

Planning Department
Merthyr Tydfil County Borough Council
Civic Centre
Merthyr Tydfil
CF47 8AN

27 March 2024

Dear Sir/Madam,

RE: Discharge of Condition 12 (P/23/0197): Provision of Affordable Housing

I can now provide further information/confirmation to the questions raised under Condition 12, and these are as follows:

- i) All units are to be affordable housing.
- ii) Not applicable as 100% affordable housing.
- iii) Not applicable as MVH will be responsible.
- iv) Merthyr Valleys Homes (MVH) has a Living Rent Policy which is built around the principles of Living Rent as set out by the Joseph Rowntree Foundation. Our Living Rent Policy is unique to Merthyr Tydfil and our tenants' incomes. This policy shows that we involve tenants in the rent setting process and that we set, apportion, and collect rents in a clear, fair, and accountable manner. Our Living Rent Policy is based on various consultations with our tenants since 2014.

Our Democratic Body has been instrumental in evaluating this policy over the past 3 years and while the Board are ultimately responsible for this policy the Democratic Body will continue to hold us to account. MVH consults more widely when significant changes are needed, to ensure the needs of the tenants and our business plan are met. We always operate within the Welsh Government's Rent Policy which focusses heavily on affordability for tenants and cost efficiencies for landlords.

We report to the Board every January outlining our approach. MVH has signed up to Community Housing Cymru's Affordability Principles and our policy shows how we will apply them for our tenants.

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 @MerthyrValleysHomes  @MerthyrVH  @merthyrvalleyshomes

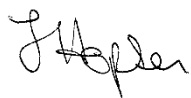
Merthyr Valleys Homes Ltd. Ty Brychan, 22 Lansbury Road, Gellideg, Merthyr Tydfil, CF48 1HA

- v) Merthyr Valleys Homes is part of Merthyr Tydfil County Borough Council's 'Living Merthyr Tydfil' Common Allocations Policy with all of our homes allocated via this policy. The policy operates a needs-based system where applicants will be placed into one of several bands that reflects their household's needs.

This system is based upon a composite assessment of individual need and will take full account of relevant legislation and guidance issued by Welsh Government.

I trust this information will suffice and the condition can be discharged.

Yours Faithfully



Sharon Matthews p.p.
Development Officer for Merthyr Valleys Homes

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