

## Hanley Castle Parish Housing Needs Survey

### **New Affordable Homes in the Parish**

Any new Housing Association affordable homes to be provided for rent or shared ownership in Hanley Castle Parish are intended to enable people in housing need to remain in the parish, or to return to the area, provided that they have an association relating to current or past residence, family connections, or employment.

### **Who qualifies for the New Affordable Homes?**

The allocation of any new homes that may be built will be carried out in accordance with the Malvern Hills District Council Rural Lettings Policy which requires that priority be given to those applicants who have a connection with the Parish according to the following criteria, which are ranked in priority order:-

- (i) has lived in the Parish as the principal place of residence for at least five years;
- (ii) has worked in the Parish for at least six months;
- (iii) has lived in the area for at least five years out of the previous fifteen years;
- (iv) needs to live in the Parish in order to care for (or receive care from) close relatives;
- (v) has a formal promise of work in the Parish;

*Note: If homes prove difficult to let, the properties can be open to let to people in housing need, under the following prioritised criteria:*

- (vi) applicants living or working in the Malvern Hills District Council area;
- (vii) applicants living in other parts of the country.

The Council reserve the right to nominate applicants who do not meet the above criteria, where it is considered that the circumstances of the individual case warrant special consideration.

### **How can you Apply for a New Affordable Home**

Please complete and return Part B and Part C of the Parish Housing Needs Survey. Part B is important for establishing if a local housing need exists in the Parish and for influencing the type of housing development that might be considered. Part C should be completed so that you can be registered on the Common Housing Register, which is the Malvern Hills District Council housing waiting list. Allocations for new affordable homes in the Parish will be made only to applicants registered on the Common Housing Register.

### **Allocation of the new homes**

If new affordable homes are built in the Parish, an authorised observer from the Parish Council and a Ward Councillor will be invited to the allocation meeting to see that the allocations are undertaken in accordance with the above lettings criteria. They will have no authority to determine the specific allocations.

**Nigel Potter – Worcestershire Rural Housing Enabler.**