

Salcombe Local Lettings Plan

February 2019

LOCAL LETTINGS PLAN FOR SALCOMBE

Between South Hams District Council and
LiveWest

Contents:

- 1 Purpose of the Local Lettings Plan
- 2 Objectives of the Local Lettings Plan
- 3 Breakdown of Property Types
- 4 Local Lettings Sequential Selection
- 5 Household Size/Child Density
- 6 Future Lettings
- 7 Equal Opportunities
- 8 Review of Decisions
- 9 Complaints Procedure

1 Purpose of the Local Lettings Plan

After excluding the 39 one bed older person's flats and the 4 four bed houses, this local lettings plan has been created in order to allocate the future vacancies of the remaining 102 affordable rented & Intermediate rents properties, owned by LiveWest in Salcombe.

The reason for excluding the older person's flats is that they are often difficult to let as a number of them are located on hills or have stepped access. Four bedroom houses are in very limited supply across the district and to include these would not allow us to make best use of available stock to meet the needs of families already in overcrowded accommodation.

A local lettings plan for Salcombe is required for a number of reasons:

- The high proportion of second homes in the parish (38.45%)
- Above average house prices:
 - Average house prices in Devon £276,682 (2019)
 - Average house prices in South Hams £313,397 (2019)
 - Average house prices in Salcombe £773,732 (2019)
- The limited number of vacancies that occur in the affordable rented stock.
- Most private rented properties are only available as Winter Lets.

2 Objectives of the Local Lettings Plan

The objectives of this Plan are to:

- i) To address the severe shortage of available affordable housing for local residents.
- ii) Create and maintain a community, which is sustainable, whilst adhering to Devon Home Choice
- iii) Ensure the needs of the local and wider community are reflected within the estates
- iv) Attain a mixture of child density and occupancy levels to encourage sustainability

3 Breakdown of Property Types

There are 102 units of affordable rented accommodation that form part of this plan

33 x 1 bed flats
3 x 1 bed houses
21 x 2 bed flats
17 x 2 bed houses
4 x 2 bed bungalow
24 x 3 bed houses

4 Local Lettings Sequential Selection

For the purpose of this lettings plan, the definition of a qualifying local connection will mean an applicant must fulfil at least one of the following criteria, with (i), being the highest priority and (v), the lowest.

- i) a person who has immediately prior to such nomination had his or her main residence within the parish of Salcombe
- ii) a person who has permanent employment in Salcombe for the last year
- iii) A person who is a serving member of the Devon and Somerset Fire and Rescue Service and elects to join the Salcombe branch or is a volunteer with the RNLI and is a serving member of the Salcombe crew.
- iv) a person who has moved away but has had his or her main residence within the parish of Salcombe for three out of the last five years or seven out of the last twenty years
- v) a person who has a strong local connection with Salcombe by reasons of birth or family ties in that their parents or grandparents, or siblings or non dependent children aged over 16 who have lived in the parish for the last 10 years

Social housing is typically allocated at full occupancy i.e. a single person is usually eligible for a 1 bedroom home rather than a 2 bedroom home. In order to enable properties in Salcombe to be allocated to local residents, a degree of under occupation may be agreed if a suitable fully occupying applicant cannot be found, and will be subject to the landlord's personal affordability policy.

Reasonable preference will be given to applicants banded in bands A - E under Devon Home Choice and who meet the above criteria (i –v).

If a suitable applicant does not bid under the Devon Home Choice Scheme who meets the criteria above then the above criteria shall then apply to the surrounding parish of Marlborough and South Huish.

If a suitable applicant is still not identified under the Devon Home Choice Scheme then the applicant shall be selected from the whole of the Devon Home Choice register.

The final selection of the successful applicants will depend primarily upon their ability to meet the selection criteria as set out in paragraph 5 and secondly their banding level in Devon Home Choice.

5 Household Size/Child Density

As the properties have maximum occupancy levels, it is anticipated that no property will be under occupied by more than one bedroom. See section 4 above.

6 Future Lettings

Future vacancies in Salcombe will be let in accordance with this plan. The success of the plan will be monitored and reviewed by South Hams District Council and LiveWest on an annual basis.

The Plan will operate for a period of five years however reviews of the plan will also be carried out if plan has a serious adverse effect on the letting performance for Salcombe properties.

LiveWest will monitor the effectiveness of the plan by recording reasons why future voids occur and reporting these reasons back to South Hams District Council as part of the annual review.

7 Equal Opportunities

The Council is committed to equality of opportunity and anti-discriminatory practise in service provision and seeks to promote social inclusion.

Every effort will be made to ensure that housing applicants are treated fairly and sensitively. Applicants who are eligible to join Devon Home Choice will not be discriminated against on the grounds of race, colour, ethnic or national origin, disability, religion, age, gender, sexual orientation or marital status. All applicants will be asked to provide details of their ethnic origin. Devon Home Choice complies with the Equalities Act 2010.

The plan will be amended and updated in order to conform to new housing and other relevant legislation and case law and to ensure that they do not operate in a way that discriminates against or disadvantages any particular group.

A 360 Assessment has been carried out on the Council's overarching Local Allocations Policy, which this Local Lettings Plan will sit under, no direct impact was found.

8 Review of Decisions

If a Registered Provider refuses an application, the applicant may ask for the decision to be reviewed. Applicants will be advised of their right to a review of decisions about their housing application when notified of the decision.

The applicant should specify what decision they wish to be reviewed, the reason why they wish it to be reviewed and provide any additional evidence to support their case.

The review should be undertaken by the Registered Provider with an alternative member of staff who was not involved in the original decision. The applicant must be advised in writing of the outcome of the review. If there is likely to be a delay in completing the review, the applicant must be advised of this in writing, with the reasons for the delay and the expected completion date of the review.

Allegations that an applicant has obtained a nomination, allocation or tenancy through false information will be investigated if there is evidence to do so.

9 Complaints Procedure

The Council has a complaints procedure which can be used by any housing applicant, or other customer of Council services, if they feel that they have not been treated satisfactorily. The following is the link to the Council's corporate complaints policy. A hard copy is available upon request.

www.southhams.gov.uk/article/1805/Comments-and-Complaints

Agreed and Signed on behalf of South Hams District Council:

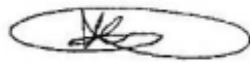
Signed:



Dated: 12th February 2019

Agreed and Signed on behalf of LiveWest:

Signed:



Dated: 12.02.2019