

## LOCAL LETTINGS POLICY FOR NEW BUILD DEVELOPMENTS

<b>Scheme</b>	<b>10-14 Gold Street, Wellingborough</b>
Landlord	Wellingborough Homes Ltd
Completion due	July 2014
Units	<p>8 Ground Floor flats, 9 first floor flats and 9 second floor flats for Social Rent</p> <p>Ground Floor - 6 x 1 bed, 2 x 2 bed</p> <p>First Floor - 7 x 1 bed, 2 x 2 bed</p> <p>Second Floor - 7 x 1 bed , 2 x 2 bed</p>
Purpose of this Local Lettings Policy	<p>The development will provide 26 new units 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>The purpose of this policy is to allow for the allocation of some these properties to be made as direct lets to tenants of Wellingborough Homes in order to free up larger properties that are currently being under-occupied by households at risk of financial loss through Welfare Reform. Also to allow for the ground floor and adapted units to be allocated to existing Wellingborough Homes tenants to move into accommodation that is more suitable for their needs.</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>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>Applicants who are particularly vulnerable for a variety of other reasons will be able to bid for these properties but Wellingborough Homes will assess each applicant individually to ensure that a tenancy would be sustainable within the areas covered by this LLP. All decisions will be subject to Wellingborough Homes' Equality Impact Assessment and any right of appeal will be to Wellingborough Homes.</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 &amp; 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>
<p>Links with the Council's wider strategies</p>	<p>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 and to mitigate against the wider implications of Welfare Reform.</p>
<p>Marketing of the Development</p>	<p>All properties will be advertised on Keyways, the Council's web based allocations scheme. Some of the properties will be made as direct lets to Wellingborough Homes existing tenants. <b>They will need to be registered and accepted onto Keyways to be eligible for an allocation.</b></p>
<p>Allocations criteria</p>	<p>The terms of this local lettings policy shall be as follows:</p> <p><b>Initial Lettings</b></p> <ul style="list-style-type: none"> <li>• Ground floor (8) units <ul style="list-style-type: none"> <li>○ 100% initial lets to be direct let to existing Wellingborough Homes tenants to enable them to move into accommodation that is more suitable for their needs;</li> </ul> </li> <li>• Of the remaining 18 units (first and second floors) <ul style="list-style-type: none"> <li>○ 50% of the initial lets to be direct let to Wellingborough Homes existing tenants currently under-occupying;</li> <li>○ 50% of the initial lets to be let to keyways applicants</li> </ul> </li> </ul> <p><b>Subsequent Lettings</b></p> <ul style="list-style-type: none"> <li>○ All subsequent lets will be in accordance with the 75%/25% split as set out in the nomination agreement.</li> </ul> <p>Any application for a direct let will be heard by Wellingborough Homes Social Need Panel and a decision will be made by their Management Team.</p> <p>While Keyways will remain the overarching policy against which allocations will be made, terms of this Local Lettings Policy will be followed.</p> <p>In addition to the above the following criteria will also apply:</p> <ul style="list-style-type: none"> <li>• 30% of homes will be allocated to those in employment for a minimum of 16 hours per week</li> <li>• 10% of the homes will be allocated to people providing a community contribution; contribute to the Borough's</li> </ul>

	<p>economic growth, or another valuable contribution in their community i.e. volunteering, applicants in training and education, ex service personnel, registered foster carers</p> <p>The following applicants will not be considered for nomination to Wellingborough Homes on this development:-</p> <p><b>(a) Applicants who may present a threat of nuisance</b> 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 employees of the Council, Wellingborough Homes Ltd or its contractors within a period of three years prior to nomination.</p> <p><b>(b) Harassment</b> 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 period of three years prior to nomination.</p> <p><b>(c) Violence and abuse</b> 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><b>(d) Drugs or alcohol related activities</b> 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><b>(e) Anti-Social Behaviour</b> 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>Non-compliance with the Local Lettings Policy</p>	<p>Suitable allocations are being identified for the Wellingborough Homes direct lets. In the event that allocations cannot be made through direct lets, properties will be advertised through the Keyways CBL system.</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</p>

	as a result of properties being left empty long term.
Termination of the Local Lettings Policy	This Local Lettings Policy will only terminated with the agreement of both parties
Monitoring and Review	<p>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.</p> <p>After which it will be reviewed annually, if appropriate, by the request of either party.</p> <p>Feedback will be utilised when designing future Local Lettings Policies for other new build social housing schemes.</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. 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>