LOCAL LETTINGS PLAN FOR NIORT WAY, WELLINGBOROUGH

SCHEME	**Niort Way, Wellingborough**
Landlord	Cross Keys Homes
Developer	Barratt David Wilson
Completion Date	Properties are likely to be completed in phases between June 2026 and June 2029. Each Phase will be advertised separately to ensure that extended waiting times are not experienced by nominated applicants.
Units	**25 units in total:** 11 x One bed flat (2 person) 4 x Three bed house (5 person) 8 x One bed ground floor flat (2 person) (Wheelchair accessible with wetroom) 1 x Two bed house (4 person) 1 x Four bed house (6 person)
Purpose of this Local Lettings Plan	Cross Keys Homes 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. • Non-accessible units of more than one will have an equal split between Bands A, B and C on a rotating basis. • All accessible units will be allocated in accordance with the council's allocations scheme to households in the highest need and require the adaptations.

	• All unit types of one will be allocated in accordance with the council's allocation scheme to households in the highest need.
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. *It is anticipated that the adverts will come in tranches between June 2026 and June 2029. 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; -*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 Cross Keys Homes. 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 Cross Keys Homes 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 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 a 12-month introductory tenancy followed by a 5-year tenancy which is then reviewed. 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 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, Cross Keys Homes 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: **20/02/2026**
On behalf of NNC: **Samantha Dickson – Housing Allocations Manager**

Signature: _____

On behalf of Cross Keys Homes: **Sam Barton – Service Manager Property Lettings & Customer Central**

Signature: _____