

LOCAL LETTINGS POLICY FOR NEW BUILD DEVELOPMENTS

Scheme	Compton Way, Thorpe Road, Earls Barton
Landlord	Wellingborough Homes Ltd
Completion due	<p>Phased Completion:</p> <p>August 2015 - 8 units</p> <p>March 2016 - 7 units</p> <p>April 2016 - 5 units</p>
Units	<p>20 units comprising 15 for Affordable rent and 5 shared ownership comprising:</p> <p><u>Rent</u></p> <p>3 x 4 bedroom house</p> <p>5 x 3 bedroom house</p> <p>5 x 2 bedroom house</p> <p>2 x 1 bedroom bungalow</p> <p><u>Shared Ownership</u></p> <p>3 x 2 bedroom house</p> <p>2 x 3 bedroom house</p>
Purpose of this Local Lettings Policy	<p>The development will provide 20 new units in Earls Barton when completed. The purpose of this policy seeks to ensure that these rented homes contribute to the wider development on the site to create a thriving and sustainable community from the onset.</p> <p>Therefore, while the council's Housing Allocations Policy adopted in 2012 will remain the overarching policy against which allocations are 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</p>

	<p>feedback with the RSL provider and local community.</p> <p>A balance of ages of children will be sought in the allocation of properties on this scheme at first let to ensure a sustainable community.</p>
Links with the Council's wider strategies	<p>In determining the allocations criteria of this development, the Council has also sought to promote wider strategic objectives in creating a sustainable community and to mitigate against the wider implications of Welfare Reform.</p>
Marketing of the Development	<p>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. The shared ownership properties will also be advertised through the Homebuy Agent and advertised on 'Keyways'.</p> <p>All adverts will be clearly marked to inform potential bidders that a Local Lettings Policy is in place and this will be available to view on the Keyways website.</p>
Allocations criteria	<p>The terms of this local lettings policy shall be as follows:</p> <p>Initial Lettings</p> <ul style="list-style-type: none"> ○ 100% initial lets to Borough Council of Wellingborough <p>Subsequent Lettings</p> <ul style="list-style-type: none"> ○ All subsequent lets will be made with a minimum 75% to Borough Council of Wellingborough. <p>In order to achieve a balanced community, it is proposed that applicants meet the following criteria regarding local connection to the village of Earls Barton as follows who require the bedroom size available and would not under-occupy,;-</p> <p>A. Persons who live in Parish or village of Earls Barton and have done so continuously for 3 years or more.</p> <p>or</p> <p>B. Persons who are in permanent employment in Parish or village of Earls Barton for a minimum of 16 hours per week.</p>

<p>Allocations Criteria cont'd</p>	<p>or</p> <p>C. Persons whose immediate family members, such as parents, siblings or children currently live in the Parish or village of Earls Barton and have done so for 5 years or longer.</p> <p>Thereafter:</p> <p>D. Persons who currently live in an adjoining village or 'parish council area', which covers Ecton, Grendon, Mears Ashby, Wilby and Great Doddington and have done so continuously for 3 years or more</p> <p>or</p> <p>E. Persons who are in permanent employment in an adjoining village or 'parish council area', which covers Ecton, Grendon, Mears Ashby, Wilby and Great Doddington for a minimum of 16 hours per week</p> <p>or</p> <p>F. Persons whose immediate family members, such as parents, siblings or children currently live in an adjoining village or 'parish council area', which covers Ecton, Grendon, Mears Ashby, Wilby and Great Doddington and have done so for 5 years or longer.</p> <p>In addition to the above local connection criteria (A-F) the following will apply:</p> <ul style="list-style-type: none">• 30% of homes will be allocated to those in employment for a minimum of 16 hours per week• 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 i.e. volunteering, applicants in training and education, ex service personnel, registered foster carers <p>The following applicants will not be considered for nomination to Wellingborough Homes on this development:-</p> <p>(a) Applicants who may present a threat of nuisance Where there is evidence that the applicant, their partner or a member of their household, will represent a threat or a nuisance to existing tenants, neighbours or employee's of the Council, Wellingborough Homes or it's contractors</p>
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	<p>within a period of two years prior to nomination.</p> <p>(b) Harassment Where there is evidence that the applicant, their partner or member of the household being housed has been the perpetrator or has incited others to harassment within a period of two years prior to nomination.</p> <p>(c) Violence and abuse Where there is evidence that the applicant, their partner or member of the household to be housed has been violent or abusive to others within a period of two years prior to nomination.</p> <p>(d) Drugs or alcohol related activities Where there is evidence that the applicant, partner or member of the household to be housed, is involved in drug or alcohol related activities, which have impacted on the community within a period of two years prior to nomination.</p> <p>(e) Anti-Social Behaviour Where there is evidence that the applicant, their partner or a member of their household who is to be housed with them has been involved in anti-social behaviour which, if reported should they have been a tenant would be classed as a breach of tenancy</p>
Non-compliance with the Local Lettings Policy	In the event that the Local Authority receives insufficient bids from applicants who fulfil the allocations criteria set out as above, allocations will be made in line with the Borough Council of Wellingborough's Allocation Policy.
Termination of the Local Lettings Policy	The policy will only be terminated with the agreement of both parties.
Monitoring and Review	<p>The Council undertakes to monitor outcomes from this Local Lettings Policy with Wellingborough Homes Ltd on a 6 monthly basis during the first year of let.</p> <p>After which it will be reviewed annually, if appropriate, by the request of either party.</p> <p>Feedback will be utilised when designing future Local Lettings Policies for other new build social housing schemes.</p>
Equal opportunities	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.
Date of agreement	8 th February 2016