



TAI CANOLBARTH CYMRU MID-WALES HOUSING

Yn barod **amdani** **Equal** to the challenge

Intermediate Rent Allocation Procedure

Strategic Aim:	To ensure the Association achieves excellence of staff resources, service provision to its customers and in reputation.
Reference No:	Intermediate Rent Allocation Procedure v1.4c May 2015
Date Of Issue:	1 st June 2015
Next Review Date:	June 2018
Departments Affected:	Customer Services, Community Housing
Approved By/Date:	1 st June 2015
Lead Officer:	Aidan Ackerman Director of Customer Services

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Title: Intermediate Rent Allocation Procedure

1. Introduction

- 1.1 Mid-Wales Housing Association will develop Intermediate Rent properties as part of the package of housing products it provides. Therefore, a procedure is required to assist in the allocation of these properties.

2. Definition of Intermediate Rent

- 2.1 Intermediate rent properties are usually developed at a grant intervention rate of 25% as opposed to a social housing grant input of 58% for benchmark rent or in another term – social housing. As a policy the Board of the Association has determined that the rent to be charged for Intermediate Rent will be 25% premium over benchmark rent subject to a limit of the Local Housing Allowance rate.

3. Procedure

- 3.1 **The County of Ceredigion** MWAHA is a member of the Ceredigion Common Housing Register in partnership with Tai Cantref, Tai Ceredigion and Ceredigion County Council.
- 3.2 The Ceredigion Common Housing Register contains an affordable housing register within the Common Housing Register. In the first instance allocations to Intermediate Rents in Ceredigion will be undertaken through this affordable housing register. In the second instance, through the Ceredigion Common Housing Register. In the third instance if the above mechanisms do not produce suitable applicants for an Intermediate Rent property; MWAHA will be at liberty to consider reasonable alternatives for example – working with the Care Society which operates in Ceredigion to identify a suitable tenant, contacting the Hospital or University in Aberystwyth for key workers seeking accommodation.
- 3.3 **The County of Powys** There is no common housing register in operation in Powys. There is a continuing pilot project on joint working operated by Powys Council for allocations in Newtown.
- 3.4 New built properties which are Intermediate Rent to be let through a local estate agent, as in agreement with the PCC Strategic Housing Officer. If PCC require a change of procedure this will be given due regard.
- 3.5 Relets of Intermediate rent properties in Powys may be made either through the local estate agent, or the Newtown pilot Common Housing Register project or from the MWAHA waiting list at the discretion of the Customer Services Team Leader taking into account housing need, housing demand and making the best use of the housing stock, recognising that it is a valuable resource to the community.
- 3.6 This procedure will be consulted with Ceredigion County Council, Powys County Council, Tai Ceredigion and Tai Cantref.

4. **Review**

- 4.1 The Association's procedure will be **reviewed every three years** to ensure its on-going relevance. Unless amendments in joint working through Common Housing Registers requires an earlier review.

<p>Operational Risk Factors</p>	<ul style="list-style-type: none"> - Failure to control arrears and difficulty to let properties due to perception of poor service provision (Operational Risk Map References: OR11CR002 & OR11CR003) - Lack of success in engaging with tenants due to perception of poor service provision and failure to meet tenant aspirations (Operational Risk Map References: OR11PA001 & OR11PA004) - Increase in dissatisfaction due to perception of poor service provision (Operational Risk Map Reference: OR11PM003) - Key relationship breakdown due to apparent poor reputation (Operational Risk Map Reference: OR11SR003) - The performance of third party “Partners” will damage the Association’s reputation: (Operational Risk Map References: OR11PM003 & OR11PM006)
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