

Local Lettings Plan

City of Lincoln Council

New Build Accommodation

Landlord	City of Lincoln Council
Properties covered by this Local Lettings Plan (LLP)	All council-owned new build accommodation becoming available from July 2018 onwards
Reasons for the LLP	<p>City of Lincoln Council is building a considerable number of affordable homes for rent across the city area over the coming years.</p> <p>This Local Lettings Policy is made under Section 166A(6)(b) of the Housing Act 1996 and sits outside the Council's standard allocations policy as described in the Council's published 'Lincs Homefinder Lettings Policy'. In accordance with Section 166A(6)(b) the council may allocate particular accommodation to people of a particular description whether or not they fall within the reasonable preference categories. Local Lettings Policies may be agreed in order to achieve particular Council or housing management aims or objectives.</p> <p>The Council wishes to offer priority for these new properties to its existing tenants who may be in housing need as their current accommodation is unsuitable for them.</p> <p>There are currently over 1700 applicants of the Housing Register and around 45% are existing council tenants. Within the priority bandings 52% of Band 1 applicants are council tenants, 58% of Band 2 applicants are council tenants and 37% of Band 3 applicants are council tenants.</p> <p>In the past 3 years, council tenants have been successful in securing considerably less allocations relative to their numbers on the Housing Register;</p> <ul style="list-style-type: none">• 2015/16 – of 589 allocations, 129 (21%) were to council tenants• 2016/17 – of 535 allocations, 101 (18%) were to council tenants• 2017/18 – of 510 allocations, 102 (20%) were to council tenants
Proposal for Letting	<ul style="list-style-type: none">• Priority will be given to existing tenants of City of Lincoln Council• In the event of multiple bidders for a property, priority will be determined in accordance with the criteria set out in the existing City of Lincoln Homefinder Allocations Policy, namely priority banding and band date. If there is still equality between applicants then the longest serving tenant will receive the allocation• Tenants considered for allocation will have a clear rent account, no recent history (within the last 12 months) of proven anti-social

	<p>behaviour, their current property meeting acceptable standards, and will be otherwise properly abiding with the terms of their tenancy agreement</p> <ul style="list-style-type: none"> • City of Lincoln Council reserves the right to make Direct Lets to certain applicants, for example, where a disabled adaptation is required and the availability of suitable properties is limited • Where no council tenants bid for a property, or where the list of suitable council tenants is exhausted, the properties will be offered, under the usual terms, to general applicants on the Housing Register
How long will the LLP be in Force	<p>First lettings and any subsequent lettings within the first 12 months of all council-owned new build properties from July 2018 onwards.</p> <p>Any subsequent lettings of these properties will be through the normal Lincs Homefinder choice based lettings policy and procedures</p>
Approved By	Executive
Date of Lettings Plan	July 2018