

28TH MARCH 2023

Cabinet Member:	Portfolio:	
Cllr. Linda Davies Evans	Homes & Deputy Leader	
CREATING A LOCAL LETTINGS POLICY FOR MAES YR HUFENFA, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN ST CLEARS, CARMARTHEN		
Purpose: The purpose of this report is to create a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Maes yr Hufenfa, St Clears. 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 Maes yr Hufenfa, Wales & West Housing Association's new build development that will help create a sustainable and diverse place to live.		
Reasons: <ul style="list-style-type: none">• A LLP is being used for the Maes yr Hufenfa 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 Name of Head of Service: Jonathan Morgan	Designation Head of Housing & Public Protection	Tel No. 01554 899285
Report Author: Lucy Roberts	E Mail Address: LRoberts@carmarthenshire.gov.uk	

Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

DECISION MADE:

Signed: _____ DATE: _____

CABINET MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

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

28TH MARCH 2023

CREATING A LOCAL LETTINGS POLICY
FOR MAES YR HUFENFA, WALES & WEST HOUSING ASSOCIATION'S
NEW DEVELOPMENT IN ST CLEARS, CARMARTHEN

Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Maes yr Hufenfa, St Clears. This policy will ensure that we create a sustainable community where people are proud to live.

Context

The Maes yr Hufenfa development is in the ward of St Clears & Llansteffan. The development will deliver 45 social rented homes:

- 10 x 2 Person 1 Bed Flats
- 4 x 3 Person 2 Bed Bungalows
- 22 x 4 Person 2 Bed Houses
- 8 x 5 Person 3 Bed Houses
- 1 x 6 Person 4 Bed House

The development will be handed over in one phase in May 2023.

Housing Need

The ward of St Clears & Llansteffan, in which the Maes yr Hufenfa development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom flats for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Two-bedroom bungalows for households over 50 yrs old or requiring level access;
- Three-bedroom houses for households;
- Four-bedroom house 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.

DETAILED 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 & Public Protection

1. Scrutiny Committee

n/a

2. Local Member(s)

Cllr. Phillip Hughes – St Clears with Llansteffan

Cllr. Carys Jones – St Clears with Llansteffan

Consulted via Email on 10th March, 2023. Feedback to be provided in the Cabinet Member Decision meeting.

3. Community / Town Council

n/a

4. Relevant Partners

RSL partnership board consulted on 10th March, 2023. Feedback to be provided in the Cabinet Member Decision meeting.

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

Title of Document	File Ref No.	Locations that the papers are available for public inspection