

CABINET MEMBER DECISION MEETING FOR HOUSING

17th MARCH 2022

Cabinet Member:	Portfolio:
Cllr. Linda Davies Evans	Housing

CREATING A LOCAL LETTINGS POLICY FOR GWYNFRYN, SARON

Purpose:

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

Recommendations / key decisions required:

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

Reasons:

- A LLP is being used for the Gwynfryn 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.

Directorate Communities Name of Head of Service: Jonathan Morgan	Designation Head of Housing	Tel No. 01554 899285 E Mail Address: JMorgan@carmarthenshire.gov.uk
Report Author: Angie Bowen	Housing Hwb Manager	Tel No. 07827 808747 Email Address: AnBowen@carmarthenshire.gov.uk

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

EXECUTIVE SUMMARY

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Purpose

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

Context

The Gwynfryn development is in the ward of Saron. The development will deliver 28 social rented homes:

- 18 x two-bedroom houses;
- 6 x three-bedroom houses; and
- 4 x four-bedroom houses.

The development will be handed over in one phase in April 2022.

Housing Need

The ward of Saron, in which the Gwynfryn development is situated, is an area of high housing need. This need can be best addressed by providing:

- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Three-bedroom homes for families; and
- Four-bedroom houses for large families, this includes families currently overcrowded in their current homes in the area.

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 Housing**

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 new formed communities.

Physical Assets

The new development at Gwynfryn will result in 28 additional homes and is a mix of two, three and four-bedroom homes being managed by Housing Services 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 Housing

1. Scrutiny Committee

n/a

2. Local Member(s)

Cllr. Karen Davies– Saron

Cllr. Carl J. Harris – Saron

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 - 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