

# Local lettings policy South Lakeland District Council area

## 1. Introduction

This document sets out a Local Lettings Policy for former Council homes, now owned by South Lakes Housing, in the district of South Lakeland in accordance with 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 owned by South Lakes Housing in the settlements listed. 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 former Council homes which are unprotected by s106 agreement or Covenant.

(NB. Most properties in South Lakeland owned by Housing Associations other than South Lakes Housing are already subject to a Covenant or Section 106 Agreement (Town and

Country Planning Act 1990) which impose local occupancy restrictions. The local occupancy restriction in a s106 or Covenant continue to apply under Choice Based Lettings and will be detailed in the advert for the property).

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.

### 3. Priority under local lettings 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.

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

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

<b>Local Area Partnership</b>	<b>Parishes included in LAP area</b>	<b>Settlements containing Council homes covered by Local lettings policy</b>
Sedbergh and Kirkby Lonsdale	Kirkby Lonsdale, Mansergh, Casterton, Barbon, Middleton, Dent, Garsdale, Sedbergh, Killington, Firbank	<b>Barbon, Casterton, Dent, Kirkby Lonsdale, Sedbergh</b>
Upper Kent	Longsleddale, Fawcett Forest, Whitwell and Selside, Whinfell, Docker, Lambrigg, Grayrigg, New Hutton, Old Hutton and Holmescales, Burneside, Skelsmergh and Scalthwaiterigg, Kentmere, Staveley-with-Ings.	<b>Burneside, Grayrigg, Ings, New Hutton, Old Hutton, Staveley</b>

## 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 will 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. (NB Applicants will need to indicate localities where they have a local connection in their application form and will need to be able to provide proof).
- 4.3 The person with a housing need with the highest priority from Bands A to D who also has a local connection to the Local Area Partnership area will normally be the successful applicant. This is subject to the house size and type being regarded as suitable for the needs of the applicant in accordance with Appendix 4 of the Cumbria Choice policy. In instances where the applicant would not fully occupy the property South Lakes Housing will consider supply and demand in the locality in deciding if the let is suitable for the applicant.
- 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 and would suitably occupy the home 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

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