



LOCAL LETTINGS PLAN FOR GIPSY LANE, KETTERING

SCHEME	Gipsy Lane, KETTERING
Landlord	Places for People
Developer	Tilia Cross Keys Development
Completion Date	Properties will be completed in phases between August 2025 to December 2026. Each Phase will be advertised separately to ensure that extended waiting times are not experienced by nominated applicants.
Units	154 Affordable homes including: 70 x one-bedroom flat (2 person) 30 x two-bedroom flat (3 person) 22 x two-bedroom house (4 person) 30 x three-bedroom house (5 person) 2 x three-bedroom house (6 person)
Purpose of this Local Lettings Plan	Places for People 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 principal 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. • All property types will have an equal split between Bands A, B and C on a rotating basis except for large family homes* *Due to the short supply of large family homes, any property that has 3+ bedrooms suitable for 6+ persons will be allocated in line with the overarching Keyways Housing Allocation Scheme.
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. <i>It is anticipated that the adverts will come in tranches between August 2025 and December 2026. However, this could be subject to delays should there be any construction issues that hold up progress.</i>
Summary of how we allocate properties	A property is advertised on Keyways and a shortlist of interested applicants is created after the bidding cycle ends. With reference to the criteria detailed above, we will seek an applicant from the shortlist that meets; -Sustainable Communities criteria and -Local Connection criteria and -Property Eligibility criteria If no applicant is identified, we will then seek an applicant from the shortlist that meets; -Sustainable Communities criteria and -Local Connection criteria If no applicant is identified, we will then seek an applicant from the shortlist that meets; -Sustainable Communities criteria If no applicant is identified, the property will be re-advertised on Keyways.
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 may be subject to additional verification checks by Places for People. This may include the completion of a Pre-Tenancy Assessment and financial assessment. Applicants may be eligible to access Keyways but refused by North Northamptonshire Council and/or by Places for People for consideration under this Local Lettings Plan. Existing social housing tenants seeking to transfer may be visited by their current landlord to ensure tenancy compliance. North Northamptonshire Council reserves the right to withdraw a previously accepted nomination if the applicant(s) has breached



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	their current tenancy agreement which includes their rent account ceasing to be serviced at any point between nomination and the tenancy start date. All nominations will be compliant with this Local Lettings Plan and the wider North Northamptonshire Council Keyways Housing Allocation Scheme.
Type of Tenancy	The successful applicants of the Affordable Housing Units will be offered an assured tenancy if they are a current social/affordable tenant for a minimum period of 3 years. Applicants not meeting this criterion will be offered an initial starter tenancy. Two weeks rent in advance is required at the point of letting for all new tenants; this will be stated in all Keyways adverts.
Termination of the Local Lettings Plan	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.
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, Places for People 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: 4 August 2025

On behalf of NNC:

Samantha Dickson, Housing Allocations Manager

Signature:

**On behalf of
Places for People:**

Emma Bennett, Lettings & Marketing Area Manager

Signature: