|  |
| --- |
| **Section 4: How an applicant’s housing needs and circumstances are assessed** |

**The Banding system**

## The demand for social housing exceeds supply in many areas of Cumbria and therefore this Allocation Policy intends to prioritise the housing of those applicants who are assessed as being in the greatest need. Once registered this does not mean that an applicant has a right to be offered social housing. They can be considered for housing based on their housing need, but many applicants will unfortunately not have sufficient housing need to be offered a property.

The banding system will normally be used to decide priority between applicants for an offer of accommodation. Additionally, the CCP may apply the ‘direct offer procedure in particular cases as set out in this policy.

Where the bidding process applies, priority is generally awarded in descending order between Band A, Band B, Band C. Within bands, priority is generally awarded according to the band date. The sub-categories within each band do not affect relative priority within that band.

The law, as it applies to local housing authorities, requires that the scheme be framed so as to secure that Reasonable Preference for housing is given to those in the categories set out in the Housing Act 1996 (as amended). The statutory Reasonable Preference categories cover:

1. People who are homeless within the meaning of Part VII of the Housing Act 1996.
2. People who are owed certain homelessness duties by any local housing authority.
3. People occupying unsanitary, overcrowded or otherwise unsatisfactory housing.
4. People who need to move on medical or welfare grounds (including grounds relating to a disability).
5. People who need to move to a particular locality within the district to avoid hardship to themselves or others.

Reasonable preference is defined on the policy as a statutory housing need. There are two statutory housing need bands (A and B) and one non-statutory housing need band (Band C). The purpose of reducing the number of bands from 5 under the old policy to 3 is to ensure that the policy is more transparent and simple to use. Once a band has been allocated based on the applicant’s housing need, that band would (with the exception of where a direct offer is made under the policy) operate as a ‘waiting list’ so that applicants can see progression and be given more accurate information on how long they are likely to wait for an offer of accommodation depending on the area and type of property they wish to consider. This system is fairer and aims to build confidence in applicants regarding the allocations process.

## The following section provides details of the 3 bands an applicant may be awarded. The band in which an application is placed, will be determined by their housing need. How the policy defines and assesses housing need is described in the table below. Where there are further details (beyond that contained in the table) of how the housing need criteria will be assessed, these are set out in appendix 1, for example, how officers will assess medical housing need claims (appendix 1.8).

## It is important to note that applicants will be placed in the appropriate band when it is assessed there housing need meets the set threshold. An applicant who qualifies under more than one housing need criteria will be awarded the highest priority that any one of their assessed needs is entitled to. For example, an applicant with a need that is awarded band A and another need that would be awarded band B will be awarded band A. An applicant with meets 2 Housing Need criteria for Band B will still only be awarded band B. This new housing allocation policy no longer reflects cumulative housing need to ensure that the policy is seen as being fair and less complicated to understand and administer. This will also ensure decisions reached are consistent.

The Bands are:

**Band A - Urgent housing need to move:** These are applicants that are owed a statutory award of what the ‘Housing Allocation Legislation’ calls *‘reasonable preference’* but whom the CCP believes should also be awarded *‘additional priority preference’* based on their urgent and exceptional housing need.

**Band B – Statutory housing need to move:** These are applicants that are owed a statutory award of *reasonable preference* under the policy and have been awarded Band B priority based on their statutory housing need. It also includes certain key workers granted B priority.

**Band C – All other applicants in housing need:** This is the housing need band awarded where an applicant is not assessed as coming under the criteria adopted by the policy for being in a statutory housing need. Applicants placed in band C can still bid for properties but will not be considered above applicants from Bands A or B who have bid for the same property.

The CCP wish, over time, to increase the Options available to applicants in all 3 Bands including Band C. We aim to use technology to send direct texts and emails to inform applicants of available housing options and this may include information on:

1. Social rented low demand properties available now in any area of Cumbria
2. Older person housing opportunities
3. Affordable homes with specific rural local connection criteria or section 106 agreement
4. Affordable rent
5. Rent to buy
6. Shared ownership/equity
7. Discounted market sale / starter homes
8. Market rented
9. Help to buy opportunities.

