

WICKHAM COMMUNITY LAND TRUST

Affordable Homes

Houghton Gardens Wickham



View on entering Houghton Gardens

Photograph by Judy Lucas

WICKHAM COMMUNITY LAND TRUST HOMES, MILL LANE, WICKHAM

Wickham Community Land Trust

- Dedicated to providing affordable housing in Wickham
- Housing for local people and those working locally who cannot afford local market level prices
- Housing in control of the community, for the community

Registered Landlord	Wickham Community Land Trust Tel: 01329 834335 Mob: 07491 674887 e-mail: wickhamclt@btinternet.com website: www.wickhamclt.org.uk Post: PO Box 652, Fareham, PO14 9LB.
Local Authority District	Winchester City Council
Category	Intermediate Rent
Affordable Rental Property	<u>No 11 First Floor Flat</u> , 1 bedroom, 2 person, (54m ²) with individual garden and garden shed @ indicative rent of £562 pcm. See also Appendix 2 below
Allocation Criteria	Housing Need; Ability to Afford; Requirement of the applicant for accommodation of the type available; local connection with the Parish of Wickham or other rural parish in the area. For full details please see website: Guidance Notes for Completing Application Form and Application Form. See Appendix 1 below
Address of properties	Houghton Gardens, Wickham, PO17 5GT.
Application Enquiries to:	Mob: 07491 674887 E-mail: wickhamclt@btinternet.com
Application forms	Download from website: www.wickhamclt.org.uk or email or phone for forms: Mob: 07491 674887 E-mail: wickhamclt@btinternet.com
Annual service & Estate charges	£317 per annum in 2016/17 but open to revision See Appendix 2 below
Property features	See individual floor plans Appendix 3 below
General to all properties	
Council Tax Band	Flats: Band B
Building Design to meet	Building for Life Lifetime Homes Code 3 for Sustainable Homes Secure by Design
Designed to achieve 25% more energy efficiency	Good thermal efficiency of walls, windows and roof; High efficiency condensing boiler; Solar thermal panels to help with water heating; Double glazed windows Energy efficient lighting. For efficient use of water: Dual flushing toilet Low flow rated taps

	Smaller shaped baths, still long enough to lie in but requiring less water to fill. Water butt Garden shed
Parking spaces	1 per flat
About the site and its location	
<p>The homes are built of brick and are on a site of approximately 0.8HA (excluding access road). The properties form a square in the centre of which is a central green.</p> <p>The scale of development is modest and sympathetic to its surroundings on the edge of the village so, for example, the fencing is rustic timber fencing and the planting enhances local biodiversity with the planting of trees and shrubs and regeneration of old hedgerow.</p> <p>There is a planted buffer zone between the houses and the nearby Mill Lane.</p> <p>Each house has its own garden and these are positioned to provide quiet areas for enjoyment. Each flat has a small individual garden.</p> <p>The site is conveniently located for people to be able to walk to and from the centre of the village, largely along footpaths and quiet streets.</p> <p>The site is in close proximity to the Church of England Primary School and closer still the Wickham Centre and the doctors' surgery.</p> <p>Bus stops for public transport connections to other centres, e.g. Fareham and Winchester are in centre of the village.</p> <p>Vehicle access to the site is not directly off Mill Lane, but from a joint access road which serves Wickham Centre, the doctors' surgery and the houses.</p>	



Photograph of Nos.10 (left: ground floor flat) and 11 (right: 1st floor flat) Houghton Gardens, showing path to private gardens at rear

APPENDIX 1

WCLT's HOUSING NEEDS CRITERIA

Homes are available under either rental or shared ownership. In compiling a list of nominees who need accommodation in the Parish, WCLT shall apply the following criteria:

1 Conditions precedent, i.e. criteria which must be met in all cases:

- 1.1 Housing Need: inability of such applicant to afford suitable accommodation on the open market whether for rental or purchase within the Parish

WCLT will consider the applicant's financial circumstances, including their disposable income and savings, and how that measures against average income levels in the area, and whether the applicant can afford other accommodation or find other accommodation at an affordable price or rent.

Only those will be considered

- whose household income and capital are insufficient to buy or rent the home they need in the Area on the open market; and
- who are unable to relieve that housing need themselves.

- 1.2 Ability to afford WCLT home

WCLT will require proof of household income, capital and other financial commitments so that the outgoings to which an applicant would be committed are affordable.

- 1.3 Requirement of the applicant for accommodation of the type available

Homes must be suited to the applicant's and family's needs in terms of size of property available.

