

New Development : Local Lettings Plan Request

Development Name: Day House Lane, Badbury Park, Swindon

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:

Date approved by SBC:

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1. Overview of Development

This is a large new build housing scheme at Badbury Park. GreenSquare has acquired 29 affordable rent properties which are due to complete over the next 24 months. There properties are a 1 bed flats, 1 bed maisonettes, 2 bed coach houses, and 2, 3 and 4 bed houses.

6 x 1 bed flats

2x 1 bed maisonettes

1 x 2 bed coach house

8 x 2 bed houses

9 x 3 bed houses (3 of which have wheelchair access)

3 x 4 bed houses

Location of development.

The site is located just of Junction 15 of the M4 and the A419, and it is well positioned for access to local services including schools, shops, a petrol station, and the Great Western Hospital, 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.
- Priority will be given to economically active applicants i.e. employed, self-employed. We will also consider those who volunteer where a pattern of voluntary activity is akin to employment. A minimum of **50 percent** of allocations will be to economically active households.