**The reasonable preference criteria and the Band allocated for that housing need criteria**

|  |
| --- |
| **Band A: Additional preference for certain homelessness duties***(This is assessed and verified by the Partner Council’s Housing Options Team)* |
|  |
| This banding applies where a Cumbrian Council have accepted: |
|  |
| 1. People owed the Section 193(2) main homelessness duty or the Section 193C(4) ‘reduced’ Section 193 duty, or
 |
| 1. People owed a section 189B (2) Relief duty and the applicant is, at the point of that 189B duty being accepted, considered likely to be in priority need and unintentionally homeless, whether a decision to that effect has been made or not, and the applicant is in temporary accommodation provided by the Council to meet a section 188 interim accommodation duty.
 |
|  |
| In these circumstances where an applicant is homeless and in temporary accommodation and owed a Section 189B(2) relief duty, or 193(2) main duty or a section 193C(4) reduced main duty the Council will need to move applicants out of temporary accommodation to manage the budgetary or legal impact on the Council. The applicant may still bid for properties advertised but due to the budgetary pressures faced by the Council and the need to maintain a supply of available temporary accommodation for new cases presenting as homeless, the Council is likely to make a direct offer of suitable accommodation into the private rented sector or social housing regardless of the preferences expressed by the applicant.  |
|  |
| **Band A: Additional preference for medical or disability (See appendix 1.8 for full details of the medical need assessment process)** |
|  |
| Where an applicant (or a member of their household) is unable to continue to occupy their current accommodation due to high medical need or disability. Examples of when Band A may be awarded include: |
|  |
| Applicants ready to be discharged from hospital who: have somewhere to live but their accommodation is unsuitable due to their medical needs and cannot be made suitable through adaptations because of cost effectiveness or structural difficulties or the property cannot be adapted within a reasonable amount of time. |
|  |
| Applicants who have urgent need to move due to them having medical problems or disabilities that are being exacerbated by their current housing situation. This includes applicants: |
| 1. Whose life is at risk due to their current housing conditions or who are housebound, effectively housebound or cannot access the essential facilities in their home and there are critical concerns about their safety, for example through falls due to difficulties with access.
 |
| 1. Whose condition is terminal and rehousing is required to provide a basis for the provision of suitable care
 |
| 1. Whose condition is life threatening and their existing accommodation is a major contributory factor
 |
| 1. Whose health is so severely affected by the accommodation that it is likely to become life threatening for example, where an applicant has significant mental health problems which are exacerbated by their accommodation
 |
| 1. With disabilities, who have restricted mobility and are limited by their accommodation such that they are unable to carry out day-to-day activities or have difficulties accessing facilities inside and outside of their accommodation and require rehousing into accommodation suitable for their use.
 |
| 1. In overcrowded accommodation which puts the applicant at risk of infection, for example, where an applicant is suffering from late-stage or advanced HIV infection
 |
|  |
| **Band A:** **Additional preference where there is a need to move on welfare grounds due to exceptional impact on the applicant or a member of their households well being**  |
|  |
| Not every circumstance that may present can be captured by the policy so below are examples of welfare ground cases that will be considered. The list is not exhaustive:  |
|  |
| 1. Suffering extreme violence, harassment or discrimination, whether a hate crime or otherwise, and that it is not safe for them to remain in their present home/locality.
 |
|  |
| 1. Applicants who need to move due to domestic abuse threats from an ex partner or family member they do not live with, extreme threats of violence, extreme harassment, or other extreme circumstances deemed to significantly affect a household’s welfare and wellbeing.
 |
|  |
| 1. Exceptional circumstances due to significant problems associated with the tenant’s occupation of a dwelling in the social or private rented sector and there is high risk to the tenant or their family’s safety if they remain in the dwelling/area.
 |
|  |
