



EDEN HOUSING ASSOCIATION LIMITED

LOCAL LETTINGS POLICY FOR GLENRIDDING (INCORPORATING PATTERDALE, MATTERDALE & MARTINDALE

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Document Author	Director of Operations
Date Document Originally Approved by Patterdale Housing Group	February 2013
Date of Implementation	19 March 2013
Approved by	Executive Team
Approved Date	April 2022
Revision Cycle	(2 Years)

1. Introduction

This document sets out a Local Lettings Policy for use in Patterdale, Matterdale and Martindale as referred to in paragraph 5.12 of the Cumbria Choice Allocation Policy.

The aim of the policy is to allow the communities living in the parishes of Patterdale, Matterdale and Martindale to retain their links with the area, to help maintain sustainable communities.

The cost of buying a property in Glenridding and surrounding areas is largely unachievable for families living and working there, where tourism is the largest driver of the economy; much work is low paid and seasonal.

A proportion of Eden Housing Association properties in Glenridding have been lost through Right to Buy, and many properties are holiday homes. The rental turnaround of family properties in the area is low, and there are only a small number of two bed flats for young people and small families who would like to remain in the village.

The aim of the policy is to assist with achieving sustainability in rural communities and support people with a local connection to retain their links with their communities. In particular, it sets out to help rural communities retain families who are often priced out of local housing markets. We will ensure that there is a good mix of residents in terms of age, sex, household groups and economic status. Properties will be advertised on the Cumbria Choice website and adverts will state that a Local Lettings Policy applies. An Equality Impact Assessment is attached see Appendix 1.

2. Properties covered by the policy

The local letting policy described is for properties in Glenridding which do not have a section 106 or covenant; namely Browfield, Homefield and the Headlands.

The local occupancy restriction in the s106 or Covenant will continue to apply under Choice Based Lettings and will be detailed in the advert for the property.

3. Priority under local letting policy

The Choice Based Lettings allocations policy will be applied to all applications that are received, however, priority will be given if:

- The applicant currently lives in the parishes of Patterdale, Matterdale and Martindale (the 'locality') or any new parishes which are formed as a result of Local Government Reorganisation (LGR), and has done for a minimum of 3 years.
- The applicant works or is securing permanent work in the locality.

- The applicant has an immediate family member who has lived in Glenridding for a minimum of three years (mother, father, brother, sister, son or daughter)
- 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
- 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
- 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
- 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
- They lived continuously in the locality for two years or more prior to being accepted as homeless under the Homelessness Act 2003 and placed in any form of temporary accommodation outside of the locality for up to a maximum of two years

Preference will be given to persons with a local connection above all other applicants, in conjunction with the relevant section of the Cumbria Choice Allocation Policy.

The property will be advertised for persons matching the above criteria for 3 bid cycles (3 weeks).

Following this (during the fourth bid cycle) the property will be allocated as normal, following the Cumbria Choice Allocation Policy.

Armed Forces

The Localism Act 2011 amended the Housing Act 1996 in relation to the allocation of housing (Qualification Criteria for Armed Forces) (England) Regulations 2012.

The regulations require that housing authorities **do not use local connection** (within the meaning of section 199 of the Housing Act 1996) as a criterion in deciding whether the following are not qualifying persons.

In addition to the above, the following persons will also receive priority;

- Persons who are serving in the regular forces or have done so in the five years preceding their application for an allocation of housing accommodation.
- Bereaved spouses or civil partners of those serving in the regular forces where their spouse or partner's death is attributable (wholly or partly) to their service and the bereaved spouse or civil partner's entitlement to reside in Ministry of Defence accommodation then ceases;
- Seriously injured, ill or disabled reservists (or former reservists) whose injury, illness or disability is attributable wholly or partly to their service.

4. Advertising

In addition to advertising the property following the Cumbria Choice Allocations Policy guidelines covering Local Lettings Policies;

- the Clerk of Patterdale and Matterdale Parish Councils and the Martindale Parish Meeting group will be notified of property details by email upon receipt of notice
- Parish Clerks are encouraged to advertise locally where possible and appropriate.
- Patterdale Today will be notified by email patterdaletoday@gmail.com so that properties can be advertised on the community website

5. Review

A group comprising representatives from Eden District Council and Eden Housing Association will review the policy to ensure that it is meeting the aims described in section 1.

The policy will be reviewed every two years; the group will consider evidence including:

- a) evidence of housing need from the waiting list and housing needs surveys
- b) evidence from lettings of properties in the area covered by the local lettings policy, including demand and the priority band of the bidders
- c) evidence of demand from across the Eden Area
- d) consultation with stakeholders such as Cumbria Rural Housing Trust, the Lake District National Park Authority and parish councils / affordable housing groups in the areas covered by the Local Lettings Policy.

Equality Impact Assessment

Question	Response
1. Name of the policy/practice/activity being assessed	LOCAL LETTINGS POLICY FOR GLENRIDDING (INCORPORATING PATERDALE, MATTERDALE & MARTINDALE)
2. Summary of aims and objectives of the policy/practice/activity	The aim of the policy is to allow the communities living in the parishes of Glenridding, Patterdale, Matterdale and Martindale to retain their links with the area, to help maintain sustainable communities.
3. What involvement, consultation, engagement has taken place for the policy/practice/activity (e.g relevant groups/stakeholders)	Relevant Parish Council's to Glenridding, Patterdale, Matterdale and Martindale– February 2022 EDC (Louise Jeffrey)– February 2022
4. Who is affected by the policy/practice/activity	People applying for rehousing in the Glenridding, Patterdale, Matterdale and Martindale Area
5. What are the arrangements for monitoring and reviewing the impact of the policy/practice/activity	On review cycle

Protected Group	Is there a potential for a positive or negative impact	Explain and provide evidence/data used	Action to address the negative impact
Disability	NO		
Gender reassignment	NO		
Marriage or civil partnership	NO		
Pregnancy or maternity	NO		
Race	NO		
Religion or belief	NO		
Sexual orientation	NO		
Sex (gender)	NO		
Age	NO		

Evaluation

Question	Explanation	
Is it possible the proposed policy/practice/activity could discriminate or unfairly disadvantage people	Eden Housing Association is committed to ensuring that no person or group of persons will be treated less favorably than another person or group and will carry out its duty with positive regard for the following core strands of equality	
Decision	Tick the relevant box	Include any justification required
1. No barriers identified – proceed	X	
2. Barriers identified towards one (or more) protected groups – stop		
3. Barriers identified towards one (or more) protected groups – adapt or change the policy/practice/activity		
4. Barriers identified towards one (or more) protected groups – no proportionate way to amend the policy/practice/activity so proceed with caution		

Completed by – and date	Paula Day 3 rd February 2022		
Reviewed by – and date	Executive team – 1 st April 2022		
Review Date (if applicable)			
Will this EIA be published	Yes	No	Not Required

Action (To be completed as required)

If the Evaluation has resulted in Decision 4, complete a risk assessment and record on Operational Risk Register	Date Completed:
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Change Log

Name	Date	Version	Change
	When published	1	