

EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING

23RD JULY 2020

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

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

The purpose of this report is to create a Local Lettings Policy for the Council new build development in Garreglwyd, Pembrey. This Local Lettings 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 Garreglwyd only, consisting of 14 homes.

Recommendations / key decisions required:

To approve the proposed Local Lettings Policy for the new homes in the Garreglwyd new build development that will help create a sustainable community.

Reasons:

- The ward of Pembrey is an area of high housing need, which can be best addressed by providing a mix of :
 - two bedroom homes for small families;
 - four bedroom homes for large families;The Garreglwyd development in the ward of Pembrey consists of 14 homes and has been designed to meet the local housing need in the area.
- The purpose of the local lettings policy is to enable the homes to be let to a mix of tenants across the allocation policy bands, establishing community cohesion by letting the new homes to a mix of households and not all high need cases.
- This Local Lettings Policy will help create a sustainable community where people are proud to live.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act

Directorate Communities	Designation Head of Homes and Safer Communities	Tel No. 01554 899285 E Mail Address: JMorgan@carmarthenshire.gov.uk
Name of Head of Service: Jonathan Morgan		
Report Author: Rachel Davies	Strategic Housing Delivery Manager	Tel No. 01554 899202 Email Address: Ramdavies@carmarthenshire.gov.uk

Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD MEMBER

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

EXECUTIVE SUMMARY

EXECUTIVE BOARD MEMBER DECISION MEETING FOR HOUSING

23 JULY 2020

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

The purpose of this report is to create a Local Lettings Policy for the Council new build development in Garreglwyd, Pembrey. This Local Lettings 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 Garreglwyd development only, consisting of 14 homes.

Context:

The Garreglwyd development in the ward of Pembrey is one of the Council's first new build developments. The development consists of 14 homes and is a mix of two and four bedroom properties.

The development will be handed over in one phase.

Housing Need:

The ward of Pembrey is an area of high housing need. This need can be best addressed by providing a mix of:

- 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;

The Council's new build development at Garreglwyd has been designed to meet this housing need. The development is a mix of twelve two bedroom homes and two four bedroom homes. It will be ready for occupation in the autumn of 2020.

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	YES

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 Executive 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.

7.Physical Assets

The new development at Garreglwyd will result in 14 additional homes being managed by Housing Services as part of the Council stock.

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)

Both Cllr. Shirley Matthews and Cllr. Hugh Shepardson were consulted on the proposed Local Lettings Policy on 10th July 2020. Both were in agreement that the Local Letting Policy should be applied to the initial lettings on the Garreglwyd development.

3. Community / Town Council

n/a

4. Relevant Partners

Housing association partnership board consulted and no objections were raised.

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