



## **Ocean View, Ogmore By Sea Local Lettings & Sales Policy**

The aim of the Ocean View Lettings & Sales Policy is to ensure that new affordable housing in Ogmore By Sea 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 the St Brides Major Community Council, who represent the residents of the St Brides Major Community Council Area.

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

- 1) Priority will be given to those applicants with a local connection to the St Brides Major Community Council Area. Local connection will be defined as follows:
  - Resident in the St Brides Major Community Council Area for the last 24 months or 3 out of the last 5 years.
  - Parents or close family (*see note below*) living in the St Brides Major Community Council Area.
  - Permanently employed (or moving to be permanently employed) in the St Brides Major Community Council Area.
  - Retiring from tied accommodation in the St Brides Major Community Council Area.

*Note: Close family members include husband or wife, grandparents, children, grandchildren, brothers and sisters, uncles, aunts, nephews & nieces.  
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.

1b) Consideration will be given to applicants who have lived in the St Brides Major Community Council Area for 12 months or more if not enough applicants are found within Priority 1.

- 2) When allocating all properties at the scheme, if there are insufficient Homes4U and Aspire2Own applicants with a local connection to the St Brides Major Community Council Area, then priority will next be given to applicants from the nearby community council areas of Ewenny, Wick, St Donats, Colwinston and Llangan, in no particular order.

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.

- 3) In the unlikely event that there are insufficient applicants taking into account points (1), (1b) and (2) above, then priority will next be given applicants from the nearby community council areas of Penllyn, Cowbridge Llanfair, Llanmaes and St Athan in no particular order.
- 4) Should applicants in these areas also be exhausted, then priority will next be given to applicants residing in the remaining rural Community Council Areas and finally the rest of the Vale of Glamorgan.

When letting properties at Ocean View 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 at Ocean View, 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 St Brides Major Community Council Members and the community as required.