

Local Lettings Plan: Fernside View, Almondbury, Huddersfield, HD5 8FE

A Local Lettings Plan (LLP) for Fernside View, Bungalows, Almondbury, Huddersfield, HD5 8FE

1. Background information

Fernside View bungalows, Almondbury, Huddersfield

A new development of bungalows creating a small community of 10 x two-bedroom bungalows in Almondbury.

The development is called Fernside View and is located on Fernside Avenue, Almondbury Huddersfield

Property Types at the development include:

- 8 x 2 bed Bungalows are of a traditional design
- 2 x 2 bed bungalows which are fully adapted for a Wheelchair user

Only the 8 x 2 bedroom none adapted bungalows will be allocated in line with the Local Lettings Plan.

The 2 x 2 bed fully adapted bungalows will be allocated in line with the allocations policy via the Accessible Homes team who will determine the best applicant for the property based on medical need and assessments to ensure that the most appropriate allocation is done based solely on medical need for a fully adapted property.

2. Local Lettings Plan

The key aims of the LLP are as follows:

- To meet the Housing needs and Housing Aspirations of our growing and ageing population in Kirklees
- To make the best use of the council's Housing Stock by using a Local Lettings Plan that supports the release of currently Under Occupied accommodation within council stock.

3. Allocations Process and Criteria for allocation

Allocations will be made via Choose N Move.

The Allocating team in Empty Homes will complete a manual review of the shortlist for each property with the following order of eligibility applied:

Offers will be made in order of (1) Eligibility Criteria and (2) Age (Eligible age for applications is 55+ unless assessed medical need for ground floor accommodation due to physical mobility issues)

This Local Lettings Plan will be subject to regular review

Eligibility Criteria

1. Band (A) Applicants – Under occupying a Local Authority home by 3 or more bedrooms with any bedroom entitlement (*see note on financial assessment)
2. Band (A) Applicants with any -bedroom entitlement and are currently under occupying a Local Authority home by 2 bedrooms. (*see note on financial assessment)
3. Applicants with a Band(A) medical need (and other identified need, for example homelessness) and a 2-bedroom entitlement
4. Armed Forces Personnel in line with Allocations Policy
5. Applicants with a Band (B) Assessed medical need and a 2-bedroom entitlement
6. Band(B) decant applicant with 2-bedroom entitlement
7. Any other Band (B) applicant with 2-bedroom entitlement
8. Band (B) applicants currently under occupying a Local Authority Home by 1 bedroom (with a 2-bedroom entitlement)
9. Band (B) (C) (D) applicants with Special Needs

2 Bedroom Bungalows – Fully adapted for wheelchair use

The adapted bungalows will be let through the allocations process for adapted property They will be awarded in band order by effective date and where there is an assessed need for the level of adaptations the properties provide

(*Financial Assessment to be completed at application stage to ensure affordability in line with any under occupancy charges that may be incurred in applicants under state pension age. For couples claiming Universal Credit, both parties would need to be reach state pension age to be excluded)


The Allocations Policy arrangements for downsizing with Housing Debt will apply alongside the Policy requirements for Housing Debt and ASB for applicants who are not downsizing

Approval Date: 27th September 2021

Approved By: Naz Parkar

Helen Geldart

Signature:



Date of Review: June 2022

Review every 12 months from the date of the first allocation

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Final Version, approved 27th September 2021

Time limited for 5 years from date of first allocation.
