

## **Local Letting Plan- Downsizing**

### **Introduction**

This Plan has been put together by Nuneaton and Bedworth Borough Council, (NBBC), Housing Solutions Team and NBBC Tenancy Services Team to confirm the process for the allocation of current tenants who are under-occupying properties and need to downsize to smaller accommodation in accordance with the Downsizing Policy 2023.

### **Background**

The Allocations Policy currently gives an additional preference (Band 1+) for existing tenants to release under occupied properties.

The Downsizing Policy aims to increase the number of larger properties that become available each year, to support tenants to move the council will offer a downsizing incentive scheme. Applicants will remain in band 1+ but will have the extra incentives to encourage downsizing.

The overall objective is to assist tenant's under-occupying family accommodation to downsize, releasing family accommodation and re allocating these properties to homeless families following the allocation policies discretion for the purposes of making direct matches for Homeless Households.

### **Eligibility Criteria**

A Local Letting Plan is required because NBBC Allocation Policy only permits direct matches to 25% of NBBC's available stock and this would be an increase to the 25%.

NBBC Allocations Policy gives our highest priority band to tenants who are releasing under occupied properties if they meet the eligibility criteria which does not permit under occupation or certain levels of income and savings.

The Local Letting Plan will allow a household to under occupy by one bedroom and will not apply the income and savings eligibility criteria, so households are not restricted to move to smaller dwellings.

Applicants for this facility will need to:

- Be eligible for accommodation following the Allocation Policy.
- Be able to demonstrate that they have sufficient income to pay rent.
- That the offer is considered suitable and reasonable following the Allocation Policy
- The transfer has been agreed in accordance with the Downsizing Policy 2023.

Individual Cabinet Member Decision – Housing and Communities