

Local Letting Agreements

Some properties are built to meet identified local needs of a particular area and have local lettings criteria attached to them. Preference will be given to applicants who have the strongest local connection meeting the criteria as stated in the planning agreement. These agreements will be highlighted in the property advert.

Local letting agreements gives preference to applicants with strong local connections to the parish in which the property being allocated is located and the adjoining parishes equally. This is because there will be some towns or villages which have very little affordable housing stock and some towns and villages where it will not be possible to develop new affordable housing because of constraints including sensitive local environments, coastal erosion, flooding and lack of available land. It is essential that applicants with strong local connections to such towns and villages are not disadvantaged as a result.

Shortlisting will be undertaken based on the strength of local connection, with applicants with the strongest connections shortlisted above those applicants with lower connections. Where there is more than one applicant with the same type of local connection, shortlists will also be sorted in accordance with the level of housing need.

The Agreement refers to parish which is applicable to both towns and villages in the area, although where a town is an adjacent parish to a parish with a vacant property the town is not treated as an adjoining parish. Hoveton for the purposes of the Local Allocations Agreement is treated as a town.

The local connection criteria for rural exception sites will be as follows and in the following order of priority.

Local Connection 1

- Currently living in the parish or adjoining parishes for 5 consecutive years at the point of allocation or
- Has permanent employment of 16 hours or more in the parish or adjoining parishes for 5 consecutive years at the point of allocation or
- Has an immediate family member who has lived in the parish or adjoining parish for 5 consecutive years at the point of allocation or
- Has lived in the parish or adjoining parishes in the past for 5 consecutive years out of 10 years at the point of allocation

Local Connection 2

If there are no persons meeting the criteria in local connection 1 the property shortlist will be filtered to people meeting the criteria in local connection 2.

- Currently living in the parish or adjoining parishes for 2 consecutive years at the point of allocation or
- Has permanent employment of 16 hours or more in the parish or adjoining parishes for 2 consecutive years at the point of allocation or
- Has an immediate family member who has lived in the parish or adjoining parishes for 2 consecutive years at the point of allocation or
- Has lived in the parish or adjoining parishes in the past for 2 consecutive years out of 5 years at the point of allocation

Local Connection 3

- If there are no persons meeting the criteria in 1 to 2 the property will be allocated in line with the Housing Allocations Scheme.

The Council in some exceptional cases will consider whether an applicant's local connection to a town or village should be increased, such cases will be considered on their merits at the discretion of the Housing Team Leader/Manager.