

## Annex 1

Affordable housing will be allocated to eligible people based on their level of housing need and local connection, in accordance with MHN/6 in the Supplementary Planning Document: Meeting Housing Needs. This annex is revised whenever necessary to take account of changes made by the Council's Housing Service to the eligibility criteria.

The cascade approach below categorises different levels of housing need into Bands A-E, ranging from 'emergency housing need' (Band A) to 'no housing need' (Band E). More information about the bands, how to bid for affordable housing and how homes are allocated may be found on the Devon Home Choice website at [www.devonhomechoice.com](http://www.devonhomechoice.com).

### Local Need/Connection Qualification Criteria

In determining the allocation of affordable housing to local people on rural exception housing sites the District Council will utilise the following cascade criteria to determine the suitability of potential occupants:

1. The intended household has been continuously resident in the Parish for at least five years in Bands A-D;
2. The intended household is permanently employed in the Parish in Bands A – D and whose work is primarily based in this parish. For the purposes of this criterion, 'permanently employed' means having held a permanent employment contract for a minimum of 16 hours per week for at least the preceding 6 months;
3. Former residents who previously lived in the Parish for a period of at least three years within the last 10 years in Bands A - D. Those in the Armed Forces (defined in Appendix 1) will be considered above those former residents who wish to return to the Parish;
4. The intended household is in the A – D Band and has a close living relation resident in the Parish. This means immediate family members (parents, siblings, dependent and non-dependent children) who themselves live in the Parish and have done so for at least five years;
5. The intended household have been continuously resident in the Parish for six months or more in Bands A – D);
6. The intended household has a local connection to the Parish according to clauses 1 – 5, in order of preference, in the E Band where the household income is insufficient to enable them to afford or to sustain to rent or purchase a property suitable for their needs in the Parish;

7. The intended household has a local connection to the Parish according to clauses 2 – 4, in order of preference those who are currently Council/Housing Association Tenants who are in the E Band that have moved out of the Parish but wish to return;
8. Those residents in the neighbouring Parishes (*order of the Parishes to be defined in a Section 106 Agreement giving priority to Parishes in Mid Devon*) in Bands A – D using the above criteria;
9. The intended household has a local connection to the neighbouring Parishes according to clauses 1 – 5, in order of preference, in the E Band where the household income is insufficient to enable them to afford or to sustain to rent or purchase a property suitable for their needs in the Parish;
10. Those residents with a local connection to Mid Devon District in Bands A-D. For the purposes of determining 'local connection' the Devon Home Choice definition (see Appendix 1) will be used;
11. The intended household has a local connection to Mid Devon District according to the Devon Home Choice definition in the E Band where the household income is insufficient to enable them to afford or to sustain to rent or purchase a property suitable for their needs in Mid Devon;
12. All Devon Home Choice applicants.

## **Appendix 1**

### Armed Forces Personnel

- Those who are currently serving in the regular forces or who were serving in the regular forces at any time in the five years preceding their application for an allocation of social housing
- Bereaved spouses or civil partners of those serving in the armed forces where (i) the bereaved spouse or civil partner has recently ceased, or will cease to be entitled to reside in Ministry of Defence accommodation following the death of their service spouse or civil partner, and (ii) the death was wholly or partly attributable to their service.
- Current or former members of the reserved forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service.

### Devon Home Choice Local Connection Definition

An applicant fulfilling the local preference criteria will be the same as the one used in the Devon Home Choice (DHC) Policy (3.4).

To demonstrate a local connection (defined in Part VII of the Housing Act 1996) with Devon, applicants will:

- Normally be resident in the parish or neighbouring parish. Local Government Association (LGA) guidelines define this as having resided in the area for six out of the last twelve months, or three out of the last 5 years, where residence has been out of choice. In line with the Housing and Regeneration Act 2008, service personnel who have been based and living in that parish or a neighbouring parish will be considered to have a local connection.
- Work in the parish or neighbouring parish. The LGA guidelines define this as employment other than that of a casual nature. For the purposes of this policy this will be defined as having permanent work with a minimum of a 16 hour contract per week for the previous 6 months, and without a break in the period of employment for more than three months.
- Have a family connection in the parish or neighbouring parish. The LGA guidelines define this as immediate family members (parents, siblings and non-dependent children) who have themselves lived in the area for five years.

NB - Applicants will be required to provide proof of their local connection to Devon before their banding is assessed.