

FRIDAY, 5 NOVEMBER 2021

TO: THE CABINET MEMBER FOR HOUSING

I HEREBY SUMMON YOU TO ATTEND A VIRTUAL MEETING OF THE **CABINET MEMBER DECISIONS MEETING FOR HOUSING** WHICH WILL BE HELD, AT **10.00 AM**, ON **FRIDAY, 12TH NOVEMBER, 2021** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Wendy Walters

CHIEF EXECUTIVE

Democratic Officer:	Martin S. Davies
Telephone (direct line):	01267 224059
E-Mail:	MSDavies@carmarthenshire.gov.uk

Wendy Walters Prif Weithredwr, *Chief Executive*,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

A G E N D A

- | | |
|---|----------------|
| 1. DECLARATIONS OF PERSONAL INTEREST. | |
| 2. TO SIGN AS A CORRECT RECORD THE DECISION RECORD
OF THE MEETING HELD ON THE 14TH MAY 2021. | 3 - 4 |
| 3. CREATING A LOCAL LETTINGS POLICY FOR GOLWG Y
CAPEL, POBL'S NEW DEVELOPMENT AT TYCROES. | 5 - 14 |
| 4. CREATING A LOCAL LETTINGS POLICY FOR MAES Y
GWENYN, POBL'S NEW DEVELOPMENT AT CROSS HANDS | 15 - 24 |

Note:- The press and public are not entitled to attend the meeting. The decision record will be published normally within 3 working days.

Agenda Item 2

EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING

FRIDAY, 14 May 2021

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

The following officers were in attendance:

R.M. Davies, Strategic Housing Delivery Manager

K. Thomas, Democratic Services Officer

Virtual Meeting - 10.00 - 10.10 am

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 18TH MARCH 2021

RESOLVED that the decision record of the meeting held on the 18th March, 2021 be signed as a correct record.

3. CREATING A LOCAL LETTINGS POLICY FOR MAESPIODE, ONE OF THE COUNCIL'S FIRST NEW BUILD DEVELOPMENTS

The Executive Board Member for Housing considered a report on proposals to adopt a Local Lettings Policy for the Council's new build development at Maespiode, Llandybie comprising eight two bedroom homes which, would be ready for occupation in the Summer of 2021. It was noted the Llandybie ward was an area of high housing need and, if adopted, the policy would apply to the initial letting of the homes to a mix of tenants across the allocation policy bands helping to create a sustainable community.

The Executive Board Member referred to the policy being in operation for 6 months to ensure the community was properly established and sought clarification that should a property be vacated within that 6 month period any re-let would be made in accordance with the local lettings policy. The Strategic Housing Delivery Manager confirmed the policy would still apply in those circumstances

RESOLVED that the Local Lettings Policy for the new homes in the Maespiode new build development, Llandybie be approved

EXECUTIVE BOARD MEMBER

DATE

12th November 2021

Cabinet Member:	Portfolio:
Cllr. Linda Davies Evans	Housing
CREATING A LOCAL LETTINGS POLICY FOR GOLWG Y CAPEL, POBL'S NEW DEVELOPMENT AT TYCROES.	
Purpose: <p>The purpose of this report is to create a local lettings policy for Pobl's new build development at Golwg y Capel, Tycroes. This policy will ensure that we create a sustainable community where people are proud to live.</p> <p>This Local Letting Policy will apply to the initial letting of the new homes for rent at Tycroes and remain in place for 6 months after the first letting.</p>	
Recommendations / key decisions required: <p>To approve the proposed Local Lettings Policy for the new homes on Golwg y Capel, Pobl's new build development in Tycroes that will help create a sustainable community where people are proud to live.</p>	
Reasons: <ul style="list-style-type: none">• The Golwg Y Capel development in the ward of Tycroes consists of 37 homes and has been designed to meet the local housing need in the area.• The ward of Tycroes is an area of high housing need, which can be best addressed by providing a mix of:<ul style="list-style-type: none">➤ two bedroom homes;➤ three bedroom homes;➤ four bedroom homes;➤ two bedroom bungalows;➤ three bedroom bungalows;• By applying a mix of tenants across the bands the aim is to ensure that the community is made up of a mix of households and not all high need cases. The aim is to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.• The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act.	

