BROMSGROVE DISTRICT COUNCIL

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:	Bromford Housing Association		
Scheme location:	Perryfields Road		
Parish:	Perryfields		
Operational from:	October 2026	Scope:	[Perpetual]

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]

Accommodation type:	Flats, Bungalows and Houses		
Date of practical completion:		Phased:	
Description:	**106 Affordable properties** 66 Social Rent Flats, Bungalows, Houses 40 Shared ownership Houses		
Nomination Rights:	Social Rent BDC		
Scheme profile:	**Purpose built properties**		

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Does S.106 Agreement apply?	yes
Context:	**Taylor Wimpey S106 units** **Planning Ref: 24/00246/REM**

Social Rent	Advertising Criteria
12 x 1 Bed 2P Flat Plot Numbers 205/206/207/208/209/210/ 211/212/213/214/215/216	• 5 with Preference to people in Community Contribution • 1 with preference to Bromford Customers • 3 no with Preference to people who are ready to move on from supported accommodation • 3 to those on the housing register with no additional criteria
4 x 2 Bed 3P House Plot Number 275/277/278/279	• 1 with Preference to people in Community Contribution • 1 with preference to Bromford Customers • 1 with Preference to people wanting to downsize • 1 to those on the housing register
2 x 2 Bed 4P Bungalow (not wheelchair adapted with bath) Plots 159/170	• 2 with Preference to people medical need for a bungalow -1 of which will be given preference to Bromford customers.
6 x 2 Bed 4P Flat Plot Number 217/218/219/220/221/222	• 3 with Preference to people in Community Contribution

		• 3 to those on the housing register with no additional criteria
	22 x 2 Bed 4P House Plot no's 6/124/125/167/168/17/18/19 20/22/24/25/55/56/57/74/75 88/91/94/96/97	• 9 with Preference to people in Community Contribution • 4 no with Preference to Bromford customers • 9 to those on the housing register with no additional criteria
	16 x 3 Bed 5P House Plot no's 5/7/165/166/175/21/23/274 276/53/54/87/89/90/92	• 8 with Preference to people in Community Contribution • 2 no with Preference to Bromford customers • 6 to those on the housing register with no additional criteria
	4 x 4 Bed 7P House Plot no's 177/178/93/95	• 1 with Preference to Bromford customers • 3 to those on the housing register with no additional criteria
	Grand Total 66	

In instances where a preference is noted, should there be no applicants meeting the preference criteria properties will be allocated to people from the housing register.

All Bromford transfers will have a local connection unless they are homeless.

Local connection cascade summary:	N/A

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Allocation objectives:	To create and maintain a sustainable community that enables residents to thrive. Bromford can apply its own Lettings Policy. Bromford use the following criteria to decide how many people can live in our homes; • 1 bedroom for each person or couple age 16 or over. • 1 bedroom for two children of the same gender aged 15 or under. • 1 bedroom for two children aged 9 or under, regardless of gender. • An extra bedroom for children who are unable to share because of their severe disabilities, and the Local Authority has approved the criteria. • An extra bedroom for foster carers. • An extra bedroom for members of the armed forces who are living with their partners while away on operations. • 2 bedrooms for a disabled customer or partner who needs a non-resident overnight carer. In addition: • All applicants will be assessed to ensure they meet Bromford's affordability criteria and will be subject to a credit check. • We require applicants to be able to demonstrate an income that will cover rent and service charge for the home it covers • We require applicants where there is an acute vulnerability to demonstrate a history of sustained engagement with support services; we will also look to ensure that those with high support needs are not housed near each other or within the same block. • We require applicants where needed to ensure that any existing support package can be delivered at their new address. • We require any applicants fleeing domestic violence to live more than 5 miles away from the property they are being considered for.
Have you consulted	No

applicants on this local lettings plan	
Has an Equality Impact Assessment been completed?	Bromford is not a public body and therefore not required to carry out Equality Impact Assessments. The Council has conducted its own EIA on its' Affordable Housing Allocations policy which ensure that there is no detriment to any equalities groups. The addition of transfers into this local letting plan does not have a negative impact on any equalities groups and supports a more balanced and sustainable community which is a crucial factor when developing a new community on any new build development.
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 :	100% of first lettings will follow this plan Relets will be in accordance with the nominations agreement between Bromford and BDC
Process/eligibility pathway(s):	Bromsgrove home choice allocations scheme
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:

Designation: Asst Director Community and Housing

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Name: Judith Willis

Date: 2/11/2026

Signed on behalf of the Registered Housing Provider:

Name: 
Sue Allen

Designation: Neighbourhood & Community Manager

Date: 30.09.2026