

LOCAL LETTINGS PLAN

TADPOLE FARM LOCAL CENTRE PLOTS 1-29

Sovereign Housing Association, Brabazon House, Unit 11 Brabazon Office Park,
Golf Course Lane, Filton, Bristol, BS34 7PZ

Background

Section 167 (2E) of the Housing Act 1996 (as amended by the Homelessness Act 2002) enables Housing Authorities to adopt Local Lettings Policies and Plans. The Code of Guidance states that these lettings plans could enable a Housing Authority to allocate to specific groups of people, whether or not they fall into the reasonable preference categories. However, it does also state that reasonable preference categories must be taken into account overall and that local lettings plans (LLPs) should not discriminate either directly or indirectly on any equality grounds.

Once agreed these schemes will have their own allocations criteria. LLPs may be applied in addition to any local planning restrictions (contained in agreements made under Section 106 of the Town and Country Planning Act 1990) which may be in place, but will not override them.

LLPs can be put in place for a specific area or estate and will be set up in response to particular local circumstances. They will include a clear commitment to equality of opportunity, the provision of clear and accurate information to applicants and an appeals mechanism.

LLPs will be used to make sure, where possible, that there is a mixed and balanced community which fits well within the wider community. It will consider such issues such as child density and the proportion of households in employment in any one area or estate. The precise approach to be adopted will reflect the particular problems/issues of an area or estate.

These LLPs will be agreed by both Sovereign Housing Association and the local authority. They will be agreed for a limited time, after which it will be reviewed and, unless it is agreed to extend it, future lettings will revert to the open waiting list through Swindon Homebid.

This LLP shall apply to the initial allocations of 29 general needs properties at Tadpole Local Centre.

The LLP will begin on 2nd March 2020 and continue until such time as all properties have been allocated and for the first 12 months of lettings at this scheme.

The LLP can be extended by mutual agreement.

The LLP applies to 29 General Needs properties known as Flats 14-42, Chatfield, Tadpole Garden Village, Swindon, SN25 2SZ

(If a S106 applies the rules of the S106 agreement will be applied and are stated below)

Details here of the numbers of properties and types.

17 x 1 bed 2 person flats

12 x 2 bed 4 person flats

These properties will be let as affordable homes with an affordable rent. All properties will be let on 5 year fixed term tenancies unless applicants already have an Assured or Secure tenancy with another social housing provider, in which case they will be granted an Assured tenancy. New tenants to Sovereign will be granted a probationary tenancy for the first 12 months and then have a 5 year fixed term tenancy.

Completion of the first phase of these affordable homes is expected in March 2020 with keys due to handover for occupation during April 2020, over three phases.

A. Purpose of the LLP

The purpose of this LLP is to:

- Agree the allocation criteria of the properties that are under construction.
- Achieve a stable environment by minimising possible future management problems.
- Reduce turnover by ensuring a balance of applicants in the first letting of this development based on housing need

This LLP does not apply to the long term letting of this scheme. After the first year of the letting of the whole scheme, a review of the LLP success will be carried out. Unless an agreement is made to extend the LLP all lettings will revert to standard adverts and lettings through Swindon Homebid.

B. Objectives of the LLP

The objective of this LLP is to:

- support the development of a settled and integrated community,
- reduce and avoid anti-social behaviour,
- minimise turnover and improve sustainability

C. Key elements

Properties will be let in accordance with Sovereign’s Lettings policy and via Swindon Homebid.

For the initial letting the properties will be occupied by a mix of housing need applicants and the normal affordability criteria outlined in Sovereign’s policy will apply.

Adverts will state that a minimum of a week’s rent must be paid in advance of a tenancy starting. They will also state the minimum income an applicant must be in receipt of, based on Sovereign’s affordability criteria which requires that no more than 40% of income should be spent on rent.

Properties will be advertised as being ‘subject to a local lettings plan’, with the following terms:

- Applicants may be refused where their needs may present risk, or could create a negative impact on the immediate and wider community.
- At least 50% of units will be let to employed applicants.
- At least 50% of units will be let to applicants aged over 30.

D. Monitoring and review

At the end of the 1st year anniversary of the letting of the whole scheme, this LLP will be reviewed and should, unless agreed with Swindon Borough Council, come to an end.

Signed by:

On behalf of Swindon Borough Council

Signed by:

On Behalf of Sovereign Housing Association

Dated:

