

**DYDD GWENER, 5 TACHWEDD 2021**

**AT: YR AELOD O'R CABINET DROS TAI**

YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD RHITHWIR O'R **CYFARFOD PENDERFYNIADAU AELOD O'R CABINET DROS TAI** A GYNHELIR AM **10.00 YB**, AR **DYDD GWENER, 12FED TACHWEDD, 2021** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.

*Wendy Walters*

**PRIF WEITHREDWR**

<b>Swyddog Democrataidd:</b>	<b>Martin S. Davies</b>
<b>Ffôn (llinell uniongyrchol):</b>	<b>01267 224059</b>
<b>E-bost:</b>	<b>MSDavies@sirgar.gov.uk</b>

Wendy Walters Prif Weithredwr, *Chief Executive*,  
Neuadd y Sir, Caerfyrddin. SA31 1JP  
*County Hall, Carmarthen. SA31 1JP*

# AGENDA

1. DATGAN BUDDIANNAU PERSONOL.
2. LOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWYD AR 14EG MAI 2021 YN GOFNOD CYWIR. 3 - 4
3. CREU POLISI GOSODIADAU LLEOL AR GYFER GOLWG Y CAPEL, DATBLYGIAD NEWYDD POBL YN NHŶ-CROES. 5 - 14
4. CREU POLISI GOSODIADAU LLEOL AR GYFER MAES Y GWENYN, DATBLYGIAD NEWYDD POBL YN CROSS HANDS 15 - 24

*Sylwer: - Nid oes hawl gan y wasg a'r cyhoedd fynychu'r cyfarfod. Bydd y cofnod penderfyniad yn cael ei gyhoeddi fel arfer o fewn 3 diwrnod gwaith.*

Eitem Rhif 2

**CYFARFOD PENDERFYNIADAU AELOD O'R BWRDD  
GWEITHREDOL DROS TAI**

**DYDD** Gwener, 14 Mai 2021

**YN BRESENNOL: Y Cyngorydd:** L.D. Evans (Aelod o'r Bwrdd Gweithredol).

**Roedd y swyddogion canlynol yn bresennol:**

R.M. Davies, Rheolwr Strategol Darparu Tai

K. Thomas, Swyddog Gwasanaethau Democrataidd

Rhith-Gyfarfod

- 10.00 - 10.10 yb

**1. DATGANIADAU O FUDDIANNAU PERSONOL**

Ni ddatganwyd unrhyw fuddiannau personol.

**2. LOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWYD  
AR 18FED MAWRTH 2021 YN GOFNOD CYWIR**

**PENDERFYNWYD** Ilofnodi Cofnod Penderfyniadau'r cyfarfod a gynhaliwyd ar 18 Mawrth 2021, gan ei fod yn gywir.

**3. CREU POLISI GOSODIADAU LLEOL AR GYFER MAES PIODE, UN O  
DDATBLYGIADAU ADEILADU NEWYDD CYNTAF Y CYNGOR**

Bu'r Aelod Gweithredol dros Dai yn ystyried adroddiad ar gynigion i fabwysiadu Polisi Gosodiadau Lleol ar gyfer datblygiad adeiladu newydd y Cyngor ym Maespiode, Llandybie sy'n cynnwys wyth cartref dwy ystafell wely a fyddai'n barod i breswyllo ynddynt erbyn Haf 2021. Nodwyd bod angen mawr yn ward Llandybie am dai a, phe bai'n cael ei fabwysiadu, byddai'r polisi'n berthnasol yn y lle cyntaf i osod y cartrefi i gymysgedd o denantiaid ar draws y bandiau polisi dyrannu gan helpu i greu cymuned gynaliadwy.

Cyfeiriodd yr Aelod o'r Bwrdd Gweithredol at y ffaith bod y polisi'n weithredol am 6 mis i sicrhau bod y gymuned yn cael cyfle i sefydlu yn iawn a gofynnodd am eglurhad ynghylch pe bai eiddo yn dod yn wag yn y cyfnod o 6 mis y byddai ailosod yr eiddo hwnnw yn cael ei wneud yn unol â'r polisi gosodiadau lleol. Cadarnhaodd y Rheolwr Strategol Darparu Tai y byddai'r polisi dal yn gymwys yn yr amgylchiadau hynny.

**PENDERFYNWYD** y dylid cymeradwyo'r Polisi Gosodiadau Lleol ar gyfer y cartrefi newydd yn y datblygiad adeiladu newydd ym Maespiode, Llandybie

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**AELOD O'R BWRDD GWEITHREDOL**

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**DYDDIAD**

Mae'r dudalen hon yn wag yn fwriadol

12/11/2021

<b>Yr Aelod Cabinet:</b>	<b>Portffolio:</b>
<b>Y Cynghorydd Linda Davies Evans</b>	<b>Tai</b>

**Pwnc:****CREU POLISI GOSODIADAU LLEOL AR GYFER GOLWG Y CAPEL,  
DATBLYGIAD NEWYDD POBL YN NHÛ-CROES.****Pwrpas:**

Pwrpas yr adroddiad hwn yw creu polisi gosodiadau lleol ar gyfer datblygiad adeiladu newydd Pobl yn Golwg y Capel, Tŷ-croes. Bydd y polisi hwn yn sicrhau ein bod yn creu cymuned gynaliadwy y mae pobl yn ymfalchïo eu bod yn byw ynddi.

Bydd y Polisi Gosodiadau Lleol hwn yn berthnasol i ddechrau wrth osod y cartrefi newydd i'w rhentu yn Nhŷ-croes ac yn parhau ar waith am 6 mis ar ôl gosod am y tro cyntaf.

