

FS19

Fact Sheet

Intermediate Rental
Affordable Housing

Coed Pella,
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What is an Intermediate Rental Scheme?

- An intermediate rental option is for households who have an income between £16,000 and £45,000 and cannot afford a property on the open market.
- 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 may be asked to complete a referencing procedure by the landlord (dependent on 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 - Income must be between £16,000 and £45,000. Households do not have to be in employment and the following income will be considered:

- Income from Employment / Self Employment.
- Carer's Allowance – weekly in advance or every four weeks.
- Child Benefit – usually every four weeks or weekly if the claimant is a single parent or they receive certain other benefits.
- Disability Living Allowance – usually every four weeks
- Personal Independence Payment – usually every four weeks.
- Tax Credits, such as Working Tax Credits – every four weeks or weekly
- Universal Credit – every month
- Child Maintenance – would not require legal confirmation. We will accept this payment if it's frequent and noted in the bank statements.
- State & Private Pension



Affordable – you are unable to meet the affordability requirements for properties on the open market.

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 at least 12 months of 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

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 above, but a social tenant may be given priority in order to release a social housing property. This will be noted on the advert.

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 ****

Mae'r ddogfen hon ar gael yn Gymraeg hefyd.

