



**HULL CITY COUNCIL
NEW BUILD HOUSES**

LOCAL LETTINGS POLICY FOR FIRST LETS

Housing Allocations - local lettings policy for new build Council houses
(FIRST LETS ONLY)

Scope and summary

This policy applies until further notice to all Council new build houses (including those bought from developers) on first let only. Any subsequent lets will be made through the normal allocations policy rather than this local lettings policy.

Priority for new council houses will be given to current council tenants in the same ward. This will give council tenants who are overcrowded or have other urgent housing needs the chance of being allocated a family house in the same ward as they currently live.

The scheme will free up smaller council accommodation for those needing it within the council's stock.

Eligibility criteria

Applicants must meet the following criteria:

1. Applicants must meet the normal criteria to be considered for a house which is that they need be the sole or main carer for a child/children aged 0-17. Those with adult children (18+) or who have overnight parental contact with children (whose main home is elsewhere) are not eligible for houses.
2. Applicants must have a good tenancy/housing history. Those with any record of anti-social behaviour or using a property for illegal or immoral purposes will not be considered.

Priority scheme on first let

For first lets only, the properties will be allocated using the following priority system.

Within these priority groups applicants will be prioritised in accordance with the Allocations Policy.

PRIORITY 1	Council tenants within the same Ward
PRIORITY 2	Council tenants citywide
PRIORITY 3	Revert back to the normal allocations policy

Direct lets

Within each priority, applicants with direct lets will be considered before the property is advertised for bidding. This may result in none of the properties being advertised for bidding if there are adequate numbers of direct let cases meeting priority 1.

Early allocation of properties and refusals

New build Council properties may be allocated to applicants early (this could be 12 weeks before they are ready) and applicants should decide whether they would like to wait for the property to be ready. If they refuse at the point of initial offer due to the timescales, this will not count as a refusal and the offer will instead be withdrawn.

Subsequent lets

Any subsequent lettings of these properties will be allocated in accordance with the Council's normal Allocations Policy.