|  |
| --- |
| Local Lettings PlanSandymoor Court, Runcorn, Halton, WA7 1YP |

**Background / Introduction**

Alongside Lane End Developments, Livv Housing Group have developed Sandymoor Court, a three storey block of 44 apartments which consists of 20 x 1 bedroom apartments and 24 x 2 bedroom apartments. The block benefits from a lift. The development also includes 5 x 2 bedroom bungalows.

Sandymoor Court is located on Otterburn Street (apartments) and Pitts Heath Court (bunglaows) in the Runcorn area of Halton.; it is situated in the Daresbury, Moore and Sandymoor ward. The development is close to all amenities and there are excellent transport links across the Halton area and into the city centre.

In accordance with planning approval granted by Halton Borough Council, these properties are designed for customers aged 55 years and over. All properties will be let on an affordable rent basis.

**Demand/current letting potential**

Information provided by Halton Borough Council November 2022

There are currently 4,222 people registered on PPP of which 761 are aged 55 years or over. 664 applicants require 1 bedroom and 97 require a minimum of two bedroomed accommodation in Halton.

The table below shows demand for one and two bedroomed accommodation across Halton amongst the over 55 years age group:

|  |  |  |  |
| --- | --- | --- | --- |
| **BAND** | **1 BED** | **2 BED** | **TOTAL** |
| **Band A** | **18** | **4** | **22 (2.9%0** |
| A- Health/Welfare (Urgent) | 6 | 1 | 7 |
| A- Homeless (owed main duty) | 4 |   | 4 |
| A- Homeless Relief in Priority Need | 5 | 2 | 7 |
| A- Overcrowded (2 or more bedrooms) | 3 | 1 | 4 |
| **Band B** | **214** | **48** | **262 (34.4%)** |
| B- Health/Welfare (High) | 93 | 22 | 115 |
| B- Overcrowded (1 bedroom) | 11 | 5 | 16 |
| B- Under occupation | 110 | 21 | 131 |
| **Band C** | **155** | **21** | **176 (23.1%)** |
| C- Health/Welfare (Medium) | 93 | 15 | 108 |
| C- Homeless / Prevention (no priority need) | 3 | 1 | 4 |
| C- Living with family and friends | 59 | 5 | 64 |
| **Band D** | **74** | **9** | **83 (11%)** |
| D- No assessed need and in employment | 74 | 9 | 83 |
| **Band E** | **195** | **15** | **210 (27.6%)** |
| E- No assessed need | 195 | 15 | 210 |
| **Band F** | **8** |  | **8 (1.00%)** |
| F- Reduced priority | 8 |   | 8 |
| **Grand Total** | **664** | **97** | **761** |

Livv Housing Group do not propose to allocate properties on quotas to specific bands and will allocate in accordance with the banding and date order system of Property Pool Plus.

**Allocations**

It is Livv’s intention that 100% of the properties will be advertised and allocated via Property Pool Plus for the first let and we are committed to the principle of housing people in need. For all properties there will be a minimum age requirement of 55 years for the main applicant.

For the two bedroom apartments and bungalows, families with children under the age of 18 years will not considered. This is to maintain the design principles of over 55s accommodation.

**Aims of the Local Lettings Plan**

 Our local letting plan for this development will:

* Allow Livv Housing Group to allocate in line with planning consent to over 55s only.
* Allow Livv Housing Group to not offer accommodation in this scheme to families with children under 18 years of age.
* In accordance with the main policy, priority is given to Halton residents with no more than 5% of residents moving into the borough to take up residency in the scheme
* Be reviewed in 12 months

**Deviation from the main policy**

* Allocations will only be to applicants aged 55 and above
* Families with children under 18 years will not be eligible

**Selection Process**

All affordable rent allocations managed by Livv Houisng Group on this development will be subject to the agreed criteria and 100% of the properties will be advertised via PPP for the first let. Future empty homes will continue to be advertised in line with the standard nominations agreement of 50%.

All allocations will be subject to affordability checks and will be in accordance with Livv Housing Group’s Allocations Policy.