



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:

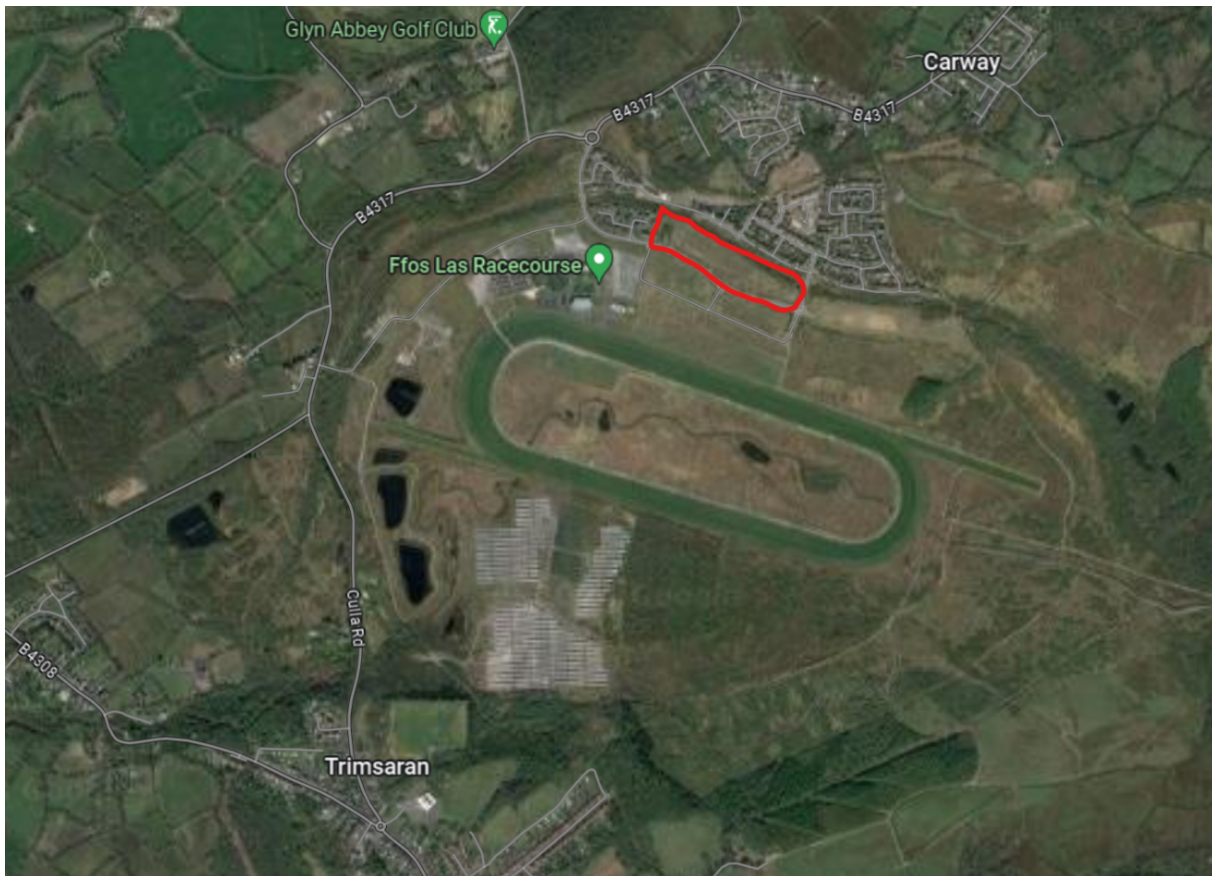
2-bedroom house x 12

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: _____