

KEY WORKER HOUSING CRITERIA

The landlord of a property must apply to the Local Planning Authority to ensure that the prospective occupant of a property restricted to key workers actually qualifies as a **key worker**. A form has been produced which must be completed to assist in determining whether or not an individual is a key worker.

Whether or not an individual is a **key worker** qualified to occupy such accommodation, will be determined by the Local Planning Authority at the time of application taking account of the following criteria:

- The prospective **key worker** must be able to demonstrate that they are [or, if arriving on the islands to take up a post, they will be] un-housed or inadequately housed on the Isles of Scilly.
- A **key worker** is an individual who performs a job that is **essential** to the maintenance of a viable community on the Isles of Scilly.
- **Essential** means a job that provides the community with an **absolutely necessary service**.
- **Absolutely necessary service** shall be determined by the Local Planning Authority taking into account the socio-economic needs of the community and the range of statutory services/duties prevailing at the time of application.
- It has to be demonstrated to the satisfaction of the Local Planning Authority that the **absolutely necessary service** would fail to be provided to the community if the position in question goes unfilled by the prospective occupant of the key worker dwelling.

SPECIFIC LOCAL NEED CRITERIA FOR AFFORDABLE HOUSING

CRITERIA FOR THE ASSESSMENT OF QUALIFYING PERSONS

A qualifying person is a person who satisfies Condition A and Condition B. A form has been produced which must be completed to determine whether or not an individual has a specific local need.

Condition A

He/she must be un-housed or living in inadequate accommodation and unable to rent a home appropriate to their circumstances on the local housing market

Condition B

He/she is the child of parents who, along with the child, have for the preceding 10 years been, and still are, in continuous residence on the Isles of Scilly in permanent residential accommodation, such accommodation not being commercial, and he/she has attained the age of 25 years

Note

In assessing Condition B, those individuals who have left the Islands for the sole purpose of higher education, will be accepted as having a continuous main residence on the Islands