

Creating a Local Lettings Policy for Dylan (Phase one), the Council's First New Build Development

1.0 Purpose

The purpose of this report is to create a Local Lettings Policy for Phase one of the first Council new build development in Dylan, Llanelli. 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 phase one on the Dylan Development only, consisting of 12 homes.

10 No. two bedroom homes for small families

2 No. four bedroom homes for large families

2.0 Context

The Dylan development in the ward of Bynea is the Council's first new build development. The development consists of 32 homes and is a mix of two and four bedroom homes and two bedroom bungalows.

The development will be handed over in three phases. Phase one consists of 12 homes and will be ready for occupation in May 2020. The site plan of phase one is shown below and consists of plots 1 to 12.



Each phase on the development will have a Local Lettings Policy to ensure that we create a sustainable community.

3.0 Housing Need

The ward of Bynea 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;
- Two bedroom bungalows for older people in the community who's current homes are unsuitable for their needs.

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

- 22 x two bedroom homes
- 6 x four bedroom homes
- 4 x two bedroom bungalows

The first phase which relates to this Local lettings Policy is a mix of ten two bedroom homes and two 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 Dylan. 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.

CCC will work openly and honestly with 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 LLP 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- Dylan Phase one, May 2020

10 x 2 bedroom houses and 2 x 4 Bed Houses

CCC will allocate these properties to following 'bands' of applicants:

- 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.

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 Bynea, Llwynhendy, Llangennech and Hendy Wards)

7.0 Allocation Conditions

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

- Anyone subject to a Multi-Agency Public Protection Arrangement (MAPPA).
- Anyone subject to a Criminal Behaviour Order (CRIMBO) or Anti-Social Behaviour 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, CCC 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** (phase one) 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 RSL partners, after this period to determine whether the term should be extended.

Signed on behalf of Carmarthenshire County Council:

Name: _____

Date: _____

Signature: _____