

REDDITCH BOROUGH COUNCIL

Local Lettings Plan

Redditch Borough Council

This document will be made available to the public via the Council's website.

LOCAL LETTINGS PLAN

Nominating Body:	Redditch Borough Council		
Allocating Body:	Bromford Housing Association		
Scheme location:	Weights Lane, Brockhill Phase 5 B97 6BP		
Parish:	Redditch		
Operational from:	September 2026	Scope:	[Perpetual]

Summary of purpose:	To facilitate the development and maintenance of a balanced and cohesive community by specifying the arrangements eligibility criteria for the nomination and allocation by the Nominating and Allocating Bodies respectively of tenants [and purchasers]		
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Accommodation type:	Houses and Flats		
Date of practical completion:	Properties complete	Phased:	5
Description:	21 Affordable properties in total Shared Ownership 2 x Shared ownership 2 bed 3 person House (plots 5132 & 5133) Social Rent 4 x Social Rent 1 bed Flat 11 x Social Rent 2 bed House 4 x Social Rent 3 bed House		

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Nomination Rights:	Applies to the 19 Social Rent properties which will be nominated by Redditch Borough Council																										
Scheme profile:	Purpose built properties																										
Does S.106 Agreement apply?	Yes																										
Context:	<table><tr><td>1 Bed Flats</td><td>4</td></tr><tr><td>Housing Register</td><td>3</td></tr><tr><td>Preference to people ready to move on from Bromford My Place, folowed by St Basils move on.</td><td>1</td></tr><tr><td>2 Bed Houses</td><td>11</td></tr><tr><td>Housing Register</td><td>7</td></tr><tr><td>Preference to Bromford Customers</td><td>1</td></tr><tr><td>Preference to people with community contribution</td><td>3</td></tr><tr><td>3 Bed Houses</td><td>4</td></tr><tr><td>Housing Register</td><td>2</td></tr><tr><td>Preference to Bromford Customers</td><td>1</td></tr><tr><td>Preference to people with community contribution</td><td>1</td></tr><tr><td>Grand Total</td><td>19</td></tr></table> In instances where a preference is noted, should there be no applicants meeting the preference criteria properties will be allocated to people from the housing register. All transfers for Bromford customers will be facilitated through the choice based lettings /move on from supported process and will have a local connection to Redditch.			1 Bed Flats	4	Housing Register	3	Preference to people ready to move on from Bromford My Place, folowed by St Basils move on.	1	2 Bed Houses	11	Housing Register	7	Preference to Bromford Customers	1	Preference to people with community contribution	3	3 Bed Houses	4	Housing Register	2	Preference to Bromford Customers	1	Preference to people with community contribution	1	Grand Total	19
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Plot schedule and criteria	TENURE	PLOT NUMBER	BEDS	PERSONS	Allocation criteria	
	SOCIAL RENT	5115	1	2	Housing Register	
	SOCIAL RENT	5116	1	2	Housing Register	
	SOCIAL RENT	5117	2	3	Housing Register	
	SOCIAL RENT	5118	2	3	Housing Register	
	SOCIAL RENT	5119	2	3	Housing Register	
	SOCIAL RENT	5120	2	3	Preference to people with community contribution	
	SOCIAL RENT	5121	2	3	Housing Register	
	SOCIAL RENT	5122	2	3	Preference to people with community contribution	
	SOCIAL RENT	5128	1	2	Preference to people ready to move on from Bromford My Place, folowed by St Basils move on.	
	SOCIAL RENT	5129	1	2	Housing Register	
	SOCIAL RENT	5130	3	4	Preference to people with community contribution	
	SOCIAL RENT	5131	3	4	Preference to Bromford Customers	
	SOCIAL RENT	5139	2	3	preference to Bromford Customers	
	SOCIAL RENT	5140	2	3	Housing Register	
	SOCIAL RENT	5141	2	3	Housing Register	
	SOCIAL RENT	5189	2	3	Preference to people with community contribution	
	SOCIAL RENT	5190	2	3	Housing Register	
	SOCIAL RENT	5191	3	4	Housing Register	
	SOCIAL RENT	5192	3	4	Housing Register	
	Local connection cascade summary:	N/A				
	Allocation objectives:	To create and maintain a sustainable community that enables residents to thrive. Bromford can apply its own Lettings Policy. Bromford use the following criteria to decide how many people can live in our homes; • 1 bedroom for each person or couple age 16 or over. • 1 bedroom for two children of the same gender aged 15 or under. • 1 bedroom for two children aged 9 or under, regardless of gender. • An extra bedroom for children who are unable to share because of their severe disabilities, and the Local Authority has approved the criteria. • An extra bedroom for foster carers. • An extra bedroom for members of the armed forces who are living with their partners while away on operations. • 2 bedrooms for a disabled customer or partner who needs a non-resident overnight carer.				

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	In addition: • All applicants will be assessed to ensure they meet BFL's affordability criteria and will be subject to a credit check. • We require applicants to be able to demonstrate an income that will cover rent and service charge for the home it covers • We require applicants where there is an acute vulnerability to demonstrate a history of sustained engagement with support services; we will also look to ensure that those with high support needs are not housed near each other or within the same block. • We require applicants where needed to ensure that any existing support package can be delivered at their new address. • We require any applicants fleeing domestic violence to live more than 5 miles away from the property they are being considered for.
Have you consulted applicants on this local lettings plan	No
Has an Equality Impact Assessment been completed?	Bromford is not a public body and therefore not required to carry out Equality Impact Assessments. The Council has conducted its own EIA on its' Affordable Housing Allocations policy which ensure that there is no detriment to any equalities groups. The addition of transfers into this local lettings plan does not have a negative impact on any equalities groups and supports a more balanced and sustainable community which is a crucial factor when developing a new community on any new build development.
Local Lettings Criteria for up to 50% of first lettings of properties in new developments or up to 100% of re-lets for existing areas for a limited time period :	100% of first lettings will follow this local letting plan, subsequent re-lets will be let in accordance with the nominations agreement.

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Process/eligibility pathway(s):	Redditch home choice allocations scheme
How will you know the objective has been achieved? Monitoring/review arrangements:	When the lettings match the Local Lettings Plan and the lettings have contributed to a sustainable community. The lettings will be reviewed after one year to ensure that they were made in line with the plan and that the aims of the plan were achieved
Other relevant information:	

Signed on behalf of the Council:



Name: Judith Willis

Date: 21.09.26



Name: Cllr Ashley Monk

Portfolio Holder for Housing & Community

Signed on behalf of the Registered Housing Provider:

Name: Sue Allen

Designation: Neighbourhood & Community Manager



Date: 27.08.2026