

LOCAL LETTINGS POLICY FOR EXISTING DEVELOPMENTS

Scheme	Newcomen Road, Wellingborough	
Landlord	The Guinness Partnership	
Completion due	N/A	
Location	<u>Street</u> Newcomen Road	<u>Postcode</u> NN8 1FL NN8 1JP
Purpose of this Local Lettings Policy	<p>Purpose and Scope</p> <p>This Local Lettings Policy sets out the allocation and applicant selection criteria for The Guinness Partnership in conjunction with the local authority specifically for Newcomen Road.</p> <p>It provides a framework enabling Wellingborough Borough Council Housing and Guinness to work positively with applicants and external agencies to ensure we have a transparent and thorough lettings policy.</p>	
Links with the Council's wider strategies	In determining the allocations criteria for these neighbourhoods the Council has also sought to promote wider strategic objectives in creating a sustainable community.	
Allocations	<p>To assist in sustaining this scheme now and in the future following previous serious antisocial behaviour the allocations under this local lettings policy will include the following:</p> <ul style="list-style-type: none"> • A minimum of 40% of tenants nominated are to be in paid employment, or are actively engaged with a Back to Work Scheme and able to pay the full weekly rent due • Any unemployed nominees of working age are able to demonstrate that they are actively seeking work, i.e. involved 	

with job centres or volunteer work and can evidence this

- 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 within a period of three years prior to nomination.
- When homes become available for nominations The Guinness Partnership will advertise accordingly, stating eligibility criteria to ensure a balance between single persons, couples and families with children to ensure sustainability of the scheme.

The allocation criteria for Newcomen Road will be set in line with the nomination agreement

- All applicants applying for accommodation specifically at Newcomen Road either as a local authority nomination or as a direct applicant from Guinness will be assessed in accordance to The Guinness Sensitive Let Criteria.
- This will involve additional applicant background checks by Guinness's internal Tenancy Enforcement Team on all applicants which will be used as a prevention of any future management problems often related to antisocial behaviour.
- Any applicants identified as vulnerable or requiring tenancy support will be referred to The Guinness Partnerships Customer Support Services for assistance with welfare advice and signposted for external agency support if necessary as a proactive measure to sustaining tenancies longer term.
- All applicants sourced directly or nominated for the scheme will undergo a pre-tenancy assessment and an affordability assessment to ensure the allocation is affordable and sustainable.

Applicants provisionally offered a home by The Guinness Partnership will have 3 days to respond to a request for contact to arrange to complete a pre-tenancy telephone interview and affordability assessment for any provisional offer of a home.

In the event of a person or subsequent nominees deemed unsuccessful in accordance to the local letting criteria for Newcomen

	Road across 2 bidding cycles on Keyways, the empty home will be allocated directly by The Guinness Partnership in accordance with its own internal Allocations Policy
Non-compliance with the Local Lettings Policy	In the event that the Council receives insufficient bids from applicants who meet the criteria (f) above, 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	<p>The Council will monitor and review any existing Local Letting Policy in partnership with the local authority to ensure they are achievable and offer a transparent lettings process for all applicants and deliver the expected outcomes.</p> <p>This local lettings policy will be reviewed on or before October 2018 in conjunction with Wellingborough Borough Council.</p>
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. The Allocations Policy access strategy ensures there are no blanket considerations.</p> <p>An equality impact analysis screening has been completed for the Housing Allocation Policy adopted in 2013. This screening did not identify any adverse outcomes for equalities in relation to the application of local lettings policies.</p>

Signed on behalf of the Guinness Partnership:



Date: 4 July 2018

Signed on behalf of Borough Council of Wellingborough

Date: 5 July 2018