



Local Lettings Policy – West Moor Road

The main provision of this local lettings policy will be to allocate these properties through the application of additional criteria. All applicants will be subject to robust landlord tenancy checks and be expected to demonstrate a continuous commitment in their current or previous accommodation with regards to: -

- Keeping their rent account in credit, showing a good history of rent payments over the past five years (or for the entirety of any shorter period if the applicant has not held a tenancy for the past five years).
- If an applicant held a tenancy longer than 5 years ago and any debt was left the applicant will need to demonstrate a proven change in behaviour and a commitment to reduce or clear the debt.
- No evidence of anti-social behaviour, neighbour nuisance, or criminal behaviour in the past 5 years.
- Being able to show an excellent history of tenancy conduct with no tenancy breaches*.

*If an applicant has not previously held a tenancy, there must be no evidence of anti-social behaviour, criminal behaviour, or unacceptable behaviour.

The properties will be advertised on the Darlington HomeSearch website where it will be outlined clearly that there is a local lettings policy attached to the allocation of these new homes.

The following additional priority will also be given to applicants that meet the additional criteria below for each property type as follows:

- Main or joint applicant in employment (16+ hours per week) or where the property is ground floor applicants must meet the ground floor medical requirements.

Offers will not usually be made unless the above criteria can be fully evidenced. However, it is recognised that individual applicants will have differing housing histories and have experienced different circumstances over time. Therefore, all applications will be considered upon their own individual merits, with offers of accommodation only withheld where they clearly do not meet the criteria.

Decision Regarding	Local Lettings Policy (West Moor Road)
Officer	Becci Gardner-Queen (Housing Team Leader)
Assisant Director	Anthony Sandys
Portfolio holder Decision	Agreed
Portfolio Holder	Councillor Matthew Roche
Date of Decision	27/11/2024