

Exelby Green Dragon Community Pub Ltd

Affordable Housing Allocations Policy

The objects of the Society shall be to carry on business for the benefit of the community by “fostering community cohesion, combatting social isolation and promoting health and wellbeing through activities, services and facilities in and around Exelby”.

Prospective tenants will need to be able to satisfy the Society that at least one of the following criteria has been met before any offer of accommodation can be made:

- The applicant, or at least one of the applicants where there is a joint application, currently lives in Exelby or neighbouring villages.
- The applicant, or at least one of the applicants where there is a joint application, has previously lived in Exelby or neighbouring villages for a considerable period.
- The applicant, or at least one of the applicants where there is a joint application, has close family members, such as parents, siblings or children currently living in the area.
- The applicant, or at least one of the applicants where there is a joint application, works in Exelby or neighbouring villages.

In addition to this the applicant must be in housing need.

Definition of Housing Need

An applicant will be deemed to be in housing need if they meet one or more of the criteria below:

- The applicant is unable to return to their home from hospital because their current home is permanently unsuitable.
- The applicant is unable to access key facilities in their current home without major adaptation works.
- The applicant is homeless or at risk of becoming homeless.
- The applicant’s current accommodation is overcrowded or otherwise unsuitable.
- The applicant has a serious and enduring illness and their health and/or well-being is significantly compromised by their current home environment.

The applicant must demonstrate that this need is best addressed by being accommodated in Exelby because:

- The applicant has a need to move to Exelby to relieve a proven hardship or for work related reasons.
- The applicant has a health or well-being issue, which will be removed or improved by moving to or remaining in Exelby.
- The applicant’s quality of life will be significantly improved by moving to or remaining in Exelby because of support from family and friends in the village.

In addition to these criteria the applicant’s financial position must be such that they are unable to afford to live in Exelby through buying or renting an available property at current commercial rates.

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Weighting according to the Allocations Criteria (for panel use only)

It is likely at any given time that a unit of accommodation is to be allocated that one or more applicants will meet the agreed criteria to some degree or other. In this case it is suggested that points are allocated according to the extent to which criteria are met and the applicant with the highest number of points is offered the tenancy.

Each criterion has an allocation of five points to be allocated in accordance with the following system

5 points fully met

4 points mostly met

3 points partially met

2 points met to a limited extent

1 point barely met

0 points not met at all

Criteria	Points allocated out of 5
Local connection	
Currently lives in Exelby or neighbouring villages	
Previously lived in the area for a considerable time	
Close family member(s) live in Exelby or neighbouring villages	
Works in Exelby or neighbouring villages	
Housing Need	
The applicant has a medical need or health or well-being issue which will be removed or improved by moving	
The applicant's current home is physically unsuitable	
The applicant is homeless or likely to become homeless	
The applicant's current accommodation is too small	
Need to live in Exelby	
The applicant has a problem hardship or work-related reasons that will be ameliorated by moving to or staying in Exelby or neighbouring villages	
The applicant's quality of life will be significantly improved by moving to or remaining in the area because of support from or to family and friends in the village	
Financial hardship	
The applicant's financial position is such that they are unable to afford to live in Exelby unless they are housed by EGDCP Ltd	
TOTAL POINTS	