Directorate Communities Name of Head of Service: Jonathan Morgan	Designation Head of Homes and Safer Communities	Tel No. 01554 899285 E Mail Address: JMorgan@carmarthenshire.gov.uk
Report Author: Lucy Roberts	Designation New Homes Officer	Tel no. 07890 024891 Email Address: LRoberts@carmarthenshire.gov.uk

Declaration of Personal Interest (if any): None

Dispensation Granted to Make Decision (if any): N/A

DECISION MADE:

Signed: _____ DATE: _____
CABINET 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

Cabinet Member Decisions Meeting for Housing

12th November 2021

SUBJECT:

Creating a Local Lettings Policy for Golwg y Capel, Pobl's new development at Tycroes

Purpose

The purpose of this report is to create a local lettings policy for the new build development at Golwg y Capel, Tycroes. This policy will ensure that we create a sustainable community where people are proud to live.

This local letting policy will apply to the initial letting of the new homes for rent at Tycroes and remain in place for 6 months after the first letting.

Context

Pobl's new development at Tycroes will provide 37 new homes in total. All homes are for social rent and consist of the following:

- 14 two bed houses
- 6 three bed houses
- 7 four bed houses
- 8 two bed bungalows
- 2 three bed bungalows

The letting of all the social rented homes will be managed through Canfod Cartref (the Council's allocation system) and any adverts will meet the requirements set out in the local lettings policy. The lettings will 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.

Housing Need

The ward of Tycroes is an area of high housing need, which can be best addressed by providing a mix of:

- two bedroom homes;
- three bedroom homes;
- four bedroom homes;
- two bedroom bungalows;
- three bedroom bungalows;

The development and application of Local Lettings Policies is permitted under section 167(2E) of the 1996 Housing Act.

This development has been designed to meet housing need and has been supported by the Council through the Social Housing Grant (SHG) programme. All properties on this development relate to this Local Lettings Policy and consist of 37 homes which will be ready for occupation in February 2022. All homes will be let in one Phase.

DETAILED REPORT ATTACHED?

YES

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: Jonathan Morgan Head of Homes and Safer Communities

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

1. Policy, Crime & Disorder and Equalities

The development of the Local Lettings scheme is aligned with the Council's overarching Access to Social Housing Policy.

2. Legal

The policy must be signed off by the Cabinet Board Member for Housing before it can be implemented and approved by the Social Housing Partnership to ensure no adverse impact on other landlords. This is in line with the process identified in the Allocation Policy.

5. Risk Management Issues

Failure to implement a Local Lettings Policy for the new development could potentially result in a lack of cohesion in the newly-formed community.

CONSULTATIONS

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

Signed: Jonathan Morgan Head of Homes and Safer Communities

1. Scrutiny Committee N/A

2. Local Member(s): Cllr. Tina Higgins the ward member for Tycroes has been consulted.

3. Community / Town Council: N/A

4. Relevant Partners: All housing association partners consulted, and no objections have been raised.

5. Staff Side Representatives and other Organisations: N/A

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

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

THERE ARE NONE

Pobl Homes & Communities

Local Lettings Plan, Golwg Y Capel, Tycroes

November, 2021

1.0 Purpose

The purpose of this report is to create a local lettings policy for the new build development at Golwg y Capel, Tycroes. 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 for rent at Tycroes and remain in place for 6 months after the first letting.

2.0 Context

Pobl's new development at Tycroes will provide 37 new homes in total. This is a 'social housing' site consisting of the following:

- 14 two bed houses
- 6 three bed houses
- 7 four bed houses
- 8 two bed bungalows
- 2 three bed bungalows

The homes for rent are mixed around the development and will be developed and handed over in one phases in January 2022.

