

NOTICE OF DELEGATION OF DECISION TO CABINET MEMBER BY STRONG LEADER

Section 15(4) of the Local Government Act 2000, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

I, Graham Ballinger, as Strong Leader, delegate the decision to agree the Local Letting Plans for new affordable housing at Blakebrook, Kidderminster and Sion Hill, Kidderminster to the Cabinet Member detailed below:

Cabinet Member- Councillor Nicky Martin, Housing, Health, Wellbeing and Democratic Services

Dated: 4th February 2020

Signed: 
Leader of the Council

NOTICE OF DECISION OF CABINET MEMBER

Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to me by the Leader, I have made the following decision:

Subject	Decision	Reason for decision	Date for Decision to be taken
Blakebrook Local Letting Plan	To agree the LLP for 18 affordable rented properties at Blakebrook, Kidderminster	This decision ensures that the Registered Provider (RP) will let the new dwellings in line with the Allocation Policy; and that 100% of initial nominations and 75% of all subsequent nominations for rent are approved by the Council and will allow for the creation of a balanced, sustainable community.	asap
Sion Hill Local letting Plan	To agree the LLP for 24 affordable rented properties at Sion Hill, Kidderminster	This decision ensures that: <ul style="list-style-type: none"> • the Registered Provider (RP) will let the new dwellings in line with the Allocation Policy / Joint Allocation Procedure set out in the LLP; and • 100% of initial nominations and 75% of all subsequent nominations for rent are approved by the Council; and • the dwellings within the Rural Exception Site of the development will be let in line with the Local Connection Policy. 	asap

I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.

Dated:

Signed:

4TH FEBRUARY 2020

Councillor:

N. Mew
Cabinet Member

WYRE FOREST DISTRICT COUNCIL

Strong Leader Report

Local Letting Plan: **Blakebrook, Kidderminster**
 Sion Hill, Kidderminster

OPEN	
DIRECTOR:	Mike Parker
CONTACT OFFICER:	Kate Bailey
APPENDICES:	Blakebrook Local Letting Plan Sion Hill Local Letting Plan Sion Hill Local Lettings Plan and Nominations Agreement

1. PURPOSE OF REPORT

To agree proposed Local Letting Plans for the affordable housing developments at Blakebrook, Kidderminster and Sion Hill, Wolverley and Cookley.

2. RECOMMENDATION

The Cabinet Member for Housing, Health, Wellbeing and Democratic Services is asked to decide that:

The Blakebrook Local Lettings Plan and the Sion Hill Local Lettings Plan and Nominations Agreement are adopted by the Council.

3. BACKGROUND

- 3.1 All nominations and allocations to properties owned by Registered Providers in Wyre Forest must be let in accordance with the Allocations Policy unless a Local Lettings Plan (LLP) is in place. The LLP will outline alternative criteria for letting properties.
- 3.2 **Blakebrook:** The Community Housing Group (TCHG) are developing the former school site to deliver 40 new homes (18 affordable rent, 16 shared ownership and 6 market sale). A planning condition requires a Local Lettings Plan to set out the lettings and nominations arrangements for the affordable housing.
- 3.3 **Sion Hill:** The Community Housing Group (TCHG) are developing this site to deliver 56 new dwellings (24 affordable rent, 22 shared ownership and 10 market sale). The site includes a Rural Exception Site and a Local Lettings Plan is required to ensure that the properties on the rural exception site are let in accordance with the Local Connection Policy, remain affordable in perpetuity and to set out the lettings and nominations arrangements for the affordable housing on the remainder of the site.

