

Swindon Borough Council

Multi-Storey flats

Local lettings Plan

Following the Government changes regarding the housing benefit allowances a Local Lettings plan will be required on these flats until the allocations policy has been reviewed in 2013.

Previously these flats could be under-occupied and were let to singles and couples regardless as to whether they were on housing benefit or not. However, following the new changes coming in April 2013 any new tenant housed in these flats with a spare bedroom (excluding those of retirement age) will have to pay a contribution to their rent if claiming housing benefit. This is because they will only receive housing benefit for the number of bedrooms they will actually require.

There are 6 Multi-Storey blocks in Swindon. The blocks consist of 41 x 2 bedroom flats. 1 flat is located on the ground floor and 4 on all other floors.

Currently a number of tenants are choosing to be moved as they think they will be unable to afford to pay the shortfall from April 2013.

The aim of this Local Lettings Plan is to ensure that new tenants housed into these flats are able to pay the full rent if under-occupying. We will also ensure a sustainable mix of clients where possible.

Address of Properties Current tenure mix

Hatherleigh Court, Park North	3 families 38 singles/couples	
Milverton Court, Park North	6 families 34 singles/couples 1 owner	
Torrington Court, Park North	4 families 37 singles/couples	
Upavon Court, Penhill	5 families 34 singles/couples 2 owner occupiers	
Seagry Court, Penhill	6 families 33 singles/couples 1 owner and 1 void	
Cleverton Court, Penhill	10 families 30 singles/couples 1 owner	

Criteria for Local Lettings Plan:

- Any vacancy will initially be advertised to a family with 1 dependant only.
- Where there are no bids then the vacancy will be re-advertised to singles and couples. However, they will need to be working to ensure that they can pay the rent. This is to minimise any potential rent arrears and also not have to move the tenant if they cannot pay the rent when the new changes come in.

Exclusions

Applicants with a known history of convictions for criminal or anti-social behaviour in the last 3 years will not be considered for accommodation within the scheme. After this time the prospective customer must be able to clearly demonstrate to our satisfaction that they have had a proven record of no anti-social behaviour or criminal behaviour.

Applications will not normally be considered from those who have a debt outstanding to this authority. This includes present rent, former arrears or recharges. However, consideration may be given to those who have adhered to a regular repayment plan for a consecutive 6months.

This Local Lettings Plan will be reviewed when the allocations policy is also reviewed in 2013.