



Vico Homes

Local Lettings Strategy: West

Applicability of Local Lettings Strategy (LLS)

This strategy only applies to homes transferred from Wakefield Council. Strategies for new build schemes will be set by the New Tenancy Manager or incorporated into these strategies at an appropriate point in time. Homes not advertised may be subject to different criteria.

Advertising

We will initially advertise vacancies in accordance with the following preference policies. However, if this doesn't lead to an appropriate allocation, we may then allocate or advertise the vacancy (or any other similar homes) as deemed appropriate by the New Tenancy Manager.

Bedroom standard

When assessing a home to see if it's a suitable size for a Homesearch member, we will apply the Bedroom Standard. We won't offer accommodation where the family size exceeds the Bedroom Standard when applied to a home unless there are exceptional circumstances or it's in our best interest to do so.

The Bedroom Standard is based on the ages and composition of the family. A notional number of bedrooms are allocated to each household in accordance with its composition by age, sex and marital status and relationships of family members. A separate bedroom is allocated to each of the following:

- Married or cohabiting couple
- Adult aged 21 years or more
- Pair of adolescents aged 10 to 20 years of the same sex
- Pair of children aged under 10 years regardless of sex

Any unpaired person aged 10 to 20 years is paired, if possible, with a child aged under 10 years of the same sex or, if that isn't possible, given a separate bedroom. The same applies to any unpaired child aged 10 years.

This standard is then compared with the number of bedrooms available for the sole use of the household.



Definition of a bedroom

To measure overcrowding, it's important that we use the following definition of a bedroom:

- Any room that, when built, was intended to be a bedroom is included even it isn't used as such at present and even if it doesn't have a bed in it. It must have a window. Bedrooms converted to other uses are included unless it's been converted for medical equipment / care; bedrooms not in use are included unless they are uninhabitable
- There must be at least one bedroom. Bedsitters, box rooms and attic bedrooms are included
- Living or parlour rooms or other areas of the house / apartment that are used for sleeping aren't included unless they've been adapted to be used as a bedroom and comply with Gas Safety Regulations
- A simple check is, if the home was put up for sale, how many bedrooms would the owner claim it had?

Medical preference

Where medical preference is stated in the Local Letting Strategy (LLS), it relates to the award of a priority, with a recommendation for specific facilities by a Homeseach Panel for a physical illness.

Adapted houses

Houses that have been adapted to meet a specific medical need (for example installation of through floor lift, or wet room added) won't be allocated under normal preference. We'll give preference to medical cases that need the specific adaptations the home provides, then will be allocated as stated in the relevant estate.

Health and safety

Due to fire risk, we operate a zero-tolerance policy to mobility scooters in common areas of low or high-rise apartment blocks. No mobility scooters will be allowed to be stored in these blocks. Please contact your nearest Hub at Wakefield or Pontefract for more details (addresses are available on the Contact us page of our website vicohomes.co.uk).



Alteration of LLS in the event a home is not let

If a home has been advertised in line with the LLS but the shortlist has been exhausted, the preferencing, family type and age criteria will be changed to allow a wider group of members to make expressions of interest.

Banding quotas

A minimum of 75% of all advertised homes will be advertised to all bands. Up to 25% will be advertised to bands at our discretion.



General Lettings Preference Policy - West

Property	Type	Preference
Disabled dwelling	All	<p>One bedroom</p> <p>We'll give preference to people who've been awarded a medical priority for a one bedroom disabled home, then those who've been awarded a medical priority and a recommendation for three or more of the adaptations and facilities specific to this one bedroom home, then those who have been awarded a medical priority and a recommendation for two adaptations or facilities specific to this one bedroom home, then those who have been awarded a medical priority for one adaptation or facility specific to this one bedroom home and then those with a medical priority.</p>
		<p>Two bedroom</p> <p>We'll give preference to people who've been awarded a medical priority for a two bedroom disabled home, then those who've been awarded a medical priority and a recommendation for three or more of the adaptations and facilities specific to this two bedroom home, then those who've been awarded a medical priority and a recommendation for two adaptations or facilities specific to this two bedroom home, then those who've been awarded a medical priority for one adaptation or facility specific to this two bedroom home and then those with a medical priority.</p>
		<p>Three bedroom</p> <p>We'll give preference to people who've been awarded a medical priority for a three bedroom disabled home, then those who've been awarded a medical priority and a recommendation for three or more of the adaptations and facilities specific to this three bedroom home, then those who've been awarded a medical priority and a recommendation for two adaptations or facility specific to this three bedroom home, then those who've been awarded a medical priority for one adaptation or facility specific to this three bedroom home and then those with a medical priority.</p>
		<p>Four bedroom</p> <p>We'll give preference to people who've been awarded a medical priority for a four bedroom disabled home, then those who've been awarded a medical priority and a recommendation for three or more of the adaptations and facilities specific to this four bedroom home, then those who've been awarded a medical priority and a recommendation for two adaptations or facilities specific to this four bedroom home, then those who've been awarded a medical priority for one adaptation or facility specific to this four bedroom home and then those with a medical priority.</p>



