



LOCAL LETTINGS POLICY (LLP) FOR STATION ISLAND, WELLINGBOROUGH

SCHEME	Station Island, Wellingborough
Landlord	Stonewater
Developer	Vistry/Countryside Partnerships
Completion Date	June 2024 – April 2026
Units	<p>Social Rent 6 x 4 Bed 8 People - Houses 12 x 1 Bed 2 People - Maisonettes 6 x 2 Bed 3 People - Flats 17 x 2 Bed 4 People – Houses 17 X 3 bed 4 people - Houses 6 x 3 Bed 5 People - Houses</p> <p>Sub Total = 64.</p> <p>Affordable Rent 6 x 1 Bed 2 People - Maisonettes 2 x 2 Bed 4 People - Houses 3 x 3 Bed 4 People - Houses</p> <p>Sub Total = 11.</p> <p>Overall Total = 75.</p>
Purpose of this Local Lettings Policy	<p>Stonewater and the Council are working together to help achieve balanced communities and support greater community cohesion and sustainability; in doing so contribute to making the area an even better place to live, work and visit.</p> <p>Whilst the Keyways Housing Allocation Scheme will remain the overarching policy against which allocations are made, this local letting plan outlines how nominations will be made outside of the principal policy for the initial lettings to this new development to ensure that a settled community is encouraged.</p>
Wider policy/strategy agreements within North Northants	<p>Housing and Homelessness Strategy (latest version) – All priorities are relevant.</p> <p>Corporate Plan (latest version) – Priorities around promoting Active, Fulfilled Lives; Better, Brighter Futures; Safe and Thriving Places; Green, Sustainable Environments; Connected Communities and Modern Public Services.</p>
Sustainable Communities Criteria	In order to achieve a balanced community, allocations will be made in the following order:




	<ul style="list-style-type: none">• Equal split between Bands A, B and C on a rotating basis with at least 50% of each property type being allocated to applicants who are economically active (in paid full or part time employment). <p>Exceptions are households who are:</p> <ul style="list-style-type: none">• In receipt of DLA/ PIP• Carer for a household member in receipt of carers allowance• In receipt of state pension
Local Connection to NNC	A Local Connection preference is required as stated in the overarching NNC Keyways Housing Allocation Scheme. (See Section 4.4 for further detail). Note that evidence will be required to satisfy the Council's Local Connection criteria.
Property Eligibility Criteria	Households will be able to express an interest in each property type in accordance with Section 7 and Appendix A of the NNC Keyways Housing Allocation Scheme.
Marketing	Properties will be advertised on Keyways, the Council's online choice-based lettings scheme. Interested households will need to be registered and accepted onto Keyways to bid and be eligible for a nomination.
Summary of how we allocate properties	<p>A property is advertised on Keyways and a shortlist of interested applicants is created after the bidding cycle ends.</p> <p>With reference to the criteria detailed above, we will seek an applicant from the shortlist that meets:</p> <ul style="list-style-type: none">-Sustainable Communities criteria and-Local Connection criteria and-Property Eligibility criteria <p>If no applicant is identified, the property will be re-advertised on Keyways.</p>
Nominations outside the Local Lettings Policy	If the Council receives insufficient bids from applicants meeting the Sustainable Communities Criteria after two bidding cycles, allocations will be made in accordance with the overarching NNC Keyways Housing Allocation Scheme. This will avoid rent losses and ensure no detrimental impact on the area because of properties being left empty long term.
Nomination of bidders	<p>Each shortlisted applicant(s) will be subject to the standard Keyways verification procedure. Applicants may be subject to additional verification checks by the Landlord.</p> <p>Applicants may be eligible to access Keyways but refused by North Northamptonshire Council and/or by the Landlord for consideration under this Local Lettings Plan.</p>



	<p>The landlord will complete their own application with applicants to ensure that the circumstances outlined in the councils Keyways application remains reflective of their current housing needs and correctly banded in accordance with scheme.</p> <p>A home visit may be conducted by the Landlord to check the applicants' circumstances.</p> <p>Existing social housing tenants seeking to transfer will be visited by their current landlord to ensure tenancy compliance.</p> <p>North Northamptonshire Council reserves the right to withdraw a previously accepted nomination if the applicant(s) has breached their current tenancy agreement which includes their rent account ceasing to be serviced at any point between nomination and the tenancy start date.</p> <p>All nominations will be compliant with this Local Lettings Plan and the wider North Northamptonshire Council Keyways Housing Allocation Scheme.</p>
Type of Tenancy	<p>Successful applicants will be offered tenancies suitable for their circumstances in line with the Landlords Tenancy Policy.</p> <p>Up to four weeks' rent in advance may be required at the point of letting; this will be stated in all Keyways adverts and in line with the Landlords Tenancy Policy.</p>
Termination of the Local Lettings Policy	<p>This Local Lettings Plan will apply to first lets on practical completion of this scheme only. All future vacancies will be allocated in line with the overarching Keyways Housing Allocation Scheme unless a revised and evidence-based Local Lettings Plan is proposed and agreed.</p>
Monitoring and Review	<p>The Council undertakes to monitor the outcomes from this Local Lettings Plan to inform any future Local Lettings Plans for other new build or existing housing schemes.</p>
Equal Opportunities	<p>In producing this Local Lettings Policy, North Northamptonshire Council is required to comply with equality legislation, and ensure there is no unlawful discrimination in the allocations of dwellings.</p>

APPROVED

Date: 22 May 2024		
On Behalf of NNC:	Name & Title:	Samantha Dickson
		Housing Allocations Manager
	Signature:	
On Behalf of Stonewater:	Name & Title:	Lauren Lawley



North
Northamptonshire
Council



STONEWATER

		Senior New Homes Executive
	Signature:	