

A Local Lettings Plan: An applicant's guide

This sheet provides information for applicants applying for homes with a Local Lettings Plan criteria advertised through Monmouthshire Homesearch.

What is a Local Lettings Plan?

A Local Lettings Plan (LLP) is an additional criteria (or quota) for a specific area, estate or block of apartments. It means that the LLP properties affected will be allocated in a different way to the usual approach.

Why does a social landlord use an LLP?

An LLP helps social landlords to ensure our communities are sustainable.

They can be used for existing homes or brand new developments in Monmouthshire, around the main towns of Abergavenny, Caldicot, Chepstow, Monmouth & Usk.

In order to apply for an LLP the landlord must give clear reasons to justify the plan. The social landlord must also gain the approval of Monmouthshire County Council and all of the Monmouthshire Homesearch Partners before they can use the LLP.

Once agreed the LLP is monitored by the council to ensure it is being used properly.

Is an LLP the same as the Rural Allocations Policy?

No, the two are different.

The Rural Allocations Policy (RAP) is only applied to certain homes in some rural villages throughout Monmouthshire, usually this is as a condition of planning permission.

Further information on the Monmouthshire RAP can be found [here](#).

How does the LLP work?

The LLP will specify the criteria to be used for all of the homes across the plan.

For example, for a large development of brand new homes the LLP might specify:

- 25% of homes in the plan will be reserved for applicants in Band 1
- 25% of homes in the plan will be reserved for applicants in Band 2
- 25% of homes in the plan will be reserved for applicants in Band 3
- 25% of homes in the plan will be reserved for applicants in Band 4

Or for a limited number of streets on a large estate, the LLP might specify:

- Priority to those applicants aged over 50 or who are in full time employment

Once the LLP criteria has been agreed, each Homesearch advert will display the criteria clearly so that everyone can see it, as in the examples adverts below.

	2 bed apartment	Ref No: 413	
	St Andrews Crescent, Mardy, Abergavenny, Monmouthshire visit google maps		
	Landlord: Monmouthshire H.A.	Priority to applicants who fully occupy property aged 50+ or in permanent employment (15hrs+). Good size flat decorated to a good standard & flooring throughout. Internal & external storage. Picture of similar property. 1 week rent payable in advance	
	Rent: £93.98pw		
	Service Charge: £3.51pw		
Additional Information: Click Here			
Bidding closes: 02 Sep 2018			
			

	2 bed house	Ref No: 662	
	Ternata Drive, Monmouth, Monmouthshire visit google maps		
	Landlord: Monmouthshire H.A.	Brand new two bed home located off Wonastow Road. This immaculate property benefits from two spacious bedrooms, additional downstairs shower room, stylish kitchen and own parking space. Priority to applicants in band 1 or band 3.	
	Rent: £112.86pw		
	Additional Information: Click Here		
Bidding closes: 23 May 2017			
			

What does this mean for the property that I want to bid on?

It means that the property will be shortlisted and offered first to applicants who bid on the advert and meets the criteria specified. This is different to how properties are usually shortlisted; where the applicant in the highest band who meets the size criteria will be offered the property first.

What if no one from the prioritised band in the advert bids on the property?

If insufficient bids are received from the priority band stated on the advert, or if the priority bidders all refuse the offer of the property, then shortlisting will continue to the next suitable applicant(s). Therefore the successful applicant may sometimes be from outside of the band specified on the advert.

In some circumstances the property may be re-advertised; for example if no one with a housing need bids on the property.

Where are the current LLPs in Monmouthshire?

Social Landlord	Scheme/Street name	LLP criteria	Status
Monmouthshire Housing Association	Mardy LLP St Andrews Crescent, Mardy St Davids Road, Mardy Llwynu Lane, Mardy St Georges, Mardy	Applicants who are in employment (15+ hours per week) or aged over 50	In place, due for review
Monmouthshire Housing Association	Kings Wood Gate LLP; Ternata Drive Acer Way Mid Summer Way	Priority to band 1 or High/Medium/Low need (% quota applies)	Current. 1 st round of lettings only
Monmouthshire Housing Association	Caldicot LLP Clos Ger Y Nant	Priority to band 1/2/3 or 4 (% quota applies)	Current. 1 st round of lettings only