



Local Lettings Policy

Clos Felingoes,
Llandybie

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 Bro Myrddin Housing Association's new build development in Clos Felingod, Llandybie.

A LLP is being used for the Clos Felingod 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.

There are 24 new homes on this development to suit general needs applicants. Whilst they are designed as lifetime homes, no specialist adaptations are provided.

2.0 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.

3.0 What is the Choice Based Lettings process?

The Local Lettings Policy will be implemented in line with the Council's Choice Based Lettings Procedure that states:

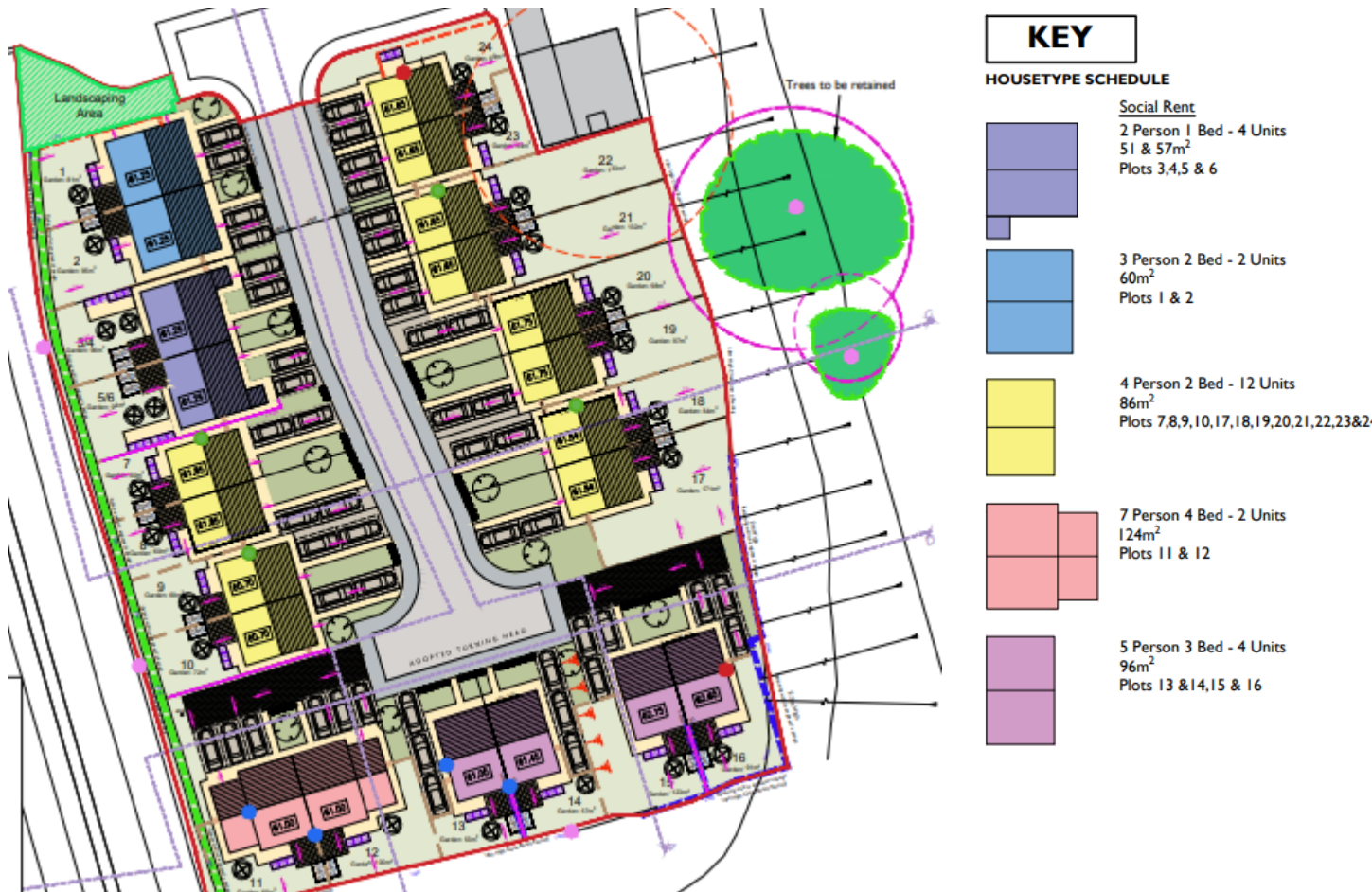
"A local lettings policy must be approved by the Cabinet Member for Housing (Council) or the housing association board before it can be put into place. It must have partnership approval to ensure any adverse unintended impact on other partner landlords are mitigated and the review period agreed. An example 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."

