



Clare Garden Village Cowbridge



The aim of the Cascade Approach policy is to ensure that the new Newydd Housing Association development at the Clare Garden Village is sustainable and will become part of the local community, whilst assisting those most in housing need. To achieve this aim, the approach for Clare Garden Village has been developed by and agreed in partnership with the Vale of Glamorgan Council, Newydd Housing Association, Penllyn Community Council and Cowbridge with Llanblethian Town Council.

It should be noted that in accordance with the conditions of the planning approval these properties are to remain as rented social housing in perpetuity.

Local Connection

Current Residence

Current residence in the priority area.

Family Criteria

Immediate family associations in the priority area, i.e. parents and siblings or equivalent and the applicant is in regular close contact with that member of their family. Children under the age of 18 are not considered a local connection.

Previous Residence

Previous residence in the priority area.

Permanent Employment

Permanent 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 applicants on a Gold or Gold Plus Homes4U banding with a local connection to the agreed area, in this case Cowbridge with Llanblethian Town Council area and Penllyn Community Council Area.

Priority 2

If there are insufficient applicants within Priority 1, then priority will be given to those applicants on a Gold or Gold Plus banding, and whom have a connection to the rest of the Vale of Glamorgan.

Priority 3

If there are insufficient applicants within Priority 1 and 2, priority will be given to those applicants on a Silver or Silver Plus Homes4U banding with a local connection to the agreed area, in this case Cowbridge with Llanblethian Town Council area and Penllyn Community Council Area.

Priority 4

If there are insufficient applicants within Priority 1-3, then priority will be given to those applicants on a Silver or Silver Plus banding, and whom have a connection to the rest of the Vale of Glamorgan.

Priority 5

If there are insufficient applicants within Priorities 1-4, priority will be given to those applicants on a Bronze Homes4U banding with a local connection to the agreed area, in this case Cowbridge with Llanblethian Town Council area and Penllyn Community Council Area.

Priority 6

If there are insufficient applicants within Priority 1-5, then priority will be given to those applicants on a Bronze banding, and whom have a connection to the rest of the Vale of Glamorgan.

Applicants with an adapted housing priority take precedence where an adapted property is available, regardless of local connection.

Housing Management of New Lettings

For all applicants who are housed at the Clare Garden Village, Housing Officers from the Newydd Housing will:

- Carry out pre tenancy checks.