

# Low Cost Homes at Bay View Road, Baycliff

## 1. Introduction

The seven low cost homes at Baycliff were granted planning permission under South Lakeland District Council's planning policy which usually requires 35% of homes on a new development of over 3 homes to be affordable. This means the low cost homes are subject to a Section 106 (Town and Country Planning Act 1990) agreement which permanently controls the price and restricts occupancy to people eligible under the terms of the s106. Each time the property is sold the same percentage discount will apply as on the first sale. Please read the section below for a summary of the eligibility criteria.

Before proceeding with any purchase you should make sure you are aware of the s106 restrictions on the home. Each sale must be made to person meeting the criteria below and at the percentage of full market value below

## 2. Details of homes available

Type	Floor area	Low cost price	Percentage of full market value	Full market value
2 bed terrace	780 sq ft	£108,750	25%	£145,000
3 bed terrace	780 sq ft	£112,500	25%	£150,000
3 bed terrace	841 sq ft	£120,000	25%	£160,000

## 3. Procedure for approval of applicants and allocation of homes

The procedure for advertising and allocating these homes follows the Council's Affordable Housing Application Process (January 10).

After the closing date for applications, the Affordable Housing Officer will verify that applicants meet the criteria set out above. Applicants will be informed within 15 working days if they qualify.

South Lakeland District Council will pass the details of qualifying applicants to Premier Housebuilders who are responsible for the allocation and sale of the homes to qualifying applicants.

## 4. Eligibility criteria

Applicants must meet the following conditions

1. There must be a housing need.
2. There must be a local connection
3. The applicant must intend to occupy the property as their principal home.

NB In the event of more applicants than there are homes available, preference will be given to a household with a need for the size of home available (ie a household with a child will be given preference over a single person or couple for a 3 bed home)

## **a) Definition of Housing Need**

To be considered to have a housing need the following two conditions must apply.

- The applicant is unable to afford suitable housing at normal market values in the area described below (see also Section c) Assessment of income and capital)
- The applicant does not already have satisfactory, permanent housing (ie. likely to be living in rented housing, living with family or friends, living in unsatisfactory housing)

NB. Existing Owner occupiers will generally not be considered to have a housing need unless they can demonstrate that their existing accommodation is unsatisfactory

## **b) Definition of local connection**

The planning restriction s106 gives preference to applicants with a local connection to the parishes of Aldingham, Urswick, Pennington or Ulverston.

If there are insufficient applicants from these parishes, applicants with a local connection to elsewhere in South Lakeland will be considered.

In the first instance local connection means

- The intended household has been continuously resident in one of the above parishes for three years.
- The intended household is permanently employed or has a firm permanent job offer in one of the above parishes. Permanent employment will be taken to include contracts for a minimum of one year's continuous employment, and the self-employed, on provision of evidence of a viable business.
- Household is currently in the Armed Forces, in prison, in hospital or similar accommodation whose location is beyond their control, and immediately before moving to this type of accommodation they lived in the Aldingham/Urswick for at least three years
- Applicant is a former resident (who previously lived in one of the above parishes for a period of at least three years) who wish to return to the locality having completed a post-secondary (tertiary) education course within the past three years.
- The applicant needs to live in the locality either because they are ill and/or need support from a relative who lives in the, or because they need to give support to a relative who is ill and/or needs support who lives in the locality. Proof of illness and/or need of support will be required from a medical doctor or relevant statutory support agency.
- The applicant previously lived in the one of the above for most of their lives and left the locality less than ten years ago ("Most of the applicant's life" will be interpreted as over half of the applicant's life up to the point that they left the locality, or a continuous period of twenty years up to the point they left the locality)
- The applicant continuously in one of the above parishes for two years or more prior to being accepted as homeless under the Homelessness Act 2003 and placed in any form of temporary accommodation outside of the locality for up to a maximum of two years

- The applicant spent at least ten years of their school education in one of the above parishes but who left the locality over ten years ago.

### **c) Assessment of income and capital**

Applicants must be in need of affordable housing as defined in SLDC's Affordable Housing Process (2010)

To assess how much an applicant is able to afford the following calculation is used:

Couple: Gross income (including any regular overtime payments) x 2.9 will be added to the applicant's capital (ie savings and other assets)

Single person: Gross income (including any regular overtime payments) x 3.5 will be added to the applicant's capital (ie savings and other assets)

The total figure must be less than £145,000 in the case of the 2 bed homes or less than £147,750 in the case of the 3 bed homes.

### **d) Eligibility and size of home**

- Priority for the two bedroom houses will be given to couples or a household with one child
- Priority for the three bedroom house will be given to a household with at least one child

Smaller households will be considered if there are no eligible applicants who meet the above criteria.

**If you need further information contact the Affordable Housing Officer on 01539 73333 ext 7439 or 7333.**

### **NB Mortgages**

When you are seeking a mortgage please be aware that not all mortgage providers will offer mortgages on this type of affordable home. You are advised to provide the mortgage advisor with information about the homes. If required SLDC can provide a copy of the s106 planning restriction which applies.

**Further information and pictures of the homes can be seen on Premier Housebuilder's website: [www.premierhomesales.co.uk](http://www.premierhomesales.co.uk)**