Asygarth

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Apartments	Two bedroom	64	Couples, singles, share households and families with one child aged 16 or over. Ground floor – 21 or over, preference to medicals. Children under 16 if assessed medical need. Above ground floor – 21 or over only.
	One bedroom	92	Couples and singles. Any age.
Houses	Two bedroom	1	Families with one to two children.
	Three bedroom	16	Families with two to four children.
	Four bedroom	1	Families with three to six children.
Disabled bungalow	Two bedroom	2	Couples, singles, shared households and families with one child aged 16 or over (unless there is an assessed medical need). See general letting information.



Flanshaw

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Bungalows	One bedroom	40	Couple and singles 21 or over, preference to medicals then applicants aged 60 or over.
	Three bedroom	8	Families with one to four children, couples, singles, shared households. Preference to medicals, then families needing most bedrooms as defined by the Bedroom Standard.
Disabled bungalows	Three bedroom	4	Families with one to four children, couples, singles, shared household. See general preferencing information.
Apartments	One bedroom	145	Couples and singles. Ground floor – 21 or over, preference to medicals. Above ground floor – 16 or over.
	Two bedroom Except Tyrrell Court	66	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals, - children under 16 if assessed medical need. Above ground floor – 21 or over. Tyrrell Court – 21+ preference to medicals for Ground floor then 35+
	All except those below <ul style="list-style-type: none"> • Alverthorpe Road • Thirlmere Road • Rufford Street • Denhale Avenue • Huntsman Fold • Wasdale Road • Eskdale Road • Blakeley Grove • Grasmere Road • Keswick Drive 		Couples and singles. All ages.



Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	93	Families with one to two children.
	Three bedroom	228	Families with two to four children.
	Four bedroom	1	Families with three to six children. Preference to those needing the most bedrooms as defined by the Bedroom Standard.

Gill Sike

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Bungalows	One bedroom	49	Couples and singles. 21 or over, preference to medicals then applicants aged 60 or over.
Apartments	One bedroom	43	Couples, singles. Ground floor - 21 or over. Preference to medicals. Above ground floor – 16 or over.
	One bedroom multistorey	52	Couples, singles. Age 25 or over. Preference to those aged 40 or over.
	Two bedroom multistorey	29	Couples and singles, shared households and families with one child aged 18 or over. Age 25 or over. Preference to those aged 40 or over.



Horbury

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Bungalows	Bedsit	13	Singles. Any age.
	One bedroom	101	Couple and singles. 21 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	2	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
	Three bedroom	3	Families with one to four children, couples, singles, shared households. Preference to medicals, then families needing most bedrooms.
Apartments	One bedroom – All Except Berrys Yard	84	Couples and singles. Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over. Berrys Yard – any age.
	Two bedroom – All	64	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals, children under 16 if assessed medical need. Above ground floor - 21 or over.
	Three bedroom	7	Couple, singles, shared households and families with one to four children aged 16 or over. Preference to families needing most bedrooms.
House	Two bedroom	173	Families with one to two children.
	Three bedroom	227	Families with two to four children.
	Four bedroom	3	Families with three to six children.



Lupset

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Apartments	Two bedroom	77	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor - 21 or over.
	All except those below		
	Augusta Court		Age 40 or over, with preference to those aged 60 or over ground floor - preference to those with an assessed medical need then those 60 or over.
	George A Green Road Horbury Road (three storey apartments)		Age 35 or over. Ground floor - preference to those with an assessed medical need then those 60 or over.
	One bedroom	204	Couples and singles.
	All except those below		
	Gloucester Road and Place Hall Road Lindsay Avenue Cobb Avenue		Couples and singles. All ages.
	Magdalene Road Manor Road Thornbury Road Esther Grove		16 or over.



Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Maisonettes	Two bedroom Hall Road (over shops)	2	Couples, singles, shared households and families with one child aged 16 or over. 21 or over.
Apartments independent living	Two bedroom Bembridge Court Pilmer Court Musgrave Court	52	Subject to an Independent Living Assessment. Couples, singles, shared households and families with one child (not suitable for children under 16 unless applicant has an assessed medical need). Preference to 60 and over or with an assessed medical need.
	One bedroom All Bembridge House Musgrave Court	49	Subject to an Independent Living Assessment. Couples and singles. Preference to 60 and over or with an assessed medical need.
Bungalows	Two bedroom	6	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
	Three bedroom Gloucester Road Cotswold Road	43	Families with one to four children, couples, singles, shared households. Preference to medicals, then families needing most bedrooms.
Disabled bungalows	Two bedroom	4	Couples, singles, shared households and families with one child aged 16 or over (unless there is an assessed medical need). See general lettings preference.
	Three bedroom	1	Families with one to four children, couples, singles, shared households. See general letting preference



Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	176	Families with one to two children.
	Three bedroom	1,517	Families with two to four children.
	Four bedroom	25	Families with three to six children.
	Five bedroom	1	Families with four to eight children. Preference to families needing five bedrooms under the Bedroom Standard.
	Six bedroom	1	Families with four to 10 children. Preference to families needing six bedrooms under the Bedroom Standard.



Middlestown / Netherton

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Bungalows	One bedroom	47	Couples and singles. 21 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	97	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
Disabled bungalows	Three bedroom	1	Families with one to four children, couples, singles, shared households. See general lettings preference
Apartments	Two bedroom	11	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals, children under 16 if assessed medical need. Above ground floor - 16 or over.
Houses	Two bedroom	53	Families with one to two children.
	Three bedroom	66	Families with two to four children.



Ossett

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Bungalows	Bedsit	12	Singles. Any age.
	One bedroom	395	Couple and singles. 21 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	47	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
	Three bedroom	1	Families with one to four children, couples, singles, shared households. Preference to medicals, then families needing most bedrooms.
Disabled bungalows	Three bedroom	2	Families with one to four children, couples, singles, shared households. See general lettings preference.
Independent living bungalows	One bedroom	58	Subject to an Independent Living Assessment. Couples and singles. Preference to 60 and over or with an assessed medical need.
Independent living disabled bungalows	Two bedroom	10	Subject to an Independent Living Assessment. See general letting preference.
Apartments independent living	One bedroom	44	Subject to an Independent Living Assessment. Couples and singles.
	Two bedroom	1	
Apartments extra care independent living	One bedroom	27	Preference to 60 and over or with an assessed medical need.



Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Apartments	One bedroom – All	57	Couples and singles. Ground Floor – 21 or over, preference to medicals. Above ground floor – 16 or over.
	Two bedroom	62	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor - 21 or over.
	Three bedroom	17	Couples, singles, shared households and families with one or two children aged 16 or over. 21 or over, preference to medicals then families needing the most number of bedrooms.
	One bedroom Marlborough Street	3	Singles and couples. Any age or over, preference to couples. Direct let due to charitable status.
Maisonettes	Two bedroom	26	Couples, singles, shared households and families with one or two children aged 16 or over.
Houses	One bedroom	12	Couples and singles. Preference to couples.
	Two bedroom	249	Families with one to two children.
	Three bedroom	362	Families with two to four children.
	Four bedroom	27	Families with three to six children. Preference to those needing the most bedrooms as defined by the Bedroom Standard.
	Five bedroom	1	Families with four to eight children. Preference to families needing five bedrooms under the Bedroom Standard.



Portobello and Manygates

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	206	Families with one to two children.
	Three bedroom	200	Families with two to four children.
	Four bedroom	12	Families with three to six children. Preference to those needing the most bedrooms as defined by the Bedroom Standard.
Bungalows	One bedroom	18	Couple and singles. 21 or over, preference to medicals then applicants aged 60 or over.
Apartments	One bedroom Duke of York Avenue	44	Couples and singles. Any age.
	One bedroom Manygates	32	Couples and singles. Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over.
	Two bedroom	71	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor - 21 or over.



