

TUESDAY, 27 FEBRUARY 2024

TO: THE CABINET MEMBER FOR HOMES & DEPUTY LEADER

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE **CABINET MEMBER FOR HOMES & DEPUTY LEADER** WHICH WILL BE HELD IN **CABINET MEMBER OFFICE - COUNTY HALL, CARMARTHEN. SA31 1JP AND REMOTELY.**, AT **2.00 PM**, ON **TUESDAY, 5TH MARCH, 2024** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Wendy Walters

CHIEF EXECUTIVE

Democratic Officer:	Emma Bryer
Telephone (direct line):	01267 224029
E-Mail:	ebryer@carmarthenshire.gov.uk

Wendy Walters Prif Weithredwr, *Chief Executive*,
Neuadd y Sir, Caerfyrddin. SA31 1JP
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 6TH FEBRUARY, 2024** 3 - 4
- 3. CREATING A LOCAL LETTINGS POLICY FOR CARMARTHENSHIRE COUNTY COUNCILS' NEW DEVELOPMENT IN SPILMAN STREET, CARMARTHEN** 5 - 16
- 4. CREATING A LOCAL LETTINGS POLICY FOR CARMARTHENSHIRE COUNTY COUNCILS' NEW DEVELOPMENT IN YMCA, LLANELLI** 17 - 28
- 5. CREATING A LOCAL LETTINGS POLICY FOR GOLWG GWENDRAETH, POBL HOUSING ASSOCIATION'S NEW DEVELOPMENT IN FFOS LAS, TRIMSARAN** 29 - 40

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

TUESDAY, 6 February 2024

PRESENT: Councillor: L.D. Evans (Cabinet Member).

The following officers were in attendance:

R. Phillips, Economic Development Area Manager

K. Thomas, Democratic Services Officer

Cabinet Member Office & Remote - County Hall, Carmarthen. SA31 1JP. - 2.00 - 2.25 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 8TH JANUARY 2024

RESOLVED, that the decision record of the meeting held on the 8th January, 2024 be signed as a correct record.

3. DIRECT FOOD SUPPORT FUND

The Cabinet Member considered a report on proposals to establish a suite of initiatives to support the needs of people facing food poverty in Carmarthenshire, as part of the Welsh Government's Direct Food Support Fund for 2023/24 for which the Council had been allocated a budget of £45,647 (capital funding) and £55,916 (revenue funding).

In order to support the needs of local communities, it was proposed the funding be used to deliver the following 3rd party grants (as detailed within the report) which would be administered by the Council's Bureau Team within Economic Development:

- Foodbank Support
- Digital Support
- Capital Fund

The Cabinet Member noted that with regard to the support to be provided to food banks located within Carmarthenshire, foodbanks located within neighbouring authority areas would also be eligible to apply for funding subject to them providing support to residents within Carmarthenshire.

RESOLVED

3.1 To approve the establishment of the following 3rd party grants via the Welsh Government Support Fund to be administered by the Council's Bureau Team within Economic Development:

- **Foodbank Support**

- Digital Support
- Capital Fund

3.2

That delegated authority be granted to the Head of Regeneration, Policy and Digital to award funding to successful applicants.

CABINET MEMBER

DATE

5TH MARCH 2024

Cabinet Member:	Portfolio:
Cllr. Linda Evans	Homes & Deputy Leader

SUBJECT:
**CREATING A LOCAL LETTINGS POLICY FOR
 CARMARTHENSHIRE COUNTY COUNCILS' NEW DEVELOPMENT IN
 SPILMAN STREET, CARMARTHEN**

Purpose:

The purpose of this report is to create a Local Lettings Policy (LLP) for the Carmarthenshire County Council new build development in Spilman Street, Carmarthen.

This Local Lettings Policy will remain in place for 6 months following the initial lets, to ensure the community is appropriately established.

Recommendations / key decisions required:

To approve the proposed Local Lettings Policy for the new homes in 5-8 Spilman Street, Carmarthen, Carmarthenshire County Council new build development that will help create a sustainable and diverse place to live.

Reasons:

- A LLP is being used for the Spilman Street development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues.
- This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act.

