

In partnership with Much Wenlock Town Council

# Community Led Housing

Local Lettings Plan  
Callaughton Lane  
Much Wenlock





# Local Lettings Plan

## Introduction

The purpose of developing a 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 taken into account 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 cover the affordable rent and shared ownership properties owned by South Shropshire Housing Association (SSHA) on the site.

## Callaughton Lane, Much Wenlock

The housing scheme at the Callaughton Lane site has a mixture of house styles together with a mix of tenures. The site has:

- 2 x 1 bed, 2 person house
- 7 x 2 bed, 4 person houses
- 1 x 3 bed, 5 person house
- 2 x 3 bed, 5 person houses (affordable home ownership)

## How do I apply for an affordable home?

In order to be considered you will need to:

Register your affordable housing need with Shropshire HomePoint. You can apply online at [www.shropshirehomepoint.co.uk](http://www.shropshirehomepoint.co.uk)

For Shared Ownership enquiries, please contact [propertysales@shropshirehousing.org.uk](mailto:propertysales@shropshirehousing.org.uk) or tel 0300 303 1190

## Local accountability - What this means

As a community led scheme, we are proud that we are able to deliver, using a collaborative approach, the local community's ambitions to provide affordable homes as identified in the Neighbourhood Plan.

## How will decisions be made?

### Step 1

#### Shropshire HomePoint

Your housing need will be assessed when you first apply and the properties will be advertised for applicants who can demonstrate a local connection to Much Wenlock.

You will need to keep an eye on the adverts published by HomePoint each week, and then express an interest in the specifically advertised property.

### Step 2

#### South Shropshire Housing Association

South Shropshire Housing Association will issue a local connection form for you to complete, which will inform the decision-making process.

You must complete this promptly and return it to South Shropshire Housing Association in the pre-paid envelope provided.



## Step 3

### Local Connection

Preference will be given to people with a strong Much Wenlock connection. This means either a resident or a person with a local connection to the parish of Much Wenlock will need to meet two of the criteria below:

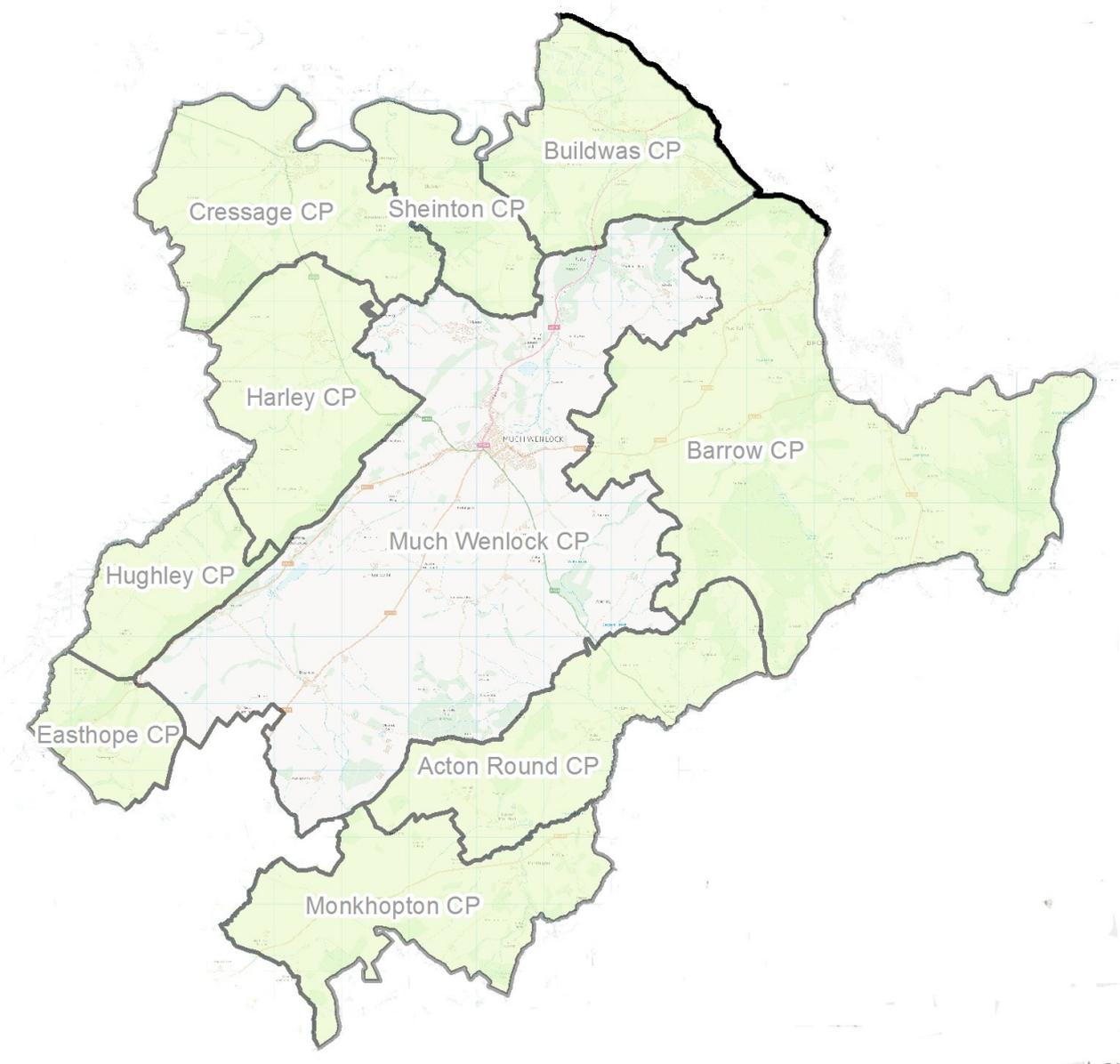
- Your parents were permanently resident in the local area at the time of your birth
- The applicant was in permanent residence in the local area for any period of five years as a child attending a local school (or who for special reasons attended a school outside of the local area but would have been expected to attend a local school but for those special reasons)
- You are currently lawfully resident in the local area and have lived there for at least the last three years
- You don't currently live in the local area but have previously lived there at some point for fifteen continuous years as an adult
- You are currently employed or routinely carry out self-employed work within either the local area or five kilometres of the site
- You have a confirmed written offer of permanent work within either the local area or five kilometres of the site
- You can demonstrate active community involvement in the local area over at least the previous two years; or are determined by the Parish Council as having some other form of strong connection with the local community and/or its hinterland
- Your parents currently live in the local area; or another close family member who provides or requires a substantial degree of support currently lives in the local area
- If over fifty five years of age, you have a close family member currently living in the local area

