

New Development : Local Lettings Plan Request

Development Name: Marlborough Road, Wroughton

Landlord: GreenSquareAccord

Request made by: Simon Henstock

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

Date approved by Lettings Manager: Nicola Royston

Date approved by SBC:
.....

1. Overview of Development

This is a new build housing scheme in Wroughton. GreenSquareAccord will be allocating 31 units over in one phases, all properties are expected to handover towards the end of August 2022. The properties are a mixture of maisonettes and houses, the following will be available for affordable rent:

4 x 1 bed maisonettes

11 x 2 bed houses

5 x 3 bed houses

2 x 4 bed house

Location of development.

The site is located just off Marlborough Road in Wroughton, and it is well positioned for access to local services including schools, shops and the local hospital. It is also only a short drive/bus journey from Swindon Town Centre and the amenities, retail parks and supermarkets in that surrounding area.

2. Objectives of the Lettings Plan

To support the community, a local lettings plan is required for all allocations of the properties subject to this lettings plan. 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 GreenSquareAccord's lettings policy.
- Properties will be advertised using the criteria set out in the lettings plan.
- Applicants may be interviewed by a GreenSquareAccord 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.
- Priority may be given to those with a Rural Connection to Wroughton.

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 may 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 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.