Local Lettings Plan (LLP) agreement between Shropshire Council and Shropshire Rural Housing Association

The Orchard, Chirbury

Introduction

The purpose of this local lettings plan is to try to establish balanced and sustainable communities that are integrated successfully into the wider community.

A local lettings plan sets out criteria that will be considered when each new property is let and will mean that applicants may not be considered in priority or registration date order.

Each advert on Shropshire HomePoint will advise applicants that allocations will be made in line with the local lettings plan.

The local lettings plan will only cover the social rent properties owned by Shropshire Rural Housing Association (SRHA) on the site of The Orchard, Chirbury.

The Orchard, Chirbury

The housing owned by SRHA at The Orchard is as follows:

2 x 2 bedroom bungalows
5 x 2 bedroom houses
5 x 3 bedroom houses
1 x 4 bedroom house

How do I apply for an affordable home?

To be considered applicants will need to be registered with Shropshire HomePoint. This can be done online at www.shropshirehomepoint.co.uk

How will decisions be made?

Step 1

Shropshire Homepoint

An applicants housing need will be assessed when they apply to Shropshire HomePoint. The properties will be advertised for applicants who can demonstrate a local connection to the Parish of Chirbury with Brompton.

Applicants will need to look out for the adverts published on Shropshire HomePoint each week and then express an interest by placing a bid on the property suitable to their requirements.

Step 2

Local connection

To ensure that occupiers are genuinely local, it is necessary for them to demonstrate local connections to the Parish of Chirbury with Brompton.

Applicants will be required to meet two of the following criteria for at least one of the members of the household and preference will be given to families with dependent children:

- Their parents were permanently resident in the local area at the time of the applicant's birth;
- They were a permanent resident of the local area for at least five years as a child, and attended a local school;
- They currently have a child attending Chirbury C of E School;
- They are currently permanently resident in the local area and have been resident for a period of three years;
- The have previously lived or worked in the local area for 15 continuous years as an adult;
- They are currently employed or usually carry out self-employed work within 5km of the settlement or parish for at least one year's duration & at least 20hours per week, to include applicants employed at Bishop's Castle Community Hospital and Welshpool Hospital;
- They have a confirmed written offer of permanent full-time work in or close to the settlement (within 5km) or the Parish;
- Their parents currently live in the local area, or another close family member* who provides or requires a substantial degree of support is currently resident in the local area and have been resident for a period of three years;
- If over 55, they have a close family member* currently living in the local area
- Can demonstrate with written evidence active community involvement sustained for at least the previous two years i.e. (voluntary work with the Church or school helping with events, outings, fundraising, providing support delivering shopping to residents)

*Close family member is defined as – parents, grandparents, son, daughter, grandchildren or sibling.

In exceptional circumstances & where support is required family member may include extended family, non-family association, each case determined on its own merits, refer to S4.4, P.2 in the Shropshire Council Allocation Policy March 2023.

If there are not enough applicants with a connection to the Parish of Chirbury with Brompton then:

1. After a period of 3 weeks, applicants satisfying at least one of the local connection criteria will be considered.
2. After a period of six weeks, applicants who can satisfy two of the local connection criteria to the adjacent Parish of Worthen with Shelve or within 12km of the site will be considered.
3. After twelve weeks, applicants living anywhere within the Shropshire Council area as a whole will be considered.

Step 3

Offer of a property

Shropshire Rural Housing Association will make offers of properties to applicants with a verified local connection in order of housing need and affordability checks.

Right of appeal

Should an applicant for a tenancy with the Association, who has placed a bid through Shropshire HomePoint fail to be allocated a property they may appeal against the decision using the Associations complaints procedure. If the complaint is related to their Shropshire HomePoint registration, banding or acceptance of bids the complaint should be referred to Shropshire HomePoint under their published complaints procedure.