

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

**Development Name: Wanborough / Redlands Bellway**

**Landlord: Cottsway Housing**

**Request made by: Matt Harper, Neighbourhood Housing Officer**

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

**Sensitive Let requirement: Yes**

**Date approved by Lettings Manager:**

**Date approved by SBC:**

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### **1. Overview of Development**

11 family houses

12 x 2 beds (2 on Gibbs Row already let)

4 x 4 beds (2 already let – Six Acres)

4 x 3 beds

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

Wanborough Bellway (Gibbs Row and Six Acres already let)  
Redlands Way SN3 0AD  
Dockham SN3 0AG  
Clover Grove SN3 0AJ

### **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 Housing 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.
- 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 Housing 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 (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):**

Cottsway Housing will not consider the following for the first lets of the properties:

- Clients with serious convictions, or drug / alcohol issues.

Cottsway Housing may consider the following for the first lets of the properties:

- Vulnerable applicants with severe mental health conditions will be assessed individually, and a decision made based on levels of existing support.