2 Local Connection

Without prejudice to the generality of the foregoing regarding "need" and financial circumstances, consideration will be given to the following, **with preference given to applicants who are able to establish and prove a strong local connection with the Parish.**

An applicant shall be taken to have a strong local connection if he or she satisfies one or more of the following:

- 2.1 He or she is ordinarily resident in the Parish at the date of the allocation
- 2.2 He or she was previously ordinarily resident in the Parish prior to the date of allocation and has family who ordinarily reside there (See notes 3 and 4, page iv.)
- 2.3 He or she has a demonstrable need to reside in the Parish by reason of
 - a) current employment in the Area
 - b) taking up permanent employment in the Area

Re Area, see Note 1, page iv

Re Employment, see Note 2, page iv

See also Note 2, page iv.
- 2.4 He or she has a demonstrable need to reside in the Parish either to support or to be supported by another member of his/her family who ordinarily resides in the Parish at the date of allocation (See note 3, page iv)
- 2.5 He or she will be an asset to the community in the Parish in their support of voluntary organisations which operate in the Area.¹

3 Current Accommodation

Account will be taken of

- The suitability/unsuitability of the current accommodation;
- State of repair of current accommodation.

4 Length of Wait

Those who have applied to be considered and who have been waiting longest will receive higher priority if satisfaction of all other factors is equal.

The blue page above and yellow page below in Appendix 1 are extracts from Guidance Notes for completing Application Form. The complete document is available on our website www.wickhamclt.org.uk or by contacting WCLT at the address, email address or phone number given above.

Notes:

1. Area

The civil parish of Wickham and any adjoining rural civil parishes, namely Shedfield, Soberton & Newtown, Boarhunt, Swanmore, Bishop's Waltham or Curdridge. See also Note 4 a - e below.

2. Employment

Priority will be given to Key Workers by virtue of their employment in the public or voluntary sectors or in a relevant employment¹ in the Area in such manner or capacity as to advance education, relieve sickness, promote public health, relieve charitable need, protect human life or property, promote the sound administration of the law or advance other purposes for the general benefit of the community, including in particular (but without prejudice to the generality of the foregoing) the maintenance for the benefit of the community of its infrastructure, including supplies of gas, water, electricity and food, of transport and other means of communication, of telecommunication information and information technology services, and of emergency services.²

Those without employment or an offer of employment who can show they have good prospects of securing a job will be considered.

3. Family

A person shall be taken to be a member of another's family if he or she is the spouse, civil partner, mother, father, sister, brother, daughter, son, grandparent or grandchild of that other person or if he or she ordinarily resides with that other person without being legally married to or in a civil partnership with that person. Family also includes adopted and step relatives/half blood.

4. Local Connection will be taken in the following order of priority:

- a) *Applicants who meet or have met the strong local connection criteria set out above for at least 3 years to the Parish of Wickham;*
- b) *Applicants who meet or have met the strong local connection criteria set out above for at least 1 year to the Parish of Wickham;*
- c) *Applicants who meet and have met the strong local connection criteria set out above for at least 3 years to the Parishes of Shedfield, Soberton and Newton, Boarhunt, Swanmore, Bishop's Waltham or Curdridge;*
- d) *Applicants who meet and have met the strong local connection criteria set out above for at least 1 year to the Parishes of Shedfield, Soberton and Newton, Boarhunt, Swanmore, Bishop's Waltham or Curdridge;*
- e) *Anyone with a strong local connection with any Rural Village in the Local Government Administrative Area of Winchester without a time criterion.*

¹. 'relevant employment' means employment by an employer which though not in the public or voluntary sector, is engaged in the provision of services equivalent to those referred to in 2) above.

². Charity Commission: "Affordable Home Ownership – Charitable Status and Tax"

Appendix 2

RENT STATEMENT 1ST MAY 2017 TO 30TH APRIL 2018

Together with Revised Service and Estate Charges for the same period

Property: 11 Houghton Gardens, Mill Lane, Wickham, PO17 5GT.
Tenure Scheme: Rent
Payment Method: Monthly

	Per year	Per month
Service Charge	69.02	5.75
Administration charge @ 12%	8.28	0.69
Estate Charge	232.30	19.36
Management fee @ 3%	6.97	0.58
Subtotal	316.57	26.38
Rent	<u>6,608.66</u>	<u>561.74</u>
TOTALS	6,925.23	588.12
Payable from 1st May 2017:		£ 588.12

Please note: the Estate Charge elements above are subject to ongoing negotiations with Hyde Housing and could therefore be open to revision at a later date.

