

Local connection criteria



Where affordable homes are part of a new build development of properties the Local Connection Criteria is determined during the planning process and is applicable to people wanting to purchase a new home on that development.

<p>Qualifying Person</p>	<p>A Qualifying Person means a person who is unable to secure accommodation suitable for their needs in the open housing market within the District and who additionally satisfies one or more of the following.</p> <ul style="list-style-type: none"> (1) Tenants of a Registered Provider; (2) People who are on the Council's housing register; (3) People who cannot afford their own home but who are employed by business or public organisations within the county of Somerset or; (4) Key workers in the public sector, such as teachers, nurses and police officers, provided that high house prices are affecting recruitment and retention; or first-time buyers who could not otherwise afford to buy a house and; (5) People who are eligible for the shared ownership scheme.
<p>Local connection</p>	<p>Occupation of each Shared Ownership home shall be limited to those with a local connection, which shall be demonstrated by one or more of the following, in order of priority given:</p> <p>Category 1: An affordable Housing Unit will only be sold to a Qualifying Person who has immediately prior to such allocation been ordinarily resident/living within the Parish (Parish refers to that of East Huntspill) for the previous 5 years.</p> <p>Category 2: In the event that a property can not be sold to a person under Category 1, the affordable Housing Unit will be sold to a Qualifying Person who has immediately prior to such allocation been ordinary resident/living within the parish for a continuous period of at least 2 years.</p> <p>Category 3: In the event that a property can not be sold to a person under Category 1 or 2, the affordable Housing Unit will be sold to a Qualifying Person who has immediately prior to such sale:</p>

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Local connection	<p>(i) Been permanently employed or self-employed in the Parish and for the avoidance of doubt permanently employed' means having held a permanent contract for a minimum of 16 hours per week for at least the preceding years 2 years and further for the avoidance of doubt 'self-employed' means being self-employed for a minimum of 16 hours per week for at least the preceding years 2 years, where the Qualifying Person's head office, or primary base of operation is within the Parish or;</p> <p>(ii) Provided evidence of previous residence within the Parish of at least 5 years within the last 10 years or;</p> <p>(iii) Provided evidence they have a close living family connection resident within the parish and for the avoidance of doubt a family connection means the Qualifying Persons Parents, Grandparents or Children who have lived in the Parish for at least the preceding 5 years or;</p> <p>(iv) Provided evidence of previous residence within the Parish for 2 out of the last 5 years, or at least one year. Category 4: In the event that a property can not be sold to a person under Category 1, 2, or 3, the affordable Housing Unit will be sold to a Qualifying Person, by applying the procedures in categories 1, 2 and 3, but in lieu of the reference to Parish, it shall be substituted to the following neighbouring villages/Parishes, Burnham Without (East of the M5 Edithmead), Burtle</p> <p>Category 5: In the event that a property can not be sold to a person under Category 1, 2, 3 or 4, the affordable Housing Unit will be sold to a Qualifying Person, by applying the procedures in categories 1, 2 and 3, but in lieu of the reference to Parish, it shall be substituted to the following neighbouring villages/Parishes, Cossington and Chilton Polden. Please note that Burnham Without does not include Burnham on Sea.</p> <p>Category 6: In the event that a property can not be sold to a person under Category 1, 2, 3, 4 or 5, the affordable Housing Unit will be sold to a Qualifying Person, by applying the procedures in categories 1, 2 and 3, but in lieu of the reference to Parish, it shall be substituted to the following neighbouring villages/Parishes, Mark, Wolavington, West Huntspill, Puriton and Pawlett.</p> <p>Category 7: In the event that a property can not be sold to a person under Category 1, 2, 3, 4, 5 or 6, the affordable Housing Unit will be sold to any other Qualifying Person, free from the local connection criteria.</p> <p>*This information has been taken from the Section 106 Agreement which is a planning agreement</p>
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