



## **Monmouthshire Rural Local Lettings**

### **An applicant's guide**

**This sheet provides important information for applicants applying for homes with a rural allocations criteria in Monmouthshire County Council, advertised through the Monmouthshire Homesearch service.**

#### **What does rural local lettings mean?**

When you completed your on-line housing application with Homesearch, we asked whether you have a rural local connection to any villages and parishes in Monmouthshire.

This is because many social homes that are built in rural areas across Wales must give priority to local people from specific community areas, as a condition of planning permission.

In Monmouthshire this means that applicants for such homes must be able to demonstrate a local connection for properties that are advertised on Homesearch with a 'rural local connection'.

#### **How do we check and prioritise your eligibility?**

Eligible applicants will be shortlisted in priority order using the six stage criteria listed below. Once the list of applicants from the relevant community council boundary is exhausted we will move on to applicants in the neighbouring community, and so on until we identify an eligible applicant.

The criteria, in priority order, is:

- 1<sup>st</sup>: Applicants who currently live in the community and have done so continuously for 5 years.
- 2<sup>nd</sup>: Applicants who have lived in the community for a continuous period of at least 5 years prior to the time of application, and who need to live in the community to provide support to a dependent child or adult, or to receive support from a principal carer.
- 3<sup>rd</sup>: Applicants who have lived in the community for a continuous period of at least 5 years at the time of application and who are currently employed in the community (for more than 20 hours a week).
- 4<sup>th</sup>: Applicants who have previously lived in the community for a period of at least 5 years.
- 5<sup>th</sup>: Applicants who have been employed in the community (for more than 20 hours a week) for a continuous period of at least 5 years.
- 6<sup>th</sup>: Applicants with a firm offer of employment in the community, where all efforts have been made to support local employment, and who would otherwise be unable to take up the offer because of a lack of affordable housing.

We will always consider households who fully maximise the property for homes advertised under the rural allocations policy in the first instance. Applicants will be considered by housing need after the rural local connection criteria has been applied.

One spare room will be considered if an applicant can demonstrate that the tenancy will be affordable to them (we will complete an affordability assessment with you to demonstrate this), or if there are exceptional circumstances.

If no suitable applicants have been found from the area where the rural connection applies, then applicants from the neighbouring parishes will be considered next using the criteria as outlined above.

### **How do I evidence my local connection?**

Example of proofs / supporting documents that are required to evidence a rural local connection include;

- Utility bills such as gas or electric
- Bank statements
- Medical registration documents
- Confirmation from an employer of the date of commencement of employment, employment status and whether employment is full-time or part-time
- Applicants living at home will be expected to provide evidence that their parents have achieved the local connection e.g. utility bills, bank statements

NB. We may make enquiries with the electoral register, council tax and credit check agencies such as Experian to establish and verify the local connection.

### **What areas are included in the rural allocations policy?**

Areas that may be considered under the Monmouthshire Rural Allocations Policy include, but are not limited to;

Llanover Fawr	Llantilio United	St Avarns
Crucorney Fawr	Mitchell Troy United	Tintern
Grosmont Fawr	Raglan United	Rogiet
Llanfoist Fawr	Trellech United	Portskewett
Llanelly Parish	Caerwent	Magor / Undy
Goytre Fawr	Devauden	Llanarth Fawr
Gwehelog Fawr	Mathern	
Llangybi Fawr	Shirenewton	

**Where can I find out more information?** *Further information about Monmouthshire County Council's Rural Allocations Policy criteria, please see Appendix 1 of the Monmouthshire Allocations Policy, which is available on the Homesearch website:*

[www.monmouthshirehomesearch.co.uk](http://www.monmouthshirehomesearch.co.uk)