

## Local Lettings Policy

1.	<p><b>Name of estate or area:</b> New Ferry, Boundary Road &amp; Bebington Road</p> <p><b>Area:</b> Wirral, CH62</p>
2.	<p><b>Stock profile:</b></p> <p>New Ferry Phase 1 is a new-build development consisting of 14 flats in total.</p> <p>6 X 1 Bed Ground Floor (Wet room) 1 X 2 Bed Ground Floor (Wet room) 5 X 1 Bed Upper Floor 2 X 2 Bed Upper Floor</p>  <p>The development is due to be completed and ready to let from 23 May 2025.</p>
3.	<p><b>Issues affecting the decision to implement a Local Letting Policy:</b></p> <ul style="list-style-type: none"><li>• Aim to establish a sustainable community of specific household types that meets local housing need.</li><li>• Need to give due consideration to welfare reform legislation and affordability.</li><li>• Ensure long term lettings to help sustain the community.</li><li>• Mitigate anticipated ASB and estate management issues.</li></ul>

4.	<p><b>Lettings solutions proposed:</b></p> <p>Seek to attract applicants through criteria set out in a local lettings policy as follows:</p> <ul style="list-style-type: none"> <li>• 50% allocation of the UPPER FLOOR FLATS to be allocated with a preference to those in employment. 3 X 1 bed upper floor flats and 1 X 2 bed upper floor flats will be advertised to all bands. The remaining 2 x 1 bed upper floor flats and 1 x 2 bed upper floor flat will be advertised with preference to those in employment.</li> <li>• The Ground Floor flats will be advertised with a preference to those with an adaptation need as these properties have a level access shower. These properties are 6 X 1 Bed Ground Floor flats and 1 X 2 Bed Ground Floor flat. There will be no need to prove current economic activity for these allocations.</li> </ul>
5.	<p><b>Details of other strategies employed on this scheme/area:</b></p> <ul style="list-style-type: none"> <li>• Continue with Starter Tenancy Scheme (12-month probationary tenancy which is converted to an assured tenancy after this period subject to compliance with its terms and conditions).</li> <li>• Starter Tenancy home visits to be conducted by Regenda Homes Housing Officer Communities at intervals up to 12 months to assess tenancy management.</li> <li>• All prospective tenants to under-go pre-tenancy affordability checks by Regenda Homes Financial Support Officer.</li> </ul>
6.	<p><b>Consultation:</b></p> <ul style="list-style-type: none"> <li>• Internal consultation has taken place between the Income and Lettings Manager, Regional Director and the Executive Director Operations – Customer Service.</li> </ul>
7.	<p><b>Approval by Director to Local Lettings Policy:</b></p> <p>Signed: Joanne Walsh</p> <p>Date: 24 February 2025</p> <p>Joanne Walsh Regional Director</p>
8.	<p><b>Monitoring/term.</b></p> <ul style="list-style-type: none"> <li>• Local Lettings Policy to be initially implemented for the initial allocation for each of the 14 flats at New Ferry, Wirral.</li> <li>• Annual Report to Regenda Homes Development Scrutiny Panel regarding outcome of initial allocations and Wirral Council where requested.</li> </ul>

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|  | <ul style="list-style-type: none"><li>• All future allocations beyond this policy will be managed through either Property Pool Plus or other commitments we hold in the Regenda Homes allocation policy for Wirral.</li></ul> |
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