



Local Lettings Plan
For
Harlow One, Harrogate

Date February 2015

1. Introduction

The local lettings plan has been prepared to assist in the letting of 6 properties for affordable housing at Harlow One, Harrogate to contribute to establishing a balanced and sustainable community, which integrates successfully with the open market housing

2. Description of Site

The scheme is part of a new larger private estate and consists of 6 houses

- 2 x 3 bedroom houses
- 4 x 2 bedroomed houses

3. Principles of the Lettings Plan

Good practice suggests that housing applicants from a variety of backgrounds and with differing circumstances create a sustainable community that is more likely to thrive and function effectively. By creating balanced communities through a local lettings plan this will also help to prevent future issues occurring, promote longer term tenancies and sustain the new community.

The Principles for the Lettings Plan for Harlow Moor are:

- To establish a balanced community, by including a mix of applicant types and household sizes.
- To achieve a mix of child density and occupancy levels that will encourage sustainability and allow for future growth
- To open opportunities to those who are economically active and have restricted housing options.
- To reduce the potential of breaches in tenancy, including potential problems of anti-social behaviour

In order to comply with this Lettings Plan, applicants may not be considered in points order and properties will not necessarily be let at maximum child density.

4. Allocation and Letting

- The Properties will be advertised through the Harrogate Borough Council website.
- All new applicants will be given Starter Tenancies when accepting an affordable rent property which will be converted to an Assured Tenancy after 12 months if the tenancy has been conducted in a satisfactory manner.

- Properties will be advertised at an 70% Affordable rent on initial let.
- The breakdown of applicants for the scheme will be as follows
 - a) 3 properties to be Economic lets – working applicants who can demonstrate they can meet the requirements for affordability and sustainability, based on household income and expenditure.
 - b) 1 will be let to Community applicants who have a local connection or have lived in the area for 2 years and can meet the requirements for affordability and sustainability as well as the criteria in the Local Lettings Plan.
 - c) 2 properties to be let to General Needs applicants from the Harrogate Borough Council waiting list and who can demonstrate that they also meet the criteria in the Local Lettings Plan.

5. Household and Child Density

In order to create a sustainable community the lettings plan will aim to ensure that households who move into the properties will be able to remain there for a number of years. The lettings plan aims to provide flexibility on child density to allow for the future growth of families. To achieve this, homes will not be allocated to the maximum number of residents. This is detailed below

- 3 bedroomed houses – Families with no more than 2 children
- 2 bedroomed Houses – Families with no more than 1 child.

Properties will be offered to couples, single parent families and households with mixed income sources.

6. Tenancy Breaches

To enable the successful integration into the wider scheme the following will apply

- Any applicant or member of the household will not be the perpetrators of serious / ongoing nuisance or antisocial behaviour at any previous address, nor had any legal action as a result of nuisance or antisocial behaviour taken against them, including a Notice of intention to Seek Possession.
- Applicants will not have been evicted for nuisance or antisocial behaviour from any previous address, or have been involved in any action that would impact upon the management of the tenancy or local community.
- Applicants will not be in rent arrears of their current home or have outstanding ex tenant arrears and recharges on a former tenancy.



Discretion will be used for arrears due to Housing Benefit and values of outstanding former tenant arrears.

7. Monitoring of Lettings Plan

Harrogate Families Housing Association and Harrogate Borough Council will monitor the impact of the lettings plan. The policy will be reviewed annually to ensure that plan is meeting its objectives.

Signed by

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Name:

Name:

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For Harrogate
Housing Association

For Harrogate Borough Council

Date

Date