

# UNION VILLAGE GRESHAM



## **Local Lettings Policy - Standard**

- a) All applicants will be subject to robust landlord tenancy and police reference checks (where applicable) the outcomes of which will determine their eligibility. This will include references from private landlords and for household members.
- b) No history of applicant or family member being the perpetrator of anti-social behaviour or rent arrears.
- c) Any applicants or their household members with a history of rent arrears or anti-social behaviour, breaches of current tenancy agreements as outlined in the Tees Valley Home Finder ineligibility policy and as part of the local lettings policy will not be considered for an allocation of these properties.
- d) Applicants may have a home visit completed when completing these checks.

## **Preference will be given to households meeting the following criteria:**

### **For houses and apartments**

- Those applying with a commitment to Middlesbrough and/or the wider Tees Valley through employment, recognised voluntary work or related training within a local NHS Trust.
- Those applying with a commitment to Middlesbrough and/or the wider Tees Valley through education or recently completed education, for example those who have graduated from Teesside University or Northern School of Art and wish to remain in the Tees Valley area.
- Households that provide full-time care to a disabled child, elderly person or to a disabled person whose disability prevents them from participating in a work related activity will be considered to ensure no groups are disadvantaged as part of the Local Lettings Policy.

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## **Additionally for bungalows:**

- Households that are 55+ years old
  - Households that due to medical needs require level access accommodation.
  - Households that meet the family size requirements as per the advertising criteria
  - Households with a Local Connection to the Middlesbrough area
  - Customers that have been assessed by a Health Care professional as requiring level access accommodation and/or specialist features within a bungalow.
- e) All successful applicants will be allocated a Starter Tenancy which will effectively be an Affordable Assured Shorthold Tenancy (AST). The AST will last for a period of 12 months whereupon it will automatically become an assured Tenancy if there are no tenancy breaches.