| 1. For applications in circumstances where there is a serious threat to the wellbeing of a child and their accommodation is a major contributory factor to that risk. This will be in circumstances where the relevant manager in Children’s Services or equivalent assesses the level of risk exposure in relation to the child or children remaining in the current property as being so critical that no other reasonable options in relation to accommodation are available to protect the child.
 |
|  |
| **Band A: Additional preference Armed Forces**  |
|  |
| Applicants with urgent housing who: |
| 1. Are serving (and will soon leave) the regular forces and is suffering from serious injury, illness, mental ill health, or disability which is attributable (wholly or partly) to the person’s service
 |
| 1. Have recently ceased, or will cease to be entitled, to reside in accommodation provided by the MOD following the death of that person’s spouse or civil partner who has served in the regular forces and whose death was attributable (wholly or partly) to that service or
 |
| 1. Are serving or have served in the reserve forces and is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to the persons service
 |
|  |
| **Band A: Additional preference for unfit or unsatisfactory housing**  |
|  |
| **There are 3 circumstances where Band A may be awarded:**  |
|  |
| **1: Applicants without access at all to any of the following facilities:**  |
| No access to: |
| 1. A bath or shower
 |
| 1. A toilet
 |
| 1. Cooking facilities
 |
| 1. Running hot water supplies
 |
| 1. Electric/gas needed for essential activities
 |
| Applicants who have access to shared facilities re cooking; bathroom and toilet will not qualify under these criteria.  |
|  |
| **2: Exceptional impact cases.** |
| Applicants who currently occupy a private sector property which has at least one Category 1 Hazard (excluding overcrowding) under the Housing Health and Safety Rating System (HHSRS) and where a Prohibition Order has been served or is intended to be served under the Housing Act 2004 and the effect of the Prohibition Order is likely to mean that the applicant(s) will lose the use of their home on a permanent basis. The relevant conditions at the property must be life-threatening or present an immediate threat of serious injury to the occupant(s) |
|  |
| This includes a property that has severe damp, major structural defects including subsidence, flooding, collapse of roof, or have living conditions which are a statutory nuisance, and there is no prospect of the problems being remedied within a period considered to be reasonable by the Council and the household are not able to afford to resolve their own housing problem by moving to alternative private sector accommodation. |
|  |
| Note - this does not include Council or Housing Association homes as there is a legal requirement on social landlords to urgently remedy defects that pose a risk to their tenants  |
|  |
| **3: Demolition or Compulsory Purchase Order (CPO) cases.**  |
| Where the applicant’s property is subject to demolition or subject to a Compulsory Purchase Order for redevelopment |
|  |
| **Band A: Additional preference for severe overcrowding as defined as 2 bedrooms or more overcrowded** *Note: the measurement of overcrowding is based on the "bedroom standard" (with some exceptions adopted see below). This is the non-statutory standard set out in the government's allocation of accommodation guidance.*  |
|  |
| Where an applicant household is severely overcrowded defined as requiring 2 or more additional bedrooms to reach the bedroom standard. In calculating the overcrowding the following circumstances will be disregarded unless there are exceptional circumstances:  |
|  |
| * Children over the age of 16 will be excluded from the calculation
 |
| * Cases where extended family had moved into accommodation causing the 2 bedroom plus level of overcrowding
 |
| * Where the household contains non-dependent adults as there is more chance of non-dependents being able to resolve their housing
 |
| * The CCP will take account of the space and layout of rooms and bedrooms in deciding whether the 2 bedroom plus priority will be awarded
 |
|  |
| **Band A: Additional preference for applicants nominated by Cumbria Adult Social Services/Children’s Services in the following circumstances:**  |
|  |
| * Where there is an essential need to move due to child protection issues
 |
| * Fostering carers for Cumbria County Council where there is a need to move to a larger home in order to accommodate a looked after child (this would not apply where the home required would be 4 bedrooms or more)
 |
| * Adoption arrangements where there is a need to move to a larger home in order to accommodate a looked after child (this would not apply where the home required would be 4 bedrooms or more)
 |
