

LOCAL LETTINGS POLICY FOR EXISTING DEVELOPMENTS

Scheme	Sylvanus House & Diana House
Landlord	Wellingborough Homes
Completion due	Sylvanus House - January 2015 Diana House - April 2015
Units	<p>Sylvanus House = 11 Ground Floor Flats, 11 First Floor Flats, 11 Second Floor Flats.</p> <p>Ground Floor - 4 x 2 Bed Flats 7 x 1 Bed Flats</p> <p>First Floor - 2 x 2 Bed Flats 9 x 1 Bed Flats</p> <p>Second Floor – 2 x 2 Bed Flats 8 x 1 Bed Flats</p> <p>Diana House = 10 Ground Floor Flats, 12 First Floor Flats, 11 Second Floor Flats.</p> <p>Ground Floor - 4 x 2 Bed Flats 6 x 1 Bed Flats</p> <p>First Floor - 2 x 2 Bed Flats 10 x 1 Bed Flats</p> <p>Second Floor – 2 x 2 Bed Flats 9 x 1 Bed Flats</p>
Purpose of this Local Lettings Policy	<p>The development will provide 33 new units (subject to the return of decanted households) in Wellingborough when completed. The policy seeks 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>This Local Lettings Policy is intended to contribute to and</p>

	<p>encourage residents to develop lasting connections with the area.</p> <p>This LLP is also intended to improve desirability, enable tenancy sustainment and reduce stock turnover.</p> <p>These locations have been identified by Wellingborough Homes Ltd and Northamptonshire Police as areas where anti social behaviour and criminal activity is particularly prevalent.</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 these areas, to ensure that a settled, sustainable community is encouraged.</p> <p>It is recognised that some applicants may be eligible to join the housing register who have a history of ASB or drugs use, some of whom have previously lived in supported housing environments. These areas would be unsuitable for them and their consequent vulnerabilities.</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 Wellingborough Homes Ltd.</p>
<p>Links with the Council's wider strategies</p>	<p>In determining the allocations criteria for these neighbourhoods the Council has also sought to promote wider strategic objectives in creating a sustainable community.</p>
<p>Allocations</p>	<p>The following criteria will be applied by the Council under the terms of this local lettings policy and the following applicants will not be considered for nomination to Wellingborough Homes :-</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 Ltd or it's contractors within a period of three 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</p>

	<p>period of three 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 three 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, including any dependencies and those activities which have impacted on the community within a period of three 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 within a period of three years prior to nomination.</p> <p>(f) Community Contribution In addition to the above the following criteria will also 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 ie volunteering, applicants in training and education, ex service personnel, registered foster carers.
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	The Council undertakes to monitor outcomes from this Local

Review	Lettings Policy with Wellingborough Homes on a six monthly basis after which it will be reviewed annually, earlier if appropriate, by the request of either party.
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> <p>Wellingborough Homes Ltd have undertaken an impact assessment in line with the Equality and Diversity Act 2010 and their Single Equality Scheme Strategy.</p>
Date	14 December 2014