

Darlington Local Lettings Policy

Introduction

1. Local Lettings – To reflect Allocation of accommodation: guidance for local housing authorities in England June 2012 (CLG, 2012) the partnership recognises that Local Lettings are a valuable tool which can be used to achieve a wide variety of policy objectives, including dealing with concentrations of deprivation or creating mixed communities by setting aside a proportion of vacancies for applicants who are in employment, or to enable existing tenants to take up an offer of employment.

Local Policies

2. Applicants over the age of 18, whose housing need is met by the offer of a flat, can bid for any flat, except for the following areas where eligibility criteria is: -

- Ground floor: aged over 60 and/or has disabilities
- First floor: aged over 40
- Second floor: aged over 18
 - Albert Hill
 - Bank Top
 - Branksome
 - Cockerton (not Minors Crescent)
 - Cockerton village
 - Dinsdale Crescent
 - Dodds Street
 - Hargreave Terrace
 - Harrowgate Hill
 - Haughton
 - Heatherwood Grove
 - Hurworth
 - Middleton St George
 - Mount Pleasant House
 - North Road area
 - Rise Carr
 - Sadberge
 - Thorne Court
 - Whinfield

3. All rural lets will be offered to people who have one of the following criteria:

- Reside in the area
- Have a local connection

- Need to be in the area for work
4. Where there are areas of over concentration of younger people resulting in management problems some properties will be under-occupied at next let taking into account individual circumstances concerning the Bedroom Tax
 5. Accommodation for older people:
 - Good Neighbour schemes- over 60 for ground floor but age criteria varies for flats above ground floor based on the design of the scheme and local needs
 - Sheltered Housing Schemes – people aged over 60 and people aged over 50 who have a disability
 - Extra Care Housing- has a separate Allocations Panel. Allocations are based on needs and the balance of needs within the scheme