

**EXECUTIVE BOARD MEMBER DECISION
MEETING FOR HOUSING
14TH MAY 2021**

Executive Board Member:	Portfolio:
Cllr. Linda Davies Evans	Housing
Subject: Creating a Local Lettings Policy for Maespode, one of the Council's first new build developments	
Purpose: The purpose of this report is to create a Local Lettings Policy for the Council new build development in Maespode, Llandybie. 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 Maespode only, consisting of 8 homes.	
Recommendations / key decisions required: 1. To approve the proposed Local Lettings Policy for the new homes in the Maespode new build development that will help create a sustainable community.	
Reasons: <ul style="list-style-type: none">• The ward of Llandybie is an area of high housing need, which can be best addressed by providing a mix of two bedroom homes for small families;• The Maespode development in the ward of Llandybie consists of 8 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 Name of Head of Service: Jonathan Morgan	Designation Head of Homes and Safer Communities	Tel No. 01554 899285 / 01554 899202
Report Author: Rachel Davies, Strategic Housing Delivery Manager	E Mail Address: JMorgan@carmarthenshire.gov.uk 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

SUBJECT:

Creating a Local Lettings Policy for Garreglwyd, one of the Council's first new build developments

Purpose

The purpose of this report is to create a Local Lettings Policy for the Council new build development in Maespiode, Llandybie. 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 Maespiode development only, consisting of 8 homes.

Context

The Maespiode development in the ward of Llandybie is one of the Council's first new build developments. The development consists of 8 two bedroom homes.

The development will be handed over in one phase.

Housing Need

The ward of Llandybie 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.

The Council's new build development at Maespiode has been designed to meet this housing need. The development consists of eight two bedroom homes. It will be ready for occupation in the Summer 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	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.

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.

Physical Assets

The new development at Maespiode will result in 8 additional homes being managed by Homes and Safer Communities 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. Anthony Davies and Cllr. Dai Nicholas have been consulted on the proposed Local Lettings Policy. Both were in agreement that the Local Letting Policy should be applied to the initial lettings on the Maespiode 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 Homes and Safer Communities 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