

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 Victoria Carpets Sports Ground, Kidderminster to the Cabinet Member detailed below:

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

Dated: 8th February 2021



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
Victoria Carpets Sports Ground Local letting Plan	To agree the LLP for 48 affordable properties at Victoria Carpets Sports Ground Chester Road South Kidderminster Worcestershire DY10 1XH	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 affordable rent are approved by the Council; and• Any transfers from the RP's housing stock will mean that the transfer property must go to applicants on Home Choice Plus.	asap

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

Dated: 8th February 2021

Signed:



Councillor:Nicky Martin.....
Cabinet Member

WYRE FOREST DISTRICT COUNCIL

Strong Leader Report

Local Letting Plan: Former Victoria Carpets Sports Ground

1. PURPOSE OF REPORT

To agree the Local Letting Plans (LLP) for the affordable housing development at Victoria Carpets Sports Ground, being developed by Stonewater.

2. RECOMMENDATION

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

The Local Lettings Plan and Nominations Agreement for Victoria Carpets Sports Ground 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 LLP is in place. The LLP will outline alternative criteria for letting properties.

3.2 **Victoria Carpets Sports Ground: - Stonewater.** The tenure split is as follows: 30 Affordable rent and 18 Shared Ownership, therefore making the site 100% affordable.

4. KEY ISSUES

4.1 The Local Lettings Plan will ensure that:

- 100% of initial nominations and 75% of all subsequent nominations for rent are approved by the Council.
- Stonewater will let the new affordable rented dwellings across the site in line with the Council's Allocation Policy and the Joint Allocation Procedure set out in the LLP attached.

4.2 The LLP will primarily follow the Council's allocation policy but does include a quota to help make the scheme include a balanced and sustainable community. The LLP aims to allocate 20% of the properties to residents who qualify for additional waiting time through making community contributions

4.3 100% of the first lettings should go to applicants on the Housing Register. However, the Council will allow for transfers from Stonewater's residents occupying properties in Wyre Forest providing the transfer property is then allocated to applicants on the Council's Housing Register.

5. CONCLUSION

5.1 The use of a Local Lettings Plan at the former Victoria Carpets site will enable the Council to work in partnership with Stonewater to create a balanced and sustainable community. There will be some minimal divergence from the usual allocation policy to ensure this aim is achieved.


Local Lettings Plan Template

Scheme Name:	Victoria Carpets Sports Grounds					
Landlord:	Stonewater					
Does a S.106 agreement apply to this scheme?	Yes Details					
Full Address (as advertised) Please include all property numbers	VICTORIA CARPET SPORTS GROUND, CHESTER ROAD SOUTH, KIDDERMINSTER.					
Number, Size, Type and Tenure of units	No. of Units	Unit Type	Beds	Prop Type	Size (Sqm)	Tenure
	1	1B2P	1	Maisonette	45.3	Affordable Rent
	2	1B2P	1	Maisonette	51.6	Affordable Rent
	14	2B4P	2	House	70.0	Affordable Rent
	13	3B5P	3	House	82.0	Affordable Rent
	30					
	No. of Units	Unit Type	Beds	Prop Type	Size (Sqm)	Tenure
	6	2B4P	2	House	70.0	Shared Ownership
	12	3B5P	3	House	82.0	Shared Ownership
	18					
Reasons for developing an LLP (including evidence where relevant)	<p>In the first instance all applicants must meet the requirements of Wyre Forest District Council allocations policy and register on the Councils Choice Based Letting scheme housing waiting list, currently Home Choice Plus.</p> <p>Subsequently a minimum of 75% applicants must meet the requirements of Wyre Forest District Councils allocations policy and register on the Councils Choice Based Lettings scheme housing waiting list, currently Home Choice Plus.</p> <p>To ensure a balanced and sustainable community by selecting a diverse mix of applicants from the housing register.</p>					

<p>Aims and Objectives of LLP</p>	<p>Ensure that 100% of the initial and subsequent nominations of occupiers of the affordable housing units for rent are submitted to and approved by the Council onto their housing waiting list, Home Choice Plus.</p> <p>To help achieve balanced communities and support greater community cohesion and sustainability; in doing so contribute to making the area an even better place to live, work and visit.</p> <p>Ensure that current and future residents feel safe and content in their homes and to make the best use of housing stock. Reduce unnecessary turnover and potential refusals of properties and to give opportunities to those who are making community contributions but have restricted housing options.</p> <p>To meet housing need whilst preventing future management problems on site</p> <p>Ensure that the new community aligns smoothly with the existing community</p> <p>Ensure that the needs of the local and wider community are reflected in the new development</p> <p>Ensure that any allocation does not result in a household becoming isolated or vulnerable</p> <p>The local lettings plan will be flexible and non-discriminatory.</p>
<p>Are any allocation restrictions proposed in terms of Home Choice Plus bandings?</p>	<p>Yes</p> <p>Details</p> <p>Aim to allocate 20% of the properties to residents who qualify for additional waiting time through making community contributions.</p>

<p>Are any allocation restrictions proposed in terms of numbers of household members to be allocated to family sized properties? (i.e. different to Home Choice Plus bedroom standard)</p>	<p>No</p>
<p>Are any allocation restrictions proposed in terms of ages of children?</p>	<p>No Details</p>
<p>Is it proposed to advertise any properties for priority to Transfer applicants?</p>	<p>Yes</p> <p>To be agreed in conjunction with the Council. This will only apply where the existing Stonewater tenant has a gold plus banding for overcrowding or medical need.</p> <p>Any transfers allowed from Stonewaters housing stock will mean that the transfer property must go to applicants on the Councils housing register, Home Choice Plus.</p>
<p>Are any other restrictions outside of the Home Choice Plus allocations policy proposed?</p>	<p>Yes</p> <p>All applicants will be assessed to ensure they meet Stonewater’s affordability criteria and will be subject to a credit check.</p> <p>Stonewater require applicants to be able to demonstrate an income that will cover rent and service charge for the homes it covers.</p> <p>We may refuse applicants where there is an acute vulnerability and no history of sustained engagement with support services</p> <p>We may refuse applicants where an existing support package cannot be guaranteed at the new address and no other support is available</p> <p>We may refuse applicants where the level of support required would seriously undermine Stonewater’s ability to support other residents in the neighbourhood</p> <p>Stonewater does not allow pets in properties with a communal entrance</p>

	With the council's consent applicants who don't meet Stonewater's eligibility criteria may be excluded
Date of LLP	20 January 2021
Date of review against objectives	One year after commencement of first letting

Duration of local lettings plan	First and subsequent relets for a period of 3 years
Approved by	<p>Sally Tomlinson</p>  <p>Stonewater Local Authority</p>
Date	29/1/21