

New Development : Local Lettings Plan Request

Development Name: Badbury Ph3 Swindon (Practical completion date 17/04/2024 – 31/07/2025)

Landlord: Bromford Housing

Request made by: Becky Davies-Tombs

Date to be reviewed: LLP for first allocations only. Review only if necessary.

Sensitive Let requirement: Yes (if yes please provide criteria in section below)

Date approved by Lettings Manager: 01st April 2024

Date approved by SBC:

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1. Overview of Development

Provide brief of development i.e. number of properties, size of properties (plans), welfare adaptations (wheelchair, lifts, etc.), proposed dates of handover of each units, tenure and affordable rent:

April 2024 – 2 x 2 bed 4 person semi detached house

2 x 3 bed 5 person semi detached house (both of which are fully adapted properties with a through floor lift)

Both affordable rent and will be offered on a starter tenancy unless an established tenure type already in place

May 2024 – 2 x 1 bed 2 person ground floor flat

2 x 2 bed 3 person ground floor flat

4 x 2 bed 3 person first floor flat

4 x 2 bed 3 person second floor flat

All affordable rent and will be offered on a starter tenancy unless an established tenure type already in place

June 2024 – 2 x 2 bed 4 person semi detached house

Both affordable rent and will be offered on a starter tenancy unless an established tenure type already in place

December 2024 – 2 x 2 bed 4 person semi detached house

Both affordable rent and will be offered on a starter tenancy unless an established tenure type already in place

July 2025 – 3 x 2 bed 4 person houses (2 x end terraced, 1 x mid terraced)

All affordable rent and will be offered on a starter tenancy unless an established tenure type already in place

Location of development.

Provide address and postcode of development (plans):

April 2024 –

1, 8 & 9 Neston Close, Swindon, SN3 6GH

4 Fosbury Crescent, Swindon, SN3 6GG

May 2024 –

10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22 Neston Close, Swindon, SN3 6GH

June 2024 –

339 & 341 Homington Avenue, Swindon, SN3 6GE

December 2024 –

6 & 8 Clouds Row, Swindon, SN3 6GN

July 2025 –

315, 317 & 310 Homington Avenue, Swindon, SN3 6GE

2. Objectives of the Lettings Plan

The lettings plan aims to:

- Ensure residents have a high level of satisfaction with their homes and neighbourhood;
- Minimise turnover and reduce voids;
- Ensures that the needs of local residents and the wider community are reflected within the development;
- To build a balanced and sustainable community by allocating properties to households from a variety of social and economic backgrounds, whilst ensuring that residents integrate well to form a cohesive, safe and sustainable community.

3. The Lettings Process

- Applicants will have a housing need in accordance with Swindon Borough Council's allocations policy. Nominated applicants will be subject to a Housing and Support Needs Assessment, including a rent affordability check. All applications will be assessed in accordance with Bromford lettings policy.

- If a sensitive let is applied, then applicants may be subject to enhanced housing checks, which may involve Police or other relevant professional agencies checks.
- Are Pets allowed in this development? YES
- Are there any restrictions in this development which the applicant will need to be informed about? No right to buy / acquire
- Properties will be advertised and allocated using the criteria set out in section 4.

4. How will this plan create a more sustainable community?

- Applicants will be assessed by the Lettings Advisor using a Housing Needs and Support Assessment and in line with the criteria set out in our Allocations Policy. The assessment will be discussed with the Neighbourhood Coach to ensure that the allocation of the property to the applicant will help to build a balanced, cohesive and sustainable community.
- At the discretion of Bromford Housing applicants may be asked supplementary interview and risk assessment questions that will be completed by a Neighbourhood Coach and/or Tenancy Sustainment Officer as part of the allocation assessment process.
- New tenants will be offered starter tenancies, except where they already hold a secure or assured tenancy, this is to ensure sustainability.
- For first allocations only, priority will be given to economically active applicants i.e. employed, self-employed. We will also consider those who volunteer where a pattern of voluntary activity is akin to employment. A maximum of **50 percent** of allocations will be to economically active households (including key workers) and/or eligible Armed Forces personnel. Any future allocations will only be allocated in this way where an appropriate review has been completed and it is deemed necessary to do so in order to meet the objectives of the lettings plan.

5. Sensitive Let Requirement (if applicable):

- Economically active applicants including those that volunteer
- Applicants who are actively engaging with support for any identified addictions e.g. drugs, alcohol, gambling
- Have no history of ASB
- Have no history of being evicted for a tenancy breach