Directorate: Communities	Designations:	Tel: 01554 899285
Name of Head of Service: Jonathan Morgan	Head of Housing & Public Protection	Email addresses:
Report Author: Lucy Roberts	Affordable Housing Lead	LRoberts@carmarthenshire.gov.uk

Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

(If the answer is yes exact details are to be provided below:)

DECISION MADE:

Signed: _____ DATE: _____
CABINET MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

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

CREATING A LOCAL LETTINGS POLICY FOR 5-8 SPILMAN STREET, CARMARTHENSHIRE COUNTY COUNCIL'S NEW DEVELOPMENT IN CARMARTHEN

Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Carmarthenshire County Council development in Spilman Street, Carmarthen. This policy will ensure that we create a sustainable community where people are proud to live.

Context

The Spilman Street development is in the ward of Carmarthen Town North & South. The development will deliver 12 social rented homes:

- 2 x two bedroom 4 person flats
- 10 x one bedroom 2 person flats

The development will be handed over in one phase in early Spring 2024.

Housing Need

The ward of Carmarthen Town North & South, in which the Spilman Street development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom flats for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Two-bedroom bungalows for household over 50 yrs old or requiring level access;
- Three-bedroom houses for households;
- Four-bedroom house for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area.

By applying a mix of tenants across the bands the aim is to ensure that the community is made up of a mix of households and not all high need cases. The aim is to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

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 Housing & Public Protection

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets	Bio-diversity & Climate Change
YES	YES	NONE	NONE	YES	NONE	YES	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 Cabinet Board Member for Homes before it can be implemented and approved by the Social Housing Partnership Board 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 new formed communities.

7. Physical Assets

The new development at 5-8 Spilman Street, Carmarthen will result in 12 additional homes and is a mix of one and two-bedroom flats being managed by Housing Services as part of the Council stock.

8. Biodiversity and Climate Change

The homes are sustainable in terms of their carbon footprint and support the Council's Net Zero Carbon Principles, creating energy efficient innovative homes, minimising carbon emissions and promoting affordable warmth for residents. The scheme utilises non-fossil fuel measures for heating and provides a minimum SAP rating of 92 (EPC A).

CONSULTATIONS

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

Signed: Jonathan Morgan Head of Housing & Public Protection

1. Scrutiny Committee – N/A

2 . Local Member(s)

Cllr. Peter Hughes Griffiths

Cllr. Gareth John

Cllr. Alun Lenny

Consulted via Email on 19/02/2024. Feedback to be provided in the Cabinet Member Decision meeting.

3.Community / Town Council

N/A

4.Relevant Partners

RSL partnership board consulted 19/02/2024. Feedback to be provided in the Cabinet Member Decision meeting.

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:

THESE ARE LISTED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Local Lettings Policy Spilman Street, Final Draft for Cabinet Member		Attached

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Local Lettings Policy

5-8 Spilman Street

Carmarthen

Housing Services Division

February 2024



sirgar.llyw.cymru
carmarthenshire.gov.wales

1.0 What is the purpose and context of this report?

The purpose of this report is to create a Local Lettings Policy (LLP) for the new development by Carmarthenshire County Council (CCC) in 5-8 Spilman Street, Carmarthen.

A LLP is being used for the 5-8 Spilman Street development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues. This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.

2.0 What are the aims of the Local Lettings Policy?

The Local Lettings Policy will be implemented in line with the Council's Choice Based Lettings Procedure that states:

“A local lettings policy must be approved by the Cabinet 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.”

This LLP has four key aims, these are:

- **Providing homes for people in housing need, particularly those who are currently homeless;**
- **Providing homes for local people;**
- **Providing homes for key workers; and**
- **Creating a balanced sustainable community.**

3.0 What is the housing need in the area?

The ward of Carmarthen Town North & South, in which 5-8 Spilman Street development is situated, is an area of high housing need. This need can be best addressed by providing:

- One and two-bedroom flats for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;

4.0 What will the development deliver?

The Spilman Street development is in the ward of Carmarthen Town North & South. The development will deliver 12 social rented homes:

- 2 x 4 Person 2 Bed Flats
- 10 x 2 Person 1 Bed Flats

The development will be handed over in one phase in Spring 2024.

5.0 What will be the LLP for the homes in 5-8 Spilman Street?

Direct matching will follow the priority categories in the table below. The number for each priority will be limited to the percentages identified.

