Local Lettings Plan, Wellesley, Phase B3 & B4, Corunna

Corunna phase B3/B4 is the third 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.

Corunna phase B3/B4 will provide 454 new homes of which 158 will be affordable homes, for a mix of rent and shared ownership.

Tenure	
Affordable rent	102
Shared ownership	56
Open Market sale/rent	296
TOTAL	**454**

<u>Affordable Housing Dwelling Mix</u>

Housing Type	Rented	Shared Ownership
One Bed Flat	18	5
Two Bed Flat (3 & 4 beds)	7	6
Two Bed House	30	22
Three Bed House (5 person)	27	23
Four Bed House (6 person)	20	0
TOTAL	**102**	**56**

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.
- 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. The remaining 20% to be allocated to first time tenants e.g. living with family or friends.

- **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 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

Supported flats: Adults with Learning Disabilities (Six 1-bedroom flats)

Tenants of the supported flats will be expected to have an assessed care need and receive support as required. Tenants moving into this accommodation will be nominated in partnership with HCC Adult Services. All flats are fully wheelchair compliant.

One-bedroom flats x 12 (includes 3 wheelchair units)

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

Three of the twelve 1-bedroom flats are to be allocated to a family with a need for a 1-bedroom wheelchair compliant property

Two-bedroom flats x 7 (6x3 person and one four person)

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.

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.

No pets are permitted in the flats

Two-bedroom Houses (4 person) x 30
Twenty 2-bedroom houses are to be allocated to families with two children or with one child and expecting a child.

The 10 remaining houses are to be allocated to families with one child or expecting a child

(Two of the thirty 2-bedroom houses are to be allocated to a family with a need for a 2-bedroom wheelchair compliant property)

Three Bedroom Houses (5 person) x 27

Eighteen 3-bedroom houses are to be allocated to families with three children or two children and expecting a child

The remaining nine 3-bedroom houses are to be allocated to families with two children or one child an expecting a child

(One of the eleven 3-bedroom houses are to be allocated to a family with a need for a 3-bedroom wheelchair compliant property)

Four-bedroom houses (6 persons) x 20

Sixteen 4-bedroom houses are to be allocated to families with four children or three children and expecting a child.

The remaining four 4-bedroom houses are to be allocated to families with three children or two children and expecting a child

Wheelchair units
6 x 1bedrom flats are reserved for Adults with learning Disabilities and will be allocated by Hampshire county Council. The remaining six wheelchair compliant units will be advertised through the Rushmoor Home Finder and will include 3x1-bedroom flat, 2x2-bedroom house and one 3-bedroom house.

Provision of six 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.

Child Density

This lettings plan will aim to ensure that a maximum child density of 48% is applied based on the size of the scheme and recommended child density levels.