

# COMMUNITIES, HOMES & REGENERATION SCRUTINY COMMITTEE

1<sup>ST</sup> OCTOBER 2024

## SUBJECT: NEW SOCIAL HOUSING ALLOCATION POLICY

### Purpose:

To outline the new Social Housing Allocation Policy for Carmarthenshire.

### THE SCRUTINY COMMITTEE IS ASKED TO:-

Review and assess the information contained in the report and provide any recommendations, comments, or advice to the Cabinet Member and / or Director prior to the report's consideration by Cabinet.

### Reasons:

- To ensure the new policy aligns with our strategic direction in allocating social housing homes within the County.

CABINET MEMBER PORTFOLIO HOLDER: -  
Cllr Linda Davies Evans, Deputy Leader & Cabinet Member for Homes

Directorate: Communities	Designations: Head of Housing and Public Protection	Email addresses: <a href="mailto:jmorgan@carmarthenshire.gov.uk">jmorgan@carmarthenshire.gov.uk</a>
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Report Author: Joy Williams		

# EXECUTIVE SUMMARY

## COMMUNITIES, HOMES & REGENERATION SCRUTINY COMMITTEE

1<sup>ST</sup> OCTOBER, 2024

### NEW SOCIAL HOUSING ALLOCATION POLICY FOR CARMARTHENSHIRE

#### What is the purpose of this report?

- To outline the new Social Housing Allocation Policy for Carmarthenshire.

#### What is the context?

In April 2023, Cabinet approved an Emergency Social Housing Allocation Policy (developed through a Task and Finish Scrutiny Group) to support the unprecedented demand for social housing in the County. The emergency policy contributed significantly in trying to manage demand for housing with regular updates being provided to the Scrutiny Committee.

As a result, it was agreed that a new permanent policy should be developed, subject to a 12-week consultation exercise. This was concluded at the end of May 2024.

A report detailing the findings of that consultation exercise was presented to Scrutiny Committee on 8<sup>th</sup> July 2024.

[social-housing--policy-consultation-report-june-24-final-002.pdf \(gov.wales\)](#)

Outlined below are the main changes recommended to the new policy as a result of the consultation exercise. These changes have been incorporated into the attached Policy.

#### What are the main changes in the new Policy?

- Applicants will need to re-register every 6 months instead of 12 months, this is to ensure that the register is regularly reviewed and kept up to date;
- Direct matching will now be made to all Bands within the Policy and not restricted to Bands A and B;
- Amendments have been made to the names of each of the priority bands to bring it in line with housing legislation;
- The matching criteria is clearly set out in order of how applicants are prioritised;
- Community Connection Areas have been amended to ensure they make geographical sense in terms of allocations;

- Delegated powers is recommended to be given to the Head of Housing to enable new RSL partners to join the housing register; and
- The Accessible Housing Register allocation criteria has been included as an Appendix to the wider Allocations Policy.

All the changes have been scrutinised by Legal Counsel who gave praise to the policy intent and the scheme in general.

<p><b>DETAILED REPORT ATTACHED?</b></p>	<p><b>YES</b></p> <ul style="list-style-type: none"> <li>• New Social Housing Allocation Policy for Carmarthenshire</li> </ul>
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# 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 and Public Protection**

Policy, Crime & Disorder & 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>NONE</b>	<b>NONE</b>

## 1. Policy, Crime & Disorder and Equalities

The approach is considered fair and proportionate in meeting the highest housing need whilst ensuring the delivery of balanced and sustainable communities.

An Equality Impact Assessment has also been carried out on the revised Policy. No negative impacts were identified during the assessment process. The implementation of the Policy will be monitored regularly to ensure there are no negative impacts on protected groups and equalities monitoring information is captured.

## 2. Legal

The proposed changes to allocations will require Cabinet/Full Council approval.

Changes to The Policy have received legal scrutiny by Counsel to ensure they comply with Section 167 of The Housing Act 1996.

## 5. Risk Management Issues

Failure to introduce a new Policy to meet future needs will place even greater pressure on housing options, homelessness and temporary accommodation services.

**CABINET MEMBER PORTFOLIO HOLDER CONSULTED - YES**

Cabinet member for Homes and Deputy Leader welcomes the proposed new Policy

**Section 100D Local Government Act, 1972 – Access to Information  
List of Background Papers used in the preparation of this report:**

**THERE ARE NONE**