

CABINET MEMBER FOR HOMES & DEPUTY LEADER

TUESDAY, 5 March 2024

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

The following officers were in attendance:

R.M. Davies, Strategic Housing Delivery Manager

E. Bryer, Democratic Services Officer

Cabinet Member Office - County Hall, Carmarthen. SA31 1JP and remotely. - 2.00 - 2.45 pm

1. DECLARATIONS OF PERSONAL INTEREST

There were no declarations of personal interest.

2. TO SIGN AS A CORRECT RECORD THE DECISION RECORD OF THE MEETING HELD ON THE 6TH FEBRUARY, 2024

RESOLVED, that the decision record of the meeting held on the 6th February, 2024 be signed as a correct record.

3. CREATING A LOCAL LETTINGS POLICY FOR CARMARTHENSHIRE COUNTY COUNCILS' NEW DEVELOPMENT IN SPILMAN STREET, CARMARTHEN

The Cabinet Member considered a report on proposals to create a Local Lettings Policy (LLP) for the Carmarthenshire County Council new build development in Spilman Street, Carmarthen.

The application of the LLP, in accordance with section 167(2E) of the 1996 Housing Act, was an adjustment to the Authority's main lettings policy whereby additional criteria would be applied to take account of current housing need and local issues.

Specifically, the LLP aimed to provide accommodation solutions for local people in most need, to move people on quickly from temporary accommodation and back to their community, provide homes for key workers and to facilitate the creation of a balanced and sustainable community.

The report identified the ward of Carmarthen Town North & South, in which the Spilman Street development is situated as an area of high housing need, and therefore the development aimed to address this by way of delivering 12 social rented homes:-

- 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.

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

In reviewing the LLP, an overview of the prioritisation allocation was provided to the Cabinet Member, and it was clarified that a mix of tenants across the bands would be applied to enable the community to be made up of an assortment of households, not all of which were classified as high need cases. In this regard the aim was to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

The LLP would remain in place for a period of six months following all homes being let, to ensure the community is appropriately established.

RESOLVED that the proposed Local Lettings Policy for the new homes in 5-8 Spilman Street, Carmarthen, Carmarthenshire County Council new build development be approved.

4. CREATING A LOCAL LETTINGS POLICY FOR CARMARTHENSHIRE COUNTY COUNCILS' NEW DEVELOPMENT IN YMCA, LLANELLI

The Cabinet Member considered a report on proposals to create a Local Lettings Policy (LLP) for the Carmarthenshire County Council development in YMCA, Llanelli.

The application of the LLP, in accordance with section 167(2E) of the 1996 Housing Act, was an adjustment to the Authority's main lettings policy whereby additional criteria would be applied to take account of current housing need and local issues.

Specifically, the LLP aimed to provide accommodation solutions for local people in most need, to move people on quickly from temporary accommodation and back to their community, provide homes for key workers and to facilitate the creation of a balanced and sustainable community.

The report identified the ward of Tyisha, in which the YMCA development is situated as an area of high housing need, and therefore the development aimed to address this by way of delivering 8 social rented homes:-

- 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 years 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.

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

In reviewing the LLP, an overview of the prioritisation allocation was provided to the Cabinet Member, and it was clarified that a mix of tenants across the bands would be applied to enable the community to be made up of an assortment of households, not all of which were classified as high need cases. In this regard the aim was to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

The LLP would remain in place for a period of six months following all homes being let, to ensure the community is appropriately established.

RESOLVED that the proposed Local Lettings Policy for the new homes in YMCA, Llanelli, Carmarthenshire County Council new development be approved.

5. CREATING A LOCAL LETTINGS POLICY FOR GOLWG GWENDRAETH, POBL HOUSING ASSOCIATION'S NEW DEVELOPMENT IN FFOS LAS, TRIMSARAN

The Cabinet Member considered a report on proposals to create a Local Lettings Policy (LLP) for the Pobl Housing Associations' new build development in Golwg Gwendraeth, For Las, Trimsaran.

The application of the LLP, in accordance with section 167(2E) of the 1996 Housing Act, was an adjustment to the Authority's main lettings policy whereby additional criteria would be applied to take account of current housing need and local issues.

Specifically, the LLP aimed to provide accommodation solutions for local people in most need, to move people on quickly from temporary accommodation and back to their community, provide homes for key workers and to facilitate the creation of a balanced and sustainable community.

The report identified the ward of Trimsaran, in which the Golwg Gwendraeth development is situated as an area of high housing need and therefore the development aimed to address this by way of delivering 18 social rented homes:-

- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Three-bedroom houses for households;
- Four-bedroom house for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area.

The Cabinet Member noted that a total of 18 social rented homes would be delivered and not 24 as stated in the executive summary.

The development will be handed over in one phase in February 2024.

In reviewing the LLP, an overview of the prioritisation allocation was provided to the Cabinet Member, and it was clarified that a mix of tenants across the bands

would be applied to enable the community to be made up of an assortment of households, not all of which were classified as high need cases. In this regard the aim was to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

The LLP would remain in place for a period of six months following all homes being let, to ensure the community is appropriately established.

The Cabinet Member requested that a review of the development site name be considered as Golwg Y Gwendraeth would be the correct translation.

RESOLVED that the proposed Local Lettings Policy for the new homes on Golwg Gwendraeth, Pobl Housing Association's new build development be approved.

CABINET MEMBER

DATE