St Michaels

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Apartments	Horbury Road St Michaels Close		
	One bedroom	19	Couples and singles. Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over.
	Two bedroom	18	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor - 21 or over.
	One bedroom multi-storey St Michaels House	59	Couples and singles. 25 or over, preference to over 40's.
	Two bedroom multi-storey	37	Couples, singles, shared households and families with one child aged 18 or over. 25 or over, preference to over 40's.
House	Two bedroom	1	Families with one to two children.



Thornes

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Apartments	One bedroom	40	Couples and singles. Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over, Thornleigh Road Thornes Lane - ground floor – 16 or over, preference to medicals. Above ground floor – 16 or over.
	Except: Thornleigh Road Thornes Lane		
	Two bedroom	14	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals, - children under 16 if assessed medical need. Above ground floor - 21 or over.
Houses	Two bedroom	8	Families with one to two children.
	Three bedroom	14	Families with two to four children.



Alverthorpe

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Bungalows	Three bedroom	16	Families with one to four children, couples, singles, shared households. Preference to medicals, then families needing most bedrooms.
Apartments	One bedroom	8	Couples and singles. Ground floor – 21 or over, preference to medicals. Above ground floor – 16 or over.
	Two bedroom all except those below	36	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals, children under 16 if assessed medical need. Above ground floor - 21 or over.
	Allan Haigh Close		Couples, singles, shared households and families with one child aged 16 or over. 21 or over.
Houses	Two bedroom	20	Families with one to two children.
	Three bedroom	68	Families with two to four children.
	Four bedroom	1	Families with three to six children. Preference to those needing the most bedrooms as defined by the bedroom standard.



Belle Vue

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	68	Families with one to two children.
	Three bedroom	19	Families with two to four children.
	Four bedroom	6	Families with three to six children. Preference to those needing the most bedrooms as defined by the bedroom standard.
Apartments	Norfolk House Suffolk House		Couples and singles.
	One bedroom	24	Any age.
	One Bedroom Clarion Street Norton Street	40	Couples and singles. 16 or over.
	One Bedroom Doncaster Road	16	Couples and singles. Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over
	Two bedroom Buckingham Drive Denmark Street Elm Tree Street	84	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor - 21 or over.



Bretton

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	2	Families with one to two children.
	Three bedroom	3	Families with two to four children.
Bungalows	Two bedroom	6	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over,

City Centre

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Three bedroom	5	Families with two to four children.
Apartments	One bedroom	42	Couples and singles. Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over.
	Two bedroom	84	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals, - children under 16 if assessed medical need. Above ground floor - 21 or over.
	One bedroom Albion Street	36	Couples and singles. Ground floor– 16 or over, preference to medicals. Above ground floor – 16 or over.



Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
	One bedroom Two bedroom Wheater House Firth House	6 23	Age 25 or over. Preference to those aged 60 or over. Ground floor – Preference to those with an assessed medical need then those aged 60 or over.
	Two bedroom Hatfield Street Sun Lane Arundel Street Lower York Street	29	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor - 16 or over.
	Two bedroom Thornhill	32	Couples, singles, shared households and families with one child aged 18 or over. 25 or over, preference to those 40 or over.
Multi-storey Apartments Carr House	One bedroom	110	Couples and singles. 25 or over, preference to those 40 or over.
Greenwood House Trinity House Manor House Warren House Tudor House	Two bedroom	195	Couples, singles, shared households and families with one child aged 18 or over. 25 or over, preference to those 40 or over.



Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Disabled bungalow	Two bedroom	1	Couples, singles, shared households and families with one child aged 16 or over (unless there is an assessed medical need). See general lettings preference.
	Three bedroom	1	Families with one to four children, couples, singles, shared households. See general lettings preference.
Independent living housing	One and two bedroom Hatfield Court	42	Subject to an Independent Living Assessment. Couples and singles. Preference to 60 and over or with an assessed medical need.



