

with a rent charged at a level up to 80% of the equivalent open market rent inclusive of any service charges applicable

- 1.4 'Chargee' means any mortgagee or chargee of the RP or the successors in administrative receiver) appointed pursuant to the Law of Property Act 1925
- 1.5 'Chargee's Duties' means the tasks and duties set out in Clause 10.4 of this deed.
- 1.6 'Gateway to Homechoice' means the Greater Haven Gateway sub-regional Choice Based Lettings system
- 1.7 "the Service Level Agreement" means the Gateway to Homechoice service level agreement or such other service level agreement for the time -being in force made between the RP and Others (1) and the Council and Others (2)
- 1.8 'Initial Let' means the first tenancy of the newly constructed and previously unoccupied Affordable Housing Unit
- 1.9 'Local Connection Criteria' means an individual who immediately before taking up occupation of the Affordable Housing Unit
- 1.9.1 had his only or principal home in the district of Mid Suffolk for a continuous period of not less than two (2) years and in the event that there are no or insufficient individuals qualifying under this sub-paragraph then the choice of person shall default to (but with no preference in ranking order) to those individuals fulfilling the criteria set out in the following sub-paragraphs
- 1.9.2 has or a member of whose household has a parent adult child brother or sister whose only or principal home is and has been for a continuous period of not less than two (2) years in the district of Mid Suffolk and wishes to be near that relative or
- 1.9.3 is employed in the district of Mid Suffolk on the date of the consideration of the individual's entitlement for the Affordable Housing Unit and has been continuously so employed for two (2) years
- 1.9.4 who during the period commencing from the date on which the Affordable Housing Unit to which such individual is eligible pursuant to this sub- paragraph becomes available (for the purposes of this sub-paragraph called the "Availability Date") can provide satisfactory written evidence to the Council of his or her former residency in the district of Mid Suffolk for either (i) six (6) months out of

the preceding twelve (12) months or (ii) three (3) years out of the preceding five years and in either case such period of former residency shall end with the Availability Date

- 1.10 'Nomination List' means the Gateway to Homechoice Short List produced in accordance with the Gateway to Homechoice SLA
- 1.11 'Nominee' means a person named on the Gateway to Homechoice Short List who satisfies the Local Connection Criteria and is verified by the Council as best meeting the criteria for the Affordable Housing Unit in respect of which the RP is to select a person from the Nomination List and offer a Tenancy Agreement
- 1.12 'Practical Completion' means issue of a certificate of practical completion by the RP's surveyor or in the event that the Affordable Housing Unit is constructed by a party other than the RP the issue of a certificate of practical completion by that other party's surveyor
- 1.13 'Property' means the land and dwelling at land west of Ixworth Road Thurston Bury St Edmunds Suffolk IP31 3QE shown edged red on the plan annexed
- 1.14 'Protected Tenant' means any Nominee who has exercised the right to acquire pursuant to the Housing and Regeneration Act 2008 or the right to buy or the preserved right to buy pursuant to the Housing Act 1985 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of the Affordable Housing Unit
- 1.15 'Registered Provider' means a registered provider of social housing as defined in section 80(2) of the Housing and Regeneration Act 2008 and listed in the register kept by Homes England under Chapter III of that Act
- 1.16 'Shared Ownership Dwelling' means an Affordable Dwelling to be let on a Shared Ownership Lease in accordance with the terms as set out in Homes England's capital funding guide or any other such guidance as shall replace it
- 1.17 'Shared Ownership Lease' means a lease or sub-lease of an Affordable Dwelling granted at a premium whereby up to 75% of the Open Market Value on first purchase of the legal and equitable interest in the Affordable Dwelling is paid by the tenant upon completion of such lease and/or raised by mortgage or charge from a bank or building society and which lease shall include arrangements enabling the tenant to acquire up to 100% of the legal and equitable interest in the Affordable Dwelling at some future date or dates and which lease shall allow a rent to be charged on the remainder of the equitable interest not purchased