

# **OPPORTUNITY STREET, LLANELLI**

## **A LOCAL LETTINGS POLICY**

## The purpose

The purpose of this report is to introduce a Local Lettings Policy for **Opportunity Street** to make sure it supports the wider objectives for Llanelli Town Centre.

## Providing the context

The Council is committed to making Llanelli Town Centre a better place to visit, work and live. A number of projects and initiatives are being developed to support this.

This local lettings policy has been developed to support the main objectives of the Opportunity Street project, which will include developing four affordable apartments for rent in the centre of the town.

The business case submitted to Welsh Government for financial support for the project also included the following objectives:

- *Providing quality affordable homes resulting in improved health.*
- *Providing training and direct employment for construction projects.*
- *Bringing a sense of community and safe environment through quality design.*

This local lettings policy is being proposed in order to support the above through:

- Helping local people to find quality affordable accommodation who work in the town centre.
- Making Llanelli a more attractive and exciting place to live, work and have fun.
- Increasing the spend in town centre shops and other businesses.
- Reducing the fear of crime in the town centre, particularly after dark.

## The offer- **“Four two bedroom affordable apartments”**

The four apartments all have two bedrooms, and are served by a lift and a private staircase at the rear of the building.

The apartments are being created through the refurbishment of an existing building which is over 100 years old, with the retention of a traditional external appearance on to the street at first and second floor levels. They will have a high specification and excellent space standards.

The policy will apply initially only to the four apartments in 10-12 Stepney Street, Llanelli. If successful, however, it is intended to extend to other new developments in the town centre as they are completed.

## What is the current demand?

The following figures confirm the single person and couple demand for the Elli ward as at December 2016:



<b>Age band</b>	<b>Applications</b>
<b>Under 35</b>	402
<b>35-59</b>	216
<b>60+</b>	145

It is clear that there is plenty of general demand from people who are already known to the Council. A promotional campaign for these homes would undoubtedly reveal many more applicants.

### **Who have we consulted?**

The following have been consulted about the policy:

- Local members – for Elli and Lliedi wards
- Llanelli Town Centre Task Force, which includes representatives from the Chamber of Trade, Dyfed Powys Police and Llanelli Town and Community Councils.
- Affordable Homes Delivery Working Group- a council cross departmental group.

All have been very supportive of what is being proposed in order to support the wider vision for Llanelli Town Centre.

## **OPPORTUNITY STREET LOCAL LETTINGS POLICY**

### **Who will be considered?**

#### **A) You will be considered if you meet one or more of the following criteria:**

- Households where at least one member in full time work or on a retirement income.
- Households who can afford the rent without the need to claim Housing Benefit.
- People who are working in the town centre
- People who are setting up a business in Llanelli.

#### **B) You must be 18 years of age or over to apply.**

#### **C) Your household can be:**

- a couple
- two people sharing
- a couple and one single person sharing
- two couples sharing
- a single person who needs an additional bedroom for a child of the family, who may or may not live with you permanently.

If you meet the above criteria we will allocate in the following order:

1. Local connection (in line with the criteria set out in general allocations policy)
2. Time registered
3. All others based on time registered

### **Evaluating the impact of the Policy**

It is proposed that the evaluation should be based on a combination of:

- Information based on face-to-face interviews with the residents of the apartments before occupation, after 3 months, and then on the anniversary of first occupation.
- Interviews with area housing management staff who are directly responsible for the apartments and the New Homes Team, Carmarthenshire County Council.
- All relevant monitoring data that is already being collected by the Town Centre Task Force

The evaluation of the policy will be scrutinised by the Affordable Homes Delivery Group, CCC and the Llanelli Task Force on an annual basis to ensure it is meeting its aims and continues to be sustainable.

## **Equalities Impact Assessment:**

Appendix A outlines the Equalities Impact Assessment for this proposal.

## **Recommendation**

- 1. To approve the local lettings policy for Opportunity Street, Llanelli.**