



Local Lettings Plan – Rentplus Affordable Rent to Buy

Landlord	Rentplus Homes Limited
Development	The Tors – Callington Road, Tavistock
Signatories to agreement	Rentplus Homes Limited (Rentplus) West Devon Borough Council (The Council)
Reason for Local Lettings plan	<p>To help achieve balanced communities and support greater community cohesion and sustainability; in doing so to contribute to making the area an even better place to live, work and visit.</p> <p>To ensure allocations are made to suitable applicants</p> <p>To provide an affordable route into homeownership for applicants with a local connection to The Council area</p> <p>To make the best use of the housing stock in the area</p> <p>To reduce unnecessary turnover and potential refusals when the time comes to purchase properties</p> <p>To give opportunities to those who are economically active and have restricted housing options.</p> <p>To ensure that initial rents for the fixed term assured shorthold tenancies are set at 80% of the Open Market Rent (not to exceed the Local Housing Allowance level for the local area) and are subject to annual review.</p>

Marketing / Adverts	<p>All advertising and marketing will be the responsibility of Rentplus.</p> <p>All lets will be advertised in the following way</p> <ol style="list-style-type: none"> 1. Via the local Choice Based Letting Scheme, Devon Homechoice and Seamore Homes where appropriate 2. Through the Rentplus tenant finding service. <p>All Affordable Rentplus Units must be advertised as being available to applicants with a Local Connection (see below)</p>
Initial Lettings	<p>A delivery plan has been agreed upon between The Council and Rentplus so that Rentplus can assess applicants.</p> <p>Rentplus will be responsible for the processing of applications from all sources.</p> <p>Rentplus will be responsible for assessing qualifying applicants in accordance with this agreement and will be responsible for viewings, sign-ups and pre-allocation customer enquiries.</p> <p>Lettings will be prioritised in accordance with the agreed order of preference below:</p> <ol style="list-style-type: none"> 1. First to nominees from the Council's Housing Register, Devon Homechoice and SeeMoor Homes 2. To applicants through a Rentplus UK tenant finder service

	<p>Applicants must be economically active and working in either full-time or part-time employment or studying for a qualification to obtain employment and not wholly reliant on benefits.</p> <p>Where there are insufficient applicants with a local connection to the area, Rentplus may then propose applicants for approval from outside of the local authority area but will first obtain The Council's approval to do so.</p> <p>Rentplus will join the local Choice Based Lettings System, Devon Homechoice in order to be able to advertise through it.</p>
<p>Determining Qualifying Applicants</p>	<p>Rentplus will complete the following validations to determine qualifying applicants:</p> <ul style="list-style-type: none"> • To check applicants have a local connection to the local authority area, recognising the boundary with neighbouring authorities. • To only consider applicants who are working or are studying for a qualification to obtain employment. • To carry out an in-depth affordability assessment of every applicant which will include checks on income, debts, savings and outgoings as well as landlord or mortgage references. • To obtain evidence of the applicant's local connection including evidence that their home and work address or the address of any qualifying relatives is within the local authority area • To check applicants are eligible under the Devon HomeChoice Policy (or successor policy) . <p>Applicants may be rejected if they meet one or more of the following conditions:</p> <ul style="list-style-type: none"> • The applicant's income is insufficient to be able to afford the rent. • The applicant has debts or other circumstances that indicate that they are not able to save for a deposit within a reasonable period. • The applicant would be unable to obtain a mortgage at the end of the Agreed Period. • The applicant has a history of rent or mortgage arrears. • The applicant has a history of Antisocial Behaviour • The property is unsuitable for the applicant

Local Connection	<ul style="list-style-type: none"> • Rentplus were unable to obtain a satisfactory Landlord reference • The applicant failed to submit the information requested by Rentplus. • The applicant does not meet the local connection criteria • This would not be the applicant’s primary home, or they have a legal or financial interest in another property. • This list is not exhaustive, and Rentplus have the right to refuse an applicant who does not meet the Rentplus criteria. <p>The Applicant or joint Applicant has a Local Connection if they:</p> <ul style="list-style-type: none"> • The person has lived in the Borough for 3 out of the 5 years preceding the allocation. • The person has immediately prior to the allocation lived in the parish/town for 6 out of 12 months preceding the allocation • Immediate family have lived in the Borough themselves for 5 years preceding the allocation. For the avoidance of doubt The Local Government Association guidelines define immediate family as parents, siblings and non-dependent children. • The person has permanent employment in the parish/town with a minimum contract of 16 hours per week which has continued for the 6 months preceding the allocation without a break in employment of more than 3 months such employment to include self-employment. This should not include employment of a casual nature. • Any periods of (ordinary) residence of the person in the Borough
Future Lettings	<p>Future lettings will be advertised using Devon Homechoice , local advertising by Rentplus or other advertising methods agreed with The Council, for the life of this agreement</p> <p>Allocations will be made using the same qualifying criteria as set out in this agreement.</p>
Duration of local lettings plan.	First and subsequent relets for a period of 20 years.
Reporting and Monitoring	<p>Rentplus will ensure that successful applicants have their applications removed from the Devon Home Choice if applicable.</p> <p>Rentplus will provide The Council with all reasonable information on request, as may be required by The Council to discharge its function as a Housing Authority.</p>