Crofton

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Bungalows	One bedroom	18	Couple and singles. 21 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	89	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
Apartments	Two bedroom	37	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor - 21 or over.
Houses	Two bedroom	61	Families with one to two children.
	Three bedroom	135	Families with two to four children.
	Four bedroom	5	Families with three to six children. Preference to those needing the most bedrooms as defined by the bedroom standard.
Disabled bungalow	Two bedroom	1	Couples, singles, shared households and families with one child aged 16 or over (unless there is an assessed medical need). See general lettings preference.
	Three bedroom	2	Families with one to four children, couples, singles, shared households. See general lettings preference.



Darnley

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	26	Families with one to two children.
	Three bedroom	106	Families with two to four children.
Bungalows	One bedroom	40	Couple and singles. any age preference to medicals then applicants aged 60 or over.

Eastmoor

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	271	Families with one to two children.
	Three bedroom	473	Families with two to four children.
	Four bedroom	12	Families with three to six children. Preference to those needing the most bedrooms as defined by the bedroom standard.
Apartments	Barden Road Linton Road		
	One bedroom single persons	53	Singles. Any age.



Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
	<p>One bedroom</p> <p>Except: Coniston Crescent</p> <p>One bedroom Arncliffe Road</p>	313	<p>Couples and singles.</p> <p>Ground floor - 16 or over, preference to medicals.</p> <p>Above ground floor – 16 or over.</p> <p>Coniston Crescent – 21 or over, preference to medicals for ground floor.</p> <p>Above ground floor 21 or over.</p> <p>Couples and singles.</p> <p>Any age.</p>
	Two bedroom	337	<p>Couples, singles, shared households and families with one child aged 16 or over.</p> <p>Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need.</p> <p>Above ground floor - 21 or over.</p>
Disabled bungalow	Two bedroom	1	<p>Couples, singles, shared households and families with one child aged 16 or over (unless there is an assessed medical need).</p> <p>See general lettings preference</p>
	Three bedroom	4	<p>Families with one to four children, couples, singles, shared households.</p> <p>See general lettings preference</p>



Hall Green

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	112	Families with one to two children.
	Three bedroom	108	Families with two to four children.
	Four bedroom	2	Families with three to six children. Preference to those needing the most bedrooms.
Bungalows	One bedroom	20	Couple and singles. 21 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	88	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
Independent living apartments	One bedroom Stoney Garth	23	Subject to an Independent Living Assessment. Couples and singles. Preference to 60 and over or with an assessed medical need.
Disabled bungalow	Three bedroom	1	Families with one to four children, couples, singles, shared households. See general lettings preference.
Apartments	One bedroom	6	Couples and singles. Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over.
	Two bedroom	6	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals, - children under 16 if assessed medical need. Above ground floor - 21 or over.



Kettlethorpe

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	244	Families with one to two children.
	Three bedroom	155	Families with two to four children.
	Four bedroom	1	Families with three to six children. Preference to those needing the most bedrooms as defined by the bedroom standard.
Apartments	All (except locations specified below)		Couples and singles.
	One bedroom	58	Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over.
	Two bedroom	87	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor - 21 or over.
	Wharncliffe Road	59	Couples and singles. Any age.



Kirkhamgate

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	8	Families with one to two children.
	Three bedroom	7	Families with two to four children.
Bungalows	One bedroom	16	Couple and singles. 16 or over, preference to medicals then applicants aged 60 or over.

Moorhouse

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	23	Families with one to two children.
	Three bedroom	50	Families with two to four children.
	Four bedroom	3	Families with three to six children. Preference to those needing the most bedrooms as defined by the bedroom standard.
Bungalows	One bedroom	21	Couple and singles. 16 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	6	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.



Notton

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	4	Families with one to two children.
	Three bedroom	10	Families with two to four children.
Bungalows	Two bedroom	15	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.

Outwood

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Bungalows	One bedroom	90	Couple and singles 21 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	52	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
	Three bedroom	1	Families with one to four children, couples, singles, shared households. 21 or over, preference to medicals then applicants aged 60 or over.



Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Apartments	One bedroom Except: Ledger Place Newton Lane Bolus Lane	127	Ground floor – 16 or over, preference to medicals. Above ground floor – 16 or over. Ledger Place, Newton Lane and Bolus Lane – 21 or over. Ground floor preference to medicals.
	Two bedroom	18	Couples, singles, shared households and families with one child aged 16 or over. Ground floor – 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor – 21 or over.
Houses	Two bedroom	128	Families with one to two children.
	Three bedroom	168	Families with two to four children.
Independent living	One bedroom bungalows Springhills Close	18	Subject to an Independent Living Assessment. Couples and singles. Preference to 60 and over or with an assessed medical need.
	One bedroom apartments	18	Subject to an Independent Living Assessment. Couples and singles. Preference to 60 and over or with an assessed medical need.



Peacock

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	97	Families with one to two children.
	Three bedroom	204	Families with two to four children.
	Four bedroom	1	Families with three to six children. Preference to those needing the most bedrooms as defined by the bedroom standard.
Apartments	One bedroom	19	Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over.
	Two bedroom	81	Couples, singles, shared households and families with one child aged 16 or over. Ground floor - 21 or over, preference to medicals - children under 16 if assessed medical need. Above ground floor - 21 or over.
	Bedsit	1	Singles. Any age
Bungalows	One bedroom	20	Couple and singles. 21 or over, preference to medicals then applicants aged 60 or over.



Primhose Hill

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	1	Families with one to two children.
	Three bedroom	5	Families with two to four children.
Multi-storey apartments	One bedroom Primrose House	54	Couples and singles. 25 or over, preference to those 40 or over.
	Two bedroom	29	Couples, singles, shared household and families with one child 18 or over. 25 or over, preference to those 40 or over.
Apartments	One bedroom	45	Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over.
	Two bedroom	42	Couples, singles, shared households and families with one child aged 16 or over. Ground floor – 21 or over, preference to medicals, – children under 16 if assessed medical need. Above ground floor – 21 or over.



Sandal

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Three bedroom	2	Families with two to four children.
Apartments	One bedroom Except Cleevethorpe Grove	52	Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over. Cleevethorpe Grove above ground floor – 16+.
	Two bedroom	45	Couples, singles, shared households and families with one child aged 16 or over. Ground floor – 21 or over. Preference to medicals, – children under 16 if assessed medical need. Above ground floor – 21 or over.



Stanley

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Bungalows	One bedroom	37	Couple and singles. 21 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	2	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
Apartments	One bedroom	84	Ground floor – 16 or over, preference to medicals. Above ground floor – 16 or over. Except St Peters and The Chase
	Except St Peters and The Chase		Ground floor – 21 or over, preference to medicals. Above ground floor – 21 or over.
	Two bedroom	19	Couples, singles, shared households and families with one child aged 16 or over. Ground floor – 21 or over, preference to medicals, – children under 16 if assessed medical need. Above ground floor – 21 or over.
Houses	One bedroom	1	Couples and singles. Preference to couples.
	Two bedroom	39	Families with one to two children.
	Three bedroom	92	Families with two to four children.
Disabled properties	Two bedroom	1	Couples, singles, shared households and families with one child aged 16 or over (unless there is an assessed medical need). See general letting preference



Walton

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	23	Families with one to two children.
	Three bedroom	41	Families with two to four children.
Bungalows	One bedroom	18	Couple and singles. 21 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	26	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
Disabled bungalow	Three bedroom	1	Families with one to four children, couples, singles, shared households. See General Lettings preference.
Apartments	Two bedroom	13	Couples, singles, shared households and families with one child aged 16 or over. Ground floor – 21 or over, preference to medicals, – children under 16 if assessed medical need. Above ground floor – 16 or over.



Woolley

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	4	Families with one to two children.
	Three bedroom	1	Families with two to four children.
Bungalows	Two bedroom	2	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.



Wrenthorpe

Lettings Preference Policy

Property type	Bedroom numbers / location	Stock	Lettings Policy Preference
Houses	Two bedroom	52	Families with one to two children.
	Three bedroom	114	Families with two to four children.
Apartments	One bedroom	18	Ground floor – 18 or over, preference to medicals. Above ground floor – 18 or over.
	Two bedroom	33	Couples, singles, shared households and families with one child aged 16 or over. Ground floor – 21 or over, preference to medicals. Children under 16 if assessed medical need. Above ground floor – 21 or over.
Bungalows	One bedroom	20	Couple and singles. 21 or over, preference to medicals then applicants aged 60 or over.
	Two bedroom	29	Couples, singles, shared households and families with one or two children aged 16 or over (unless there is an assessed medical need). 21 or over, preference to medicals then applicants aged 60 or over.
Disabled bungalow	Three bedroom	1	Families with one to four children, couples, singles, shared households. See general lettings preference.

