



Redwood Close, Boverton Local Lettings Policy



The aim of the Local Lettings policy is to ensure that the new Wales & West development at Redwood Close, Boverton 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 policy has been developed by and agreed in partnership with the Vale of Glamorgan Council, Wales & West Housing Association and Llantwit Major Town Council whom represent the residents of Llantwit Major.

Applicants for Lettings 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 Llantwit Major area.

Local connection will be defined as follows:

- Resident in the ward of Llantwit Major for the last 12 months or 3 out of the last 5 years.
- Have parents or close family (see note below) living in Llantwit Major
- Permanently employed (or moving to be permanently employed) in Llantwit Major.
- Retiring from tied accommodation in Llantwit Major.

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.

Priority 2

If there are insufficient applicants within Priority 1 then applicants with a local connection to the neighbouring wards of St Athan, Llandow and St Bride's Major will be next in line to be considered.

Priority 3

If there are insufficient applicants within Priority 1 and 2 then applicants with a local connection to the remaining rural wards in the Vale of Glamorgan, i.e. communities outside of Barry and Penarth, will be next in line to be considered.

Priority 4

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

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.

When letting properties at Redwood Close, Boverton 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 applications to Homes4U.

Housing Management of New Lettings

For all applicants who are housed at the Redwood Close, Boverton, 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 who have no convictions or history of ASB and no rent arrears.

Wales & West Housing Association and the Vale of Glamorgan Council will provide feedback on the outcomes of the lettings policy to Llantwit Major Town Council.