

APPENDIX 2

SOUTH BUCKS DISTRICT COUNCIL

LOCAL LETTINGS POLICY

1. South Bucks District Council has nomination rights to a proportion of the properties that are owned and/or managed by Registered Providers in the district. The allocation of these properties is undertaken via the Bucks Home Choice scheme and in accordance with the Bucks Home Choice Allocations Policy.
2. The Bucks Home Choice Allocations Policy includes the following provision:

“6.2 Local lettings policies

Section 166A(6) of the 1996 Act enables housing authorities to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories.

Local lettings policies may be used to achieve a wide variety of housing management and other housing policy objectives. So for example, local lettings policies may be used to lower the proportion of older children/young adults on an estate to reduce the incidences of anti-social behaviour; or to deal with concentrations of deprivation by setting aside a proportion of vacancies for applicants who are in employment.

From time to time a member of the Partnership may adopt a local lettings policy that will apply to a proportion of the properties that it advertises. All such local lettings policies will be published on the Bucks Home Choice website and will be available by request. The local lettings policy will state clearly the justification for its adoption and operation.

In some cases, a housing scheme may be subject to planning conditions that restrict who is permitted to occupy the accommodation (e.g. a rural housing scheme where occupancy is limited to people with a local connection).

When a property is subject to a local lettings policy or planning conditions, the advertisement will state the restrictions and which applicants are permitted to bid.”

3. In accordance with Paragraph 6.2 of the Bucks Home Choice Allocations Policy (above), South Bucks District Council may from time to time apply the following arrangements to allocating a vacancy.
4. When a vacancy has been created with the support of capital funding from the District Council:
 - (i) The Council may choose to prioritise existing social housing tenants in South Bucks district who are registered with Bucks Home Choice and seeking a transfer to

alternative accommodation. The Council would do this in order to assist existing tenants to move to more appropriate housing and to generate turnover and additional vacancies within the existing housing stock owned by Registered Providers.

- (ii) The Council may choose to prioritise households registered with Bucks Home Choice where at least one member is in employment*. The Council would do this in order to help secure a good mix of economic backgrounds amongst tenants and to avoid creating concentrations of deprivation which may create social and management issues.

(*Employment will be assessed using the definition set down in the Bucks Home Choice policy. The person must be working for a minimum of 24 hours per week on a contract (either permanent or as a temporary member of staff). The person's normal place of work must be within the South Bucks District Council administrative area. The existence of a company office based in South Bucks District Council administrative area will not by itself meet this requirement.)

For the purposes of (4), a vacancy created with the Council's capital funding support will include vacancies created both directly (where the Council directly funds the property) and indirectly (where the vacancy is created as a result of a tenant moving on to a Council-funded property).

5. The Council has an agreement with L & Q (London and Quadrant) to nominate tenants to 80% of vacancies that arise in L & Q properties in South Bucks. Where L & Q makes any additional vacancies available to the Council (i.e. over and above the 80% of vacancies where the Council has nomination rights) then these properties will be targeted at existing L & Q tenants who are seeking a transfer to alternative accommodation. This will be done in order to assist existing tenants to move to more appropriate housing and to generate turnover and additional vacancies within the existing housing stock owned by Registered Providers.
6. From time to time, the Council may choose to apply a separate additional Local Lettings Policy to a specific scheme or group of properties. This may be because of specific management or social issues regarding the scheme/properties concerned or because of the Council's wish to target specific housing needs. In each case, the LLP will be subject to the approval of the Director of Service in consultation with the Portfolio Holder for Health and Housing. Any such LLPs will be published on the Bucks Home Choice website (www.buckshomechoice.gov.uk) following approval and adoption.
7. Where any properties are subject to the provisions of this South Bucks District Council LLP or any other scheme specific LLP then this will be clearly stated in the advertisement details on the Bucks Home Choice website.
8. This policy will be reviewed on an annual basis and any amendments will be subject to the approval of the Director of Services in consultation with the Portfolio Holder for Health and Housing.