

LOCAL LETTINGS PLAN

Barton Seagrave

Scheme	Philips Field Close, Barton Seagrave, Kettering
Landlord	Orbit Heart of England Housing Association
Completion Date	November 2019
Properties covered by Local Lettings Plan	<p>The development consists of the following units:</p> <p>2 x 1 bedroom houses</p> <p>4 x 2 bedroom houses</p> <p>3 x 3 bedroom houses</p> <p>4 x 4 bedroom houses (2 x 6 person, 2 x 7 person)</p>
Purpose of the this Local Lettings Plan	<p>All properties that are managed by Orbit will be considered within this Local Lettings Plan.</p> <p>Kettering Borough Council and partnership Local Authorities have a responsibility to help residents' access good quality homes and housing services which meet their needs and help create sustainable, mixed and balanced communities. At the same time we need to ensure that those in urgent housing need are housed as soon as possible.</p> <p>The access to housing policy highlights that local lettings plans have an important role in widening housing choices for local people and helping to provide sustainable communities. The national and regional housing agendas encourage mixed tenures that cater for a range of households with varying needs.</p>
Ways to market this development	<p>Properties will be advertised through Keyways Choice Based Lettings scheme.</p> <p>Interested applicants will need to be accepted and registered on the housing register before they can be considered for a property.</p> <p>Vacancies will be allocated to households in accordance with the Kettering Bough Council Allocation Policy, as well as this LLP.</p>
Allocations Criteria	Whilst the Keyways CBL system and Kettering Borough Councils Housing

Allocations Policy will remain the overarching policy against which allocations will be made, terms of this Local Lettings Policy will be followed (and appended to the main policy).

The aim of the local lettings policy will be to reflect key features in order to ensure a sustainable, mixed and balanced community on this development. The criteria will be followed for initial lets until all homes on the development have been let.

Applicants may be rejected as nominees if there is real evidence that they, their partner or member of their household who is to be re-housed with them:

- Applicant(s) refuses to consent to any relevant checks, determining an applicant's eligibility being carried out and/or provides false information in support of their application
- Applicant(s) who will represent a threat or a nuisance to existing tenants, neighbours and employees of the organisation.
- Applicant(s) have been the perpetrator or has incited others to harassment, violence and abuse or has links with groups associated with violence and or organised crime within the past five years.
- Applicant(s) have been involved in drugs related activities within the last five years.
- Applicant(s) have demonstrated gross anti-social behaviour which, should they become a tenant would be classed as a breach of tenancy.
- Applicant(s) have arrears with another landlord where they cannot demonstrate a commitment to reduce the arrears (normally regular payments over a minimum period of 6 months)
- Applicant(s) who are subject to immigration control within the meaning of the Asylum and Immigration Act 1996.
- Applicant(s) from outside the United Kingdom who fail the habitual residence test undertaken at the time we verify their applications
- Any other reason whereby an applicant is unable to secure public funding or is otherwise unable to show adequate means by which he/she could pay the rent
- Applicant(s) who have previously obtained a tenancy by deception so that this behaviour would entitle the landlord to

	<p>possession</p> <p>In order to achieve a balanced community, the following criteria will be used for the first lets.</p> <ul style="list-style-type: none"> • 50% of lets (6 properties) will be allocated to applicants that are owed a statutory homeless duty, or those that are owed a prevention or relief duty. • The remaining 50% (6 properties) to be allocated in line with the Keyways HAS but to those applicants that satisfy the Community Contribution criteria (in employment, volunteering etc.) <p>In deciding the allocations for each of the above criteria, priority will be awarded using the following hierarchy</p> <ul style="list-style-type: none"> • Housing Need Band • Effective date <p>If we are unable to achieve lettings under the above criteria, based on the bids received, then lettings will be made under the normal allocation procedure under the Access to Housing Policy, subject to suitability checks.</p> <p>The GF maisonettes are category 2 adapted which means they are more accessible for disabled residents.</p>
<p>Non compliance with the Local lettings plan</p>	<p>In the event of the Local Authority receiving insufficient bids from applicants who fulfil the allocations criteria set out as above, contact will be made to Orbit Group to discuss how to proceed with the allocation of the void process.</p> <p>If properties remain unallocated then they will be advertised again using Choice Based Lettings. Kettering Borough council will consider direct lets in cases where the property has been advertised twice but not received sufficient bids.</p>
<p>Acceptance of applicants/ Bidders</p>	<p>All applicants will have a verification where we will consider if the following factors are a risk to the tenant or others around them:</p> <ul style="list-style-type: none"> • Checks on current and former tenant rent accounts where applicable. • Checks on former addresses and with the previous landlords on conduct including any anti-social behaviour.

	<ul style="list-style-type: none"> • Identity and affordability checks. • If customers are identified as having any support needs, necessary checks will be carried out with their supporting network to verify if they are engaging. <p>If an applicant is considered unsuitable then they will be advised in writing and clear reasons will be given.</p> <p>Successful applicants will be offered Affordable five years fix term tenancy.</p>
Termination of the Local Lettings Plan	The LLP will apply to first lets on completion of the scheme, and referred to for subsequent lets. There is no pre-arranged termination date for this plan.
Monitoring and Review	Kettering Borough Council and Orbit undertake to monitor outcomes from this plan on an on-going basis, but no less than on an annual basis.
Equal Opportunities	In producing this LLP, Kettering Borough Council are required to comply with equality legislation, and in particular ensure that there is no unlawful discrimination in the allocation of dwellings.

Positive Residence History

- 1) Has a satisfactory tenancy history, defined as:
 - a. No on-going culpable involvement in anti-social behaviour or criminal activities
 - b. No breaches of tenancy within the last three years
 - c. No recoverable housing related debt
 - d. No have an outstanding unspent conviction
- 2) Contribute to their borough's economic growth, or another valuable contribution in their community including:
 - a. Working households
 - b. Volunteers
 - c. Applicants in training or education
 - d. Ex-service personnel
 - e. Registered foster carers
 - f. People with disabilities and older residents
 - g. Member of the Council's Tenant Accreditation Scheme