

**5<sup>TH</sup> MARCH 2024**

<b>Cabinet Member:</b>	<b>Portfolio:</b>
<b>Cllr. Linda Evans</b>	<b>Homes &amp; Deputy Leader</b>

**SUBJECT:**  
**CREATING A LOCAL LETTINGS POLICY FOR  
CARMARTHENSHIRE COUNTY COUNCILS' NEW DEVELOPMENT IN  
SPILMAN STREET, CARMARTHEN**

**Purpose:**

The purpose of this report is to create a Local Lettings Policy (LLP) for the Carmarthenshire County Council new build development in Spilman Street, Carmarthen.

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 in 5-8 Spilman Street, Carmarthen, Carmarthenshire County Council new build development that will help create a sustainable and diverse place to live.

**Reasons:**

- A LLP is being used for the Spilman Street 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: Communities	Designations:	Tel: 01554 899285
Name of Head of Service: Jonathan Morgan	Head of Housing & Public Protection	Email addresses:
Report Author: Lucy Roberts	Affordable Housing Lead	LRoberts@carmarthenshire.gov.uk

**Declaration of Personal Interest (if any):**

None

**Dispensation Granted to Make Decision (if any):**

N/A

(If the answer is yes exact details are to be provided below:)

**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 <b>subject to the amendment(s) and reason(s) specified:</b>	
Reason(s) why the Officer's recommendation was <b>not adopted:</b>	

## EXECUTIVE SUMMARY

### CREATING A LOCAL LETTINGS POLICY FOR 5-8 SPILMAN STREET, CARMARTHENSHIRE COUNTY COUNCIL'S NEW DEVELOPMENT IN CARMARTHEN

#### Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Carmarthenshire County Council development in Spilman Street, Carmarthen. This policy will ensure that we create a sustainable community where people are proud to live.

#### Context

The Spilman Street development is in the ward of Carmarthen Town North & South. The development will deliver 12 social rented homes:

- 2 x two bedroom 4 person flats
- 10 x one bedroom 2 person flats

The development will be handed over in one phase in early Spring 2024.

#### Housing Need

The ward of Carmarthen Town North & South, in which the Spilman Street 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 household 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

# IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report:

Signed: **Jonathan Morgan**

**Head of Housing & Public Protection**

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets	Bio-diversity & Climate Change
<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</b>	<b>YES</b>	<b>NONE</b>	<b>YES</b>	<b>YES</b>

## 1. Policy, Crime & Disorder and Equalities

The development of the Local Lettings scheme is aligned with the Council's overarching Access to Social Housing Policy.

## 2. Legal

The policy must be signed off by the Cabinet Board Member for Homes before it can be implemented and approved by the Social Housing Partnership Board to ensure no adverse impact on other landlords. This is in line with the process identified in the Allocation Policy

## 5. Risk Management Issues

Failure to implement a Local Lettings Policy for the new development could potentially result in a lack of cohesion in the new formed communities.

## 7. Physical Assets

The new development at 5-8 Spilman Street, Carmarthen will result in 12 additional homes and is a mix of one and two-bedroom flats being managed by Housing Services as part of the Council stock.

## 8. Biodiversity and Climate Change

The homes are sustainable in terms of their carbon footprint and support the Council's Net Zero Carbon Principles, creating energy efficient innovative homes, minimising carbon emissions and promoting affordable warmth for residents. The scheme utilises non-fossil fuel measures for heating and provides a minimum SAP rating of 92 (EPC A).

# 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. Peter Hughes Griffiths

Cllr. Gareth John

Cllr. Alun Lenny

Consulted via Email on 19/02/2024. Feedback to be provided in the Cabinet Member Decision meeting.

## 3. Community / Town Council

N/A

## 4. Relevant Partners

RSL partnership board consulted 19/02/2024. 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:

THESE ARE LISTED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Local Lettings Policy Spilman Street, Final Draft for Cabinet Member		Attached