

Minshall Way

New Chester Rd, Rockferry, Wirral, CH42 2AX

Local Lettings Policy - Riverside

1. Introduction

This Local lettings policy Minshall Way Rock Ferry will cover the allocation of 43 of which Erection of 37 properties are allocated to Riverside consisting of

8 x Semi Detached 2 Storey 2 Bedroom House

10 x Semi Detached 2 Storey 3 Bedroom House

15 x Terraced 2 Storey 3 Bedroom House

2 x First Floor Apartments

2 x Ground floor Apartments

This policy will run from handover of the initial units in August 2023 until December 2023 when the scheme will be completed.

The purpose of this Policy is to ensure that the allocations create a balanced and sustainable community by offering tenancies to a mix of tenants in terms of economic status, also prioritising those who have specific property type requirements such as the requirement for ground floor accommodation.

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 enable 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.

3. Proposal for the scheme

With this local lettings policy, we aim to identify tenants who will settle and contribute to the local community both socially and economically. Riverside proposes to allocate the first lets of the properties and any subsequent lets within the first twelve months within a local lettings framework

4. Priority for re housing

Riverside will give preference to the following groups:

- Ground floor apartments will be allocated to those who have an assessed need for ground floor accommodation.
- Applicants who are economically active - to ensure a balance of incomes
- 3 bedroom properties will be advertised to those with a minimum and maximum requirement of 3 bedrooms to ensure the properties are fully occupied.

50% of the properties will be allocated to applicants of all banding registered on Property Pool Plus.

50% of the properties will be allocated to households who are in employment. Employment will mean those applicants working part time or fulltime.

Affordability checks will be completed to ensure the households are able to afford the property and related costs.

5. Selection Process

The properties will be advertised using Wirral Borough Council's choice based letting scheme .

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 and if any action has been taken for Anti-Social Behaviour. A satisfactory reference will be required for 12 months from the preceding 3 years. However, those applicants who have not previously held a tenancy will not be required to provide a reference.

Any applicant who has had an unsuccessful tenancy or had action taken for anti-social behaviour within the previous 2 years may not be considered for a property on this development

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 Rock Ferry Wirral

7. Allocation policy

All other aspects of the allocation process will be carried out in accordance with Wirral Borough Council's Allocation Policy

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