

## **Pobl Homes & Communities**

### **Local Lettings Plan, Cross Hands Plot 2B- Maes Y Gwenyn**

**October, 2021**

#### **1.0 Purpose**

The purpose of this report is to create a local lettings policy for the new build development at Cross Hands Plot 2B - Maes Y Gwenyn. This policy will ensure that we create a sustainable community where people are proud to live.

#### **2.0 Context**

Pobl's new development at Maes Y 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
Rent:	20 houses

The homes for sale and the homes for rent are mixed around the development and will be developed and handed over in phases from December 2021 to spring 2022.

Maes y Gwenyn is funded by private finance, social housing grant and grant funded shared ownership.

#### **3.0 Housing Need**

The development at Maes Y Gwenyn has been designed to meet the housing need identified by the Strategic Authority (Carmarthenshire). This will be provided in a mix of ownership and rented options as outlined above.

The strategic priorities are as follows:

*"This development is located in the ward of Llannon which is an area of high housing need. This need would be best met by providing affordable housing on a mixed tenure basis, inclusive of homes for social rented and low-cost home ownership. To best meet the housing need in the area the homes provided for social rent must be general need homes that*

*will help meet the demand on the housing register in accordance with the Council's allocation policy."*

#### **4.0 The Aim of the Local Lettings Policy**

The aim of the local lettings policy is to achieve and maintain a balanced and sustainable community by managing the allocation of rented homes at Maes y Gwenyn. This will include managing the mix of families, some with high vulnerabilities or complex needs, within the development to reduce the likelihood of lifestyle clashes.

Pobl will work openly and honestly with stakeholders to ensure the success of the lettings plan so that the allocations meet local housing need and ensure it is a good and vibrant place to live for current and future residents.

Letting of the new homes will be managed through Canfod Cartref and any adverts will meet the plan set out in this local lettings policy. We will seek to 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.

#### **5.0 Carmarthenshire County Council Choice Based Lettings Procedure**

The local lettings policy will be implemented in line with the Carmarthenshire Choice Based Lettings Procedure that states:

*"A local lettings policy must be approved by the Executive Board Member for Housing (Council) or the housing association board before it can be put into place. It must have partnership approval to ensure any adverse unintended impact on other partner landlords are mitigated and the review period agreed.*

*An example is, when looking at new housing developments, a local lettings plan is required to ensure a sustainable community cohesion is sought. Preference can be awarded to transfer applicants to allow for a mix of tenants in a new area."*

#### **6.0 Allocation and Letting plan - Maes y Gwenyn**

The rented homes at Maes y Gwenyn will be handed over in the following phases (this is subject to change):

**First phase – due December 2021**

Consisting of 2 properties.

1 x 5 bed house (This has been pre-allocated by Carmarthenshire CC)

1 x 4 bed house

**Second phase**

No Social lettings in this phase

**Third Phase – January 2022**

5 x 2 bed houses

**Forth Phase Due February 2022**

1 x 2 bed house

4 x 3 bed house

**Fifth Phase - March 2022**

2 x 4 bed properties

2 x 3 bed properties

4 x 2 bed properties

The respective property types will be let according to the following numbers in each 'band'. The numbers are weighted towards the higher bands in order to meet higher levels of housing need overall.

**4 x 4/5-bedroom houses**

Pobl will allocate the four and five-bedroom houses to applicants in different bands as follows:

- 1 Band A applicant
- 1 Band B applicant
- 1 'registered only' applicant
- 1 transfer applicant

The transfer will include a household who is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer or exceptional circumstances').

### **6 x 3 - bedroom houses**

Pobl will allocate the three-bedroom houses to applicants in different bands as follows:

- 2 Band A applicants
- 2 Band B applicants
- 1 'registered only' applicants
- 1 transfer applicant

The transfer will include a household who is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

### **10 x 2-bedroom houses**

Pobl will allocate the two-bedroom houses to applicants in different bands as follows:

- 3 Band A applicants
- 3 Band B applicants
- 2 'registered only' applicants
- 2 transfer applicant

The transfers will include households who are under-occupying their current social housing homes or need to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

## **7.0 Allocation Conditions**

When allocating homes at Maes y Gwenyn, Pobl reserves the right to exclude the following groups:

- Anyone subject to a Multi-Agency Public Protection Arrangement (MAPPA).
- Anyone subject to a Criminal Behavior Order (CRIMBO) or Anti-Social Behavior Order (ASBO).
- Anyone who would be deemed to be ineligible under the conditions of Sensitive Letting, as laid out in CCC's Choice-Based Lettings Procedures

## **8.0 Advertisement**

The development will be advertised as appropriate through Canfod Cartref, completing all the mandatory fields so that the adverts are consistent and transparent. If necessary, each property type will be re-advertised until the correct mix of applicants is found according to the breakdown in section 6.

## 9.0 Shortlisting

The applicants' bids will be assessed based on the allocations conditions set out in this Local Lettings Policy and their housing need, as outlined in the Carmarthenshire Allocation Policy.

## 10.0 Equality and Diversity

When allocating these homes, Pobl will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age or disability.

## 11.0 Term and Review

This Local Lettings Policy will remain in place for 6 months following letting of the final phase, to ensure the community is appropriately established. The policy and its impact on the community will be reviewed by Pobl, in consultation with the Canfod Cartref partners, after this period to determine whether the term should be extended.

Signed on behalf of Pobl:

Name: Nick Read, Area Neighbourhood Manager

(Delegated authority according to Pobl's Policy)

Signature: **As signed by Nick Read**

Date: 1<sup>st</sup> October 2021

Signed on behalf of Carmarthenshire County Council:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_