

# Cornerstone Housing

## LETTINGS POLICY FOR EGRET CLOSE, DAWLISH (8 x 1 bedroom flats)

### **The properties**

The properties are all 1 bedroom flats with their own private entrance. The downstairs flats have access to a small private garden and have been installed with a low step shower cubicle rather than a shower over bath. All properties will have access to one parking space.

### **Purpose of the lettings policy**

This policy has been prepared to assist in the letting of individual properties at Warren Grove, which are owned by Cornerstone Housing.

These properties are subject to a planning agreement (Section 106) which means preference is given to people with a local connection to Dawlish, then Teignbridge District, followed by Teignbridge Council nominated applicants.

Flats in this development will be subject to a lettings plan to avoid us housing applicants with identified needs in a way that makes it less likely for them to sustain a tenancy and to ensure there is a diverse and appropriate mix of individuals.

There is an identified set of applicants on Devon Home Choice who are seeking to downsize to smaller accommodation. It is felt that the ground floor properties would be in demand by this group of applicants. Assisting these applicants to downsize will free up larger social housing for families in need.

## **Lettings Criteria**

First lets and further re-lets in this development will be advertised through Devon Home Choice. As much information will be provided, where possible, in the adverts to make this process transparent for applicants.

Flats will be allocated in accordance with Cornerstone's general Lettings Policy and the planning agreement. The following additional criteria will also apply to the final decision on allocations.

- Applicants must have successfully held a tenancy before for which we can obtain a satisfactory reference
- Applicants must have no history of anti-social behaviour in the last 2 years
- Applicants must have no history of drug or alcohol abuse unless they have successfully completed a treatment programme
- Cornerstone reserve the right to refuse to let a property if it appears that the applicants conduct in former accommodation has been unsatisfactory in relation to nuisance or anti-social behaviour.
- Applicants must be able to demonstrate via an affordability assessment that the property will be affordable for them.
- For the 4 ground floor properties we will give preference to applicants downsizing from family homes in Teignbridge followed by those with mobility difficulties.

## **The Process for Letting**

The final selection of the successful applicants will depend upon their band award and date of application and their ability to meet the Lettings Policy for the development. Applicants may be asked to consent to an enhanced verification check.

Where an applicant has been refused for not meeting the Lettings Policy and wishes to appeal, they must do so in writing to the Housing Manager. Please note; properties will not be held pending the outcome of the appeal. If the appeal is upheld it would apply for any future allocations.

This policy will be monitored to ensure that no groups or individuals are unfairly disadvantaged.