

Aim

The overarching aim of a local lettings plan is 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.

Stonewater recognises the importance of allocating homes to those in housing need, however, a local lettings plan may mean that vacancies will not always be allocated to the applicant who can demonstrate the greatest need.



The local lettings plan aims to give opportunities to those who are economically active and have restricted housing options.

The local lettings plan will be flexible and non-discriminatory and all applicants will be considered on a case by case basis.

General Approach

It is proposed that all new developments be subject to a local lettings plan and that the following principles are adopted:


- Aim to allocate 50% of the properties to residents who are economically active and working either full time or part time and not wholly reliant on benefits. (Economically active - a person of working age who is in employment plus those who are unemployed)
- Minimise the need for future moves by allocating properties to accommodate family growth, this might be by initially having an under occupation (by one room maximum).
- Our Access to Housing Policy details all eligibility criteria. Included are generic reasons why we may not select an applicant from a LA register for a particular scheme. A copy is available on request.
- All applicants will be assessed to ensure they meet Stonewater's affordability criteria.
- Avoid lets where an overcrowding situation could occur within 12 months
- New developments are used to support other strategies within Stonewater and that of Torbay Council

Duration

Any agreed local lettings plan is to apply to initial and subsequent relets for a period of up to three years after which time it will be reviewed. The length of any local lettings plan is agreed with our Local Authority partners

Local Letting Plan

Land To The South Of White Rock,
Adjacent to Brixham Road, AKA
Inglewood, Paignton



Proposed Handover Dates	January 2024 – December 2029					
Breakdown of properties by type	<div>112 units</div> <div>30 Flats</div> <div>15 x 1 Bedroom Flat</div> <div>15 x 2 Bedroom Flat</div> <div>82 Houses</div> <div>41 x 2 bedroom house</div> <div>34 x 3 bedroom house</div> <div>7 x 4 bedroom house</div>					
Property addresses	43	12	Perennial Crescent		PAIGNTON	TQ4 7US
	44	10	Perennial Crescent		PAIGNTON	TQ4 7US
	45	8	Perennial Crescent		PAIGNTON	TQ4 7US
	46	6	Perennial Crescent		PAIGNTON	TQ4 7US
	47	4	Perennial Crescent		PAIGNTON	TQ4 7US
	48	2	Perennial Crescent		PAIGNTON	TQ4 7US
	71	43	Pasture Drive		PAIGNTON	TQ4 7UT
	72	41	Pasture Drive		PAIGNTON	TQ4 7UT
	73	39	Pasture Drive		PAIGNTON	TQ4 7UT
	74	37	Pasture Drive		PAIGNTON	TQ4 7UT

75	17	Pasture Close		PAIGNTON	TQ4 7UW
76	15	Pasture Close		PAIGNTON	TQ4 7UW
77	13	Pasture Close		PAIGNTON	TQ4 7UW
78	11	Pasture Close		PAIGNTON	TQ4 7UW
79	9	Pasture Close		PAIGNTON	TQ4 7UW
80	7	Pasture Close		PAIGNTON	TQ4 7UW
81	5	Pasture Close		PAIGNTON	TQ4 7UW
82	3	Pasture Close		PAIGNTON	TQ4 7UW
83	1	Pasture Close		PAIGNTON	TQ4 7UW
84	53	Pasture Drive		PAIGNTON	TQ4 7UT
85	51	Pasture Drive		PAIGNTON	TQ4 7UT
86	49	Pasture Drive		PAIGNTON	TQ4 7UT
87	47	Pasture Drive		PAIGNTON	TQ4 7UT
88	45	Pasture Drive		PAIGNTON	TQ4 7UT
10 6	22	Flora Close		PAIGNTON	TQ4 7UZ
10 7	24	Flora Close		PAIGNTON	TQ4 7UZ
10 8	26	Flora Close		PAIGNTON	TQ4 7UZ
10 9	28	Flora Close		PAIGNTON	TQ4 7UZ
11 0	30	Flora Close		PAIGNTON	TQ4 7UZ
11 1	32	Flora Close		PAIGNTON	TQ4 7UZ
11 2	34	Flora Close		PAIGNTON	TQ4 7UZ
11 3	36	Flora Close		PAIGNTON	TQ4 7UZ
11 4	38	Flora Close		PAIGNTON	TQ4 7UZ
11 5	40	Flora Close		PAIGNTON	TQ4 7UZ
11 6	42	Flora Close		PAIGNTON	TQ4 7UZ
11 7	44	Flora Close		PAIGNTON	TQ4 7UZ
11 8	46	Flora Close		PAIGNTON	TQ4 7UZ
11 9	48	Flora Close		PAIGNTON	TQ4 7UZ
12 0	50	Flora Close		PAIGNTON	TQ4 7UZ
12 1	52	Flora Close		PAIGNTON	TQ4 7UZ
12 2	54	Flora Close		PAIGNTON	TQ4 7UZ
12 3	56	Flora Close		PAIGNTON	TQ4 7UZ

