

Extract from s106 – Honeysuckle Way

DEFINITIONS

Area Local Connection a connection with the Primary Area or the Borough (as appropriate) and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council as follows:

- (i) The person has lived in the parish/town for 3 (three) out of the 5 (five) years preceding the allocation;
- (ii) The person has immediately prior to the allocation lived in the parish/town for 6 (six) out of the 12 (twelve) months preceding the allocation;
- (iii) Immediate family have lived in the Primary Area or the Borough (as appropriate) themselves for 5 years preceding the allocation. For the avoidance of doubt the Local Government Association guidelines define immediate family as parents, siblings and non-dependent children;
- (iv) The person has permanent employment in the Primary Area or the Borough with a minimum contract of 16 (sixteen) hours per week which has continued for the 6 (six months) preceding the allocation without a break in employment of more than 3 (three) months such employment to include self-employment. This should not include employment of a casual nature.

Housing Need being homeless or threatened with homelessness or living in accommodation which in the opinion of the Council is insecure or unsuitable and/or being unable to purchase or rent reasonably suitable accommodation in the open market for property in the locality where the affordable dwelling is situated taking into account the person's income and capital and other financial circumstances. Accommodation may be unsuitable on the grounds of cost, overcrowding, unfitness, lack of basic amenities or because of a person's infirmity, physical or mental disability or specific social or care needs.

Primary Area the civil Parish of North Tawton within the Borough

Qualifying Person

person(s) who (unless otherwise agreed with the Council) has/have an Area Local Connection with:

- (i) the Primary Area; or
- (ii) if no person satisfying the requirement of (i) of this Definition has been identified by the Registered Provider in consultation with the Council within 15 working days of advertising of an Intermediate Affordable Dwelling from the date upon which the relevant Affordable Dwelling is available to Occupy has an Area Local Connection within the Borough;

SAVE THAT any Qualifying Person with an Area Local Connection with that Primary Area shall take precedence over any person with and Area Local Connection with the Borough

PROVIDED THAT the Council reserves the right not to allow the sale or letting of an Affordable Dwelling to a Qualifying Person with an Area Local Connection with the Primary Area should the sale or letting result in an under-occupancy of the Affordable Dwelling by more than one bedroom;

PROVIDED FURTHERMORE THAT the Council reserves the right not to allow the sale or letting of an Affordable Dwelling to a Qualifying Person with an Area Local Connection should the sale or letting result in a dwelling which has been constructed or adapted to meet the needs of disabled persons being occupied by a person without a disability.