

**TUESDAY, 28 JUNE 2022**

**TO: THE CABINET MEMBER FOR HOMES & DEPUTY LEADER**

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE **CABINET MEMBER FOR HOMES & DEPUTY LEADER** WHICH WILL BE HELD IN **DEPUTY LEADER'S OFFICE, COUNTY HALL - COUNTY HALL, CARMARTHEN. SA31 1JP. AT 2.00 PM, ON TUESDAY, 5TH JULY, 2022** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

*Wendy Walters*

**CHIEF EXECUTIVE**

<b>Democratic Officer:</b>	<b>Emma Bryer</b>
<b>Telephone (direct line):</b>	<b>01267 224029</b>
<b>E-Mail:</b>	<b>EBryer@carmarthenshire.gov.uk</b>

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 INTEREST.**
- 2. DECISION RECORD - 17 MARCH 2022. 3 - 6**
- 3. HOUSEHOLD SUPPORT FUND TACKLING FOOD POVERTY  
WLGA GRANT. 7 - 10**
- 4. CREATING A LOCAL LETTINGS POLICY FOR CLOS TAWELAN,  
WALES & WEST HOUSING ASSOCIATION'S NEW  
DEVELOPMENT IN JOHNSTOWN, CARMARTHEN. 11 - 22**
- 5. CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE  
3), BYNEA. 23 - 36**
- 6. CREATING A LOCAL LETTINGS POLICY FOR PARC Y  
DRESSIG, BRO MYRDDIN HOUSING ASSOCIATION'S NEW  
DEVELOPMENT IN WHITLAND. 37 - 48**

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

## CABINET MEMBER DECISIONS MEETING FOR HOUSING

17 MARCH 2022

**PRESENT: Councillor:** L.D. Evans (Cabinet Member).

**The following officers were in attendance:**

R.M. Davies, Strategic Housing Delivery Manager;  
L. Roberts, New Homes Officer;  
A. Bowen, Housing Hwb Manager;  
J. Owen, Democratic Services Officer.

**Virtual Meeting: 3:45pm – 4:45pm**

**1. DECLARATIONS OF PERSONAL INTEREST**

There were no declarations of personal interest.

**2. DECISION RECORD - 3 MARCH 2022**

**RESOLVED** that the decision record of the meeting held on the 3<sup>rd</sup> March 2022 be signed as a correct record.

**3. CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 2), BYNEA**

The Cabinet Member for Housing considered a report on proposals to adopt a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 2), Bynea. The policy aimed to ensure the creation of a sustainable community and diverse place to live.

The report identified the ward of Bynea as an area of high housing need and that by developing a mix of two and four-bedroom homes and two-bedroom bungalows this need would be 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;
- Two-bedroom bungalows for older people in the community whose current homes are unsuitable for their needs.

It was reported that the development consisted of 32 homes in total. The handover would be managed in three phases and that this LLP specifically related to Phase 2 – 8 x 2-bedroom houses which would be handed over, at the end of April 2022.

The Housing Hwb Manger explained the process and that the Lettings would follow the priority categories in the table provided in Section 7.0 of the proposed LLP appended to the report.

It was reported that following consultation, the local Member for Bynea provided the following response:

- *LLP seems reasonable – I have no problem allocating to people with direct links to the wards who have networks in place.*

The Cabinet Member noted that the Local Lettings Policy would be reviewed ahead of developing an LLP for Dylan (Phase 3) and would remain in place for six months following all homes being let. A further review would take place by Carmarthenshire County Council to determine its impact on the community and whether the term should be extended.

**RESOLVED that the Local Lettings Policy for the Council new build development in Dylan (Phase 2), Bynea be approved.**

#### **4. CREATING A LOCAL LETTINGS POLICY FOR GLANMOR TERRACE, BURRY PORT**

The Cabinet Member for Housing considered a report on proposals to adopt a Local Lettings Policy (LLP) for the Council new build development in Glanmor Terrace, Burry Port. The policy aimed to ensure the creation of a sustainable community and diverse place to live.

The report identified the ward of Burry Port as an area of high housing need, and therefore the development aimed to address this by way of providing 32 homes with a mix of 22 two-bedroom houses and 10 one-bedroom apartments. It was reported that the Glanmor Terrace development in the ward of Burry Port was an innovative new build Council development, using the latest low carbon technology and that the development would be handed over in one phase, at the end of March 2022.

The Cabinet Member noted that in relation to the 10 one-bedroom apartments provided on this development, the LLP would also ensure that preference would be given to households over the age of 60 or to people with disabilities that require specifically designed accommodation.

The Housing Hwb Manger explained the process and that the Lettings would follow the priority categories in the table provided in Section 7.0 of the proposed LLP appended to the report.

It was reported that following consultation, the local Member for Burry Port provided the following response:

- *I advocate housing for local people – I am glad to see this in the LLP. Overall it is good.*

The Cabinet Member noted that the Local Lettings Policy would remain in place for six months following all homes being let, when a further review would take place by Carmarthenshire County Council to determine its impact on the community and whether the term should be extended.

