

SELECTIVE LETTINGS PLAN

ROYAL BRITISH LEGION SITE, PENHILL SWINDON

The former Royal British Legion Site, Penhill is a new development of 14 properties comprising of 4 three-bedroom houses and 10 two-bedroom houses.

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 ensure that the child density within the scheme is sustainable, there may be restriction on the number of children in the properties.
- As this site was formerly located by the British Legion, 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.

The allocations will be a mix of transfer applicants, accepted as homeless by Swindon Borough Council and Housing Waiting list applicants.(33% from each category) Adverts will show this criteria as above and adhered to, to ensure a mix of clients.

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
March 2018