

New Development: Local Lettings Plan Request

Development Name: Greenbridge Square, Swindon

Landlord: Cottsway Housing

Request made by: Stacy Howard & Matt Harper

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

Date approved by Lettings Manager:

Date approved by SBC: 20/10/2021

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1. Overview of Development

This is a new build housing development at Greenbridge. Cottsway has acquired 14 affordable rent properties which are due to be completed in the next 6 months. A breakdown of the property types are as follows:

Affordable Rent – 14 units

1 x 1 Bed (2P) Flat

1 x 1 Bed (2p) Flat

9 x 2 Bed (4P) House

1 x 3 Bed (5P) House

1 x 3 Bed (5P) House

1 x 4 Bed (6P) House

Location of development.

The site is located on the edge of Swindon and it is well positioned for access to local services including schools, shops, a petrol station, and cinema 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 to be carried out by Cottsway's Housing Officer, including a rent affordability check and landlord references where required. All applications will be assessed in accordance with the Cottsway's lettings policy.
- Applicants may be referred to our 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.
- New tenants will be offered pre tenancy support

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

- Applicants will be assessed by the Housing 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 maximum of **50 percent** of allocations will be to economically active households, and include keyworkers and armed forces.