

Local Lettings Policy – Dylan Phase 3

Bynea

27th May 2022



carmarthenshire.gov.wales

Cyngor **Sir Gâr**
Carmarthenshire
County Council



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 Council new build development in Dylan (Phase 3), Bynea.

A LLP is being used for the Dylan 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.

For the 4 two-bedroom bungalows provided on this development the LLP will also ensure that preference is given to households over the age of 60 or to people with disabilities that require specifically designed accommodation.

2.0 What will the development deliver?

The Dylan development in the ward of Bynea, it 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 1 – 2 x 2-bedroom houses & 2 x 4-bedroom houses (occupation May 2020).

Phase 2: 8 x 2-bedroom houses (occupation June/July 2022); and

Phase 3 is covered in this LLP – 12 x 2-bedroom houses, 4 x 4-bedroom houses & 4 x 2-bedroom bungalows.

Dylan site plan:





3.0 What is the housing need in the area?

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 households aged over 60 or people with disabilities that require specifically designed accommodation.

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.

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 Dylan ?

When allocating homes at Dylan, 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 houses on Dylan Phase 3?

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 community connection to the wards of Bynea, Llangennech or Llwynhendy); 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. 	25% (Phase 3 – 4 homes)
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 wards of Bynea, Llangennech or Llwynhendy.	25% (Phase 3 – 4 homes)
Priority C	Non-transfer Band A applicants with a community connection to the wards of Bynea, Llangennech or Llwynhendy.	25% (Phase 3 – 4 homes)
Priority D	Non-transfer Band B applicants with a community connection to the wards of Bynea, Llangennech or Llwynhendy.	19% (Phase 3 – 3 homes)
Priority E	*Key workers who can demonstrate they need accommodation to take up or sustain the offer of permanent employment in Carmarthenshire.	6% (Phase 3 – 1 home)

*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; and

- **Public safety and national security.** This includes officers in the police, Fire and Rescue Service, prison service and other national security roles. (Verification of Key worker employment to be sent to HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk)

8.0 What will be the LLP for 2-bedroom bungalows on Dylan Phase 3?

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

Preference will be given to households over the age of 60 or to people with disabilities that require specifically designed accommodation.

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.

Allocation Category	Allocation 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 community connection to the wards of Bynea, Llangennech or Llwynhendy; and • 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; or applicants that have been agreed by the Accommodation Panel. 	25% (1 home)
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 wards of Bynea, Llangennech or Llwynhendy;.	25% (1 home)
Priority C	Non-transfer Band A applicants with community connection to the wards of Bynea, Llangennech or Llwynhendy;.	25% (1 home)
Priority D	Non-transfer Band B applicants with community connection to the wards of Bynea, Llangennech or Llwynhendy	25% (1 home)

9.0 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.

10.0 Shortlisting

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

11.0 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.

12.0 Term and Review

This Local Lettings Policy will be reviewed ahead of developing a LLP for Dylan (Phase 3), and will remain in place for six months following all homes being let. After this time, it will be further reviewed by Carmarthenshire County Council, to determine its impact on the community and whether the term should be extended.

Signed on behalf of Carmarthenshire County Council:

Name: _____

Date: _____

Signature: _____