



De Wint Court Local Lettings Policy

1. Introduction

- 1.1 De Wint Court extra care housing scheme is a specialist form of sheltered housing provision designed to offer safe, private and secure accommodation. Tenants of the scheme will retain the independence of having their own home, whilst enjoying the benefits of on-site management staff and communal facilities.

2. Policy Context

- 2.1 This local lettings policy is supplementary to the Lincs Homefinder lettings policy. Where matters in this local lettings policy are silent, the overarching principles in the Lincs Homefinder lettings policy apply.

3. Eligibility

- 3.1 Applicants for De Wint Court will need to be accepted onto the overarching Lincs Homefinder housing register. Any applicant who has been excluded from the housing register on the grounds of ineligibility will be given written notice of the decision and the reasons for it and advised of their right of review.

4. Qualification Criteria

- 4.1 A person will qualify for accommodation if they:
- have been continuously resident in the City of Lincoln for twelve months or more;
 - have a close relative living in the City of Lincoln who has done so for the last five years; or
 - are employed in the City of Lincoln on a permanent or long-term contract (12 months minimum) for 16 hours or more per week.
- 4.2 The City of Lincoln Council will consider any request from households with exceptional circumstances who have no local connection with the City of Lincoln as outlined above, and who would not normally qualify for housing.

5. Age restriction

- 5.1 The applicant must be aged 55 or over (any partner should be aged 50 or over). Couples are eligible to apply where one or both meet the criteria.

6. Property size eligibility

- 6.1 Although under the Lincs Homefinder lettings policy single persons and couples are usually only entitled to a one-bedroom property, applicants for De Wint Court will be considered for one and two bedroom properties. Priority for allocation of two-bedroom properties will be based on housing and support needs.



7. Housing and support needs

7.1 Applications will be assessed to ensure that people with the greatest housing need and existing City of Lincoln Council tenants are given the appropriate priority to enable them to move to more suitable accommodation.

7.2 All applicants must meet at least one of the following criteria:

- A support and / or care need as identified by a Lincolnshire County Council Adult Social Care assessment
- A housing need as identified through the Lincs Homefinder lettings policy application,
- Are awaiting discharge from residential, nursing, hospital or other care settings and their previous housing is no longer suitable to return to due to a decline in their health;
- Require assistance with their daily living tasks and / or personal care as identified by a Lincolnshire County Council Adult Social Care assessment;
- Have care and support needs due to a range of difficulties or disabilities as identified by a Lincolnshire County Council Adult Social Care assessment; or
- Be a carer of a partner who requires care and support.

8. Assessment of an application

8.1 Applications will be assessed based on the housing and support needs by the De Wint Court Extra Care Panel comprising representatives from City of Lincoln Council and Lincolnshire County Council. An applicant will be informed in writing of the outcome of their assessment.

9. Successful applications

9.1 Where applications have been assessed as successful for De Wint Court, the applicant will be awarded a Care Needs Profile. An applicant's Care Needs Profile along with his/her housing banding (set out in Lincs Homefinder lettings policy) will determine an applicant's priority status on the De Wint Court housing waiting list.

10. Balanced care profile

10.1 De Wint Court is designed to provide high quality housing, support and care services which enable, support and encourage people to live independently for as long as they wish to do so. Extra care sheltered housing seeks to provide a positive approach to the health and wellbeing of those who live within such schemes. It is therefore important to make allocations which aim to promote a balanced community within De Wint Court. In order to ensure there is a balanced mix of residents with differing levels of care need, across the low to high care need range, there are three levels of care need based on Lincolnshire County Council's Adult Social Care assessment policy.

10.2 This will result in a balance of the De Wint community is shown below:

- A third of residents with a housing only / or low care needs
- A third of residents who have moderate care needs
- A third of residents who have high care needs

10.3 If a resident requires care levels beyond the level that can be adequately met by De Wint Court, then Lincolnshire County Council will work to find a more suitable option for the individual and the panel will formally notify the referrer of the outcome and alternative provision.

11. Allocations

- 11.1 Allocations to De Wint Court will be made from the De Wint Court housing register. Lincolnshire County Council's will nominate to 50% of the allocations. As stated above it is essential that the scheme remains a balanced community, therefore, the combination of nominations and direct allocations is required to continue to support the balance of care needs set out in paragraph 10.2.