Letting priority	Letting Type	Number of homes %
Priority A	<ul style="list-style-type: none"> Applicants in greatest housing need with a community connection to Carmarthen (including Carmarthen Town South, North and West). The direct match will, also, take account of their support needs and community cohesion. <p>If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community.</p>	45% (5 homes)
Priority B	<ul style="list-style-type: none"> Priority will be given to applicants from the Accessible Housing Register. If there are no applicants from the Accessible Housing Register, we may consider applicants with a family member over the age of 55, people with disabilities and people with special housing requirements taking account of their circumstances and community connection. 	5% (1 home)
Priority C	<ul style="list-style-type: none"> Priority will be given to applicants with an assessed mental health or learning disability who can live independently in their own home as defined by the Community Mental Health Team. 	15% (2 Homes)
Priority D	<p>Applicants with a community connection to the ward of Carmarthen (including Carmarthen Town South, North and West).</p> <ul style="list-style-type: none"> Applicants in greatest housing need where at least one member is in full time employment including key workers *Key workers who can demonstrate they need accommodation to take up or sustain the offer of permanent employment in Carmarthenshire. Current tenants who are under-occupying their current tenancy and are affected by bedroom tax. <p>If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community.</p>	35% (4 homes)

*Key Workers are normally defined as:

- **Health and Social Care.** This includes NHS doctors, nurses, midwives, paramedics, Local Authority social workers, registered care staff in our health and social care sector (*verification of Key worker employment to be sent to HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk*); and
- **Public safety and national security.** This includes officers in the police, Fire and Rescue Service, prison service and other national security roles.

6.0 Advertisement

Following two direct matching panel meetings, if any homes remain in each of the above priorities, these will then be advertised via Canfod Cartref in accordance with our main lettings policy.

7.0 Shortlisting

The direct matching of applicants will be assessed based on the letting conditions set out in this Local Lettings Policy. For properties advertised via Canfod Cartref the applicants' bids will be determined in accordance with our main lettings policy.

New tenants must have attended and engaged with pre-tenancy training and then be deemed as tenant ready before an offer of accommodation is made.

8.0 What will be the letting eligibility, refusal, and exclusions at 5-8 Spilman Street, Carmarthen?

When allocating homes at 5-8 Spilman Street, eligibility, exclusions will apply as set out in the Emergency Social Housing Allocations Policy.

9.0 Equality and Diversity

When letting these homes CCC will ensure it complies with the Equality Act 2010. CCC will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age, or disability.

The use of the Local Lettings Policy when allocating homes will ensure that everyone is treated fairly and is not discriminated against, harassed, or victimised on any of the following protected characteristics while accessing our service -

Age, disability, race and nationality, religion or belief, Pregnancy and Maternity, marriage or civil partnership, sex, sexual orientation, gender reassignment.

10.0 Term and Review

This Local Lettings Policy will remain in place for six months following all homes being let. After this time, it will be reviewed by CCC, to determine its impact on the community and to ensure that it has met the initial aims of the policy. And whether the term should be extended to create a sustainable community in an area where there is local housing need.

Signed on behalf of CCC:

Name: _____

Date: _____

Signature: _____

5TH MARCH 2024

Cabinet Member:	Portfolio:
Cllr. Linda Evans	Homes & Deputy Leader

SUBJECT:
**CREATING A LOCAL LETTINGS POLICY FOR
 CARMARTHENSHIRE COUNTY COUNCILS' NEW DEVELOPMENT IN
 YMCA, LLANELLI.**

Purpose:

The purpose of this report is to create a Local Lettings Policy (LLP) for the Carmarthenshire County Council development in YMCA, LLANELLI.

This Local Lettings Policy will remain in place for 6 months following the initial lets, to ensure the community is appropriately established.

Recommendations / key decisions required:

To approve the proposed Local Lettings Policy for the new homes in YMCA, LLANELLI, Carmarthenshire County Council's new development that will help create a sustainable and diverse place to live.

Reasons:

- A LLP is being used for the YMCA development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues.
- This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act.

Directorate: Communities	Designations:	Tel: 01554 899285
Name of Head of Service: Jonathan Morgan	Head of Housing & Public Protection	Email addresses:
Report Author: Lucy Roberts	Affordable Housing Lead	LRoberts@Carmarthenshire.gov.uk

Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

(If the answer is yes exact details are to be provided below:)

DECISION MADE:

Signed: _____ DATE: _____
CABINET MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

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

CREATING A LOCAL LETTINGS POLICY FOR YMCA, CARMARTHENSHIRE COUNTY COUNCIL'S NEW DEVELOPMENT IN LLANELLI.

Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Carmarthenshire County Council development in YMCA, Llanelli. This policy will ensure that we create a sustainable community where people are proud to live.

Context

The YMCA development is in the ward of Tyisha. The development will deliver 8 social rented homes:

- 8 x two bedroom 3 person flats

The development will be handed over in one phase in early Spring 2024.

Housing Need

The ward of Tyisha, in which the YMCA development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom flats for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Two-bedroom bungalows for household over 50 yrs old or requiring level access;
- Three-bedroom houses for households;
- Four-bedroom house for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area.

By applying a mix of tenants across the bands the aim is to ensure that the community is made up of a mix of households and not all high need cases. The aim is to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

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 Housing & Public Protection

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets	Bio- diversity & Climate Change
YES	YES	NONE	NONE	YES	NONE	YES	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 Cabinet Board Member for Homes before it can be implemented and approved by the Social Housing Partnership Board 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 new formed communities.

7. Physical Assets

The new development at YMCA, LLANELLI will result in 8 additional two-bedroom flats being managed by Housing Services as part of the Council stock.

8. Biodiversity and Climate Change

The homes are sustainable in terms of their carbon footprint and support the Councils Net Zero Carbon Principles, creating energy efficient innovative homes, minimising carbon emissions and promoting affordable warmth for residents. The scheme utilises non-fossil fuel measures for heating and provides a minimum SAP rating of 92 (EPC A).

CONSULTATIONS

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

Signed: Jonathan Morgan Head of Housing & Public Protection

1. Scrutiny Committee – N/A

2 . Local Member(s)

Cllr. Suzy Curry

Cllr. Terry Davies

Consulted via Email on 19/02/2024. Feedback to be provided in the Cabinet Member Decision meeting.

3.Community / Town Council

N/A

4.Relevant Partners

RSL partnership board consulted 19/02/2024. Feedback to be provided in the Cabinet Member Decision meeting.

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:**

THESE ARE LISTED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Local Lettings Policy YMCA, Llanelli Final Draft for Cabinet Member		Attached

This page is intentionally left blank

Local Lettings Policy YMCA Llanelli

Housing Services Division February 2024



sirgar.llyw.cymru
carmarthenshire.gov.wales

1.0 What is the purpose and context of this report?

The purpose of this report is to create a Local Lettings Policy (LLP) for the new development by Carmarthenshire County Council (CCC) in the former YMCA, Llanelli.

A LLP is being used for the YMCA development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues. This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.

2.0 What are the aims of the Local Lettings Policy?

The Local Lettings Policy will be implemented in line with the Council's Choice Based Lettings Procedure that states:

“A local lettings policy must be approved by the Cabinet 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.”

This LLP has four key aims, these are:

- **Providing homes for people in housing need, particularly those who are currently homeless;**
- **Providing homes for local people;**
- **Providing homes for key workers; and**
- **Creating a balanced sustainable community.**

3.0 What is the housing need in the area?

The ward of Tyisha, in which YMCA development is situated, is an area of high housing need. This need can be best addressed by providing:

- One and two-bedroom flats for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Two-bedroom bungalows for household over 55 yrs old or requiring level access;
- Three-bedroom houses for households;
- Four-bedroom house for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area.

4.0 What will the development deliver?

The YMCA development is in the ward of Tyisha. The development will deliver 8 social rented homes:

- 8 x 3 Person 2 Bed Flats

The development will be handed over in one phase in Spring 2024.

5.0 What will be the LLP for the homes in YMCA?

Direct matching will follow the priority categories in the table below. The number for each priority will be limited to the percentages identified.

