

Project Falcon – Allocation Policy

Revision: **P04**

Status Code: **S3** (Review & Comment)

Introduction

Once a site has been identified and feasibility and business planning complete, we will know how many homes a single development will provide. Once this is calculated, demand may exceed the number of homes. Members of the Society who are on the Residents Member Register (RR) will be asked if they wish to apply for a home in a particular development. Members on the RR do not have to apply for a home in each development and can remain on the Register to be involved in future developments.

At the forthcoming development event regarding housing need, we will explore whether sub-categories for 'housing need' should be prioritised over others or whether they should all be considered of equal importance.

Eligibility Matrix

Once interest in a particular development has been assessed, if there is more demand than there are properties, properties will be assigned based on the following criteria:

- Support and contribution to the project (Sweat Equity)
- Housing need.
- Commitment to the Vision, Mission & Aims of Ambos Community Trust Fal (Land Trust- Community Benefit Society).
- Connection to the locale.
- Ability to meet the minimum financial contributions.

Please note that these are not in order of importance and each Member will be considered on a case-by-case basis against all criteria. Below we will explain further what we mean by these terms.

Criteria Breakdown

Support and contribution to the project:

The longer and more involved a member has been with the Falcon project, the more likely they will be to be assigned a home in the development.

Where there is a multi-person household applying, the contribution of all adult members of the household (age 18 years +) will be considered in this assessment. For example, a multi-person household where two adults have contributed significantly (e.g. both have been contributing) will be given a higher ranking than a multi-person household with two adults where only one has been active). However mitigating factors will be considered on a case-by-case basis when making assessments of contribution, for instance caring commitments or ill-health.

A simple way to register contributions to the society, is through member's meetings and events. Overall attendances for individuals/households will be recorded by the membership liaison, to produce an attribute of the scoring system.

It also seems fair to log members efforts to notify the group as to why they aren't attending the meetings. This demonstrates they are still conscious of their contribution within the project when they're unable to attend.

Housing need:

Project Falcon aims to make cohousing as accessible as possible to those in 'housing need'. 'Housing need' is defined as those whose housing needs are not currently met by local housing market or Local Authority Affordable Housing Policy. Therefore, we will prioritise:

- People who are currently in private rented accommodation (*on the assumption 'renters' would rather own their home than continue renting but are not eligible for social rented accommodation*).
- People who cannot afford to buy property (*£60k maximum, annual household income to qualify*).
- People who cannot afford a house large enough for their family.
- People who wish to downsize.
- People who are socially isolated & are actively seeking a cohousing community.

Commitment to the Vision, Mission & Aims of Ambos Community Trust Fal (Land Trust – Community Benefit Society):

Members must have read, understood, and agree with Ambos Community Trust Falmouth's Vision, Mission and Aims. They must understand that joining a Falcon cohousing community, means a commitment to uphold and not contravene Ambos Cohousing Vision, Mission Aims and Objects.

Connection to the locale:

To qualify, the applicant, or member of their household, must meet one of the following criteria:

Residency

- i) Preferably lives within The Fal River area or at the least in Cornwall and has done so continuously for the past 3 years; or
- ii) Has lived in the area or at least Cornwall continuously for 5 years at some stage in the past.

Employment

Currently works in permanent employment (regarded as 16 hours or more per week – exceptional cases will be considered on their own merit) in The Fal River area and has done so continuously for the past 3 years and this employment is not of a casual nature.

Family

Has a close family member (normally mother, father, brother, sister, son or daughter) living within the area or at least in Cornwall and has been for the past 5 years and there is independent evidence that the family member is in need of support or can give support.

Ability to meet the minimum financial contributions:

Members must be willing to share financial information, such as payslips and bank statements, to demonstrate their ability to meet the minimum financial contributions, when the group undertake the necessary due diligence. All information will be confidential.

Allocation Procedure

The Eligibility process will use this Allocations Policy to determine the eligibility of each prospective resident member on the Residents Member Register (RR).

Prospective members can object to a decision on home allocation to the board of Directors of Ambos Community Trust Fal and present their case at a Members meeting. If consensus cannot be met by the allocation deadline, the decision will be made by a majority vote by the Board of Directors of Ambos Community Trust Fal.

Members Consultation – Priority vote

During a particular Falcon Member's meeting, people will be asked about the eligibility criteria categories. They will be given 8 pieces of paper; one for each of the proposed criteria to indicate their preferred order of priority. The remaining paper can be used to suggest one other category that hasn't been considered and give that a rating out of 8 too.¹

Renters	Can't afford to buy	Need larger property	Downsizers	Socially Isolated	Contribution to the society	Commitment to vision
8	8	8	5	8	6	7
8	8	7	4	8	6	7
8	8	7	4	7	7	7
8	8	7	4	7	6	5
8	8	7	3	6	6	
8	8	6	2	6		
8	7	6	1	6		
7	6	6	1	5		
7	5	5		5		
7	4	5		5		
7		4		4		
6		3		4		
6				3		
5				3		
101	70	71	24	77	31	26

¹ This model is largely based on the model employed for applications to the Yorspace project. This hereby marks credit to Yorspace for the majority of its authorship. The table below shows the outcome of Yorspace's consultation and vote; providing an example of what Ambos' own consultation may produce.