In addition, the local lettings plan gives preference to certain applicants so that:

- A mix of family types, sizes and ages will be housed, allowing families to grow without needing to move, accepting under occupancy
- Those living in overcrowded accommodation who are experiencing difficulty in securing affordable rents with enough security of tenure are prioritised
- Those who satisfy more of the local connection criteria are prioritised

If there are not enough applicants with a connection to Much Wenlock then:

1. After a period of six weeks, applicants living within the hinterland parishes of Buildwas, Sheinton, Cressage, Harley, Hughley, Easthope, Monkhopton, Acton Round, Barrow and Broseley will be considered



2. After twelve weeks, living anywhere within the Shropshire Council area as a whole will be considered.

#### Step 4

#### South Shropshire Housing Association

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

## Right of appeal

Decisions on local connection may be made on behalf of Much Wenlock Town Council. If the applicant feels that the decision made about their connection is unfair they may follow SSHA's complaints procedure. Where necessary, this will include liaising with the Town Council.

## Shared Ownership

### What is shared ownership housing?

Shared ownership housing is a leasehold tenure designed to help local people access home ownership while local prices are outside their reach.

### How does it work?

Our partner, South Shropshire Housing Association (SSHA) owns the freehold property, and sells a percentage to you under a leasehold agreement. This percentage is normally 50% of the open market value, but may be initially marketed at a lower level. Please refer to sales details for financial information. The remaining equity, will then be rented from SSHA.

### Can I buy more shares?

Yes you can, in 10% tranches, up to 80% of full ownership. This is so that SSHA can protect the property for local people in perpetuity.

### How do I apply?

Contact the sales agent, whose details should be on site, as a normal sales board.

### What support will I get?

Shared ownership housing is very similar to open market purchase, so there is a lot to understand and be mindful of. SSHA sales team will support you through the process, but remember you are purchasing a percentage of a property with all the responsibilities and liabilities that this brings.

### Does the local lettings plan apply to shared ownership?

Yes, the same process and criteria will be applied.

## Useful Links

Shropshire HomePoint [www.shropshirehomepoint.co.uk](http://www.shropshirehomepoint.co.uk)

South Shropshire Housing Association [www.shropshirehousing.org.uk](http://www.shropshirehousing.org.uk)

## Equal Opportunities statement

We recognise the damage that disadvantage and discrimination can cause. We are committed to equal opportunities and will take positive steps to ensure that you will not be treated less favourably than anyone else in your dealings with us because of race, religion, gender, marital status, sexual orientation, disability, class or age.

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