

From: Lesley Sherratt – WODC Head of Housing

**Eligibility for Extra Care Scheme, Green Lane, Milton
under Wychwood**

Who could apply?

A waiting list would be maintained by the District Council.

Any person is eligible to register on the waiting list (regardless of their tenure) unless prevented from doing so by their immigration status, because they are not habitually resident in this country or they are disqualified because of unacceptable behaviour.

Applicants can be a current housing association tenant or living with relatives, in tied or privately rented accommodation or an owner occupier. Priority is not given to an applicant by virtue of their tenure alone and no specific tenure automatically makes an applicant ineligible.

To be eligible, applicants should not be able to afford to purchase this type of provision (i.e. self contained accommodation with support/care) on the open market in the Wychwoods. In making this assessment, regard would be given to the availability of the equivalent type of provision locally as well as the comparable market value (there is very little provision that is comparable). The full market value of a shared ownership flat together with the cost of any rent, service charges and support and care costs would be considered when assessing whether the applicant had the financial means to obtain this type of provision on the open market without assistance, i.e. to assess whether they needed 'affordable accommodation.' This will mean that some owner occupiers who would not normally be eligible to purchase 'affordable accommodation' would be eligible.

Applicants must also satisfy the particular eligibility criteria that apply to this scheme. These are likely to be as follows:-

In need of more suitable accommodation

As defined by the Council's allocations policy, this covers unsuitability of present home because of reasons of health or disability, difficulties maintaining existing property, current home too large/ under occupied, financial need to move, need to receive support or care etc.

Need for the support or care that is available

This may range from a need for low level support (applicant just needs re-assurance and help in an emergency) to quite high care needs.

Age

One of the applicants will need to be at least 60yrs (the age requirement may be lower if the applicant has a disability which means that they need the type of support and care that is available on site).

Local connection

If all of the other eligibility requirements are met as described above, there needs to be compliance with the local connection requirements of any Section 106 agreement which will give priority to applicants who have a local connection with The Wychwoods.

Local connection is satisfied by current residence (in The Wychwoods) or employment for at least 12 months, previous residence for at least 3 years, or need to move to be near relatives who are currently resident and have been for at least 3 years.

Priority would firstly be given to eligible persons having a local connection with The Wychwoods.

If there were no suitable eligible applicants, then applicants who have a local connection (as defined above) to the named neighbouring parish wards would be considered.

If there were still no eligible applicants, applicants who have a connection to West Oxfordshire would then be considered.

In the unlikely event, that there were no suitable applicants who had a local connection under any of these circumstances, applicants who did not have a connection would be considered.

Shared ownership leases

When a lease needed to be sold, the above eligibility restrictions would need to be complied with.