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Mark James LLM, DPA, DCA
Prif Weithredwr,
Chief Executive,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

THURSDAY, 31 AUGUST 2017

TO: THE EXECUTIVE BOARD MEMBER FOR HOUSING

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING WHICH WILL BE HELD IN ROOM 65, COUNTY HALL, CARMARTHEN, AT 10.00 AM, ON THURSDAY, 7TH SEPTEMBER, 2017 FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Mark James CBE

CHIEF EXECUTIVE



PLEASE RECYCLE

Democratic Officer:	Janine Owen
Telephone (direct line):	01267 224030
E-Mail:	JanineOwen@carmarthenshire.gov.uk
Ref:	AD016-001

A G E N D A

1. DECLARATIONS OF PERSONAL INTEREST
2. TO OUTLINE A PLAN FOR REVIEWING THE EFFECTIVENESS OF LOCAL LETTINGS PLANS 3 - 10
3. TO SIGN AS A CORRECT RECORD THE DECISION RECORD OF THE MEETING HELD ON THE 6TH MARCH, 2017 11 - 12

Executive Board Member:	Portfolio:
Cllr. Linda Davies-Evans	Housing

Purpose: To outline a plan for reviewing the effectiveness of Local Lettings Plans

Recommendations / key decisions required:

- The way we prioritise and allocate social housing is governed by the law. Local authorities are required to formalise and publish their allocation policies. In Carmarthenshire we have recently reviewed our policy for allocating social housing. The new policy was introduced on the 1st of April 2017.
- There are some circumstances where there may be the need to adopt local policies to make sure that homes in a particular location are allocated to deal with specific issues.
- Since 2011 eight local letting policies have been adopted. All local lettings policies require regular review to determine if they are relevant and appropriate.
- It is recommended that the existing local lettings policies are reviewed in accordance with the attached programme.

Reasons:

- Some local lettings policies have been in place for a number of years and the reasons they were put in place may be no longer applicable. In addition the law has changed particularly in relation to equalities.
- The Code of Guidance for Local Authorities on the Allocation of Accommodation and Homelessness has redefined the criteria relating to local lettings arrangements.
- The impact of individual local lettings policies need to be considered to establish if they have been effective.
- Measuring the effectiveness of each policy will involve appropriate consultation with partners, tenants and elected members. This will require a planned approach.

Directorate: Communities		
Name of Head of Service:	Designation	Tel No. ext 7232
Robin Staines	Housing Services Manager	
Report Author:		E Mail Address:
Jonathan N Willis		JNWillis@carmarthenshire.gov.uk

Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD 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

Executive Board Member for Housing

7TH September, 2017

To outline a plan for reviewing the effectiveness of Local Lettings Plans

Local authorities are required to publish a policy for allocation of social housing and give priorities to certain households. There are some circumstances where there may be the need to adopt local policies to ensure that allocations in a particular location deal with specific issues.

Prior to introducing local lettings policies local authorities need to be satisfied that they have clear evidence of need.

Guidance produced in 2016 as part of the Housing (Wales) Act require local lettings policies to be regularly reviewed which should include an equalities impact assessment. To ensure we meet the requirements of guidance, have sufficient time to undertake appropriate consultation and analysis we are proposing a planned programme of review.

It is proposed to consider the impact and relevance of existing individual policies against its original purpose. For example a local lettings policy was introduced in the Tyisha Ward in 2011. The purpose of this local lettings policy was:

- Increase stability by reducing tenancy turnover
- Achieve a better mix of age groups and household types
- Improve community sustainability by assisting new tenants to establish and maintain their tenancies
- Increase demand for the area and for specific property types
- Reduce the fear of crime
- Reduce incidents of anti-social behaviour
- Influence residents' perceptions about anti-social behaviour/crime
- Improve the overall perception of the Tyisha ward as a residential area

For this local lettings policy we will therefore consider if there has been:

- Decrease current and former tenant arrears
- Decrease in deprivation/increased employment and income levels
- Reduction of ASB/ fear of crime
- Increase in the length of time tenancies are sustained
- Reduction in void turnaround
- Improved perception of our estates

Appendix 1 lists local lettings policies currently in operation, the main reason for introduction and proposed timescale for review.

We are currently working to amend a local lettings policy involving extra-care schemes with a view of adopting a consistent approach across the county.

We are also working on the policy relating to the Tyshia ward on the basis it has been in existence the longest and involves the most properties. This work will inform requests from local members for local lettings policies to be considered for Glanymor and Llwnhendy wards.

The reviews will be reported to appropriate Executive Board Member Meetings.

Recommendation

It is recommended that we review the attached in accordance with the programme outlined in Appendix 1.

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: Robin Staines

Head of Public Protection and Housing

Policy and Crime & Disorder YES	Legal YES	Finance NONE	ICT NONE	Risk Management Issues NONE	Organisational Development NONE	Physical Assets NONE
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1. Policy, Crime & Disorder and Equalities

The purpose of the programme is to review, amend or withdraw local lettings policies. Some of the policies are in place to improve fear of crime and anti-social behaviour.

As part of individual policy reviews an Equalities Impact Assessment will be undertaken.

2. Legal

Local lettings policies can be introduced as part of Section 167(2E) of Housing Act 1996.

Code of Guidance for local Authorisation the Allocation of Accommodation and Homelessness March 2016 sets out criteria and gives guidance on how they are reviewed.

