

Confidentiality	Non-Confidential	Agenda Item	
Report For	Decision	Meeting Date	
Report Title	Local lettings Plan – 3 Sails Point, Widnes		
Author	Jodie Wright – Pre Tenancy Service Delivery Lead		
Risk Considerations			
VFM Considerations			
Climate Considerations			

## 1. Executive Summary

1.1 The introduction of this Local Lettings Plan for our new Development in Widnes, Halton is based upon Magenta Livings desire to ensure balanced and cohesive communities where sustainable tenancies can be achieved.

The development comprises of a mixed tenure consisting of;

Tenure	Property Type	Total
Affordable Rent (70 in total)	3 Bed Bungalow	2
	4 Bed Bungalow	1
	2 Bed House	17
	3 Bed House	41
	4 Bed House	9
Right To Buy (63 in total)	2 Bed House	2
	3 bed House	49
	4 bed House	12
Shared Ownership (18 in total)	3 Bed House	18

It is proposed that Magenta Living will allocate the majority of its Affordable rented properties via the Choice Based Platform Property Pool Plus (PPP), however also reserving the right to allocate a small number of properties internally via our own Lettings Policy where appropriate.

We anticipate handover from Seddon Construction to begin in July 2025, the handover will be completed in two phases with a potential phase 3 currently in discussion.

1.2 The aim of the local lettings plan is to set out Magenta Living’s intentions on the allocation of properties in 3 Sails Point Widnes. We want to create a balanced and blended neighbourhood by managing the allocation and lettings of the properties in the development.

In order to achieve and maintain a stable community, consideration will be given to customers economic status, household size, age and make up as per the Property Pool Plus (PPP) policy. The fundamental objective being that all tenures harmonise and blend.

Due to the rent cost, council tax band, design and size of the properties, Magenta Living will look to fully occupy in all cases and offers will be made pending the outcome of a full affordability assessment.

This local lettings plan supports our principle Allocations Policy (5.29) which states that Magenta Living will set aside a portion of properties for letting of new build properties for the first time. Our recommendation for 3 Sails Point is to propose to introduce a quota of 50% of those applicants in Bands A, B and C who are in full time employment, to ensure a social mix of customers, including people of different ages, household types and employment statuses, therefore forming a balanced community with financially sustainable tenancies.

2.0 It is worth noting that the council tax bands for these properties on 3 Sails Point have been assessed by the local authority as being A, B and C, and these values will be considered when carrying out the affordability assessments for all lets.

2.1 One property (4 bed bungalow) has already been agreed with PPP Halton, for a direct nomination to a family in need in the local area. This case was a request for a direct let following referral to the High Priority Panel for complex and/or emergency situations.

2.2 Two other properties (2 x 3 bed bungalows) have put forward for a specialist housing scheme, following approval from Halton Commissioner.

2.3 The LLP would remain in effect for 50% of all first lets only within the development, after which we anticipate returning to a minimal 75% nominations via local authority and therefore the LLP would be withdrawn.

2.4 Appeals regarding the LLP will be handled in accordance with the Allocating Homes Policy, with final decisions reviewed by the Pre Tenancy Service Delivery Lead.

### **3 Next Steps**

The implementation of a local lettings policy for this new build development will help to ensure that homes meet the specific needs of the local community and support the success and sustainability of the development, creating a balanced community from the outset, helping to avoid concentrations of high need households which can lead to instability or anti-social behaviour, keeping void turnover and the associated costs to a minimum.

### **4 Recommendation**

It is recommended that approval is given for the LLP in 3 Sails Point for all first lets.