

# CABINET MEMBER DECISION MEETING FOR HOUSING

17<sup>TH</sup> MARCH 2022

<b>Cabinet Member:</b>	<b>Portfolio:</b>
<b>Cllr. Linda Davies Evans</b>	<b>Housing</b>

## CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 2), BYNEA

### **Purpose:**

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 2), Bynea.

### **Recommendations / key decisions required:**

To approve the proposed Local Lettings Policy for the new homes on the Dylan (Phase 2) Council new build development that will help create a sustainable and diverse place to live.

### **Reasons:**

- A LLP is being used for the Dylan (Phase 2) development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues.
- This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act.

<b>Directorate</b> Communities <b>Name of Head of Service:</b> Jonathan Morgan  <b>Report Author:</b> Angie Bowen	<b>Designation</b>  Head of Housing  Housing Hwb Manager	<b>Tel No.</b> 01554 899285 <b>E Mail Address:</b> JMorgan@carmarthenshire.gov.uk  <b>Tel No.</b> 07827 808747 <b>Email Address:</b> AnBowen@carmarthenshire.gov.uk
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**Declaration of Personal Interest (if any):**

**Dispensation Granted to Make Decision (if any):**

**DECISION MADE:**

**Signed:**

DATE: \_\_\_\_\_

\_\_\_\_\_ CABINET MEMBER

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

# EXECUTIVE SUMMARY

## CABINET MEMBER DECISION MEETING FOR HOUSING

17<sup>th</sup> MARCH 2022

### CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 2), BYNEA

#### Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 2), Bynea.

#### Context

The Dylan development in the ward of Bynea is one of the Council's first new build developments. The development consists of 32 homes and is a mix of two and four-bedroom homes and two-bedroom bungalows. The development will be handed over in three phases:

Phase 2 of the development is covered in this LLP and will be handed over in April 2022.

#### Housing Need

The ward of Bynea is an area of high housing need. This need can be best addresses by providing:

- 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;
- Two-bedroom bungalows for older people in the community whose current homes are unsuitable for their needs.

The Council's new build development at Dylan has been designed to meet this need. The homes on the development consist of:

- 22 x two-bedroom homes
- 6 x four-bedroom homes
- 4 x two-bedroom bungalows

**Phase 2** which relates to this Local lettings Policy is **8 x 2-bedroom houses**.

DETAILED REPORT ATTACHED?

YES



# CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Morgan Head of Housing

## 1. Scrutiny Committee

n/a

## 2. Local Member(s)

Cllr. Deryk Cundy – Bynea

Consulted on 08/03/22 – full comments to be provided at meeting

## 3. Community / Town Council

n/a

## 4. Relevant Partners

RSL partnership board consulted on 08/03/2022 - full comments to be provided at meeting.

## 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