

FS19

Fact Sheet

Intermediate Rental
Affordable Housing

Coed Pella,
Conway Road,
Colwyn Bay.
LL29 7AZ
0300 1240050



What is an Intermediate Rental Scheme?

- An intermediate rental option is for those who are working but who are not able to afford a full market rent price for reasons such as: insufficient deposit or a poor credit history
- The scheme is aimed at people in employment and not totally dependent on benefits
- Rent is based on a Local Housing Allowance or 80% of the open market rents
- Applicants must meet the eligibility criteria (as set out below) and register with **Tai Teg**
- A month's rent and a month's deposit will usually be required
- Applicants who apply for the intermediate rental properties will also be asked to complete a referencing procedure by the landlord. This is to ensure that they are financially stable enough to maintain a tenancy at the specified rent level and that they are suitable tenants
- Applicant should have no more than £16,000 savings

What is Tai Teg?

Tai Teg is a register that has been launched in a partnership between 14 regional housing associations, local authorities, and the National Park Authority to simplify how people apply for an affordable home. The register is administered by Grwp Cynefin. Tai Teg assess all applicants for any low cost or affordable properties for the whole of North Wales.

Tai Teg manage applications so that you can be approved and placed on the register if you meet the criteria for this affordable housing option. They offer different options regarding affordable units available, whether it is rented (intermediate rent) or purchase properties that are cheaper than properties that are for sale on the open market. Please see their website www.taiteg.org.uk for details of their other schemes which include Rent to Own, Homebuy, Shared Equity and Shared Ownership.

Am I eligibility to be considered for an intermediate rental property?

Age - you must be over 18 years of age.

Financial - Annual gross household income between £16,000 to £45,000

Income - we only consider tax credit. We do not consider benefits as income.

Employment – at least one applicant in the household must be in employment and must have an income of £16,000 - £45,000 gross per year, or if purchasing with savings and can't buy on the open market without help.

Affordable - you can't afford to rent on the open market and or buy a property that suits your needs.

Accommodation - to be either a first time buyer or if the current home is unsuitable and does not meet your family's needs e.g.

- in need due to relationship breakdown
- specific needs
- affordability
- due to family size



Local Connection - you need to have a local connection with the area you choose to live e.g. live, work or with family, close family connection.

Exemption - Service Personnel - we do consider applications even if the 'Service Personnel' income is 'zero' - but there is a need to have a local connection. Service Personnel will need to meet the full criteria at the point they apply for a property – they do not need to meet the full criteria to register with Tai Teg

Need

Homes whose income is not enough to enable them to buy or rent a suitable home for their needs on the open market.

How Tai Teg draw up the waiting list?

Once registered and when you declare an interest for a property the shortlist will be created in approval date order, local connection and family size will be considered.

Do I get priority if I am a Social Tenant?

You must satisfy the eligibility criteria as below, but a social tenant may be given priority in order to release a social housing property.

So how do I apply?

You can register on line at: www.taiteg.org.uk

Or contact Tai Teg directly:

Tai Teg
PO Box 167
Caernarfon
LL55 9BP

Phone: 03456 015 605

**** Tai Teg can consider applications with an annual gross household income between £45,000 to £60,000 for the Rent to Buy scheme & Shared Ownership only ****



Dewis Cymru is a place for information about well-being in Wales. If you would like information that can help you think what matters to you, along with information about local organisations and services that can help, you can visit the Dewis Cymru website at www.dewis.wales This website will help you access local support services and find information and advice. It is a single, clear and reliable point of access

