

## South Bucks District Council Local Letting Policy

- a. Section 167(2E) Housing Act 1996 (as amended) enables housing authorities to allocate particular accommodation to people of a particular description.
- b. Local lettings policies are used to achieve a wide variety of housing management and other housing policy objectives.
- c. This can include the need to redress an imbalance in an area which does not reflect the profile of the wider community - for example, but not exhaustively, to balance the numbers of older children / young adults on an estate or to balance the numbers of households with high support needs or to dilute concentrations of deprivation by setting aside a proportion of vacancies for applicants who are in established employment.
- d. A proportion of vacancies may be set aside to be let in accordance with the terms of a local lettings policy where the council has provided capital funding to create the vacancy - directly or as a result of a cascade of moves - and in these circumstances the vacancy will be advertised with priority given to people who have a strong direct residential connection to South Bucks. Occasionally a connection to a particular settlement within the district council area may also be required.
- e. Where a strong direct residential or local connection is required this will normally mean applicants who currently live within South Bucks and have done so for at least the last 12 consecutive months.
- f. In addition, longer periods of qualifying residence, having close family members who also have established residential connection to South Bucks and those who also have employment within South Bucks may be used to differentiate between otherwise equally qualifying applicants with comparable housing needs.
- g. Where priority is to be given to applicants who are employed this will normally mean having paid work that is settled, regular and established, on either a permanent or casual contract basis. For these purposes it will not include voluntary work, or casual work which is sporadic.
- h. Established shall normally mean 12 months.
- i. Where priority is to be given to applicants actively seeking employment, voluntary and casual work undertaken to enhance employability may be taken into account
- j. This policy will be reviewed annually from the date of adoption.