4. KEY ISSUES

- 4.1 Blakebrook: The Local Lettings Plan ensures that TCHG will let the new dwellings in line with the Allocation Policy; and that 100% of initial nominations and 75% of all subsequent nominations for rent are approved by the Council and will allow for the creation of a balanced, sustainable community.
- 4.2 Sion Hill: The Local Lettings Plan will ensure that:
- 100% of initial nominations and 75% of all subsequent nominations for rent are approved by the Council;

- TCHG let the dwellings within the Rural Exception Site of the development in line with the Local Connection Policy which means in the first instance lettings will be restricted to households with a local connection to the Parish of Wolverley and Cookley, then if no qualifying residents are identified, to the adjacent parishes to the site and then finally if no qualifying residents are identified, then applicants on the general Housing Register for the District; and
- TCHG will let the new affordable rented dwellings across the remainder of the site in line with the Allocation Policy and the Joint Allocation Procedure set out in the LLP.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications related to these decisions.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 The development of Local Lettings Plans is permissible within the overall Allocations Policy and the policy will be made publically available through the Home Choice Plus website.

7. EQUALITY IMPACT NEEDS ASSESSMENT

- 7.1 Not applicable. EIA screening has previously been undertaken for the Allocations Policy as a whole including the LLP element.

8. RISK MANAGEMENT

- 8.1 TCHG is not restricted through any agreement (except the transfer agreement) in the letting of properties. Although most stock is let through the Council's allocations policy TCHG could choose to reduce the use of this. The agreement to have Local Letting Plans therefore enables the Council to retain some influence on how new and existing stock, outside the transfer agreement, is let and enables us to meet our objectives of letting to local people in housing need where possible.

9. CONCLUSION

- 9.1 The use of a Local Lettings Plan at Blakebrook and Sion Hill will enable the Council to work in partnership with TCHG to create balanced and sustainable communities across both developments. At Sion Hill it will also enable the Council to ensure that the rented accommodation on the Rural Exception Site is available for those with a local connection to Wolverley and Cookley Parish.

10. CONSULTEES

- 10.1 The Community Housing Group

11. BACKGROUND PAPERS

- 11.1 None.

Local Lettings Plan

Scheme Name:	Sion Hill, Kidderminster																																																																
Landlord:	The Community Housing Group																																																																
Does a S.106 agreement apply to this scheme?	Yes																																																																
Full Address (as advertised) Please include all property numbers	Former Sion Hill Middle School Sion hill Kidderminster DY10 2XT																																																																
Number, Size, Type and Tenure of units	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 15%;">Affordable Rent @ 65% Market Rent</th> <th style="width: 15%;">Affordable Rent @ 80% Market Rent</th> <th style="width: 15%;">Shared Ownership</th> <th style="width: 15%;">Outright Sale</th> <th style="width: 10%;">TOTAL</th> </tr> </thead> <tbody> <tr> <td>Plot Numbers</td> <td style="text-align: center;">44-50</td> <td style="text-align: center;">42, 43, 51-56</td> <td style="text-align: center;">1-4, 9-14, 26-41</td> <td style="text-align: center;">5-8, 30-33</td> <td></td> </tr> <tr> <td>1 bed 2p apt</td> <td></td> <td style="text-align: center;">8</td> <td></td> <td></td> <td style="text-align: center;">8</td> </tr> <tr> <td>1 bed 2p bung</td> <td></td> <td style="text-align: center;">1</td> <td></td> <td></td> <td style="text-align: center;">1</td> </tr> <tr> <td>2 bed 3p bung</td> <td></td> <td style="text-align: center;">4</td> <td></td> <td></td> <td style="text-align: center;">4</td> </tr> <tr> <td>2 bed 3p house</td> <td style="text-align: center;">4</td> <td></td> <td style="text-align: center;">10</td> <td></td> <td style="text-align: center;">14</td> </tr> <tr> <td>2 bed 4p house</td> <td style="text-align: center;">1</td> <td></td> <td></td> <td></td> <td style="text-align: center;">1</td> </tr> <tr> <td>3 bed 5p house</td> <td style="text-align: center;">2</td> <td style="text-align: center;">4</td> <td style="text-align: center;">12</td> <td style="text-align: center;">6</td> <td style="text-align: center;">24</td> </tr> <tr> <td>4 bed 6p house</td> <td></td> <td></td> <td></td> <td style="text-align: center;">4</td> <td style="text-align: center;">4</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: center;">7</td> <td style="text-align: center;">17</td> <td style="text-align: center;">22</td> <td style="text-align: center;">10</td> <td style="text-align: center;">56</td> </tr> </tbody> </table>						Affordable Rent @ 65% Market Rent	Affordable Rent @ 80% Market Rent	Shared Ownership	Outright Sale	TOTAL	Plot Numbers	44-50	42, 43, 51-56	1-4, 9-14, 26-41	5-8, 30-33		1 bed 2p apt		8			8	1 bed 2p bung		1			1	2 bed 3p bung		4			4	2 bed 3p house	4		10		14	2 bed 4p house	1				1	3 bed 5p house	2	4	12	6	24	4 bed 6p house				4	4	TOTAL	7	17	22	10	56
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Reasons for developing a LLP (including evidence where relevant)	<ol style="list-style-type: none"> 1) To ensure the rented properties within the Rural Exception Site area of the scheme remain affordable in perpetuity where and to the extent allowed by Statutory Instrument or other legislation; 2) To set out the local lettings criteria for those properties within the Rural Exception Site; 3) To ensure that 100% of the initial nominations and 75% of all subsequent nominations of occupiers of the Affordable Housing Units for rent are submitted to and approved by the Council 																																																																

