

Local Lettings Policy for South Lakeland District Council area

1. Introduction

This document sets out a Local Lettings Policy for use in the district of South Lakeland as referred to in para. 5.13 of the Cumbria Choice Allocation Policy.

The aim of the policy is to assist with achieving sustainability in rural communities and support people with a local connection to retain their links with their communities. In particular it sets out to help rural communities retain families who are often priced out of local housing markets. The settlements covered by the policy have lost most of the stock of family council housing through the right to buy and the few remaining family homes are rarely available for relet.

2. Properties covered by the policy

- 2.1 The local letting policy described here is for houses and bungalows in the settlements listed which do not have a s106 or covenant. These are all settlements where evidence from Housing Needs Surveys demonstrate that the small number of lets usually available annually are insufficient to meet existing housing need in the parishes concerned.
- 2.2 The policy also follows the principles of the Council's planning approach which is set out in the Core Strategy ie. requirement that new affordable homes include a local occupancy restriction to the Local Area Partnership area. LDNP takes a similar approach in its Core Strategy.
- 2.3 The settlements included either have a population of less than 3000 which are "designated rural areas" or within a National Park. (Designated areas under 1980 Statutory Instrument 1345 Housing Right to Buy (Designated Regions) Order)
- 2.4 The settlements listed are those which still contain some Council properties or Housing Association homes without a s106 /Covenant.
- 2.5 Flats in the settlements listed are not covered by the local lettings policy.
- 2.6 Sheltered Housing is not included in this local lettings policy.
- 2.7 Most properties owned by Housing Associations in South Lakeland are already subject to a Covenant or Section 106 Agreement (Town and Country Planning Act 1990) which include local occupancy restrictions. The local occupancy restriction in the s106 or Covenant will continue to apply under Choice Based Lettings and will be detailed in the advert for the property.

3. Priority under local letting policy

In the case of a letting of a house or bungalow in these settlements the following priority will be applied:

Priority will be given to applicants with a local connection to the Local Area Partnership area where the property is located.

See table 1 below which lists the LAP areas and the settlements containing Council properties which are located in each LAP.

Local Area Partnership	Parishes included in LAP area	Settlements containing Council homes covered by Local letting policy
Lakes	Lakes, Windermere, Skelwith.	Ambleside, Bowness, Chapel Stile, Elterwater, Grasmere, Windermere
High Furness	Coniston, Torver, Satterthwaite, Claife, Hawkshead, Duddon, Kirkby Ireleth, Colton, Lowick, Blawith & Subberthwaite, Egton with Newlands, Mansriggs, Osmotherley.	Bouth, Broughton Beck, Broughton in Furness, Coniston, Finisthwaite, Hawkshead, Kirkby in Furness, Penny Bridge, Satterthwaite, Spark Bridge,
Ulverston & Low Furness	Aldingham, Pennington, Urswick, Ulverston	Gleaston, Leece, Little Urswick, Great Urswick, Swarthmoor,
Grange & Cartmel	Haverthwaite, Lower Allithwaite, Lower Holker, Grange-over-Sands, Broughton East, Upper Allithwaite, Staveley-in-Cartmel, Cartmel Fell.	Allithwaite, Backbarrow, Cark in Cartmel, Cartmel, Flookburgh, Haverthwaite, Lindale,
South Westmorland	Burton-in-Kendal, Hincaster, Holme, Lupton, Hutton Roof, Arnside, Beetham, Preston Patrick, Preston Richard, Sedgwick, Stainton, Natland, Milnthorpe, Heversham, Crosthwaite & Lyth, Witherslack, Meathop & Ulpha, Helsington, Levens, Crook, Underbarrow & Bradleyfield .	Arnside, Beetham, Burton, Crook, Crooklands, Crosscrake, Crosthwaite, Endmoor, Farleton, Hincaster, Holme, Levens, Lupton, Mealbank, Meathop, Milnthorpe, Natland, Newbiggin, Oxenholme*, Sedgwick, Stainton, Storth, Witherslack (*Oxenholme participates in the Kendal LAP but is considered a rural community for housing purposes)
Sedbergh & Kirkby Lonsdale	Kirkby Lonsdale, Mansergh, Casterton, Barbon, Middleton, Dent, Garsdale, Sedbergh, Killington,	Barbon, Casterton, Dent, Kirkby Lonsdale, Sedbergh,

	Firbank.	
Upper Kent	Longsleddale, Fawcett Forest, Whitwell & Selside, Whinfell, Docker, Lambrigg, Grayrigg, New Hutton, Old Hutton & Holmescales, Burneside, Skelsmergh & Scalthwaiterigg, Kentmere, Staveley-with-Ings.	Burneside, Grayrigg, Ings, New Hutton, Old Hutton, Staveley

4. How local priority works

- 4.1 Local connection is defined in the same way as South Lakeland District Council's Core Strategy (see Appendix 1 below)
- 4.2 When a home from the settlements above is advertised priority would be given to the applicants from the local area partnership area over other applicants with no local connection to the LAP area whatever band the applicant has been placed in.
- 4.3 The person with a housing need with the highest priority from Bands A to D who also had a local connection to the Local Area Partnership area would normally be the successful applicant. This is subject to the house size and type being suitable for the needs of the applicant (as defined in Appendix 5 of the Cumbria Choice Allocation Policy)
- 4.4 Applicants from outside the Local Area Partnership would only be considered in the case when no one from the relevant LAP area who is eligible requests the property.

5. The South Lakeland Local Letting Policy will be reviewed at least annually

A group comprising representatives from South Lakeland District Council and South Lakes Housing will review the policy to ensure that it is meeting the aims described in s1. The group will consider evidence including

- a) evidence of housing need from the waiting list and housing needs surveys
- b) evidence from lettings of properties in the area covered by the local lettings policy, including demand and the priority band of the bidders.
- c) evidence of demand from the across the South Lakeland Area.
- d) Consultation with stakeholders such as Cumbria Rural Housing Trust and parish councils / affordable housing groups in the areas covered by the Local Lettings Policy.

Appendix 1 – Definition of Local Connection

An applicant has a local connection to the locality of the LAP if any of the following circumstances apply

- The intended household has, immediately prior to such approval, been continuously resident in the locality for three years; or
- The intended household has, immediately prior to such approval, been permanently employed or has a firm permanent job offer in the locality. Permanent employment will be taken to include contracts for a minimum of one year's continuous employment, and the self-employed, on provision of evidence of a viable business; or
- They are currently in the Armed Forces, in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation they lived in the locality for at least three years; or
- Former residents (who previously lived in the locality for a period of at least three years) who wish to return to the locality having completed a post-secondary (tertiary) education course within the past three years; or
- They need to live in the locality either because they are ill and/or need support from a relative who lives in the, or because they need to give support to a relative who is ill and/or needs support who lives in the locality. Proof of illness and/or need of support will be required from a medical doctor or relevant statutory support agency; or
- They previously lived in the locality for most of their lives and left the locality less than ten years ago ("Most of the applicant's life" will be interpreted as over half of the applicant's life up to the point that they left the locality, or a continuous period of twenty years up to the point they left the locality); or
- They lived continuously in the locality for two years or more prior to being accepted as homeless under the Homelessness Act 2003 and placed in any form of temporary accommodation outside of the locality for up to a maximum of two years
- They spent at least ten years of their school education in the locality but who left the locality over ten years ago.