

LOCAL LETTINGS PLAN

101-122 Twyford Close (Adjacent to the sheltered scheme of George Selman Gardens) Park North SWINDON BOROUGH COUNCIL

The Allocation and use of 101-122 Twyford Close has been changed from sheltered accommodation to general needs. This means that applicants on the Housing register can bid for vacancies and the successful applicants will be given introductory or secure tenancies as appropriate.

101-122 Twyford Close comprises of 22, one-bedroom flats/bedsits of which five are on the ground floor, six on the first floor, five on the second floor and six are on the third floor.

Aims and objectives

- To achieve a sustainable and balanced community which can contribute to meeting the varying housing needs of applicants on the Swindon Borough Council housing register.
- To ensure that the tenants in the general needs accommodation co-exist successfully with tenants in the adjacent sheltered scheme.
- To create a safe and secure environment in which tenants can live peacefully and harmoniously with a commitment to help create and maintain a long lasting, stable community.
- 101-122 Twyford Close will be subject to a Local Neighbourhood Agreement that will set out additional conditions that are specific to the scheme.

Details

In view of the density of accommodation within the scheme, sensitive allocations are required to reduce any issues of anti-social behaviour, noise nuisance.

No pets will be allowed in the block other than small caged birds and fish tanks are also permitted.

There will be no allocated parking and there will be restriction of one car per property.

Existing carpets, and any cookers and fridges in the property will become the responsibility of the tenant and will not be replaced, maintained or repaired by the Council.

Lettings

The vacancies will be advertised through Swindon Borough Councils Choice Based Lettings Scheme entitled 'Swindon Home Bid'. The property advertisement will be worded in order to draw attention to the Local Lettings Plan.

In an effort to achieve and maintain community stability, nominations will be sought in respect of applicants over the age of eighteen in order to try and maintain the following

allocation targets. There will be a range of ages allocated to this scheme. The allocation will also include a suitable mix of males/females and couples.

The allocations will be a mix of transfer applicants, accepted as homeless applicants by Swindon Borough Council and Housing Wait applicants. (33% of each category) This will mean that you would not necessarily be shortlisted if you were top of the list for the property advertised to ensure this mix.

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.

Exclusions

Applicants with a known history of convictions for criminal or anti-social behaviour, drug abuse or drug dealing will not be considered for accommodation within the scheme. Bids will not normally be considered from those who have housing related debt with Swindon Borough Council or any another registered social landlord.

Where any of the above issues are identified the council will check with other partner agencies, such as the Police, Probation Service, Primary Care Trust, Drug and Alcohol Action team, etc. on the suitability of the applicant to be housed at 101 -122 Twyford Close before the offer is sent out.

Should an applicants bid be refused they will be advised in writing and will have the opportunity to appeal in accordance with the Lettings policy. Appeals should be made in writing to the Housing Needs Manager.

Monitoring and Review

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

The following issues will be monitored by Swindon Borough Council: -

- Number of refusals of offers and reasons
- Ethnicity of those housed
- Origin of application
- Number of re-lets

Monitoring of the lettings plan will be undertaken by 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 consider overall success of the lettings plan in conjunction with the residents of the adjacent sheltered scheme,
- To review and, where considered necessary, set new targets

Bernie Brannan
Director Of Housing. Leisure, Libraries and Culture
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