



AVDC local lettings policy

Scheme details	
Development/Estate name	Any general need housing to which AVDC has nomination rights (excluding Rural Exception Schemes).
RSL	Any
Local Lettings Policy – Commencement Date	15 May 2014
End Date	To be reviewed in May 2015
Total number of properties in estate/development	N/a
Number of properties subject to proposed Local Lettings Policy	50% of new build properties 25% of re let properties

Property type and number of beds and persons	Nos. of units	Supported Housing	Rented	Intermediate
General need, re-let properties	25% of total	N/a	Y	N
General need, new build properties	50% of total	N/a	Y	N

Justification for local lettings policy
<p>Choice based lettings means that qualifying applicants are able to choose to express interest in any properties which become available and are the appropriate size and match their needs. Applicants who express interest in properties are then prioritised by their level of housing need (Bands A- D) and then how long they have been on the Housing Register. No consideration has previously been given to where in the District the applicant is from or where the property is located.</p> <p>Following previous direction from Members at Environment and Living Scrutiny Committee officers developed a scheme which was subsequently approved at cabinet and council. This scheme divides Aylesbury Vale into four ‘sub groups’ and allows some extra preference to be given to applicants with a connection to their local community.</p> <p>For the purposes of this local lettings policy, Aylesbury Vale is split into four groups, (Greater Aylesbury, North, South West and South East) which are broadly consistent with current LAF (local area forum) areas. All general need properties (properties which are not adapted for applicants with disabilities) will be advertised and allocated as follows;</p> <ul style="list-style-type: none"> • 50% of New Build properties in each sub group – first preference to applicants with a connection to relevant sub group. • 25% of Re-let properties in each sub group – first preference to applicants with a connection to relevant sub group.

If more than one applicant for the relevant sub group expresses interest in a designated property, they will be prioritised in the usual way (see above). If no applicants from the relevant sub group express interest in a property, other applicants who have expressed interest will then be prioritised in the usual way (see above).

Properties will be designated as above on a pro rata, rolling basis. Records will be maintained by the Council, according to the property size and whether it is a sheltered property. So for example every 4th 1 bedroom re-let will be designated as first preference to applicants with a connection to that sub group.

Lettings criteria

An applicant will attain a connection to a sub group if they have lived or worked in the sub group concerned for the last 6 months. If an applicant has no discernible connection to a sub group, but they qualify for Bucks Home Choice, they will be placed in Greater Aylesbury sub group.

Applicants and properties will be allocated a sub group depending in which parish they are located in as follows;

Greater Aylesbury; Aylesbury central, Bedgrove, Bierton, Broughton, Coldharbour, Elmhurst, Elmfarm, Gatehouse, Hawkslade, Hulcott, Oakfield, Quarrendon, Southcourt, Stoke Mandeville, Walton Court, Watermead, Weedon.

North; Addington, Adstock, Akeley, Barton Hartshorn, Beachampton, Biddlesden, Buckingham North/South, Calvert Green, Charndon, Chetwode, Creslow, Dadford, Dunton, East Claydon, Foscott, Gawcott, Granborough, Great Horwood, Hardwick, Hillesden, Hoggeston, Hogshaw, Leckhampstead, Lenborough, Lillingstone Dayrell, Lillingstone Lovell, Little Horwood, Luffield Abbey, Maids Moreton, Middle Claydon, Mursley, Nash, Newton Longville, North Marston, Oving, Padbury, Pitchcott, Poundon, Preston Bissett, Radcliffe-cum-Chackmore, Shalstone, Steeple Claydon, Stowe, Swanbourne, Thornborough, Thornton, Tingewick, Turweston, Twyford, Water Stratford, Westbury, Whaddon, Whitchurch, Winslow.

South West; Ashendon, Aston Sandford, Bishopstone, Boarstall, Brill, Chearsley, Chilton, Cuddington, Dinton, Dorton, Edgcott, Fleet Marston, Ford, Grendon Underwood, Haddenham, Hartwell, Ickford, Kingsey, Kingswood, Long Crendon, Ludgershall, Marsh Gibbon, Nether, Winchendon, Oakley, Quainton, Shabbington, Stone, Upper Winchendon, Upton, Waddesdon, Westcott, Woodham, Wooton Underwood, Worminghall.

South East; Aston Abbots, Aston Clinton, Buckland, Cheddington, Cublington, Drayton Beauchamp, Drayton Parslow, Edlesborough, Great Brickhill, Halton, Ivinghoe, Marsworth, Mentmore, Pitstone, Rowsham, Slapton, Soulbury, Stewkley, Stoke Hammond, Wendover, Western Turville, Wing, Wingrave.