

## **Wales & West Housing Town Mill Road, Cowbridge Lettings Policy**

Wales & West Housing (WWH) are one of the largest registered social landlords in Wales and we work in close partnership with local authorities, including the Vale of Glamorgan Council (VOG) and we are members of the VOG choice-based allocations scheme HOMES4U.

The aim of the Cowbridge lettings policy is to ensure that the new development in Town Mill Road, Cowbridge is sustainable and will become part of the local community in which residents wish to remain and show a commitment to the locality in which they will live. To achieve this aim, a local lettings policy for this new development has been agreed with the VOG and Cowbridge with Llanblethian Town Councillors, who represent the residents of Cowbridge, Llanblethian and Aberthin.

All lettings should satisfy the main principles of the lettings policy for Cowbridge, Llanblethian and Aberthin, which are as follows:

- 1) Priority will be given to those applicants with a local connection to Cowbridge, Llanblethian or Aberthin.

Local connection will be defined as follows:

- Resident in the areas of Cowbridge, Llanblethian or Aberthin for the last 12 months or 3 out of the last 5 years.
- Parents or close family (*see note below*) living in Cowbridge, Llanblethian or Aberthin.
- Permanently employed (or moving to be permanently employed) in Cowbridge, Llanblethian or Aberthin.
- Retiring from tied accommodation in Cowbridge, Llanblethian or Aberthin.

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

After taking into account point (1), properties will be allocated in line with current HOMES4U policy, by band priority and by the length of time registered with HOMES4U.

- 2) When allocating all properties at the scheme, if there are insufficient HOMES4U applicants with a local connection to Cowbridge, Llanblethian or Aberthin, then priority will next be given to applicants from the adjacent community council areas, in particular local villages, such as Welsh St Donats, Penllyn, Ystradowen,

Llysworney and St Hilary. The properties would then be allocated in line with current HOMES4U policy, i.e. by band priority and by the length of time registered with HOMES4U.

- 3) In the unlikely event that there are insufficient applicants taking into account points (1) and (2) above, then applicants from the electoral ward of Cowbridge will be next in line to be considered for rehousing, followed by applicants from the rest of the rural Vale. Should applicants in these areas also be exhausted, then lettings can be extended to HOMES4U applicants residing in nearby towns and villages such as Llantwit Major, St Athan and Llangan.
- 4) When letting properties in Town Mill Road, Cowbridge, we will match the size of the accommodation with the household's needs, in line with current allocation policies.

Nothing in this document precludes new application to HOMES4U.

For all applicants who are housed at Town Mill Road, Cowbridge, home visits will be undertaken by Housing Officers of WWH and tenancy references will be taken up, including for those applicants living in private accommodation.

WWH and VOG will provide feedback on the outcomes of the lettings policy to Cowbridge with Llanblethian Town Council.