



**GIPSY MOTH LANE  
LOCAL LETTINGS POLICY**

**HULL CITY COUNCIL AFFORDABLE  
RENTAL UNITS**

**GIPSY MOTH LANE LOCAL LETTING POLICY**  
**HULL CITY COUNCIL AFFORDABLE RENTAL UNITS**

**1. Introduction and background**

- 1.1 Hull City Council has purchased 6 x 2 bedroom bungalows on the Wawne View Development, Kingswood. The bungalows which are built to the Life Time Homes Standard are designed for flexibility, allowing people with mobility problems to occupy as accommodation is on ground floor level; however the bungalows do not have level access showers/wet rooms.
- 1.2 Prior to the purchase of these bungalows there was only 1 x 2 bedroom bungalow within the Foredyke area, which meant tenants requiring this type of accommodation had to move to neighbouring areas; East Area (including Dorchester Road) have 92 x 2 bedroom bungalows and Northern Area have 9 x 2 bedroom bungalows.
- 1.3 The local lettings policy is made under Section 166A(6)(b) of the Housing Act 1996 and sits outside the Council's standard allocation policy as described in the Council's published "Lettings policy". In accordance with Section 166(6)(b) the Council may allocate particular accommodation to people of a particular description whether or not they fall within the reasonable preference categories. Local lettings policies may be agreed for specific areas in order to achieve particular Council or housing management aims or objectives.
- 1.3 Where a matter is not specifically referred to in the local lettings policy the terms of the Council's published Lettings Policy will apply.

**2. Priority for the units**

- 2.1 The Council aims to make the best possible use of its housing stock; it is therefore proposed that tenants living in the Foredyke area that are currently under occupying their homes and wishing to downsize will be considered first for rehousing, providing they are eligible for this type of accommodation. It is envisaged that this proposal will release larger properties to accommodate families wishing to move into the area. With this commitment in mind it is proposed that the following priority ranking criteria is applied when considering applicants for these new build properties.
- 2.2 All applicants must be 60+ or any age but with a medical priority award for this type of accommodation (i.e. require 2 bedrooms with accommodation on one level)
- 2.3 The need for two bedroom bungalow is assessed as follows: - a single applicant or couple with another person living with them or a single applicant or couple were Homesearch has confirmed they will be considered for a 2 bedroom due to a medical need or to accommodate a carer etc.

- Priority 1:** DIRECT LETS – Council tenants currently living in the Foredyke Area occupying 2, 3 and 4 bedroom houses who have a direct let award will be considered in the first instance. Applicants meeting this criteria will be prioritised according to the normal letting policy, which is urgent direct lets, followed by downsizing direct lets (within these groups applicants are prioritised according to the date of the direct let award)
- Priority 2:** ADPATED HOUSING REGISTER – Council tenants currently living in the Foredyke Area who are living in 2, 3 4 bedroom houses and are on the adapted housing register for this type of accommodation. Within this priority tenants will be prioritised according to the normal letting policy.
- Priority 3:** PRIORITY 1 APPLICANTS CITYWIDE – Applicants within the Priority 1 category (stated above) who do not reside within the Foredyke Area. Within these groups applicants are priorities according to the date of the direct let award.
- Priority 4:** PRIORITY 2 APPLICANTS CITYWIDE – Applicants who are on the adapted housing register for this type of accommodation and do not reside in the Foredyke Area. Within this priority tenants will be prioritised according to the normal letting policy.

In the unlikely event that the bungalows are not allocated after exhausting all four priorities, applicants with a need for a bungalow who do not have a Direct Let award or are not registered on Homesearch Adapted Housing Register will be considered. Residents living in the Foredyke Area will be considered first, followed by residents city wide; within these groups applicants will be prioritised according to the normal Letting Policy.

### **3. Allocations on subsequent lets**

- 3.1 The Local Letting Policy is to remain in perpetuity and any proposed changes to the Local Letting Policy are to be presented before the Foredyke Committee Area Chair and Elected Ward Members for consideration/[comments](#).