Aims and Objectives of LLP	To achieve sustainable lettings across the development to ensure a stable and successful community through a Joint Allocations Procedure to consider and agree allocations to the first lettings of the affordable rented properties on the development.
Are any allocation restrictions proposed in terms of Home Choice Plus bandings?	No
Are any allocation restrictions proposed in terms of numbers of household members to be allocated to family sized properties?	No
Are any allocation restrictions proposed in terms of ages of children?	No
Is it proposed to advertise any properties for priority to Transfer applicants?	To be agreed in conjunction with the Council through the Joint Allocation Panel.
Are any other restrictions outside of	The properties within the Rural Exception Site will be let in accordance with the Local Connection Policy and therefore will be restricted to households with a local connection to the Parish of Wolverly and Cookley in the first instance, then Kidderminster Foreign, Upper Arely and Churchill and Blakedown and then if no

the Home Choice Plus allocations policy proposed?	qualifying residents are identified then applicants on the general Housing Register for the District.
Date of LLP	10/02/2020
Date of review against objectives	Three years after the commencement of first letting.

Local Lettings Plan

Scheme Name:	Blakebrook, Kidderminster				
Landlord:	The Community Housing Group				
Does a S.106 agreement apply to this scheme?	<p>Yes</p> <p>Planning Condition 26 requires 83% of dwellings to be provided as affordable housing as defined in Annex 2 (Glossary) of the National Planning Policy Framework (2012) or any guidance revoking or modifying that guidance. Reason The scheme is considered acceptable on the basis that it provides 83% affordable housing.</p>				
Full Address (as advertised) Please include all property numbers	<p>1-25Grammar Close, Kidderminster DY11 6FE</p> <p>1-10 Coley Close, Kidderminster DY11 6FF</p> <p>12,14,16,18,20,22 Coley Close, Kidderminster DY11 6FF</p>				
Number, Size, Type and Tenure of units		Affordable Rent	Shared Ownership	Market Sale	Total
	2 bed house	8	8	2	18
	3 bed house	10	8	2	20
	4 bed house			2	2
	TOTAL	18	16	6	40
Reasons for developing a LLP (including evidence where relevant)	To ensure the affordable housing units are let in accordance with the Allocations Policy and that 100% of initial nominations and 75% of all subsequent nominations for rent are approved by the Council.				
Aims and Objectives of LLP	To ensure the development has a balanced and sustainable community and to meet the housing needs of the local community.				
Are any allocation restrictions proposed in terms of Home Choice Plus bandings?	No				
Are any allocation restrictions proposed in terms of numbers of household members to be allocated to family sized properties?	No				
Are any allocation restrictions proposed in terms of ages of	No				

children?	
Is it proposed to advertise any properties for priority to Transfer applicants?	1 property will be direct matched to a Homes Choice Plus applicant requiring bespoke adaptations to a property.
Are any other restrictions outside of the Home Choice Plus allocations policy proposed?	No
Date of LLP	10/02/2020
Date of review against objectives	Three years after the commencement of first letting.