

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

**Development Name:** Tadpole Farm 3.1-3.2

**Landlord:** GreenSquare

**Request made by:** Vicky Gunter

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

**Date approved by Lettings Manager:** 18/02/2020 (Dan Monks)

**Date approved by SBC:** 20/02/2020 (Janine Coward)

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### **1. Overview of Development**

This is a large new build housing scheme at Tadpole Garden Village. GreenSquare has acquired 36 affordable rent properties which are due to complete over the next 24 months. There are no flats and the rest are a mixture of 2, 3 and 4 bed houses.

11 x 2 bed houses

21 x 3 bed houses

4 x 4 bed houses

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

The site is well positioned for access to local services including schools, independent shops and cafes, a supermarket, and leisure centre that are all either within walking distance or just a short drive away.

### **2. Objectives of the Lettings Plan**

To support the community, a local lettings plan is required for the allocations on this phase of properties. This approach will support community building and aims to:

- Ensure the new residents integrate well to form a cohesive, safe and sustainable community;
- 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;
- Build a balanced and sustainable community by letting to households with a variety of social and economic circumstances.

### **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 the GreenSquare lettings policy.
- Properties will be advertised using the criteria set out in the lettings plan.
- Applicants may be interviewed by a GreenSquare Housing Officer and/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.

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

- Applicants will be assessed by the Lettings Officer using a Housing Needs and Support Assessment and in line with the criteria set out in our Allocations Policy. The assessment will be discussed with the Housing Officer to ensure that the allocation of the property to the applicant will help to build a balanced, cohesive and sustainable community.
- Applicants will be subject to a Housing Officer Interview.
- Applicants must be able to live independently with minimal or no support. Those with support needs must be engaged with their support provider.
- Applicants will need to have verified satisfactory references.
- A minimum of 50 percent of applications need to be allocated to economically active households. This includes full time or part time work.