

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: _____