| * Applicants owed a duty by Adult Social Services under the Care Act 2014 / Mental Health Act 1983/2007 who have been assessed by the housing team as being ready to move onto independent living and have an appropriate support package in place
 |
|  |
| **Band A: Additional preference for Cumbria County Council Care Leavers (Former Relevant children) as defined by the Children (Leaving Care) Act 2000 and need to move on** |
|  |
| Applicants must be a former “Relevant Child” as defined by the Children Leaving Care Act 2002 and be a young person at risk of homelessness. The evidence to support this award will be provided by the council’s leaving care service and will consist of confirmation that: |
| 1. All referrals by Children’s Services will be made following the provision of Cumbria’s Joint Protocol for young people
 |
| 1. The care leaver is ready to move to independent settled housing and is genuinely prepared for a move to independent living
 |
| 1. The care leaver possesses the life skills to manage a tenancy including managing a rent account.
 |
| 1. The care leaver has either long term or medium term tenancy support arranged, as required.
 |
| 1. Ongoing support needs have been assessed and, where appropriate, a support plan is in place and
 |
| 1. The CCP’s assessing officer agrees that due to the nature and extent of their vulnerability, accommodation in the private rented sector would, through its short-term nature, have a detrimental effect on their well-being
 |
|  |
| *Note: Care leavers will be awarded Band A on proof of their status. If an application for housing is made before it has been determined by the CCP assessing officer that the individual is ready for independent living, taking into account information from the applicant’s support worker and other agencies, the application will not have any bid considered until the support worker presents the evidence to the CCP that the individual is ready to move on and the CCP agree with that evidence.*  |
|  |
| **Band A: Additional preference for applicants who are part of a multi-agency public protection agreement (MAPPA).** |
|  |
| Band A would apply only where:  |
| a) On the recommendation of the MAPPA partnership the applicant requires and is suitable for independent housing and qualify for the Housing Register, and |
| b) The CCP assessing officer agrees that due to the nature and extent of the circumstances of the MAPPA case accommodation in the private rented sector would, through its short-term nature, have a detrimental effect on the multi-agency planning for that individual  |
|  |
| **Band A: Additional preference for certain MARAC assessed cases**  |
|  |
| Applicants fleeing domestic violence and abuse that have been assessed by |
| MARAC (or any subsequent multi agency arrangement) as needing to move urgently for the safety and security of themselves and or any dependent children and are assessed as being in immediate danger, and |
| a) The MARAC partnership has referred the case and provided evidence as to why the applicant requires social housing, and |
| b) The CCP assessing officer agrees that due to the nature and extent of the circumstances of the MARAC case accommodation in the private rented sector would, through its short-term nature, have a substantial detrimental effect on individual or household |
|  |
| **Band B – Reasonable preference for certain homelessness duties owed** *(This is assessed and verified by the Partner Council’s Housing Options Team)* |
|  |
| Any of the following statutory homeless duties owed by a Cumbrian Council:  |
|  |
| 1. People where it has been verified that they are rough sleeping in a Cumbrian Council area regardless of whether they have made a homeless application
 |
| 1. People owed the prevention of homelessness duty under Section 195(2) by any Cumbria local authority
 |
| 1. People owed the ‘relief of homelessness duty under Section 189B(2) (Note: applicants owed a relief duty and are likely to be in priority need, unintentionally homeless and are in temporary accommodation will be placed in Band A)
 |
| 1. People where the relief duty has been brought to an end and an applicant has been assessed at that point as not being in priority need. Note this priority banding is dependent on the applicant remaining homeless. If their circumstances change and they are no longer homeless the band B priority award will be removed. If an offer of accommodation were to be made and upon verification the assessment was that the applicant was no longer homeless the offer would be withdrawn.
 |
|  |
| **Band B: Reasonable preference for insecure accommodation arrangements** |
|  |
| “A pregnant woman or applicant with a child or children who are sharing a home with family and where:  |