12 4	58	Flora Close		PAIGNTON	TQ4 7UZ
12 5	60	Flora Close		PAIGNTON	TQ4 7UZ
12 6	62	Flora Close		PAIGNTON	TQ4 7UZ
12 7	64	Flora Close		PAIGNTON	TQ4 7UZ
12 8	66	Flora Close		PAIGNTON	TQ4 7UZ
12 9	68	Flora Close		PAIGNTON	TQ4 7UZ
13 0	15	Flora Close		PAIGNTON	TQ4 7UZ
13 1	13	Flora Close		PAIGNTON	TQ4 7UZ
13 2	11	Flora Close		PAIGNTON	TQ4 7UZ
13 3	7	Flora Close		PAIGNTON	TQ4 7UZ
13 4	9	Flora Close		PAIGNTON	TQ4 7UZ
14 2	2	Seed Close		PAIGNTON	TQ4 7WF
14 3	4	Seed Close		PAIGNTON	TQ4 7WF
14 4	1	Seed Close		PAIGNTON	TQ4 7WF
14 5	3	Seed Close		PAIGNTON	TQ4 7WF
14 6	5	Seed Close		PAIGNTON	TQ4 7WF
14 7	7	Seed Close		PAIGNTON	TQ4 7WF
17 3	19	Furrow Close		PAIGNTON	TQ4 7UX
17 4	17	Furrow Close		PAIGNTON	TQ4 7UX
17 5	15	Furrow Close		PAIGNTON	TQ4 7UX
17 6	13	Furrow Close		PAIGNTON	TQ4 7UX
17 7	11	Furrow Close		PAIGNTON	TQ4 7UX
17 8	9	Furrow Close		PAIGNTON	TQ4 7UX
17 9	7	Furrow Close		PAIGNTON	TQ4 7UX
18 6	6	Furrow Close		PAIGNTON	TQ4 7UX
18 7	8	Furrow Close		PAIGNTON	TQ4 7UX

18 8	10	Furrow Close		PAIGNTON	TQ4 7UX
18 9	12	Furrow Close		PAIGNTON	TQ4 7UX
19 0	14	Furrow Close		PAIGNTON	TQ4 7UX
19 1	16	Furrow Close		PAIGNTON	TQ4 7UX
27 3	3	Plough Road		PAIGNTON	TQ4 7XH
27 4	5	Plough Road		PAIGNTON	TQ4 7XH
27 5	7	Plough Road		PAIGNTON	TQ4 7XH
27 6	9	Plough Road		PAIGNTON	TQ4 7XH
27 7	11	Plough Road		PAIGNTON	TQ4 7XH
27 8	13	Plough Road		PAIGNTON	TQ4 7XH
27 9	15	Plough Road		PAIGNTON	TQ4 7XH
28 3	7	Meadow View		PAIGNTON	TQ4 7XL
28 4	8	Meadow View		PAIGNTON	TQ4 7XL
29 4	39	Plough Road		PAIGNTON	TQ4 7XH
29 5	37	Plough Road		PAIGNTON	TQ4 7XH
29 6	35	Plough Road		PAIGNTON	TQ4 7XH
29 7	33	Plough Road		PAIGNTON	TQ4 7XH
29 8	31	Plough Road		PAIGNTON	TQ4 7XH
30 2	23	Plough Road		PAIGNTON	TQ4 7XH
30 3	21	Plough Road		PAIGNTON	TQ4 7XH
30 4	19	Plough Road		PAIGNTON	TQ4 7XH
30 5	1	Meadow View		PAIGNTON	TQ4 7XL
30 6	2	Meadow View		PAIGNTON	TQ4 7XL
30 7	3	Meadow View		PAIGNTON	TQ4 7XL
30 8	4	Meadow View		PAIGNTON	TQ4 7XL
30 9	5	Meadow View		PAIGNTON	TQ4 7XL