**RESOLVED that the Local Lettings Policy for the Council new build development in Glanmor Terrace, Burry Port be approved.**

## **5. CREATING A LOCAL LETTINGS POLICY FOR GWYNFRYN, SARON**

The Cabinet Member for Housing considered a report on proposals to adopt a Local Lettings Policy (LLP) for the Council new build development in Gwynfryn, Saron. The policy aimed to ensure the creation of a sustainable community and diverse place to live.

The report identified the ward of Saron as an area of high housing need, and therefore the development aimed to address this by way of delivering 28 social rented homes:-

- 18 x two-bedroom houses, for small families, this includes families currently under occupying larger houses in the area;
- 6 x three-bedroom houses for families; and
- 4 x four-bedroom houses for large families, this includes families currently overcrowded in their current homes in the area.

The Housing Hwb Manger explained the process and that the Lettings would follow the priority categories in the table provided in Section 7.0 of the proposed LLP appended to the report.

It was reported that following consultation, the local Member for Saron provided the following response:

- *‘Everything in the Policy was clear – I am very happy.*

The development would be handed over in one phase, at the end of April 2022.

It was noted that the Local Lettings Policy would remain in place for six months following all homes being let. A further review would take place by Carmarthenshire County Council to determine its impact on the community and whether the term should be extended.

**RESOLVED that the Local Lettings Policy for the Council new build development in Gwynfryn, Saron be approved.**

## 6. CREATING A LOCAL LETTINGS POLICY FOR CLOS Y PORTHMYN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN ABERGWILI

The Cabinet Member for Housing considered a report on proposals to adopt a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Clos y Porthmyn, Abergwili, Carmarthen. The policy aimed to create a sustainable community where people were proud to live.

The report identified the ward of Abergwili as an area of high housing need, and therefore the development aimed to address this by way of delivering 6 social rented homes:-

- 2 x one-bedroom flats, for small households;
- 4 x two-bedroom houses, for small families, this includes families currently under occupying larger houses in the area.

It was reported that by applying a mix of tenants across the bands the aim was to ensure that the community was made up of a mix of households and not all high need cases. The aim was to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

The Housing Hwb Manger explained the process and that the Lettings would follow the priority categories in the table provided in Section 7.0 of the proposed LLP appended to the report.

It was reported that following consultation, the local Member for Abergwili provided the following response:

- *I support on the basis of the following points:*
  1. *The development will undoubtedly meet the warm and modern home requirements of many local residents in the area.*
  2. *I am keen to add to the Housing Stock in the County.*
  3. *I fully support the stated objectives and the exclusions listed.*

It was reported that this Local Lettings Policy would remain in place for 6 months following the initial lets, to ensure that the community was appropriately established.

**RESOLVED that the Local Lettings Policy for the new homes on the Clos y Porthmyn, Wales & West Housing Association's new build development be approved.**

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CABINET MEMBER

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DATE

## Cabinet Member – Homes and Deputy Leader 5<sup>TH</sup> July 2022

<b>Cabinet Member:</b>	<b>Portfolio:</b>	
Cllr. Linda Evans	Cabinet member for Homes and Deputy Leader	
<b>HOUSEHOLD SUPPORT FUND TACKLING FOOD POVERTY WLGA GRANT</b>		
<b>Purpose:</b>		
To consider and approve the following proposals:		
<ul style="list-style-type: none"> <li>- To approve the establishment of an initiative to enable the authority to support an increased number of people facing food poverty.</li> </ul>		
<b>Recommendations / key decisions required:</b>		
Approve the delivery of the Food Poverty initiative.		
<b>Reasons:</b>		
To support an increased number of people facing food poverty by providing financial support to enable organisations to meet local needs.		
Directorate	Designation	Tel No.
Name of Head of Service:		
Jason Jones	Head of Regeneration	01267 224124
Report Author:	E Mail Address:	
Rhian Phillips	MRPhillips@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 <b>subject to the amendment(s) and reason(s) specified:</b>	
Reason(s) why the Officer's recommendation was <b>not adopted:</b>	



**EXECUTIVE SUMMARY**  
**CABINET MEMBER HOMES AND DEPUTY LEADER**  
**5<sup>TH</sup> JULY 2022**

**Household Support Fund - Food Poverty WLGA Grant**

**1. BRIEF SUMMARY OF PURPOSE OF REPORT.**

As part of the Tackling Food Poverty, Carmarthenshire County Council was allocated initially £27,865 in January 2022, of which we allocated £19,838 to foodbanks as approved by Cabinet Member on the 26/01/2022. Subsequently we have received an additional budget of £55,729 in April 22 of revenue funding by the WLGA to help tackle food poverty within the county, that is to be utilised during the financial year 22/23. The project will be administered by CCC central Bureau team.

The Purpose of the additional funding is to continue to support an increased number of people facing food poverty through the provision of funding to a range of community food initiatives which are experiencing difficulties in meeting the needs of their customers. Such problems might arise from an unsustainable growth in demand for food and essential goods, or difficulties sourcing sufficient donations and good food surplus to meet local needs.

