

As a responsible landlord Chorley Borough Council (CBC) seeks to allocate the properties it has available to rent in a fair and equitable manner. Primrose Gardens has its own Allocations Agreement and the newly purchased 9 Bungalows will be advertised and allocated via the sub-regional Choice Based Lettings Scheme (CBL).

Within the CBL scheme, applicants for housing are banded according to the Government's 'reasonable preference categories' which will ensure priority is given to those in the greatest housing need.

In order to address specific local housing issues, CBC is permitted, however, to develop 'Local Lettings Policies' where additional application and allocation criteria may be applied.

This Policy sets out the provisions CBC has in place for the development and implementation of Local Lettings Policies. The application of this Policy also ensures compliance with the outcomes of the Regulatory framework for Social Housing in England, responsibility of the Regulator for Social Housing as outlined below:

- Registered providers shall let their homes in a fair, transparent and efficient way. They shall consider the housing needs and aspirations of tenants and potential tenants.

They shall demonstrate the following:

- (a) make the best use of available housing and are compatible with the purpose of the housing
- (b) contribute to local authorities' strategic housing function and sustainable communities Access and Communication, CBC is committed to ensuring that our services are accessible to everyone.

Access and Communication

CBC is committed to ensuring that our services are accessible to everyone. CBC will seek alternative methods of access and service delivery where barriers, may exist that may make it difficult for people to work for us or use our services.

Equality, Diversity and Human Rights.

CBC is committed to ensuring that no person or group of persons will unjustifiably less favourably than another person or group of persons and will carry out our duty with positive regard for the following core strands of equality; Age, Disability, Gender, Race, Transgender , Sexual Orientation, Maternity and Pregnancy, Marriage and Civil Partnership, Religion and/or Belief.

CBC also recognise that some people may experience disadvantage because of their socio-economic circumstances, employment status, class, appearance, responsibility for dependants, unrelated criminal activities, being HIV positive or with AIDS, or any other matter which may cause a person to be treated with injustice.

CBC will ensure that all services and actions are delivered within the context of current Human Rights legislation. Staff and others with whom OVH works, will adhere to the central principles of the Human Rights Act (1998).

This Policy should be read in conjunction with the Choice base lettings Allocations Policy

Statement of Intent

CBC will use Local Lettings Policies to address specific housing issues that may occur within its stock as and when required under the powers afforded to it in the 1996 Housing Act.

Where CBC is considering introducing Local Lettings Policies it will consult with Senior management of the Council for approval of the policy.

Policy

CBC have chosen to apply a Local Lettings Policy across a specific housing type e.g. Bungalows, with the objective of:

- Age-related criteria e.g. priority given to applicants ages 55+
- Consideration given to medical needs such as disabilities
- Creating balanced and mixed communities, including tackling areas of high unemployment, and developing a community of mixed tenure, where possible
- Protecting existing stable communities
- Reducing void rates and tenancy turnovers
- Manage cost of void property and high turnover
- Improving community stability and cohesion

Additional lettings criteria, which may be applied to members of the applicant's household include:

Local lettings criteria will be applied prior to homes being advertised through the sub-regional Choice Based Letting system.

Property adverts will clearly display that Local lettings criteria apply and will specify what these are.

The introduction of Local Lettings Policies will be based upon an evidenced need and following consultation with senior management and members of Chorley Council.

Policies will be subject to senior management and members of Chorley Council approval.

Applicants have the right to appeal against a decision to allocate a property.

Appeals will follow the Choice Based Lettings Appeal process.

The request for a review can be made in person, by telephone or in writing within twenty-one days from the date of publication of the outcome of the property vacancy on the website.