

Place Scrutiny Committee

Local Lettings Policies for allocation of Social
Housing in the Vale

What are local lettings policies (LLPs)?

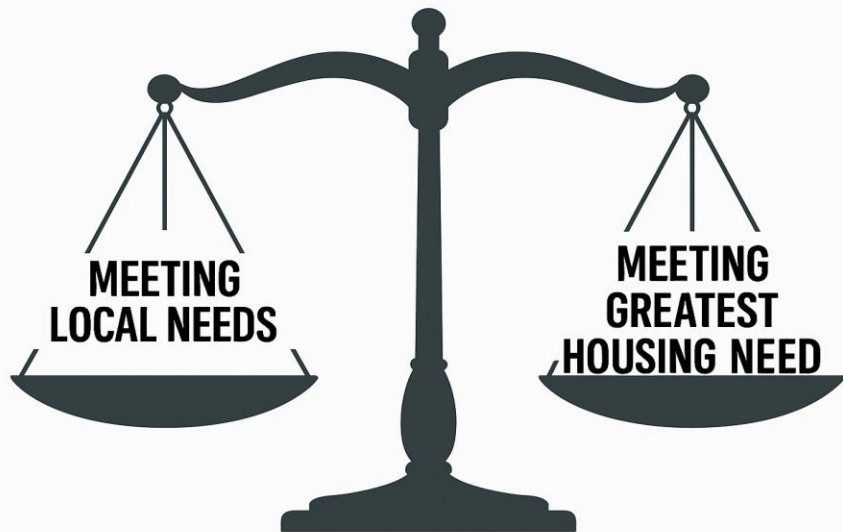
- LLPs aim to ensure that new social housing developments—especially in rural and smaller communities—are **sustainable and cohesively integrated** into the local area. They **prioritise applicants with strong community ties**—such as long-term residence, employment, or close family connections—to maintain local stability and identity.

Where are LLPs applied?

- For new RSL housing developments
- Mainly in rural areas
- A number of different LLPs, negotiated separately with Community Councils
- On 'rural exception sites' and 'allocated' sites identified in the Local Development Plan (LDP)
 - Rural Exception sites are small sites outside of existing settlement boundaries
 - Allocated sites tend to be larger new housing developments within existing settlements e.g. Cog Road, Sully, Clare Gardens, Cowbridge

Case for change/ review

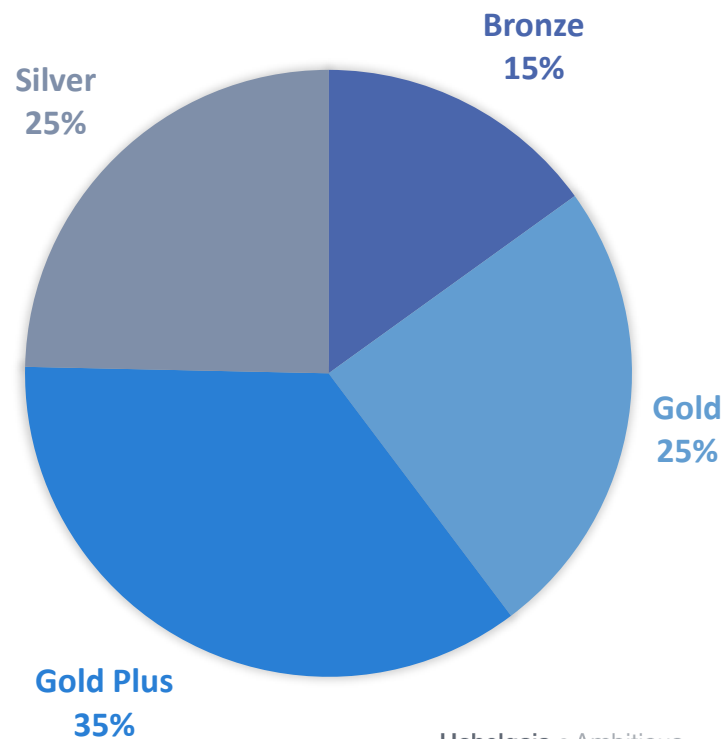
- To achieve a balance between supporting local communities and assisting people who are in greatest need i.e. homeless households



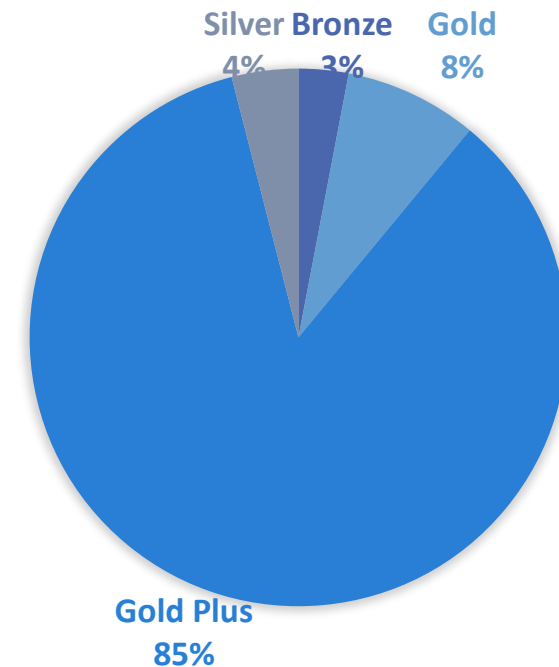
Impact of LLPs- who is getting housed?

- In LLP areas - 60% of homes go to people in acute housing need
- In areas with no LLP - 93% of homes go to people in acute housing need

Lettings where there are LLPs



Lettings where there are not LLPs



Proposed approach

Rural Exception sites

- Local Lettings Policy gives priority to applicants with local connection
- Local Lettings Policy remains in perpetuity, applying to all future relets

Within minor rural settlements

- Local Lettings Policy gives priority to applicants with local connection
- Local Lettings Policy remains in perpetuity, applying to all future relets

All other areas inc key settlement, service centre settlements and primary settlements

- Cascade approach gives priority to applicants with a local connection and highest housing need first followed by applicants in high housing need without a local connection:
- Cascade approach only applies to first lets in new housing developments. Future relets are made without reference to local connection

Cascade/ managed approach

1. Strong local connection and acute housing need (Homes4U Gold + and Gold band)
2. Acute housing need (Homes4U Gold + and Gold band)
3. Strong local connection and housing need (Homes4U silver + and silver)
4. Housing need (Homes4U silver + and silver)
5. Strong local connection but no identified housing need (H4U bronze)
6. No identified housing need (H4U bronze)

Proposal – key points

- Designed to achieve a balance between local needs and people in greatest need
- Cascade/ managed approach to apply in first phase of lettings only – subsequent relets via Homes4U
- Cascade approach applies to new housing developments across all parts of the Vale (not just rural areas)
- Existing LLPs will no longer apply (outside of Rural Exception sites and Minor Rural Settlements)

Recommendation

- To consider the approach regarding local lettings policies and finalise to a proposal to go back to Cabinet for approval.