

REPORT TO: EXECUTIVE

Date: 4th MARCH 2019

TOPIC: LOCAL LETTINGS PLAN – LAMATON PARK, SOUTH MOLTON

REPORT BY: JEREMY MANN – HEAD OF ENVIRONMENTAL HEALTH & HOUSING

1. INTRODUCTION

- 1.1 North Devon Homes has re-developed Lamaton Park with Care and Support Specialised Housing (CASSH) funding in conjunction with Housing England and the Ministry of Health.
- 1.2 The aim is to provide long-term housing solutions, which can be adapted flexibly as occupiers needs change, for individuals who do not require residential care, but would benefit from a home which is adapted to suit their needs.
- 1.3 The development replaces a 1970's scheme offering 20 ground floor bedsits with shared bathing facilities, where it had become increasingly difficult to attract suitable residents.
- 1.4 The new development will provide 28 flats at affordable rent levels and 5 flats/bungalows for shared ownership, arranged over 3 blocks, one of which includes a community hub.
- 1.5 A Local Lettings Plan will assist with initial lettings of the new affordable rented properties by ensuring new occupants meet scheme requirements in accordance with planning, funding and management requirements. The 5 affordable shared ownership properties will be advertised and allocated through Help to Buy South West in accordance with the Section 106 requirements.

2. RECOMMENDATIONS

- 2.1 Approve the Local Lettings Plan (Appendix 1) for initial lettings of properties at Lamaton Park, South Molton.

3. REASONS FOR RECOMMENDATIONS

- 3.1 This development would benefit from sensitive allocation to enable a sustainable community to be created in accordance with planning, funding and to avoid potential management issues.

4. REPORT

- 4.1 Lamaton Park was a 1970's older persons' accommodation scheme consisting of 20 ground floor bed-sits with shared bathing facilities, a small common room and originally an on-site warden.
- 4.2 Demand for this type of shared accommodation has changed over the years and it became increasingly difficult to attract suitable residents.
- 4.3 Funding for warden services has changed and there has not been an on-site warden for many years, although assessment and delivery of support services have continued where an assessed need.
- 4.4 North Devon Homes has re-developed Lamaton Park with Care and Support Specialised Housing (CASSH) funding in conjunction with Housing England and the Ministry of Health.
- 4.5 The new housing aims to provide a long-term housing solution, which can be adapted flexibly as homeowners needs change, rather than for a temporary stay. Homes are for individuals who do not require residential care, but who would benefit from a home which is adapted to suit their individual needs.
- 4.6 The new development will be ready for occupation in August/September 2019.
- 4.7 The development will provide 33 units of accommodation, 28 at affordable rent level and 5 shared ownership.
- 4.8 The properties are arranged over 3 blocks, 1 x three storey and 2 x two storey (with lifts), and one of which includes a community hub.
- 4.9 The breakdown is as follows:

Affordable Rent:

21 x 2B3P Flats (63 person max occupancy)
7 x 1B2P Flats (14 persons max occupancy)
77 person max rented occupancy.

Shared Ownership:

3 x 2B3P Flats (9 persons max occupancy)
2 x 2B3P Bungalows (6 persons max occupancy).
15 persons max shared ownership occupancy

- 4.10 The allocation of the shared ownership properties will be through Help to Buy South West in accordance with the Section 106 agreement.
- 4.11 The allocation of the affordable rented properties will be through Devon Home Choice (DHC) – a choice based letting scheme that covers the whole of Devon.
- 4.12 DHC is a partnership between the 10 Devon local authorities and housing associations working in Devon. The aims of DHC are to provide:
- Choice for people seeking housing and the ability to move within Devon
 - Common scheme across Devon that is transparent, easy to understand and accessible to all.

Under DHC there is a common:

- Application form
 - Housing register
 - Approach to assessing housing need and awarding priority
 - Approach to advertising available properties.
- 4.13 Section 4.7 of the DHC policy outlines labelling of properties and specifically mentions local lettings plan from 4.7.4 to 4.7.10 as detailed below:
- 4.13.1 4.7.4 There may also be occasions where ‘local letting policies’ need to be applied by Devon Home Choice partners.
- 4.13.2 4.7.5 Local letting policies may include a system to ensure a mix of household types. Where agreements have been reached adverts will clearly state how such schemes will be allocated and the applicants eligible to bid.
- 4.13.3 4.7.6 Local letting policies may be introduced where a new estate has been built in order to help create a new community. Alternatively, a local letting policy may be required where there are issues that have occurred within an established community, and action is required to assist that community to become sustainable.
- 4.13.4 4.7.7 The decision to undertake a local letting policy will be made by the partners involved including the local authority’s housing department.
- 4.13.5 4.7.8 Whilst being designed to reflect local needs, local letting policies will still be compatible with the aim of meeting housing need in Devon as well as the requirements of relevant ‘Codes of Guidance.’
- 4.13.6 4.7.9 The use of local letting policies should not lead to vulnerable households being disadvantaged but lead to increased tenancy sustainability.
- 4.13.7 4.7.10 Further information can be obtained from the relevant local authority.

5. RESOURCE IMPLICATIONS

5.1 None.

6. CONSTITUTIONAL CONTEXT

Article or Appendix and paragraph	Referred or delegated power?	Key decision?
Annexe 3 Part 4	Delegated	Yes

7. STATEMENT OF CONFIDENTIALITY

7.1 This report contains no confidential information or exempt information under the provisions of Schedule 12A of 1972 Act.

8. BACKGROUND PAPERS

8.1 The following background papers were used in the preparation of this report:

- Devon Home Choice Policy
- Local Lettings Plan (Appendix 1)
- Care and Support Specialised Housing Fund Guide and Phase 2 Bidding Prospectus (<https://www.gov.uk/guidance/capital-funding-guide/5-department-of-health-programmes>)
- Section 106 relating to Lamaton Park dated 27th April 2017

9. STATEMENT OF INTERNAL ADVICE

9.1 The author (below) confirms that advice has been taken from all appropriate Councillors and officers.

Executive Member(s): Councillor Brian Moores and Councillor Dick Jones
Author: Trudy Robinson (Housing Service Manager)
Date: 8th February 2019
Reference: Executive report – Local Lettings Plan Lamaton Park March 2019