



**MILLDANE (2ND PHASE & ONWARDS)
LOCAL LETTINGS POLICY**

**HULL CITY COUNCIL AFFORDABLE
RENTAL UNITS**

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1. Introduction and background

- 1.1 Hull City Council has developed the multi-storey site of Milldane with an intention to build 177 new dwellings made up of 1 bed apartments, 1 bed houses and 2 bed houses. The first phase of the project has been completed and the second phase is due to be handed over in late 2018.
- 1.2 The local lettings policy is made under Section 166A(6)(b) of the Housing Act 1996 and sits outside the Council's standard allocation policy as described in the Council's published "Lettings policy". In accordance with Section 166(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 for specific areas in order to achieve particular Council or housing management aims or objectives.
- 1.3 Where a matter is not specifically referred to in the local lettings policy the terms of the Council's published Lettings Policy will apply.

2. Behaviour related eligibility criteria for the units

- 2.1 **ALL** applicants will have to prove that they have:
- no history of any anti-social behaviour AND
 - an exemplary tenancy or owner occupier history, OR, a successful housing history of living with parents, guardians or in a looked after setting
- 2.2 Thorough checks will be carried out to ensure the above requirements are met.
- 2.3 Where there is any history of unacceptable behaviour the applicant must prove that their behaviour has improved to the satisfaction of the Council. Any applicants not meeting this criteria or unable to prove it to the satisfaction of the Council will not be offered the tenancy of the property.

3. Priority for the units

- 3.1 The normal lettings policy will be followed when allocating the units but with a cap on the number of direct lets on first let only in order to prevent all of the new builds being allocated to people with direct let awards.
- 3.2 Therefore, the units will be allocated as follows:

Priority 1 - applicants with direct let awards for this type of accommodation in this area – up to a maximum of 25% on first let only*. As per normal policy, Hull City Council tenants with downsizing direct let awards will

be considered after those with direct lets for other reasons due to being less urgent than other direct lets.

Priority 2 - applicants who have bid for the properties via the HomeSearch choice based lettings system.

*the cap of 25% is only relevant on first let as in the future properties will not be let in large numbers all at the same time and only as they became available.