

The Lettings Criteria for this Plan:

In the first instance offers of accommodation will be made to a person who ordinarily resides or is employed within the administrative area of Newport Town Council for a minimum of three years of the last five years; or has a strong local connection with the relevant area.

Examples of a strong local connection include (but are not exhaustive) the following:

family associations to the relevant area including common-law partners and civil partners for the purpose of this Undertaking family associations are defined as having a close relative such as a parent, grandparents, adult child, grandchild, or adult sibling living in the relevant area who has lived there for at least two years.

Any previous period of residency in the relevant area for not less than three years of the last five

- permanent full-time study or employment in the relevant area
- caring for or receiving care from relatives in the relevant area
- granted by the Council due to special circumstances in accordance with relevant statute.

The Group's order of preference in allocating the Affordable Housing Units shall be as follows:

1. a tenant of the Wrekin Housing Group, who is classed as in priority need as defined under the Group's allocation policy. Therefore, preference will be given to Wrekin Housing Group tenants who are affected by regeneration projects and the government's under occupancy charge.
2. a person nominated by the Council who fulfils the above lettings criteria
3. a person who immediately prior to allocation who is in housing need and meets the local connection criteria
4. where a person meeting the criteria above cannot be identified within 5 working days for relets, the Group will then look for applicants from the surrounding areas of Telford and Wrekin, and then from the remainder of the borough. In accordance with our aims to create a sustainable community

All successful applicants will need to demonstrate that they are able to afford the property and have the ability to successfully manage a tenancy. If an applicant fails to meet these conditions and wouldn't even with the appropriate support, the applicant will not be let a home on this development.

Applicants with previous rent arrears who have a plan in place with the Group or their current landlord to clear the arrears will be eligible to apply. However, they must satisfy the affordability criteria and are in a position to clear the arrears in full before the tenancy start date.

Where the property is a bungalow, applicants must be aged fifty years or older and through illness or a disability require a property with access to all rooms on the ground floor. If the property is a flat or maisonette with living areas above ground

floor, the applicant must be able to safely exit the property in the event of an emergency.

Should the letting criteria become exhausted, other applications from customers will be considered whether or not they are in full time employment providing they can meet the affordability criteria and they are able to demonstrate the ability to successfully manage a tenancy.