

## **New Development : Local Lettings Plan Request**

**Development Name:** Lotmead

**Landlord:** SNG

**Request made by:** Dan Russell

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

**Sensitive Let requirement:** Yes or No (if yes please provide criteria in section below)

**Date approved by Lettings Manager:** 30/1/26

**Date approved by SBC Allocations Manager:** 02/02/2026

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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:*

Lotmead is a significant strategic development to the east of Swindon. SNG have a joint venture with Countrywide to provide – across the next six years (in 9 phases) – 2199 homes, of which around 340 will be affordable rent.

#### **Location of development.**

*Provide address and postcode of development (plans):*

The Lotmead site sits east of the A419, bordered by the A420 and Wanborough



## 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;
- Ensure 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 SNG 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.
- The restrictive covenants don't prevent domestic pets, but SNG may require apartment blocks to be pet-free

- Applicants will need to be aware of the following restrictive covenants:
  - You must not park any commercial vehicle, caravan, house on wheels, boat or trailer on the property under any circumstances. You are allowed a light motor van (not exceeding 1.5 tonnes) on the driveway or in the garage where applicable. Vehicles making deliveries are allowed to park temporarily for the purpose of making deliveries/collections.
  - You may not carry out any trade or business on the property other than home working and childminding
  - You must not use the property for the repair or maintenance of motor vehicles or the storage, repair or maintenance of any caravan, house on wheels, boat or trailer. You are allowed to carry out day to day repairs such as changing a tyre or checking oil levels.
- Properties will be advertised and allocated using the criteria set out in section 5.

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

- Applicants will be assessed by the SNG Lettings Officer using a Pre Tenancy Assessment and in line with the criteria set out in our Lettings Policy and this Local Lettings Plan, in order to help to build a balanced, cohesive and sustainable community.
- New tenants will be offered Assured tenancies in line with SNG's Lettings Policy.

#### **5. Sensitive Let Requirement (if applicable):**

- Preference for at least 50% of allocations to go to those in paid employment, training, or voluntary work
- A minimum of 1 year successfully managing a home independently for all lets
  - or where that doesn't apply, a minimum of 1 year successfully sustaining employment, training or voluntary work
  - or where neither apply, evidence of successful engagement in Pre Tenancy Training
- A minimum of 3 years successful tenancy history where there is a history of legally enforceable ASB, or - where not legally enforceable - 1 year successful tenancy history.

- Where there is a history of drug/alcohol, and evidence of engagement with support services for a minimum of 1 year and evidence of successful rehabilitation
- 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.