

## LOCAL LETTINGS PLAN The Shields, Ilfracombe

Between North Devon Council and North Devon Homes relating to the development at The Shields, Ilfracombe

### Purpose of the Local Lettings Plan

This Local Lettings Plan is designed to assist in the **initial lettings** of 8 new properties at The Shields. This document will be used to prepare the adverts for promoting the development under the choice based lettings scheme, and assisting with the final selection of successful applicants.

### Breakdown of property types

There will be 8 units of accommodation, all to be rented; property details as follows:

4 x 2b4p

1x 4b7p

3x3b5p

Total 8

All the above 8 units will be for social rent. 3 other units are for shared ownership, (not included within this local letting plan).

### Objectives of the Local Lettings Plan

The objectives of the plan are:

- To achieve a balanced community in terms of economic activity
- To attain a mixture of child density and occupancy levels
- To free up social housing in North Devon through downsizing
- To ensure applicants with a local connection to North Devon are prioritised over applicants without such a local connection

### Lettings Plan

#### We will aim to meet the following criteria

- A target for 25% (2 units) of the properties to be labelled as 'Preference to NDC Band B homeless applicants'
- A target for 25% (1 x 3b5p, 1 x 2b4p units) of properties to have at least one member of the household in employment. Employed is defined as employment other than a casual nature. For this plan this will be defined as having had permanent work with a minimum of a 16-hour contract per week for the previous 6 months and without a break in the period of employment for more than three months

- Priority will be given to downsizing applicants freeing up social housing in North Devon, preference will be given to downsizers in social housing. We aim to allocate 12.5 % (1 x 2b4p unit to downsizing households)
- Priority target of 12.5 % (1 x 3b5p unit) will be given to residents who have lived in Ilfracombe continuously for the last 5 years
- Priority will be given to applicants with a local connection to North Devon. To achieve this all properties will be advertised with a label of 'Preference to applicants with local connection to North Devon'.

Local Connection is defined as:

- At least one adult in the household was resident continuously in North Devon for a minimum of five years immediately prior to occupation
- At least one adult in the household was resident continuously in North Devon for five years within the previous ten years immediately prior to occupation
- At least one parent, guardian, child or sibling of at least one adult in the household, has been resident in North Devon for a minimum of five years immediately prior to occupation
- At least one adult in the household has been in continuous employment for at least 16 hours a week in North Devon for at least five years immediately prior to occupation.

Properties will be let in accordance with Devon Home Choice Policy and Procedures.

#### Future lettings

Future lettings will be let in line with Devon Home Choice Policy and Procedures.