

WEDNESDAY, 15 JULY 2020

TO: THE EXECUTIVE BOARD MEMBER FOR HOUSING

I HEREBY SUMMON YOU TO ATTEND A **VIRTUAL MEETING OF THE EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING** WHICH WILL BE HELD AT **10.00 AM, ON THURSDAY, 23RD JULY, 2020** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Wendy Walters

CHIEF EXECUTIVE



PLEASE RECYCLE

Democratic Officer:	Janine Owen
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Wendy Walters Prif Weithredwr, *Chief Executive*,
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County Hall, Carmarthen. SA31 1JP

A G E N D A

- | | |
|---|---------------|
| 1. DECLARATIONS OF PERSONAL INTEREST | |
| 2. TO SIGN AS A CORRECT RECORD THE DECISION RECORD
OF THE MEETING HELD ON THE 10TH MARCH 2020 | 3 - 4 |
| 3. CREATING A LOCAL LETTINGS POLICY FOR GARREGLWYD,
ONE OF THE COUNCIL'S FIRST NEW BUILD DEVELOPMENTS | 5 - 14 |

Note:- The press and public are not entitled to attend the meeting. The decision record will be published normally within 3 working days.

Agenda Item 2

EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING

TUESDAY, 10 March 2020

PRESENT: Councillor: L.D. Evans (Executive Board Member).

The following officers were in attendance:

R.M. Davies, Strategic Housing Delivery Manager

E. Bryer, Democratic Services Officer

Regeneration Meeting Room, County Hall, Carmarthen, SA31 1JP. - 1.00 - 1.25 pm

1. DECLARATIONS OF PERSONAL INTEREST

There were no declarations of personal interest.

2. TO SIGN AS A CORRECT RECORD THE DECISION RECORD OF THE MEETING HELD ON THE 29TH JANUARY, 2019

RESOLVED that the decision record of the meeting held on the 29th January 2019 be signed as a correct record.

3. CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE ONE), THE COUNCIL'S FIRST NEW BUILD DEVELOPMENT

The Executive Board Member considered a report the purpose of which was to create a Local Lettings Policy for Phase one of the first Council new build development in Dylan, Llanelli. The Local Lettings Policy would ensure the creation of a sustainable, community where people were proud to live.

The Local Lettings Policy would apply to phase one on the Dylan Development only, consisting of 12 homes.

RESOLVED to approve the proposed Local Lettings Policy for the new homes on Phase 1 one on the Dylan Council new build development.

4. RENT SETTING FOR PENYBRYN GYPSY/TRAVELLER SITE 2020/21

The Executive Board Member considered a report to confirm the weekly rent increase for the Penybryn Gypsy/Traveller site during financial year 2020/21. The Executive Board Member was informed that the Gypsy and Travellers' site was a Council Tax funded service and there were currently 15 plots on the Penybryn site. All Local Authorities and Housing Associations in Wales had aligned themselves to the social housing rents policy in relation to rental levels for social housing. Although the Penybryn site did not form part of the Housing Revenue Account, and so rental levels charged were not governed by the Welsh Government's rents policy, it was considered fair and equitable for rents to the site to be increased by the same amount applied to Council tenants. For the financial year 2020/21 this would be a 2.7% increase (CPI rate as of September 2019). As a result, it was recommended that the weekly rental levels for 2020/21 for Penybryn site be set at £56.22 (net of service charges and water rates). This rental level would provide an

annual income of £40,478 for 2020/21, if all 15 pitches were occupied throughout the year.

The Executive Board Member questioned the service charge element of the report and clarification was provided by the officer.

RESOLVED:

4.1 that the rental level for pitches at Penybryn Gypsy/Traveller Site be set at £56.22 collected over 48 weeks.

4.2 that the service charge policy be applied to ensure tenants of the site pay for those additional services.

4.3 that the charge for water usage be set at £17.00 collected over 48 weeks.

4.4 that officers be authorised to consult with the residents of Penybryn and set the overall charges stated in table 1.

5. REPORTS NOT FOR PUBLICATION

RESOLVED pursuant to the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) (Wales) Order 2007 that the following item was not for publication as the report contained exempt information as defined in Paragraph 12 of part 4 of schedule 12A Act.

6. SECTION 106 AFFORDABLE HOUSING SALE CRITERIA

The Executive Board Member considered a report the purpose of which was to seek permission to relax the Section 106 affordable housing sale requirement for a mortgage and allow the purchaser to buy an affordable home through a cash sale due to exceptional circumstances.

The Executive Board Member was advised that the report had been updated to clarify that should the Council not secure vacant possession of Ty Howard, it would have to resort to using the compulsory purchase procedure which would result in increased costs for the Authority. Using the compulsory purchase procedure would also cause negative publicity and have a detrimental effect on the local community and the Station Road regeneration master plan.

