

Local Lettings Policy - Ferry court, 9 seacombe view - Wallasey CH 44 6NP

Ferry court development is located on the seacombe promenade with direct views over the River Mersey.

Ferry court is a new development of 1,2 and 3 bedroom apartments accompanied with limited parking on site from residents. The properties are modern in design and constructed to an extremely high standard. They include the latest energy efficient products including new boilers, new central heating systems, double glazed windows and doors. Further benefits include high quality modern kitchens and bathrooms.

1. Introduction

This “Local Lettings Policy” has been written to cover the allocations of Onward Homes properties for affordable rent on a new build development at Ferry Court, 9 seacombe view Wallasey CH 44 6NP

The new site comprises 28 properties in total for affordable rent.

The development will include 28 properties for affordable rent comprising:

11 x 1 bedroom

16 x 2 bedroom

1x 3 bedroom 3 person

The local lettings policy will run for an initial period of 12 months commencing November 2023. After this period, Onward Homes will review this policy in consultation with Wirral borough council, tenants, local residents, and Ward Members.

2. Background

The Homelessness Act 2002 enabled housing authorities to introduce flexibility into their letting policies. Local Lettings Policies were introduced as a targeted approach to implement additional flexibility to existing Nomination Schemes, which cover wider geographical areas and a range of differing estates. Local Lettings Policies enables properties to be allocated to applicants meeting the particular needs of an area. Addressing specific shortfalls at a neighbourhood level helps build and sustain balanced communities bringing them up to a similar level of other similar neighbourhoods.

This “local lettings policy” is intended to balance the requirement to re-house people in housing need with the requirement to ensure the creation of a balanced community. By establishing a local lettings policy Onward Homes will seek to establish a stable, balanced community for the benefit of all the new residents and that of those in the surrounding area.

3. Allocations

All 1st time allocations will be made using the Sub regional choice based letting scheme Property pool, administered by Wirral Borough council.

4. Priority systems and housing need

100% of 1st time lets will be advertised across the priority bands of Property pool as at November 2023. The targets below are being proposed in relation to the sustainability of the scheme and the demand from the waiting list. Allocating this way will ensure that those from the priority bands are given a fair chance of securing a property.

- All flats with LAS to preference to adaptation need
- Of the remaining properties: 50% of each property size advertised to all bands and the remaining 50% of each property size to be advertised with preference to employed.

Applicants with a criminal record and history of antisocial behaviour will be considered in the context of whether they are suitable to be a tenant. If there is concern their activities have not abated and will have a negative impact on these properties, neighbours or surrounding estate, the offer may be withdrawn.

All applicants will be subject to an Affordability Assessment to make sure that applicants can afford the rent and other costs of the tenancy. Onward Homes reserve the right to not make an offer to an applicant who is unable to afford the property irrespective of their housing need.

5. Process

- At the point of lettings all applicants must have provided all proofs required and requested, or their expression of interest will not be considered.
- Applicants will also be required to undergo checks in relation to how they have managed previous tenancies. Any applicant who has had an unsuccessful tenancy previously may not be considered for a property on this development.
- Prospective tenants must attend a pre tenancy interview and financial assessment /benefits check to establish applicants' financial status and suitability for the scheme.

6. Review and Monitoring

This policy will be reviewed after 12 months to ensure it meets the needs of the following:

- Residents living on the new development sites
- Surrounding Community
- Best practice and legislation
- The housing market in Wirral

- Wirral Borough Council's strategic housing needs.

7. Allocation policy

All other aspects of the allocation process will be carried out in accordance with the Allocations Policy.