It is proposed that this funding together with the underspend from the initial award (£8,027), continues to be distributed to local food banks that are helping to tackle food poverty within the county. This will provide support with the purchase of additional supplies of good quality food and essential goods through the Council's existing contract with Castell Howell Foods.

In order to identify demand, foodbanks will be invited to submit an application setting out support required over a three-month period from the beginning of August 2022. Once bids have been submitted, they will be assessed and submitted to grants panel. Assessment will be on the need for the activity, how they plan to target the most in need.

Eligible applications will be presented to a grants panel and recommendation and sign off by Head of Regeneration. If the full budget was not taken up under the initial application process, then a second call would be opened with the agreement of the Head of Regeneration.

**DETAILED REPORT ATTACHED?**

**NO**

## 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: Jason Jones Head of Regeneration**

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

**1. Finance**

A total revenue budget of £63,756 (including reserves of £8,027) is made available via the WLGA Household Support Fund – Tackling Food Poverty to provide support to foodbanks across the county.

## CONSULTATIONS

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

**Signed: Jason Jones Head of Regeneration**

- 1. Scrutiny Committee N/A
- 2. Local Member(s) N/A
- 3. Community / Town Council N/A
- 4. Relevant Partners N/A
- 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

**DATE: 5<sup>TH</sup> JULY 2022**

<b>Cabinet Member:</b>	<b>Portfolio:</b>
<b>Cllr. Linda Davies Evans</b>	<b>Homes and Deputy Leader</b>

## **CREATING A LOCAL LETTINGS POLICY FOR CLOS TAWELAN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN JOHNSTOWN, CARMARTHEN**

**Purpose:**

The purpose of this report is to create a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Tawelan, Johnstown.

This Local Lettings Policy will remain in place for 6 months following the initial lets, to ensure the community is appropriately established.

**Recommendations / key decisions required:**

To approve the proposed Local Lettings Policy for the new homes on Clos Tawelan, Wales & West Housing Association's new build development that will help create a sustainable and diverse place to live.

**Reasons:**

- A LLP is being used for the Tawelan development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues.
- This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act.

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

**Declaration of Personal Interest (if any):**

**Dispensation Granted to Make Decision (if any):**

**DECISION MADE:**

**Signed:**

DATE: \_\_\_\_\_

\_\_\_\_\_  
CABINET MEMBER

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted <b>subject to the amendment(s) and reason(s) specified:</b>	
Reason(s) why the Officer's recommendation was <b>not adopted:</b>	

# EXECUTIVE SUMMARY

## CABINET MEMBER DECISION MEETING FOR HOMES AND DEPUTY LEADER

5<sup>TH</sup> JULY 2022

### CREATING A LOCAL LETTINGS POLICY FOR CLOS TAWELAN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN JOHNSTOWN, CARMARTHEN

#### Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Tawelan, Johnstown. This policy will ensure that we create a sustainable community where people are proud to live.

#### Context

The Clos Tawelan development is in the ward of Johnstown. The development will deliver 18 social rented homes:

- 6 x one-bedroom apartments;
- 6 x two-bedroom houses;
- 5 x three-bedroom houses;
- 1 x three-bedroom, bungalow.

The development will be handed over in one phase in July 2022.

#### Housing Need

The ward of Johnstown, in which the Tawelan development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom apartments for small households
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area
- Three-bedroom homes for families
- Three-bedroom bungalows for people in the community whose current homes are unsuitable for their needs

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.

**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 Housing

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

## 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 Homes before it can be implemented and approved by the Social Housing Partnership Board 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 new formed communities.

# CONSULTATIONS

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

Signed: Jonathan Morgan Head of Housing

## 1. Scrutiny Committee

n/a

## 2. Local Member(s)

Cllr. Emlyn Schiavone - Carmarthen Town West

Cllr. Russell Sparks – Carmarthen Town West

Consulted via Email on 27/05/22

Teams meeting 17/06/22- Cllr. Schiavone, Cllr. Russell Sparks, Glenda Bowen (Wales & West) & Lucy Roberts – Both Cllr Schiavone & Cllr Sparks are in support of the LLP.

## 3. Community / Town Wales & West Housing

n/a

## 4. Relevant Partners

RSL partnership board consulted 10/05/2022 and support the LLP.

## 5. Staff Side Representatives and other Organisations

Relevant staff from Housing Services have been fully involved in the development of the policy.

## Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report:

THERE ARE NONE

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# Local Lettings Policy – Clos Tawelan

Johnstown

27<sup>th</sup> April 2022



## 1.0 What is the purpose and context of this report?

The purpose of this report is to create a Local Lettings Policy (LLP) for the new build development by Wales and West Housing Association in Clos Tawelan, Johnstown.

A LLP is being used for the Clos Tawelan development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues. This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.

## 2.0 What will the development deliver?

The Tawelan development is in the ward of Carmarthen Town West. The development will deliver 18 social rented homes:

- 6 x one-bedroom apartments
- 6 x two-bedroom houses
- 5 x three-bedroom houses
- 1 x three-bed bungalow

The development will be handed over in one phase in July 2022.

