


**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 1<sup>st</sup> 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, Helen Dyke, as Strong Leader, delegate the decision to agree the Local Letting Plan for new affordable housing at Berrington Court, Silverwoods, Kidderminster to the Cabinet Member detailed below:

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

Dated: 17<sup>th</sup> December 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 1<sup>st</sup> 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
Berrington Court Phase 2 Local Letting Plan (LLP)	To agree the adoption of the LLP for phase 2 of Berrington Court Extra Care Scheme. This LLP has been written in line with phase 1 and seeks to balance the needs and care requirements of the residents with the revenue funding resources available to ensure the scheme is sustainable and creates a settled community.	This decision allows the Registered Provider (RP) to let the new dwellings in line with the LLP rather than the allocations policy and will allow for the creation of a balanced, sustainable community.	asap

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

Dated: 17<sup>th</sup> December 2021

Signed:



Councillor: Nicky Martin

Cabinet Member

# **WYRE FOREST DISTRICT COUNCIL**

## **Strong Leader Report**

### **Local Letting Plan;**

#### **Berrington Court Phase 2, Felix Baxter Drive, Kidderminster**

#### **1. PURPOSE OF REPORT**

- 1.1 To provide details of the proposed Local Letting Plan and to seek approval for the same. Berrington Court Phase 2, Extra Care scheme will not be allocated in accordance with the Home Choice Plus Allocations Policy and therefore we require Local Lettings Plans (LLP).

#### **2. RECOMMENDATION**

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

**The Local Lettings Plan for Berrington Court Phase 2 is 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 an LLP is in place. The LLP will outline alternative criteria for letting properties (please see appendix one).
- 3.2 Community Housing have now developed phase 2 of their Extra Care housing facility at Berrington Court, phase 1 originally opened in October 2016 and was also subject to an LLP. This LLP has been written in line with phase 1 and seeks to balance the needs and care requirements of the residents with the funding resources available to ensure the scheme is sustainable and creates a settled community.
- 3.3 WCC Adult Social Care provide a revenue contribution across both sites and have requested that a change be made to the local connection criteria in exceptional circumstances. The amendment to the LLP proposes a waiver of the local connection criteria on a case by case basis where a unit of accommodation is required in exceptional circumstances. The waive would only last on a short term let (six months maximum) and the household would have to find alternative accommodation in a location where they do have a connection.
- 3.4 The Council supports the Worcestershire Extra Care Strategy which is based on housing accommodation and support needs across the County and therefore delivery of schemes such as Berrington Court Phase 2 help to meet the council's overall strategic housing aims and required numbers.

#### **4. KEY ISSUES**

- 4.1 Residents residing in the facility will have access to care and support above the provision found in sheltered housing and should enable people to remain living independently but in a safe environment. In the first instance an allocations panel will be established to meet and agree first lettings, thereafter nomination will be assessed against this LLP and units will be let accordingly, the allocations panel will be made up of the District Council, The Landlord and Adult Social Care (County Council).
- 4.2 Berrington Court Phase 2 will still be allocated to people in housing need and who have a connection to the district but there may be an exceptional case over a short timescale who has very high needs but no local connection to the area. It must be proven that their needs can only be met by this type of housing and that accommodation isn't available in the area where they do have a connection.

#### **5. CONCLUSION**

- 5.1 The use of a LLP for Berrington Court Phase 2 will enable the council to ensure accommodation goes to those primarily with a local connection and housing need as well as those with higher level care and support needs and will support the County Council in discharging their responsibilities.

## Appendix One - Berrington Court Phase 2 Letting Plan

Scheme Name:	Berrington Court Phase 2, Felix Baxter Drive, Kidderminster
Landlord:	Community Housing
Does a S.106 agreement apply to this scheme?	No- see planning condition Details – Scheme is 100% affordable rent.
Full Address (as advertised)	Berrington Court Phase 2, Felix Baxter Drive, Kidderminster DY11 7FH 65 units of Extra Care on Silverwood's, Kidderminster
Number, Size, Type and Tenure of units	65 one and two-bedroom apartments for affordable rent. (27 @ 1 bedroomed apartments; 38 @ 2 bedroomed apartments)
Reasons for developing an LLP (including evidence where relevant)	The scheme has been developed by The Community Housing Trust, it will require a Local Letting Plan that imposes a slight variation to the Allocations Policy to be able to meet and address funding partner's requirements. Please note Worcestershire County Council require 40 units across both schemes (Phase 1 and 2) and therefore have nomination rights for these.
Aims and Objectives of LLP	To ensure the correct mix of residents within the scheme including self funders and those with low, medium and high care needs. It is important to ensure the correct balance so the scheme isn't inundated with high need cases where adequate care cannot be provided within the resources. To work to create a settled and sustainable community
Are any allocation restrictions proposed in terms of Home Choice Plus bandings?	No Details
Are any allocation restrictions proposed in terms of numbers of household members to be allocated to family sized properties	N/A
Are any allocation restrictions proposed in terms of ages of children?	N/A
Is it proposed to advertise any properties for priority to Transfer applicants?	No, however there will be a mix of both transferring tenants and applicants. 100% of lettings created by transferring tenants who are in existing stock will go to applicants on the councils housing waiting list , Home Choice Plus. A maximum of 25% of allocations will be made available to existing Community Housing Tenants, of those •Tenants in family homes (who meet the 'age and need' criteria) will be prioritised, in recognition that

	<p>tenants already in Category 1 or category 2 properties will have “suitable accommodation to meet their needs”</p> <ul style="list-style-type: none"> <li>•Tenants in Category 1 and Category 2 properties will be assessed, and any unmet needs will be taken into consideration when prioritising allocations</li> </ul>
Are any other restrictions outside of the Home Choice Plus allocations policy proposed?	<p>Yes</p> <p>Applicants must be 55 years old and above although there may be an exceptional circumstances waiver available. Applicants to the scheme will be assessed on the basis of need and eligibility for the scheme outside of the usual HC+ criteria accept local connection. Across both sites (phase 1 and 2) 60% of all lettings will go to people registered on HC+ and 40 lettings to applicants nominated by Adult Social Care (a separate agreement will be used to manage this process).</p> <p>The maximum capital threshold will also be waived where it is not possible for the applicant to meet their housing needs through the housing market.</p> <p><b>All</b> prospective tenants must be registered on HCP, including owner occupiers – this is to ensure local connection can be established.</p> <p>Prospective tenants will be assessed in terms of their housing need waiting time on HCP</p> <p>Offers to owner occupiers will be time limited offers, conditional on them being in a position to move in, by an agreed date. This is seen as important as if a property cannot be sold then we could have to hold a void open whilst we await the sale.</p> <p>In the first instance an allocations panel will be established to meet and agree first lettings, thereafter nominations will be assessed against this Local Lettings Plan and units will be let accordioneing.</p> <p>The panel will be comprised on representatives from WFDC, WCC (where required) and CH and be held on an agreed timeframe as and when required and will be held until phase 2 if fully occupied.</p>
Date of LLP	17/12/2021
Date of review against objectives	Annual