

Targeted Letting Policy – New Build

Properties Covered by Policy

- All new build properties built or purchased by believe housing (or previously, County Durham Housing Group).
- For first lets and all subsequent lets for the first five years.

Criteria

Prioritisation will be in accordance with the relevant lettings policy (for example, Rent to buy or Durham Key Options (DKO)) with the following additional criteria.

We will:

- Carry out a home visit (where appropriate) with the proposed tenant prior to a formal offer being made
- Not consider any applicant with any records of anti social behaviour (ASB) in the last six years, or any open cases of ASB being investigated at the point of offer
- Expect that applicants will have a clear rent account, including other charges such as recharges or Former Tenant Arrears, for 12 months leading up to the formal offer being made (the Lettings Manager, believe housing, will have final determination of any exceptional cases)
- That there is a minimum of two applicants (two adults or one adult and one child) for two-bed houses (excluding flats and bungalows).

Effective Date

- July 2024

Review Date

This will be reviewed in June 2026 or on the completion of the DKO policy review, whichever comes first.