



## St David's Meadow, Colwinston Local Lettings & Sales Policy



The aim of the Local Lettings and Sales policy is to ensure that the new Hafod development at St David's, Colwinston 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, Hafod Housing Association and Colwinston Community Council, who represent the residents of the Colwinston Community Council area.

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

### **Priority 1**

Priority will be given to those applicants with a local connection to the Colwinston Community Council area.

Local connection will be defined as follows:

- Resident in the community of Colwinston for the last 12 months or 3 out of the last 5 years.
- Have parents or grandparents living in the Colwinston Community Council area.
- Permanently employed (or moving to be permanently employed) in the Colwinston Community Council area.
- Retiring from tied accommodation in the Colwinston Community Council area.

### **Priority 2**

If there are insufficient applicants within Priority 1 then applicants with a local connection to the neighbouring areas of Tair Croes, Llampha, Llandow, Llysworney, and Pentre Meyrick will be next in line to be considered.

**2a)** If insufficient applications are received from Priority Level 1 and 2, priority will then be given to applicants with an extended family connection to the Colwinston Community Council area, including children, grandchildren, brothers and sisters, aunts and uncles, and nephews and nieces. Step and half relatives will be treated as full blood relatives.

### **Priority 3**

If there are insufficient applicants within Priority 1 and 2 then applicants with a local connection to all rural communities located to the North and North West of Llantwit Major, but excluding the towns of Cowbridge and Llantwit Major, will be next in line to be considered. Please refer to attached map.

### **Priority 4**

In the unlikely event that there are insufficient applicants who fall within Priority 1, 2 or 3, then lettings and sales can be extended to Homes4U/Aspire2Own applicants living or working anywhere 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 St David's, Colwinston 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 the St David's, Colwinston, Housing Officers of Hafod Housing Association will:

- Undertake home visits.
  - Take up tenancy references.

Hafod Housing Association will ensure that:

- All applicants are a member of Homes4U.
  - Priority will be given to applicants who have no convictions or history of ASB and no rent arrears.

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.