CONSULTATIONS

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

Signed: Robin Staines

Head of Public Protection and Housing

1. Scrutiny Committee

Not applicable

2. Local Member(s)

The appropriate local members will be consulted as part of the review of individual policies.

3. Community / Town Council

Appropriate Community/Town Councils will be consulted as part of the review process.

4. Relevant Partners

Relevant partners including will be consulted as part of the review process.

5. Staff Side Representatives and other Organisations

Not applicable

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Local Letting Policies		Council File Plan

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APPENDIX 1 – REVIEW PROGRAMME FOR EXISTING LOCAL LETTINGS POLICIES

Local Lettings Policy	Main Reason for Introduction	Property Type/No/Management	Proposed Review Period	Report to E.B.M
<i>Cartref Cynnes/Ty Dyffryn (Extra Care Accommodation)</i> <i>Plas y Mor, Burry Port / Cwm Aur (Extra Care Accommodation)</i>	To ensure people with care needs are prioritised.	61 – 1 and 2 bedroom apartments (Cartref Cynnes) 50 – 1 and 2 bedroom apartments (Ty Dyffryn) managed by Family Housing 38 – 1 and 2 bedroom flats (Plas y Mor) 39- 1 and 2 room flats managed by Pobl	July/October 2017	November 2017
<i>Tyisha Ward, Llanelli</i>	Reduce incidents of anti-social behaviour across the ward	279 Council homes, 160 are designated as single person accommodation	August/November 2017	January 2018
<i>St Peters' Court, Carmarthen</i>	To ensure accommodation is prioritised for those who are over 50 years of age.	20 – 1,2,3 bedroom council flats	December/February 2018	April 2018
<i>Cambrian Court and Woods Row, Carmarthen</i>	To ensure accommodation is prioritised for those who are over 50 years of age.	39 – 1 and 2 bedroom council flats and 18 – 2 and 3 bedroom council flats		
<i>Wauiaigo House</i>	Reduce incidents of anti-social behaviour.	14 – council bedsits	March/May 2018	June 2018
<i>Clos y Coleg, Ammanford</i>	To ensure a balanced community made up of a cross section of housing need.	10 – 1 bed flats managed by Pobl	May/July 2018	September 2018
<i>Cwrt Buckley, Thomas Street, Llanelli</i>	To ensure a balanced community made up of a cross section of housing need.	12 – 1 bedroom flats managed by Pobl		
<i>Opportunity Street, Town Centre, Llanelli</i>	To prioritise people who work in the town centre.	4 – 2 bedroom flats managed by Pobl	September 2018	November 2018

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Agenda Item 3

EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING

MONDAY, 6 MARCH 2017

PRESENT: Councillor: L.D. Evans (Executive Board Member).

The following officers were in attendance:

R. Staines, Head of Housing and Public Protection
J. Owen, Democratic Services Officer

1. DECLARATIONS OF PERSONAL INTEREST

There were no declarations of personal interest.

2. LOCAL LETTINGS POLICY FOR OPPORTUNITY STREET, LLANELLI

The Executive Board Member considered the report which introduced a Local Lettings Policy for Opportunity Street, Llanelli along with an Equalities Impact Assessment. The report highlighted how the proposed policy would support the wider vision and objectives for the town centre, the current demand homes in the area, the proposed letting policy and how the policy would be evaluated.

The Executive Board Member was informed that this was one of a number of projects and initiatives that was being developed in order to work towards the Councils commitment of making Llanelli Town Centre a better place to visit, work and live.

It was explained that the local lettings policy was developed to support the main objectives of the Opportunity Street project which included the development of four affordable apartments for rent in the centre of the town. Furthermore, it was noted that the business case submitted to Welsh Government for financial support for the project also included objectives such as, providing quality affordable homes resulting in improved health, providing training and direct employment for construction projects and bringing a sense of community and safe environment through quality design. In addition, the local lettings policy proposed would support these objectives by:

- Helping local people to find quality affordable accommodation who work in the town centre.
- Making Llanelli a more attractive and exciting place to live, work and have fun.
- Increasing the spend in town centre shops and other businesses.
- Reducing the fear of crime in the town centre, particularly after dark.

The Head of Housing and Public Protection informed the Executive Board Member that this letting policy would initially apply only to the four apartments in 10-12 Stepney Street, Llanelli and dependent on its success would be extended to other new developments within the town centre.

Whilst the single person and couple demand for the Elli ward, as at December 2016, was noted, it was anticipated that the number of applicants would increase following a promotional campaign.

It was proposed the Opportunity Street Local Letting Policy included a set of eligibility criteria and that applicants must be age 18 or over, in order to provide a more sustained tenancy. Furthermore, it was proposed an evaluation impact of the policy would take place which included, timely face to face interviews with residents of the apartments, interviews with area housing management staff and consideration of all relevant monitoring data collected by the Town Centre Task Force. It was noted that evaluations of the policy would be scrutinised by the Affordable Homes Delivery Group, Carmarthenshire County Council and the Llanelli Task Force on an annual basis to ensure that the Policy was meeting its aims and continued to be sustainable

It was RESOLVED:

2.1 To receive the report on Local Lettings Policy for Opportunity Street, Llanelli.

2.2 To approve the Local Lettings Policy for Opportunity Street, Llanelli.

3. TO SIGN AS A CORRECT RECORD THE DECISION RECORD OF THE MEETING HELD ON 11TH JANUARY 2017

RESOLVED that the decision record of the meeting held on 11th January, 2017 be signed as a correct record.

EXECUTIVE BOARD MEMBER

DATE