



Local Lettings Plan
36 & 37 Boutport Street, Barnstaple

This Local Lettings Plan (LLP) relates to the 10 affordable residential units at 36 and 37 Boutport Street, Barnstaple. All the properties will be let at a social rent level. The properties are owned by North Devon Council and will be let and managed by North Devon Homes. All properties will be advertised on Devon Home Choice (or any replacement scheme the Council adopts).

Purpose of the Local Lettings Plan

The LLP is designed to assist in the initial letting of the 10 new residential properties at 36 and 37 Boutport Street, Barnstaple. This document will be used to support the advertisement and determine the selection of successful applicants.

Breakdown of property types

There will be 7 x 1 bed, 1 x 2 bed and 2 x 3 bed flats, as follows:

- Unit 1 - 1 bed 2 person ground floor flat (got widened doors, step free, wet room)
- Unit 2 - 3 bed 5 person first floor flat
- Unit 3 - 1 bed 2 person first floor flat (with a Juliet balcony)
- Unit 4 - 2 bed 3 person first and second floor flat – flat is over 2 floors with internal staircase (first floor = 2 bedrooms and bathroom and second floor = living/kitchen/dining room) (with a Juliet balcony)
- Unit 5 - 1 bed 2 person first floor flat
- Unit 6 - 1 bed 2 person first floor flat
- Unit 7 - 1 bed 2 person first floor flat (with a Juliet balcony)
- Unit 8 - 1 bed 2 person second floor flat
- Unit 9 - 3 bed 5 person second and third floor flat – flat is over 2 floors with internal staircase (second floor contains living space, third floor contain bedrooms and bathroom)
- Unit 10 - 1 bed 2 person third floor flat + study (with a Juliet balcony)

Objectives of the Local Lettings Plan

The objectives of the plan are:

- To extend the section 106 local connection requirement to all 10 units, not just the units covered by the section 106.
- To address the safety issue with one flat, with a Juliet balcony, to ensure age appropriate persons occupy.
- To support North Devon Council's homelessness needs.

This LLP will be achieved by applying the following criteria:

- **For initial lettings only:**
- For 30% of the properties, preference will be given to applicants who have a North Devon Council Band B homeless award
- **For all initial and future lettings:**
- All applicants must meet at least one of the following local connection requirements:
 - At least one adult in the household has been resident continuously in the North Devon District area for a minimum of 5 years immediately prior to Occupation. or
 - At least one adult in the household has been resident in the North Devon District area for 5 years within the previous 10 years immediately prior to Occupation, or
 - At least one parent, guardian, child or sibling of at least one adult in the household, has been resident in the North Devon District area for a minimum of 5 years immediately prior to Occupation, or
 - At least one adult in the household has been in continuous employment for at least 16 hours a week in the North Devon District area for at least 5 years immediately prior to Occupation.

In the event there are no applicants with local connection to the North Devon District area then applicants with the above local connection to the Devon County area will be considered.

- Unit 4 has a Juliet balcony and therefore the minimum age of any applicant household member, upon initial letting, is 12 years old.