

New Development : Local Lettings Plan Request

Development Name: Stanton Chase, Swindon

Landlord: Cottsway

Request made by:

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

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

Date approved by Lettings Manager:

Date approved by SBC:

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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:

34 homes – 24 affordable rent and 10 shared ownership

Tenure	Unit Types	No. of Units	Floor Area (m ²)	Rent (per Week)
Affordable rent	1 bed 2 person flat	6	48.00	£
Affordable rent	2 bed 4 person wheelchair house	2	100.00	£
Affordable rent	2 bed 4 person house	8	75.00	£
Affordable rent	3 bed 5 person house	7	84.00	£
Affordable rent	4 bed 7 person house	1	115.00	£
Aff Rent Sub-Totals		24		

Wheelchair homes are M4(3). Discussions underway with Housing strategy manager to assess potential for through floor lifts to be added.

Handover dates for 2023 homes are:

Handover date	plot	Postal no	Street name	postcode	Unit type
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30/09/2023	52	4	Herald Close	SN3 4WD	3b5p House
30/09/2023	56	15	Brimstone Road	SN3 4TJ	2b4p House ET
30/09/2023	50	2	Herald Close	SN3 4WD	2b4p House ET
30/09/2023	49	1	Herald Close	SN3 4WD	2b4p House ET
30/09/2023	54	6	Herald Close	SN3 4WD	2b3p House WC
30/09/2023	55	7	Herald Close	SN3 4WD	2b4p House WC
30/09/2023	51	3	Herald Close	SN3 4WD	2b4p House ET
30/09/2023	57	17	Brimstone Road	SN3 4TJ	2b4p House ET
11/12/2023	111	10	Grayling Avenue	SN3 4RL	1b2p Flat
11/12/2023	112	12	Grayling Avenue	SN3 4RL	1b2p Flat
11/12/2023	110	8	Grayling Avenue	SN3 4RL	1b2p Flat
11/12/2023	107	2	Grayling Avenue	SN3 4RL	1b2p Flat
11/12/2023	108	4	Grayling Avenue	SN3 4RL	1b2p Flat
11/12/2023	109	6	Grayling Avenue	SN3 4RL	1b2p Flat

Location of development.

Provide address and postcode of development (plans):

Stanton Chase Swindon, SN3 4TD

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 Cottsway's lettings policy.
- If a sensitive let is applied, then applicants may be subject to enhanced housing checks, which may involve Police or other relevant professional agencies checks.
- Are Pets allowed in this development?
- Are there any restrictions in this development which the applicant will need to be informed about?
- 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 allocation of the property to the applicant will help to build a balanced, cohesive and sustainable community.
- At the discretion of Cottsway 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 could 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.

5. Sensitive Let Requirement (if applicable):