

Denbury

South Western Housing Society

**7 New rented properties
&
2 Shared Ownership Properties**
provided by South Western Housing Society
Working with Teignbridge District Council

**4 X 2 Bedroom Affordable Rented Bungalows
2 X 1 Bedroom Affordable Rented Flats
1 X 2 Bedroom Affordable Rented House

1 X 3 Bedroom Shared Ownership House
1 X 2 Bedroom Shared Ownership House**

Are you Interested?

To be eligible for these new rented properties you will need to register with www.devonhomechoice.com

for shared ownership properties please visit www.helptobuy.gov.uk

Affordable Rented Properties will be advertised via
Devon Home Choice in Spring 2020

Affordable Rented Property Enquiries to:
devonhomechoice@teignbridge.gov.uk
TEL: 01626 215 200

Properties will be let during Summer 2020

for shared ownership properties please visit www.helptobuy.gov.uk

Denbury

Denbury Housing Scheme Eligibility Local Connection

Eligibility

All applicants must demonstrate a housing need (Deemed by Teignbridge District Council) to be those registered in Bands A to D of Devon Home Choice - including any household which qualifies for Band D via the community contribution, this must be continuous for a minimum of 2 years and a minimum of 2 hours community contribution on a weekly basis. The community contribution assessment will be made at the Devon Home Choice registration stage.

- a) A person permanently living in the parish of provision who has also been resident for 6 months of the preceding 12 month time period (primary connection).
- b) A person who has lived in the parish of provision for a continuous period of at least 5 years, but has moved away in the past 3 years.
- c) A person who has a strong local connection to the parish of provision, for example:
 - A person who is employed or self-employed in the parish of provision or whose work is primarily carried out within that parish (min 16 hours per week or equivalent over 26 weeks annually).
 - A person with a close family member who is living in the parish of provision. (Mother, father, brother sister, son daughter, grandparent – or other family member where care provision is required)
 - A person whose upbringing was in the parish (U16 years) for a period of min 5 years

For the avoidance of doubt, these examples are not in any priority order.

- a) A person permanently living in, who has also been resident for the immediately preceding 12 months, the adjoining parishes of Ogwell, Ipplepen, Broadhempston, Woodland, Ashburton, Bickington (secondary connection).
- b) A person who has lived in the adjoining parishes for a continuous period of at least 5 years, but has moved away in the past 3 years
- c) A person who has a strong local connection to the adjoining parishes for example:
 - A person who is employed or self-employed in the parish of provision or whose work is primarily carried out within that parish (min 16 hours per week or equivalent over 26 weeks annually).
 - A person with a family member who is living in that parish

For the avoidance of doubt, these examples are not in any priority order.

Community Contribution

Please ensure your community contribution is made clear at the Devon Home Choice registration.

Community contribution guidelines:

Any community contribution must be evidenced to have been undertaken for a minimum of 2 years for at least 2 hours per week, including within the immediately preceding 2 year time period to the assessment (i.e. a recent community contribution but not historic).

Examples of community contribution have been provided as follows:

- School Governor
- Parish Councillor
- Church Warden or Officer
- Editor of the Parish Newsletter
- Member of the PTFA
- Volunteers for preschool/ baby and toddlers
- Organisers of Sports / Social Clubs/ Village Events
- Village Hall Committee member

Any other "significant" contribution in respect of time and duration

Emphasis to be placed on the length in time of the contribution community contribution must be evidenced to have been undertaken for a minimum of 2 years for at least 2 hours per week. The community contribution assessment will be made at the Devon Home Choice registration stage and again at the allocation stage.

Under Occupancy

Where a property is two bedrooms or larger, if there are no families with dependent children who require the bed size of available property, the provider in conjunction with the District Council, will look to under occupy the properties by a maximum of one bedroom to those who do not have a need for the size of the property available, but do have a local connection in line with the Local Connection criteria detailed within the section 106 agreement. This will be subject to a thorough check that this tenancy will be financially sustainable.

If NO Applicant with a Local Connection is Found the Landlord shall be free on that occasion only to let the dwelling at an Affordable Rent to:

- Any applicant having a local connection to Teignbridge area (tertiary connection)
- Any applicant having a local connection to the Devon County area.