

LOCAL LETTINGS PLAN

Hook Street, Swindon, Wiltshire

Working in Partnership with

Swindon Borough Council

&

Aster Communities Housing

The Aims and Objectives

To work with Swindon Borough Council to achieve sustainable and balanced community which can contribute to meeting varying housing needs of applicants who are included on the homes4wiltshire common housing register.

To create a safe and secure environment in which tenants can live peacefully and harmoniously and with a commitment in helping to create and maintain a vibrant community.

Whilst the lettings plan is designed to afford the best possible chance of creating and maintaining a stable and safe community, Aster Communities are committed to assisting Swindon Borough Council to meet housing need in the area. However, the existence of the lettings plan may mean that vacancies will not always be allocated to the applicant who can demonstrate the greatest housing need. Applicants with a lower priority may be considered for any allocation if their housing may help to maintain a stable community.

The Area – Hook Street

The Hook Street development is situated on the South-Western edge of Swindon and only 4 miles away from the town centre. There are good public transport links into Swindon town centre where there are a variety of shops, schools, GP surgeries etc. .

In view of the density of accommodation, sensitive allocations are required to ensure any anti-social behaviour (ASB) and noise nuisance are kept to a minimum.

The Scheme

The scheme comprises of 51 properties in total of which 16 are Affordable rent units and 6 units for Shared Ownership. The scheme will be phased from handed over from March 2015.. Each property will have at least one parking space

Tenancy Type

All new applicants will be given a Starter Tenancy which may be converted into a Fixed Term 5 year Assured Tenancy after 12 months. This decision will be made at a 12 month review meeting and will be subject to the conduct of the tenancy throughout this period.

If any breaches of the tenancy are identified at any point within this initial period. Aster Communities will decide whether to extend the period of the Starter Tenancy or to bring the tenancy to an end.

If a decision is taken to end the tenancy, the tenant has the right of appeal.

Lettings

As Aster Communities does not maintain its own waiting lists and supports Swindon Borough Council (otherwise known as the Council) common housing register.

The vacancies will be advertised through Swindon Borough Councils Choice Based Lettings system entitled 'Swindon Homebid'. The property advertisement will be worded in order to ensure a Local lettings plan is in place.

In order to achieve and maintain a community stability, nominations will be sought in respect of applicants in order to try and maintain a good mix for the community taking into account economic status, scheme layout and household size, age and make-up. Banding priorities will also be considered. Agreement will be reached prior to advertisement between Aster Communities and Swindon Borough Council about households that should receive priority when bidding for this new stock.

Exclusions

Any rejections will be made in accordance with Aster Communities rejection guidelines (Appendix 1)

For existing Registered Provider or Council Tenants, their present accommodation must be in good decorative order and maintain a clear account.

On receipt of a nomination a home visit will be made by the relevant Aster Communities colleague. All applicants will be required to answer specific questions relating to their past conduct and that of household members. Aster Communities will require applicants consent to contact previous landlords or other agencies for confirmation if required.

On receipt of a nomination a home visit will be made by the relevant Aster colleague in an effort to provide reasonable preference to those applicants who can demonstrate ;

1. For any internal transfers applying through the CBL system, must have a clear rent account and no current breaches of their tenancy.
2. In order to seek to attain and maintain the base targets contained within the local lettings plan, under-occupation by no more than one bedroom will be permitted to ensure that child density levels do not exceed manageable levels. Consideration will be given to the Welfare Reform and families advised of the reduction in Housing Benefit for under-occupied property.

Ethnicity

The lettings plan is intended to work alongside the equal opportunities policies of both Aster Communities and Swindon Borough Council. It should ensure that the assessment and nomination process does not discriminate against households and enables applicants with diverse needs to access accommodation on this scheme. The aim is to ensure that the community in the Hook Street area reflects the diversity of the community within the Hook Street area.

Monitoring and review

Careful monitoring of the allocations process and the management of the scheme will routinely take place as an on-going process and as a minimum at every turnover of the tenancy in order to identify at the earliest possible time the area might need to be reconsidered in respect of future allocations within the scheme.

The following should be carefully monitored by Wiltshire Council and Aster Communities ;

- Number of refusals of offers and reasons
- Number of transfers out of the area being requested and the reason for this
- Number of Mutual Exchanges out of the area being requested and the reasons for this
- Number and type of complaints
- Number of children housed by age group
- Ethnicity of those housed
- Origin of applicants
- Number of re-lets
- Reasons why tenants have chosen to leave the area

Monitoring of the lettings plans should formally be undertaken by Aster Communities and Swindon Borough Council on an annual basis. The purpose of the annual review will be to;

- Identify trends and common complaints
- To consider targets not met or exceeded
- To review as allocations progress and, where considered necessary, set new targets
- To consider overall success of the lettings plan at a review in six months

Name

Position

Signature

Date

On behalf of Aster Communities

Name

Position

Signature

Date

On behalf of Swindon Borough Council