



**HULL CITY COUNCIL  
NEW BUILD BUNGALOWS**

**LOCAL LETTINGS POLICY FOR FIRST LETS**

**Housing Allocations - local lettings policy for new build Council bungalows**  
**(FIRST LETS ONLY)**

**Scope and summary**

This policy applies until further notice to all Council new build bungalows (including those bought from developers) on first let only. Any subsequent lets will be made through the normal allocations policy rather than this local lettings policy.

Priority for new build council bungalows will be given to current council tenants within the same ward who have a good tenancy history and wish to move from family accommodation into a bungalow, freeing up much needed family accommodation by doing so.

**Definition of family accommodation**

For the purposes of this local lettings policy, 'family accommodation' will include houses and maisonettes. A maisonette is accommodation over two storeys with its own private access.

The definition will not include flats or any other type of accommodation.

**Eligibility criteria**

Applicants must meet the following criteria:

1. Aged 60+ (applicant or joint applicant), or
2. Under 60 with a medical need for ground floor accommodation
3. Applicants must have a good tenancy/housing history. Those with any record of anti-social behaviour or using a property for illegal or immoral purposes will not be considered.

Applicants not meeting this criteria will not be eligible for a new build bungalow, even if they otherwise fall into one of the priority groups detailed below.

**Under-occupancy**

Council tenants in priorities 1-4 will be permitted to under-occupy their new bungalow by one bedroom.

**Priority scheme on first let**

For first lets only, the properties will be allocated using the following priority system.

Within these priority groups applicants will be prioritised in accordance with the Allocations Policy.

<b>PRIORITY 1</b>	Council tenants in the same ward who wish to downsize from their
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	family accommodation to a smaller bungalow (i.e. their current home has more bedrooms than the new bungalow). Under-occupancy permitted by one bedroom.
<b>PRIORITY 2</b>	Council tenants in the same ward who wish to move from family accommodation to a bungalow but their current home has the same number of bedrooms as the new bungalow. Under-occupancy permitted by one bedroom.
<b>PRIORITY 3</b>	Council tenants citywide who would be downsizing from family accommodation to a smaller bungalow (i.e. their current home has more bedrooms than the new bungalow). Under-occupancy permitted by one bedroom.
<b>PRIORITY 4</b>	Council tenants citywide who wish to move from family accommodation to a bungalow but their current home has the same number of bedrooms as the new bungalow. Under-occupancy permitted by one bedroom.
<b>PRIORITY 5</b>	Revert back to normal allocations policy. Under-occupancy is <b><u>not</u></b> permitted in this priority except within the existing provisions provided within the Allocations Policy.

### **Direct lets**

Within each priority, applicants with direct lets will be considered before the property is advertised for bidding. This may result in none of the properties being advertised for bidding if there are adequate numbers of direct let cases meeting priority 1.

### **Early allocation of properties and refusals**

New build Council properties may be allocated to applicants early (this could be 12 weeks before they are ready) and applicants should decide whether they would like to wait for the property to be ready. If they refuse at the point of initial offer due to the timescales, this will not count as a refusal and the offer will instead be withdrawn.

### **Subsequent lets**

Any subsequent lettings of these properties will be allocated in accordance with the Council's normal Allocations Policy.