

## Appendix A – Allocations Plan

### 1 Allocation Criteria for Rented Properties

Priority will be given to eligible persons with a local connection with the Parishes of Hemyock and Clayhidon coupled with a housing need using the cascade in the following paragraph.

Applicants will be prioritised using the following criteria, ranked in order of importance (References to Bands A-E refer to the Devon Home Choice priority bandings – see Annex One):

- 1.1 The intended household is in Bands A-D and has been continuously resident in the Parishes of Hemyock or Clayhidon for at least 5 years.
- 1.2 The intended household is in Bands A-D and is permanently employed in the Parishes of Hemyock or Clayhidon and whose work is primarily based within these parishes. For the purposes of this criteria 'permanently employed' means having held a permanent contract for a minimum of 16 hours per week for at least the preceding 6 months.
- 1.3 The intended household is living in private rented accommodation and has a local connection to the Parishes of Hemyock or Clayhidon according to clauses 1.1 and 1.2, in order of preference, in Band E where the household income is insufficient to enable it to afford to or to sustain to rent or purchase a property suitable for its needs at a full open market value or price in the Parishes of Hemyock or Clayhidon.
- 1.4 The intended household is in Bands A-D and has a close living relation resident in the Parishes of Hemyock or Clayhidon. This means immediate family members (parents, siblings, dependent and non-dependent children) who themselves live in the parishes of Hemyock or Clayhidon and have done so for at least the preceding five years: Exceptional circumstances will be taken into consideration.
- 1.5 Former residents (who previously lived in the Parishes of Hemyock or Clayhidon for a period of at least three years within the last 10 years) who wish to return to the parishes in Band A-D.
- 1.6 The intended household is in Bands A-D and has been continuously resident in the Parishes of Hemyock or Clayhidon for the preceding six months or more.
- 1.7 Those residents of neighbouring Parishes in Bands A-D using the above criteria in the following order of priority:
  - Culmstock

- Uffculme
  - Dunkeswell, Upottery, Churchstanton, Sheldon
  - Luppitt, West Buckland, Wellington Without, Sampford Arundel, Pitminslar
- 1.8 Those residents with a local connection to Mid Devon District in Bands A-D. For the purposes of determining 'local connection' the criteria above will be used, substituting Mid Devon District for references to Hemyock and Clayhidon.
- 1.9 Those residents with a local connection to Mid Devon District or those with a local connection to the Parishes specified above in Band E. For the purposes of determining 'local connection' the criteria above will be used substituting Mid Devon District or the relevant parish (as appropriate) for references to Hemyock and Clayhidon.
- 1.10 All other Devon Home Choice applicants including former residents (who previously lived in the Parishes of Hemyock or Clayhidon for a period of at least three years within the last 10 years) who wish to return to the parishes in Band E and who are currently Council or Housing Association tenants.
- 2.1 For the shared ownership properties and discount open market affordable housing the following groups would be eligible:
- First time buyers who cannot afford to buy on the open market in the locality
  - Those who jointly owned a home but the relationship has broken down and cannot afford to buy on the open market in the locality
  - Existing shared owners who have outgrown their home but cannot afford to buy outright/rent on the open market in the locality
- 2.2 Shared ownership and discount open market affordable housing applicants would be prioritised on the following basis:
- 2.2.1 Continuously resident in the Parishes of Hemyock or Clayhidon for at least 5 years.
- 2.2.2 Is permanently employed in the Parishes of Hemyock or Clayhidon and whose work is primarily based within these parishes. For the purposes of this criteria 'permanently employed' means having held a permanent contract for a minimum of 16 hours per week for at least the preceding 6 months.

- 2.2.3 Has a close living relation resident in the Parishes of Hemyock or Clayhidon. This means immediate family members (parents, siblings, dependent and non-dependent children) who themselves live in the parishes of Hemyock or Clayhidon and have done so for at least the preceding five years. Exceptional circumstances will be taken into consideration.
- 2.2.4 Has previously lived in the Parishes of Hemyock or Clayhidon for a period of at least three years within the last 10 years wish to return to the parishes.
- 2.2.5 Has been continuously resident in the Parishes of Hemyock or Clayhidon for the preceding six months or more.
- 2.2.6 Residents of neighbouring Parishes using the above criteria in the following order of priority:
- Culmstock
  - Uffculme
  - Dunkeswell, Upottery, Churchstanton, Sheldon
  - Luppitt, West Buckland, Wellington Without, Sampford Arundel, Pitminster
- 2.2.7 Has a local connection to Mid Devon District. For the purposes of determining local connection the criteria above will be used substituting Mid Devon District for references to Hemyock and Clayhidon.
- 2.2.8 Those residents with a local connection to Mid Devon District or those with a local connection to the Parishes specified above. For the purposes of determining 'local connection' criteria above will be used, substituting Mid Devon District or the relevant parish as appropriate) for references to Hemyock and Clayhidon.
- 2.2.9 All other shared ownership or discount open market affordable housing applicants.
- 2.3 First priority will be given to those who are eligible in accordance with the above criteria and who are existing council and housing association tenants or Ministry of Defence personnel.
- 2.4 The size and type of shared ownership or discount open market affordable home offered will be based on three main factors:

- Affordability
- Household size
- The applicant's preference