| a) They have no ownership or tenancy rights and the arrangement is short term and very insecure and only available whilst the applicant is actively seeking an offer of social housing or alternative accommodation with friends or in the private rented sector, and |
| b) They were owed a prevention of homelessness duty as they were assessed as likely to become homeless within 56 days, and that duty has ended because they have been allowed to remain at home whilst they bid for social housing with their Band B priority and it is likely that they can remain for at least 6 months to a year.  |
| c) The family member with the interest in the home has agreed to allow the applicant to remain for at least 6 months to a year. |
|  |
| **Band B: Reasonable preference for medical or disability housing need (See appendix 1.8 for full details of the medical need assessment process)** |
|  |
| Applicants who have need to move due to them having medical problems or disabilities where their housing conditions exacerbates a serious medical condition or disability but do not qualify for an award of Band A. This includes (the examples are to illustrate the level of housing need to be awarded Band B and is not an exhaustive list).  |
|  |
| 1. The applicant’s current accommodation to a significant extent directly exacerbates an existing medical condition, is the direct cause of a medical condition or impacts on the ease of use of the facilities within their home for a disabled person.
 |
| 1. Applicants who have mobility issues and it has been assess need to move to ground floor or level access accommodation
 |
| 1. Applicants who have mobility issues and need to move to accommodation that has level access showering facilities
 |
| 1. Applicants who have a significant physical or mental health condition that is directly affected by their accommodation and where a move to alternative accommodation would help to ease or resolve their condition
 |
| 1. Applicants who have a medical need for an additional bedroom (e.g. because they need an overnight carer or need to accommodate a substantial amount of medical equipment)
 |
|  |
| **Band B: Reasonable preference under the Government’s ‘Right to move’ regulations**  |
|  |
| Existing social tenants of accommodation in England who the CCP have assessed as qualifying for the housing register and additionally meet the Government’s Right to Move regulations will be placed into Band B  |
| Allocation to those Applicants who qualify is limited to a maximum of 2% of all lettings. |
|  |
| **Band B: Reasonable preference for ‘move on’ from supported housing** |
|  |
| Where the CCP assessing officer after considering evidence from the applicant’s support officer agrees that due to the nature and extent of their vulnerability, accommodation in the private rented sector would, through its short-term nature, have a detrimental effect on their wellbeing. The requirements are that before the award is made, ongoing support needs will need to have been assessed and, where appropriate, a support plan put in place to increase the chances of the tenancy succeeding and the person must have been assessed as ready to move on from supported to independent housing.  |
|  |
| **Band B: Reasonable preference where it is agreed there is a need to move on welfare or hardship ground:**  |
|  |
| 1. Applicants who need to move closer to a specialist organisation, agency or institution located in a specific area of Cumbria, where moving would prevent significant physical, psychological or financial hardship. (The assessment will include the availability and ability to use public transport)
 |
|  |
| 1. Hardship on support grounds: Applicants that have demonstrable evidence that they provide or receive substantial and on-going support to or from relatives or friends and where moving would prevent significant physical, psychological or financial hardship. This award will only be considered where there are significant medical or welfare issues including grounds relating to disability. This award for applicants who give or require support from relatives or friends will only be considered where there is a severe disability or mental ill health, medical or welfare issue (relating to the applicant or their household or the relatives or friends) and there are reasons why this support cannot be made available through reliance on public transport or the persons own transport. (The assessment will include the availability and ability to use public transport).
 |
|  |
