

**DATE: 5<sup>TH</sup> JULY 2022**

<b>Cabinet Member:</b>	<b>Portfolio:</b>
<b>Cllr. Linda Davies Evans</b>	<b>Homes &amp; Deputy Leader</b>

**CREATING A LOCAL LETTINGS POLICY  
FOR PARC Y DRESSIG, BRO MYRDDIN HOUSING ASSOCIATION'S  
NEW DEVELOPMENT IN WHITLAND**

**Purpose:**

The purpose of this report is to create a Local Lettings Policy (LLP) for the Bro Myrddin Housing Association's new build development in Whitland.

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 Parc Y Dressig, Bro Myrddin 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 Whitland 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> Lucy Roberts	<b>Designation</b>  Head of Housing  New Homes Officer	<b>Tel No.</b> 01554 899285 <b>E Mail Address:</b> JMorgan@carmarthenshire.gov.uk  <b>Tel No.</b> 07890 024891 <b>Email Address:</b> 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 <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 HOMES & DEPUTY LEADER

5<sup>TH</sup> JULY 2022

### CREATING A LOCAL LETTINGS POLICY FOR PARC Y DRESSIG, BRO MYRDDIN HOUSING ASSOCIATION'S NEW DEVELOPMENT IN WHITLAND

#### Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Bro Myrddin Housing Association's new build development in Whitland. This policy will ensure that we create a sustainable community where people are proud to live.

#### Context

The Parc y Dressig development is in the ward of Whitland. The development will deliver 15 social rented homes:

- 9 x two-bedroom houses;
- 4 x three-bedroom houses;
- 2 x four-bedroom houses.

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

#### Housing Need

The ward of Whitland, in which the Parc Y Dressig development is situated, is an area of 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
- Four-bedroom homes for large families, this includes families currently living in unsuitable or overcrowded accommodation 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. Sue Allen -Whitland

Consulted on 27/05/2022 – Cllr. Sue Allen unable to provide any feedback as a volunteer board member of Bro Myrddin Housing Association.

## 3. Community / Town Bro Myrddin Housing

n/a

## 4. Relevant Partners

RSL partnership board consulted 13/05/2022 by Sam Fell Bro Myrddin and are in support of 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