



LOCAL LETTINGS PLAN FOR SAXON PARK, DESBOROUGH

SCHEME	Saxon Park, Desborough
Landlord	Zen Housing
Developer	Bloor Homes
Completion Date	June 2025
Units	<p>21 units</p> <p>6 x 3 Bedroom house for 5 persons 4 x 1 Bedroom flat for 2 persons 7 x 2 Bedroom flat for 3 persons</p> <p>2 x 4 Bedroom house for 6 persons 2 x 1 Bedroom ground floor flats for 2 persons with level bathing (accessible)</p>
Purpose of this Local Lettings Plan	<p>Zen Housing 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 principle policy for all 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:</p> <p>INITIAL allocations will be made in the following order for all properties up to and including 3 bedrooms excluding any properties that are built to a M4(3) accessible standard.</p> <p>Equal split between Bands A, B and C on a rotating basis for each property type.</p> <p>Due to the high demand and low supply of 4-bedroom and accessible properties, these units will be allocated in accordance with the overarching Keyways scheme.</p> <p><i>See property breakdown above in units' section</i></p>



Local Connection to North Northants	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 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 Keyways to bid and be eligible for a nomination.</p> <p>It is anticipated that the properties will be advertised via Keyways between February 2025 and June 2025. However, this could be subject to delays should there be any construction issues that hold up progress.</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 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	Each shortlisted applicant(s) will be subject to the standard Keyways verification procedure. Applicants will be subject to



	<p>additional verification checks by Zen Housing. This will 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.</p>
Type of Tenancy	<p>Successful applicants will be offered tenancies suitable for their circumstances in line with the landlords Tenancy Policy.</p> <p>One month's 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 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 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, Zen Housing 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 February 2025

On behalf of NNC

Samantha Dickson, Interim Housing Allocations Manager

Signature:

On behalf of Zen Housing

Sergey Pichugin, Operations Director Asset Management

Signature: