

12th November 2021

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| Cabinet Member: | Portfolio: |
| Cllr. Linda Davies Evans | Housing |
| CREATING A LOCAL LETTINGS POLICY FOR MAES Y GWENYN, POBL'S NEW DEVELOPMENT AT CROSS HANDS | |
| Purpose: The purpose of this report is to create a local lettings policy for the new build development by Pobl Housing Group at Cross Hands - Maes Y Gwenyn. This policy will ensure that we create a sustainable community where people are proud to live. This Local Lettings Policy will remain in place for 6 months following letting of the final phase of the development, to ensure the community is appropriately established. | |
| Recommendations / key decisions required: To approve the proposed Local Lettings Policy for the new homes on Maes Y Gwenyn, Pobl's new build development in Cross Hands that will help create a sustainable community where people are proud to live. | |
| Reasons: <ul style="list-style-type: none">• The Maes Y Gwenyn development in the ward of Gorslas consists of 60 homes and has been designed to meet the local housing need in the area.• The ward of Gorslas is an area of high housing need, which can be best addressed by providing a mix of:<ul style="list-style-type: none">➤ five bedroom homes;➤ four bedroom homes;➤ three bedroom homes;➤ two bedroom homes.• 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. | |

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| 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

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| 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

Creating a Local Lettings Policy for Maes Y Gwenyn, Pobl's new development at Cross Hands Plot 2b.

Purpose

The purpose of this report is to create a local lettings policy for the Pobl new build development at Cross Hands, Maes Y Gwenyn. This policy will ensure that we create a sustainable community where people are proud to live.

This Local Lettings Policy will remain in place for 6 months following letting of the final phase of the development, to ensure the community is appropriately established.

Context

Pobl's new development at Maes Gwenyn will provide 60 new homes in total. This is a mixed tenure community consisting of the following:

Shared ownership: 20 houses
Outright sale: 20 houses
Social Rent: 20 houses

The social rented properties will be pepper potted through the development to create a more diverse, socially cohesive and interesting community that will help to improve social inclusion. The affordable homes on this development have been supported by the Council through the Social Housing Grant (SHG) Programme.

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

- five bedroom homes;
- four bedroom homes;
- three bedroom homes;
- two bedroom homes.

This development has been designed to meet housing need and has been supported by the Council through the SHG programme. 20 properties on this development relate to this Local Lettings Policy. The homes on this development will be let and sold in five phases, with the first phase is due for completion in December 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

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|-----------------------------|------------|-------------|-------------|------------------------|----------------------------|-----------------|
| 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. Aled Vaughan Owen & Cllr. Darren Price the ward member for Gorslas have 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