

**Golwg Y Mor, Rhoose Point North**

**Local Lettings & Sales Policy**

The aim of the Local Lettings and Sales policy is to ensure that the new Wales & West Housing Association development at Golwg Y Mor, Rhoose is sustainable and will become part of the local community. It is the intention of the policy to ensure new residents wish to remain in the area and show a commitment to the locality in which they will live. To achieve this aim, the local lettings and sales policy has been developed by and agreed in partnership with the Vale of Glamorgan Council, Wales & West Housing Association and Rhoose Ward Members who represent the residents of the Rhoose ward.

Applicants for Lettings and Sales should satisfy the main principles of the policy and be prioritised according to the following criteria:

**Priority 1**

Priority will be given to those applicants with a local connection to the Rhoose Ward.

Local connection will be defined as follows:

• Resident in the ward of Rhoose for the last 12 months or 3 out of the last 5 years.

• Parents or close family (see note below) living in the Rhoose ward.

• Retiring from tied accommodation in the Rhoose ward.

Note: Close family members include husband or wife, grandparents, children, grandchildren, brothers and sisters, aunts and uncles, and nephews and nieces. Step and half relatives will be treated as full blood relatives.

1b) If there are insufficient applicants within Priority Level 1 priority will then be given to applicants who are permanently employed (or moving to be permanently employed) within the Rhoose Ward.

**Priority 2**

If there are insufficient applicants within Priority 1 & 1b then applicants with a local connection to the neighbouring ward of St Athan will be next in line to be considered.

**Priority 3**

If there are insufficient applicants within Priority 1, 1b and 2 then applicants with a local connection to the rural wards of St Brides Major, Llandow/Ewenny, Peterston-Super-Ely, Wenvoe, Dinas Powys, Llandough,& Sully (in no particular order) will be next in line to be considered.

**Priority 4**

In the unlikely event that there are insufficient applicants who fall within Priority 1, 1b, 2 or 3, then lettings and sales can be extended to Homes4U/Aspire2Own applicants living or working anywhere in the Vale of Glamorgan.

Please note where we have exhausted the list of Vale Residents in line with steps 1 – 4 above we would look to expand the catchment area into the bordering Local Authorities.  This means that the council and housing association will endeavour to observe the spirit of the local lettings and sales policy, while trying to assist people connected to the area, who do not meet the strict criteria of the local lettings policy. This will constitute Step 5.  Before taking these additional steps the council will ensure that the housing association has taken all reasonable steps to promote the properties.

**Additional Information**

Within each of these priority levels - rented properties will be allocated in line with current Homes4U policy, by band priority and by the length of time registered with Homes4U. Low cost home ownership will be nominated in order of length of time on Aspire2Own.

When letting properties at Golwg Y Mor, Rhoose we will match the size of the accommodation with the household’s needs, in line with current allocation policies. This requirement will not apply to applicants for the Low Cost Home Ownership properties.

Nothing in this document precludes new applications to Homes4U or Aspire2Own.

The Local Letting and Sales Policy works alongside the eligibility criteria for Low Cost Home Ownership properties.

**Housing Management of New Lettings**

For all applicants who are housed at the Golwg Y Mor, Rhoose, Housing Officers of Wales & West Housing Association will:

* Undertake home visits.
* Take up tenancy references.

Wales & West Housing Association will ensure that:

* All applicants are a member of Homes4U.

Priority will be given to applicants with no history of criminal convictions that can be considered anti-social in nature or related to drug or alcohol misuse; who have not breached the condition of any previous social housing tenancy and with no history of anti-social behaviour.