Marches CLT SERVICES
COMMUNITY LED HOUSING

shropshire housing group

Shropshire Council

In partnership with Hodnet Parish Council

Community Led Housing

Local Lettings Plan

The Old Auction Yard
Hodnet

Local Lettings Plan

Introduction

The purpose of developing a local lettings plan is to try to establish balanced and sustainable communities that are integrated successfully into the wider community.

A local lettings plan sets out criteria that will be taken into account when each new property is let and will mean that applicants may not be considered in priority or registration date order.

Each advert on Shropshire Homepoint will advise applications that allocations will be made in line with the local lettings plan.

The local lettings plan will cover the affordable rent and shared ownership properties owned by Meres and Mosses Housing Association (MMHA) on the site.

The Old Auction Yard, Hodnet

The housing scheme at the Old Auction Yard site has a mixture of house styles together with a mix of tenures. The site has:

3 x 2 bed, 3 person bungalows for rent
9 x 2 bed, 4 person houses (8 for rent and 1 for shared ownership)
2 x 3 bed, 5 person houses (1 for rent and 1 for shared ownership)

How do I apply for an affordable home?

In order to be considered you will need to:

Register your affordable housing need with Shropshire HomePoint. You can apply online at www.shropshirehomepoint.co.uk

Local accountability - What this means

As a community led scheme, we are proud that:

- Your local Parish Council will confirm local connection for all sales and allocations.
- Your local Parish Council will receive reports on allocations/housing management.
- Your local Parish Council will confirm local connection for all future sales and allocations.

How will decisions be made?

Step 1

Shropshire HomePoint

Your housing need will be assessed when you first apply and the properties will be advertised for applicants who can demonstrate a local connection to Hodnet Parish.

You will need to keep an eye on the adverts published by HomePoint each week, and then express an interest in the specifically advertised property.

Step 2

Meres & Mosses Housing Association

Meres & Mosses Housing Association will issue a local connection form for you to complete, which will inform the decision-making process.

You must complete this promptly and return it to Meres & Mosses Housing Association in the pre-paid envelope provided.

Step 3

Hodnet Parish Council

Hodnet Parish Council will give preference to people with a strong Hodnet connection. This means either a resident or a person with a connection to Hodnet, will need to meet two of the criteria below:-

- Your parents were permanently resident in the local area at the time of the applicant's birth
- You were in permanent residence in the local area for any period of five years as a child attending a local school
- You are currently lawfully resident in the local area and have lived there for at least the last three years

- You don't currently live in the local area but have previously lived there at some point for fifteen continuous years as an adult

- You are currently employed or routinely carry out self-employed work within either the local area or five kilometres of the site

- You have a confirmed written offer of permanent work within either the local area or five kilometres of the site

- You can demonstrate active community involvement in the local area over at least the previous two years; or are determined by the Parish Council as having some other form of strong connection with the local community and/or its hinterland.

- Your parents currently live in the local area; or another close family member who provides or requires a substantial degree of support currently lives in the local area

- If over fifty five years of age, you have a close family member currently living in the local area

In addition, Hodnet Parish Council have requested that the local lettings plan gives preference to certain applicants so that:

- Approximately equal numbers of working and non-working households will be housed at any one time

- Preference will be given to existing Hodnet residents living in social housing that are looking to downsize

- A mix of family types, sizes and ages will be housed, allowing families to grow without needing to move

- For the bungalows, preference will be given to applicants in need of ground floor accommodation.

If there are not enough applicants with a connection to Hodnet then:

1. After a period of six weeks, applicants living within 10km will be considered but this will exclude villages and towns exceeding 3,000 inhabitants.

2. After twelve weeks, living anywhere within the Shropshire Council area as a whole will be considered.

Step 4

Meres & Mosses Housing Association

Meres & Mosses Housing Association will make offers of properties to applicants with a verified local connection in order of housing need.

Right of appeal

Decisions on local connection may be made on behalf of Hodnet Parish Council. The Parish Council may require an interview with the applicant to confirm that the criteria set out in this policy have been met. If an applicant feels that the decision made about their local connection is unfair, they may submit an appeal, in writing, to Hodnet Parish Council's Clerk.

The appeal will then be heard, within 15 working days, by a panel of at least three Hodnet Parish Councillors who have not been involved in the earlier decision making process, during this appeal no financial information will be disclosed by Hodnet Parish Council. The decision of the appeal panel will be binding on all parties.

Shared Ownership

What is shared ownership housing?

Shared ownership housing is a leasehold tenure designed to help local people access home ownership while local prices are outside their reach.

How does it work?

Our partner, Meres & Mosses Housing Association (MMHA) owns the freehold property, and sells a percentage to you under a leasehold agreement. This percentage is normally 50%, but it will be initially marketed at 25% of the open market value. Please refer to sales details for financial information. The remaining equity, say 75%, will then be rented from MMHA.

Can I buy more shares?

Yes you can, in 10% tranches, up to 80% of full ownership. This is so that MMHA can protect the property for local people in perpetuity.

How do I apply?

Contact the sales agent, whose details should be on site, as a normal sales board.

What support will I get?

Shared ownership housing is very similar to open market purchase, so there is a lot to understand and be mindful of. MMHA sales team will support you through the process, but remember you are purchasing a percentage of a property with all the responsibilities and liabilities that this brings.

Does the local lettings plan apply to shared ownership?

Yes, the same process and criteria will be applied.

Useful Links

Shropshire HomePoint www.shropshirehomepoint.co.uk

Meres & Mosses Housing Association www.shropshirehousing.org.uk

Notes

CLT
COMMUNITY LAND TRUST

Equal Opportunities statement

We recognise the damage that disadvantage and discrimination can cause. We are committed to equal opportunities and will take positive steps to ensure that you will not be treated less favourably than anyone else in your dealings with us because of race, religion, gender, marital status, sexual orientation, disability, class or age.

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www.shropshirehousinggroup.co.uk **Follow us on Facebook**

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