



Caerwent Gardens, Dinas Powys, CF64 Local Lettings and Sales Policy



The aim of the Local Lettings and Sales policy is to ensure that the new United Welsh Housing Association development at Caerwent Gardens, Dinas Powys is sustainable and will become part of the local community. It is the intention of the policy to ensure new residents wish to remain in the area and show a commitment to the locality in which they will live. To achieve this aim, the local lettings and sales policy has been developed by and agreed in partnership with the Vale of Glamorgan Council, United Welsh Housing Association and Dinas Powys Community Council, who represent the residents of Dinas Powys.

Applicants for Lettings and Sales should satisfy the main principles of the policy and be prioritised according to the following criteria:

- 1) Currently living or working in the Dinas Powys Community Council area and having lived in the Dinas Powys Community Council area for 5 years or more **OR** having a close family member currently living (and lived in the area for 5 years or more) in the Dinas Powys Community Council area; *including and limited to parents, grandparents, children, grandchildren, brothers or sisters.*
- 2) Currently living, working or have close family (as defined above) living in the Dinas Powys Community Council area for fewer than 5 years.
- 3) Currently living in the neighbouring rural community council areas; namely the Llandough Community Council area, The Sully Community Council Area or the Wenvoe Community Council area and having lived in these areas for 5 years.
- 4) In the event that not enough applicants matching Priorities 1 -3 apply then priority will next be given to applicants who currently live in the Penarth and Barry Town Council areas.

Further priority will be given to applicants who satisfy Priority (4) and also have a local connection to the Dinas Powys 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.

Additional Information

Within each of these priority levels - rented properties will be allocated in line with current Homes4U policy, by band priority and by the length of time registered with Homes4U.

Low cost home ownership will be nominated in order of length of time on Aspire2Own.

When letting properties at Caerwent Gardens, Dinas Powys 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 applications to Homes4U or Aspire2Own. The Local Letting and Sales Policy works alongside the eligibility criteria for Low Cost Home Ownership properties.

Housing Management of New Lettings

For all applicants who are housed at Caerwent Gardens, Officers of United Welsh Housing Association will:

- Undertake a telephone assessment and affordability check with each applicant.
- Take up tenancy references.

United Welsh Housing Association will ensure that all applicants are registered with Homes4U

All offers of tenancy will be subject to payment of one week's rent in advance. If this is not affordable the applicant may be asked to enter into an agreement to pay a nominal initial sum followed by regular weekly payments of an agreed amount until the balance of the first week's rent is paid in full.