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Northamptonshire  
Council**



## LOCAL LETTINGS PLAN FOR THE GRANGE, DESBOROUGH

<b>SCHEME</b>	<b>The Grange, Desborough</b>
Landlord	Platform Housing Group
S106	Yes a S106 is applicable
Developer	Bellway
Completion Date	July 2024 – Mid 2029
Units	<p><b>84 social rented homes:</b></p> <p>10 x 1 Bedroom Flats (2 Person) with shower over bath  10 x 2 Bedroom Flats (4 Person) with shower over bath  37 X 2 Bedroom House (4 Person) with shower over bath  19 X 3 Bedroom House (5 Person) with shower over bath  4 X 4 Bedroom Houses (6 Person) with shower over bath  4 x 2 Bedroom Bungalows (4 Person) fully accessible</p>
Purpose of this Local Lettings Plan	<p>Platform Housing Group 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 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><b>One Bedroom Flats*</b></p> <p>50% of all flats will be allocated to households where either the main or joint applicant is in employment that meets the threshold outlined in the local connection criterion of the NNC Keyways Housing Allocation Scheme.</p>



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	<p>*Exceptions to the above units will be to households who are:</p> <ul style="list-style-type: none"> <li>• In receipt of PIP / DLA</li> <li>• Aged 67+</li> <li>• In education</li> <li>• Providing care and in receipt of carers allowance</li> </ul> <p><b>Two Bedroom Flats*</b> 50% of all flats will be allocated to households where either the main or joint applicant is in employment that meets the threshold outlined in the local connection criterion of the NNC Keyways Housing Allocation Scheme. 50% of all flats will be allocated to households up to one child with the remaining 50% allocated to households with two children.</p> <p>*Exceptions to the above units will be to households who are:</p> <ul style="list-style-type: none"> <li>• In receipt of PIP / DLA</li> <li>• Aged 67+</li> <li>• In education</li> <li>• Providing care and in receipt of carers allowance</li> </ul> <p><b>Two Bedroom Houses*</b> 18 units will be allocated to households with one child with 19 units allocated to households with two children.</p> <p><b>Three Bedroom Houses</b> Equal split between Bands A, B and C on a rotating basis.</p> <p><b>Four Bedroom Houses</b> Allocated in accordance with the overarching NNC Keyways Housing Allocation Scheme to households who will utilise all bedrooms.</p> <p><b>Two Bedroom Accessible Bungalows</b> Allocated in accordance with the overarching NNC Keyways Housing Allocation Scheme to households who will utilise all adaptations and accessible features.</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>



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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 July 2024 and Mid 2029. 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	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 will be subject to additional verification checks by Platform Housing Group. This may include the completion of a Pre-Tenancy Assessment and financial assessment which will include an interview with the Neighbourhood Officer.</p> <p>Applicants may be eligible to access Keyways but refused by North Northamptonshire Council and/or by Platform Housing</p>



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	<p>Group for consideration under this Local Lettings Plan or via the allocation or Lettings Policy by Platform Housing Group.</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 Affordable Housing Units will be offered a 12-month starter tenancy followed by a Lifetime Assured Tenancy providing Platform Housing Group are satisfied there has been no tenancy breaches.</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, Platform Housing Group 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:**

**Date: 18 July 2024**

**On behalf of NNC**

**Samantha Dickson – Interim Housing Allocations Manager**

**Signature:**

*Samantha Dickson*

**On behalf of Platform Housing Group**

**Name and Title**

**Gemma Lawrence- Head of Allocations and Lettings**

**Signature:**

*Gemma Lawrence*