Local Lettings Plan: Brentwood Main Street, Brancaster Staithe

1. **Purpose / Rationale**
   - The purpose of this plan is to prioritise affordable housing for local people/those with a connection to the area, who may otherwise have (or have had) to move to other areas within the borough to access affordable accommodation, to sustain the local community.
2. **Scope / Application**
   - The Plan applies to all 12 x 2 & 3 bed social rent homes on the Main Street, Brancaster Staithe development.
   - The Plan is intended to remain in perpetuity, reviewed initially after 12 months.
3. **Local Connection / Priority Criteria**

a. The applicant currently lives in the parishes of:

- Brancaster
- Titchwell
- Thornham
- Holme next the Sea
- Ringstead
- Choseley
- Burnham Norton
- Burnham Overy
- Burnham Thorpe
- Burnham Market

Referred to hereafter collectively as the 'locality' and has done for a minimum of 3 years.

b. The applicant works or is securing permanent work in the locality. The applicant has an immediate family member who has lived in the locality for a minimum of three years (mother, father, brother, sister, son or daughter).

c. They are currently in the Armed Forces, in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation they lived in the locality for at least three continuous years; or

d. Former residents (who previously lived in the locality for a period of at least three consecutive years) who wish to return to the locality having completed a post- secondary (tertiary) education course within the past three years; or

e. They need to live in the locality either because they are ill and/or need support from a relative who lives in the locality, or because they need to give support to a relative who is ill and/or needs support who lives in the locality. Proof of illness and/or need of support will be required from a medical doctor or relevant statutory support agency; or

f. They previously lived in the locality for most of their lives and left the locality less than ten years ago ("Most of the applicant's life" will be interpreted as over half of the applicant's life up to the point that they left the locality, or a continuous period of twenty years up to the point they left the locality); or

g. They lived continuously in the locality for two years or more prior to being accepted as homeless, and are owed a housing duty under part 7 of the Housing Act 1996, and placed in any form of temporary accommodation outside of the locality for up to a maximum of two years

4. **Open Lettings**

- If no suitable local connection applicant bids for a property on the scheme within three advert cycles, nominations may be made from outside this criterion under the full Allocations Policy.

5. **Advertising / Transparency**

- Property adverts through the CBL scheme will clearly indicate that the Local Lettings Plan applies and set out the preference criteria above

6. **Monitoring, Review & Exit Conditions**

- Plan to be reviewed initially after 12 months and will consider:
  a) Turnover of vacancies
  b) Failed tenancies and the reasons for failure