Tycroes is funded by Pobl, and part funded with SHG from the Welsh Government (Social Housing Grant).

The development at Tycroes has been designed to meet the housing need identified by the Strategic Authority (Carmarthenshire).

The strategic priorities are as follows:

"This development is located in the ward of Tycroes which is an area of high housing need. This need would be best met by providing social housing to best meet the housing need in the area. The homes provided for social rent must be general need homes that will help meet the demand on the housing register in accordance with the Council's allocation policy."

3.0 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 rented homes at Tycroes. 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.

Pobl 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.

Letting of the new homes will be managed through Canfod Cartref and any 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.

4.0 Carmarthenshire County Council Choice Based Lettings Procedure

The local lettings policy will be implemented in line with the Carmarthenshire 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."

5.0 Allocation and Letting plan – Tycroes

The respective property types will be let according to the following numbers in each 'band'. The numbers are weighted towards the higher bands in order to meet higher levels of housing need overall.

7 x 4 -bedroom houses

Pobl will allocate the four-bedroom houses to applicants in different bands as follows

- 2 Band A applicants
- 2 Band B applicants
- 1 registered only' applicant

- 2 transfer applicant

The transfer will include a household that is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer or exceptional circumstances').

6 x 3 - bedroom houses

Pobl will allocate the three-bedroom houses to applicants in different bands as follows:

- 2 Band A applicants
- 2 Band B applicants
- 1 'registered only' applicants
- 1 transfer applicant

The transfer will include a household that is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

14 x 2-bedroom houses

Pobl will allocate the two-bedroom houses to applicants in different bands as follows:

- 4 Band A applicants
- 4 Band B applicants
- 3 'registered only' applicants
- 3 transfer applicants

The transfers will include a household that is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

8 x 2-bedroom bungalows

Pobl will allocate the two-bedroom bungalows to applicants in different bands as follows:

- 2 Band A applicants
- 2 band B applicants
- 2 registered only applicants
- 2 transfer applicants

The transfers will include a household that is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

2 x 3 bed bungalows

- 2 Band A applicants

Due to their configuration and layout, some of the new homes at Golwg y Capel are suitable for people with limited mobility. Therefore, consideration will be given to meeting the needs of households currently on the ADAPT register. If lettings are made to applicants on the ADAPT register, the same 'banding' proportions as outlined above will apply.

6.0 Allocation Conditions

When allocating homes at Tycroes, Pobl reserves the right to exclude the following groups:

- 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

7.0 Advertisement

The development will be advertised as appropriate through Canfod Cartref, completing all the mandatory fields so that the adverts are consistent and transparent. If necessary, each property type will be re-advertised until the correct mix of applicants is found according to the breakdown in section 5.

8.0 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 the Carmarthenshire Allocation Policy.

9.0 Equality and Diversity

When allocating these homes, Pobl will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age or disability.

10.0 Term and Review

This Local Lettings Policy will remain in place for 6 months following letting of the final phase, to ensure the community is appropriately established. The policy and its impact on the community will be reviewed by Pobl, in consultation with the Canfod Cartref partners, after this period to determine whether the term should be extended.

Signed on behalf of Pobl:

Nick Read

(Delegated authority according to Pobl's Policy)

Signature: *N I Read*

Date: 27th October, 2021

Signed on behalf of Carmarthenshire County Council:

Name:

Date:

Signature:

