

Local Lettings Policy

Tanyard Farm, Lymm, Warrington.

1. Introduction

This “Local Lettings Policy” has been written to cover the allocations of Onward Homes properties for rent on a new build development at Tanyard Farm, Lymm, Warrington. The new site comprises 32 properties in total for shared ownership and affordable rent.

The development will include 21 properties for social rent comprising:

9 x Two Bedroom Terraced Houses

12 x Two Bedroom Apartments

The local lettings policy will run for an initial period of 12 months commencing August 2025. After this period, Onward Homes will review this policy in consultation with Warrington Borough Council, tenants, local residents and Ward Members.

2. Background

The Homelessness Act 2002 enabled housing authorities to introduce flexibility into their letting policies. Local Lettings Policies were introduced as a targeted approach to implement additional flexibility to existing Choice Based Lettings Schemes, which cover wider geographical areas and a range of differing estates. Local Lettings Policies enables properties to be allocated to applicants meeting the particular needs of an area. Addressing specific shortfalls at a neighbourhood level helps build and sustain balanced communities bringing them up to a similar level of other similar neighbourhoods.

This “local lettings policy” is intended to balance the requirement to re-house people in housing need with the requirement to ensure the creation of a balanced community. By establishing a local lettings policy Onward Homes will seek to establish a stable, balanced community for the benefit of all the new residents and that of those in the surrounding area.

3. Allocations

All allocations will be made using Warrington Borough Council’s choice-based letting scheme “Under One Roof”.

4. Priority systems and housing need

Torus - The administrators of the Under One Roof register will give consideration to the following applicants who have a local connection to the Warrington area:

21 units of which 2 will have a preference for those who require Ground Floor Access

Ground Floor Need:

2 x Apartments

No Preference:

5 x Apartments

5 x 2 Bedroom House

Preference to those in Employment:

5 x Apartments

4 x 2 Bedroom House

All applicants will be subject to an Affordability Assessment to make sure that applicants can afford the rent and other costs of the tenancy. Onward Homes reserve the right to not make an offer to an applicant who is unable to afford the property irrespective of their housing need.

5. Local Connection

Local connection will be defined as applying to applicants who fall into the following categories:

- *The applicant, immediately prior to taking up the letting, had their previous home in Warrington Borough for at least three consecutive years or more.*
- *The applicant, immediately prior to taking up the letting was part of a household whose principal home was in Warrington Borough for three consecutive years or more.*
- *Applicants who have had settled employment / training for six months or more within Warrington Borough*
- *The applicant provides or will prove essential care and support to a relative who has resided in Warrington Borough for three consecutive years or more. (Documentation from third parties will be required to support a claim of this nature).*

6. Process

- At the point of lettings all applicants must have provided all proofs required and requested, or their expression of interest will not be considered.
- Applicants will also be required to undergo checks in relation to how they have managed previous tenancies. Any applicant who has had an unsuccessful tenancy previously may not be considered for a property on this development unless backed by Warrington Borough Council's homelessness support programme.

7. Review and Monitoring

This policy will be reviewed after 12 months to ensure it meets the needs of the following:

- Residents living on the new development sites
- Surrounding Community
- Best practice and legislation
- The housing market in Warrington
- Warrington Borough Council's strategic housing needs.

8. Allocation policy

All other aspects of the allocation process will be carried out in accordance with the Allocations Policy.

If you need any help understanding this document, please give us a call on **0300 555 0600**, send us a message on WhatsApp to **07793 795882**, or send an email to **customerservices@onward.co.uk**.

Jeśli potrzebujesz pomocy w zrozumieniu tego dokumentu, zadzwoń do nas na numer 0300 555 0600, wyślij nam wiadomość na WhatsApp na numer 07793 795882 lub wyślij e-mail na adres customerservices@onward.co.uk.

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