



## **APPENDIX A**

### **Local Lettings Policy for Rural Exception Sites**

**1.** Rural Exception Sites are a valuable source of new properties to help meet the growing demand for affordable housing and to promote rural sustainability. The Council gives such properties special treatment under its planning policy and its Housing Allocation Policy.

**2.** The Council will apply special criteria when allocating such properties and separate allocation arrangements will be made. The availability of properties on such sites will be advertised through the arrangements described in the Choice Based Lettings Scheme for not less than three bidding cycles (typically 6 weeks) but the advertisement will make it clear that the properties will be let using the special criteria described in this Appendix.

**3.** The intention is that the properties on such sites will be let to applicants having a Local Connection with the Parish in which the site is situated. Where there are no eligible applicants with such a Local Connection, allocation can be made to eligible applicants with a Local Connection to a neighbouring Parish; and if there is still no such applicants, an allocation can be made to an applicant with a Local Connection to the Central Bedfordshire Council area. All allocations will be made in accordance with the priority set out in clause **5** of this appendix.

**4.** All applicants for properties on such sites must meet the eligibility conditions described in Chapter 6 of the Housing Allocations Policy. The applicant must be in need of affordable housing.

**5. A Local Connection is (in order of priority)**

**5.1** Current residence in the parish for a minimum period of two years; or previous residence in the parish, for a period of not less than ten years; then

**5.2** A family connection through mother, father, brother or sister, son or daughter, being resident in the parish for a period of not less than two years; and then;

**5.3** Employment in the Parish, as a main place of work, for a period of not less than two years; and then

**5.4** Current residence; family connection, or an employment connection, where the time periods conditions referred to at **5.1** to **5.3** above have not been met. Priority will be given in the order set out above.

**6.** The priority for allocation is clearly set out in paragraph 5.1 to 5.4 above. However, within each of those specific priority groups, the individual bids will be ranked in accordance with the banding criteria set out in Chapter 10 of the Housing Allocations Policy and applicants shall be allocated in accordance with the priority given by the Housing Allocation Policy