This page is intentionally left blank

12th November 2021

Cabinet Member:	Portfolio:
Cllr. Linda Davies Evans	Housing
CREATING A LOCAL LETTINGS POLICY FOR MAES Y GWENYN, POBL'S NEW DEVELOPMENT AT CROSS HANDS	
Purpose: <p>The purpose of this report is to create a local lettings policy for the new build development by Pobl Housing Group at Cross Hands - Maes Y Gwenyn. This policy will ensure that we create a sustainable community where people are proud to live.</p> <p>This Local Lettings Policy will remain in place for 6 months following letting of the final phase of the development, to ensure the community is appropriately established.</p>	
Recommendations / key decisions required: <p>To approve the proposed Local Lettings Policy for the new homes on Maes Y Gwenyn, Pobl's new build development in Cross Hands that will help create a sustainable community where people are proud to live.</p>	
Reasons: <ul style="list-style-type: none">• The Maes Y Gwenyn development in the ward of Gorslas consists of 60 homes and has been designed to meet the local housing need in the area.• The ward of Gorslas is an area of high housing need, which can be best addressed by providing a mix of:<ul style="list-style-type: none">➤ five bedroom homes;➤ four bedroom homes;➤ three bedroom homes;➤ two bedroom homes.• By applying a mix of tenants across the bands the aim is to ensure that the community is made up of a mix of households and not all high need cases. The aim is to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.• The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act.	

Directorate Communities Name of Head of Service: Jonathan Morgan	Designation Head of Homes and Safer Communities	Tel No. 01554 899285 E Mail Address: JMorgan@carmarthenshire.gov.uk
Report Author: Lucy Roberts	Designation New Homes Officer	Tel no. 07890 024891 Email Address: LRoberts@carmarthenshire.gov.uk

Declaration of Personal Interest (if any): None

Dispensation Granted to Make Decision (if any): N/A

DECISION MADE:

Signed: _____ DATE: _____
CABINET 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

CABINET MEMBER DECISIONS MEETING FOR HOUSING

12TH NOVEMBER 2021

Creating a Local Lettings Policy for Maes Y Gwenyn, Pobl's new development at Cross Hands Plot 2b.

Purpose

The purpose of this report is to create a local lettings policy for the Pobl new build development at Cross Hands, Maes Y Gwenyn. This policy will ensure that we create a sustainable community where people are proud to live.

This Local Lettings Policy will remain in place for 6 months following letting of the final phase of the development, to ensure the community is appropriately established.

Context

Pobl's new development at Maes Gwenyn will provide 60 new homes in total. This is a mixed tenure community consisting of the following:

Shared ownership: 20 houses
 Outright sale: 20 houses
 Social Rent: 20 houses

The social rented properties will be pepper potted through the development to create a more diverse, socially cohesive and interesting community that will help to improve social inclusion. The affordable homes on this development have been supported by the Council through the Social Housing Grant (SHG) Programme.

The letting of all the social rented homes will be managed through Canfod Cartref (the Council's allocation system) and any adverts will meet the requirements set out in the local lettings policy. The lettings will 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.

Housing Need

The ward of Gorslas is an area of high housing need, which can be best addressed by providing a mix of:

- five bedroom homes;
- four bedroom homes;
- three bedroom homes;
- two bedroom homes.

This development has been designed to meet housing need and has been supported by the Council through the SHG programme. 20 properties on this development relate to this Local Lettings Policy. The homes on this development will be let and sold in five phases, with the first phase is due for completion in December 2021.

DETAILED REPORT ATTACHED?

YES

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: Jonathan Morgan Head of Homes and Safer Communities

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

1. Policy, Crime & Disorder and Equalities

The development of the Local Lettings scheme is aligned with the Council's overarching Access to Social Housing Policy.

2. Legal

The policy must be signed off by the Cabinet Board Member for Housing before it can be implemented and approved by the Social Housing Partnership to ensure no adverse impact on other landlords. This is in line with the process identified in the Allocation Policy.

5. Risk Management Issues

Failure to implement a Local Lettings Policy for the new development could potentially result in a lack of cohesion in the newly formed community.

CONSULTATIONS

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

Signed: Jonathan Morgan Head of Homes and Safer Communities

1. Scrutiny Committee N/A

2. Local Member(s) Cllr. Aled Vaughan Owen & Cllr. Darren Price the ward member for Gorslas have been consulted.

3. Community / Town Council N/A

4. Relevant Partners All housing association partners consulted, and no objections have been raised.

5. Staff Side Representatives and other Organisations N/A

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

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

THERE ARE NONE

Pobl Homes & Communities

Local Lettings Plan, Cross Hands Plot 2B- Maes Y Gwenyn

October, 2021

1.0 Purpose

The purpose of this report is to create a local lettings policy for the new build development at Cross Hands Plot 2B - Maes Y Gwenyn. This policy will ensure that we create a sustainable community where people are proud to live.