Clos Tawelan site plan:



### 3.0 What is the housing need in the area?

The ward of Carmarthen Town West, in which the Clos Tawelan development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom apartments for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Three-bedroom houses and bungalow for households

As a result, this development consists of:

6 x one-bedroom apartments;

6 x two-bedroom houses;

5 x three-bedroom houses;

1 x three-bedroom bungalow.

### 4.0 What are the aims of the Local Lettings Policy?

This LLP has four key aims, these are:

- **Providing homes for people in housing need, particularly those who are currently homeless;**
- **Providing homes for local people;**
- **Providing homes for key workers; and**
- **Creating a balanced sustainable community.**

This LLP will ensure that the allocations meet local housing need whilst also ensuring that it is a diverse place to live for current and future residents.

With the exception of Priority group 'A', the new homes will be advertised through Canfod Cartref, and the adverts will meet the proposals 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 LLP 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 What is the Council's Choice Based Lettings process?

The Local Lettings Policy will be implemented in line with the Council's Choice Based Lettings Procedure that states:

*"A local lettings policy must be approved by the Cabinet 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 What will be the letting exclusions at Clos Tawelan?

When allocating homes at Clos Tawelan, the following groups will be excluded:

There are some groups of people who *by law cannot* join the register regardless of their housing need or circumstances. These are people who:

- Come under various immigration rules and cannot claim housing help;
- Live outside the Common Travel Area, (UK, Channel Islands, the Isle of Man or the Republic of Ireland) for tax purposes;
- Do not have the right to live in the UK; and
- The Secretary of State has decided are not eligible for housing.

In addition to these exclusions the following applicants will also be excluded:

- An applicant, or a member of their household, who are regarded to have met the test of unacceptable behaviour under Section 160A(8) of the Housing Act 1996. This would include non-payment of rent, breach of former tenancy conditions, conduct causing nuisance or annoyance and using a property for illegal/immoral purposes.

*It is not necessary for the applicant to have been a tenant of the local authority when the unacceptable behaviour occurred. The test is whether the behaviour would have entitled the local authority to a possession order if the tenant had been a secure tenant.*

## 7.0 What will be the LLP for the homes on Clos Tawelan?

Lettings will follow the priority categories in the table below. The number for each priority will be limited to the percentages identified.

**Following two panel meetings and/or two LLP advertisements, if any homes remain in each of the priorities, these will then be re-advertised via Canfod Cartref in accordance with our main lettings policy.**

Letting priority	Letting Type	Number of homes %
<b>Priority A</b>	<ul style="list-style-type: none"> <li>• Applicants that have been given exceptional circumstances by the Head of Housing that do not fall under the exclusion category including direct matches from the Accessible Housing Register;</li> <li>• Direct matches from temporary accommodation that have been agreed by the “Move on Panel” or applicants to whom the authority owes a full homelessness duty (section 75), are in Band A and with a community connection to the ward of Carmarthen Town West;</li> <li>• Direct matches from temporary accommodation that have been agreed by the “Move on Panel” or applicants to whom the authority owes a full homelessness duty (section 75) and are in Band A.</li> </ul>	<b>32% (6 units)</b>

<b>Priority B</b>	Social Housing transfer applicants in Band A or B, who are not excluded, and where their current social housing home is in the ward of Carmarthen Town West.	<b>17% (3 unit)</b>
<b>Priority C</b>	Non-transfer Band A applicants with a community connection to the ward of Carmarthen Town West.	<b>17% (3 unit)</b>
<b>Priority D</b>	Non-transfer Band B applicants with a community connection to the ward of Carmarthen Town West.	<b>17% (3 unit)</b>
<b>Priority E</b>	*Key workers who can demonstrate they need accommodation to take up or sustain the offer of permanent employment in Carmarthenshire.	<b>17% (3 unit)</b>

**\*Key Workers are normally defined as:**

- **Health and Social Care.** This includes NHS doctors, nurses, midwives, paramedics, Local Authority social workers, registered care staff in our health and social care sector (verification of Key worker employment to be sent to [HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk](mailto:HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk)); and
- **Public safety and national security.** This includes officers in the police, Fire and Rescue Service, prison service and other national security roles.

## 8.0 Advertisement

Except for Priority group 'A' the development will be advertised through Canfod Cartref where relevant information will be required so that the adverts are consistent and transparent.

## 9.0 Shortlisting

The applicants' bids will be assessed based on the letting conditions set out in this Local Lettings Policy.

## 10.0 Equality and Diversity

When letting these homes, CCC 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.

## 11.0 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 WWH, to determine its impact on the community and to ensure that it has met the initial aims of the policy. And whether the term should be extended to create a sustainable community in an area where there is local housing need.

Signed on behalf of WWH:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

**DATE: 5<sup>TH</sup> JULY 2022**

<b>Cabinet Member:</b>	<b>Portfolio:</b>
<b>Cllr. Linda Davies Evans</b>	<b>Homes and Deputy Leader</b>

## CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 3), BYNEA

### **Purpose:**

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 3), Bynea.

