

2. Affordable Housing

- 2.1 Not to Occupy any of the Market Housing Units until the Affordable Housing Scheme has been agreed with the District Council
- 2.2 No more than 23 (Twenty Three) of the Market Housing Units shall be Occupied until all of the Affordable Dwellings have been constructed in accordance with the Planning Permission made ready for residential Occupation and a contract to transfer them to the Registered Provider has been entered into and written notification of such has been received by the District Council
- 2.3 From the date of Practical Completion of the Affordable Dwellings they shall not be used other than for the purposes of Affordable Dwellings for Rent or as Shared Equity Dwellings as set out in the Affordable Housing Scheme
- 2.4 not to dispose of any interest in any of the Affordable Dwellings for Rent other than by way of an assured tenancy or an assured short hold tenancy under the Housing Act 1988 (or any form of residential tenancy prescribed by statute in substitution for or in addition to those) or as Shared Equity Dwellings

PROVIDED THAT nothing in this paragraph shall be deemed to prohibit the sale of the Affordable Dwellings individually or together (in any numerical combination) as one or more transactions (whether or not subject to any tenancy) to any other RP

- 2.5 The successor RP is to allocate each of the Affordable Dwellings to a person who is considered by them or it to be in need of such accommodation and unable to compete in the normal open market for property and who
 - (a) has lived in the Parish of Trimley St Martin for the preceding three years, or
 - (b) has a place of work in the Parish of Trimley St Martin or

- (c) has parents or close family who have lived in Trimley St Martin for the preceding three years, or
 - (d) can demonstrate some other local connection to the satisfaction of the District Council, or
 - (e) was forced within the preceding three years to move away from Trimley St Martin because of a lack of suitable accommodation
- 2.6 If there are no persons who qualify under paragraph 2.5 above the RP is to allocate each of the Affordable Dwellings to a person who is considered by it to be in need of such accommodation and who is unable to compete in the normal open market for property in one of the neighbouring parishes (that is to say in the Parishes of Trimley St Mary, Felixstowe, Stratton Hall, Kirton and Falkenham hereinafter referred to as the "Neighbouring Parishes") and who
- (a) has lived in one of the Neighbouring Parishes for the preceding period of three years, or
 - (b) has parents or close family living in one of the Neighbouring Parishes, or
 - (c) has a place of work in one of the Neighbouring Parishes, or
 - (d) during the preceding three years has been forced to move away from the Neighbouring Parishes due to lack of suitable accommodation
- 2.7 If there are no persons who qualify under the foregoing provisions the RP shall select an applicant from the Common Housing Register operated in the District of Suffolk Coastal or any housing waiting list taking its place seeking accommodation in the Parish of Trimley St Martin or any other person that qualifies for Affordable Housing under the terms of the Homes and Communities Agency's requirements for affordable rented or shared equity housing as may be otherwise approved by the District Council in writing
- 2.8 Nothing in paragraph 2 shall be binding on a Chargee Provided that any Chargee shall prior to seeking to dispose of the Affordable Dwelling pursuant to any default under the terms of its mortgage or charge give not less than six months' prior notice to the District Council of its intention to dispose and:
- (a) in the event that the District Council responds within three months from receipt of the notice indicating that arrangements for the transfer