

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:	Weights Lane, Brockhill Phase 5 B97 6BP		
Parish:	Redditch		
Operational from:	September 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]
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Accommodation type:	Houses and Flats		
Date of practical completion:		Phased:	5
Description :	78 Affordable properties in total 30 Shared Ownership: 13 x 2 bed 3 person House 2 x 2 bed 3 person Bungalow 15 x 3 bed 4 person House 48 Social Rent: 12 x 1 bed 2 person Flat 22 x 2 bed 3 person House		

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	12 x 3 bed 4 person House 2 x 4 bed 6 person House																																		
Nomination Rights:	Social Rent BDC																																		
Scheme profile:	Purpose built properties																																		
Does S.106 Agreement apply?	Yes																																		
Context:	<table border="1"> <tbody> <tr> <td>1 Bed Flats</td><td>12</td></tr> <tr> <td>Preference to people with community contribution</td><td>4</td></tr> <tr> <td>Preference to people ready to move on from supported accommodation</td><td>2</td></tr> <tr> <td>Housing Register priority need</td><td>2</td></tr> <tr> <td>Preference to people with a medical need for ground floor accommodation</td><td>2</td></tr> <tr> <td>Preference to Bromford customers ready to move on from supported accommodation</td><td>2</td></tr> <tr> <td>2 Bed Houses</td><td>22</td></tr> <tr> <td>Housing Register</td><td>11</td></tr> <tr> <td>Preference to Bromford Customers</td><td>2</td></tr> <tr> <td>Preference to people with community contribution</td><td>9</td></tr> <tr> <td>3 Bed Houses</td><td>12</td></tr> <tr> <td>Housing Register</td><td>6</td></tr> <tr> <td>Preference to Bromford Customers</td><td>2</td></tr> <tr> <td>Preference to people with community contribution</td><td>4</td></tr> <tr> <td>4 bed Houses</td><td>2</td></tr> <tr> <td>Housing Register</td><td>2</td></tr> <tr> <td>Grand Total</td><td>48</td></tr> </tbody> </table> 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 transfers for Bromford customers will be facilitated through the choice based lettings /move on from	1 Bed Flats	12	Preference to people with community contribution	4	Preference to people ready to move on from supported accommodation	2	Housing Register priority need	2	Preference to people with a medical need for ground floor accommodation	2	Preference to Bromford customers ready to move on from supported accommodation	2	2 Bed Houses	22	Housing Register	11	Preference to Bromford Customers	2	Preference to people with community contribution	9	3 Bed Houses	12	Housing Register	6	Preference to Bromford Customers	2	Preference to people with community contribution	4	4 bed Houses	2	Housing Register	2	Grand Total	48
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BROMSGROVE DISTRICT COUNCIL

	supported process and will have a local connection to Bromsgrove.				
Plot Schedule and Criteria:	TENURE	PLOT NUM BER	BEDS	PERS ONS	Allocation criteria
	SOCIAL RENT	5027	1	2	Preference to Bromford customers ready to move on from supported accommodation
	SOCIAL RENT	5028	1	2	Housing Register priority need
	SOCIAL RENT	5029	2	3	Preference to people with community contribution
	SOCIAL RENT	5030	2	3	Housing Register
	SOCIAL RENT	5031	2	3	Housing Register
	SOCIAL RENT	5034	1	2	Preference to people ready to move on from supported accommodation
	SOCIAL RENT	5035	1	2	Housing Register priority need
	SOCIAL RENT	5041	3	4	Housing Register
	SOCIAL RENT	5042	3	4	Preference to people with community contribution
	SOCIAL RENT	5043	2	3	housing Register
	SOCIAL RENT	5044	2	3	housing Register
	SOCIAL RENT	5045	1	2	Preference to people with a medical need for ground floor accommodation
	SOCIAL RENT	5046	1	2	Preference to people with community contribution
	SOCIAL RENT	5047	2	3	Preference to people with community contribution
	SOCIAL RENT	5048	2	3	Housing Register
	SOCIAL RENT	5051	1	2	Preference to Bromford customers ready to move on from supported accommodation
	SOCIAL RENT	5052	1	2	Preference to people with community contribution

BROMSGROVE DISTRICT COUNCIL

	SOCIAL RENT	5066	2	3	Preference to people with community contribution
	SOCIAL RENT	5067	2	3	Housing Register
	SOCIAL RENT	5068	3	4	Housing Register
	SOCIAL RENT	5069	3	4	Preference to people with community contribution
	SOCIAL RENT	5075	2	3	Preference to Bromford Customers
	SOCIAL RENT	5076	2	3	Preference to people with community contribution
	SOCIAL RENT	5077	3	4	Housing Register
	SOCIAL RENT	5078	3	4	Preference to people with community contribution
	SOCIAL RENT	5086	1	2	Preference to people with a medical need for ground floor accommodation
	SOCIAL RENT	5087	1	2	Preference to people with community contribution
	SOCIAL RENT	5090	1	2	Preference to people ready to move on from supported accommodation
	SOCIAL RENT	5091	1	2	Preference to people with community contribution
	SOCIAL RENT	5092	3	4	Housing Register
	SOCIAL RENT	5093	3	4	Housing Register
	SOCIAL RENT	5155	4	6	Housing Register
	SOCIAL RENT	5156	4	6	Housing register
	SOCIAL RENT	5157	2	3	Preference to people with community contribution
	SOCIAL RENT	5158	2	3	Housing Register
	SOCIAL RENT	5164	2	3	Preference to people with community contribution
	SOCIAL RENT	5165	2	3	Preference to Bromford Customers

BROMSGROVE DISTRICT COUNCIL

	SOCIAL RENT	5206	3	4	Preference to Bromford Customers
	SOCIAL RENT	5207	3	4	Preference to people with community contribution
	SOCIAL RENT	5208	2	3	Preference to people with community contribution
	SOCIAL RENT	5209	2	3	Housing Register
	SOCIAL RENT	5210	2	3	Housing Register
	SOCIAL RENT	5211	2	3	Preference to people with community contribution
	SOCIAL RENT	5216	3	4	Housing Register
	SOCIAL RENT	5217	3	4	Preference to Bromford Customers
	SOCIAL RENT	5218	2	3	Housing Register
	SOCIAL RENT	5219	2	3	Housing Register
	SOCIAL RENT	5220	2	3	Preference to people with community contribution
Local connection cascade summary:	N/A				
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.				

BROMSGROVE DISTRICT COUNCIL

	• 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 applicants on this local lettings plan	No
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%	100% of first lettings will follow this local letting plan Subsequent re lets will be subject to the nominations agreement between Bromford and BDC.

BROMSGROVE DISTRICT COUNCIL

of first lettings of properties in new developments or up to 100% of re-lets for existing areas for a limited time period :	
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 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:



Name: Judith Willis

Designation: Assistant Director,
Community & Housing

Date: 21.09.26

Signed on behalf of the Registered Housing Provider:

BROMSGROVE DISTRICT COUNCIL

Name: Sue Allen



Date: 27.08.2026

Designation: Neighbourhood and
Communities Manager