### **Recommendations / key decisions required:**

To approve the proposed Local Lettings Policy for the new homes on the Dylan (Phase 3) Council new build development that will help create a sustainable and diverse place to live.

### **Reasons:**

- A LLP is being used for the Dylan (Phase 3) development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues.
- This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act.

<b>Directorate</b> Communities <b>Name of Head of Service:</b> Jonathan Morgan  <b>Report Author:</b> Lucy Roberts	<b>Designation</b>  Head of Housing  New Homes Officer	<b>Tel No.</b> 01554 899285 <b>E Mail Address:</b> JMorgan@carmarthenshire.gov.uk  <b>Tel No.</b> 07890024891 <b>Email Address:</b> LRoberts@carmarthenshire.gov.uk
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**Declaration of Personal Interest (if any):**

**Dispensation Granted to Make Decision (if any):**

**DECISION MADE:**

**Signed:**

DATE: \_\_\_\_\_

\_\_\_\_\_  
CABINETMEMBER

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted <b>subject to the amendment(s) and reason(s) specified:</b>	
Reason(s) why the Officer's recommendation was <b>not adopted:</b>	



# EXECUTIVE SUMMARY

## CABINET MEMBER DECISION MEETING FOR HOMES & DEPUTY LEADER

5<sup>TH</sup> JULY 2022

### CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 3), BYNEA

#### Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 3), Bynea.

#### Context

The Dylan development in the ward of Bynea is one of the Council's first new build developments. The development consists of 32 homes and is a mix of two and four-bedroom homes and two-bedroom bungalows. The development will be handed over in three phases:

Phase 3 of the development is covered in this LLP and will be handed over in August 2022.

#### Housing Need

The ward of Bynea 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;
- Two-bedroom bungalows for older people in the community whose current homes are unsuitable for their needs.

The Council's new build development at Dylan has been designed to meet this need. The homes on the development consist of:

- 22 x two-bedroom homes
- 6 x four-bedroom homes
- 4 x two-bedroom bungalows

**Phase 3** which relates to this Local lettings Policy is **12 x 2-bedroom houses, 4 x 4-bedroom houses & 4 x 2-bedroom bungalows.**

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 Housing

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

## 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 Member for Homes 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 new formed communities.

## 7. Physical Assets

The new development at Dylan will result in 32 additional homes and is a mix of two and four-bedroom homes and two-bedroom bungalows being managed by Housing Services as part of the Council stock. Phase 3 is covered in this LLP and comprises of 12 x 2-bedroom houses, 4 x 4-bedroom houses & 4 x 2-bedroom bungalows.

# CONSULTATIONS

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

Signed: Jonathan Morgan Head of Housing

## 1. Scrutiny Committee

n/a

## 2. Local Member(s)

Cllr. Deryk Cundy – Bynea

Cllr. Michelle Donoghue- Bynea

Consulted on 21/06/2022 – full comments to be provided at meeting

## 3. Community / Town Council

n/a

## 4. Relevant Partners

RSL partnership board consulted on 17/06/22 and support the LLP.

## 5. Staff Side Representatives and other Organisations

Relevant staff from Housing Services have been fully involved in the development of the policy.

## Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report:

THERE ARE NONE

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# Local Lettings Policy – Dylan Phase 3

Bynea

27<sup>th</sup> May 2022



[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



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## 1.0 What is the purpose and context of this report?

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 3), Bynea.

A LLP is being used for the Dylan development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues. This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.

For the 4 two-bedroom bungalows provided on this development the LLP will also ensure that preference is given to households over the age of 60 or to people with disabilities that require specifically designed accommodation.

## 2.0 What will the development deliver?

The Dylan development in the ward of Bynea, it is one of the Council's first new build developments. The development consists of 32 homes and is a mix of two and four-bedroom homes and two-bedroom bungalows. The development will be handed over in three phases:

Phase 1 – 2 x 2-bedroom houses & 2 x 4-bedroom houses (occupation May 2020).

Phase 2: 8 x 2-bedroom houses (occupation June/July 2022); and

**Phase 3 is covered in this LLP** – 12 x 2-bedroom houses, 4 x 4-bedroom houses & 4 x 2-bedroom bungalows.

**Dylan site plan:**





### 3.0 What is the housing need in the area?

The ward of Bynea 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;
- Two-bedroom bungalows for households aged over 60 or people with disabilities that require specifically designed accommodation.

The Council's new build development at Dylan has been designed to meet this need. The homes on the development consist of:

- 22 x two-bedroom homes
- 6 x four-bedroom homes
- 4 x two-bedroom bungalows

**Phase 3** which relates to this Local Lettings Policy is 12 x 2-bedroom houses, 4 x 4-bedroom houses & 4 x 2-bedroom bungalows.

### 4.0 What are the aims of the Local Lettings Policy?

This LLP has four key aims, these are:

- **Providing homes for people in housing need, particularly those who are currently homeless;**
- **Providing homes for local people;**
- **Providing homes for key workers; and**
- **Creating a balanced sustainable community.**

This LLP will ensure that the allocations meet local housing need whilst also ensuring that it is a diverse place to live for current and future residents.

