

CABINET MEMBER DECISIONS MEETING FOR HOUSING

17 MARCH 2022

PRESENT: Councillor: L.D. Evans (Cabinet Member).

The following officers were in attendance:

R.M. Davies, Strategic Housing Delivery Manager;
L. Roberts, New Homes Officer;
A. Bowen, Housing Hwb Manager;
J. Owen, Democratic Services Officer.

Virtual Meeting: 3:45pm – 4:45pm

1. DECLARATIONS OF PERSONAL INTEREST

There were no declarations of personal interest.

2. DECISION RECORD - 3 MARCH 2022

RESOLVED that the decision record of the meeting held on the 3rd March 2022 be signed as a correct record.

3. CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 2), BYNEA

The Cabinet Member for Housing considered a report on proposals to adopt a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 2), Bynea. The policy aimed to ensure the creation of a sustainable community and diverse place to live.

The report identified the ward of Bynea as an area of high housing need and that by developing a mix of two and four-bedroom homes and two-bedroom bungalows this need would be 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.

It was reported that the development consisted of 32 homes in total. The handover would be managed in three phases and that this LLP specifically related to Phase 2 – 8 x 2-bedroom houses which would be handed over, at the end of April 2022.

The Housing Hwb Manger explained the process and that the Lettings would follow the priority categories in the table provided in Section 7.0 of the proposed LLP appended to the report.

It was reported that following consultation, the local Member for Bynea provided the following response:

- *LLP seems reasonable – I have no problem allocating to people with direct links to the wards who have networks in place.*

The Cabinet Member noted that the Local Lettings Policy would be reviewed ahead of developing an LLP for Dylan (Phase 3) and would remain in place for six months following all homes being let. A further review would take place by Carmarthenshire County Council to determine its impact on the community and whether the term should be extended.

RESOLVED that the Local Lettings Policy for the Council new build development in Dylan (Phase 2), Bynea be approved.

4. CREATING A LOCAL LETTINGS POLICY FOR GLANMOR TERRACE, BURRY PORT

The Cabinet Member for Housing considered a report on proposals to adopt a Local Lettings Policy (LLP) for the Council new build development in Glanmor Terrace, Burry Port. The policy aimed to ensure the creation of a sustainable community and diverse place to live.

The report identified the ward of Burry Port as an area of high housing need, and therefore the development aimed to address this by way of providing 32 homes with a mix of 22 two-bedroom houses and 10 one-bedroom apartments. It was reported that the Glanmor Terrace development in the ward of Burry Port was an innovative new build Council development, using the latest low carbon technology and that the development would be handed over in one phase, at the end of March 2022.

The Cabinet Member noted that in relation to the 10 one-bedroom apartments provided on this development, the LLP would also ensure that preference would be given to households over the age of 60 or to people with disabilities that require specifically designed accommodation.

The Housing Hwb Manger explained the process and that the Lettings would follow the priority categories in the table provided in Section 7.0 of the proposed LLP appended to the report.

It was reported that following consultation, the local Member for Burry Port provided the following response:

- *I advocate housing for local people – I am glad to see this in the LLP. Overall it is good.*

The Cabinet Member noted that the Local Lettings Policy would remain in place for six months following all homes being let, when a further review would take place by Carmarthenshire County Council to determine its impact on the community and whether the term should be extended.

RESOLVED that the Local Lettings Policy for the Council new build development in Glanmor Terrace, Burry Port be approved.

5. CREATING A LOCAL LETTINGS POLICY FOR GWYNFRYN, SARON

The Cabinet Member for Housing considered a report on proposals to adopt a Local Lettings Policy (LLP) for the Council new build development in Gwynfryn, Saron. The policy aimed to ensure the creation of a sustainable community and diverse place to live.

The report identified the ward of Saron as an area of high housing need, and therefore the development aimed to address this by way of delivering 28 social rented homes:-

- 18 x two-bedroom houses, for small families, this includes families currently under occupying larger houses in the area;
- 6 x three-bedroom houses for families; and
- 4 x four-bedroom houses for large families, this includes families currently overcrowded in their current homes in the area.

The Housing Hwb Manger explained the process and that the Lettings would follow the priority categories in the table provided in Section 7.0 of the proposed LLP appended to the report.

It was reported that following consultation, the local Member for Saron provided the following response:

- *‘Everything in the Policy was clear – I am very happy.*

The development would be handed over in one phase, at the end of April 2022.

It was noted that the Local Lettings Policy would remain in place for six months following all homes being let. A further review would take place by Carmarthenshire County Council to determine its impact on the community and whether the term should be extended.

RESOLVED that the Local Lettings Policy for the Council new build development in Gwynfryn, Saron be approved.

6. CREATING A LOCAL LETTINGS POLICY FOR CLOS Y PORTHMYN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN ABERGWILI

The Cabinet Member for Housing considered a report on proposals to adopt a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Clos y Porthmyn, Abergwili, Carmarthen. The policy aimed to create a sustainable community where people were proud to live.

The report identified the ward of Abergwili as an area of high housing need, and therefore the development aimed to address this by way of delivering 6 social rented homes:-

- 2 x one-bedroom flats, for small households;
- 4 x two-bedroom houses, for small families, this includes families currently under occupying larger houses in the area.

It was reported that by applying a mix of tenants across the bands the aim was to ensure that the community was made up of a mix of households and not all high need cases. The aim was to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

The Housing Hwb Manger explained the process and that the Lettings would follow the priority categories in the table provided in Section 7.0 of the proposed LLP appended to the report.

It was reported that following consultation, the local Member for Abergwili provided the following response:

- *I support on the basis of the following points:*
 1. *The development will undoubtedly meet the warm and modern home requirements of many local residents in the area.*
 2. *I am keen to add to the Housing Stock in the County.*
 3. *I fully support the stated objectives and the exclusions listed.*

It was reported that this Local Lettings Policy would remain in place for 6 months following the initial lets, to ensure that the community was appropriately established.

RESOLVED that the Local Lettings Policy for the new homes on the Clos y Porthmyn, Wales & West Housing Association's new build development be approved.

CABINET MEMBER

DATE