

DATE: 5TH JULY 2022

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

CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 3), BYNEA

Purpose:

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 3), Bynea.

Recommendations / key decisions required:

To approve the proposed Local Lettings Policy for the new homes on the Dylan (Phase 3) Council new build development that will help create a sustainable and diverse place to live.

Reasons:

- A LLP is being used for the Dylan (Phase 3) 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 E Mail Address: JMorgan@carmarthenshire.gov.uk Tel No. 07890024891 Email Address: LRoberts@carmarthenshire.gov.uk
--	--	---

Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed:

DATE: _____

_____ CABINETMEMBER

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 & DEPUTY LEADER

5TH JULY 2022

CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 3), BYNEA

Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 3), Bynea.

Context

The Dylan development in the ward of Bynea is one of the Council's first new build developments. The development consists of 32 homes and is a mix of two and four-bedroom homes and two-bedroom bungalows. The development will be handed over in three phases:

Phase 3 of the development is covered in this LLP and will be handed over in August 2022.

Housing Need

The ward of Bynea is an area of high housing need. This need can be best addressed by providing:

- Two-bedroom homes for small families, this includes families currently under occupying larger homes in the area;
- Four-bedroom homes for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area;
- Two-bedroom bungalows for older people in the community whose current homes are unsuitable for their needs.

The Council's new build development at Dylan has been designed to meet this need. The homes on the development consist of:

- 22 x two-bedroom homes
- 6 x four-bedroom homes
- 4 x two-bedroom bungalows

Phase 3 which relates to this Local Lettings Policy is **12 x 2-bedroom houses, 4 x 4-bedroom houses & 4 x 2-bedroom bungalows.**

DETAILED 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 Cabinet Member for Homes 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.

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.

7. Physical Assets

The new development at Dylan will result in 32 additional homes and is a mix of two and four-bedroom homes and two-bedroom bungalows being managed by Housing Services as part of the Council stock. Phase 3 is covered in this LLP and comprises of 12 x 2-bedroom houses, 4 x 4-bedroom houses & 4 x 2-bedroom bungalows.

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. Deryk Cundy – Bynea

Cllr. Michelle Donoghue- Bynea

Consulted on 21/06/2022 – full comments to be provided at meeting

3. Community / Town Council

n/a

4. Relevant Partners

RSL partnership board consulted on 17/06/22 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