

**Strategic Housing Services  
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**Report Subject:** Dalwood Close, Dinton – Affordable Housing Allocation Process  
**Report to:** Western Area Committee  
**Date:** 22 January 2009  
**Author:** Andrew Reynolds  
**Cabinet Member for Housing:** Councillor Ian Tomes

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**1. Purpose**

To provide the Committee with a briefing on the allocation process for the new homes developed by Raglan Housing Association in Dinton.

**2. Background to the scheme**

Raglan Housing Association, working with the council's Strategic Housing team, brought forward proposals and subsequently secured planning permission to construct twelve new affordable homes on a piece of land in Catherine Ford Road, Dinton.

The scheme was to meet the affordable housing needs of the Parish's of Barford St Martin and Dinton as identified by the rural housing needs study.

**3. Planning conditions**

To secure the affordable housing provision, Raglan Housing Association was required to enter into a Section 106 Planning Agreement that set out a range of conditions including definitions on the type of person who may qualify and the local connection definition. The later point is of particular importance when it comes to the council making nominations from the Housing Waiting list and I set this out in Appendix 1.

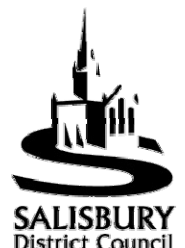
**4. The Allocation process**

In July 2008 Raglan contacted the council requesting nominations for the eight new affordable rented homes. Officers then began a process of identifying suitable applicants, from the council's Housing Waiting List, that met the criteria of the S106 agreement in terms of having both housing need and a local connection.

Appendix 2 is a statistical spreadsheet of the applicants the council nominated to Raglan. There are two households who did not have a local connection with either Dinton or Barford St. Martin. These two households were nominated, as there were no other households on the housing register who had any established local connection qualifying for a three-bedroom house. Officers had carefully considered all other suitable households and these were the two who were put forward as an appropriate match. This process is in accordance with the Section 106 Agreement.



*Awarded in:*  
Housing Services  
Waste and Recycling Services



In September 2008 Officers also examined the housing register with regard to applicants wishing to live in Dinton or Barford St. Martin and found:-

1. There were 20 active applications on the housing register. Of these 20, eleven live in Barford St. Martin and nine in Dinton.  
  
From the 20, only three want to remain living in either Barford St. Martin or Dinton and none of these require a three-bedroom house.
2. Officers then looked at applicants generally who expressed a first choice in living in Barford St. Martin or Dinton. There were 31 applicants with points ranging from nil to twelve and one with eighty points. This last one relates to medical points and the need for specialist accommodation.
3. Finally, officers looked at where applicants put Barford St. Martin and Dinton as second choice and this shows a total of 172 applicants. However, none of these 172 has a direct local connection nor do they necessarily currently reside in the district.

The analysis has shown that at this time there is only limited demand from local people, and this is still the case, wishing to remain living in either Barford St. Martin or Dinton. Whilst I appreciate that a local housing needs survey provided information on the need at the time, people's circumstances change and currently the council was only able to consider those applicants who were registered.

The important fact to remember here is that these properties will remain available for future generations providing affordable housing for these communities and are not subject to the Right to Buy, unless there is a change in Government Policy.

## **5. Conclusion**

Officers have worked hard and diligently to ensure appropriate applicants were nominated to these new homes. Officers are only able to consider applicants from the council's housing waiting list and where they could find no one with a relevant local connection, they carefully applied a common sense approach, following the council's approved Housing Allocations Policy, to ensure a household in housing need was nominated.

## **6. Recommendation**

That members note this report.

### **Implications:**

Financial:	None in respect of this report.
Legal:	None in respect of this report
Human Rights:	None in respect of this report
Personnel:	None in respect of this report
IT:	None in respect of this report
Community Safety:	None in respect of this report
Environmental:	None in this report
Council's Core Values	Promoting excellent service, supporting the disadvantaged, being fair and equitable, communicating with the public, wanting to be an open, learning council and a willing partner.
Wards affected:	Barford St Martin and Dinton
Consultation undertaken	None

## Appendix I

### Extract from S106 Agreement

- 4.4 to a person who satisfies the following conditions:
  - 4.4.1 is considered by the Housing Association to be a person whom it is proper for the Housing Association to house in accordance with its rules and to be in need of the accommodation provided by one of the Dwellings and
    - 4.4.2 is unable to compete in the local open market for housing accommodation, and has a local connection as defined in Clause 4.5
  - 4.5 For the purpose of Clause 4.4.2 'local connection' means in relation to a person that such person
    - 4.5.1 immediately prior to taking up occupation of one of the dwellings is resident or permanently employed in the area of Dinton of Barford St Martin Parish Councils
    - 4.5.2 used to live in the area of Dinton of Barford St Martin Parish Council and wishes to return for reason of employment or family connections
    - 4.5.3 Where no person resides or has a connection with the area of Dinton of Barford St Martin Parish Councils as described in 4.5.1 and 4.5.2 of this sub paragraph the areas listed below shall be substituted for the area of Wilton Town Council in the following priority order:
      - 4.5.3.1 The parishes of Compton Chamberlayne, Fovant, Teffont, Chilmark, Wyllye, Great Wishford or Burcombe Without
      - 4.5.3.2 the district of the council
      - 4.5.3.3 the United Kingdom.

**Dinton allocations**

**Appendix 2**

<b>Name</b>	<b>Household type</b>	<b>Current village /town</b>	<b>Type of accommodation</b>	<b>Connection</b>	<b>Comments</b>
	Single	Chilmark	Private lodger	Parents / family	
	Household with 2 children	Dinton	Private	Currently living in Dinton	
	Household with 2 children	Fovant	Council	No direct connection	Son attends school. There were no other matches on the housing waiting list and therefore the council judged that this household was the best match in accordance with the S106 Agreement and its Housing Allocations Policy.
	Household with 3 children	Chilmark	Housing Association	No direct connection	There were no other matches on the housing waiting list and therefore the council judged that this household was the best match in accordance with the S106 Agreement and its Housing Allocations Policy.
	Household with 2 children	Tisbury	Private	Employment and family	
	Household with 2 children	Salisbury	Private	Family	
	Household with 1 child	Salisbury	Council	Family	
	Household with 1 child	Barford St Martin	Homeless	Family	