

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 amendments to the Local Letting Plan for new affordable housing at Sion Hill, Kidderminster to the Cabinet Member detailed below:

Cabinet Member- Councillor Nicky Martin

Dated: 8th September 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
Sion Hill Local letting Plan	To agree the LLP for 24 affordable rent 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 and the 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.	09/09/2020

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

Dated: 8th September 2020

Signed:



Councillor: ...Nicky Martin.....
Cabinet Member

Strong Leader Report

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

1. PURPOSE OF REPORT

To agree proposed changes to the Local Letting Plans for the affordable housing development at Sion Hill, Wolverley and Cookley.

2. RECOMMENDATION

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

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 **Sion Hill:** The Community Housing Group (TCHG) is developing this site to deliver 56 new dwellings and a Local Letting plan was previously agreed in February 2020 based on the following tenure split; 24 affordable rent, 22 shared ownership and 10 market sale.
- 3.3 However this LLP has needed to be amended due to a new proposed tenure split, namely 24 affordable rent and 32 shared ownership, therefore making the site 100% affordable.

4. KEY ISSUES

- 4.1 The changes to the tenure mix are necessary to mitigate the potential sales risks which have occurred due to Covid 19 and also to help balance the scheme with the increased contractor cost incurred following the shutdown.
- 4.2 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 Wolverley and Cookley which would be Upper Arley, Kidderminster Foreign, Churchill & Blakedown and Kidderminster 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 Home Choice Plus Allocation Policy and the Joint Allocation Procedure set out in the LLP.
- 4.3 The agreement to have Local Letting Plans 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. The requirement to let properties using an LLP is usually incorporated into the s106 or development conditions.

5. CONCLUSION

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

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		Affordable Rent @ 80% Market Rent	Shared Ownership	TOTAL
	Plot Numbers	TBC	TBC	
	1bed2p 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	6	18	24
	4 bed 6p house		4	4
	TOTAL	24	32	56
	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 Rent 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 Home Choice Plus allocations policy proposed?	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 Wolverley and Cookley in the first instance, then parishes adjoining the Wolverley & Cookley Parish, namely Upper Arley, Kidderminster Foreign, Churchill & Blakedown and Kidderminster and then if no qualifying residents are identified then applicants on the general Housing Register for the District.
Date of LLP	04/09/2020
Date of review against objectives	Three years after the commencement of first letting.