

Local Lettings Policy – Clos Tawelan

Johnstown

27th April 2022



1.0 What is the purpose and context of this report?

The purpose of this report is to create a Local Lettings Policy (LLP) for the new build development by Wales and West Housing Association in Clos Tawelan, Johnstown.

A LLP is being used for the Clos 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.

2.0 What will the development deliver?

The Tawelan development is in the ward of Carmarthen Town West. 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-bed bungalow

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

Clos Tawelan site plan:



3.0 What is the housing need in the area?

The ward of Carmarthen Town West, in which the Clos 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; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Three-bedroom houses and bungalow for households

As a result, this development consists of:

6 x one-bedroom apartments;

6 x two-bedroom houses;

5 x three-bedroom houses;

1 x three-bedroom bungalow.

4.0 What are the aims of the Local Lettings Policy?

This LLP has four key aims, these are:

- **Providing homes for people in housing need, particularly those who are currently homeless;**
- **Providing homes for local people;**
- **Providing homes for key workers; and**
- **Creating a balanced sustainable community.**

This LLP will ensure that the allocations meet local housing need whilst also ensuring that it is a diverse place to live for current and future residents.

With the exception of Priority group 'A', the new homes will be advertised through Canfod Cartref, and the adverts will meet the proposals 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 LLP 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 What is the Council's Choice Based Lettings process?

The Local Lettings Policy will be implemented in line with the Council's Choice Based Lettings Procedure that states:

"A local lettings policy must be approved by the Cabinet 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 What will be the letting exclusions at Clos Tawelan?

When allocating homes at Clos Tawelan, the following groups will be excluded:

There are some groups of people who *by law cannot* join the register regardless of their housing need or circumstances. These are people who:

- Come under various immigration rules and cannot claim housing help;
- Live outside the Common Travel Area, (UK, Channel Islands, the Isle of Man or the Republic of Ireland) for tax purposes;
- Do not have the right to live in the UK; and
- The Secretary of State has decided are not eligible for housing.

In addition to these exclusions the following applicants will also be excluded:

- An applicant, or a member of their household, who are regarded to have met the test of unacceptable behaviour under Section 160A(8) of the Housing Act 1996. This would include non-payment of rent, breach of former tenancy conditions, conduct causing nuisance or annoyance and using a property for illegal/immoral purposes.

It is not necessary for the applicant to have been a tenant of the local authority when the unacceptable behaviour occurred. The test is whether the behaviour would have entitled the local authority to a possession order if the tenant had been a secure tenant.

7.0 What will be the LLP for the homes on Clos Tawelan?

Lettings will follow the priority categories in the table below. The number for each priority will be limited to the percentages identified.

Following two panel meetings and/or two LLP advertisements, if any homes remain in each of the priorities, these will then be re-advertised via Canfod Cartref in accordance with our main lettings policy.

Letting priority	Letting Type	Number of homes %
Priority A	<ul style="list-style-type: none"> • Applicants that have been given exceptional circumstances by the Head of Housing that do not fall under the exclusion category including direct matches from the Accessible Housing Register; • Direct matches from temporary accommodation that have been agreed by the “Move on Panel” or applicants to whom the authority owes a full homelessness duty (section 75), are in Band A and with a community connection to the ward of Carmarthen Town West; • Direct matches from temporary accommodation that have been agreed by the “Move on Panel” or applicants to whom the authority owes a full homelessness duty (section 75) and are in Band A. 	32% (6 units)

Priority B	Social Housing transfer applicants in Band A or B, who are not excluded, and where their current social housing home is in the ward of Carmarthen Town West.	17% (3 unit)
Priority C	Non-transfer Band A applicants with a community connection to the ward of Carmarthen Town West.	17% (3 unit)
Priority D	Non-transfer Band B applicants with a community connection to the ward of Carmarthen Town West.	17% (3 unit)
Priority E	*Key workers who can demonstrate they need accommodation to take up or sustain the offer of permanent employment in Carmarthenshire.	17% (3 unit)

***Key Workers are normally defined as:**

- **Health and Social Care.** This includes NHS doctors, nurses, midwives, paramedics, Local Authority social workers, registered care staff in our health and social care sector (verification of Key worker employment to be sent to HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk); and
- **Public safety and national security.** This includes officers in the police, Fire and Rescue Service, prison service and other national security roles.

8.0 Advertisement

Except for Priority group 'A' the development will be advertised through Canfod Cartref where relevant information will be required so that the adverts are consistent and transparent.

9.0 Shortlisting

The applicants' bids will be assessed based on the letting conditions set out in this Local Lettings Policy.

10.0 Equality and Diversity

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

The use of the Local Lettings Policy when allocating homes will ensure that everyone is treated fairly and is not discriminated against, harassed or victimised on any of the following protected characteristics while accessing our service -

Age, disability, race and nationality, religion or belief, Pregnancy and Maternity, marriage or civil partnership, sex, sexual orientation, gender reassignment.

11.0 Term and Review

This Local Lettings Policy will remain in place for six months following all homes being let. After this time, it will be reviewed by WWH, to determine its impact on the community and to ensure that it has met the initial aims of the policy. And whether the term should be extended to create a sustainable community in an area where there is local housing need.

Signed on behalf of WWH:

Name: _____

Date: _____

Signature: _____