

## North West Leicestershire District Council Local Letting Plan for Clover Lane, Ashby

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### 1. Introduction

#### 1.1 What is a local letting plan?

North West Leicestershire District Council has a responsibility to help residents access good quality homes and housing services which meet their needs and help create sustainable, mixed and balanced communities. At the same time we need to ensure that those in urgent housing need are housed in a timely manner.

The access to housing policy highlights that local lettings plans have an important role in widening housing choices for local people and helping to provide sustainable communities. The national and regional housing agendas encourage mixed tenures that cater for a range of households with varying needs.

The local letting plan provides an open and transparent framework to set out in advance how we intend to let the new properties at Clover Lane, Ashby-de-la-Zouch to best meet the aims and objectives of our housing allocation policy, and encourage a sustainable community.

The Letting Plan will be renewed annually.

#### 1.2 Legal Framework

This approach complies with the government's guidance issues through the fair and flexible statutory guidance on social housing allocations for local authorities in England (2009). This guidance allows Councils and housing providers to use local lettings policies to achieve a wide range of policy objectives.

#### 1.3 Why do we need a local letting plan?

Clover Lane, Ashby-de-la-Zouch is a new development. This plan has been developed to ensure a balance of households to create a successful new community together.

#### 1.4 Description of the site

Clover Lane, Ashby-de-la-Zouch is a new development on the edge of the Westfields Estate which when completed will provide a mix of market and affordable housing on an estate of more than 275 homes. There are 19 gifted units, the types are shown below:

- 9 x 2 bed houses
- 2 x 3 bed houses
- 2 x 2 bed bungalows
- 6 x 1 bed flats

### **2. Allocation and Lettings**

2.1 In order to create a balanced mix of tenants, we will continue to advertise properties through the choice based lettings scheme as detailed in our Allocations Policy. The advert will state properties will be let in accordance with this Local Lettings Plan. Where this approach does not provide an appropriate balance of households, 20% of properties may be withdrawn and offered through direct matching.

2.2 In addition to having regard to the home seekers' banding to reflect their housing need, when letting the houses and flats on the estate we will give additional preference if necessary to ensure that:

- a) No less than 60% of home seekers will be in employment
- b) No less than 60% of home seekers will be new home seekers
- c) No less than 60% of the properties will be offered to families who occupy below the maximum occupancy levels
- d) Homeseekers will have no or low level support needs,

The bungalows will be let to home seekers over the age of 60 year or who need single level accessible accommodation.

2.3 Tenants will be granted an Introductory Tenancy for the first twelve months, unless transferring from a current North West Leicestershire District Council home or Registered Social Provider as detailed in our Tenancy Policy.

### **3. Monitor and Review**

3.1 This local lettings plan will apply for two years following handover of the final units and then reviewed annually to ensure a local lettings policy is still required.