

Tadpole Garden Village 4.5 – 4.6 Swindon - Local Lettings Plan

Background

Tadpole Garden Village is located in the north of Swindon, approximately 5 miles from the town centre. The site is a mixed use urban extension comprising residential, employment, local centre, public house and community uses. There are a number of national house-builders on the site, including Crest Nicolson, Bovis Homes and Bellway Homes. David Wilson Homes are the builders for this phase (4.5 – 4.8). GreenSquare already have a large number for rented and LCHO properties scattered throughout the site.

This phase (4.5 – 4.6) comprises of 65 properties in total; 50 for Affordable Rent and 15 for LCHO. Over the next 4 years there are 9 phases planned, however these may be condensed depending on how the project goes.

2019 = 15 affordable rent

2020 = 6 affordable rent

2021 = 14 affordable rent

2022 = 15 affordable rent

There are a mixture of properties sizes for rent; 12 x 1 bed flats, 14 x 2 bed houses, 20 x 3 bed houses and 4 x 4 bed houses.

Objectives of the Original Lettings Plan

- To ensure the new homes integrate well with the existing homes to form a cohesive, safe and sustainable community;
- Ensure the residents have a high level of satisfaction with their homes and neighbourhood;
- Minimise turn over and reduce voids; and
- To ensure that the needs of the local community and wider community are reflected within the development.

Summary issues

There has been a history of antisocial behaviour and other housing management issues on the estate and although this appears to have improved in more recent times, this could have been as a result of the current local lettings plan. Given the objectives of the original local lettings plan, it is essential that we consider any potential increase stock and the impact on housing management issues, balanced with the waiting list profile.

In summary, issues relating to 1 bedroom properties for couples or single person households have historically included:

- Anti social behaviour
- Illegal drug activity
- Targeted hate crime

How will this plan create a more sustainable community?

- Priority will be given to economically active applicants allocations will be economically active households – 60 per cent of 1 bed flats and 40 per cent of houses
- Applicants need to evidence they have successfully maintained a tenancy(ies) with no issues during the last five years.
- Applicants with a history relating to drug or alcohol misuse in the last 5 years will not be considered, unless there is evidence they have either held a successful tenancy for a minimum of 12 months immediately prior to application.
- Applicants with a history of issues relating to drug or alcohol misuse need to have successfully completed a rehabilitation programme with a recognised support agency.
- Applicants with a history of anti-social behaviour will only be considered if they have successfully held a tenancy for the last 2 years. We would need full disclosure of past activities so we can effectively assess and manage the risk.
- Applicants with mental health issues require a full disclosure of any such issues in order that we can undertake a risk assessment to establish appropriate support is in place for the tenancy to be sustainable.
- Police checks may be carried out as necessary to ensure that we reduce the likelihood of anti-social behaviour.
- Preference given for a wide range of ages to encourage community cohesion.
- Applicants must be able to live independently with minimal or no support. Those with support needs must be engaged with their support provider.

The Lettings Process

All applicants must meet existing GreenSquare allocations policy criteria.

Properties will be advertised using the criteria set out in the lettings plan.

Applicants may be interviewed by a GreenSquare Housing Officer 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 LLP will be reviewed in 12 months to consider it's continued effectiveness in relation to tackling anti-social behaviour and housing management issues. If these continued improvements are sustained, we may be able to consider a less stringent plan.