With the exception of Priority group 'A', the new homes will be advertised through Canfod Cartref, and the adverts will meet the proposals 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 LLP 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 What is the Council's Choice Based Lettings process?

The Local Lettings Policy will be implemented in line with the Council's Choice Based Lettings Procedure that states:

*"A local lettings policy must be approved by the Cabinet 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 What will be the letting exclusions at Dylan ?

When allocating homes at Dylan, the following groups will be excluded:

There are some groups of people who *by law cannot* join the register regardless of their housing need or circumstances. These are people who:

- Come under various immigration rules and cannot claim housing help;
- Live outside the Common Travel Area, (UK, Channel Islands, the Isle of Man or the Republic of Ireland) for tax purposes;
- Do not have the right to live in the UK; and
- The Secretary of State has decided are not eligible for housing.

In addition to these exclusions the following applicants will also be excluded:

- An applicant, or a member of their household, who are regarded to have met the test of unacceptable behaviour under Section 160A(8) of the Housing Act 1996. This would include non-payment of rent, breach of former tenancy conditions, conduct causing nuisance or annoyance and using a property for illegal/immoral purposes.

*It is not necessary for the applicant to have been a tenant of the local authority when the unacceptable behaviour occurred. The test is whether the behaviour would have entitled the local authority to a possession order if the tenant had been a secure tenant.*



## 7.0 What will be the LLP for the houses on Dylan Phase 3?

Lettings will follow the priority categories in the table below. The number for each priority will be limited to the percentages identified.

Following two panel meetings and/or two LLP advertisements, if any homes remain in each of the priorities, these will then be re-advertised via Canfod Cartref in accordance with our main lettings policy.

Letting priority	Letting Type	Number of homes %
<b>Priority A</b>	<ul style="list-style-type: none"> <li>Applicants that have been given exceptional circumstances by the Head of Housing that do not fall under the exclusion category including direct matches from the Accessible Housing Register;</li> <li>Direct matches from temporary accommodation that have been agreed by the "Move on Panel" or applicants to whom the authority owes a full homelessness duty (section 75), are in Band A and with community connection to the wards of Bynea, Llangennech or Llwynhendy);</li> <li>Direct matches from temporary accommodation that have been agreed by the "Move on Panel" or applicants to whom the authority owes a full homelessness duty (section 75) and are in Band A.</li> </ul>	<b>25%</b>  <b>(Phase 3 – 4 homes)</b>
<b>Priority B</b>	Social Housing transfer applicants in Band A or B, who are not excluded, and where their current social housing home is in the wards of Bynea, Llangennech or Llwynhendy.	<b>25%</b>  <b>(Phase 3 – 4 homes)</b>
<b>Priority C</b>	Non-transfer Band A applicants with a community connection to the wards of Bynea, Llangennech or Llwynhendy.	<b>25%</b>  <b>(Phase 3 – 4 homes)</b>
<b>Priority D</b>	Non-transfer Band B applicants with a community connection to the wards of Bynea, Llangennech or Llwynhendy.	<b>19%</b>  <b>(Phase 3 – 3 homes)</b>
<b>Priority E</b>	*Key workers who can demonstrate they need accommodation to take up or sustain the offer of permanent employment in Carmarthenshire.	<b>6%</b>  <b>(Phase 3 – 1 home)</b>

\*Key Workers are normally defined as:

- Health and Social Care.** This includes NHS doctors, nurses, midwives, paramedics, Local Authority social workers, registered care staff in our health and social care sector; and

- **Public safety and national security.** This includes officers in the police, Fire and Rescue Service, prison service and other national security roles. (Verification of Key worker employment to be sent to [HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk](mailto:HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk))

## 8.0 What will be the LLP for 2-bedroom bungalows on Dylan Phase 3?

Lettings will follow the priority categories in the table below. The number for each priority will be limited to the percentages identified.

Preference will be given to households over the age of 60 or to people with disabilities that require specifically designed accommodation.

**Following two panel meetings and/or two LLP advertisements, if any homes remain in each of the priorities, these will then be re-advertised via Canfod Cartref in accordance with our main lettings policy.**

Allocation Category	Allocation Type	Number of homes %
<b>Priority A</b>	<ul style="list-style-type: none"> <li>• Applicants that have been given exceptional circumstances by the Head of Housing that do not fall under the exclusion category including direct matches from the Accessible Housing Register;</li> <li>• Direct matches from temporary accommodation that have been agreed by the “Move on Panel” or applicants to whom the authority owes a full homelessness duty (section 75), are in Band A and with community connection to the wards of Bynea, Llangennech or Llwynhendy; and</li> <li>• Direct matches from temporary accommodation that have been agreed by the “Move on Panel”; or applicants to whom the authority owes a full homelessness duty (section 75) and are in Band A; or applicants that have been agreed by the Accommodation Panel.</li> </ul>	<b>25% (1 home)</b>
<b>Priority B</b>	Social Housing transfer applicants in Band A or B, who are not excluded, and where their current social housing home is in the wards of Bynea, Llangennech or Llwynhendy;.	<b>25% (1 home)</b>
<b>Priority C</b>	Non-transfer Band A applicants with community connection to the wards of Bynea, Llangennech or Llwynhendy;.	<b>25% (1 home)</b>
<b>Priority D</b>	Non-transfer Band B applicants with community connection to the wards of Bynea, Llangennech or Llwynhendy	<b>25% (1 home)</b>

## 9.0 Advertisement

Except for Priority group 'A' the development will be advertised through Canfod Cartref where relevant information will be required so that the adverts are consistent and transparent.

## 10.0 Shortlisting

The applicants' bids will be assessed based on the letting conditions set out in this Local Lettings Policy.

## 11.0 Equality and Diversity

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

## 12.0 Term and Review

This Local Lettings Policy will be reviewed ahead of developing a LLP for Dylan (Phase 3), and will remain in place for six months following all homes being let. After this time, it will be further reviewed by Carmarthenshire County Council, to determine its impact on the community and whether the term should be extended.

Signed on behalf of Carmarthenshire County Council:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

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**DATE: 5<sup>TH</sup> JULY 2022**

<b>Cabinet Member:</b>	<b>Portfolio:</b>
<b>Cllr. Linda Davies Evans</b>	<b>Homes &amp; Deputy Leader</b>

## **CREATING A LOCAL LETTINGS POLICY FOR PARC Y DRESSIG, BRO MYRDDIN HOUSING ASSOCIATION'S NEW DEVELOPMENT IN WHITLAND**

**Purpose:**

The purpose of this report is to create a Local Lettings Policy (LLP) for the Bro Myrddin Housing Association's new build development in Whitland.

This Local Lettings Policy will remain in place for 6 months following the initial lets, to ensure the community is appropriately established.

**Recommendations / key decisions required:**

To approve the proposed Local Lettings Policy for the new homes on Parc Y Dressig, Bro Myrddin Housing Association's new build development that will help create a sustainable and diverse place to live.

**Reasons:**

- A LLP is being used for the Whitland development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues.
- This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act.

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

**Declaration of Personal Interest (if any):**

**Dispensation Granted to Make Decision (if any):**

**DECISION MADE:**

**Signed:**

DATE: \_\_\_\_\_

\_\_\_\_\_  
CABINET MEMBER

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted <b>subject to the amendment(s) and reason(s) specified:</b>	
Reason(s) why the Officer's recommendation was <b>not adopted:</b>	

# EXECUTIVE SUMMARY

## CABINET MEMBER DECISION MEETING FOR HOMES & DEPUTY LEADER

5<sup>TH</sup> JULY 2022

### CREATING A LOCAL LETTINGS POLICY FOR PARC Y DRESSIG, BRO MYRDDIN HOUSING ASSOCIATION'S NEW DEVELOPMENT IN WHITLAND

#### Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Bro Myrddin Housing Association's new build development in Whitland. This policy will ensure that we create a sustainable community where people are proud to live.

#### Context

The Parc y Dressig development is in the ward of Whitland. The development will deliver 15 social rented homes:

- 9 x two-bedroom houses;
- 4 x three-bedroom houses;
- 2 x four-bedroom houses.

The development will be handed over in one phase in September 2022.

#### Housing Need

The ward of Whitland, in which the Parc Y Dressig development is situated, is an area of housing need. This need can be best addressed by providing:

- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area
- Three-bedroom homes for families
- Four-bedroom homes for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area

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.

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 Housing

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

### 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 Homes before it can be implemented and approved by the Social Housing Partnership Board 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 new formed communities.



# CONSULTATIONS

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

Signed: Jonathan Morgan Head of Housing

## 1. Scrutiny Committee

n/a

## 2. Local Member(s)

Cllr. Sue Allen -Whitland

Consulted on 27/05/2022 – Cllr. Sue Allen unable to provide any feedback as a volunteer board member of Bro Myrddin Housing Association.

## 3. Community / Town Bro Myrddin Housing

n/a

## 4. Relevant Partners

RSL partnership board consulted 13/05/2022 by Sam Fell Bro Myrddin and are in support of the LLP.

## 5. Staff Side Representatives and other Organisations

Relevant staff from Housing Services have been fully involved in the development of the policy.

## Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report:

THERE ARE NONE

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# Local Lettings Policy

## Parc y Dressig, Whitland

## 1.0 What is the purpose and context of this report?

The purpose of this report is to create a Local Lettings Policy (LLP) for Bro Myrddin Housing Association's new build development in Parc y Dressig, Whitland, SA34 OBL.

A LLP is being used for the Parc y Dressig development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues. This will ensure that we provide accommodation solutions for local people in most need, meet Carmarthenshire County Councils objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.

There are 15 new homes on this development to suit general needs applicants. Whilst they are designed as lifetime homes, no specialist adaptations are provided.

## 2.0 What will the development deliver?

The Parc y Dressig development in the ward of Whitland is adjacent to an existing and well established residential neighbourhood at Clos Llwyn Ty Gwyn. The Parc y Dressig homes have been developed to a high standard of energy efficiency, so have PV's on the roof and electric heating so achieving an EPC A rating (101). The development comes with the traditional benefits of being set in a rural area and its design means that the homes can maximise the outlook across the countryside and still achieve a good level of privacy.