Letting priority	Letting Type	Number of homes %
Priority A	<ul style="list-style-type: none"> Applicants in greatest housing need with a community connection to Llanelli Town (Elli, Bigyn, Glanymor and Tyisha). The direct match will, also, take account of their support needs and community cohesion. <p>If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community.</p>	50% (4 homes)
Priority B	<ul style="list-style-type: none"> Priority will be given to applicants with an assessed mental health or learning disability who can live independently in their own home as defined by the Community Mental Health Team. 	25% (2 homes)
Priority C	<p>Applicants with a community connection to Llanelli Town (Elli, Bigyn, Glanymor and Tyisha).</p> <ul style="list-style-type: none"> Applicants in greatest housing need where at least one member is in full time employment including key workers *Key workers who can demonstrate they need accommodation to take up or sustain the offer of permanent employment in Carmarthenshire. Current tenants who are under-occupying their current tenancy and are affected by bedroom tax. <p>If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community.</p>	25% (2 homes)

***Key Workers are normally defined as:**

- **Health and Social Care.** This includes NHS doctors, nurses, midwives, paramedics, Local Authority social workers, registered care staff in our health and social care sector (*verification of Key worker employment to be sent to HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk*); and
- **Public safety and national security.** This includes officers in the police, Fire and Rescue Service, prison service and other national security roles.

6.0 Advertisement

Following two direct matching panel meetings, if any homes remain in each of the above priorities, these will then be advertised via Canfod Cartref in accordance with our main lettings policy.

7.0 Shortlisting

The direct matching of applicants will be assessed based on the letting conditions set out in this Local Lettings Policy. For properties advertised via Canfod Cartref the applicants' bids will be determined in accordance with our main lettings policy.

New tenants must have attended and engaged with pre-tenancy training and then be deemed as tenant ready before an offer of accommodation is made.

8.0 What will be the letting eligibility, refusal, and exclusions at YMCA, Llanelli?

When allocating homes at YMCA, eligibility, exclusions will apply as set out in the Emergency Social Housing Allocations Policy.

9.0 Equality and Diversity

When letting these homes CCC will ensure it complies with the Equality Act 2010. CCC will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age, or disability.

The use of the Local Lettings Policy when allocating homes will ensure that everyone is treated fairly and is not discriminated against, harassed, or victimised on any of the following protected characteristics while accessing our service -

Age, disability, race and nationality, religion or belief, Pregnancy and Maternity, marriage or civil partnership, sex, sexual orientation, gender reassignment.

10.0 Term and Review

This Local Lettings Policy will remain in place for six months following all homes being let. After this time, it will be reviewed by CCC, to determine its impact on the community and to ensure that it has met the initial aims of the policy. And whether the term should

be extended to create a sustainable community in an area where there is local housing need.

Signed on behalf of CCC:

Name: _____

Date: _____

Signature: _____

5TH MARCH 2024

Cabinet Member:	Portfolio:
Cllr. Linda Evans	Homes & Deputy Leader

SUBJECT:
**CREATING A LOCAL LETTINGS POLICY
 FOR GOLWG GWENDRAETH, POBL HOUSING ASSOCIATION'S NEW
 DEVELOPMENT IN FFOS LAS, TRIMSARAN.**

Purpose:

The purpose of this report is to create a Local Lettings Policy (LLP) for the Pobl Housing Association's new build development in Golwg Gwendraeth, Ffos Las, Trimsaran.

This Local Lettings Policy will remain in place for 6 months following the initial lets, to ensure the community is appropriately established.

Recommendations / key decisions required:

To approve the proposed Local Lettings Policy for the new homes on Golwg Gwendraeth, Pobl Housing Association's new build development that will help create a sustainable and diverse place to live.

Reasons:

- A LLP is being used for the Golwg Gwendraeth development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues.
- This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act.

Directorate: Communities	Designations:	Tel: 01554 899285
Name of Head of Service: Jonathan Morgan	Head of Housing & Public Protection	Email addresses:
Report Author: Lucy Roberts	Affordable Housing Lead	LRoberts@carmarthenshire.gov.uk

Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

(If the answer is yes exact details are to be provided below:)

DECISION MADE:

Signed: _____ DATE: _____
CABINET MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

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

CREATING A LOCAL LETTINGS POLICY FOR GOLWG GWENDRAETH, POBL HOUSING ASSOCIATION'S NEW DEVELOPMENT IN FFOS LAS, TRIMSARAN.

Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Pobl Housing Association's new build development in Golwg Gwendraeth, Ffos Las, Trimsaran. This policy will ensure that we create a sustainable community where people are proud to live.

Context

The Golwg Gwendraeth, development is in the ward of Trimsaran. The development will deliver 24 social rented homes:

- 12 x two bedroom 4 person houses
- 3 x three bedroom 5 person houses; and
- 2 x four bedroom 7 person houses

The development will be handed over in one phase in February 2024.