Due to the Council's need to demolish Ty Howard and the purchaser's exceptional circumstances it was:

RESOLVED:

6.1 that the requirement to purchase a Section 106 affordable home using a mortgage be relaxed;

6.2 that JM be able to proceed with the purchase of plot 125 on the Parc Brynderi Development in Bynea for £65,732 using the sale and compensation payments made by the Council for her leasehold flat in Ty Howard, Llanelli.

EXECUTIVE BOARD MEMBER

DATE

EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING

23RD JULY 2020

Executive Board Member:	Portfolio:
Cllr. Linda Davies Evans	Housing

CREATING A LOCAL LETTINGS POLICY FOR GARREGLWYD, ONE OF THE COUNCIL'S FIRST NEW BUILD DEVELOPMENTS

The purpose of this report is to create a Local Lettings Policy for the Council new build development in Garreglwyd, Pembrey. This Local Lettings Policy will ensure that we create a sustainable, community where people are proud to live.

This Local Lettings Policy will apply to the initial letting of Garreglwyd only, consisting of 14 homes.

Recommendations / key decisions required:

To approve the proposed Local Lettings Policy for the new homes in the Garreglwyd new build development that will help create a sustainable community.

Reasons:

- The ward of Pembrey is an area of high housing need, which can be best addressed by providing a mix of :
 - two bedroom homes for small families;
 - four bedroom homes for large families;
 The Garreglwyd development in the ward of Pembrey consists of 14 homes and has been designed to meet the local housing need in the area.
- The purpose of the local lettings policy is to enable the homes to be let to a mix of tenants across the allocation policy bands, establishing community cohesion by letting the new homes to a mix of households and not all high need cases.
- This Local Lettings Policy will help create a sustainable community where people are proud to live.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act

Directorate Communities	Designation Head of Homes and Safer Communities	Tel No. 01554 899285 E Mail Address: JMorgan@carmarthenshire.gov.uk
Name of Head of Service: Jonathan Morgan		
Report Author: Rachel Davies	Strategic Housing Delivery Manager	Tel No. 01554 899202 Email Address: Ramdavies@carmarthenshire.gov.uk

Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD MEMBER

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

EXECUTIVE SUMMARY

EXECUTIVE BOARD MEMBER DECISION MEETING FOR HOUSING

23 JULY 2020

CREATING A LOCAL LETTINGS POLICY FOR GARREGLWYD, ONE OF THE COUNCIL'S FIRST NEW BUILD DEVELOPMENTS

The purpose of this report is to create a Local Lettings Policy for the Council new build development in Garreglwyd, Pembrey. This Local Lettings Policy will ensure that we create a sustainable community where people are proud to live.

This Local Lettings Policy will apply to the initial letting of the Garreglwyd development only, consisting of 14 homes.

Context:

The Garreglwyd development in the ward of Pembrey is one of the Council's first new build developments. The development consists of 14 homes and is a mix of two and four bedroom properties.

The development will be handed over in one phase.

Housing Need:

The ward of Pembrey is an area of high housing need. This need can be best addressed by providing a mix of:

- Two bedroom homes for small families, this includes families currently under occupying larger homes in the area;
- Four bedroom homes for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area;

The Council's new build development at Garreglwyd has been designed to meet this housing need. The development is a mix of twelve two bedroom homes and two four bedroom homes. It will be ready for occupation in the autumn of 2020.

DETAILED REPORT ATTACHED ?

Yes

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Jonathan Morgan

Head of Homes and Safer Communities

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
YES	YES	NONE	NONE	YES	NONE	YES

1. Policy, Crime & Disorder and Equalities

The development of the Local Lettings scheme is aligned with the Council's overarching Access to Social Housing Policy.

2. Legal

The policy must be signed off by the Executive Board Member for Housing before it can be implemented and approved by the Social Housing Partnership to ensure no adverse impact on other landlords. This is in line with the process identified in the Allocation Policy.

5.Risk Management Issues

Failure to implement a Local Lettings Policy for the new development could potentially result in a lack of cohesion in the newly-formed community.

7.Physical Assets

The new development at Garreglwyd will result in 14 additional homes being managed by Housing Services as part of the Council stock.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Morgan, Head of Homes and Safer Communities

1. Scrutiny Committee

n/a

2. Local Member(s)

Both Cllr. Shirley Matthews and Cllr. Hugh Shepardson were consulted on the proposed Local Lettings Policy on 10th July 2020. Both were in agreement that the Local Letting Policy should be applied to the initial lettings on the Garreglwyd development.

3. Community / Town Council

n/a

4. Relevant Partners

Housing association partnership board consulted and no objections were raised.

