



Making Wellingborough a place to be proud of

LOCAL LETTINGS POLICY FOR Independent Living Schemes

scheme	Various
Landlord	Wellingborough Homes
Units	1 & 2 bed Flats and Bungalows
Purpose of this Local Lettings Policy	The purpose of the policy is to contribute towards establishing a stable and sustainable community in the Borough of Wellingborough.
Marketing	All properties will be advertised on Keyways, the Council's web based allocations scheme. Interested parties will need to be registered and accepted onto Keyways in order to bid, and be eligible for an allocation.
Allocations criteria	<p>While the Keyways Choice Based Allocations Policy, adopted by the Council in 2018, 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) as follows:-</p> <p>Applicants will be aged 55 plus</p> <p>Younger applicants will be considered if they are in receipt of disability benefit i.e. DLA or PIP'</p> <p>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</p> <ul style="list-style-type: none"><input type="checkbox"/> Will represent a threat or a nuisance to existing tenants, neighbours and employees of the organisation<input type="checkbox"/> Has been the perpetrator or has incited others to harassment, violence and abuse within the past two years<input type="checkbox"/> Has civil or Criminal convictions in relation to drugs<input type="checkbox"/> Has demonstrated gross anti-social behaviour which, if reported, should they have become a tenant would be classed as a breach of tenancy.

<p>Nomination of Bidders</p>	<p>Each shortlisted applicant will be subject to the standard Keyways verification procedure.</p> <p>The Council will consider this Local Lettings Policy when providing suitable nominations to Wellingborough Homes. Wellingborough Homes employees will complete verification meetings with all nominees to check eligibility with the criteria using checks and information from Partner agencies such as Police, Social Services and landlord references where appropriate</p> <ul style="list-style-type: none"> - checks on current and former rent accounts where applicable; - checks with previous landlords on conduct, including any anti-social behaviour; - If a nominee is rejected by Wellingborough Homes on the basis of the criteria listed in this local lettings plan they will receive written notification of the reasons for rejection by Wellingborough homes and will be advised of the appeals procedure - If these checks reveal evidence that the applicant is either incorrectly banded or ineligible for an allocation in accordance with the Council's Allocations scheme, the application will be reviewed to decide if the applicant no longer qualifies to be on the housing register. Each case will be considered on its own Merits. If an applicant is disqualified for the housing register, the council will inform them in writing, giving reason why and advised of the appeals process.
<p>Non-compliance with the Local Lettings Policy</p>	<p>In the event that the Council receives insufficient bids from applicants who fulfil the allocations criteria set out above, contact will be made with Wellingborough Homes to discuss how to proceed with the allocation of the void property.</p>
<p>Termination of the Local Lettings Policy</p>	<p>This Local Lettings Policy will apply to lets during the life of this policy which will be reviewed annually.</p>
<p>Monitoring and Review</p>	<p>The Council undertakes to monitor outcomes from this Local Lettings Policy with Wellingborough Homes on a quarterly basis. Feedback will be utilised when designing future Local Lettings Policies.</p>
<p>Equal opportunities</p>	<p>In producing this Local Lettings Policy, the Borough Council of Wellingborough and Wellingborough Homes is required to comply with equality legislation, and in particular, ensure that there is no unlawful discrimination in the allocation of dwellings.</p>