

6<sup>TH</sup> MARCH 2017

<b>Executive Board Member:</b>	<b>Portfolio:</b>
<b>Cllr. Linda Davies Evans</b>	<b>Housing</b>

**SUBJECT:**

**LOCAL LETTINGS POLICY FOR OPPORTUNITY STREET,  
LLANELLI**

**Purpose**

The purpose of this report is to introduce a Local Lettings Policy for *Opportunity Street* to make sure it supports the wider objectives for Llanelli Town Centre.

**Recommendations / key decisions required:**

1. To approve the local lettings policy for Opportunity Street, Llanelli.

**Reasons:**

- To make sure it supports the wider vision and objectives for Llanelli town centre.

Directorate Communities Name of Head of Service: Robin Staines Report Author: Jonathan Morgan	Designation Head of Housing and Public Protection Housing Services Manager	Tel No. 01267 228960 / 01554 899285 E Mail Address: RStaines@sirgar.gov.uk JMorgan@sirgar.gov.uk
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**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**  
**EXECUTIVE BOARD MEMBER DECISION MEETING FOR HOUSING**  
**6<sup>TH</sup> MARCH, 2017**

**SUBJECT:**  
**LOCAL LETTINGS POLICY FOR OPPORTUNITY STREET,**  
**LLANELLI**

**The purpose**

The purpose of this report is to introduce a Local Lettings Policy for *Opportunity Street* to make sure it supports the wider objectives for Llanelli Town Centre.

**The context**

The Council is committed to making Llanelli Town Centre a better place to visit, work and live. A number of projects and initiatives are being developed to support this.

This local lettings policy has been developed to support the main objectives of the Opportunity Street project, which will include developing four affordable apartments for rent in the centre of the town.

**The Local Lettings Policy**

The attached report highlights:

- how the proposed policy will support the wider vision and objectives for the town centre
- the current demand for homes in the area
- the policy itself
- how the policy will be evaluated to ensure it is successful

**Recommendation**

1. To approve the local lettings policy for Opportunity Street, Llanelli.

**DETAILED REPORT ATTACHED?**

**YES –**

- **Local Lettings Policy for Opportunity Street, Llanelli**
  - **Appendix A – Equality Impact Assessment**

# IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **Robin Staines** Head of Housing and Public Protection

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

This policy promotes the reduction of crime; a sense of community and a feeling of safety in Llanelli town centre.

## 2. Legal

The Council has the legal authority to bring in local lettings policies within its housing stock, and has previously done so in line with the Access to Social Housing Policy.

## 5. Risk Management Issues

This policy reduces risk to the Council's assets and reputation, by ensuring that these homes are occupied by tenants who will make a positive contribution to Llanelli town centre.

## 6. Physical Assets

These four properties will be managed through the Housing Revenue Account.

# CONSULTATIONS

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

Signed: Robin Staines

Head of Housing and Public Protection

**1. Scrutiny Committee**

n/a

**2. Local Member(s)**

The local member for the Elli ward was consulted on 6 February 2017 and is fully supportive of what is being proposed.

**3. Community / Town Council**

Llanelli Town and Rural Councils have been consulted as members of the Llanelli Town Centre Task Force. Both Councils are fully supportive.

**4. Relevant Partners**

All relevant partners, including Chamber of Trade representatives, have been consulted as part of the Llanelli Town Centre Task Force. Again, all are fully supportive of the proposals.

**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:**

**THESE ARE DETAILED BELOW**

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Opportunity Street, Llanelli. Local lettings policy.	Lettings Policy Stepney Street 2 <sup>nd</sup> draft 11 1 2017	<a href="\\ntcarmcc\cfp\Housing\CHS+\affordable housing\Opportunity Street">\\ntcarmcc\cfp\Housing\CHS+\affordable housing\Opportunity Street</a>
Equalities Impact Assessment	Equalities Impact Assessment – Opportunity Street Local Lettings Policy	<a href="\\ntcarmcc\cfp\Housing\CHS+\affordable housing\Opportunity Street">\\ntcarmcc\cfp\Housing\CHS+\affordable housing\Opportunity Street</a>