5. Staff Side Representatives and other Organisations

Relevant staff from Housing Services have been fully involved in the development of the policy.

Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report:

THERE ARE NONE

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Creating a local lettings Policy for Garreglwyd, Pembrey, one of the Council's first new build developments

1.0 Purpose

The purpose of this report is to create a local lettings policy for the new build development in Garreglwyd, Pembrey. This policy will ensure that we create a sustainable community where people are proud to live.

This local lettings policy will apply to the initial letting of the new homes at Garreglwyd only, consisting of 14 homes.

12 No. two bedroom homes for small families

2 No. four bedroom homes for large families

2.0 Context

The Garreglwyd development in the ward of Pembrey will be one of the first Council new build development to be completed. The development consists of 14 homes and is a mix of two and four bedroom houses.

The development will be handed over in one phase and will be ready for occupation in the autumn of 2020. A computer-simulated view of the completed development is shown below.



3.0 Housing Need

The ward of Pembrey is an area of high housing need. This need can be best addressed by providing:

- Two bedroom homes for small families, this includes families currently under occupying larger homes in the area;
- Four bedroom homes for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area;

The Council's new build development at Garreglwyd has been designed to meet this need. The homes on the development consist of:

- 12 x two bedroom homes
- 2 x four bedroom homes

4.0 The Aim of the Local Lettings Policy

The aim of the local lettings policy is to achieve and maintain a balanced and sustainable community by managing the allocation of homes at Garreglwyd. This will include managing the mix of families, some with high vulnerabilities or complex needs, within the estate to reduce the likelihood of lifestyle clashes.

The Council will work openly and honestly with stakeholders to ensure the success of the lettings plan so that the allocations meet local housing need and ensure it is a good and vibrant place to live for current and future residents.

The new homes will be advertised through Canfod Cartref and the adverts will meet the proposal set out in this local lettings policy. We will seek to identify an appropriate mix of tenants based on their current housing need and individual circumstances. The policy will also provide opportunities to transfer existing social housing tenants, if it offers up a better use of housing stock and subsequent housing opportunities to others on the housing register

5.0 Carmarthenshire County Council Choice Based Lettings Procedure

The local lettings policy will be implemented in line with Carmarthenshire County Council's Choice Based Lettings Procedure that states:

"A local lettings policy must be approved by the Executive Board Member for Housing (Council) or the housing association board before it can be put into place. It must have partnership approval to ensure any adverse unintended impact on other partner landlords are mitigated and the review period agreed. An example is, when looking at new housing developments, a local lettings plan is required to ensure a sustainable community cohesion is sought. Preference can be awarded to transfer applicants to allow for a mix of tenants in a new area."

6.0 Allocation and Letting proposal- Garreglwyd, Autumn 2020

12 x 2 bedroom houses and 2 x 4 bedroom houses

The Council will allocate the two bedroom houses to applicants in different bands as follows:

- 3 Band A applicants
- 3 Band B applicants
- 2 'registered only' applicants
- 4 transfer applicants

The 4 Transfers will be allocated to households that are either overcrowding, or under-occupying, their current social housing homes.

The 2 x 4 bedroom houses will be allocated to applicants in bands A or B, which can include transfer applicants.

Transfer applicants who have a community connection will be prioritized. (as laid out in Carmarthenshire's Allocation Policy this will include applicants with connection to the Burry Port, Hengoed, Kidwelly, Pembrey and Trimsaran wards)

7.0 Allocation Conditions

When allocating homes at Garreglwyd, the following groups will be excluded:

- Anyone subject to a Multi-Agency Public Protection Arrangement (MAPPA).
- Anyone subject to a Criminal Behavior Order (CRIMBO) or Anti-Social Behavior Order (ASBO).
- Anyone who would be deemed to be ineligible under the conditions of Sensitive Letting, as laid out in CCC's Choice-Based Lettings Procedures

8.0 Advertisement

The development will be advertised through Canfod Cartref, completing all the mandatory fields so that the adverts are consistent and transparent.

9.0 Shortlisting

The applicants' bids will be assessed based on the allocations conditions set out in this Local Lettings Policy and their housing need, as outlined in Carmarthenshire's Allocation Policy.

10.0 Equality and Diversity

When allocating these homes, Carmarthenshire County Council will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age or disability.

11.0 Term and Review

This Local Lettings Policy will remain in place for 6 months following **all homes** being let, to ensure the community is appropriately established. The policy and its impact on the community will be reviewed by Carmarthenshire County Council, in consultation with its housing association partners, after this period to determine whether the term should be extended.

Signed on behalf of Carmarthenshire County Council:

Name: _____

Date: _____

Signature: _____

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