

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