4.0 What will the development deliver?

The Clos Felingod development is in the ward of Llandybie, Carmarthenshire and near Ammanford. The 24 homes have been developed to a high standard of energy efficiency, so have PV's on the roof and electric heating, achieving an EPC A rating (101). The mostly 2 storey development is an extension of a well-established residential estate and in walking distance of the High Street in the charming village of Llandybie.

The development consists of 24 homes and is a mix of 4 one bedroom homes, 14 two bedroom houses, 4 three bedroom houses and 2 four bedroom houses. It's anticipated that the development will be handed over in one phase in late winter, early spring of 2024.

The site plan is shown below:



What is the housing need in the area?

The ward of Llandybie, in which Clos Felingoed development is situated, is an area of 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 55 yrs old or requiring level access;
- Three-bedroom houses for families;
- Four-bedroom house for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area.

As a result, the development consists of:

- 4 x one bedroom 2 person flats
- 2 x two bedroom 3 person bungalows

- 12 x two bedroom 4 person houses
- 4 x three bedroom 5 person houses; and
- 2 x four bedroom 7 person houses

5.0 What will be the letting exclusions at Clos Felingoed?

When allocating homes at Clos Felingoed, 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 breach of contract under Section 157 of the Renting Homes (Wales) Act 2016. This would include non-payment of rent, breach of former tenancy conditions, anti-social behaviour and other prohibited conduct 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.

6.0 What will be the LLP for the homes on Clos Felingoed?

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 in greatest housing need with a community connection to the ward of Llandybie. The direct match will, also, take account of their support needs and community cohesion. • If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community. 	60% 14 homes
Priority B	<ul style="list-style-type: none"> • Priority will be given to applicants from the Accessible Housing Register. 	5% (2 homes)

	<ul style="list-style-type: none"> If there are no applicants from the Accessible Housing Register, we may consider applicants with a family member over the age of 55, people with disabilities and people with special housing requirements taking account of their circumstances and community connection. 	
Priority C	<ul style="list-style-type: none"> Applicants in Band B, and where their current social housing home is in the ward of Llandybie. Priority will be given to *Key workers who can demonstrate they need accommodation to take up or sustain the offer of permanent employment in Carmarthenshire. If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community. 	35% (8 homes)

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

7.0 Shortlisting

The direct matching of applicants will be assessed based on the letting conditions set out in this Local Lettings Policy. For properties advertised via Canfod Cartref the applicants' bids will be determined in accordance with our main lettings policy.

8.0 What will be the letting eligibility, refusal, and exclusions at Clos Felingoed?

When allocating homes at Clos Felingoed, eligibility, RSL refusal and exclusions will apply as set out in the Emergency Social Housing Allocations Policy.

9.0 Equality and Diversity

When letting these homes, Bro Myrddin Housing Association will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age, or disability.

The use of the Local Lettings Policy when allocating homes will ensure that everyone is treated fairly and is not discriminated against, harassed, or victimised on any of the following protected characteristics while accessing our service -

age, disability, race and nationality, religion or belief, pregnancy and maternity, marriage or civil partnership, sex, sexual orientation, gender reassignment.

10.0 Term and Review

This Local Lettings Policy will remain in place for six months following all homes being let. After this time, it will be reviewed by Bro Myrddin Housing Association, to determine its impact on the community and whether the term should be extended.

Signed on behalf of Bro Myrddin Housing Association:

Name: _____

Date: _____

Signature: _____