| 1. Employment Hardship - Priority will only be given in exceptional circumstances and applicants will need to show that they need to move to take up or continue an employment opportunity not available elsewhere. They will only be considered where they do not live within a reasonable commuting distance and will be required to provide confirmation of employment details from the employer. Employment purposes are defined as: applicants including people needing to move from outside Cumbria and between Cumbrian Districts, taking up or continuing permanent employment for a minimum of 16 hours per week. Under this clause applicants will only be considered where they do not live within a reasonable commuting distance and will be required to provide confirmation of employment details from the employer. (The assessment will include the availability and ability to use public transport)
 |
|  |
| **Band B: Reasonable preference for being overcrowded by 1 bedroom** *Note: the measurement of overcrowding is based on the "bedroom standard" (with some exceptions adopted see below). This is the non-statutory standard set out in the government's allocation of accommodation guidance.* |
|  |
| Applicant’s living in overcrowded conditions and whose housing circumstances have been assessed as being 1 bedroom short of what they need as measured by the bedroom standard.  |
|  |
| Or alternative wording |
| Where an applicant household is overcrowded by one bedroom as measured by the bedroom standard. In calculating the overcrowding the following circumstances will be disregarded unless there are exceptional circumstances:  |
|  |
| * Children over the age of 16 will be excluded from the calculation
 |
| * Cases where extended family had moved into accommodation causing the 1 bedroom level of overcrowding
 |
| * Where the household contain non-dependent adults as there is more chance of non-dependents being able to resolve their housing
 |
| The CCP will take account of the space and layout of rooms and bedrooms in deciding whether the 1 bedroom priority will be awarded |
|  |
| **Band B: Reasonable preference for unsatisfactory housing conditions or issues of property fitness**  |
|  |
| Private sector tenants that the relevant Council has determined that the property poses a category 1 hazard under the Health and Safety fitness rating and the CCP assessing officer is satisfied that the problem cannot be resolved by the landlord within 6 months and as a result continuing to occupy the accommodation will pose a considerable risk to the applicant’s health. This includes a property that has severe damp, major structural defects including subsidence, flooding, collapse of roof, or have living conditions which are a statutory nuisance, and there is no prospect of the problems being remedied within a 6 month time period, and the household are not able to resolve their own housing problem by moving to alternative private sector accommodation |
|  |
| **Band B: Reasonable preference for under-occupation**  |
|  |
| Applicants who have a social housing tenancy with a Cumbrian CCP Partner and are under-occupying social rented accommodation by two or more bedrooms. The exception to the 2 or more bedroom under occupation rule will be:1. Where a tenant occupies a house that they are under occupying by 1 bedroom and a move to a flat would free up that house
2. Where it is agreed that under-occupancy by 1 bedroom will cause significant financial hardship for tenants. This is where there is clear evidence that tenants on lower incomes are forced to spend significant percentages of their incomes on servicing 1 bedroom under-occupancy deductions
 |
|  |
| **Band B: Local preference for recent ex armed forces applicants**  |
|  |
| Members of the Armed Forces persons who are serving in the regular forces who will be discharged within three months and have served for five years preceding their application for an allocation of housing accommodation as long as this has not been a dishonorable discharge.  |
|  |
| **Band B: Local preference for identified ‘Key Workers’**  |
| The following key workers whose total gross household income from all sources does not exceed an annual income of £45,000 or more (for single persons) or joint income of £60,000 or more (for couples). |
| 1. National Health Service Staff and Social Care staff
 |
| 1. Police and Community Support Officers
 |
| 1. Members of the Territorial Army
 |
| *4)* Fire Officers including Volunteer Fire Officers |
| *5*) Teachers |
|  |
| **Band C – All other applicants in housing need:** This is the housing need band awarded where an applicant is not assessed as coming under the criteria adopted by the policy for being in a statutory housing need. Applicants placed in band C can still bid for properties but will not be considered above applicants from Bands A or B who have bid for the same property. Band C will include applicants who have been assessed as being intentionally homeless by any Council and since that award has not had settled accommodation (defined by the CCP assessing officer)  |

