

Local Lettings Initiative – Manse Farm

1.The Manse Farm Scheme

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

Manse Farm, Knaresborough.

2. Background

Home Group have many two, three and four bed houses in Manse Farm, Knaresborough as listed above (“the Manse Farm Scheme”). There are currently anti-social behaviour problems in the area, in which Home Group have made significant investment in providing good quality homes in a desirable location and manage a mixed tenure scheme. These problems including 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 to achieve a balanced and sustainable community, the houses in the estates listed in s1 ‘The Scheme’ will have a local lettings policy for first and subsequent 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 Manse Farm 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 and subsequent lettings for the Manse Farm Scheme and the units as listed above. It will remain in place for a period of 24 months from the date of this agreement, after which it will be jointly reviewed with North Yorkshire County Council.

4. Lettings Plan

4.1 All applicants (in the first instance) will be required to have a local connection as defined in the Manse Farm Section 106 Agreement dated 28 September 2020.

(<https://www.northyorkshirehomechoice.org.uk/content/Information/FormsandBooklets>) to the parish of Knaresborough:

- currently live in Knaresborough and have been resident for at least 2 years; or
- has a close family ordinarily resident in the area for a minimum period of 5 years previously or
- has previously lived in the area, for a continuous period of ten years or is either in employment in the area and is under contract for a minimum period of 12 months or has an offer of employment with a company or organisation based within Knaresborough (as defined in 4.1 above) and for at least 16 hours per week);

- 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 24 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

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HOME GROUP

A handwritten signature in black ink, appearing to read 'L. Roberts', with a stylized flourish at the end.

Liam Roberts
Operations Manager
Home Group