

LOCAL LETTINGS POLICY FOR NEW BUILD DEVELOPMENTS

Scheme	Meadowlands – Little Harrowden
Landlord	Wellingborough Homes Ltd
Completion due	October 2014
Units	<p>2 x 2 bed bungalows for social rent</p> <p>2 x 1 bed maisonettes for social rent</p> <p>4 x 1 bed flats,(2 x ground floor, 2 x 1st floor) for social rent</p> <p>6 x 2 bed houses for social rent</p> <p>2 x 3 bed houses for social rent</p>
Purpose of this Local Lettings Policy	<p>The development will provide 16 new units in Little Harrowden when completed.</p> <p>The policy seeks to ensure that these rented homes contribute to the wider development on the site to create a thriving and sustainable community from the onset. Therefore, while the council's Housing Allocations Policy adopted in 2012 will remain the overarching policy against which allocations are made, changes to the principle policy have been made for letting to this new development to ensure that a settles, 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; 'Fair & 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>
Links with the Council's wider strategies	In determining the allocations criteria 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.
Marketing of the Development	All properties will be advertised on Keyways, the Council's web based allocations scheme. Interested parties will need to be registered and accepted onto Keyways in order to bid, and be eligible for an allocation.
Allocations	In order to achieve a balanced community, it is proposed that applicants meet the following criteria regarding local

criteria	<p>connection to the village of Little Harrowden as follows who require the bedroom size available and would not under-occupy,:-</p> <p>A. Persons who live in Parish or village of Little Harrowden and have done so continuously for 3 years or more. or</p> <p>B. Persons who are in permanent employment in Parish or village of Little Harrowden for a minimum of 16 hours per week. or</p> <p>C. Persons whose immediate family members, such as parents, siblings or children currently live in the Parish or village of Little Harrowden and have done so for 5 years or longer.</p> <p>Thereafter:</p> <p>D. Persons who currently live in an adjoining village or 'parish council area', which covers Great Harrowden, Finedon, Isham, Orlingbury and Hardwick and have done so continuously for 3 years or more or</p> <p>E. Persons who are in permanent employment in an adjoining village or 'parish council area', which covers Great Harrowden, Finedon, Isham, Orlingbury and Hardwick, for a minimum of 16 hours per week or</p> <p>F. Persons whose immediate family members, such as parents, siblings or children currently live in an adjoining village or 'parish council area', which covers Great Harrowden, Finedon, Isham, Orlingbury and Hardwick , and have done so for 5 years or longer.</p> <p>In addition to the above the following criteria will 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 i.e. volunteering, applicants in training and education, ex service personnel, registered foster carers
Non-compliance	In the event that the Local Authority receives insufficient bids from applicants who fulfil the allocations criteria set out

with the Local Lettings Policy	as above, allocations will be made in line with the Borough Council of Wellingborough's Allocation Policy.
Termination of the Local Lettings Policy	The policy will only be 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 6 monthly 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	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.
Date of agreement	3 November 2014