

Proposed framework for prioritising shared ownership applications

1. The framework is proposed to formalise the process to prioritise shared ownership applications, in line with Council research and recent changes to the Council's Allocation Scheme. This gives priority to applicants with a local connection to Waverley. Applicants choose which homes to apply for according to their preference for area and type of housing, in a similar way to the Council's Choice Based Lettings scheme.
2. The purpose of the framework is to ensure that the investment in shared ownership homes, provided by private sector subsidy, meets the housing needs of applicants with a local connection to Waverley and that Registered Providers prioritise Waverley applicants ahead of those from elsewhere and assists local employers to recruit employees.
3. The table below sets out the proposed framework for prioritising shared ownership applications. Applications with the same priority will be arranged by date order, which is also the approach used under the Council's Allocation Scheme.

Priority	Criteria
High priority (1 or more of the following)	<ul style="list-style-type: none"> • Applicant is a Council or Registered Provider Association tenant in Waverley
	<ul style="list-style-type: none"> • Applicant is an eligible MOD personnel
	<ul style="list-style-type: none"> • Applicants with a village connection for rural exception housing schemes
Medium priority (in priority order)	(1) Applicant has a live/work connection or immediate family living in the borough AND in housing need, by virtue of 1 or more of the following: <ul style="list-style-type: none"> • Applicant is under threat of impending homelessness • Applicant needs to move for medical reasons • Applicant requires additional bedroom for children / carer • Applicant is living with relative or in lodgings sharing facilities • Existing low cost home ownership households who need to transfer
	(2) Then households who live or work in the Borough
	(3) Then households seeking employment in the Borough
Low priority (1 or more of the following)	<ul style="list-style-type: none"> • Households who do not live or work in the Borough
	<ul style="list-style-type: none"> • Households unable to proceed swiftly with purchase of a property
	<ul style="list-style-type: none"> • Owner occupiers with accommodation suitable for their needs

4. This framework promotes equality by ensuring that, as far as possible, the limited supply of shared ownership homes in Waverley is allocated in a fair, consistent and transparent way. Affordable housing assists those on low incomes, may also benefit those with disabilities and older and younger people, as these groups are more likely to require affordable housing. The integration of affordable rented and shared ownership housing in clusters on new developments encourages community cross-section and social inclusion.
5. Annual monitoring of the profile of households waiting for shared ownership housing on the Help To Buy Register and monitoring of shared ownership allocations, will highlight the extent to which diverse needs are being met and indicate areas where a revised or different approach may be required.