

Prenton Dell

Dell Public House, Prenton Hall Road

Local Lettings Policy proposal

1. Partner name:

Onward Homes

2. Addresses of Scheme covered by LLP:

Dell Public House, Prenton Hall Road

3. Properties to be covered by the proposed LLP (Detail including the type, number (e.g. 4x3bh) & /or %age of properties & over what period)

Prenton Dell is a new build scheme comprising 28 units

This is made up of 28 x 2-bedroom apartment situated in 1 block over 4 floors.

This is a new build unit located in a popular and desirable area.

The proposed LLP will apply to each of the 28 units and will be reviewed annually following the initial 12-month period.

4. Initial Assessment (what are we seeking to achieve through the LLP)

Onward Homes is committed to providing affordable housing across the North West, with Wirral highlighted as a specific strategic growth area. As part of its commitment to Homes England within the 2016-21 Shared Ownership and Affordable Homes funding programme, Onward is proposing to build 28 2-bedroom apartments for Affordable Rent on the site of the former Dell Public House, Prenton.

Following conversations with WBC's Housing Strategy Team, we have included level access shower accommodation to all ground floor apartments in order to meet particular local need. All properties are expected to be offered through the Property Pool Plus scheme.

By applying a Local Lettings Policy to this site, we would be aiming to achieve:

- Sustainable tenancies.
- Allocate properties within the overall principles of the Property Pool Plus Scheme to those in housing need

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- Provide opportunities to first time and non-social housing tenants currently living in unaffordable private rented accommodation.
- To provide affordable accommodation to customers who have a local connection to the local area as administered via the PPP Policy local connection criteria linked to priority bandings.

5. Test your theory.

Onward do not offer Starter Tenancies and as all tenancies in these apartments will be Assured we feel that it is crucial that prospective tenants will be able to sustain tenancies and contribute to a balanced scheme, community and stable environment.

The LLP being implemented will allow for a mix of tenants in terms of economic status, but through advertising to all bands it is anticipated that the majority of allocations will be made to those with a housing need as identified within the PPP Policy.

Our aim is to provide high quality sustainable tenancies and with that in mind we are proposing that:

6. Proposed LLP applicant / lettings criteria.

Allocation of Homes

All the ground floor properties have level access showers, we would therefore look to advertise these 7 units to All bands with preference given to those with an adaptation need.

Of the other remaining 21 units we would advertise 50% of vacancies on the choice based lettings scheme to all bands. The remaining 50% of vacancies will be advertised on All bands with preference given to those in employment.

Pets will not be permitted at the scheme with the exception of guide dogs and hearing dogs.

8. Equality Impact Assessment

An EIA has been completed which did not identify any impact towards any specific groups.

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Onward believe that this development will make a positive difference to local people by providing an opportunity to access high quality affordable homes at the heart of the community. The development will contribute to the ongoing regeneration of the area and help meet the increasing need for affordable housing throughout the North West.

7. Duration, Monitoring and Review of the LLP

All properties at Prenton Dell will be let in accordance with the LLP for a period 12 months and then will be reviewed annually. The review will be carried out by Onward Homes in conjunction with Wirral MBC representatives to establish clear lettings performance data.

8. Director / A-D / Senior Manager proposer: (The proposal must be made in line with individual organisational decision processes and the proposal sign-off appropriately)

Name:

Position:

Date: