

## Appendix 1

# New Park Village (NPV) Local Lettings Plan (LLP) Permanent Decants

## Introduction

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, in allocating housing accommodation both to first time applicants and transferring tenants.

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.

The policy recognises that from time to time certain housing stock would benefit from a local lettings plan (LLP) where the needs are not met by way of the main Allocations Policy.

## Location

This LLP relates to current tenants wanting to move away from the maisonettes at Ellerton Walk and bungalows situated on Shawbury Road and Valley Road that are earmarked for demolition in the coming months and years.

## Scope

Some properties do not usually form part of an LLP, these include ground floor flats, four-bedroom+ houses and bungalows. Due to the extensive re-development of the estate; for the purpose of this LLP, these properties will be included for those applicants that are eligible.

The properties that form part of this plan will be 50% of the properties that come available to let each week via the Councils Choice Based Lettings Scheme (CBL), Homes in the City (HITC).

After three months, if properties are still required to be emptied in order to proceed with the new development, the allocation will increase to 75% for phase 1 tenants only.

Any properties not let to NPV tenants will revert back to the usual process and be let in full accordance with the Allocations Policy.

This LLP has been developed in line with the NPV Residents Charter and with the support of the Resident Steering Group.

## Timeframe

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

- 75% of lets will be prioritised for tenants of NPV in Phase 1 only from September 2023 and end November 2023
- This LLP will end after six months.

**Note: Exact dates will vary dependant on the date that homes are advertised.**

### Objective

This LLP sets out how the Council has varied the Allocations Policy in order to allow the prioritisation of certain groups. In this case, the Council needs to assist existing tenants to move from their current home in order to begin the demolition of properties that are thermally inefficient and no longer viable for long term use. Alongside the temporary decant LLP, this plan seeks to:

- Maximise the opportunities for tenants who are experiencing upheaval due to their homes being demolished to move to settled accommodation.
- Facilitate the decanting process from Phase 1 to Phase 2 by ensuring that there are enough properties available for those that wish to remain on the estate.
- Empty Phase 1 of the development in order for the planned redevelopment to go ahead that will bring new thermally efficient homes to the remaining tenants of Ellerton Walk and the Bungalows at Shawbury Road and Valley Road.

### Local Lettings Plan Criteria

Applicants must be eligible for the specific property type to be considered for it.

**Eligibility criteria and household categories are determined by the Council's Allocation Policy.** All applicants must be a tenant or household family member and have a live application on Homes in the City.

Leaseholders will receive consideration but only where all other housing provision has been exhausted, a financial assessment has been completed and the households can evidence that any other means of housing would be unaffordable.

**50%** of all Council properties advertised through the Councils CBL scheme, HITC will be prioritised for New Park Village Tenants who are directly affected by the redevelopment. In most circumstances, this stage of the plan relates to tenants in Phase 1 and 2 with Phase 1 receiving priority before Phase 2 applicants. This will remain in place for three months. After this period, if there are applicants still needing to move, the percentage prioritised to those left in **Phase 1 only** will be increased to **75%** of all lets. Each property will be advertised giving priority to.

- Tenants living on Ellerton Walk or affected Bungalows at Shawbury Road and Valley Road.
- Non dependant household members of those affected who are seeking to live independently.
- Eligible applicants living in **Phase 1** including bungalows that are in the first phase of redevelopment will receive additional priority at shortlisting stage for all available properties but will not supersede any applicants in **Phase 2** that have been assessed under the Allocations Policy and have a greater housing need.

## How the Local Lettings Plan will be applied

The allocation of properties through this LLP will be done in close accordance with the Councils allocations policy

- Applicants will need to have a live housing application on Homes in the City.
- Properties being let under this LLP will be advertised on Homes in the City. Adverts will be clearly marked with priority being given to eligible New Park Village residents directly affected by the redevelopment.
- Where applicants have a local connection to any other area of the city; they will need to register this as part of their application and be able to evidence this need as part of the Lettings process.
- Eligible applicants will need to bid on properties within the advertised bidding period.
- When the bidding period comes to an end, contact will be made with the applicant who:
  - a. Meets the criteria advertised for the property type;
  - b. Is in the highest priority band;
  - c. Has the greatest number of housing needs that placed them in that band;
  - d. Has had that level of housing need the longest;
  - e. and is eligible for that property.
- The applicant will be contacted to request that they supply evidence of their housing circumstances, including where a local connection has been applied.
- Proof of identity and the identity of those moving with the will be required.

**If the applicant fails to provide this evidence within a reasonable amount of time the applicant will be bypassed and contact will be made with the next applicant on the shortlist.**

## Right to Return

Tenants of New Park Village who are directly affected by the redevelopment and wishing to move away from the estate 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 dependant on suitable properties being available in the new build development as priority will be given to eligible households remaining on the estate first.

## Disturbance and Homeless Payments.

Type of Payment	Who receives it?	How much is it?
Home Loss Payment For loss of home	All residents who have a secure tenancy who are eligible. Assessed on case-by-case basis, advance payments can be made in some circumstances.	Currently £7,800 (02.2023). The amount is set by the Government and is reviewed yearly.

Disturbance Compensation Payment (to reimburse moving expenses)	All secure tenants who move as part of the redevelopment.	The payment covers reasonable costs incurred
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**Ending the Local Lettings Plan**

This LLP will remain in place for six months.

**Monitoring and Evaluation**

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

A full evaluation of the plan will be carried out after five months, if need for a further LLP is identified, further approval will be sought.