



## Old Station Yard, St Athan Local Lettings Policy

The aim of the Old Station Yard, St Athan Local Lettings Policy is to ensure that the new affordable housing at Old Station Yard 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 has been agreed with the Vale of Glamorgan Council, Newydd Housing Association and St Athan Community Council, who represent the residents of the St Athan Community Council Area.

All lettings should satisfy the main principles of the lettings policy for St Athan Community Council Area, which are as follows:

Priority will be given to those applicants with a local connection to the St Athan Community Council Area.

1) Local connection will be defined as follows:

- Resident in the St Athan Community Council Area for the last 12 months or 3 out of the last 5 years.
- Parents or close family (*see note below*) living in the St Athan Community Council Area.
- Permanently employed (or moving to be permanently employed) in the St Athan Community Council Area.
- Retiring from tied accommodation in the St Athan 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) When allocating all properties at the scheme, if there are insufficient Homes4U applicants with a local connection to the St Athan Community Council Area, then

priority will next be given to applicants from the adjacent Community Council areas of Llanmaes, Llanfair and Llancarfan.

After taking into account point (2), 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.

2a) If insufficient applications are received from Priority Level 1 and 2, then priority will be given to applicants with an extended family connection to the St Athan Community Council area, including uncles, aunts, nephews & nieces – including step and half relatives.

- 3) In the unlikely event that there are insufficient applicants taking into account points (1), (2) and (2a) above, then applicants from the other rural Vale villages and comprising less than 1000 households will be considered. 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 the St Athan Community Council area 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 Old Station Yard, home visits will be undertaken by Housing Officers of Newydd Housing Association and tenancy references will be taken up, including for those applicants living in private accommodation.

Newydd Housing Association will ensure that:

1. All applicants are a member of Homes4U
2. All new tenants will be required to complete the Newydd Accredited Learning course – Tenancy Ready Programme
3. Priority will be given to applicants who have no convictions or history of ASB
4. All offers of tenancy will be subject to payment of up to one week's 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.

Newydd Housing Association and the Vale of Glamorgan Council will provide feedback on the outcomes of the lettings policy to the St Athan Community Council, as required.