


Local Lettings Policy

| | |
|----|---|
| 1. | <p>Name of estate or area: New Ferry, Boundary Road & Bebington Road</p> <p>Area: Wirral, CH62</p> |
| 2. | <p>Stock profile:</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>Issues affecting the decision to implement a Local Letting Policy:</p> <ul style="list-style-type: none"> • Aim to establish a sustainable community of specific household types that meets local housing need. • Need to give due consideration to welfare reform legislation and affordability. • Ensure long term lettings to help sustain the community. • Mitigate anticipated ASB and estate management issues. |

| | |
|----|--|
| 4. | <p>Lettings solutions proposed:</p> <p>Seek to attract applicants through criteria set out in a local lettings policy as follows:</p> <ul style="list-style-type: none"> • 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. • 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. |
| 5. | <p>Details of other strategies employed on this scheme/area:</p> <ul style="list-style-type: none"> • 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). • Starter Tenancy home visits to be conducted by Regenda Homes Housing Officer Communities at intervals up to 12 months to assess tenancy management. • All prospective tenants to under-go pre-tenancy affordability checks by Regenda Homes Financial Support Officer. |
| 6. | <p>Consultation:</p> <ul style="list-style-type: none"> • Internal consultation has taken place between the Income and Lettings Manager, Regional Director and the Executive Director Operations – Customer Service. |
| 7. | <p>Approval by Director to Local Lettings Policy:</p> <p>Signed: Joanne Walsh</p> <p>Date: 24 February 2025</p> <p>Joanne Walsh Regional Director</p> |
| 8. | <p>Monitoring/term.</p> <ul style="list-style-type: none"> • Local Lettings Policy to be initially implemented for the initial allocation for each of the 14 flats at New Ferry, Wirral. • Annual Report to Regenda Homes Development Scrutiny Panel regarding outcome of initial allocations and Wirral Council where requested. |

| | |
|--|---|
| | <ul style="list-style-type: none">• 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. |
|--|---|