2.0 Context

Pobl's new development at Maes Y Gwenyn will provide 60 new homes in total. This is a mixed tenure community consisting of the following:

Shared ownership:	20 houses
Outright sale:	20 houses
Rent:	20 houses

The homes for sale and the homes for rent are mixed around the development and will be developed and handed over in phases from December 2021 to spring 2022.

Maes y Gwenyn is funded by private finance, social housing grant and grant funded shared ownership.

3.0 Housing Need

The development at Maes Y Gwenyn has been designed to meet the housing need identified by the Strategic Authority (Carmarthenshire). This will be provided in a mix of ownership and rented options as outlined above.

The strategic priorities are as follows:

"This development is located in the ward of Llannon which is an area of high housing need. This need would be best met by providing affordable housing on a mixed tenure basis, inclusive of homes for social rented and low-cost home ownership. To best meet the housing need in the area the homes provided for social rent must be general need homes that

will help meet the demand on the housing register in accordance with the Council's allocation policy."

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 rented homes at Maes y Gwenyn. This will include managing the mix of families, some with high vulnerabilities or complex needs, within the development to reduce the likelihood of lifestyle clashes.

Pobl 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.

Letting of the new homes will be managed through Canfod Cartref and any adverts will meet the plan 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 the Carmarthenshire 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 plan - Maes y Gwenyn

The rented homes at Maes y Gwenyn will be handed over in the following phases (this is subject to change):

First phase – due December 2021

Consisting of 2 properties.

1 x 5 bed house (This has been pre-allocated by Carmarthenshire CC)

1 x 4 bed house

Second phase

No Social lettings in this phase

Third Phase – January 2022

5 x 2 bed houses

Forth Phase Due February 2022

1 x 2 bed house

4 x 3 bed house

Fifth Phase - March 2022

2 x 4 bed properties

2 x 3 bed properties

4 x 2 bed properties

The respective property types will be let according to the following numbers in each 'band'. The numbers are weighted towards the higher bands in order to meet higher levels of housing need overall.

4 x 4/5-bedroom houses

Pobl will allocate the four and five-bedroom houses to applicants in different bands as follows:

- 1 Band A applicant
- 1 Band B applicant
- 1 'registered only' applicant
- 1 transfer applicant

The transfer will include a household who is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer or exceptional circumstances').

6 x 3 - bedroom houses

Pobl will allocate the three-bedroom houses to applicants in different bands as follows:

- 2 Band A applicants
- 2 Band B applicants
- 1 'registered only' applicants
- 1 transfer applicant

The transfer will include a household who is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

10 x 2-bedroom houses

Pobl 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
- 2 transfer applicant

The transfers will include households who are under-occupying their current social housing homes or need to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

7.0 Allocation Conditions

When allocating homes at Maes y Gwenyn, Pobl reserves the right to exclude the following groups:

- 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 as appropriate through Canfod Cartref, completing all the mandatory fields so that the adverts are consistent and transparent. If necessary, each property type will be re-advertised until the correct mix of applicants is found according to the breakdown in section 6.

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 the Carmarthenshire Allocation Policy.

10.0 Equality and Diversity

When allocating these homes, Pobl 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 letting of the final phase, to ensure the community is appropriately established. The policy and its impact on the community will be reviewed by Pobl, in consultation with the Canfod Cartref partners, after this period to determine whether the term should be extended.

Signed on behalf of Pobl:

Name: Nick Read, Area Neighbourhood Manager

(Delegated authority according to Pobl's Policy)

Signature: **As signed by Nick Read**

Date: 1st October 2021

Signed on behalf of Carmarthenshire County Council:

Name: _____

Date: _____

Signature: _____

This page is intentionally left blank