31 0	6	Meadow View		PAIGNTON	TQ4 7XL
31 8	28	Plough Road		PAIGNTON	TQ4 7XH
31 9	30	Plough Road		PAIGNTON	TQ4 7XH
32 0	7	Plough Way		PAIGNTON	TQ4 7XJ
32 1	5	Plough Way		PAIGNTON	TQ4 7XJ
32 2	3	Plough Way		PAIGNTON	TQ4 7XJ
32 3	1	Plough Way		PAIGNTON	TQ4 7XJ
33 5	2	Plough Way		PAIGNTON	TQ4 7XJ
33 6	4	Plough Way		PAIGNTON	TQ4 7XJ
33 7	6	Plough Way		PAIGNTON	TQ4 7XJ
33 8	8	Plough Way		PAIGNTON	TQ4 7XJ
33 9	32	Plough Road		PAIGNTON	TQ4 7XH
34 0	34	Plough Road		PAIGNTON	TQ4 7XH
34 1	36	Plough Road		PAIGNTON	TQ4 7XH
35 3	57	Plough Road		PAIGNTON	TQ4 7XH
35 4	55	Plough Road		PAIGNTON	TQ4 7XH
35 9	53	Plough Road		PAIGNTON	TQ4 7XH
36 0	51	Plough Road		PAIGNTON	TQ4 7XH

Reason for local lettings plan

1. Meet the requirements of Torbay Council & **Stonewater's** Access to Housing Policy to ensure allocations are made to suitable applicants
2. 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.
3. Ensure community cohesion between different tenures; prevent residents from being dissatisfied with their homes and community affecting their ability to thrive.
4. Ensure that current and future residents feel safe and content and to make the best use of housing stock.
5. Reduce unnecessary turnover and potential refusals of properties well as protecting the reputation of the scheme.
6. Provide opportunities to those who are economically active and have restricted housing options.
7. To meet housing need whilst preventing future management problems on site
8. Ensure that the new community aligns smoothly with the existing community

	<ol style="list-style-type: none"> 9. Ensure that the needs of the local and wider community are reflected in the new development 10. Ensure that any allocation does not result in a household becoming isolated or vulnerable 11. To assist Stonewater to facilitate moves for current customers as part of its overcrowding strategy – note all relets that arise from this strategy will be offered up to applicants on the council's housing register.
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General Approach	<ol style="list-style-type: none"> 1. All applicants will be subject to a comprehensive pre-tenancy assessment and must meet the relevant criteria under Stonewater's current Access to Housing Policy 2. Stonewater's eligibility criteria sets out reasons in which we may exclude an applicant from a local authority housing register; these may include but not limited to those applicants with a housing related debt where there is no agreement in place to clear the debt, those with a history of drug or alcohol misuse and no sustained engagement in support services or any other breaches of a tenancy. Refusals will only be made in consultation with 3. Aim to allocate 50% of the properties to residents who are economically active and working either full time or part time and not wholly reliant on benefits 4. Minimise the need for transfers by allocating properties to accommodate existing family growth 5. All applicants will be assessed to ensure they meet Stonewater's affordability criteria and will be subject to a credit check. Applicants will never be refused based on their credit score; the check is used ensure that we have a full picture of the applicants current commitments and ensure that action is being taken to address any debts. 6. We require applicants to be able to demonstrate an income that will cover rent and service charge for the homes it covers. 7. We require applicants where there is an acute vulnerability to demonstrate a history of sustained engagement with support services; we will also look to ensure that those with high support needs are not housed in close proximity to each other or within the same block. This will prevent any life style clashes. 8. We require applicants where needed to ensure that any existing support package can be delivered at their new address or that a new support provider will be in place. 9. We may refuse applicants where the level of support required would seriously undermine Stonewater's ability to support other residents in the neighbourhood 10. The local lettings plan will be flexible and non-discriminatory; refusals or skipping of applicants will be agreed in consultation with our Local Authority partners
S106 Letting Requirements	Ensure that any allocation meets the requirements set within the S106 as detailed below;

