



LOCAL LETTINGS PLAN FOR PIPEWELL ROAD, DESBOROUGH

SCHEME	Pipewell Road, Desborough, Northamptonshire
Landlord	emh homes
Developer	Lovell Partnerships
Completion Date	Properties are planned to reach completion in phases between February 2024 to October 2024. Each Phase will be advertised separately to ensure that extended waiting times are not experienced by nominated applicants.
Units	<p>34 homes including:</p> <p>2 x 1-bedroom flat (2 person) 16 x 2-bedroom house (6 x 3 person & 10 x 4 person) 8 x 3-bedroom house (2 x 4 person & 6 x 5 person) 8 x 4-bedroom house (3 x 6 person & 5 x 8 person)</p> <p>Properties with have a range of one or two parking spaces or garage.</p>
Purpose of this Local Lettings Plan	<p>emh 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>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	<p>To achieve a balanced community, initial allocations will be made in the following order.</p> <p>Equal split between Bands A, B and C on a rotating basis for each property type advertised. <i>See property breakdown above in units' section</i></p>
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. Interested households will need to be registered and accepted onto the Keyways to bid and be eligible for a nomination.</p> <p><i>It is anticipated that the adverts will come in tranches between February and October 2024. However, this could be subject to delays should there be any construction issues that hold up progress.</i></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"> -Sustainable Communities criteria and -Local Connection criteria and -Property Eligibility criteria <p>If no applicant is identified, we will then seek an applicant from the shortlist that meets;</p> <ul style="list-style-type: none"> -Sustainable Communities criteria and -Local Connection criteria <p>If no applicant is identified, we will then seek an applicant from the shortlist that meets;</p> <ul style="list-style-type: none"> -Sustainable Communities criteria <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 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 emh homes. This may include the completion of a Pre-Tenancy Assessment and financial assessment.</p> <p>Applicants may be eligible to access Keyways but refused by North Northamptonshire Council and/or by emh homes for consideration under this Local Lettings Plan.</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.</p>
Type of Tenancy	<p>The successful applicants of the Social Housing Units will be offered an Assured Tenancy subject to clearing their initial 12-month introductory tenancy period.</p> <p>One month's rent in advance 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 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 LLP is proposed and agreed.</p>
Monitoring and Review	<p>The council undertakes to monitor the outcomes from this Local Lettings Plan and will be utilised when designing any future LLPs for other new build or existing housing schemes.</p>
Equal Opportunities	<p>In producing this Local Lettings Plan, emh 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: 29/11/2023

On behalf of NNC

Carly Hohn – Strategic Lead – Housing Strategy and Solutions:

Signature:

On behalf of emh homes:

Signature:

Lorraine Baxter – Allocations Team Leader