

Local Lettings Policy

Foxfield Site, Douglas Drive / Ely Avenue, Moreton, Wirral CH46 6BT.

1. Introduction

This “Local Lettings Policy” has been written to cover the allocations of Onward Homes properties for rent on a new build development at Foxfield, Moreton. The new site comprises 66 properties in total for Shared Ownership, Rent to Buy and Affordable Rent.

The development will include 16 properties for social rent comprising:

4 x Two bedroom houses for 3 People
12 x Three Bedroom Houses for 4 People

The local lettings policy will run for an initial period of 12 months commencing May 2025. 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 Choice Based Lettings 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 allocations will be made using Wirral Borough Councils choice based letting scheme “Property Pool Plus”.

4. Priority systems and housing need

Wirral Council will give consideration to the following applicants who have a local connection to the Wirral area :

16 units of which 7 will be advertised with a preference to those in employment

Preference to those who are in employment – 7 Units

2 x 2H

5 X 3H

The remaining units will be advertised to All Bands: 9 Units

4 x 2H

5 X 3H

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. Local Connection

Local connection will be defined as applying to applicants who fall into the following categories:

- *The applicant, immediately prior to taking up the letting, had their previous home in the Wirral area for at least three consecutive years or more.*
- *The applicant, immediately prior to taking up the letting was part of a household whose principal home was in the Wirral area for three consecutive years or more.*
- *Applicants who have had settled employment / training for six months or more within the Wirral area*
- *The applicant provides or will prove essential care and support to a relative who has resided in the Wirral area for three consecutive years or more. (Documentation from third parties will be required to support a claim of this nature).*

6. 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.

7. 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
- Warrington Borough Council's strategic housing needs.

8. Allocation policy

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