

RYE TOWN COUNCIL**DISCOUNTED ACCOMMODATION****DRAFT TENANCY ELIGIBILITY CRITERIA****Background**

The aim of Rye Town Council's Discounted Accommodation Scheme is to help younger Rye households remain within – or return to – the Parish of Rye by providing them with accommodation let at below market rent.

Local connection

Discounted accommodation provided by Rye Town Council shall be occupied by at least one applicant, aged 18 years or over, who, immediately prior to taking up occupation of a dwelling, meets one of the local connection criteria following:

- (a) Resides currently in the Parish of Rye and has done so for at least 10 years of his/her lifetime; or
- (b) Resides currently outside the Parish of Rye but has lived previously within the Parish of Rye for at least 10 years of his/her lifetime.

- and is able to provide evidence in support of the 10-year residency requirement. For example, a selection of old utility bills, school certificates or (dated) letters addressed to this applicant at an address within the Parish – and/or bills or letters sent to this applicant's parents/guardians.

Other qualifications

Applicants will be required to demonstrate – with reference to their actual household income – why they are unable to afford the prevailing market rents in the Parish of Rye.

Priority will be given to those households in which, immediately prior to taking up occupation:

- (a) One member of the household is under the age of 10 years;
- (b) No member of the household is older than 35 years of age;
- (c) At least one member of the household, aged 18 or over, is employed or self-employed.

Disqualification

Applicants shall not qualify for consideration where:

- (a) There is evidence that legal or other serious action has been taken against any member of the household, due to anti-social behaviour (ASB).

- (b)** A member of the household has a property-related arrear owed to a local authority, housing association or private sector landlord – unless six months or regular repayments have been made.
- (c)** There is evidence that they have deliberately worsened their circumstances in order to qualify.
- (d)** They are found to have deliberately given false information, not disclosed full facts, or not disclosed relevant changes to their situation.