- (i) have had a minimum period of five (5) years in the last ten (10) years of permanent and continuous residence in the area of the Brixham Peninsula Neighbourhood Plan ('the Peninsula'); or
- (ii) have lived in the Peninsula for at least five (5) years and whose parents or children are currently living in the Peninsula and have at least ten (10) years continuous residency; or
- (iii) are a key worker as defined by the UK Government and are working within the Peninsula

and where no persons who meet the criteria in all of (a) (b) and (c) have bid for an Affordable Dwelling within the relevant Bidding Period

- (d) satisfy both (a) and (b) and the Local Connection Criteria unless otherwise agreed in writing by the Affordable Housing Manager (not to be unreasonably withheld or delayed)

1.32 "Eligible Person" means any person or persons who immediately prior to the occupation of an Affordable Dwelling satisfies the criteria below:

- (a) is on the 'Devon Home Choice' waiting list or 'South West Homes' waiting list (or such waiting lists allocation or policies adopted by the Council in their replacement) managed by or on behalf of the Council, or is eligible for an allocation of housing accommodation pursuant to Section 16 of the Homelessness Act 2002 in Torbay; or
- (b) is identified by the Council as being:
 - (i) on a low income and/or on housing and/or other welfare benefits or in low paid employment and having low capital and not being entitled to housing or other welfare benefits; and
 - (ii) would be given reasonable preference for an offer of accommodation under Torbay Council's allocation scheme under Section 167 of the Housing Act 1996, provided that if in relation to any proposed person the Council fails to indicate whether or not that person would be given preference under the said allocation scheme within fifteen (15) Working Days of receiving a request for such information (or if the said allocation scheme shall be discontinued without replacement), that element of the test as to whether the person is an Eligible Person shall be deemed to have been satisfied and the expression "Eligible Persons" shall be construed accordingly;

and in the case of both (a) and (b):

- (c) satisfy the requirements of policy BH2 of the Brixham Peninsula Neighbourhood Plan in that they

Occupation of new affordable homes

- who have had a minimum period of 5 years in the last 10 years of permanent and continuous residence in the Peninsula and are currently living in the Peninsula; or
- who have lived in the Peninsula for at least 5 years and whose parents or children are currently living here and have at least 10 years continuous residency; or
- who are a key worker as defined by the UK Government and are working within the Peninsula.

¹¹ www.ons.gov.uk/peoplepopulationandcommunity.

Brixham Peninsula Neighbourhood Plan 2012-2030. Adopted June 2019| 23

Brixham Peninsula Neighbourhood Plan

These occupancy requirements shall apply in perpetuity, and be the subject of a legal agreement negotiated during the planning process on any development of affordable housing.

1.15 **"Bidding Period"** means the period from 12:00am on a given Wednesday to 11:59pm the following Monday being the time within which Devon Home Choice will advertise available Affordable Dwellings

Scheme Specific Criteria	5% of lets (or no more than 5 lets) to be offered up to Stonewater tenants who are living in overcrowded or accommodation and the relet will be offered up to applicants on the Council's housing register.
Duration of local lettings plan	First and subsequent relets for a period of three years
Approved by	<div> <div>.....</div> <div>.....</div> </div> <div> <div>Stonewater</div> <div>Local Authority</div> </div>
Date	

