

Teign Housing

MEETING:	CHRISTOW PARISH COUNCIL
DATE:	5 OCTOBER 2010
REPORT OF:	CLARE BEACH (NEIGHBOURHOOD SERVICES MANAGER)
SUBJECT:	RURAL LOCAL LETTINGS PLAN FOR CHRISTOW

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to get your views in relation to us introducing a rural local lettings plan for Christow.

2. BACKGROUND

- 2.1 The aim of a community or local lettings plan is to help promote and support a more positive social balance and to achieve a sustainable and balanced community. Good practice in housing allocations requires us to balance the high levels of need against the need to sustain communities.
- 2.2 To do this we need to take account of additional allocation criteria whilst still addressing the varying housing need of housing applicants in Teignbridge and more widely in Devon.
- 2.3 We have been made aware of local residents' dissatisfaction at some allocations to our homes in Christow and that local housing needs may not be being met by current housing policies.
- 2.4 We are committed to engaging with our rural communities and are therefore looking to consult with local Christow residents about the use of a local lettings policy to alleviate this.

3 WHAT ADDITIONAL CRITERIA SHOULD WE CONSIDER?

- 3.1 Due to the low number and low turnover of socially rented homes and the relatively high cost of home ownership and private rented homes in Christow we are proposing to introduce some local connection criteria.
- 3.2 We propose that to be allocated a Teign Housing property in Christow an applicant must meet one of the following local connection criteria (all allocations are made via Devon Home Choice):
- Currently resident in Christow and has lived in Christow for six months prior to application.
 - Not currently resident in Christow but has been resident in the parish for three of the last five years.
 - Currently permanently employed in the parish of Christow.

- Has an immediate family member currently resident in Christow who has been resident for a minimum period of 5 years.

3.3 If the following criteria are not met the allocation will then be opened up to the parishes of Christow (Bovey Tracey, Hennock, Trusham, Ashton, Doddiscombsleigh, Dunsford and Bridford).

3.4 Where an applicant meets the local connection criteria and the criteria for older persons accommodation we would allow under occupation by one bedroom.