



The Priory, Llandough Local Lettings & Sales Policy

The aim of the Llandough Local Lettings and Sales policy is to ensure that the new United Welsh development at The Priory, Leckwith Road, is sustainable and will become part of the local community which residents wish to remain in and will show a commitment to the locality in which they will become residents. To achieve this aim, a lettings policy for the scheme has been agreed in partnership with the Llandough Community Council, United Welsh Housing Association and the Vale of Glamorgan Council.

The social housing element within the development consists of the following;

Rented:

- 2 x 1 bedroom flats
- 3 x 2 bedroom houses
- 2 x 3 bedroom houses

Low Cost Home Ownership (LCHO)

- 2 x 2 bedroom houses

All lettings and sales should satisfy the main principles of the lettings and sales policy for Llandough, which are as follows:

Priority will be given to applicants in the order of the following priorities

i.e. Priority 1 will be considered in the first instance and if that produces 'insufficient' candidates consideration will then be given to applications on the basis of the remaining priorities in the order given below:-

- 1) Currently living in the Llandough Community Council area and having lived in the Llandough Community Council area for 5 years or more **OR** having a close family member currently living in the Llandough Community Council area, including and limited to husband/ wife, children, grandchildren, brothers or sisters for 5 years or more.

- 2) Currently living in the Llandough Community Council area and having lived in the Llandough Community Council area for 3 - 5 years.
- 3) Currently living in the Llandough Community Council area and having lived in the Llandough Community Council area for 12 months – 3 years.

After taking into account the above priorities, properties will then be allocated in line with current HOMES4U policy - by band priority and by the length of time registered with HOMES4U.

In respect of the low cost home ownership properties, eligible applicants will be prioritised by length of time registered with Aspire2Own

- 4) In the event that not enough applicants matching Priorities 1 to 3 apply then priority will next be given to applicants who have a currently live in the Penarth Town Council area, Dinas Powys Community Council area or Michaelston Community Council area (in no particular order).
Further priority will be given to applicants who satisfy Priority (4) and also have a local connection to the Llandough Community Council area – i.e. wider family connections, community connections etc..
- 5) If required, lettings can then be finally extended to those applicants residing elsewhere in the Vale of Glamorgan.

When letting properties at The Priory, United Welsh and Homes4U will match the size of the accommodation with the household's needs, in line with current allocation policies.

Nothing in this policy precludes new membership of Homes4U and Aspire2Own.

To help ensure a sustainable community, United Welsh will complete a pre tenancy questionnaire and tenancy check with all prospective tenants and buyers, including those applying for LCHO properties, to ensure the suitability of the property and to offer advice and assistance on affordability.