# Local Lettings and Sales Policy
# Maple Walk, Ystradowen

The aim of the Local Lettings and Sales policy is to ensure that the new Hafod Housing Association development at Maple Walk, Ystradowen 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 Penllyn Community Council, who represent the residents of Ystradowen.

It should be noted that these properties are to remain as rented social housing in perpetuity.

## Local Lettings Criteria

Current Residence
Current residence in the priority area for at least the past two years.

Family Criteria
Close family members include, Parents, Grandparents, Children including Adopted and Fostered, Grandchildren, Siblings, Aunts, Uncles, Nephews and Nieces. Step and Half relatives will be treated as full blood relatives.
**Children under the age of 18 are not considered a local connection.**

Previous Residence
Previous residence in the priority area for at least 2 years within the last 5 years.

Permanent Employment
Permanently employed with an employment contract in the priority area.

Retirement from Tied
Retiring from tied accommodation in the priority area.

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

**Priority 1**
Priority will be given to those Homes4U/Aspire to Own applicants with a local connection to Ystradowen.

**Priority 2**
If there are insufficient applicants within Priority 1, then applicants on Homes4U/Aspire to Own with a local connection to the Penllyn Community Council Area will be next in line to be considered.

**Priority 3**
If there are insufficient applicants within Priority 1 and 2, applicants on Homes4U/Aspire to Own with a local connection to the rest of the Rural Vale will be next in line to be considered.

**Priority 4**
In the unlikely event that there are insufficient applicants who fall within Priority 1, 2 or 3, then lettings can be extended to Homes4U/Aspire2Own applicants living or working anywhere in the Vale of Glamorgan.

**Housing Management of New Lettings**

For all applicants who are housed at Maple Walk, Ystradowen, Housing Officers from Hafod Housing Association will:

- Carry out verification interviews or home visits
- Take up tenancy references.

**Additional Information**
Within each of these priority levels – Social Rented Properties will be allocated in line with current Homes4U policy, by priority, bedroom need, band, and by the length of time registered with Homes4U.

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 a payment plan with Hafod Housing Association.