

Appendix 1

Lamaton Park Local Lettings Plan

Between North Devon Council and North Devon Homes relating to the development at Lamaton Park, South Molton

Aim of the redevelopment of the Lamaton Park site

Lamaton Park was re-developed with funding from the CASSH (Care and Support Specialised Housing) fund in conjunction with Housing England and the Ministry of Health. It aims to provide a long-term housing solution, which can be adapted flexibly as occupiers 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.

Purpose of the Local Lettings Plan

This Local Lettings Plan is designed to assist in the initial lettings of the 28 new affordable rented properties in the South Molton. There are 5 new shared ownership properties which will be advertised and allocated through Help to Buy South West in accordance with the Section 106 agreement.

This document will be used to prepare the advert for promoting the development under the choice based lettings plan, and assisting with the final selection of successful applicants.

The letting policy must support requirements of the grant allocated to this re-development, the Care and Support Specialised Housing grant - CASSH

Breakdown of property types

There will be 33 units of accommodation, 28 of which are offered at affordable rent levels and 5 shared ownership.

Specifically, the accommodation is broken down 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

Objectives of the Local Lettings Plan

The objectives of the plan are:

- To achieve a balanced and sustainable community
- Achieve lettings within the scope and spirit of the grant funding (Care and Support Specialised Housing - CASSH)
- The fund is aimed at specialised housing designed specifically with older people in mind (55+), with access to personal care and/or support and with the flexibility to increase the level of care and/or support within the same home as individual needs change.
- To free up social housing in North Devon through downsizing
- To ensure applicants with a local connection to North Devon are prioritised over applicants without such a local connection

This will be achieved by applying the following criteria:

- lettings to be made to persons over 55 (in dual households, at least one member to be over 55) with a care and/or support need
- To help achieve a balanced community we will allow under occupation which supports customer choice. Preference will be given to those applying who meet the bed space OR have a greater care need for more space.
- Priority will be given to downsizing applicants freeing up social housing in North Devon
- Priority will be given to applicants (or an applicant's dependent, spouse or bona fide partner) with a local connection to North Devon by either of the following criteria:
 - Residence. Local connection is defined as having been resident in North Devon for a minimum continuous period of 5 years. Local connection for service personnel will be considered in accordance with the Devon Home Choice policy.
 - Work in Devon:
 - To have had employment in North Devon for a continuous period of at least 5 years.

- To have employment in North Devon in an agricultural related activity, the emergency services, as a professional healthcare or social worker or as a qualified primary or secondary school teacher
- The Local Government Association guidelines define work as employment other than of a casual nature. For the purpose of this plan this will be defined as having had permanent work with a minimum of a 16-hour contract per week without a break in the period of employment for more than three months.
- Strong and established links with North Devon by reason of birth or family* and in addition still have a parent or guardian living in North Devon despite having moved away from North Devon.

* Family connections to North Devon. The Local Government Association guidelines define this as immediate family members (parents, siblings and non-dependent children) who have themselves lived in the area for 5 years.

Cascade - If there are no applicants with local connection to North Devon the cascade shall immediately be expanded to applicants who meet the local connection criteria to Devon.

Allocation process

- The 5 new shared ownership properties will be advertised and the allocation managed through Help to Buy South West in accordance with the Section 106 agreement.
- The 28 new Affordable Rented properties will be advertised on Devon Home Choice and allocations will follow the criteria detailed above.
- Applicants seeking accommodation need to demonstrate they have managed their current tenancies satisfactorily to date.
- The adverts will illustrate the property types available for letting, together with a brief summary of the local lettings plan as detailed in this document. The standard information with regard to property attributes and rent levels will also be included in the advert. The labeling of the property will be agreed between North Devon Homes and North Devon Council.
- Applicants will be permitted to bid for the properties in line with the Devon Home Choice procedure.
- Upon closure of the bidding process applicants will appear on the short-list in band and date order. The final selection of

applicants to be verified for the vacancies will depend upon their application band (housing need), the length of time they have been in the band and the households ability to meet the overall aims and objectives of this lettings plan. This may require some applicants to be considered before others irrespective of their relevant banding and dates, to ensure compliance with the local lettings plan.

Future lettings

Future lettings will be let in line with Devon Home Choice policy and reflecting the CASHH grant conditions, planning consent restrictions, including the Section 106 agreement dated 27th April 2017.

References:

1. Care and Support Specialised Housing Fund
<https://www.gov.uk/guidance/capital-funding-guide/5-department-of-health-programmes>
2. CASHH Phase 2 Bidding Prospectus
3. NDH Affordable Housing Statement – Lamaton Park
4. NDH S106 Heads of Terms
5. NDH Statement of Community Involvement

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