

Local Lettings Policy, Wellesley, Maida phase one

Appendix 1

Maida phase 1 - is to be the first phase to be delivered by Grainger Trust.

This lettings plan has been prepared to give Wellesley the best start by creating a balanced and sustainable community that will integrate successfully with market housing.

Maida will provide 228 new homes of which 80 will be affordable homes, for a mix of rent and shared ownership.

Tenure	
Affordable rent	48
Shared ownership	32
Open Market sale/rent	148
Total	228

Affordable Housing Dwelling Mix

Housing Type	Rented	Shared Ownership
One Bed Flat	10	13
Two Bed Flat (3 & 4 beds)	5	6
Two Bed House	14	7
Three Bed House (5 person)	12	6
Four Bed House (6 person)	7	0
Five Bed House	0	0
Total	48	32

All properties are to be let on affordable rents for a five year assured short hold tenancy (ASTs) which will include a twelve-month starter tenancy.

The aims of the lettings plan are:

- To give Wellesley the best start by developing a mixed and sustainable community at the first phase of the Wellesley development
- To ensure a balanced, new community, by including a mix applicant types and household sizes
- To make best use of our social housing stock and to meet the housing needs of the borough.
- Create movement in our existing housing stock

For the definition of terms, see the Wellesley Lettings Policy.

Priority

Employment

The lettings plan will aim to achieve that 50% of tenants on first let are to households where the applicant or their partner is in employment.

Tenant History

The lettings plan will aim to ensure that up to 40% of tenants on first let are housing association tenants with a good tenancy history and 40% to be allocated to residents with a good tenancy history and privately renting.

Under occupation

In order to free up a larger housing association properties Rushmoor BC, wish to reserve four 1-bedroom and 2-bedroom flats/house (20%) for an existing housing association tenant to move to a smaller property. Two properties can be allocated to a household who are under occupying and affected by the SSSC as well as meeting the objective of Rushmoor's under occupation scheme.

Overcrowding

In order to assist an overcrowded HA household and to enable movement in our existing stock, preference may be given to existing housing association tenants who have been assessed by Rushmoor BC as lacking a bedroom. Where appropriate the resulting vacancy may be used to achieve a chain let.

Medical and Welfare needs

Applicants moving into one and two bedroom properties may have a range of high, medium and low support needs. A maximum of 20% of applicants with support needs can be included in this accommodation of which;

10% - High

20% - Medium

70% - Low

Where applicants have a support need a support package must be in place for at least 12 months.

Accommodation specific criteria

A child density of 55% (a maximum of 79 children) will be applied to two, three and four bedroom houses. A child density of 33% (a maximum of five children) can be allocated to the two bedroom flats. This gives an overall child density of 47% (84 children) across Maida phase 1.

Consideration should be given to the number of children to adults in individual families as well as the range of child ages to make sure as far as possible that concentrations of high child density and concentrations of children of similar ages are avoided.

Two bedroom Houses (4 person) x 14

Ten 2-bedroom houses are to be allocated to families with two children or with one child and expecting a child.

The four remaining houses are to be allocated to families with one child or expecting a child .

Three Bedroom Houses (5 person) x 12

The six houses 3-bedroom houses are to be allocated to families with three children.

The remaining six 3-bedroom houses are to be allocated to families with two children

Four bedroom houses (6 persons) x 7

Four 4-bedroom houses are to be allocated families with four children.

The remaining three houses are to be allocated to families with three children.

One of the seven 4-bedroom houses is to be allocated to a family with a need for a 4-bedroom wheelchair compliant property.

Flats (Block 1 10 x 1bed, 5 x 2bed)

One-bedroom flats

We aim to achieve 75% occupation by single people
25% by couples

Two bedroom flats (includes 1 wheelchair complaint flat)

Two bedroom flats can be allocated to a couple with one child or expecting a child (proof of pregnancy is of at least 28 weeks).

A maximum of three persons.

Priority/Ground floor flats; applicants who have a specific health need for ground floor accommodation on their housing allocation application, will be given priority above applicants without this need.

No pets are permitted in the flats.

Wheelchair units

(1x2 bed flat and 1x4 bed house)

Provision of two wheelchair compliant units for applicants who have a specific health need for wheelchair accommodation on their housing allocation application, will be given priority above applicants without this need.

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