

## LOCAL LETTINGS POLICY FOR NEW BUILD DEVELOPMENTS

<b>Scheme</b>	<b>Bourton Way (Chippenham Close), Wellingborough</b>
Landlord	Wellingborough Homes
Completion due	September 2015
Units	<p><b>20 units</b> comprising 12 for Affordable Rent and 8 shared ownership comprising:</p> <p><b><u>Rent</u></b></p> <p>4 x 1 bed houses  4 x 2 bed flats  4 x 2 bed houses  2 x 3 bed houses</p> <p><b><u>Shared Ownership</u></b></p> <p>6 x 2 bed houses  2 x 3 bed houses</p>
Purpose of this Local Lettings Policy	<p>The development will provide 20 new units in Wellingborough when completed. The purpose of this policy is to ensure that the allocations process for these new homes not only gives preference to households in housing need, but also ensures that local housing needs are met creating a thriving and sustainable community from the onset.</p> <p>Therefore, while the Council's Housing Allocations Policy adopted by the Council in 2012 will remain the overarching policy against which allocations will be made, changes to the principle policy have been made for lettings to this new development to ensure that a settled, sustainable community is encouraged.</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; as amended by the Homelessness Act 2002 and the Localism Act 2011 and in consultation and feedback with the developer and RSL provider.</p>
Links with the Council's wider strategies	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.

Marketing of the Development	All properties will be advertised on 'Keyways' the Council's web based lettings system. Interested parties will need to be registered and accepted onto Keyways in order to bid, and be eligible for an allocation. The shared ownership properties will also be advertised through the Homebuy Agent and advertised on 'Keyways'.
Allocations	<p>The obligations to the Council under the terms of this local lettings policy shall be as follows:</p> <ul style="list-style-type: none"> <li>• 100% nominations on initial lets; and</li> <li>• 75% nominations thereafter</li> </ul> <p>A local lettings policy is proposed which reflects key features in order to ensure a sustainable, mixed and balanced community on this development.</p> <p>The criteria will be followed for all lets. The anticipated date to complete all initial lettings is April 2015.</p> <p>All lettings will be made through the Council's Housing Allocations Policy and the following criteria will also apply;</p> <ul style="list-style-type: none"> <li>• <b>60% of homes will be allocated to those in employment for a minimum of 16 hours per week</b></li> <li>• <b>10% of the homes will be allocated to people providing a community contribution; contribute to the Borough's economic growth, or another valuable contribution in their community ie volunteering, applicants in training and education, ex service personnel, registered foster carers</b></li> </ul>
Non-compliance with the Local Lettings Policy	In the event that the Council receives insufficient bids from applicants who meet the above criteria, allocations will be made in accordance with the Council's Allocations Policy. This will avoid rent losses and ensure no detrimental impact on the area as a result of properties being left empty long term.
Termination of the Local Lettings Policy	This Local Lettings Policy will only be terminated with the agreement of both parties.
Monitoring and Review	The Council undertakes to monitor outcomes from this Local Lettings Policy with Wellingborough Homes on a half-yearly basis during the first year of let. After which it will be reviewed annually, if appropriate, by the request of either party.

Equal opportunities	<p>In producing this Local Lettings Policy the Borough Council of Wellingborough is required to comply with equality legislation, and in particular, ensure that there is no unlawful discrimination in the allocation of dwellings. An equality impact analysis screening has been completed for the Housing Allocation Policy. This screening did not identify any adverse outcomes for equalities in relation to the application of local lettings policies.</p> <p>Wellingborough Homes Ltd have undertaken an impact assessment in line with the Equality and Diversity Act 2010 and their Single Equality Scheme Strategy.</p>
Date	August 2015