

Local Lettings Initiative – Mowbray View

1. The Mowbray View Scheme

1.1 - The local lettings initiative will cover affordable housing and social rent allocations to the houses within the following Schemes in North Yorkshire for first lets.

Address	Property type
45 Daisy Road, Sowerby, Thirsk, North Yorkshire	3bed 4 person
59 Daisy Road, Sowerby, Thirsk, North Yorkshire	2bed 3 person
61 Daisy Road, Sowerby, Thirsk, North Yorkshire	2bed 3 person
63 Daisy Road, Sowerby, Thirsk, North Yorkshire	2bed 3 person
65 Daisy Road, Sowerby, Thirsk, North Yorkshire	2bed 3 person
44 Daisy Road, Sowerby, Thirsk, North Yorkshire	2bed 3 person
42 Daisy Road, Sowerby, Thirsk, North Yorkshire	2bed 3 person
40 Daisy Road, Sowerby, Thirsk, North Yorkshire	2bed 3 person

2. Background

Home Group have numerous Shared ownership properties in Mowbray View, Thirsk. In other recent new development sites in North Yorkshire we have seen high anti-social behaviour problems where no LLI has been in place on initial lets. Home Group have made significant investment in providing good quality homes in a desirable location and manage a mixed tenure scheme. Problems in other areas include drug related issues and general anti-social behaviour. Home Group are committed to ensuring our customers can live in their homes without their lives being affected by anti-social behaviour and in accordance with its policies and procedures.

In order to address the above and prevent any such problem within Mowbray view, and to achieve a balanced and sustainable community, the houses in the estates listed in s1 'The Scheme' will have a local lettings policy for initial lets.

3. Allocation

The allocation of the properties for rent on this site is currently in accordance with the North Yorkshire Home Choice lettings scheme (or any subsequent/replacement lettings scheme that the Council agrees to).

From the date of the approval and agreement of this Local Letting Plan, units within the Mowbray View Scheme will be allocated and let in accordance with the overarching principles set out in this Local Lettings Plan.

The Local Lettings Initiative will apply to initial lettings for the Mowbray View Scheme and the units as listed above. It will remain in place for a period of 12 months from the date of this agreement, after which it will be jointly reviewed with North Yorkshire County Council.

4. Lettings Plan

4.1 4.1 All applicants will be required to have a local connection to the North Yorkshire Partnership area as defined within section 2.3 of the North Yorkshire Common Allocation Policy. [Allocations scheme](#)

4.2 Have a proven history of successfully managing their existing or previous tenancy or home, including

- i. keeping their rent account in credit, showing a good history of rent payments over the past five years (or for the entirety of any shorter period if the applicant has not held a tenancy for the past five years);
- ii. Not having a history of anti-social behavior, neighbour nuisance or criminal behaviour within the last five years. Examples of anti-social behaviour are defined in Home Groups tackling anti-social behaviour policy [Tackling anti-social behaviour policy](#).
- iii. Being able to show an excellent history of tenancy conduct as defined in the 'Good tenant scheme' in section 6.3 of NYHC allocations policy.
- If an applicant or occupant has not previously held a tenancy, then they must be able to demonstrate that they do not have a history of anti-social behavior, criminal behavior or unacceptable behaviour.
- Home visits are mandatory to assess the current property condition and where it would be deemed poor standard due to the tenant responsibility, this will deem the applicant to be ineligible.

4.3 Properties will be advertised on the North Yorkshire Home Choice website where it will be outlined clearly that there is a local lettings policy attached to the allocation of these properties and a link to the local lettings policy will be provided within the advert.

4.4 Applicants who meet the criteria and household size will be selected from a shortlist of bidders.

5. Review

5.1 This Letting Plan will be subject to review after 12 months or in response to any changes in legislation or good practice, whichever is the sooner.

5.2 It will be reviewed taking into account customer feedback from complaints, comments or compliments.

SIGNED FOR AND ON BEHALF OF
NYHC



Carl Doolan – **Chair for North Yorkshire Home Choice Board**
NYC Head of Housing Management and Landlord Services

SIGNED FOR AND ON BEHALF OF
HOME GROUP



Liam Roberts
Operations Manager
Home Group