

Local Lettings Plan

Bromsgrove District Council

This document will be made available to the public via the Council's website.

LOCAL LETTINGS PLAN

Nominating Body:	Bromsgrove District Council		
Allocating Body:	Stonewater		
Scheme location:	Perryfields Road		
Ward:	Perryfields		
Operational from:	Oct 2023	Scope:	Initial letting

Summary of purpose:	To facilitate the development and maintenance of a balanced and cohesive community by specifying the arrangements eligibility criteria for the nomination and allocation by the Nominating and Allocating Bodies respectively of tenants [and purchasers].		
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Accommodation type:	2B4P House x 14 3B5P House x 13 4B6P House x 3 1B2P House x 4		
Date of practical completion:	Oct 2023	Phased:	Yes over a 2 month period
Description:	The who scheme comprises a total of 60 units of low cost home ownership, rent to buy and social rent. The social rent element provides for 100% nominations at first let and then		
Nomination Rights:	100% first letting and 75% of subsequent lettings.		

Scheme profile:	100% affordable housing mixed tenure scheme comprising 60 units of which 34 are social rent.
Does S.106 Agreement apply?	Yes
Context:	<ul style="list-style-type: none"> • 4 x 1 Beds – 2 priority band - (1 priority considered from “Move on” from Supported Accommodation). 2 Gold Plus banding and below (1 going to Gold Plus and below prioritised for Community Contribution). • 14 x 2 Beds – 7 to priority band. 7 to Gold Plus banding and below (2 of those going to Gold Plus and below prioritised for Community Contribution). • 13 x 3 Beds – 7 to priority band. 6 to Gold Plus banding and below (2 of those going to Gold Plus and below prioritised for Community Contribution) • 4 x 4 Beds – all to priority band
Local connection cascade summary:	None
Allocation objectives:	To create balanced and sustainable communities whilst also assisting the authority to discharge its homelessness duties and minimise the use of B&B and TA wherever possible.
Have you consulted applicants on this local lettings plan	No
Has an Equality Impact Assessment been completed?	No
Local Lettings Criteria for up to 50% of first lettings of properties in new developments or up to 100% of re-lets for existing areas for a limited time period :	<p>Confirmed.</p> <ul style="list-style-type: none"> • 4 x 1 Beds – 2 priority band - (1 priority considered from “Move on” from Supported Accommodation). 2 Gold Plus banding and below (1 going to Gold Plus and below prioritised for Community Contribution). • 14 x 2 Beds – 7 to priority band. 7 to Gold Plus banding and below (2 of those going to Gold Plus and below prioritised for Community Contribution).

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	<ul style="list-style-type: none">• 13 x 3 Beds – 7 to priority band. 6 to Gold Plus banding and below (2 of those going to Gold Plus and below prioritised for Community Contribution)• 4 x 4 Beds – all to priority band
Process/eligibility pathway(s):	Home Choice Plus CBL
How will you know the objective has been achieved? Monitoring/review arrangements:	When the lettings match the Local lettings plan and that the lettings have contributed to a sustainable community. The lettings will be reviewed after one year to ensure that they were made in line with the plan and that the aims of the plan were achieved
Other relevant information:	

Signed on behalf of the Council:

Atm

Name: Judith Willis.

Designation: Head of Service

Date: 29.08.23



Name:

Designation: Portfolio Holder

Date: 29.08.23

Signed on behalf of the Registered Housing Provider:



Designation: Senior New Homes
Executive

Name:

Date: 13/09/2023