

SELECTIVE LETTINGS PLAN

UNITED REFORM CHURCH (URC) SITE, PENHILL SWINDON

The former URC Site, Penhill is a new development of 13 properties comprising of 1 three-bedroom house, 6 two-bedroom houses and 6 one-bedroom flats.

Pets are permitted in the two-bedroom and three-bedroom houses (subject to restrictions, see Swindon's Tenancy Agreement).

Pets are not permitted in the one-bedroom flats unless there are exceptional reasons for requiring a pet and approval is given by Tenancy Services as part of the offer process.

Parking is allocated.

Aims and objectives

- To produce a balanced, long lasting, stable community with households who will care and look after their properties and their neighbourhood.
- To provide the opportunity for residents of Penhill or those with a strong local connection to remain in the area, a number of properties will be allocated to those with a local connection.
- To ensure that the child density within the scheme is sustainable, there may be restriction on the number of children in the properties.
- In accordance with our additional preference criteria within Swindon's Allocations Policy, a proportion of homes will be allocated to current Armed Forces or former Armed Forces applicants
- To address the Council's objectives to house keyworkers working within the Borough, a proportion of properties will be advertised to Keyworkers. If demand is not met through Keyworkers then the properties will be offered to those in permanent employment.

The existence of this selective lettings policy may mean that vacancies will not always be allocated to the applicant who are top of the choice based lettings shortlist therefore those with a lower priority may be considered for an allocation if their housing may help to maintain a stable community and meet the environmental objectives of the scheme.

Lettings

The vacancies will be advertised through Swindon Borough Councils Choice Based Lettings Scheme entitled 'Swindon Home Bid'. The property advertisement will be advertised in order to draw attention to the Selective Lettings Plan and the frequently asked questions.

In an effort to achieve and maintain community stability allocations will be made in respect of applicants in order to try and maintain the following allocation targets.

Exclusions (initial allocations)

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 development.

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.

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

Michael Ash
Head of Housing
January 2019