Please make payment to **Byrne Runciman Estate Agents**

Signed _____ Date _____
on behalf of Wickham Community Land Trust

Correspondence Address:

Wickham Community Land Trust,
P.O. Box 652,
Fareham,
PO14 9LB.

Email: wickhamclt@btinternet.com

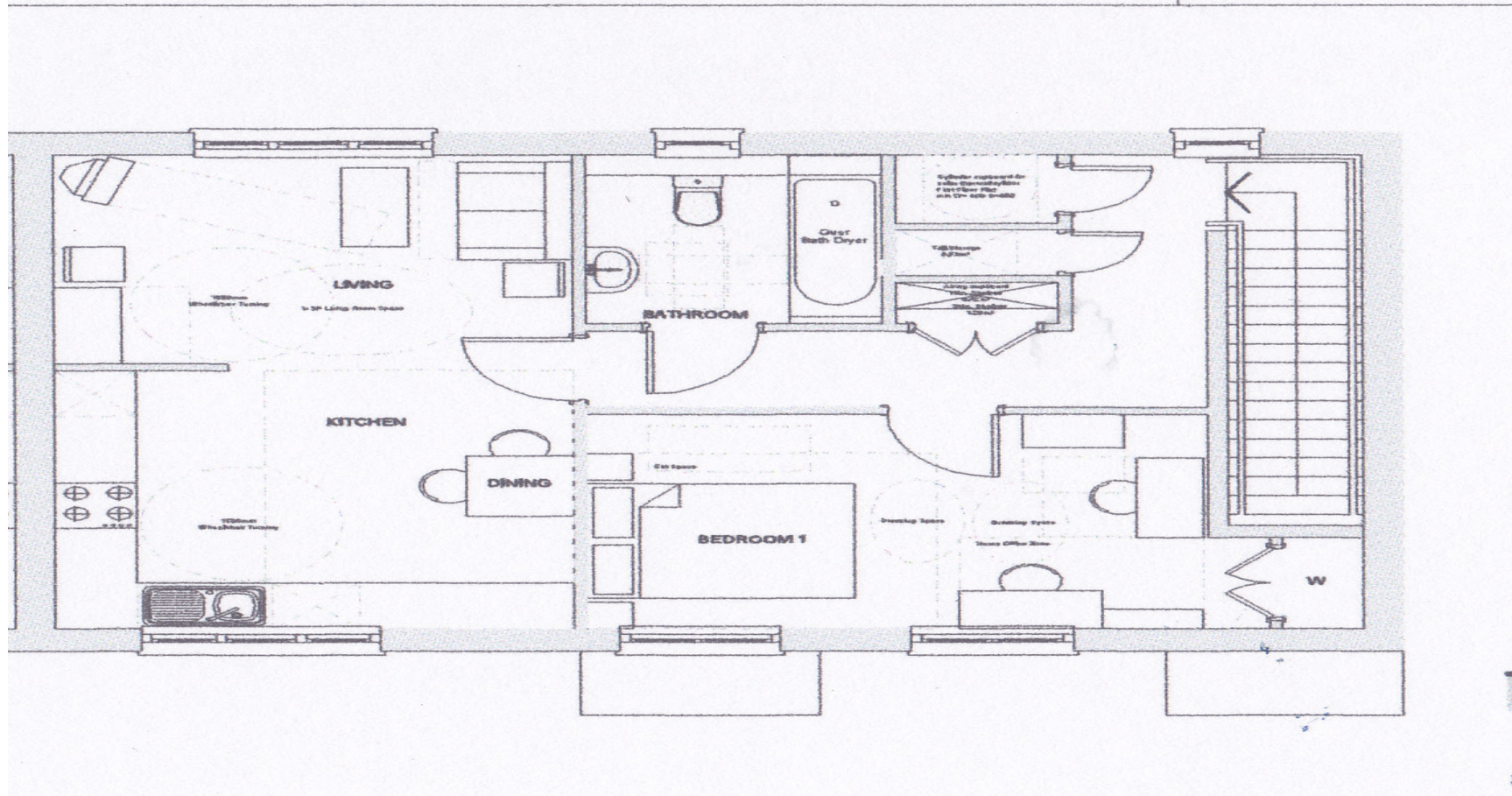
Tel: 01329 834335

Wickham Community Land Trust
Charity No. 1134897
Co. No. 6608621
Registered Provider No. 4692

Appendix 3

PLOT 10 1 BED/2 PERSON FLAT First floor 54.00 m² Private garden

Drawing No. 08.175.54 HGP Architects Ltd. © May 2010



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