

VALE OF AYLESBURY HOUSING TRUST
LOCAL LETTINGS POLICY FOR BRITANNIA HOUSE

Introduction

Section 166(A) of the Housing Act 1996 required that every local housing authority in England must have an allocation scheme for determining priorities (and the procedure to be followed) on allocating housing accommodation.

However, in operating Local Lettings Policies, Aylesbury Vale District Council needs to have regard to its duties under the Equality Act 2010, as well as the requirement in Section 166A (3) to give overall priority for an allocation to people in the reasonable preference categories.

This LLP gives due regard to the requirement to give reasonable preference to those categories of person set out in the above section.

Aims and objectives

A high density flatted development in a very prominent town centre position. There is no on-site parking but excellent access to town centre amenities suiting tenants without cars.

The flats are large, exceeding the floor area of 2 and 3 bedroom houses, and most have ensuite bathrooms making them suitable for larger households. The flats are built as executive flats complete with flooring, luxury bathrooms, a full range of integrated kitchen appliances and will be let on a part furnished basis with blinds and curtains provided. They are grant funded for let at social rent levels.

Although well located for management visits by the Trust the building was not designed as affordable housing meaning repairing damage could be expensive and the layout, with its secluded rear courtyard and large undercroft, could be vulnerable to anti-social behaviour and miss-use.

The central location of the property on New Street adjoining Lucky Lane may promote ease of access to illegal substances and make it a vulnerable (convenient) location for the sale of such.

Given the above, this LLP is intended to ensure that the investment of resources is enhanced by creating a stable, balanced, mixed and sustainable community, while addressing a range of housing needs and maximising the benefit of grant funding these units at social rent levels.

Nominations Agreement

Our nomination agreements provide for 100% local authority nominations at first letting and 75% for all subsequent lets, whilst retaining our 25% nomination rights.

The majority of our properties will be let in accordance with the Bucks Home Choice policy and advertised using choice based lettings (CBL) and let to applicants nominated by local authority partners.

Lettings criteria

Applicants for new properties built with LA Grant in AVDC area will be required to have a local connection with Aylesbury Vale Area (Formerly Aylesbury Vale District Council), within the Bucks Home Choice policy definition. (para 2.11, BHC Policy Jan 2019). Where suitable applicants cannot be found applicants will be required to have a local connection to the wider Buckinghamshire Council area.

In addition priority for 50% of the units let via Bucks Home Choice will be given to applicants who:

- work for 16 hours or more per week (paid or unpaid) or have a documented offer of local employment
- do not have drug and alcohol dependency or special tenancy support needs in relation to crime and/or anti-social behaviour
- do not have recorded criminal convictions for drugs, violence, public order or anti-social behaviour related offences pending or committed within the last 3 years.
- have successfully sustained a social housing or private sector tenancy for at least 12 months within the past 2 years, unless moving into their first tenancy.
- Can provide consent and the relevant contact details for the Trust to request a reference from their prior landlord. [For the avoidance of doubt the refusal to provide a reference by the landlord shall be considered a satisfactory reference.] A reference may include from family or friends where a previous landlord does not exist.

Review

The Vale of Aylesbury Housing Trust and Aylesbury Vale District Council will carry out a joint review of the Local Lettings Policy after the first year of operation. Any changes shall be subject to joint agreement and any subsequent reviews shall take place at a future mutually agreed date.