

# CABINET MEMBER FOR HOMES & DEPUTY LEADER

**TUESDAY**, 5 July 2022

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

**The following officers were in attendance:**

J. Hancock, Flagship Social Enterprise Development Officer

L. Roberts, New Homes Officer (Remote attendance)

E. Bryer, Democratic Services Officer

Deputy Leader's Office, County Hall - County Hall, Carmarthen - 2.00 - 2.55 pm

**1. DECLARATIONS OF INTEREST.**

There were no declarations of personal interest.

**2. DECISION RECORD - 17 MARCH 2022.**

**RESOLVED** that the decision record of the meeting held on the 17<sup>th</sup> March, 2022 be signed as a correct record.

**3. HOUSEHOLD SUPPORT FUND TACKLING FOOD POVERTY WLGA GRANT.**

The Cabinet Member for Homes and Deputy Leader considered a report detailing the establishment of an initiative to enable the authority to support an increased number of people facing food poverty.

As part of the Tackling Food Poverty, Carmarthenshire County Council was allocated £27,865 in January 2022, of which £19,838 was allocated to foodbanks as approved by the Cabinet Member on the 26<sup>th</sup> January 2022.

An additional budget of £55,729 was received in April 2022 by the WLGA to help tackle food poverty that was to be utilised during the financial year 2022/23. The project would be administered by the Authority's central Bureau team. The Purpose of the additional funding was to continue to support an increased number of people facing food poverty through the provision of funding to a range of community food initiatives which are experiencing difficulties in meeting the needs of their customers.

It was proposed that the funding together with the underspend from the initial award (£8,027), continued to be distributed to local food banks that were helping to tackle food poverty within the county. This would provide support with the purchase of additional supplies of good quality food and essential goods through the Council's existing contract with Castell Howell Foods.

The Cabinet Member for Homes and Deputy Leader stated that it would be beneficial if the criteria for utilising the services of food banks could be standardised.

**RESOLVED** that the delivery of the Food Poverty Initiative be approved.

#### **4. CREATING A LOCAL LETTINGS POLICY FOR CLOS TAWELAN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN JOHNSTOWN, CARMARTHEN.**

The Cabinet Member for Homes & Deputy Leader considered a report on proposals to adopt a Local Lettings Policy for Clos Tawelan, Wales & West Housing Association's new development in Johnstown, Carmarthen.

The policy aimed to ensure the provision of accommodation solutions for local people in most need, meet the 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 report identified the ward of Johnstown as an area of high housing need, and therefore the development aimed to address this by way of delivering 18 social rented homes:-

- 6 x one-bedroom apartments;
- 6 x two-bedroom houses;
- 5 x three-bedroom houses;
- 1 x three-bedroom, bungalow.

The development had been delayed and would be handed over in one phase in September and not in July as stated in the report.

It was noted that the LLP would remain in place for 6 months following the initial lets, to ensure the community was appropriately established.

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

#### **5. CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 3), BYNEA.**

The Cabinet Member for Homes & Deputy Leader considered a report on proposals to adopt a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 3), 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 3 – 12 x 2-bedroom houses, 4 x 4 bedroom houses and 4 x 2 bedroom bungalows which would be handed over in August 2022 (pending confirmation).

The Cabinet Member for Homes & Deputy Leader requested that the homes be allocated now so that tenants could be given the keys as soon as the properties were handed over.

**RESOLVED that the Local Lettings Policy for the Council new build development in Dylan (Phase 3), Bynea be approved.**

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

The Cabinet Member for Homes & Deputy Leader considered a report on proposals to adopt a Local Lettings Policy (LLP) for Parc Y Dressig, Bro Myrddin Housing Association's new development in Whitland.

The policy aimed to ensure the provision of accommodation solutions for local people in most need, meet the 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 report identified the ward of Whitland as an area of high housing need, and therefore the development aimed to address this by way of delivering 15 social rented homes:-

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

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

It was noted that the LLP would remain in place for 6 months following the initial lets, to ensure the community was appropriately established.

The Cabinet Member for Homes & Deputy Leader emphasised the need for robust application of the agreed allocations policy.

**RESOLVED that the Local Lettings Policy for the new homes on Parc Y Dressig, Bro Myrddin Housing Association's new build development be approved.**

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**CABINET MEMBER**

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**DATE**