

LOCAL LETTINGS POLICY FOR NEW BUILD DEVELOPMENTS

Scheme	Harrington Road, Desborough (Green Crescent, Desborough, NN14 2FL)
Landlord	Orbit Heart of England
Developer	Persimmon
Completion due	Phased from May 2016
Units	8 x 2b4p houses for social rent (plots 10-13 and 55-58) 3 x 1b2p ground floor flats for social rent (plots 14-16) 3 x 1b2p first floor flats for social rent (plots 17-19)
Purpose of this Local Lettings Policy	<p>The development will provide a total of 75 new homes in Desborough, including 9 for shared ownership and 14 for social rent. This Local Lettings Policy covers the social rented homes only. The purpose of this policy is to ensure that the allocations process for these new homes not only gives preference to local households in housing need, but also ensures that a thriving and sustainable community is created from the outset. <u>It applies to initial lets only.</u></p> <p>Therefore, while the Keyways Choice Based Allocations Policy adopted by the Council in April 2013, amended in 2015, and being reviewed in spring 2016 will remain the overarching policy against which allocations will be made, changes to the principal policy has been made for initial lettings to this new development to ensure that a settled community is encouraged. All Registered Providers have been consulted as part of the review and implementation of the new Keyways Housing Allocation scheme.</p> <p>In compiling this policy, the Council has had regard to its statutory duties in allocating social housing under Part 6 of the Housing Act 1996; 'Fair & Flexible', statutory guidance on social housing allocations for local authorities issued in June 2012 and December 2013; amendments made to Part 6 by the localism Act 2011; and consultation and feedback with both Orbit Housing and the local community.</p>
Links with the Council's wider strategies	<p>In determining the allocations criteria on first let of this development, the Council has also sought to promote wider strategic objectives in creating a sustainable community.</p> <p>The Council's LifePlan scheme seeks to combat worklessness on social housing estates by supporting social housing tenants into education, training and employment. Therefore, a proportion of households allocated a property on first let will have a household member in employment, or satisfying an alternative community contribution at the point of allocation.</p>

<p>Marketing of the development</p>	<p>All properties will be advertised on Keyways, the Councils web based allocations scheme. Interested parties will need to be registered and accepted onto Keyways in order to bid, and to qualify for an allocation.</p> <p>Properties will be allocated to households in accordance with the property eligibility matrix contained within the Keyways Allocation Policy</p> <p>The properties will be advertised a minimum of 4 weeks prior of practical completion/handover.</p> <p>The properties will be advertised on Keyways for a maximum of 3 bidding cycles.</p>
<p>Allocations Criteria: A. Sustainable Communities Allocations criteria</p>	<p>The Council's housing register has grown by 13% in 2015/16 as demand for social rented housing continues to rise. There has been a 90% increase in statutory homelessness applications to Kettering Borough Council in 2015/16 compared to the previous year, and the number of households considered to have an emergency or urgent need to move has risen significantly particularly amongst households with dependent children.</p> <p>In setting allocations criteria on this scheme we have had regard to recent trends and seek to allocate a larger proportion of properties in accordance with our normal allocations policy, whilst still having regard to community contribution criteria as set out in the Keyways Allocations scheme Appendix B. This includes, but is not limited to</p> <ul style="list-style-type: none"> - Working households - Volunteers - Applicants in training or education - Ex-services personnel - Registered foster carers - People with disabilities or older residents - Members of the councils tenant accreditation scheme <p>Priority is given to those with a local connection to Kettering.</p> <p>1) We will allocate the following properties to applicants in housing need that meet the normal allocation policy: 6 x 2b4p houses (plots 10, 11, 12, 55, 56, 57) 4 x 1b2p flats (plots 14, 15, 17, 18)</p> <p>2) A minimum of 4 units will be allocated in accordance with the community contribution criteria:</p>

	<p>2 x 2b4ph (plots 13 and 58)*</p> <p>2 x 1b2p flats (plots 16 and 19)</p> <p>*It has been agreed between Kettering Borough Council and Orbit Housing, that one 2 bedroom house reserved for an applicant meeting the community contribution criteria, will be reserved for a management move by Orbit and not advertised / allocated via the Keyways system.</p> <p>If we do not identify 14 nominations from the initial first advert (including a minimum of 4 Community Contribution cases) the advert will be repeated on the following cycle. This will continue until a maximum of 3 bidding rounds at which point Kettering Borough Council will make direct offers to Keyways applicants in emergency housing need to who the council owes a statutory rehousing duty in the 4th bidding cycle. The minimum Community Contribution quota of allocations will still be adhered to if direct offers are made.</p> <p>After this point (week 5) orbit can market the scheme themselves.</p> <p>Note: Applicants of those with members of their household who have unspent convictions relating to crimes against persons or property, or a history of serious anti-social behaviour will not be accepted</p> <p>Kettering Borough Council has introduced new non qualifying categories of people for Keyways and so the risk of applicants with rent arrears, anti-social behaviour etc.; is minimised from the outset.</p>
<p>Non-compliance with the Local Lettings Policy</p>	<p>All properties will be advertised on Keyways at least four weeks prior to practical completion and handover to Orbit. In the event that the Council receives insufficient bids from applicants meeting the community contribution criteria after three bidding rounds, direct offers will be made to applicants in emergency housing need to whom the council owes a statutory rehousing duty.. This will avoid rent losses and ensure no detrimental impact on the area as a result of properties being left empty long term.</p>
<p>Nomination of Bidders</p>	<p>Each shortlisted applicant will be subject to the standard Keyways verification procedure which includes:</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; - a home visit/pre-tenancy interview by Orbit to check that applicants' circumstances are as outlined in their housing application and ensure that they are correctly banded. Council and Registered Provider tenants seeking to transfer will be visited by their landlord to ensure tenancy compliance;

	<ul style="list-style-type: none"> - If these checks reveal evidence that the applicant is either incorrectly banded or is deemed to be a 'non qualifying person', if Kettering Borough Council are in agreement the applicant will be advised and the nomination withdrawn. <p>Successful applicants will be offered a 5 year fixed tenancy on all social rent properties in line with Orbits Tenancy Policy.</p>
Termination of the Local Lettings Policy	<p>This Local Lettings Policy will apply to first lets on practical completion of the scheme only. All future vacancies will be allocated in accordance with the principal Keyways Allocations Policy unless a revised and evidence based LLP is proposed and agreed for relets.</p> <p>We will review the effectiveness of this LLP when considering any future affordable dwellings on this development.</p>
Monitoring and Review	<p>The Council undertakes to monitor outcomes from this Local Lettings Policy with Orbit on a quarterly basis during the first year of let. Feedback will be utilised when designing future Local Lettings Policies for other new build social housing schemes.</p>
Equal opportunities	<p>In producing this Local Lettings Policy, Kettering Borough Council is required to comply with equality legislation, and in particular, ensure that there is no unlawful discrimination in the allocation of dwellings.</p>