

LOCAL LETTINGS PLAN FOR WELDON PARK, CORBY

SCHEME	Weldon Park, CORBY
Landlord	Amplius
Developer	Persimmon Homes
Completion Date	December 2025 – August 2026
Units	17 units in total 2 x two bedroom house (4 persons) 3 x 1 bedroom house (2 persons) 12 x 2 bedroom flats across ground floor, 1st floor and 2nd floor (3 persons)
Purpose of this Local Lettings Plan	Amplius 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 all 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	All lets will be made in accordance with the section 106 agreement which requires that properties are let in descending order of priority to: • a person who immediately prior to occupation of one of these properties was ordinarily resident within the Borough of Corby and needs separate accommodation or • a person who was not resident in the Borough of Corby immediately prior to occupation of one of these properties but has a strong local connection with the Borough of Corby and in determining whether a person has a strong local connection with the Borough of Corby the following will be considered: ○ a family association in the Borough of Corby and/or

	○ any periods of ordinary residence in the Borough of Corby otherwise than immediately before the date of which the unit became vacant or ○ who has an offer of employment within the Borough of Corby. To achieve a balanced community, in addition to the requirements of the section 106 agreement, initial allocations will also be made in the following order: Equal split between Bands A, B and C on a rotating basis for each property type. <i>See property breakdown above in units' section.</i>
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 Keyways to bid and be eligible for a nomination. It is anticipated that the properties will be advertised via Keyways between November 2025 and August 2026. However, this could be subject to delays should there be any construction issues that hold up progress.
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; <i>-Sustainable Communities criteria and</i> <i>-Local Connection criteria and</i> <i>-Property Eligibility criteria</i> If no applicant is identified, we will then seek an applicant from the shortlist that meets; <i>-Sustainable Communities criteria and</i> <i>-Local Connection criteria</i>

	If no applicant is identified, we will then seek an applicant from the shortlist that meets; <i>-Sustainable Communities criteria</i> 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 Amplius. This will include the completion of a Pre-Tenancy Assessment and financial assessment. 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 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 Social Rent Housing Units will be offered an Assured Tenancy subject to clearing their initial 12-month introductory tenancy period. Four 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 all lets on this development 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, Amplius and North Northamptonshire Council are required to comply with

	equality legislation and ensure there is no unlawful discrimination in the allocations of dwellings.
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Approved: (Approval date is the date for the plan to commence)

Date: 15th July 2025

On behalf of NNC

Name:	Samantha Dickson
Job Title:	Housing Allocations Manager
Signature:	

On behalf of Amplius

Name:	Emma Sheer
Job Title:	Head of Empty Homes
Signature:	