



The Grange, Wenvoe - Local Lettings and Sales Policy

The aim of the The Grange, Wenvoe, Local Lettings and Sales Policy is to ensure that the new affordable housing at The Grange 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 and sales policy has been agreed with the Vale of Glamorgan Council and Wales & West Housing Association and the Wenvoe Community Council, which represents the residents of the Wenvoe Community Council area.

All lettings and sales should satisfy the main principles of the lettings and sales policy for St Lythan's Park, Wenvoe, which are as follows:

- 1) Priority will be given to those applicants with a local connection to the Wenvoe Community Council area.

Local connection will be defined as follows:

- Resident in the Wenvoe CC area for the last 12 months or 3 out of the last 5 years.
- Parents or close family (*see note below*) currently living in the Wenvoe CC area.
- Currently permanently employed in the Wenvoe CC area and having held that position for at least one year.
- Retiring from tied accommodation in the Wenvoe CC area.

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

After taking into account point (1), rented properties will be allocated in line with current Homes4U policy, by band priority and by the length of time registered with Homes4U.

In case of more applicants (within priority 1) than Low Cost Home Ownership properties available, priority will be given by length of time registered with Aspire2Own.

- 1b) Consideration will be given to applicants with a strong local community connection, including but not limited to, working on a voluntary basis with a Wenvoe community organization, whose offices are in Wenvoe.

- 2) If insufficient applications are received from Priority Level 1, then priority will be given to applicants from the rest of the Wenvoe Electoral Ward with an extended family connection to include uncles, aunts, nephews & nieces – including step and half relatives.
- 3) In the unlikely event that there are insufficient applicants taking into account points (1), and (2) above, then applicants from the rest of the rural Vale wards (St Brides Major, Llandow/ Ewenny, Cowbridge, Peterston-Super-Ely, Wenvoe, Dinas Powys, Llandough and Sully in no particular order) will be considered.
- 4) Finally, should applicants in these areas also be exhausted, then lettings can be extended to Homes4U/Aspire2Own applicants residing in the rest of the Vale of Glamorgan.

When letting properties at The Grange, 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 application to Homes4U or Aspire2Own and it should be noted that the Low Cost Home Ownership properties are open to first time buyers only.

For all applicants who are housed at The Grange, home visits will be undertaken by the relevant Housing Association and tenancy references will be taken up, including for those applicants living in private accommodation.

United Welsh Housing Association and the Vale of Glamorgan Council will provide feedback on the outcomes of the lettings policy to the Wenvoe Community Council.