

New Park Village Permanent Decant Local Lettings Plan (LLP)

FAQs

1. What is a Permanent Decant Local Lettings Plan (LLP)?

The City of Wolverhampton Council's (CWC) Allocation Policy satisfies the requirement on the Council by Part VI Section 167 of the Housing Act 1996 to have a scheme for determining priorities, and the procedure to be followed, for allocating housing accommodation both to first time applicants and transferring tenants.

The aim of the Allocations Policy 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.

The policy recognises that from time-to-time certain housing stock, such as the properties within the NPV estate redevelopment, would benefit from a Local Lettings Plan (LLP) where the needs are not met by way of the main Allocations Policy.

2. What properties does this LLP affect?

This LLP relates to current NPV tenants wishing to move away from the maisonettes at Ellerton Walk and bungalows situated on Ellerton Walk, Shawbury Road and Valley Road that are earmarked for demolition in the coming months and years as part of the NPV estate redevelopment.

The LLP means that 50% of the properties that become available to let each week via the Councils Choice Based Lettings Scheme (CBL), Homes in the City (HITC) will be for current NPV tenants wishing to move.

3. Who is affected by this LLP?

This LLP relates to all NPV tenants that wish to move away from the NPV estate due to the redevelopment. It also relates to those households where there is a non-dependant household member who wishes to pursue their own property (split households).

4. What is a permanent decant?

A permanent decant is when a tenant moves out of their current property on the estate during the redevelopment period into a property elsewhere in the City or another part of the estate. This will become their permanent home but there is a commitment to those tenants to express a Right to Return to the new build development.

5. What does Right to Return mean?

Tenants of NPV who are directly affected by the redevelopment and wish to move away during the works will be given the opportunity to express a Right to Return to the new build development. This must be done prior to moving away from the estate.

Although a Right to Return can be expressed, this will be dependent on suitable properties being available in the new build development as priority will be given to eligible households remaining on the estate first.

6. When will this LLP take effect?

This LLP will take effect from June 2023. 50% of lets will be prioritised for NPV tenants for a period of three months. These will be available for tenants in both Phase 1 and Phase 2.

From September 2023 until November 2023, 75% of lets will be prioritised for tenants still remaining in Phase 1. This LLP will end in November 2023.

7. What is the eligibility criteria for the decants?

Applicants must be eligible for the specific property type to be considered for it. **The Council's Allocation Policy determines the eligibility criteria and household categories.**

All applicants must be a tenant or household family member and have a live application on Homes in the City.

8. What are the home loss and disturbance payments?

All residents who have a secure tenancy are eligible for a one-off home loss payment for the loss of their home. This is currently set at £7,800. For temporary decants, there is an option to take 25% of the home loss payment (£1,950) upon decanting and receive the rest (£5,850) when moving into their new build home.

All secure tenants who have to move as part of the redevelopment are eligible for the disturbance payment. This is a payment to cover reasonable moving costs.

9. When will the LLP end?

This LLP will be in place for six months (June 2023 until November 2023).

The plan will be reviewed on a monthly basis to ensure that applicants protected by an equality characteristic are not being disadvantaged and also to monitor any impact on the wider housing register.

10. Who do I contact for further information or assistance regarding the LLP?

Tenants should contact the Housing Estate Renewal Officer, James White on **07976 749282** or at James.White3@wolverhampton.gov.uk or the NPV TMC on **01902 552670** or at ellertonhouse@npv.org.uk.