**CRIB Y SIANEL , RHOOSE - LOCAL LETTING AND SALES POLICY**

The aim of the Rhoose Ward Lettings & Sales Policy is to ensure that new affordable housing in Rhoose 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 & sales policy for has been agreed with the Vale of Glamorgan Council, Newydd Housing Association and Rhoose Ward Members, who represent the residents of the Rhoose Ward.

All lettings & sales should satisfy the main principles of the lettings & sales policy for Rhoose Ward, which are as follows:

1. Priority will be given to those applicants with a local connection to the Rhoose Ward.

Local connection will be defined as follows:

* Resident in the Rhoose Ward for the last 12 months or 3 out of the last 5 years.
* Parents or close family (*see note below*) living in the Rhoose Ward.
* Permanently employed (or moving to be permanently employed) in the Rhoose Ward.
* Retiring from tied accommodation in the Rhoose Ward.

*Note: Close family members include parents, grandparents, children, grandchildren, brothers and sisters, uncles, aunts, nephews, nieces and cousins.*

*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.

In case of more applicants (within priority 1) than Low Cost Home Ownership properties available, priority will be given by length of time registered with Aspire2Own.

1. When allocating all properties at the scheme, if there are insufficient Homes4U and Aspire2Own applicants with a local connection to the Rhoose Ward, then priority will next be given to applicants from the electoral ward of St Athan will be next in line to be considered. 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/ Aspire2Own.
2. In the unlikely event that there are insufficient applicants taking into account points (1) and (2) above, then applicants from the rest of the rural Vale wards (St Brides Major, Llandow/ Ewenny, Cowbridge, Peterston-Super-Ely, Wenvoe, Dinas Powys, Llandough and Sully in no particular order). Should applicants in these areas also be exhausted, then lettings can be extended to Homes4U/ Aspire2Own applicants residing in the Vale of Glamorgan.

When letting properties in the Rhoose Ward 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 application to Homes4U or Aspire2Own and it should be noted that the Low Cost Home Ownership properties are open to first time buyers only.

For all applicants who are housed in the Rhoose Ward, 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 Rhoose Ward Members and the community as required.