Note applicants who only want to register for a section 106 village or rural development and have no other statutory housing need will be allocated Band C.

**Advertising Properties**

All CCP Partners with social housing stock have agreed to advertise the majority of their properties through Cumbria Choice. Properties will be advertised on a weekly basis on the website.

Choice based lettings are about the applicants being given choice about where they want to live. Properties will be advertised and applicants will be able to indicate the properties for which they want to be considered by ‘bidding’. Once the bidding process closes a shortlist will be compiled and the property allocated will be based on the banding priority of the applications and the time they have waited as long as they meet the criteria set out in the advertisement.

If a bid is received from an applicant on Cumbria Choice who does not have a local connection with the Council area where the advertised property is located then the local connection criteria set out in ‘Section 2 Qualification rule 1’ will be used to produce the shortlist, unless the property is advertised with no preference for applicants with a local connection to the area where the property is located. For properties advertised under a local letting policy the criteria for that LLP will be used to produce a shortlist.

So far as is possible the CCP will use the CBL letting process, banding priority system, and waiting time within the band to allocate accommodation. However, there may be times when a direct letting will need to be made to a property using the criteria set out in ‘Policy on Choice’ detailed in Section 1. In these circumstances a property will not be advertised. The aim is that no more than 15% of properties available to let should be allocated through a direct letting in order to preserve the integrity of the choice based letting process. However, in the circumstances of a national emergency such as the Covid-19 pandemic choice based lettings may be suspended, or a much higher percentage of lettings may be made directly.

Further operational and procedural details are set out in appendix 1.7 covering:

1. Advertising properties
2. The bidding and selection process
3. Offers of accommodation
4. Feedback on lettings

**Sheltered Housing**

Sheltered accommodation is included within the scheme. It is generally for people of 60 years and older and offers independent living with the added security and support of a warden service. In certain circumstances it may be advertised for people aged below 60 years. Property advertisements will clearly state the age requirements of applicants able to ‘bid’ for a property.

**Section 106 developments**

Under the Town & Country Planning Act 1990 some developments are subject to Section 106 planning obligations which usually requires properties to be let to applicants with a local connection to stated Parishes. Where this applies only those applicants meeting the requirements of the Section 106 agreement will be eligible for an offer of a property.

Advert details will state when the letting of a property is governed by a Section 106 agreement.

**Local Lettings Policies**

Local lettings initiatives may be applied to meet the particular needs of a local ward or area or to address sustainability and community issues to ensure that the housing allocation scheme is able to contribute to building sustainable communities. Appendix 3 gives full details for how local lettings policies will be assessed and applied.

The following are examples of local lettings policies that may be deployed under this policy. The list is for illustrative purposes and is not exhaustive.

1. Age restrictions.
2. Specific local lettings policies for a village or rural parish (see below)
3. Prioritising applicants who are key workers, as defined by the CCP.
4. Restrictions on lettings to vulnerable households where there are already a concentration of supported tenants/residents in a street or block.
5. Lettings to childless households where there are high concentrations of children and young people living on a specific estate, street or block.
6. Disregarding household type or property matching rules to allow, for example, under-occupation to reduce child density or to account for future family growth.
7. Ensuring that there is a balance of working and non-working households allocated to a scheme.
8. Enhanced local connection restrictions relating to a specific parish.

New developments will normally have local lettings policies (usually only applies to first lettings) regardless of whether the new development is subject to a Section 106 agreement or affordable housing statement. Where a new development is subject to a Section 106 planning agreement the criteria set will be followed.

**Specific Local Lettings Policies for Rural Villages and Parishes**

For some villages and rural parishes where there is a high demand for housing additional priority may be given to applicants who have a local connection to the particular village or rural parish. Advert details will state where an applicant having a local connection to the specific village or rural parish may be given priority. Those villages and rural parishes subject to a local lettings policy will be identified for each Cumbria Council. For some villages or rural parishes the definition of local connection may be based on locally agreed criteria through the Parish Council and will not necessarily be the definition set out below. In these circumstances the property advert will fully set out the local connection criteria.