Housing Need

The ward of Trimsaran, in which the Golwg Gwendraeth, development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom flats for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Two-bedroom bungalows for household over 50 yrs old or requiring level access;
- Three-bedroom houses for households;
- Four-bedroom house for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area.

By applying a mix of tenants across the bands the aim is to ensure that the community is made up of a mix of households and not all high need cases. The aim is to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

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 Housing & Public Protection

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets	Bio- diversity & Climate Change
YES	YES	NONE	NONE	YES	NONE	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 Cabinet Board Member for Homes before it can be implemented and approved by the Social Housing Partnership Board 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 new formed communities.

8. Biodiversity and Climate Change

The homes are sustainable in terms of their carbon footprint and support the Councils Net Zero Carbon Principles, creating energy efficient innovative homes, minimising carbon emissions and promoting affordable warmth for residents. The scheme utilises non-fossil fuel measures for heating and provides a minimum SAP rating of 92 (EPC A).

CONSULTATIONS

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

Signed: Jonathan Morgan

Head of Housing & Public Protection

1. Scrutiny Committee – N/A

2. Local Member(s)

Cllr. Kim Broom -Trimsaran

Consulted via Email on 19/02/2024. Feedback to be provided in the Cabinet Member Decision meeting.

3. Community / Town Council

N/A

4. Relevant Partners

RSL partnership board consulted 19/02/2024. Feedback to be provided in the Cabinet Member Decision meeting.

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:

THESE ARE LISTED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Local Lettings Policy Golwg Gwendraeth, Final Draft for Cabinet Member		Attached

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Local Lettings Policy Golwg Gwendraeth Trimsaran (Ffos Las)

January 2024

1. What is the purpose and context of this report?

The purpose of this report is to create a Local Lettings Policy (LLP) for Pobl's interest in the new development at Golwg Gwendraeth, Trimsaran. This is in the Trimsaran Ward and the Llanelli West Community Connection Area.

This LLP will assist Pobl and our partners in creating a successful and sustainable community within this important new development at first letting. We will be able to provide high quality rented housing to local people, meeting a range of housing needs including those in the highest priority.

Pobl will provide 18 houses for rent forming part of a larger housing development for private sale being delivered by housebuilder Dandara next to the Ffos Las racecourse, Trimsaran.

2. What are the aims of the Local Lettings Policy?

The aims of the LLP are as follows:

- **Providing homes for people in housing need, particularly those who are currently homeless;**
- **Providing homes for local people;**
- **Creating a balanced sustainable community.**

The LLP will be in place for the first letting of the homes at Golwg Gwendraeth to assist us in creating a balanced and sustainable community there.

3. What will the development deliver?

Pobl's new homes at Golwg Gwendraeth will be delivered in two phases with the first houses being handed over in February 2024. The houses are a mixture of terraced, semi-detached, and detached houses with sizes as follows:

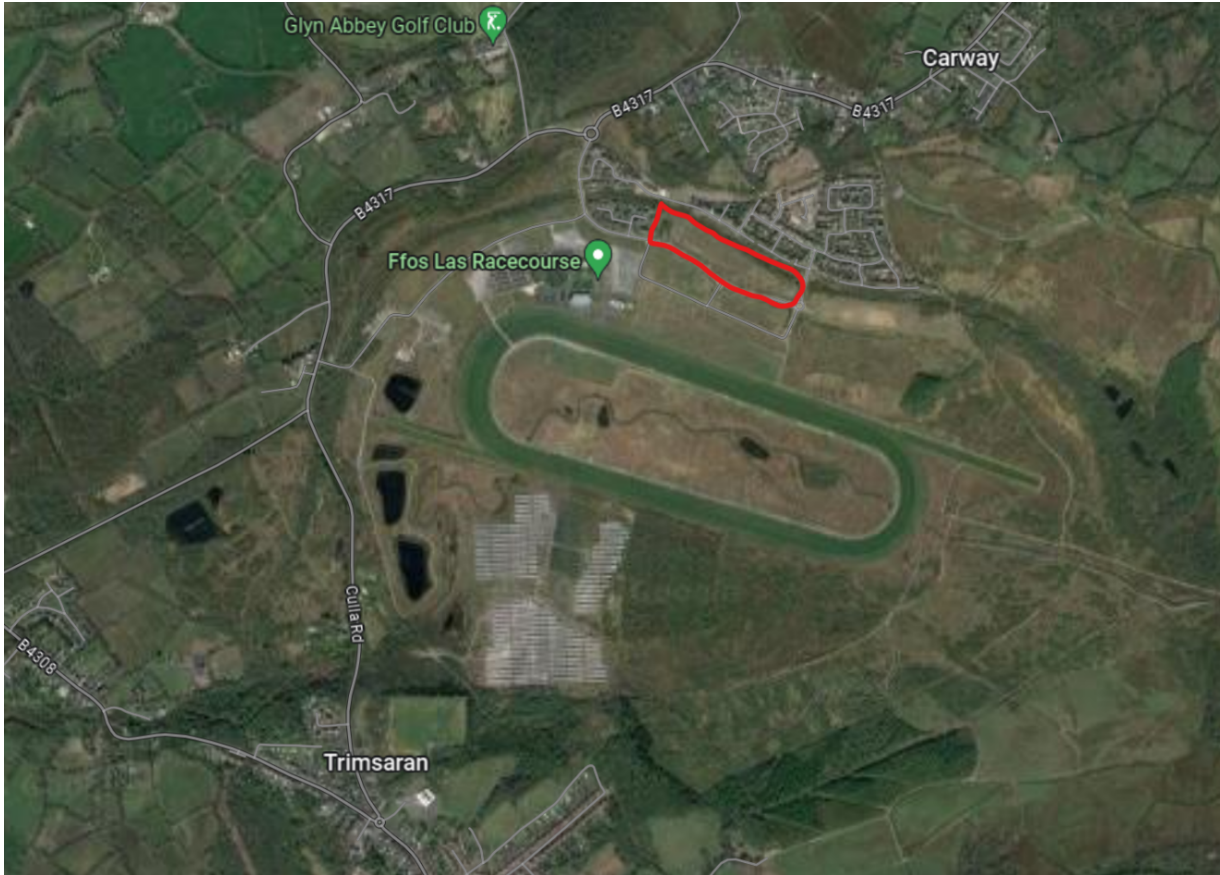
2-bedroom house x 12

3-bedroom house x 4

4-bedroom house x 2

The houses are the developer's standard house types, and as such do not offer the 'lifetime home' standards that are routinely delivered in grant-funded schemes. For that reason, the priority for letting outlined in section 5 does not include any reference to the Accessible Housing Register.

The development is adjacent to previous new developments on the edge of Carway and next to the Ffos Las racecourse, as shown outlined in red below:



The rented homes are located in small clusters throughout the development, creating a mixed tenure layout which is consistent with Pobl's general approach to mixed-tenure schemes.



4. Allocations policy

This LLP has been developed within the current policy framework for Carmarthenshire, namely the 'Emergency Social Housing Allocations Policy' implemented in April 2023. (This is an interim policy currently being developed into a full policy).

Therefore, lettings undertaken at Golwg Gwendraeth will follow the process for direct matching, advertising through the CBL and offers to transfers as per the current policy and procedure.

The policy deals with all matters of eligibility, priority, where people are excluded and any exemptions. The LLP deals with any variation to the policy in how priority is established. This is set out in section 5 below.

5. Priorities under the LLP at Golwg Gwendraeth

Direct matching through the normal process will follow the priority categories in the table below. The number for each priority will be limited to the percentages identified.

Letting priority	Letting Type	Number of homes %
Priority A	<ul style="list-style-type: none">• Applicants in Band A, with the greatest housing need, and a community connection.• The direct match will, also, take account of their support needs and community cohesion.• If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community.	65% (12 homes)
Priority B	<ul style="list-style-type: none">• Applicants in Band B.• The direct match will, also, take account of their support needs and community cohesion.• If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community.	35% (6 homes)

6. Equality and diversity

When letting these homes, Pobl Group will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age, or disability.

The use of the Local Lettings Policy when allocating homes will ensure that everyone is treated fairly and is not discriminated against, harassed, or victimised on any of the following protected characteristics while accessing our service - age, disability, race and nationality, religion or belief, pregnancy and maternity, marriage or civil partnership, sex, sexual orientation, gender reassignment.

7. Term and review

This Local Lettings Policy will remain in place for six months following all homes being let. After this time, it will be reviewed by Pobl Group, to determine its impact on the community and whether the term should be extended.

Signed on behalf of Pobl Group:

Name: _____

Date: _____

Signature: _____

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