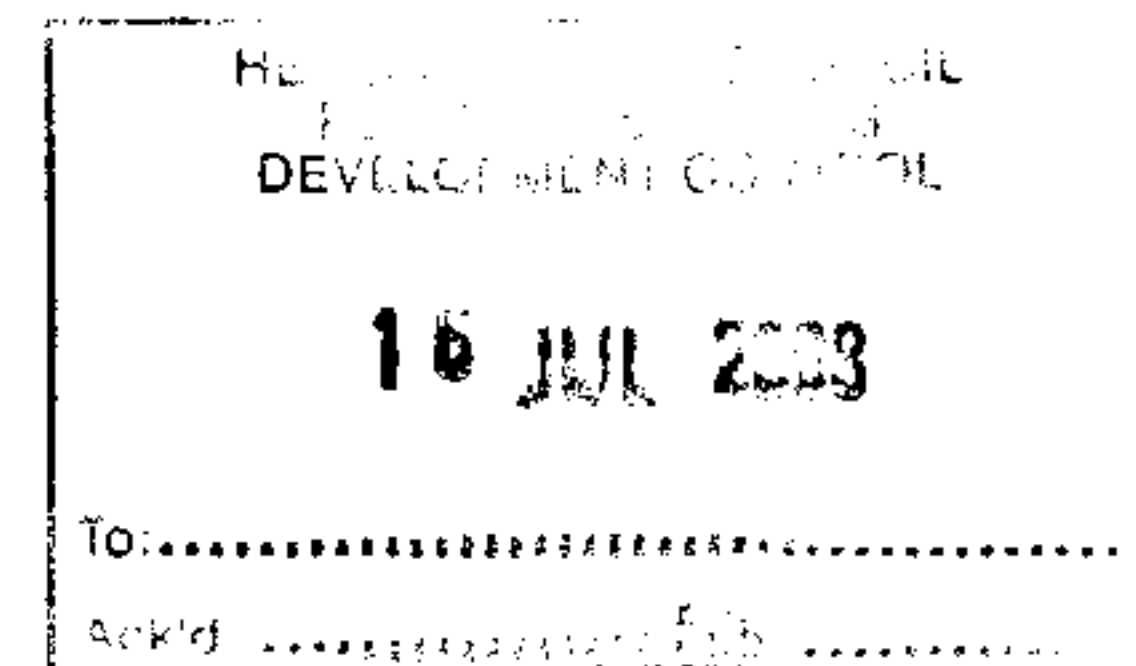


NW 08 / 1915 / F

Planning Obligation Agreement Heads of Terms

Submitted on behalf of Elgar Housing Association

Land Adjoining Kingsleane
Kingsland, Leominster, Herefordshire



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- 1.3 The Affordable Housing Units must at all times be let and/or managed by a Registered Social Landlord in accordance with the guidance of the Housing Corporation from time to time to the intent that the Affordable Housing Units shall at all times be used for the purposes of providing Affordable Housing to persons who are:-
- 1.3.1 eligible in accordance with the allocation policies of the Registered Social Landlord; and
 - 1.3.2 satisfy the requirements of clause 1.4 below.
- 1.4 The Affordable Housing Units shall only be occupied as a sole residence by a person or in the case of two or more persons one of whom has:-
- 1.4.1 a strong local connection with the parish of
- or
- 1.4.2 in the event of there being no person having a strong local connection to the parish of a person with a strong local connection to any of the following parishes:
 - 1.4.3 in the event of there being no person with a strong local connection with any of the preceding parishes any other person ordinarily resident within the administrative area of the Council who is eligible under the allocation policies of the Registered Social Landlord if the Registered Social Landlord can demonstrate to the Council that after 30 days of the relevant Affordable Housing Units becoming available for letting the Registered Social Landlord 'having made all reasonable efforts through the use of the Council's "Home Point" choice based lettings system (or any subsequent lettings system) has found no suitable candidate under paragraphs 1.4.1 and 1.4.2 above.
- 1.5 Reference in this Schedule to a person having a strong local connection to the parishes specified in paragraph 1.4 above are to his having a connection with one of these areas
- 1.5.1 because he is or in the past was normally resident there and that residence is or was of his own choice, or
 - 1.5.2 because he is employed there, or
 - 1.5.3 because of a family association, or
 - 1.5.4 because of a proven need to give support to or receive support from family members, or
 - 1.5.5 because of special circumstances
- 1.6 For the purposes of paragraph 1.5 above
- 1.6.1 "normally resident" shall be established by twelve months prior residence in one of the parishes specified in paragraphs 1.4.1 or 1.4.2 above
 - 1.6.2 "employed" shall mean in the employ of another not being of a casual nature but shall not exclude part-time employment of 16 hours or more per week or self employment
 - 1.6.3 "family association" shall mean where a person or a member of his household has parents, adult children, brothers or sisters currently residing in one of the parishes specified in paragraphs 1.4.1 or 1.4.2 above and who have been so resident for a period of at least one year and that person indicates a wish to be near them
 - 1.6.4 "support" shall mean a proven need to provide or receive personal and physical care to enable a person or a family member to live independently in the community
 - 1.6.5 "special circumstances" shall not normally apply but amount to circumstances which in the view of the Council may give rise to a strong local connection
- 1.7 Every ownership lease of the Shared Ownership Units shall contain a provision which shall prevent the lessees of the Shared Ownership Units from owning more than 80% of the value of such units.