

Local Lettings Plan

This agreement is between Bradwell Community Land Trust, Peak District Rural Housing Association, Peak District National Park Authority and Derbyshire Dales District Council

The Properties

12 affordable homes for rent are to be provided in Bradwell for local people as part of the Bradwell Springs Development

Local Lettings Plan

This Local Lettings Plan takes into account the planning conditions imposed by the Peak District National Park Authority and the policies of Derbyshire Dales District Council. The Home-Options choice based lettings system will be used to let the homes.

In taking decisions on those to be offered homes the following criteria will be considered.

1 Housing Need

The homes are intended for households who demonstrate a need for housing and cannot access housing on the open market. This access is usually denied them because they have insufficient income but it could be that there is no market housing suitable for their particular needs.

Housing need will be assessed by the Home Options allocation policy which can be found at

[https://www.home-options.org/choice/uploads/Home-options_Policy_\(version_13.5_final\).pdf](https://www.home-options.org/choice/uploads/Home-options_Policy_(version_13.5_final).pdf)

2 Local Connection and Eligibility:

The new homes have been built on an Exception Site which by definition restricts occupation to people who have a strong local connection to The Parish or an adjoining parish. Such a connection would be evidenced by the production of utility bills, electoral register or similar material.

The local connection is defined by the Peak District National Park :-

- (i) a person (and his or her dependants) who has a minimum period of 10 years permanent residence in the Parish or an adjoining Parish inside the National Park and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- (ii) a person (and his or her dependants) not now resident in the Parish but having lived for at least 10 years out of the last 20 years in the Parish or an adjoining Parish inside the National Park, and is currently living in accommodation which is overcrowded or otherwise unsatisfactory; or
- (iii) a person who has an essential need to live close to another person who has a minimum of 10 years residence in a Parish inside the National Park, the essential need arising from infirmity.

The following process of allocating properties will be used.

- The properties will be advertised on the 'Home Options' website for up to four weeks. Only applicants from Bradwell and its immediately surrounding parishes of Hazelbadge, Little Hucklow and Tideswell (parishes marked 1 on the Appendix Map) will be eligible to apply.
- First lettings will be selected from **Bradwell** or adjoining parish as set out above. Subsequent lettings can use the following 'cascade'.
- If the properties are not let after this initial four weeks, they will be advertised for a further four weeks and applicants from the parishes of Peak Forest, Castleton Hope Brough and Shatton (all in High Peak BC), Abney, Great Hucklow, Litton, Taddington and Wormhill. (parishes marked 2 on the Appendix map)
- If after a total period of three months of advertising on Home-options and elsewhere the properties are not let. Applicants with a minimum 5 year connection to Bradwell or an adjoining parish will be eligible.
- If after a further month, a total of four months, the properties cannot be let to someone with a connection to Bradwell or an adjoining parish the properties will be advertised to those with a connection to the next ring of (or contiguous) Parishes. These parishes are Chapel en le frith (the parts in the PDNPA), Edale, Hope Woodlands, Bamford, Hathersage, Highlow, Foolow, Wardlow, Great Longstone, Little Longstone, Ashford in the water, Flagg Chelmorton and Blackwell in the Peak. (parishes marked 3 on the Appendix Map)
- If after six months of advertising no applicant is found, applicants with a ten year connection to the Peak District National Park will be eligible.

3 Occupation Levels

Under occupation provides for the opportunity to let a home to a person or family that would not make full use of the home, i.e. letting a 3 bed house to a family with 1 child. In normal circumstances this approach would be discouraged because the housing authority is under significant pressure to ensure the most efficient use of all available homes. Some under-occupation will be tolerated within the scheme in order that local needs can be met.

For these 2 bedroomed 4 person houses, priority will be given to households with 1 or 2 children. Couples, or households of 2 single adults, are also encouraged to bid for the properties, they will be considered after households with children