

LOCAL LETTINGS POLICY FOR NEW BUILD DEVELOPMENTS

Scheme	Bronte Court, Swinburne Road, Wellingborough
Landlord	Wellingborough Homes Ltd
Completion due	October 2012
Units	4 x 2 bedroom bungalows for social rent 4 x 1 bedroom maisonettes for social rent 15 x 2 bedroom flats (5 x ground floor, 5 x 1 st floor, 5 x 2 nd floor) for social rent
Purpose of this Local Lettings Policy	<p>The development provides 23 new units in Wellingborough. The purpose of this policy is to ensure that the allocation of these properties will be made, where possible, through direct lets to tenants of Wellingborough Homes in order to:-</p> <ul style="list-style-type: none"> i) Free up larger properties that are currently being under-occupied by households at risk of financial loss through Welfare Reform and/or; ii) Meet the needs of people with physical disabilities and/or; iii) Cater for mature households freeing up larger social rented homes <p>The policy also 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.</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 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	Properties will be advertised on 'Keyways', the council's web based allocations scheme, although some properties may be let directly to tenants of Wellingborough Homes as detailed earlier.
Allocations criteria	<p>Properties will be allocated through direct lets to tenants of Wellingborough Homes, in accordance with the criteria detailed earlier. Where this is not possible, allocations will be advertised through the Keyways CBL system.</p> <p>Where properties are let directly by Wellingborough Homes, it is</p>

	<p>expected that the void created by this let will be advertised on Keyways.</p> <p>Preference will be given to applicants aged 40 or over. Any children to be rehoused should not be younger than 16 years.</p> <p>For 2 bedroom accommodation, applicants should be aware of the Welfare Reform changes regarding under-occupancy coming into force from April 2013.</p>
Non-compliance with the Local Lettings Policy	Suitable allocations are being identified. In the event that allocations cannot be made through direct lets, properties will be advertised through the Keyways CBL system.
Nomination of Bidders	Not applicable
Termination of the Local Lettings Policy	The policy will be reviewed annually.
Monitoring and Review	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. Feedback will be utilised when designing future Local Lettings Policies for other new build social housing schemes.
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.