



Local Lettings Initiative

Bullfinch Way, Bedale

5 x 3-bed houses

79,81,97,93,95 Bullfinch Way, Bedale, DL8 1GB

Introduction

- 1.1 North Yorkshire Council have purchased 5 3-bed homes on a newbuild estate in Bedale.
- 1.2 The allocation of the properties for rent on this site will be in accordance with the North Yorkshire Home Choice Allocations Policy (or any subsequent/replacement lettings scheme that the Council agrees to). We would request North Yorkshire Home Choice Board approval to these units being let in accordance with the overarching principles set out in this Local Lettings Plan
- 1.3 North Yorkshire Council aims to achieve social sustainability for its developments and intends to realise this aim by letting its properties to people with a local connection and a proven history of positive behaviour. The Local Lettings Plan will apply to the first lettings and subsequent lettings for a period of 24 months, after which it will be reviewed.

2 Lettings Plan

Local Connection

- 2.1 All the properties will be advertised through the North Yorkshire Home Choice lettings scheme (subject to the proposed condition set out at paragraph 1.2 above).
- 2.2 All applicants (in the first instance) will be required to have a local connection to the following parish/town:

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Ainderby Mires (with Holtby)	East Tanfield
Aiskew	Exelby, Leeming & Newton
Bedale	Firby
Burneston	Gatenby
Burrill-with-Cowling	Hackworth
Carthorpe	Howgrave
Clifton-on-Yore	Killerby
Crakehall	

2.3 An applicant is deemed to have a local connection for the purposes of this plan if it includes or consists of a person who satisfies any of the following criteria in relation to Bedale and neighbouring areas (as defined by the list in paragraph 2.2 above):

2.3.1 Current residence in the area and for at least 6 out of the last 12 months.

2.3.2 Current or previous residence in the area for at least 3 years out of the last 5 years.

2.3.3 Employment in the area on either a part- or full-time basis for a minimum of six months. The main place of work must be in the area. Casual, seasonal and voluntary work is not included. An employment contract must remain valid at the point of offer.

2.3.4 The applicant has a close family member who currently lives in the area and has been resident for at least the last 5 years. (Defined as mother, father, adult son, adult daughter, adult brother, adult sister).

2.3.5 has an essential need to move and live close to another person who currently lives in the area, and who has been resident for the last 5 years, to provide or receive essential daily care or support.

2.4 If no suitable person satisfies the criteria specified, as defined in paragraphs 2.3 above, then a connection to the North Yorkshire Home Choice partnership area will be considered.

2.5 Victims of Domestic Abuse and Care Leavers as defined by the Allocation of Housing (Qualification Criteria for Victims of Domestic Abuse and Care Leavers) (England) will not be required to meet the local connection criteria.

Positive Behaviour

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- 2.6 All successful applicants (and their household) will have a proven history of successfully managing their existing or previous tenancy or home, including:
- 2.7 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)
- 2.8 Not having a history of anti-social behaviour, neighbour nuisance or criminal behaviour within the last five years. Anti-social behaviour is defined within the North Yorkshire Council Anti-Social Behaviour Policy here: [Anti-social behaviour policy - landlord services | North Yorkshire Council](#)
- 2.9 Being able to show a positive history of tenancy conduct as defined in Section 6.3 of the North Yorkshire Home Choice Allocations Policy (“Good Tenants Scheme”)
- 2.10 If an applicant (or household member) has not previously held a tenancy then they must be able to demonstrate that they do not have a history of anti-social behaviour, neighbour nuisance or criminal behaviour in the last five years (see 2.8).

3 Complaints resolution

- 3.1 North Yorkshire Council will ensure that all complaints in relation to the lettings of these properties will be dealt with in accordance with its own policies and procedures.

4 Equality

- 4.1 The North Yorkshire Home Choice scheme has been subject to an Equality Impact Assessment, which includes the option for lettings to households with a local connection. See also paragraph 1.3.

5 Confidentiality

- 5.1 North Yorkshire Council aims to treat all information supplied during the lettings process (and at all other times) in the strictest confidence, by ensuring that information is stored securely and meetings are held in private surroundings.
- 5.2 All information is dealt with in line with North Yorkshire Council’s Data Protection policies and procedures and the North Yorkshire Home Choice Privacy Notice.

SIGNED FOR AND ON BEHALF OF NYHC

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Carl Doolan – **Chair for North Yorkshire Home Choice Board**

NYC Head of Housing Management and Landlord Services

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