



## LOCAL LETTINGS PLAN FOR STANTON CROSS

<b>SCHEME</b>	<b>Stanton Cross, Wellingborough</b>
Landlord	Riverside
Developer	Vistry Group (Area 10 – Bovis, Area 17a – Lindon Homes)
Completion Date	December 2023 – August 2025 Properties will be completed in phases between these dates.  Each Phase will be advertised separately to ensure that extended waiting times are not experienced by nominated applicants.
Units	<b>70 homes including:</b>  5 x 1 bed 2-person ground floor flats 5 x 1 bed 2-person first floor flats 4 x 2 bed 3-person ground floor flats 3 x 2 bed 4-person ground floor flats 7 x 2 bed 3-person first floor flats 9 x 2 bed 4-person first floor flats 13 x 2 bed 3-person houses 6 x 2 bed 4-person houses 4 x 3 bed 4-person houses 10 x 3 bed 5-person houses 4 x 4 bed 7-person houses  Some properties may be developed to meet accessibility standards.
Purpose of this Local Lettings Plan	Riverside 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.  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 the initial lettings to this new development to ensure that a settled community is encouraged.
Wider policy/strategy agreements within North Northants	Housing and Homelessness Strategy (latest version) – All priorities are relevant. 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
Sustainable Communities Criteria	To achieve a balanced community, initial allocations will be made in the following order.  Equal split between Bands A, B and C on a rotating basis for all property types that are up to and including 3 bedrooms.  Due to the high demand and low supply of large family and accessible homes, these will be allocated in band order to address the housing need of those households who have waited the longest on the housing register.



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 the Keyways to bid and be eligible for a nomination.</p> <p><i>It is anticipated that the adverts will come in tranches between December 2023 and August 2025. 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"> <li>-Sustainable Communities criteria and</li> <li>-Local Connection criteria and</li> <li>-Property Eligibility criteria</li> </ul> <p>If no applicant is identified, we will then seek an applicant from the shortlist that meets;</p> <ul style="list-style-type: none"> <li>-Sustainable Communities criteria and</li> <li>-Local Connection criteria</li> </ul> <p>If no applicant is identified, we will then seek an applicant from the shortlist that meets;</p> <ul style="list-style-type: none"> <li>-Sustainable Communities criteria</li> </ul> <p>If no applicant is identified, the property will be re-advertised on Keyways.</p>
Nominations outside the Local Lettings Plan	In the event that 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 as a result 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 Riverside. 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 Riverside for consideration under this Local Lettings Plan.</p>



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	<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 a Starter Tenancy subject to clearing their initial 12-month introductory tenancy period of their Starter tenancy, will then be converted into an Assured Tenancy.</p> <p>One weeks rent in advance will be required at the point of letting for all new tenants; this will be stated in all Keyways adverts and confirmed at final offer stage by Riverside to the customer.</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, Riverside and North Northamptonshire Council are required to comply with equality legislation, and in particular, ensure there is no unlawful discrimination in the allocations of dwellings.</p>

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

**Date: 18 December 2023**

**On behalf of NNC**

**Name & Title: Carly Hohn, Interim Strategic Lead for Housing Strategy & Solutions**

**Signature:**

**On behalf of Riverside**

**Name and Title: Richard Plenderleith – Head of Housing (South Central region)**

**Signature:**