



Title of policy:	Local Letting Policy – Wynyard Road & Tanfield Road, Hartlepool
Version:	1
Purpose:	To ensure allocations meet the need of the community
Updated:	05/03/2024
Next review:	05/03/2025
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Introduction

The sites are located on Wynyard Road & Tanfield Road in Hartlepool.

The areas have excellent transport links as well as good access to public transport and are within proximity to a range of local amenities.

The weekly rent for the bungalows has been provisionally set at an affordable rent individually costed (this may be subject to change).

Aims of the Policy

- This Local Lettings plan aims to create a balance of lifestyles in a stable environment, which promotes a strong sense of community cohesion and long-term sustainability.
- Allocate the bungalows to those with the highest medical need
- Contribute towards balance in the community ensuring that all sections of the community are represented and needs met.
- To assist in the effective control of tenancies to mitigate management problems, all new tenancies will be awarded a Starter Tenancy.

Method

For this priority will be given to those showing as priority on the waiting list for a bungalow, who have demonstrated to the local authority that they have a medical need.

- First consideration will be given to wheelchair users for the adapted bungalows. Applicants will be assessed by the Local Authority and the Local Authority will decide who will be allocated the property



- Applicants who are priority on the waiting list will then be given preference to the level access bungalows.
- Properties will be allocated in accordance with the highest medical need whether that be for a one bed bungalow need OR a two bed bungalow need in order to make it a fair opportunity for all of the highest medical needs to be met.
- A full housing history will be taken and checked at application stage.
- A reference will be necessary for every allocation.
- All applicants will be considered based on an affordability check.
- Any applicant with a record of Anti-Social-Behaviour which is recent or deemed as relevant will not be considered.

Sustaining a Tenancy

All new tenants will be awarded a 12 month Starter Tenancy which will automatically be converted to an Assured Tenancy subject to the tenancy being conducted satisfactory without any serious breaches.

Possession will be mandatory within the first 12 months should any serious or consistent breaches of tenancy occur.

All existing Registered Provider tenants will retain their existing tenancy rights and be awarded an Assured Tenancy Agreement.

Monitoring

The effectiveness of meeting the agreed objectives of this plan will be monitored by the Housing Services Manager at North Star. This is an initial Lettings Plan for first allocation of properties and all subsequent allocations will be in line with the normal Allocation Policy.

Review and reporting

Details of the lets will be provided to the Local Authority and discussed at quarterly monitoring meetings.

Relets, refusals, reasons for termination and turnover as a percentage will be monitored and reported on an annual basis.



