



Local Lettings Policy for Council Schemes

Development Name: St Mary's, Ince

Housing Provider: Wigan Council

Policy Effective From: 01/09/2024

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1. Local Lettings Policies – Introduction and Purpose

Local Lettings Policies (LLPs) are agreed local plans for the allocation and letting of homes, which can be applied in relation to new build and regeneration schemes, Affordable Rent properties, or a group of properties of a particular type, such as older persons accommodation or purpose-built blocks of flats. Where homes are not being directly provided by the Council, a Local Lettings Policy is an agreement between the Council and the relevant Housing Provider, including Registered Providers of Social Housing, Community-led housing groups and other private housing providers.

The Wigan Council Allocations Policy allows for Local Letting Policies, building on the provisions of Section 166A (6)(b) of the Housing Act 1996 (as amended), which enables local authorities to allocate particular properties to specific groups, and to persons meeting wider, additional criteria than those provided for under the same Act's 'reasonable preference' categories (which a local authority's principal allocations scheme must operate in accordance with).

LLPs are designed to ensure the best use of available housing stock, based upon local housing need and any wider criteria as necessary, and are used to promote balanced and mixed communities, so any new housing provision blends cohesively with existing stock. LLPs aim to recognise households who are economically active or making a positive contribution to the community, and often incorporate measures to ensure community cohesion, minimise anti-social behaviour, and effectively capture and prioritise households who are either overcrowded or looking to downsize.

Working alongside the Council's Allocation Policy and our statutory obligations in relation to meeting local housing need, LLPs allow for additional flexibility to enable the specific needs of particular groups and/or communities to be met, addressing any shortfalls and imbalances to promote fair opportunities and thriving neighbourhoods.

See the Wigan Council Allocations Policy for a full overview of the allocation of Wigan Council properties:

<https://www.wigan.gov.uk/Docs/PDF/Council/Consultations/Allocations-policy.pdf>.

2. Scope and Duration

This LLP applies to the following development: **St Mary's, Derby Street, Ince, Planning Ref: A/22/93614/MAJLA.**

The properties subject to this LLP are all social and affordable homes for rent provided by **Wigan Council** at the development.

This LLP will run for at least 5-years from the date that homes are first available for occupation, with the associated lettings criteria (as detailed below) to apply to all first and subsequent lets for this duration, to help ensure the sustainment of the scheme.

Where homes are to be released in phases, as may be the case with larger developments, they will fall under the scope of this LLP for a period of at least 5-years from the date they are first available for occupation.

This LLP will be updated as needed to incorporate the details of any properties released in further phases, including the dates from and to which the properties are subject to the scope and criteria of this LLP.

The LLP will be subject to an annual review by Council officers (with the first review scheduled for 12 months following its commencement date, and so on) to ensure that the lettings criteria still work in relation to housing demand and trends, and it is positively contributing to sustainable communities.

The below table provides the relevant dates (during which the LLP applies) in connection with each phase:

Phase	LLP Applies From	LLP Applies To
1	01/09/2024	01/09/2029
2	01/01/2025	01/01/2030

3. Development Details and Housing Profiles

The mix of affordable housing units falling within the scope of this LLP, and the phase they belong to (if applicable), is given in the below table.

No of Units	Property Type	No of Beds	Tenure	Phase
9	House	2	AR	1
12	Bungalow	1	AR	2
4	Bungalow	2	AR	2
4	Ground floor flat	1	AR	2

4	First floor flat	1	AR	2
4	House	3	AR	2
4	House	4	AR	2

4. Local Lettings Criteria and Definitions

4.1. Local Lettings Criteria

To achieve the aims of the LLP and promote a sustainable, thriving community, the Council is applying the allocations criteria and respective quota as set out below.

Quotas denote the *minimum* percentage of overall lets which should be made to applicants who satisfy the relevant criteria, unless otherwise stated (within the 'Agreed Quota' column).

Criteria	Quota (as %)
Local Connection	100%
Rightsizing and Transferring Applicants	100% preference/priority across the <u>full scheme</u> to current Council tenants, including tenants who are right sizing, with Group A priority, or have a medical or welfare priority

Where it has not been possible to meet the quota in respect of the above categories, the Council will work flexibly to ensure homes can still be promptly let, allocating remaining homes in line with the usual prioritisation of applicants as set out in the Council's Allocations Policy.

4.2. Criteria Definitions

Local Connection

A Local Connection to the Wigan borough as defined by the Council's Allocations Policy.

‘Rightsizing’ – Downsizing and Overcrowding

Rightsizing refers to applicants who are under-occupying their home and are looking to downsize and thereby free up a family home for re-occupation, or who are living in overcrowded accommodation and looking to move to a larger home with sufficient room for the household.

Applicants will be deemed to satisfy the rightsizing criterion where they:

- Meet any overcrowding criteria to be awarded priority or points under the Council’s Allocations Policy; or
- Meet any under-occupation criteria to be awarded priority or points under the Council’s Allocations Policy; or,
- Would otherwise be considered under the Council’s Allocations Policy to be under- or over-occupying their home with respect to any housing size allowances provided in the Allocations Policy and are existing social tenants.

Rightsizing applicants may also be prioritised under this LLP with respect to the degree to which they are under- or over-occupying.

Transferring Applicants

The percentage of lets which may be made to existing tenants of Wigan Council or a Registered Provider of Social Housing who are looking to move, excluding transfers made by applicants who are rightsizing.

5. Further Information and Accessibility

If a copy of this policy is required in an alternative or accessible format, the request should be made using the contact details provided below.

For any further information or enquiries relating to this policy, please contact us using the contact details provided below.

Contact details:

- Email: HousingStrategy@wigan.gov.uk
- Telephone: 01942 489204
- Postal Address: Wigan Council, Strategic and Private Sector Housing Team, PO Box 100, Wigan, WN1 3DS

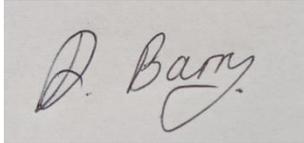
6. Signatory

Approved on behalf of **Wigan Council**:

Name (PRINT): Amber Barry

Position: Strategic and Private Sector Housing Manager

Signature:

A rectangular box containing a handwritten signature in black ink. The signature is written in a cursive style and appears to read "A. Barry".

Date: 07/10/2025