

CABINET MEMBER DECISION MEETING FOR HOUSING

17th MARCH 2022

Cabinet Member: Cllr. Linda Davies Evans	Portfolio: Housing
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CREATING A LOCAL LETTINGS POLICY FOR CLOS Y PORTHMYN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN ABERGWILI.

Purpose:

The purpose of this report is to create a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Clos y Porthmyn, Abergwili.

This Local Lettings Policy will remain in place for 6 months following the initial lets, to ensure the community is appropriately established.

Recommendations / key decisions required:

To approve the proposed Local Lettings Policy for the new homes on the Clos y Porthmyn, Wales & West Housing Association's new build development that will help create a sustainable and diverse place to live.

Reasons:

- A LLP is being used for the Clos y Porthmyn 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 Report Author: Lucy Roberts	Designation Head of Housing New Homes Officer	Tel No. 01554 899285 JMorgan@carmarthenshire.gov.uk Tel No. 07890 024891 LRoberts@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 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 Wales & West Housing Association's new build development in Clos y Porthmyn, Abergwili. This policy will ensure that we create a sustainable community where people are proud to live.

Context

The Clos y Porthmyn development is in the ward of Abergwili. The development will deliver 6 social rented homes:

- 2 x one-bedroom flats;
- 4 x two-bedroom houses.

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

Housing Need

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

- One-bedroom flats for small households
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area.

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.

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. Dorian Williams – Abergwili

Consulted on 10/03/2022 – full comments to be provided at meeting

3. Community / Town Wales & West Housing

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