

New Build Local Lettings Plan Request

Landlord: Sovereign Housing Association
Confirmed by Swindon Borough Council

Name of Development, plot numbers and street names if known

Tadpole Farm Plots Ground Floor - 73 & 74, First Floor - 75, 76, 77, & Second floor – 78, 79, 80 and all other subsequent lets as they become vacant

This is a David Wilson Homes.

Reason for request: This local letting plan is to provide a suitable range of residents, to enable a balanced and sustainable community to be created for this new development.

Total number of properties by type, floor, number of rooms, maximum occupancy etc

There are 8 properties in total, all are 1 bed flats.

8 X 1 Bed Flats

2 x Ground floor flats: Couple or single person preference given to those who have a need for ground floor accommodation

A minimum of 2 x Couples or single person in employment or training towards employment and can demonstrate this.

A minimum of 2 x Couples or single persons who are over 30yrs and are in paid employment.

2 x Couples or Single person in need of Social Housing with no employment restrictions.

On subsequent lettings: The housing association will advertise any void properties with the relevant criteria, as agreed in this local lettings plan, between Sovereign and Swindon Borough Council. This will be reviewed annually.

These homes are due to handed over on the 4th May 2018.

Any s106 restrictions and if so, copy of s106 document to be provided

Local connection covenants as per planning application approval

Any other relevant details about the development or Lettings Plan

We require applicants to be in employment and or benefits and be able to demonstrate a disposable income that will cover rent and service charge for the properties. All potential candidates will be required to undertake a pre tenancy assessment (PTA)

Applicants with a known history of convictions for criminal and/or anti-social behaviour, drug abuse or drug dealing will only be considered if there have been no evidence of this behaviour for at least two years and where there are addiction problems, they have engaged with a support agency and abstained for over a year and the applicants/agencies are able to demonstrate this. Sovereign reserve the right to the final decision on this client group. All applicants must meet the relevant criteria in line with Sovereigns current lettings criteria.

We will not accept applicants with mental health problems where their behaviour constitutes ASB or where they are classed as extremely vulnerable and can be taken advantage of. We will however exercise discretion where there is suitable support in place provided by professional agencies which is proving successful and the residents are fully engaged in.

This local lettings plan's purpose is to help create a mixed housing area that meets the needs of applicants and the local community. This local lettings plan is written in line with SBC allocations Policy. Whilst SBC Policy will remain the overarching policy against which allocations are made, this local lettings plan outlines how allocations will be made outside of the initial lettings for this new development.

We want to ensure that sustainable, settled and successful communities are formed and this will enable us to do so. This local lettings plan will allow us to allocate particular accommodation to residents of a particular description, whether or not they fall within the reasonable preference categories or not. However we will ensure that overall, reasonable preferences for allocations are given to applicants in the reasonable preference categories, and that our local lettings plans do not unlawfully discriminate.

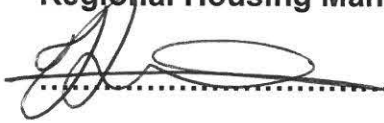
All applicants are subject to a minimum of one week's rent in advance, whether in employment or in receipt of benefits. Current rents are indicated on each advert.

Swindon Council – Lettings Manager



Date

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Sovereign Housing Association
Regional Housing Manager – Fiona Lester

 26th March 2018

