

Spyway Orchard Affordable Housing Development **Information**

This development is to help address the ‘housing needs’ of local people who for a number of reasons cannot live in their home Parish of Langton Matravers.

This “Housing Need” can be for a wide variety of reasons including:

- Homeless or threatened with homelessness.
- Living in accommodation which is insecure or unsuitable.
- Unable to purchase or rent suitable accommodation in the open market for properties in the Parish of Langton Matravers.
- Accommodation unsuitable on grounds of cost, overcrowding or lack of basic amenities.

This development has 20 socially rented units which should typically be for a rent that is 50%-65% of the equivalent private rent.

What is being Built?

Twenty Socially Rented Homes with an S106 Local Priority Condition with the following bedroom mix.

- Six One-Bedroom
- Four Two-Bedroom
- Six Three-Bedroom
- Four Four-Bedroom

These affordable units will be let in accordance with the legally binding S106 agreement and Dorset Council’s Allocations policy. A size of household to bedroom need will almost certainly apply. Households with a connection to the Parish of Langton Matravers will get priority.

See below for the S106 local connection conditions.

To qualify for these homes households, have to be registered on the new Dorset Council’s Home Choice Register.

www.dorsetcouncil.gov.uk/housing-register/apply-to-join-the-housing-register

It is currently expected that all the homes will be ready for occupation around June 2022 but may be allocated before then. Applicants should start the process of registering as soon as possible as the process including providing qualifying documentation can take 2-3 months.

Two Shared Ownership Homes with an S106 Local Priority Condition.

- Two Three-Bedroom

These two units with the S106 agreement **do not** have a size of household to number of bedrooms condition. The local connection condition will still be needed to get the local priority.

Shared ownership is a way of getting on the property ladder where you gradually build up (stair stepping) your share in the property. You will pay a mortgage on the share you are buying and pay rent on the remainder.

To apply for these two properties, applicants will need to register their interest directly with Aster Homes at:

www.aster.co.uk/sales/developments/dorset/spyway-orchard-langton-matravers

Dorset Housing recommend that for these shared ownership properties it is worth starting the registration for finances at 'Help to Buy Southwest Agent 3'.

www.helptobuyagent3.org.uk/

S106 Local Langton Matravers Parish Connection Conditions:

At least one of these conditions must apply to an individual of the household applying.

- Immediately prior to any allocation, has had their only or principal home in the Parish of Langton Matravers for a continuous period of not less than three years.

OR

- Immediately prior to any allocation, has had their only or principal place of employment in the Parish of Langton Matravers for a continuous period of not less than three years.

OR

- Has a parent, grandparent, son or daughter whose only or principal home or place of residence is in the Parish of Langton Matravers and has been for a continuous period of not less than three years and they need to be near that relative.

OR

- Throughout a period of not less than three years in total NOT immediately prior to any allocation had been ordinarily resident or employed in the Parish of Langton Matravers

Six Shared Ownership Homes with NO S106 Local Priority Condition

There are also six other shared ownership properties where no priority for a local connection applies.

Two Three-Bedroom

Four Four-Bedroom

Again, to apply for these properties applicants will need to register their interest directly with Aster Homes.

www.aster.co.uk/sales/developments/dorset/spyway-orchard-langton-matravers

Dorset Housing recommend that for these shared ownership properties it is worth starting the registration for finances at 'Help to Buy Southwest Agent 3'.

www.helptobuyagent3.org.uk/

Other information on the new Dorset Council's Home Choice Register

You will need to have an email address to access the Dorset Council Home Choice system online.

If you need support getting online contact the Dorset Digital Hot line on 01305 221048

They will also be able to help customers to create email accounts, build confidence using the online system and electronically submitting their supporting documents.

For more information, including details on documentation requirements and the 'bidding' process please follow the link below

<https://www.dorsetcouncil.gov.uk/housing-register>