The development consists of 15 homes and is a mix of 9 two bedroom houses, 4 three bedroom houses and 2 four bedroom houses. It's anticipated that the development will be handed over in one phase in September 2022.

The site plan is shown below:



### 3.0 What is the housing need in the area?

The ward of Whitland, in which Parc y Dressig is situated, is an area of housing need. This need can be best addressed by providing:

- Two bedroom, three bedroom and four bedroom houses for families, this includes families currently under occupying or overcrowding in the area.

As a result, the development consists of:

- 9 x two-bedroom four person houses
- 4 x three bedroom 5 person houses; and
- 2 x four bedroom seven person houses

### 4.0 What are the aims of the Local Lettings Policy?

This LLP has four key aims, these are:

- **Providing homes for people in housing need, particularly those who are currently homeless;**
- **Providing homes for local people;**
- **Providing homes for key workers; and**
- **Creating a balanced sustainable community.**

This LLP will ensure that the allocations meet local housing need whilst also ensuring that it is a diverse place to live for current and future residents.

With the exception of Priority group 'A', the new homes will be advertised through Canfod Cartref and the adverts will meet the proposals 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 LLP 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 What is the Choice Based Lettings process?

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 Cabinet 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 What will be the letting exclusions at Parc y Dressig?

When allocating homes at Parc y Dressig, the following groups will be excluded:

There are some groups of people who *by law* **cannot** join the register regardless of their housing need or circumstances. These are people who:

- Come under various immigration rules and cannot claim housing help;
- Live outside the Common Travel Area, (UK, Channel Islands, the Isle of Man or the Republic of Ireland) for tax purposes;
- Do not have the right to live in the UK; and
- The Secretary of State has decided are not eligible for housing.

In addition to these exclusions the following applicants will also be excluded:

- An applicant, or a member of their household, who are regarded to have met the test of unacceptable behaviour under Section 160A(8) of the Housing Act 1996. This would include non-payment of rent, breach of former tenancy conditions, conduct causing nuisance or annoyance and using a property for illegal/immoral purposes.

*It is not necessary for the applicant to have been a tenant of the local authority when the unacceptable behaviour occurred. The test is whether the behaviour would have entitled the local authority to a possession order if the tenant had been a secure tenant.*

## 7.0 What will be the LLP for the homes on Parc y Dressig?

Lettings will follow the priority categories in the table below. The number for each priority will be limited to the percentages identified.

**Following two panel meetings and/or two LLP advertisements, if any homes remain in each of the priorities, these will then be re-advertised via Canfod Cartref in accordance with our main lettings policy.**

Letting priority	Letting Type	Number of homes %
<b>Priority A</b>	<ul style="list-style-type: none"> <li>• Applicants that have been given management transfer status due to exceptional circumstances by the Operations Manager for Bro Myrddin that do not fall under the exclusion category;</li> <li>• Direct matches from temporary accommodation that have been agreed by the "Move on Panel" or applicants to whom the authority owes a full homelessness duty (section 75), are in Band A and with a Community connection to the ward of Whitland; and</li> </ul>	<p><b>26.6%</b> <b>4 homes</b></p>

	<ul style="list-style-type: none"> <li>Direct matches from temporary accommodation that have been agreed by the "Move on Panel" or applicants to whom the authority owes a full homelessness duty (section 75) and are in Band A.</li> </ul>	
<b>Priority B</b>	Social Housing transfer applicants in Band A initially then Band B, who are not excluded, and where their current social housing home is in the ward of Whitland.	<b>26.6% (4 homes)</b>
<b>Priority C</b>	Non-transfer Band A applicants, who are not excluded, with a Community connection to the ward of Whitland.	<b>20% (3 homes)</b>
<b>Priority D</b>	Non-transfer Band B applicants with a Community connection to the ward of Whitland.	<b>20% (3 homes)</b>
<b>Priority E</b>	*Key workers who can demonstrate they need accommodation to take up or sustain the offer of permanent employment in Carmarthenshire.	<b>6.6% (1 home)</b>

**\*Key Workers are normally defined as:**

- **Health and Social Care.** This includes NHS doctors, nurses, midwives, paramedics, Local Authority social workers, registered care staff in our health and social care sector (*verification of Key worker employment to be sent to HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk*); and
- **Public safety and national security.** This includes officers in the police, Fire and Rescue Service, prison service and other national security roles.

## 8.0 Advertisement

Except for Priority group 'A' the development will be advertised through Canfod Cartref where relevant information will be required so that the adverts are consistent and transparent.

## 9.0 Shortlisting

The applicants' bids will be assessed based on the letting conditions set out in this Local Lettings Policy.

## 10.0 Equality and Diversity

When letting these homes, Bro Myrddin Housing Association 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 six months following all homes being let. After this time, it will be reviewed by Bro Myrddin Housing Association,

to determine its impact on the community and whether the term should be extended.

Signed on behalf of Bro Myrddin Housing Association:

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_