

## LOCAL LETTINGS POLICY FOR EXISTING DEVELOPMENTS

<b>Scheme</b>	<b>80 &amp; 78 West Street, Buckwell Place, Kittiwake Close, Wellingborough</b>	
Landlord	Orbit Heart of England	
Completion due	N/a	
Location	<u>Street</u>  Blocks 78 & 80 West Street  Buckwell Place  Kittiwake Close	<u>Postcode and no's of dwellings</u>  NN8 4LU (12 units)  NN8 4LT (15 units)  NN8 4WG (26 units)
Purpose of this Local Lettings Policy	<p>This Local Lettings Policy is intended to contribute to and encourage residents to develop lasting connections with the area and establish stable and sustainable communities.</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 Orbit Heart of England 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. Applicants who are particularly vulnerable for a variety of other reasons will be able to bid for these properties but Orbit Heart of England 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 Equality Impact Assessment.</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 Orbit Heart of England</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 terms of this local lettings policy shall be as follows:</p> <p><b>Initial Lettings</b></p> <ul style="list-style-type: none"> <li>○ 100% initial lets to Borough Council of Wellingborough</li> </ul> <p><b>Subsequent Lettings</b></p> <ul style="list-style-type: none"> <li>○ All subsequent lets will be made with a 75%/25% split between Borough Council of Wellingborough and Orbit Heart of England</li> </ul> <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>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 Orbit Heart of England:-</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 employee's of the Council, Orbit Heart of England or it's 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><b>(f) Community Contribution</b> 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 economic growth, or another valuable contribution in their community ie volunteering, applicants in training and education, ex service personnel, registered foster carers.</li> </ul>
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 Review	The Council undertakes to monitor outcomes from this Local Lettings Policy with Orbit Heart of England on a half-yearly basis after which it will be reviewed annually, earlier 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. The Allocations Policy access strategy ensures there are no blanket considerations.

	<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>Orbit Heart of England have undertaken an impact assessment in line with the Equality and Diversity Act 2010 and their Single Equality Scheme Strategy.</p>
Date of Agreement	18 August 2016