

Local Lettings Plan – Cale Lane

Development Name: Cale Lane

Housing Provider: Your Housing Group

Policy Effective From: 01/02/2026

Policy Effective To: 31/01/2031

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1. Local Lettings Policies – Introduction and Purpose

Local Lettings Policies (LLPs) are agreed local plans for the allocation and letting of homes between the Council and another Housing Provider, including Registered Providers of Social Housing, Community-led housing groups and other private housing providers.

The Wigan Council Allocations Policy allows for Local Letting Policies in respect of new build developments or regeneration schemes, building on the provisions of Section 166A (6)(b) of the Housing Act 1996 (as amended), which enables local authorities to allocate particular properties to specific groups, and to persons meeting wider, additional criteria than those provided for under the same Act’s ‘reasonable preference’ categories (which a local authority’s principal allocations scheme must operate in accordance with).

LLPs are designed to ensure the best use of available housing stock, based upon local housing need and any wider criteria as agreed by the Council and Housing Provider. Agreed in respect of new-build developments, LLPs are used to promote balanced and mixed communities, so any new housing provision blends cohesively with existing stock. LLPs aim to recognise households who are economically active or making a positive contribution to the community, and often incorporate measures to ensure community cohesion, minimise anti-social behaviour, and effectively capture and prioritise households who are either overcrowded or looking to downsize.

Working alongside the Council’s Allocation Policy and our statutory obligations in relation to meeting local housing need, LLPs allow for additional flexibility to enable the specific needs of particular groups and/or communities to be met, addressing any shortfalls and imbalances to promote fair opportunities and thriving neighbourhoods.

See the Wigan Council Allocations Policy for a full overview of the allocation of Wigan Council properties, and the nomination of applicants for local homes provided by our partner landlords: <https://www.wigan.gov.uk/Docs/PDF/Council/Consultations/Allocations-policy.pdf>.

2. Scope and Duration

This LLP applies to the following development: **Cale Lane development, Oakdale House, Cale Lane, Aspull, WN2 1HB, (Planning Ref: A/24/96789/MAJOR)**.

The properties subject to this LLP are all affordable homes for rent provided by Your Housing Group at the development.

This LLP will run for at least 5-years from the date that homes are first released to the Council for tenant nominations, with the associated lettings criteria (as detailed below) to apply to all first and subsequent lets – whether allocated through Council nominations or in accordance with the RP’s own allocation procedures – for this duration, to help ensure the sustainment of the scheme.

Where homes are to be released in phases, as may be the case with larger developments, they will fall under the scope of this LLP for a period of at least 5-years from the date they are released to the Council for tenant nominations.

This LLP will be updated as needed to incorporate the details of any properties released in further phases, including the dates from and to which the properties are subject to the scope and criteria of this LLP.

The LLP will be subject to an annual review (with the first review scheduled for 12 months following its commencement date, and so on) to ensure that it still works for both parties and is positively contributing to sustainable communities.

3. Development Details and Housing Profiles

The mix of affordable housing units falling within the scope of this LLP, and the phase they belong to (if applicable), is given in the below table.

No of Units	Property Type	No of Beds	Tenure
7	Mid terrace house	2	AR
6	End terrace house	2	AR
3	Mid terrace house	3	AR
3	End terrace house	3	AR

4. Local Lettings Criteria and Definitions

4.1. Local Lettings Criteria

In order to achieve the shared aims of the LLP and promote a sustainable, thriving community, the Council and Provider have agreed upon the allocations criteria and respective quota set out below.

Quotas denote the *minimum* percentage of overall lets which should be made to applicants who satisfy the relevant criteria, unless otherwise stated (within the ‘Agreed Quota’ column).

Criteria	Agreed Quota (as %)
Local Connection	100%
Economically Active	30%
‘Rightsizing’ – Downsizing and Overcrowding Transferring Applicants	100% preference/priority across the <u>full</u> scheme to current Council tenants, including tenants who are right sizing, with Group A priority, or have a medical or welfare priority

Where it has not been possible to meet the agreed quota in respect of the above categories, the Council and RP will work flexibly to ensure homes can still be promptly let, allocating remaining homes in line with the usual prioritisation of applicants as set out in the Council’s Allocations Policy.

4.2. Criteria Definitions

Local Connection

A Local Connection to the Wigan borough as defined by the Council's Allocations Policy.

Economically Active

This has the same meaning as any criteria in the Council's Allocations Policy which provides applicants with any priority or points for being economically active or making a positive contribution to the economy.

'Rightsizing' – Downsizing and Overcrowding

Rightsizing refers to applicants who are under-occupying their home and are looking to downsize and thereby free up a family home for re-occupation, or who are living in overcrowded accommodation and looking to move to a larger home with sufficient room for the household.

Applicants will be deemed to satisfy the rightsizing criterion where they:

- Meet any overcrowding criteria to be awarded priority or points under the Council's Allocations Policy; or
- Meet any under-occupation criteria to be awarded priority or points under the Council's Allocations Policy; or,
- Would otherwise be considered under the Council's Allocations Policy to be under- or over-occupying their home with respect to any housing size allowances provided in the Allocations Policy and are existing social tenants.

Rightsizing applicants may also be prioritised under this LLP with respect to the degree to which they are under- or over-occupying.

Transferring Applicants

The percentage of lets which may be made to existing tenants of Wigan Council or a Registered Provider of Social Housing who are looking to move, including those with a medical or welfare priority and excluding transfers made by applicants who are rightsizing.

5. Further Information and Accessibility

If a copy of this policy is required in an alternative or accessible format, the request should be made using the contact details provided below.

For any further information or enquiries relating to this policy, please contact us using the contact details provided below.

Contact details:

- Email: HousingStrategy@wigan.gov.uk
- Telephone: 01942 489204
- Postal Address: Wigan Council, Strategic and Private Sector Housing Team, PO Box 100, Wigan, WN1 3DS

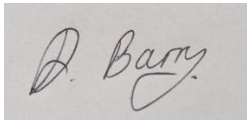
6. Signatories

Approved on behalf of **Wigan Council**:

Name (PRINT): Amber Barry

Position: Strategic and Private Sector Housing Manager

Signature:



Date: 16th December 2025

Approved on behalf of **Your Housing Group**:

Name (PRINT): Nic Dennison

Position: Service Manager – Housing Operations (and group lead for Allocations & Lettings)

Signature: Nic Dennison

Date: 17/12/25