



# WEST KENT

<b>Community Lettings Policy Agreement for rented homes at Bonney Way, Swanley, Kent</b>	
<b>Background</b>	
1.Name of development	Bonney Court, Bonney Way, Swanley
2.Landlord	West Kent Housing Association
3.Number, size and type of properties	1 enclosed building consisting of:- 3 x 1BGFF (2 person) and 6 x 2BGFF (2-3 person) 3 x 1BFFF (2 person) and 6 x 2BFFF (2-3 person) 4 x 1BSFF (2 person)
4. Overview of accommodation	Bonney Court is a new development replacing six blocks of four flats in Bonney Way that became unfit for purpose. It is a single block building designed and designated as sheltered housing providing independent living for people over the age of 55 years.
5. Are they built to: <ul style="list-style-type: none"> <li>• Lifetime homes standards?</li> <li>• Wheelchair standards?</li> <li>• Any additional adaptations?</li> </ul>	Built to lifetime homes standard. Is suitable for wheelchair accessibility. There is 1 lift and 2 staircases.. 10 flats are fitted with flush floor shower 12 flats are fitted with bath. Bathrooms are future proofed. All properties are fitted with secure door entry system, dispersed Life line units and smoke detector equipment.
6. Gifted Items	All floor coverings for bedroom, hall & lounge, bathroom mirror and shower curtain.
7. Are there any limitations that may affect residents? (restricted parking etc)	There is limited but adequate car parking available at the scheme providing 13 non-designated off street spaces specifically for Bonney Court residents.  Residents do not have individual allocated garden spaces. There is, however, an enclosed communal garden with outside drying facilities, seating area, potting shed and class 3 scooter storage.  Pets are not allowed at the scheme but may change in accordance with any reviews made within the Pets Policy.  There is no smoking in the communal entrance hall, corridors and stairways.

8. How the development was funded?	Housing and Communities Agency Grant funded 30 per cent and remaining 70 per cent by West Kent Housing Association.
9. Are there any planning or funding conditions attached to the development that are relevant to allocations? (s106 rural exceptions) town planning etc)	Yes – planning conditions apply. Allocations should only be made to applicants who have reached the age of 55, or in the case of a couple one partner has reached the age of 55. The tenure of the units should be in accordance with the definitions of "affordable housing" as specified in Planning Policy Statement 3 Housing.
10. What objectives were to be met by the re development?	To meet housing need and ensure properties are designed to meet the requirements of older and/or less able residents.
11. Are there existing management problems in the area? (demographic, economic, density of tenants etc)	This area of Swanley generally reports a low number of Anti-Social Behaviour cases.
12. If problems exist what evidence can be supplied?	West Kent Police crime statistics West Kent ASB statistics
13. Results of any consultation prior to and during demolition and reconstruction.	West Kent consulted with tenants and neighbouring residents through one to one meetings and wider tenant consultation meetings. Decanted residents were supported throughout the process.
<b>Local Lettings policy</b>	
1. Percentage to new (SDHR) and existing (transferring) tenants.	Applicants will be taken from the housing register. It is preferred that some (at least 25%) are allocated to existing social housing tenants to create a sustainable balance in community between new households and those known to maintain their home and tenancy. Priority will be given to those existing social housing tenants who are downsizing and in need of sheltered housing..
2. Welfare Reform Criteria	Applicants with a 2 bed need will be given priority when a 2 bed property is advertised on CBL. If this demand isn't met, consideration can be given to a single/joint applicant requesting a 2 bed property provided a financial assessment is carried out to evidence they can afford the rent and WK is satisfied this can be achieved.
3. How long will local letting criteria last	Age restricted criteria to remain.
4. Does the proposed plan conflict with equality and diversity policies?	No
5. Is their sufficient demand on the Housing Needs Register?	Yes, but is dependent on applicants bidding. After the first bidding cycle, if no eligible housing register applicants have bid, homes can be advertised via other mediums, eg Gum Tree, West Kent Housing website etc to enable a direct let to

	be made, providing the applicant meets the affordability checks that will be required.
<b>Agreement reached by</b>	
West Kent Housing Association signed	
Sevenoaks District Council signed	
<b>Date of agreement</b>	17 - SEPTEMBER - 2013