

Local Letting Plan –Sandbourne Gardens, Stourport Road, Bewdley

Scheme Name:	Sandbourne Gardens (Elan Homes)
Landlord:	Community Housing
Does a S.106 agreement apply to this scheme?	Yes
Full Address (as advertised)	Stourport Road, Bewdley, Worcestershire, DY12 1BL
Number, Size, Type and Tenure of units	20 units in total Shared Ownership – 7 units Social Rent – 13 Units
Reasons for developing an LLP (including evidence where relevant)	In the first instance all applicants must meet the requirements of Wyre Forest District Council allocations policy on the Councils Choice Based Letting scheme housing register, currently Home Choice Plus. The Local Lettings Plan will ensure that initially 100% of nominations for the rented properties will be allocated in line with this LLP and the Councils allocations policy. Subsequently a minimum of 75% of the social housing properties must be for applicants and meet the requirements of Wyre Forest District Councils allocations policy via the housing register, currently Home Choice Plus. All applicants are to be in housing need and unable to afford appropriate housing for either sale or rent, on the open market and therefore meet the required eligibility and affordability criteria. These properties are subject to a local connection criterion as per the Councils Allocation Policy. Community Housing will also carry out Tenancy Sustainability checks in accordance with their Allocation Policy.
Aims and Objectives of LLP	To help achieve balanced communities and support greater community cohesion and sustainability; in doing so contribute to making the area an even better place to live, work and visit. This will ensure a balanced and sustainable community by selecting a diverse mix of applicants from the housing Ensure that current and future residents feel safe and content in their homes and make the best use of housing stock.

	Reduce unnecessary turnover and potential refusals of properties and give opportunities to those who are making community contributions but have restricted housing options. To meet housing need whilst preventing future management problems on site. Ensure that the new community aligns smoothly with the existing community. Ensure that the needs of the local and wider community are reflected in the new development.
Are any allocation restrictions proposed in terms of Home Choice Plus bandings?	Yes Details Aim to allocate 20% of the properties to residents who qualify for additional waiting time through making community contributions.
Are any allocation restrictions proposed in terms of numbers of household members to be allocated to family sized properties? (i.e. different to Home Choice Plus bedroom standard)	N/A
Are any allocation restrictions proposed in terms of ages of children?	N/A
Is it proposed to advertise any properties for priority to Transfer applicants?	Yes To be agreed in conjunction with the Council. This will only apply where the existing Community Housing tenant has a gold plus banding for overcrowding / medical need or are facing homelessness due to redevelopment by Community Housing (within Wyre Forest DC areas only) and are on the Council's housing register. Any transfers allowed from Community Housing, housing stock will mean that the transfer property (or another similar property to the new build if the transfer property is being demolished) must go to applicants on the Councils housing register, Home Choice Plus to maintain the 100% nomination rights.

	The total number of transfer cases shall not exceed 25% of the initial total lettings on this site.
Are any other restrictions outside of the Home Choice Plus allocations policy proposed?	No
Shared ownership properties	All applications for this form of housing must register on Home Choice Plus (or replacement housing register)
Date of LLP	
Date of review against objectives	Review every 3 years on anniversary of date of LLP (above) Conformity monitoring to take place annually
Duration of Local Lettings Plan	First and subsequent relets for a period of three years
Approved by (name and position) Signature Wyre Forest District Council	Barbara Sarbinowska Housing Manager 
Date signed	3 November 2025
Approved by (name and position) Signature Community Housing	Mel Bailey Head of Housing 
Date signed	3 November 2025