

Twyn-Yr-Odyn, Wenvoe - Local Lettings Policy

The aim of the Twyn-Yr-Odyn, Wenvoe, Local Lettings Policy is to ensure that the new affordable housing at Twyn-Yr -Odyn 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, Newydd Housing Association and also 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 Twyn-Yr-Odyn, 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 Community Council 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 Community Council area. They must have been resident in the area for the last 12 months or 3 out of the last 5 years.*
- *Currently permanently employed in the Wenvoe Community Council area and having held that position for at least one year.*
- *Retiring from tied accommodation in the Wenvoe Community Council 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.

2) 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.

- 3) If insufficient applications are received from Priority Level 1, priority will be given to applicants from the rest of the Vale of Glamorgan with an extended family connection (this includes uncles, aunts, nephews & nieces – including step and half relatives).**

- 4) If there are insufficient Homes4U applicants with a local connection to the Wenvoe Community Council area, then priority will next be given to applicants from the neighbouring rural Wards, namely Dinas Powys, Peterson-Super-Ely and Rhoose. The following conditions need to apply:**
 - *Resident in these areas for the last 12 months or 3 out of the last 5 years.*
 - *Parents or close family (see note above) currently living in these areas. They must have been resident in the area for the last 12 months or 3 out of the last 5 years.*
 - *Currently permanently employed in these areas and having held that position for at least one year.*
 - *Retiring from tied accommodation in these areas.*

- 5) Finally, should applicants in these areas also be exhausted, then lettings can be extended to Homes4U applicants residing in the rest of the Vale of Glamorgan.**

When letting properties in at Twyn-Yr-Odyn, we will match the size of the accommodation with the household's needs, in line with current allocation policies.

Newydd Housing Association will ensure that:

1. All applicants must be a member of Homes4U
2. All offers of tenancy will be subject to payment of up to one weeks rent in advance. If this is not affordable the applicant may be asked to enter into an agreement to pay £10 initially followed by £1 per week.

For all applicants who are housed at Twyn-Yr-Odyn, verification interviews or home visits will be undertaken by Newydd Housing Association and tenancy references will be taken up, including for those applicants living in private accommodation.

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