

**CRITERIA AND ALLOCATIONS POLICY FOR THE LETTING AND ALLOCATION OF RURAL AFFORDABLE HOUSING DEVELOPED UNDER 'EXCEPTION SITE' POLICY.**

The Registered Social Landlord (Housing Association) developing and managing the affordable housing development will assess all applications made requesting the allocation of a dwelling on the scheme **in the following order:**

- 1. All applicants wishing to be considered for Rented Housing within the proposed scheme must be registered on the Bromsgrove District Council Housing Register.** The Council will also nominate applicants registered on the Housing Register for consideration for Shared Ownership or Fixed Equity units where applicants have specified their wish to be considered when completing their application form.
- 2. The following Local Connection Eligibility Criteria will be applied:**  
**(The first phase of eligibility will be considered initially, and only if insufficient applicants are eligible will the other phases be considered in order.)**

The first phase of eligibility will be restricted to:

- i) Local residents within the parish, with a minimum term of residence who want to remain in the locality but cannot afford to do so.
- ii) Those who have previously resided in the parish for a number of years and who need to return to the parish but cannot afford to do so and who qualify as one or more of the following :
  - a) Those who need to return to the parish to provide or receive support to / from a close family member living in the parish.
  - b) Those who are employed within the parish.
  - c) People with a confirmed offer of employment in the parish but who are deterred by the difficulty of finding and affording suitable accommodation.

A second phase of eligibility would include applicants who live outside of the parish but within an immediately adjoining parish (within the District of Bromsgrove) who need to live in the parish but cannot afford to do so and who qualify as one or more of the following:

- a) Those who need to return to the parish to provide or receive support to / from a close family member living in the parish.
- b) Those who are employed within the parish.

- c) People with a confirmed offer of employment in the parish but who are deterred by the difficulty of finding and affording suitable accommodation.

A third phase of eligibility would include applicants who live outside of the parish but within the District of Bromsgrove who need to live in the parish but cannot afford to do so and who qualify as one or more of the following:

- a) Those who need to return to the parish to provide or receive support to / from a close family member living in the parish.
- b) Those who are employed within the parish.
- c) People with a confirmed offer of employment in the parish but who are deterred by the difficulty of finding and affording suitable accommodation

A fourth phase of eligibility would include applicants who live outside of the parish and outside of the District of Bromsgrove who need to live in the parish but cannot afford to do so and who qualify as one or more of the following:

- a) Those who need to return to the parish to provide or receive support to / from a close family member living in the parish.
- b) Those who are employed within the parish.
- c) People with a confirmed offer of employment in the parish but who are deterred by the difficulty of finding and affording suitable accommodation.

**3. Applicants who qualify under the Local Connection Eligibility Criteria (Sect 2. Above) will then undergo an affordability assessment to establish that they are not in a position to afford an open market dwelling in the area. (The process will also establish an applicant's ability to afford shared ownership and fixed equity options).**

Completed forms will be assessed in accordance with:-

- o Current data on house prices and rents in The Parish;
- o Financial requirements of average mortgage lenders and their lending policies;

- The availability of appropriate properties to meet identified needs e.g. accommodation to meet disabilities or health issues and tenure required.

**4. Where applicants have both a relevant local connection (Sect 2 above) and fit the affordability criteria (Sect 3 above), their housing need will be prioritised in accordance with the Council's Allocations Policy & Housing Register Points Scheme, with the exception of:-**

- Any points awarded in the section headed Local Connection. These will be removed, as local connection will have already been assessed under Sect 2 above.
- Any points which were awarded for needs which will not be met by the offer of a dwelling in The Parish e.g. medical or welfare needs which would not be improved by living in The Parish;

Offers will be made in descending points order and where applicants have the same number of points, those with the longest local connection will have priority. Where applicants are purchasing an equity share but are unable to complete within a reasonable timescale they will be given a reduced priority.

**5. Applications will be further prioritised in accordance with Bromsgrove District Council's policy on the allocation of property by family size to property type/size (Section 5 of the Council's Allocation Policy & Housing Register document).**

In the event that no households can be identified from the above criteria within 3 weeks, allocations will be made to the most suitable applicants, having regard to their reasons for seeking a home in The Parish.

**Definitions**

<b>The Parish</b>	The Civil Parish within which the affordable housing is located.
<b>Immediately Adjoining Parish</b>	A Parish with a common boundary and immediately next to the parish within which the affordable housing is located.
<b>Minimum term of residence</b>	Normally 5 years.
<b>Number of years</b>	Normally 5 out of the past 15
<b>Close Family Member</b>	Means parents, siblings, grandparents and children and such relationships through

adoption. In exceptional circumstances, at the discretion of Bromsgrove District Council, more distant relatives may fall within the definition if they give to the applicant a level of support normally associated with those listed above. (' In exceptional circumstances, at the discretion of Bromsgrove District Council, other parties may fall within the definition if they can provide evidence that they give the applicant a level of support normally associated with those listed above'.)

**Want**

A specific reason to reside in the Parish within which the affordable housing is located.