

LOCAL LETTINGS PLAN

Carey Street, Kettering

Scheme	Carey Street, Kettering
Landlord	North Northamptonshire Council
Completion Date	Estimated August 2026
Properties covered by Local Lettings Plan	The development consists of seven units of affordable rented housing for general needs, specifically: • 7 x two-bedroom (4 person) houses with downstairs WC and two parking spaces
Purpose of this Local Lettings Plan	North Northamptonshire Council (NNC) has a responsibility to help residents' access good quality homes and housing services which meet their needs and help create sustainable, mixed, and balanced communities. At the same time, we need to ensure that those in urgent housing need are housed as soon as possible. LLPs have a key role in widening housing choices for local people and can be used to reflect local circumstances and allow the Council to support communities to become or remain safe, cohesive communities where people want to live. The NNC Keyways Housing Allocations Scheme will remain the overarching policy against which allocations will be made, however this LLP acts as an addendum to the principal policy for initial lettings to this new development to ensure that a settled community is encouraged.
Scope of the plan	The Keyways Housing Allocation Scheme allows for social landlords to propose an LLP for a specifically designed group of properties or a development of housing units whether existing units or new build units in development. This specific LLP applies to initial lets in respect of the seven properties.
Ways to market this development	Properties will be let in accordance with the NNC Keyways Choice Based Lettings scheme available at www.keyways.org.uk with advertised properties being available via this website. Interested applicants will need to be active on the Keyways housing



	register before they can be considered for a property. Vacancies will be allocated to households in accordance with the North Northamptonshire Council Keyways Housing Allocation Scheme, in addition to this LLP.
Allocations Criteria	Whilst the NNC Keyways scheme and accompanying policy will remain the overarching policy against which allocations will be made, the terms of this Local Lettings Policy will be followed (and appended to the main policy) which is available to download here: https://www.northnorthants.gov.uk/housing/housing-policies. The Keyways Housing Allocation Scheme sets out who is eligible for, and able to qualify to access the Keyways housing register. Applicants with housing related debt, criminal convictions, and other unacceptable behaviour such as past evictions may not qualify to access Keyways. Those that are eligible for social housing, who have been assessed as qualifying for the Keyways housing register and whose household composition and circumstance means that they are able to be considered for the property types within this development can be considered for the properties within this LLP and should place an expression of interest (bid) if they wish to be considered. The Keyways Housing Allocation Scheme sets out the circumstances in which the Council may not advertise a property. Any offer will be allocated in line with the criteria set below. To achieve a balanced community and social value, the following criteria will be used for the first lets: • Equal allocation between Band A, B and C
Noncompliance with the Local lettings plan	If we are unable to achieve lettings under the above criteria based on the bids received, then a second round of advertising will take place to achieve the required quota of applicants against each LLP criteria. If the LLP cannot be met after a second advertising cycle, lettings will be made from the original (cycle 1) shortlist in line with the overarching Keyways Housing Allocation Scheme.
Acceptance of nominated applicants	All applicants will subject to verification, identification, and affordability checks where information is not held or is not up to date, and to ensure that applicant's circumstances have not changed since their application was assessed. The landlord, NNC, can refuse to offer a tenancy to a nominated applicant in accordance with their own Tenancy policies, but this

	must be in writing and clear reasons provided.
Termination of the Local Lettings Plan	The LLP will apply to initial lets only.
Monitoring and Review	North Northamptonshire Council will undertake to monitor outcomes from this plan on an ad hoc basis if necessary. North Northamptonshire Council undertakes annual analysis of the impact of LLP's more widely and this is used to inform proposed changes to allocations policies.
Equal Opportunities	In producing this LLP, North Northamptonshire Council are required to comply with equality legislation and ensure that there is no unlawful discrimination in the allocation of dwellings. A comprehensive Equality Impact Assessment was conducted prior to the adoption of the Keyways Housing Allocation Scheme.

Signed on behalf of North Northamptonshire Council Housing Allocation Service:

Name: Samantha Dickson

Signature: 

Title: Housing Allocations Manager

Date: 7 July 2026

Signed on behalf of North Northamptonshire Council Housing Management:

Name: Ayyaz Ahmed

Signature: 

Title: Head of Housing Management

Date: 8th July 2026