

CABINET MEMBER FOR HOMES & DEPUTY LEADER

TUESDAY, 28 MARCH 2023

PRESENT: Councillor L.D. Evans (Chair) (Virtually)

Also Present (Virtually):

A Bowen, Housing Hwb Manager
L. Roberts, New Homes Officer
G. Bowen, Wales & West Housing Association
J. Owens, Democratic Services Officer

Virtual Meeting - 11.00 - 11.21 am

1. DECLARATIONS OF PERSONAL INTEREST

There were no declarations of personal interest.

2. DECISION RECORD 06 MARCH 2023

RESOLVED that the decision record of the meeting held on 06 March 2023 be signed as a correct record.

3. CREATING A LOCAL LETTINGS POLICY FOR MAES YR HUFENFA, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN ST CLEARS, CARMARTHEN

The Cabinet Member considered a report on proposals to introduce a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development of 45 dwellings in Maes yr Hufenfa, St Clears.

The application of the LLP, in accordance with section 167(2E) of the 1996 Housing Act, was an adjustment to the Authority's main lettings policy whereby additional criteria would be set to take account of current housing need and local issues. Specifically, the LLP aimed to provide accommodation solutions for local people in most need, to move people on quickly from temporary accommodation and back to their community, provide homes for key workers and to facilitate the creation of a balanced and sustainable community.

In reviewing the LLP, an overview of the prioritisation allocation was provided to the Cabinet Member, and it was clarified that a mix of tenants across the bands would be applied to enable the community to be made up of an assortment of households, not all of which were classified as high need cases. In this regard the aim was to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together. It was clarified to the Cabinet Member that the properties would be allocated, as far as possible, in accordance with the requirements of applicants.

The LLP would remain in place for a period of six months following all homes being let, following which a review would be undertaken by WWH to determine its

impact on the community and ensure that the policy aims had been met. This assessment would inform whether the term should be extended.

RESOLVED that the proposed Local Lettings Policy for the new homes on Maes yr Hufenfa, Wales & West Housing Association's new build development be approved.

CHAIR

DATE