

Vale of Glamorgan Cascade Approach

Guide

This is a quick, easy to read guide explaining the new approach to letting new build homes in larger settlements. For further information please visit our website or contact the Housing Strategy team.

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Cascade Approach Vale of Glamorgan Council

The Cascade Approach is the Vale of Glamorgan's new initiative that applies to the first letting of new homes in larger settlements. This approach continues to take account of both local connection and applicants' assessed housing need, helping to maintain a balance between meeting local housing demand and ensuring that those with the greatest housing needs are not disadvantaged.

Cascade Approach Locations

<u>Type of Settlement</u>	<u>Locations</u>
Key Settlement	Barry
Service Centre Settlement	Cowbridge, Penarth and Llantwit Major
Primary Settlement	Dinas Powys, Llandough, Rhose, St Athan, Sully and Wenvoe

Cascade Priorities

<u>Priority Level</u>	<u>Priority Type</u>
Priority 1	Gold/Gold Plus with a Local Connection
Priority 2	Gold/Gold Plus with no Local Connection
Priority 3	Silver/Silver Plus with a Local Connection
Priority 4	Silver/Silver Plus with no Local Connection
Priority 5	Bronze with a Local Connection
Priority 6	Bronze with no Local Connection

The cascade/staged approach would only apply during the first lets at new housing developments in the above areas.

Local Connection is defined as:

Residence

Permanent Employment

Family Connection

Retirement from Tied Accommodation

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Definitions

Residence

Residence in the priority area for the 3 out of the last 5 years, or 6 months out of the last 12 months.

Family Criteria

Close family associations in the priority area, i.e. parents and siblings or equivalent and the applicant is in regular close contact with that member of their family.

Children under the age of 18 are not considered a local connection.

Permanent Employment

Permanently employed with an employment contract in the priority area.

Retirement from Tied Accommodation

<u>Evidence Requirement</u>	<u>Example Evidence</u>
Residence	Tenancy agreement, landlord letter, or confirmation from a housing association detailing residency dates.
Family Connection	Birth certificates or other documents demonstrating the family relationship.
Permanent Employment	Letter from employer and/or employment contract.
Retirement from Tied	Letter from employer.

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Advertisement of Cascade Approach Properties

Properties available through the Cascade Approach will be included within the general Homes4U advert under the new New Build Section. Applicants wishing to be considered for a Cascade property will access a dedicated link, where they can put in their bid for these properties, and where a local connection is applicable to the applicant, explain further their connection.

New Build Properties

New Build Homes are open for all to bid on.

Initial priority will be given to bidders with a local connection to the area who are in acute housing need.
Second priority will be given to bidders who are in acute housing need, regardless of connection.



Clare Garden Village, Cowbridge

4 x 2-bedroom houses

Property Code - 12345

Wales and West Housing

Rent £145.00 weekly (Service Charge TBC)

Please follow the link to bid on a Cascade Approach Property

[Cascade Approach Property Bid - Fill out form](#)