

## LOCAL LETTINGS POLICY FOR NEW BUILD DEVELOPMENTS ON EXCEPTION SITES

<b>Scheme</b>	<b>Earls Barton Road, Great Doddington</b>
Landlord	Leicester Housing Association
Completion	March 2014
Units	<p><b>10 units</b> for affordable rent comprising:</p> <ul style="list-style-type: none"> <li>• 8no 2 bed 4 person homes</li> <li>• 1no 3 bed 5 person home</li> <li>• 1no 2 bed 3 person bungalow</li> </ul>
Purpose of this Local Lettings Policy	<p>The development will provide 10 new units in <u>Great Doddington</u> 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 a thriving and sustainable community is created from the outset.</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 consultation and feedback with the 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 allocations scheme. <b>Interested parties will need to be registered and accepted onto Keyways in order to bid, and be eligible for an allocation.</b>
Allocations	The obligations to the Council under the terms of this local lettings policy shall be as follows:

- 100% nominations on initial lets; and
- 75% nominations thereafter

In order to achieve a balanced community, it is proposed that applicants meet the following criteria regarding local connection to the village of Great Doddington as follows who require the bedroom size available and would not under-occupy,:-

- A. Persons who live in Parish or village of Great Doddington and have done so continuously for 3 years or more.  
or
- B. Persons who are in permanent employment in Parish or village of Great Doddington for a minimum of 16 hours per week.  
or
- C. Persons whose immediate family members, such as parents, siblings or children currently live in the Parish or village of Great Doddington and have done so for 5 years or longer.

Thereafter

- D. Persons who currently live in an adjoining village or 'parish council area', which covers Wilby, Earls Barton, Grendon, Wollaston, Little Irchester and Irchester' and have done so continuously for 3 years or more.
- E. Persons who are in permanent employment in an adjoining village or 'parish council area', which covers Wilby, Earls Barton, Grendon, Wollaston, Little Irchester and Irchester, for a minimum of 16 hours per week.  
or
- F. Persons whose immediate family members, such as parents, siblings or children currently live in an adjoining village or 'parish council area', which covers Wilby, Earls Barton, Grendon, Wollaston, Little Irchester and Irchester, and have done so for 5 years or longer.

In addition to the above the following criteria will also apply:

- 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>Non-compliance with the Local Lettings Policy</p>	<p>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. However if no suitable nominees are identified by the Council, in accordance with the Council's Allocations Policy, then the nomination is to be classed as a "failed nomination" and Asra may let the property through Asra's own policy and waiting list. The property will be counted towards the 75% nominations figure.</p>
<p>Termination of the Local Lettings Policy</p>	<p>This Local Lettings Policy will only terminated with the agreement of both parties.</p>
<p>Monitoring and Review</p>	<p>The Council undertakes to monitor outcomes from this Local Lettings Policy with <u>Leicester Housing Association</u> 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.</p>
<p>Equal opportunities</p>	<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>