

LOCAL LETTINGS PLAN BETWEEN SEVERNSIDE HOUSING & SHROPSHIRE COUNCIL

Plan Name: Wats Meadow, Gobowen

1 Introduction

The Wat's Meadow development is situated close to the centre of the popular Shropshire village of Gobowen, which has a range of day to day amenities, which includes independent shops, post office, public houses and a primary school. Gobowen is a couple of miles from Oswestry, and hosts the Oswestry rail link. Easy access onto the A5/A483 provides access to the larger towns of Oswestry, Shrewsbury, Telford, Wrexham and the city of Chester.

2 The development

Wats Meadows is a development currently under construction by Fletcher Homes, of which Severnside Housing have purchased the freehold of 12 units comprising of 1 and 2 bed roomed apartments for let at discounted rent.

The property types are:

6x 2 bed apartments

6x 1 bed apartments

The apartments have one communal entrance, fitted with a secure access system and allocated parking.

3 Aim of the plan

The aim of the local lettings plan is to establish some additional criteria for the allocation of the affordable housing at Wats Meadow in order to achieve, as far as possible, a socially, economically balanced and sustainable community.

Severnside Housing remains committed to assisting Shropshire Council to meet housing need in the area. However, having a local lettings plan in place may mean that vacancies will not always be allocated to the applicant who can demonstrate the greatest housing need. Applicants with a lower priority may be considered for an allocation if their housing may help to maintain a stable community

4 LEGAL AND REGULATORY FRAMEWORK

This approach is in line with Fair and Flexible: statutory guidance on social housing allocations for local authorities in England (2009). The Regulatory Framework for Social Housing in England from April 2012. The policies of Shropshire Council in particular, the Shropshire Tenancy Strategy and the Shropshire Affordable Housing Allocation and Scheme.

5 PROPERTY TYPE AND OCCUPANCY

Number	Property type
2	1 bed 2 person ground floor flat
2	2 bed 3 person ground floor flat
2	1 bed 2 person first floor flat
2	2 bed 3 person first floor flat
2	1 bed 2 person second floor flat
2	2 bed 3 person second floor flat

6 CHILDREN IN FLATS

Two bedroom apartments will be allocated to single or a couple with the following restrictions on children:

- 2 bedroom ground floor flats – maximum occupancy of one child under 10 years of age
- 2 bedroom first floor/second floor flats – maximum occupancy of one child over 10 years of age

7 PETS

No pets will be allowed unless there is an evidenced medical need.

8 APPLICATION PROCESS

All applicants, including existing tenants, must be registered on Shropshire Council's choice based lettings scheme, Shropshire Homepoint. In addition to the bandings within the scheme, additional criteria set out in within this lettings plan will apply in the allocation of all properties. The advert will describe the property types and sizes available for letting. Within the advert the property will be labelled "local lettings plan applies".

The properties will be openly advertised to all bands.

The final selection of suitable applicants will be made in accordance with this lettings plan.

Prior to any offer of accommodation Severnside Housing will carry out any verification required to determine the applicant's eligibility to be allocated the property.

9 TENANCY TYPES

All new tenants to Severnside Housing will be given a probationary tenancy for 12 months. During the 12 months the Neighbourhood Officer will carry out visits to assess and monitor how they are managing their tenancy.

Should any issues be identified then the tenancy can be brought to an end under section 21(4) of the Housing Act 1988. Severnside Housing will work closely with Shropshire Council's Home Options Team and will have a protocol in place that

enables them to provide information direct to them in relation to any action that may be taken to end a tenancy.

At the end of the first 12 months of the tenancy Severnside Housing will consider granting a 2 or 5 year fixed term tenancy, (or whether to end the tenancy) with the assessment based on how the tenancy has been managed during the first 12 months.

In addition to the use of section 21(4) of the Housing Act 1988, Severnside Housing is extremely proactive in using the wide range of legal tools available to address nuisance or anti-social behaviour swiftly and effectively and has a robust tenancy management procedure in place.

Existing assured tenants of Severnside Housing will be issued with an assured tenancy.

10 CRITERIA FOR REJECTION

The following will apply to applicants and members of their household who would be residing at the property.

- Anyone who has breached a tenancy in the past two years and has been served with a notice or evicted from the property.
- Anyone who has a debt to their current or former landlord. The debt must be paid in full or regular payments made for at least six months at which stage the application will be reviewed.
- Anyone who cannot provide an acceptable reference from their current or former landlord or another appropriate person.
- Anyone who has been convicted or cautioned for a criminal offence in the past five years that would have an effect on the community in which they live.
- Anyone who has owned or who has disposed of property and has the financial means to resolve their housing need.
- We will take into account any history of rent arrears (including court costs, sundry debts and housing benefit overpayments) also any neighbourhood nuisance, anti-social behaviour, damage to property or other behaviour by the applicant or a member of their household, whether or not they were tenants at the time.

11 EQUALITIES STATEMENT

Severnside Housing is committed to equality of opportunity for all in services provided. We will:

- Ensure that residents and customers and colleagues have equal access to services.
- Tackle unlawful discrimination and promote equality of opportunity
- Train employees about equality and diversity and ensure that they are equipped to deal with residents and customers and colleagues individual needs

- Provide information in a variety of formats so that we can meet the needs of all our residents and customers and colleagues
- Carry out equality analyses which we call Equality Management Reviews, on all our strategies, policies and services.

12 MONITORING AND REVIEW

We will carefully monitor the allocation process to ensure compliance with the local lettings plan and review the plan after the first year of implementation.

Formal Agreement of the Local Lettings Plan

Sevenside Housing

Signature: _____

Print name: _____

Date: _____

Shropshire Council Signatory

Signature: _____

Print name: _____

Date: _____