

LOCAL LETTINGS POLICY FOR NEW BUILD DEVELOPMENTS

Scheme	Oxford House, West Villa Road, Wellingborough NN8 4JR
Landlord	Metropolitan
Completion due	August 2015
Units	44 Flats at Affordable Rent 4 x 1 bedroom flats 40 x 2 bedroom flats
Purpose of this Local Lettings Policy	<p>The development will provide 44 new units in Wellingborough for affordable rent. 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>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>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> <p>A balance of ages of children will be sought in the allocation of properties on this scheme at first let to ensure a sustainable community.</p>
Links with the Council's wider strategies	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.
Marketing of the Development	<p>All properties will be advertised on Keyways, the Council's web based allocations scheme. All adverts will be clearly marked to inform potential bidders that a Local Lettings Policy is in place.</p> <p>The Local Lettings Policy will be available to view on the Keyways website</p>
Allocations criteria	<p>The terms of this local lettings policy shall be as follows:</p> <p>Initial Lettings</p> <ul style="list-style-type: none"> ○ 100% initial lets to Borough Council of Wellingborough

Subsequent Lettings

- All subsequent lets will be made with a minimum 75% to Borough Council of Wellingborough.

While Keyways will remain the overarching policy against which allocations will be made, terms of this Local Lettings Policy will be followed.

In addition to the above the following criteria will also apply:

- 40% 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.

Preference will be given to applicants aged 35 or over.

For 2 bedroom accommodation, applicants should be aware of the Welfare Reform changes regarding under-occupancy.

The following applicants will not be considered for nomination to Metropolitan on this development:-

(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, Metropolitan or it's contractors within a period of two years prior to nomination.

(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 period of two years prior to nomination.

(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 two years prior to nomination.

(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, which have impacted on the community within a period of two years prior to nomination.

(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

	<p>within a period of two years prior to nomination.</p> <p>Each applicant will be considered on a case by case basis with due consideration given in line with the Borough Council of Wellingborough Allocations Policy.</p>
Non-compliance with the Local Lettings Policy	<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 as a result of properties being left empty long term.</p>
Termination of the Local Lettings Policy	<p>This Local Lettings Policy will only terminate with the agreement of both parties.</p>
Monitoring and Review	<p>The Council undertakes to monitor outcomes from this Local Lettings Policy with Metropolitan on a six 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	<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. This screening did not identify any adverse outcomes for equalities in relation to the application of local lettings policies.</p>
Date	20.07.2015