

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

**Development Name:** Tadpole Garden Village 4.5 – 4.6 Swindon

**Landlord:** GreenSquareAccord

**Request made by:** Victoria 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**

Tadpole Garden Village 4.5 – 4.6 Swindon is one of the final phases of a large new build housing scheme on the outskirts of Swindon and Blunsdon.

GreenSquareAccord acquired 50 affordable rent properties which have been handed over in stages since 2019, we are expecting the final 15 properties to be handed over in 2022. The property types are a mix of 1 bed flats, 1 bed maisonettes, 2 bed coach houses, and 2, 3 and 4 bed houses.

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

The site is located just off of A419, and it is well positioned for access to local services including schools, shops and the Great Western Hospital, that are all either within walking distance or just a short drive away. There is a bus route that runs through the development in to the town.

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

To lettings plan aims to:

- Ensure residents have a high level of satisfaction with their homes and neighbourhood;
- Minimise turnover and reduce voids;
- Ensures that the needs of local residents and the wider community are reflected within the development;
- To build a balanced and sustainable community by allocating properties to households from a variety of social and economic backgrounds, whilst ensuring that residents integrate well to form a cohesive, safe and sustainable community

### **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 GreenSquareAccord's lettings policy.
- Properties will be advertised and allocated using the criteria set out below:

### **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
- At the discretion of GreenSquareAccord applicants may be asked supplementary interview and risk assessment questions that will be completed by a 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, this is to ensure sustainability
- For first allocations only, 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. Any future allocations will only be allocated in this way where an appropriate review has been completed and it is deemed necessary to do so in order to meet the objectives of the lettings plan.