**Cross Common Road, Dinas Powys**

**Local Lettings & Sales Policy**

The aim of the Dinas Powys Local Lettings and Sales policy is to ensure that the new Hafod development at Cross Common Road, Dinas Powys, is sustainable and will become part of the local community which residents wish to remain in and will show a commitment to the locality in which they will become residents. To achieve this aim, a lettings policy for the scheme has been agreed in partnership with the Dinas Powys Community Council, Hafod Housing Association and the Vale of Glamorgan Council.

The social housing element within the development consists of the following;

Rented:

* 6x1 bed flats5x2 bed house
* 2x3 bed house
* 1x4 bed house

Low Cost Home Ownership (LCHO)

* 5x2 bed houses

All lettings and sales should satisfy the main principles of the lettings and sales policy for Dinas Powys, which are as follows:

Priority will be given to applicants in the order of the following priorities:

*i.e. Priority 1 will be considered in the first instance and if that produces ‘insufficient’ candidates consideration will then be given to applications on the basis of the remaining priorities in the order given below:*

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 husband/ wife/partner, 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.

1. If required, lettings can then be finally extended to those applicants residing elsewhere in the Vale of Glamorgan.

After taking into account the above priorities, properties will then be allocated in line with current HOMES4U policy - by band priority and by the length of time registered with HOMES4U.

When letting properties at Cross Common Road, Hafod and Homes4U will match the size of the accommodation with the household’s needs, in line with current allocation policies.

Nothing in this policy precludes new membership of Homes4U and Aspire2Own.

To help ensure a sustainable community, Hafod will complete a pre tenancy questionnaire and tenancy check with all prospective tenants and buyers, including those applying for LCHO properties, to ensure the suitability of the property and to offer advice and assistance on affordability.