

## **Tenure Policy for Clwyd Alyn in relation to Land at Ffordd Y Rhos – Treuddyn**

As part of the planning submission under *reserved* matters the following information relates to Clwyd Alyn's policy regarding tenure, ownership and rental for the proposed development with regard to the affordable units.

The information contained in the policy relates to the eighteen units proposed for the scheme and designated 'affordable'. These form part of the development site for the 41 units.

### **TENURE POLICY**

1. **Low-cost home Ownership/Shared Ownership** – This is the alternative to renting and full ownership, where the prospective applicant buy's a 'share' of the property and pay rent on the residual percentage of the home. The total monthly costs of the mortgage and rent that is required will be lower than the 100% required for full ownership. The shared ownership is open to any local applicant with a regular income who can secure a mortgage, but cannot afford the full cost of outright ownership. This can also include local people renting privately, first time buyers, homeowners who need to move to a more suitable location etc.
2. **Homebuy**- This option gives the applicant the opportunity to purchase the property with the assistance of an interest free loan. This can be up to 50% of the full market value of the property depending on the location. The loan is only repaid as and when the property is sold. Applicants do have the option to repay the loan throughout the term of residing in the property, but they are under no obligation to. When the loan is repaid this is calculated based on the Open Market Value of the time. The Homebuy option is a Government backed scheme operated by Clwyd Alyn Housing Association and other Registered Social Landlords (RSL). The scheme is funded and supervised by the Housing Division of the National Assembly for Wales – the Government Body responsible for Welsh Housing Associations.
3. **Renting & tenure Neutral** – this is based on the Welsh Assembly Government's assessment of the level the Council needs to set its rent at. This is in order to balance its notional Housing Revenue Account, whilst providing a standard level of service. Pennaf will set their rent rates based on the **BENCHMARK RENTS** (2011 – 2011), this will apply to the residual ten units on the eighteen proposed. The Tenure Neutral status allows for the provision of Home ownership when the tenant is able to.

## **LOCAL LETTING POLICY:**

A Local letting Policy will be employed for this development based on the following criteria:

### 1. **Introduction**

In addition to the Association's current lettings policy, it intends adopting local lettings criteria when allocating housing on the site of Land at Ffordd Y Rhos, Treuddyn, MOLD.

These criteria have developed following discussions with the local authority and local members in order to develop a sustainable community and to meet the needs and aspirations of the local community who are currently marginalised in the current housing market.

#### **This policy has a number of specific objectives:-**

- To increase stability by reducing the tenancy turnover rate.
- To achieve a better balance by the development of a mix of household types.
- Ensure that lettings are not to households whose previous anti social behaviour was documented and substantial.

The Local Lettings Policy will be pertinent to the first and subsequent let/sale of the eighteen properties within the scheme; eight will be for sale through the **Homebuy Scheme**. The remaining ten properties will be allocated for rent with as tenure neutral properties and therefore the Association's Sales Policy would apply.

#### **Priorities:**

The following priorities will be used to let the properties developed on the Maes y Dre scheme.

- Priority 1** Applicants who have lived or have been employed in the community of **Treuddyn** (defined as the Treuddyn Town Council Area) for a continuous period of at least 5 years at the time of application.
- Priority 2** Applicants who have lived in or have been principally employed in the community for a period of 3 years at the time of application.
- Priority 3**
- a) Applicants who have previously lived in the community for a period of at least 5 years and wish to return to live there;
- b) Applicants who need to move to the community in order to give or receive support to/from an immediate member of family (defined as a parent or child) who have lived within the community for a continuous period of at least 5 years.
- Priority 4** Applicants with a firm offer of employment in the community, and who would otherwise be unable to take up the offer because of the lack of affordable housing.
- Priority 5** Applicants satisfying any of the above criteria in relation to the adjoining communities, these communities include the electoral wards: **Llanfynydd**,

**Leeswood and Gwernymydd.** Treuddyn also abuts with Denbighshire, and on this basis it is felt that it would be appropriate that (Clwyd Alyn Housing Association) include the ward of **Llanarmon yn Lal/Llandegla**, for the purpose of this Letting Policy.

**Priority 6** Applicants satisfying any of the above criteria in relation to the County of Flintshire as a whole.

### **Monitoring**

The Policy will be reviewed annually to ensure it meets the original aims whilst complying with relevant legislation and to ensure that it does not discriminate unlawfully.