

LOCAL LETTINGS POLICY FOR NEW BUILD DEVELOPMENTS

Scheme	Kingfisher Close, Wellingborough
Landlord	Wellingborough Homes Ltd
Completion due	March 2012
Units	<p>18 units for social rent comprising:</p> <p>5 x 3 bed houses 11 x 2 bed houses 2 x 4 bed houses</p>
Purpose of this Local Lettings Policy	<p>The development will provide 18 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 Keyways Choice Based Allocations Policy adopted by the Council in 2010 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; 'Fair & Flexible', statutory guidance on social housing allocations for local authorities issued in December 2009; and consultation and feedback with both the RSL provider and local community.</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	<p>14 of the properties will be advertised on Keyways the council's web based allocations scheme. The remaining 4 properties will be directly let by Wellingborough Homes to current tenant's of theirs in housing need. Interested parties will need to be registered and accepted onto Keyways in order to bid, and be eligible for an allocation.</p> <p>Properties will be allocated to households in accordance with the</p>

	property eligibility matrix contained within the Keyways Allocations Policy.
Allocations criteria	<p>In order to achieve a balanced community and address local housing needs within Wellingborough, it is proposed that priority be given to applicants in housing need who meet one or more of the following criteria:</p> <p>Currently resident in the Wellingborough and have been for the last 3 years OR</p> <p>Employment in Wellingborough (applicant or persons included on application) OR</p> <p>Current voluntary/community contribution in Wellingborough for at least the last 12 months</p> <p>5 years residency by close family member (i.e. parent, grandparent, sibling, child) (applicant or persons included on application) OR</p> <p>Discharged from the armed forces and immediately prior to being enlisted you lived in the Borough.</p> <p>Note: No applicant will be considered as having a stronger connection than another, if the applicant fills any of the criteria, they will have established a local connection for the purposes of the Local Lettings Policy.</p> <p>Applicants who meet the above connection criteria must also have a housing need in accordance to the Keyways Choice Based Allocations Policy. This means we will allocate the properties in the following order:</p> <ol style="list-style-type: none"> 1. Applicants who meet one of the above criteria in Band A 2. Applicants who meet one of the above criteria in Band B 3. Applicants who meet one of the above criteria in Band C 4. Applicants who meet one of the above criteria in Band D 5. Applicants who do not meet the above criteria in Band A 6. Applicants who do not meet the above criteria in Band B 7. Applicants who do not meet the above criteria in Band C 8. Applicants who do not meet the above criteria in Band D <p>40% of homes will be allocated to those in employment</p> <p>A minimum of 50% of 2 bedroom properties will be let to families with 1 child or expecting their first child</p>
Non-compliance with the Local	In the event that the Council receives insufficient bids from applicants who meet the connection criteria, allocations will be

Lettings Policy	made in accordance with the principal 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.
Nomination of Bidders	<p>Relevant verification of connection criteria will be confirmed prior to nomination and allocation as follows (not all on the list below will be required):-</p> <ul style="list-style-type: none"> • Recent Council Tax bill • Recent Utility bill • Recent benefit statement (eg. housing benefit, income support) • Recent wage/salary slip • Home visit • Electoral register <p>Each shortlisted applicant will also 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; - checks on accuracy of information provided on keyways application form; - If these checks reveal evidence that the applicant is either incorrectly banded or ineligible for an allocation in accordance with the Council's Exclusions Policy, the applicant will be advised and the nomination withdrawn.
Termination of the Local Lettings Policy	This Local Lettings Policy will apply to lets during the life of this policy which will be reviewed annually.
Monitoring and Review	The Council undertakes to monitor outcomes from this Local Lettings Policy with Wellingborough Homes Ltd 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.
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.