



AVDC local lettings policy

Scheme details	
Development/Estate name	Berryfields
RSL	Guinness South
Local Lettings Policy – Commencement Date	1 December 2014
End Date	
Total number of properties in estate/development	26
Number of properties subject to proposed Local Lettings Policy	100%

Property type and number of beds and persons	Nos. of units	Supported Housing	Rented	Intermediate
1 bed flat (1-2 person)	6	N/a	Y	N
2 bed flat (2-3 person)	6	N/a	Y	N
2 bed house (2-4 person)	4	N/a	Y	N
3 bed house (3-5 person)	8	N/a	Y	N
4 bed house (4-7 person)	2	N/a	Y	N

Justification for local lettings policy
<p>This development forms part of a much larger, major development area at Berryfields Aylesbury. There is a mix of private, shared ownership and affordable rented housing, (which has been delivered by a variety of Registered Providers).</p> <p>This lettings policy principally concerns the twelve flats (6 x 1 bedroom & 6 x 2 bedroom). Although these flats above do not exceed established clustering thresholds, all twelve are situated in one building with a single access point. By adopting local lettings criteria, Aylesbury Vale District Council and Guinness South aim to achieve the following;</p> <ul style="list-style-type: none"> • A balanced community (by establishing a mix of age groups and household types) • Avoid a concentration of younger, economically inactive tenants, or with established support needs in one building • Stability on site by achieving sustainable tenancies and reducing tenancy turnover <p>Where a property is to be subject to this LLP, the BHC advertisement will clearly indicate this, so that applicants will not make inappropriate expressions of interest that will not be progressed.</p>

Lettings criteria

Specific lettings criteria for all of the 12 flats

1. 50% of 1 bedroom units will be allocated to applicants aged at least 25 years of age.
2. The qualification criteria for Bucks Home Choice in relation to anti social behaviour and current/former tenant arrears will apply. In some cases where applicants qualify for Bucks Home Choice, they may also have criminal convictions or a history of inappropriate behaviour, and existing support needs. In these circumstances, AVDC and Guinness will carefully consider the suitability of the letting (in the context of any support and rehabilitation).

Other considerations for all property types

Given the percentage of general housing register applicants in employment is around 50%, it is anticipated that lettings for all of the above units will broadly mirror this level. The proportion of nominated households will be monitored and if it falls significantly below this level, AVDC and Guinness reserve the right to further review this LLP with a view to prioritising applicants who are working for 16 hours or more per week, working in the voluntary sector for 16 hours per week, or in full time employment or training.