

**5. Applications will be further prioritised in accordance with family size to property type/size. A degree of underoccupation may be allowed subject to agreement with the District Council.**

In the event that no households can be identified from the above criteria within 3 weeks, allocations will be made to the most suitable applicants, having regard to their reasons for seeking a home in The Parish.

## Definitions

### The Parish

The Civil Parish within which the affordable housing is located.

### Immediately Adjoining Parish

A Parish with a common boundary and immediately next to the parish within which the affordable housing is located.

### Minimum term of residence

Normally 5 years.

### Number of years

Normally 5 out of the past 15

### Close Family Member

Means parents, siblings, grandparents and children and such relationships through adoption. In exceptional circumstances, at the discretion of Bromsgrove District Council, more distant relatives may fall within the definition if they give to the applicant a level of support normally associated with those listed above. ('In exceptional circumstances, at the discretion of Bromsgrove District Council, other parties may fall within the definition if they can provide evidence that they give the applicant a level of support normally associated with those listed above'.)

### Want

A specific reason to reside in the Parish within which the affordable housing is located.



**This leaflet can be provided in large print, braille, CD, audio tape and computer disc.**

If you require  
interpretation and translation  
services please phone  
**01527 881288**



**Bromsgrove  
District Council**

[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

### Strategic Housing

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# Criteria for the allocation of Affordable Housing Developed in Rural Areas



**Bromsgrove  
District Council**

[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

## Criteria and Allocations Policy for the Letting and Allocation of Rural Affordable Housing Developed under 'Exception Site' Policy

The Registered Social Landlord (Housing Association) developing and managing the affordable housing development will assess all applications made requesting the allocation of a dwelling on the scheme in the following order:

**1. All applicants wishing to be considered for Rented Housing within the proposed scheme must be registered on the Bromsgrove District Council Home Choice Plus, choice based lettings scheme.**

The Council will also nominate applicants registered on Home Choice Plus for consideration for Shared Ownership or Fixed Equity units where applicants have expressed a wish to be considered by placing a bid on Home Choice Plus.

**2. The following Local Connection Eligibility Criteria will be applied: (The first phase of eligibility will be considered initially, and only if insufficient applicants are eligible will the other phases be considered in order.)**

The first phase of eligibility will be restricted to:

i) Local residents within the parish, with a minimum term of residence who want to remain in the locality but cannot afford to do so.

ii) Those who have previously resided in the parish for a number of years and who need to return to the parish but cannot afford to do so and who qualify as one or more of the following :

- Those who need to return to the parish to provide or receive support to/from a close family member living in the parish.
- Those who are employed within the parish.

- People with a confirmed offer of employment in the parish but who are deterred by the difficulty of finding and affording suitable accommodation.

A second phase of eligibility would include applicants who live outside of the parish but within an immediately adjoining parish (within the District of Bromsgrove) who need to live in the parish but cannot afford to do so and who qualify as one or more of the following:

- Those who need to live in the parish to provide or receive support to/from a close family member living in the parish.
- Those who are employed within the parish.
- People with a confirmed offer of employment in the parish but who are deterred by the difficulty of finding and affording suitable accommodation.

A third phase of eligibility would include applicants who live outside of the parish but within the District of Bromsgrove who need to live in the parish but cannot afford to do so and who qualify as one or more of the following:

- Those who need to live in the parish to provide or receive support to/from a close family member living in the parish.
- Those who are employed within the parish.
- People with a confirmed offer of employment in the parish but who are deterred by the difficulty of finding and affording suitable accommodation

A fourth phase of eligibility would include applicants who live outside of the parish and outside of the District of Bromsgrove who need to live in the parish but cannot afford to do so and who qualify as one or more of the following:

- Those who need to live in the parish to provide or receive support to/from a close family member living in the parish.
- Those who are employed within the parish.
- People with a confirmed offer of employment in the parish but who are deterred by the difficulty of finding and affording suitable accommodation.

**3. Applicants who qualify under the Local Connection Eligibility Criteria (Sect 2. Above) will then undergo an affordability assessment to establish that they are not in a position to afford an open market dwelling in the area. (The process will also establish an applicant's ability to afford shared ownership and fixed equity options).**

Completed forms will be assessed in accordance with:-

- Current data on house prices and rents in The Parish;
- Financial requirements of average mortgage lenders and their lending policies;
- The availability of appropriate properties to meet identified needs e.g. accommodation to meet disabilities or health issues and tenure required.

**4. Where applicants have both a relevant local connection (Sect 2 above) and fit the affordability criteria (Sect 3 above), their housing need will be prioritised in accordance with the housing need banding awarded and the effective date of the banding under the Home Choice Plus, choice based lettings scheme, with the exception of:**

- Any banding awarded for needs which will not be met by the offer of a dwelling in The Parish e.g. medical or welfare needs which would not be improved by living in The Parish;

Applicants will be nominated for dwellings in priority of need as identified by the banding awarded to applicants under the Home Choice Plus, choice based lettings scheme. Where applicants have been awarded the same banding, the effective date of the banding will determine the priority of applicants. In the unlikely event of cases having the same banding and same effective date then the case with the longest local connection with the Parish will have priority. Where applicants are purchasing an equity share but are unable to complete within a 6 - 8 week timescale they will be given a reduced priority.