

New Development : Local Lettings Plan Request

Development Name: Via Alveus - GreenSquare Homes site - Blunsdon

Landlord: GreenSquareAccord

Request made by: Keeley Cox

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

Date approved by Lettings Manager: 13/06/2023

Date approved by SBC: 22/06/2023

.....

1. Overview of Development

There are 28 units on the development; 13 outright sale, 4 shared ownership and 9 affordable rent (plot 12 being M4(3) standard so Ground floor wet room, adjustable kitchen with oven/hob provided. Upstairs standard bathroom.

9 properties

1 x 4 bed house – 7 person

2 x 3 bed houses

3 x 2 bed houses

1 x 2 bed m4(3)

2 x 1 bed flats

Location of development.

The site is located just off of the A419, and it is well positioned for access to local services including schools and shops, and is only a short drive/bus journey from Swindon Town Centre, retail parks/supermarkets, and the Great Western Hospital.

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.
 - To create a safe and sustainable community
 - Help meet priority Housing Need in the town
 - To promote work and employment and thereby reduce deprivation
 - Improve the level of satisfaction that residents have with their homes and neighborhood

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 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.
- Any properties within the Blunsdon Village (SN26) may be given priority to those with a Rural Connection to Blunsdon.

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.
- Ensure that applicants with any documented history of anti-social behaviour will be excluded unless the anti-social behaviour occurred two or more years prior to the date of application and they have conducted a tenancy satisfactorily in the intervening period
- Ensure that applicants and their households with any documented history of illegal drug and/or alcohol abuse will not be considered unless there is an acceptable support package in place and limited to a target of 10% of the allocations

- 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.