

New Development : Local Lettings Plan Request

Development Name: Redlands Park, Highworth, Swindon

Landlord: GreenSquareAccord

Request made by: Vicky Gunter

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

Sensitive Let requirement: No (if yes please provide criteria in section below)

Date approved by Lettings Manager: Rob Anscombe

Date approved by SBC: 24/03/21

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1. Overview of Development

Provide brief of development i.e. number of properties, size of properties (plans), welfare adaptations (wheelchair, lifts, etc.), proposed dates of handover of each units, tenure and affordable rent:

The Redlands Park development is new build housing scheme on the outskirts of Highworth. GreenSquare has acquired 15 affordable rent properties which are due to be delivered in the next 12 months. The property types are as follows:

2 x 1 bed flats

10 x 2 bed houses

2 x 3 bed houses

1 x 4 bed house

Location of development.

Provide address and postcode of development (plans):

The site is located on the outskirts of the market town Highworth. The site is well positioned for access to local services including schools, shops, and a petrol station that are all either within walking distance or just a short drive away.

Swindon Town Centre is approximately 8 miles from Highworth. Bus links between Highworth and Swindon are good. The A419 and M4 are easily accessible for travelling further afield.

The street addresses for this development are as follows:

- Gold Close, SN6 7FQ

- Sword Avenue, SN6 7FN
- Juno Gardens, SN6 7FP

2. Objectives of the Lettings Plan

The 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 lettings policy.
- Properties will be advertised and allocated using the criteria set out in section 4.

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 aim of building a balanced, cohesive and sustainable community, as well as, ensuring a high level of satisfaction with homes and neighbourhood.
- At the discretion of GreenSquareAccord, applicants may be asked supplementary interview and risk assessment questions as part of the allocation assessment process. A Housing Officer and/or Tenancy Sustainment Officer will complete this. The aim of this is to ensure that a balanced, cohesive and sustainable

community is built and to ensure tenancy sustainment and minimise turnover and reduce voids.

- New tenants will be offered starter tenancies, except where they already hold a secure or assured tenancy, again the aim of this is to ensure that a balanced, cohesive and sustainable community is built and to ensure tenancy sustainment and minimise turnover and reduce voids.
- 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 (including key workers) and/or eligible Armed Forces personnel. 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. The aim of this is to ensure that a balanced, cohesive and sustainable community is built and that the needs of the wider community are reflected within the development.