

12th November 2021

Cabinet Member:	Portfolio:
Cllr. Linda Davies Evans	Housing

**CREATING A LOCAL LETTINGS POLICY FOR GOLWG Y CAPEL,
POBL'S NEW DEVELOPMENT AT TYCROES.**

Purpose:

The purpose of this report is to create a local lettings policy for Pobl's new build development at Golwg y Capel, Tycroes. This policy will ensure that we create a sustainable community where people are proud to live.

This Local Letting Policy will apply to the initial letting of the new homes for rent at Tycroes and remain in place for 6 months after the first letting.

Recommendations / key decisions required:

To approve the proposed Local Lettings Policy for the new homes on Golwg y Capel, Pobl's new build development in Tycroes that will help create a sustainable community where people are proud to live.

Reasons:

- The Golwg Y Capel development in the ward of Tycroes consists of 37 homes and has been designed to meet the local housing need in the area.
- The ward of Tycroes is an area of high housing need, which can be best addressed by providing a mix of:
 - two bedroom homes;
 - three bedroom homes;
 - four bedroom homes;
 - two bedroom bungalows;
 - three bedroom bungalows;
- 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.
- 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 E Mail Address: JMorgan@carmarthenshire.gov.uk
Report Author: Lucy Roberts	Designation New Homes Officer	Tel no. 07890 024891 Email Address: LRoberts@carmarthenshire.gov.uk

Declaration of Personal Interest (if any): None

Dispensation Granted to Make Decision (if any): N/A

DECISION MADE:

Signed: _____ DATE: _____
CABINET 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 subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

EXECUTIVE SUMMARY

Cabinet Member Decisions Meeting for Housing

12th November 2021

SUBJECT:

Creating a Local Lettings Policy for Golwg y Capel, Pobl's new development at Tycroes

Purpose

The purpose of this report is to create a local lettings policy for the new build development at Golwg y Capel, Tycroes. This policy will ensure that we create a sustainable community where people are proud to live.

This local letting policy will apply to the initial letting of the new homes for rent at Tycroes and remain in place for 6 months after the first letting.

Context

Pobl's new development at Tycroes will provide 37 new homes in total. All homes are for social rent and consist of the following:

- 14 two bed houses
- 6 three bed houses
- 7 four bed houses
- 8 two bed bungalows
- 2 three bed bungalows

The letting of all the social rented homes will be managed through Canfod Cartref (the Council's allocation system) and any adverts will meet the requirements set out in the local lettings policy. The lettings will identify an appropriate mix of tenants based on their current housing need and individual circumstances. The policy 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.

Housing Need

The ward of Tycroes is an area of high housing need, which can be best addressed by providing a mix of:

- two bedroom homes;
- three bedroom homes;
- four bedroom homes;
- two bedroom bungalows;
- three bedroom bungalows;

The development and application of Local Lettings Policies is permitted under section 167(2E) of the 1996 Housing Act.

This development has been designed to meet housing need and has been supported by the Council through the Social Housing Grant (SHG) programme. All properties on this development relate to this Local Lettings Policy and consist of 37 homes which will be ready for occupation in February 2022. All homes will be let in one Phase.

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	NONE

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 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.

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): Cllr. Tina Higgins the ward member for Tycroes has been consulted.

3. Community / Town Council: N/A

4. Relevant Partners: All housing association partners consulted, and no objections have been raised.

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