

Allocations Policy

Local Lettings Plan Wheelchair Accessible Family Units Funded through the Department of Health Care and Support Specialised Housing

1.0 Introduction

- 1.1 The Council is required by Part VI Section 167 of the Housing Act 1996 to have a scheme for determining priorities, and the procedure to be followed, in allocating housing accommodation both to first time applicants and transferring tenants including nominations to Registered Providers (Housing Associations). This is set out within the Allocations Policy.
- 1.2 The aim of the Allocations Policy, whilst meeting legislative requirements, is to make best use of the limited supply of social and affordable housing becoming vacant each year by providing a simple, transparent priority system based on clear criteria which determines an applicant's place within the allocations scheme.
- 1.3 The policy recognises that from time to time certain housing stock would benefit from a local lettings plan where the needs are not met by way of the main Allocations Policy.

2.0 Objective

- 2.1 This local lettings plan sets out how the Council has varied the Allocations Policy to enable the allocation of the Care and Support Specialised Housing (CASSH) wheelchair accessible houses and bungalows, in order that lettings comply with the requirements of the grant funding secured to deliver the units.
- 2.2 The aim of the local lettings plan is to:

Provide specialist wheelchair accessible family-sized homes to households with a wheelchair user aged 18+ whose needs best match the property.

3.0 Background

- 3.1 This local lettings plan covers the 20 properties delivered from funding awarded by the Department of Health (DOH), administered through the Homes and Communities Agency (HCA) and covers any other properties funded in this way.
- 3.2 The first ten properties developed belong to the Council. The subsequent ten wheelchair properties are owned by Heantun Housing Association (HHA), and a Local Lettings Agreement will be entered into with HHA to ensure the allocation of their units is also in line with HCA funding conditions.

3.3 The Council's Allocation Policy restricts the allocation of houses to families with children under the age of 21. In respect of the allocation of CASSH houses, allocations will be allowed to households which include an adult wheelchair user but do not necessarily include a child under the age of 21.

4.0 Application of the local lettings plan

4.1 CASSH properties will be advertised with the requirement that the household includes a wheelchair user aged 18+.

4.2 The shortlist of applicants will be made up of eligible households that meet the physical disability and age requirement. Households of the correct size that include an adult wheelchair user but do not necessarily include a child under the age of 21, will be eligible for the allocation of CASSH properties. Eligibility criteria are as follows:

- 3 bedroom bungalows – 5 person - applicants that are couples or families. One member of the household being aged 18 years or above and fully wheelchair dependant
- 2 bedroom houses, 4 person - applicants that are couples with an adult requiring 2 bedrooms and families. One member of the household being aged 18 years or above and fully wheelchair dependant. Applicants that are single people or couples are not eligible.
- 3 bedroom, 5 person houses – applicants that are couples with an adult requiring 3 bedrooms and families. One member of the household being aged 18 years or above and fully wheelchair dependant. Applicants that are single people or couples are not eligible.

4.3 If no eligible applicants bid for it then the property will need to be re-advertised until an applicants does meet the criteria as outlined in 4.1 & 4.2.

4.4 Properties will then be allocated in accordance with the Allocations Policy as set out in 'Selection of offers'.

4.5 All other clauses within the Allocations Policy apply.

4.6 Tenancy audits conducted on behalf of the Council by their managing agent is a requirement of the Council's secure tenancy agreement. Regular tenancy audits will be carried out to check that households still meet the criteria required for these properties.

4.7 If there is no longer an adult wheel chair user residing in the dwelling-house, the council will support the household to find more suitable accommodation, awarding Band 1 priority on the housing register. Where necessary possession of the property will be sought under the Housing Act 1985, Schedule 2, Part III, Ground 13 (as detailed in appendix 1). Any possession order awarded on these

grounds would only come into effect with the Council finding the remaining household suitable alternative accommodation.

4.8 This local lettings plan will apply to all subsequent re-lets of CASSH funded properties.

5.0 Properties

5.1 This local lettings plan extends only to CASSH funded units. The specific properties that are to be let in accordance with this local lettings plan are set out at appendix 2.

6.0 Monitoring and review

6.1 The impact and effectiveness of the local lettings plan will be under periodic review. This will include but is not limited to monitoring lettings, demand, void loss and equality implications.

6.2 Following a review the Council reserves the right to amend this local lettings plan and/or the designated properties within to ensure but not limited to:

- that the CASSH funded properties are let in line with the grant funding conditions specified by the HCA.
- that the Council is able to react to changes in supply and demand
- that the Council is able to respond to Government policy or other external drivers

6.3 This local lettings plan will initially be reviewed six months post implementation.

7.0 Equality Implications

7.1 This local lettings policy is as a result of the CASSH project and the conditions of the Department of Health grant funding secured to deliver the units. The CASSH funded units will meet the needs of individuals with characteristics protected under the equalities legislation.

Appendix 1

Housing Act 1985, Schedule 2, Part III, Ground 13 – Grounds for seeking possession

The dwelling-house has features which are substantially different from those of ordinary dwelling-houses and which are designed to make it suitable for occupation by a physically disabled person who requires accommodation of a kind provided by the dwelling-house and—

- (a) there is no longer such a person residing in the dwelling-house, and*
- (b) the landlord requires it for occupation (whether alone or with members of his family) by such a person.*

Appendix 2

Properties to be let in accordance with this local lettings plan

Address	Landlord
1A Lawnside Green, Stowlawn, Bilston, WV14 6HW	City of Wolverhampton Council
1B Lawnside Green, Stowlawn, Bilston, WV14 6HW	
1C Lawnside Green, Stowlawn, Bilston, WV14 6HW	
1D Lawnside Green, Stowlawn, Bilston, WV14 6HW	
130 Fifth Avenue, Wolverhampton, WV10 9ST	
132 Fifth Avenue, Wolverhampton, WV10 9ST	
No. tbc Dale Street, Wolverhampton, POSTCODE	
No. tbc Dale Street, Wolverhampton, POSTCODE	
No. tbc Russell Street, Wolverhampton, POSTCODE	
No. tbc Russell Street, Wolverhampton, POSTCODE	
10 properties, sites & addresses tbc	Heantun Housing Association