



LOCAL LETTINGS PLAN FOR Duncan Court, Wellingborough

| | |
|---|---|
| SCHEME | Duncan Court, Henshaw Road, Wellingborough |
| Landlord | Greatwell Homes |
| Developer | N/A |
| Development Completion Date | N/A |
| Units | <p>12 Flats</p> <p>All of which have one bedroom per flat</p> |
| Purpose of this Local Lettings Plan | <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 principle policy for all lettings until the plan is reviewed.</p> <p>Greatwell Homes 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>Currently, the high density of one-bedroom flats that have been predominantly occupied by residents who have caused Anti-Social Behaviour issues and created stability concerns within the community as well as a high void turnover due to the regular occurrences of the ASB.</p> <p>There has been added pressure on the police and community safety service/resources in addressing issues including cuckooing, drug related incidents and closure orders.</p> <p>This local lettings plan is intended to contribute to and encourage residents to develop lasting connections with the area and to improve desirability, enable tenancy sustainment, and reduce stock turnover.</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 | <p>To achieve a balanced community the following criteria will be applied by the Council under the terms of this LLP. Households will not be considered for a nomination to Greatwell Homes if.</p> <ul style="list-style-type: none"> • Applicants who may present a threat of nuisance. Where there is evidence that the applicant, partner or a household member will/has presented a threat or a nuisance to existing tenants, neighbours or employees of Greatwell Homes or its contractors within five years prior to nomination. • Harassment Where there is evidence that the applicant, partner or household member is/has been the perpetrator or has incited others to harassment within five years prior to nomination. • Violence and abuse Where there is evidence that the applicant, partner or household member is/has been violent or abusive to others within five years prior to nomination. • Drugs or alcohol related activities Where there is evidence that the applicant, partner or household member is/has been involved in drug or alcohol related activities, including any dependencies and those activities which have impacted the community within five years prior to nomination. • Anti-Social Behaviour (ASB) Where there is evidence that the applicant, partner or household member is/has been involved in ASB behaviour which, if reported should they have been a tenant would be classed as a breach of tenancy within five years prior to nomination. • Criminal convictions Where there is evidence that the applicant, partner or household member has been convicted of offences relating to drugs, offences against the person, sexual offences or acquisitive offences within five years prior to nomination. <p>In addition to the above the following criteria will also apply:</p> <ul style="list-style-type: none"> • Community Contribution 50% of any void units will be allocated to those in employment for a minimum of 16 hours per week. |
| Local Connection to North Northants | <p>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.</p> |



| | |
|---|--|
| 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 Keyways Housing Allocation Scheme. |
| Marketing | <p>Properties will be advertised on Keyways, the Council's online choice-based lettings scheme when they become void, or Greatwell Homes has received notice to terminate.</p> <p>Interested households will need to be registered and accepted onto Keyways to bid and be eligible for a nomination.</p> |
| 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"> -<i>Sustainable Communities criteria</i> and -<i>Local Connection criteria</i> and -<i>Property Eligibility criteria</i> <p>If no applicant is identified, we will then seek an applicant from the shortlist that meets;</p> <ul style="list-style-type: none"> -<i>Sustainable Communities criteria</i> and -<i>Local Connection criteria</i> <p>If no applicant is identified, we will then seek an applicant from the shortlist that meets;</p> <ul style="list-style-type: none"> -<i>Sustainable Communities criteria</i> <p>If no applicant is identified, the property will be re-advertised on Keyways.</p> |
| Nominations outside the Local Lettings Plan | 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 Greatwell Homes. This may include the completion of a Pre-Tenancy Assessment and financial assessment.</p> <p>Existing social housing tenants seeking to transfer may 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 criteria outlined in this plan.</p> |
| Type of Tenancy | <p>The successful applicants of the units will be offered an Assured Tenancy subject to clearing their initial 12-month introductory tenancy period, unless an Assured Tenancy is granted from the start of the tenancy.</p> <p>A first rent payment of 4 weeks is required at the point of letting for all new tenants; this will be stated in all Keyways adverts.</p> |
| Termination of the Local Lettings Plan | <p>This Local Lettings Plan (LLP) will apply to all lets on this development unless a revised and evidence-based LLP is proposed and agreed.</p> |
| Monitoring and Review | <p>The council and Greatwell Homes undertake to monitor the outcomes from this Local Lettings Plan and review every two years.</p> |
| Equal Opportunities | <p>In producing this Local Lettings Plan, Greatwell Homes and North Northamptonshire Council are required to comply with equality legislation and ensure there is no unlawful discrimination in the allocations of dwellings.</p> |

Approved: (Approval date is the date for the plan to commence)

Date: 26 March 2025

On behalf of NNC.

Samantha Dickson – Interim Housing Allocations Manager – Housing Solutions

Signature:



On behalf of Greatwell Homes.

Sean Jackson – Support Services Manager

Signature:

