

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: <table border="1" data-bbox="422 840 1359 1451"> <thead> <tr> <th>STREET</th> <th>POSTCODE</th> </tr> </thead> <tbody> <tr><td>Buttermere</td><td>NN8 3ZA</td></tr> <tr><td>Thirlmere</td><td>NN8 3XB</td></tr> <tr><td>Eskdale Close</td><td>NN8 3XJ</td></tr> <tr><td>Windermere Drive</td><td>NN8 3XF</td></tr> <tr><td>Penrith Drive</td><td>NN8 3XL</td></tr> <tr><td>Kendal Close</td><td>NN8 3XN</td></tr> <tr><td>Bowness</td><td>NN8 3FS</td></tr> <tr><td>Brooke Close</td><td>NN8 3LJ</td></tr> <tr><td>Brooke Green</td><td>NN8 3LN</td></tr> <tr><td>Brooke Mews</td><td>NN8 3LL</td></tr> <tr><td>Owen Close</td><td>NN8 3LW</td></tr> <tr><td>Owen Mews</td><td>NN8 3LP</td></tr> <tr><td>Sassoon Close</td><td>NN8 3LR</td></tr> <tr><td>Sassoon Mews</td><td>NN8 3LT</td></tr> <tr><td>Rycroft Close</td><td>NN8 3AP</td></tr> </tbody> </table>		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
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 50% of total households.</p> <p>Currently 63% 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</p>																																	

	<p>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>
Links with the Council's wider strategies	In determining the allocations criteria for this neighbourhood the Council has also sought to promote wider strategic objectives in creating a sustainable community.
Marketing of the Development	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.
Allocations	<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"> • 75% nominations to Borough Council of Wellingborough • 25% direct lets to Places for People <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 date to commence this plan is 2 February 2015.</p> <p>All lettings will be made through the Council's Housing Allocations Policy and the following criteria will also apply;</p> <p>30% 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 Northamptonshire County Council

	<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 or for the economic makeup of the estate to be compromised.
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.