

Local Letting Plan – Evesham Court, Kidderminster

Scheme Name:	Evesham Court				
Landlord:	Rooftop Housing Association				
Does a S.106 agreement apply to this scheme?	No				
Full Address (as advertised)	Evesham Court Kidderminster DY11 6TP				
Number, Size, Type and Tenure of units	Flat number	Accommodation	Tenure	User group	
	1	1b Ground Floor	Social Rent	Social	
	2	1b Ground Floor	Social Rent	Social	
	3	1b First Floor	Social Rent	Social	
	4	2b First Floor	Social Rent	Social	
	5	1b First Floor	Social Rent	Social	
	6	1b Second	Social Rent	Social	
	7	1b Second Floor	Social Rent	Social	
Reasons for developing an LLP (including evidence where relevant)	<p>In the first instance all applicants must meet the requirements of Wyre Forest District Council allocations policy and register on the Councils Choice Based Letting scheme housing register, currently Home Choice Plus.</p> <p>The Local Lettings Plan will ensure that initially 100% of nominations for the social rented properties will be allocated in line with this LLP and the Councils allocations policy. Subsequently a minimum of 75% applicants for the social housing properties must meet the requirements of Wyre Forest District Councils allocations policy and register on the Councils Choice Based Lettings scheme housing waiting list, currently Home Choice Plus.</p> <p>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.</p> <p>Rooftop Housing Association will also carry out Tenancy Sustainability checks in accordance with their Allocation Policy.</p>				

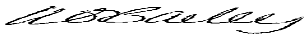



<p>Aims and Objectives of LLP</p>	<p>To help achieve balanced communities and support greater community cohesion and sustainability; in doing so contribute to making the area an even better place to live, work and visit.</p> <p>This will ensure a balanced and sustainable community by selecting a diverse mix of applicants from the housing</p> <p>Ensure that current and future residents feel safe and content in their homes and to make the best use of housing stock.</p> <p>Reduce unnecessary turnover and potential refusals of properties and to give opportunities to those who are making community contributions but have restricted housing options.</p> <p>To meet housing need whilst preventing future management problems on site.</p> <p>Ensure that the new community aligns smoothly with the existing community.</p> <p>Ensure that the needs of the local and wider community are reflected in the new development.</p> <p>Ensure that any allocation does not result in a household becoming isolated or vulnerable.</p>
<p>Are any allocation restrictions proposed in terms of Home Choice Plus bandings?</p>	<p>Yes</p> <p>Details</p> <p>Aim to allocate 20% of the properties to residents who qualify for additional waiting time through making community contributions.</p>
<p>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)</p>	<p>No</p>
<p>Are any allocation restrictions proposed in terms</p>	<p>No</p>



of ages of children?	
Is it proposed to advertise any properties for priority to Transfer applicants?	<p>Yes</p> <p>To be agreed in conjunction with the Council. This will only apply where the existing Rooftop Housing Group tenant has a gold plus banding for overcrowding or medical need.</p> <p>Any transfers allowed from (THE RP), housing stock will mean that the transfer property must go to applicants on the Councils housing register, Home Choice Plus to maintain the 100% nomination right</p>
Are any other restrictions outside of the Home Choice Plus allocations policy proposed?	<ul style="list-style-type: none">• Actively encourage applications from BME communities to ensure fair access to affordable housing that reflects the needs and aspirations of these communities, lettings to BME applicants should reflect the demographics of the local area, advertising and marketing plans should be multi-channel and take into account different cultural and demographic backgrounds. eg. the use of local community contacts and social media.• Ensure that applicants with any documented history of anti-social behaviour will be excluded unless the anti-social behaviour occurred over 5 years ago.• Ensure that applicants and their households with any documented history of illegal drug and/or alcohol abuse will not be considered.• Ensure extensive background checks are carried out on all applicants with a criminal history.• Exception will be given to applicants who have completed rehabilitation for substance abuse. We will consider supporting statements from relevant supporting organisations.• Obtain a reference for all non-transfer applicants from their previous landlord.• That the housing shall be affordable in relation to the individual tenant's income and earnings.• Any nomination from Wyre Forest District Council must fall in line with the criteria outlined in this Local Lettings Plan.



Affordable Housing /Shared ownership properties	These properties may be subject to a local connection criterion as per the Councils Allocation Policy. All applications for this form of housing must register on Home Choice Plus (or replacement housing register)
Date of LLP	24/10/2024
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 Date	Kate Bailey Head of Strategic Growth  24/10/2024
Approved by (Name and position) Signature Rooftop Housing Group Date	Lucia Chamberlain – Lettings Manager  24 th October 2024