



Meadowbrook, **Callington**- S106 Criteria

Evidence of eligibility of Qualifying Persons

The prospective purchaser for apply for Shared Ownership homes with SO-living are required to meet the terms of Section 106 agreement deed dated 29th November 2016 by obtaining appropriate documentation from Section A and B and C below or such other evidence or confirmation as the Council or its Agent, Plymouth Community Homes shall deem necessary.

Section A – Proof of Identity

Proof of identity (of prospective purchaser and where applicable close family member)

- A current and valid passport
- UK residence permit
- A Valid UK driving Licence (paper and photograph parts)
- National Insurance number card
- Marriage certificate
- Medical card
- Letters about Asylum from Home Office

Section B - Local Connection

Residency – Sufficient evidence to cover the relevant local connection for prospective purchaser/tenant/close family member as appropriate.

- Utility Bills (gas electric phone etc)
- Council tax bills
- Bank/Building Society account/credit card statements
- State benefit books or receipts showing rent paid
- Payslips showing home address
- Written certification from either a Solicitor/social worker/probation officer/ Inland Revenue Officer/ Police Officer/Teacher or Doctor

Employment – sufficient evidence to cover the relevant local connection period

- Payslips showing employer's address
- Employer's Letter confirming length and terms of employment (including hours worked if applicable)

Family Connection

- Supporting Evidence to the satisfaction of the Council or its agents that the close family member is in need of support or able to give support

Section C – Housing Need

- Tenancy or Licence agreement
- Rent Book showing name and address of applicant
- Where applicable letter from friend or family member confirming residence at their address
- P60 annual statement of earnings for the most recent completed tax year
- Payslips covering last three (3) months
- For self-employed persons a set of account no older than twelve (12) months
- Bank Building Society account or other statements showing savings and capital
- Evidence of any other income including state benefits

Local Connections – means a connection with the Town or County as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council or agent being Plymouth Community Homes;

Town being Callington and the County being Cornwall.

- (a) Being a permanent resident therein for a continuous period of at least twelve (12) months immediately prior to Advertising and that the Residents is of their own choice; or
- (b) Being formerly permanently resident therein for continuous period of five (5) years; or
- (c) Having his or her place of permanent work (normally regarded as sixteen (16) hours or more a week and not including seasonal employment) therein immediately prior to Advertising; or
- (d) Having a connection through a close family member (normally mother, father, brother, sister, son or Daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising; or
- (e) Being in such other special circumstances which the Council consider requires the applicant to resident therein as appropriate and which is consistent with the Councils Cornwall homechoice policy as amended from time to time.

Under Occupation

The Council reserves the right not to allow the sale of an affordable dwelling to a qualifying Person with a local connection with the Town should the sale result in an under occupancy of the Affordable dwelling by more than one bedroom.

End.