

LOCAL LETTINGS POLICY FOR EXISTING DEVELOPMENTS

Scheme	Shelley Park and Hardwick Park, Queensway		
Landlord	Places for People		
Completion due	N/a		
Units	425 social rented units comprising:		
	STREET	POSTCODE	
	Buttermere	NN8 3ZA	
	Thirlmere	NN8 3XB	
	Eskdale Close	NN8 3XJ	
	Windermere Drive	NN8 3XF	
	Penrith Drive	NN8 3XL	
	Kendal Close	NN8 3XN	
	Bowness	NN8 3FS	
	Brooke Close	NN8 3LJ	
	Brooke Green	NN8 3LN	
	Brooke Mews	NN8 3LL	
	Owen Close	NN8 3LW	
	Owen Mews	NN8 3LP	
	Sassoon Close	NN8 3LR	
	Sassoon Mews	NN8 3LT	
	Rycroft Close	NN8 3AP	
Purpose of this Local Lettings Policy	<p>This Lettings Policy is intended to contribute to establishing a balanced and sustainable community by increasing the proportion of economically active and/or community focused households in the neighbourhood to 44% of total households.</p> <p>Currently 66% of households in the neighbourhood are dependent upon welfare benefits as their main income source in comparison to an average of 56% across Places for People stock in the Chilterns Region (comprising Bedfordshire, Northamptonshire, Buckinghamshire and Hertfordshire).</p>		

	<p>Therefore, while the Council's Housing Allocations Policy adopted by the Council in 2013 will remain the overarching policy against which allocations will be made, changes to the principle policy have been made for lettings to this 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>
<p>Links with the Council's wider strategies</p>	<p>In determining the allocations criteria for this neighbourhood the Council has also sought to promote wider strategic objectives in creating a sustainable community.</p>
<p>Marketing of the Development</p>	<p>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.</p>
<p>Allocations</p>	<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"> • 95% lets <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 commence this plan is 1 October 2013.</p> <p>All lettings will be made through the Council's Housing Allocations Policy and the following criteria will also apply;</p> <p>50% of homes will be allocated to those in employment for a minimum of 16 hours per week, or, who are making a community contribution as indicated below:</p> <ul style="list-style-type: none"> • Served in the British Armed Forces (current or past) • Currently volunteering for at least 10 hours per month • Currently in education or training and studying towards an accredited qualification • Currently Registered as an approved foster carer with

	<p>Northamptonshire County Council</p> <ul style="list-style-type: none"> • Previously met one of the above criteria however disability or age prevented continuation
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 Places for People on a half-yearly basis after which it will be reviewed annually, if appropriate, by the request of either party.
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. 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.