



LOCAL LETTINGS PLAN FOR PARK FARM WAY

SCHEME	Park Farm Way, Wendal View, Wellingborough
Landlord	Greatwell Homes
Developer	David Wilson & Barratt Homes
Completion Date	April 2024-August 2026
Units	<p>Social Rent 10 x 1 Bed Maisonette 8 x 2 Bed House 3 x 3 Bed House</p> <p>Affordable Rent 12 x 1 Bed Maisonette 7 x 3 Bed House 2 x 4 Bed House</p>
Purpose of this Local Lettings Plan	<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>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.</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	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.
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>



	<p>-Sustainable Communities criteria and -Local Connection criteria and -Property Eligibility criteria</p> <p>If no applicant is identified, we will then seek an applicant from the shortlist that meets;</p> <p>-Sustainable Communities criteria and -Local Connection criteria</p> <p>If no applicant is identified, we will then seek an applicant from the shortlist that meets;</p> <p>-Sustainable Communities criteria</p> <p>If no applicant is identified, the property will be re-advertised on Keyways.</p>
Nominations outside the Local Lettings Plan	<p>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.</p>
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>Applicants may be eligible to access Keyways but refused by North Northamptonshire Council and/or by Greatwell Homes for consideration under this Local Lettings Plan.</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>The successful applicants of the Affordable Housing Units will be offered an Assured Tenancy subject to clearing their initial 12-month introductory tenancy period.</p> <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>4 weeks 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</p>



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	allocated in line with the overarching Keyways Housing Allocation Scheme unless a revised and evidence-based LLP is proposed and agreed.
Monitoring and Review	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.
Equal Opportunities	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.

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

Date: 18th April 2024

On behalf of NNC: Evonne Coleman -Thomas
Assistant Director, Strategic Housing, Development and Property Services

E. Coleman-Thomas

Signature:

On behalf of Greatwell Homes:

Rabinder Samrai, Head of Property Investment,
Sales & Lettings

Signature:

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Rabinder Samrai
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