

DATE: 5TH JULY 2022

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| Cabinet Member: | Portfolio: |
| Cllr. Linda Davies Evans | Homes and Deputy Leader |

CREATING A LOCAL LETTINGS POLICY FOR CLOS TAWELAN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN JOHNSTOWN, CARMARTHEN

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 Tawelan, Johnstown.

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 Clos Tawelan, 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 Tawelan 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.

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| Directorate Communities Name of Head of Service: Jonathan Morgan Report Author: Lucy Roberts | Designation Head of Housing New Homes Officer | Tel No. 01554 899285 E Mail Address: JMorgan@carmarthenshire.gov.uk Tel No. 07890 024891 Email Address: LRoberts@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

CABINET MEMBER DECISION MEETING FOR HOMES AND DEPUTY LEADER

5TH JULY 2022

CREATING A LOCAL LETTINGS POLICY FOR CLOS TAWELAN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN JOHNSTOWN, CARMARTHEN

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 Tawelan, Johnstown. This policy will ensure that we create a sustainable community where people are proud to live.

Context

The Clos Tawelan development is in the ward of Johnstown. The development will deliver 18 social rented homes:

- 6 x one-bedroom apartments;
- 6 x two-bedroom houses;
- 5 x three-bedroom houses;
- 1 x three-bedroom, bungalow.

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

Housing Need

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

- One-bedroom apartments for small households
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area
- Three-bedroom homes for families
- Three-bedroom bungalows for people in the community whose current homes are unsuitable for their needs

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

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

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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 Homes before it can be implemented and approved by the Social Housing Partnership Board 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 new formed communities.

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. Emlyn Schiavone - Carmarthen Town West

Cllr. Russell Sparks – Carmarthen Town West

Consulted via Email on 27/05/22

Teams meeting 17/06/22- Cllr. Schiavone, Cllr. Russell Sparks, Glenda Bowen (Wales & West) & Lucy Roberts – Both Cllr Schiavone & Cllr Sparks are in support of the LLP.

3. Community / Town Wales & West Housing

n/a

4. Relevant Partners

RSL partnership board consulted 10/05/2022 and support the LLP.

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