**Yr argymhellion / penderfyniadau allweddol sydd eu hangen:**

1. Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y tai newydd yn Golwg y Capel, sef datblygiad adeiladu newydd Pobl yn Nhŷ-croes a fydd yn helpu i greu cymuned gynaliadwy y mae pobl yn falch o gael byw ynddi.

**Y Rhesymau:**

- Mae datblygiad Golwg y Capel yn ward Tŷ-croes yn cynnwys 37 o dai ac mae wedi'i ddylunio i ddiwallu'r angen lleol am dai yn yr ardal.
- Mae ward Tŷ-croes yn ardal lle mae angen mawr am dai, a gellir mynd i'r afael â hyn drwy ddarparu cyfuniad o'r canlynol:
  - tai dwy ystafell wely;
  - tai tair ystafell wely;
  - tai pedair ystafell wely;
  - byngalo dwy ystafell wely;
  - byngalos tair ystafell wely;
- Drwy ddefnyddio cymysgedd o denantiaid ar draws y bandiau, y nod yw sicrhau bod y gymuned yn cynnwys cymysgedd o aelwydydd ac nad ydynt i gyd yn achosion lle mae angen mawr. Y nod yw sefydlu cydlyniant cymunedol a chartrefi cynaliadwy ar gyfer y datblygiad newydd, gan ddod â chymuned newydd sbon at ei gilydd.
- Caniateir y defnydd o Gynlluniau Gosodiadau Lleol o dan adran 167(2E) o Ddeddf Tai 1996.

<b>Y Gyfarwyddiaeth</b> Cymunedau <b>Enw Pennaeth y Gwasanaeth:</b> Jonathan Morgan	<b>Swydd</b> Pennaeth Cartrefi a Chymunedau Mwy Diogel	<b>Rhif Ffôn</b> 01554 899285 <b>Cyfeiriad e-bost:</b> JMorgan@sirgar.gov.uk
<b>Awdur yr Adroddiad:</b> Lucy Roberts	<b>Swydd</b> Swyddog Cartrefi Newydd	<b>Rhif Ffôn:</b> 07890 024891 <b>Cyfeiriad e-bost:</b> LRoberts@sirgar.gov.uk

**Declaration of Personal Interest (if any):** None

**Dispensation Granted to Make Decision (if any):** N/A

**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

## Cabinet Member Decisions Meeting for Housing

### 12<sup>th</sup> November 2021

SUBJECT:

#### **Creating a Local Lettings Policy for Golwg y Capel, Pobl's new development at Tycroes**

##### **Purpose**

The purpose of this report is to create a local lettings policy for the new build development at Golwg y Capel, Tycroes. This policy will ensure that we create a sustainable community where people are proud to live.

This local letting policy will apply to the initial letting of the new homes for rent at Tycroes and remain in place for 6 months after the first letting.

##### **Context**

Pobl's new development at Tycroes will provide 37 new homes in total. All homes are for social rent and consist of the following:

- 14 two bed houses
- 6 three bed houses
- 7 four bed houses
- 8 two bed bungalows
- 2 three bed bungalows

The letting of all the social rented homes will be managed through Canfod Cartref (the Council's allocation system) and any adverts will meet the requirements set out in the local lettings policy. The lettings will identify an appropriate mix of tenants based on their current housing need and individual circumstances. The policy will also provide opportunities to transfer existing social housing tenants, if it offers up a better use of housing stock and subsequent housing opportunities to others on the housing register.

##### **Housing Need**

The ward of Tycroes is an area of high housing need, which can be best addressed by providing a mix of:

- two bedroom homes;
- three bedroom homes;
- four bedroom homes;
- two bedroom bungalows;
- three bedroom bungalows;

The development and application of Local Lettings Policies is permitted under section 167(2E) of the 1996 Housing Act.

Cyngor Sir Gâr  
**Carmarthenshire**  
County Council



This development has been designed to meet housing need and has been supported by the Council through the Social Housing Grant (SHG) programme. All properties on this development relate to this Local Lettings Policy and consist of 37 homes which will be ready for occupation in February 2022. All homes will be let in one Phase.

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 Homes and Safer Communities

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
YES	YES	NONE	NONE	YES	NONE	NONE

### 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 Housing before it can be implemented and approved by the Social Housing Partnership 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 newly-formed community.

## CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Morgan Head of Homes and Safer Communities

1. **Scrutiny Committee** N/A

2. **Local Member(s)**: Cllr. Tina Higgins the ward member for Tycroes has been consulted.

3. **Community / Town Council**: N/A

4. **Relevant Partners**: All housing association partners consulted, and no objections have been raised.

5. **Staff Side Representatives and other Organisations**: N/A

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE



## Pobl Homes & Communities

### Local Lettings Plan, Golwg Y Capel, Tycroes

November, 2021

#### 1.0 Purpose

The purpose of this report is to create a local lettings policy for the new build development at Golwg y Capel, Tycroes. This policy will ensure that we create a sustainable community where people are proud to live.

This local lettings policy will apply to the initial letting of the new homes for rent at Tycroes and remain in place for 6 months after the first letting.

#### 2.0 Context

Pobl's new development at Tycroes will provide 37 new homes in total. This is a 'social housing' site consisting of the following:

- 14 two bed houses
- 6 three bed houses
- 7 four bed houses
- 8 two bed bungalows
- 2 three bed bungalows

The homes for rent are mixed around the development and will be developed and handed over in one phases in January 2022.

Tycroes is funded by Pobl, and part funded with SHG from the Welsh Government (Social Housing Grant).

The development at Tycroes has been designed to meet the housing need identified by the Strategic Authority (Carmarthenshire).

The strategic priorities are as follows:

***"This development is located in the ward of Tycroes which is an area of high housing need. This need would be best met by providing social housing to best meet the housing need in the area. The homes provided for social rent must be general need homes that will help meet the demand on the housing register in accordance with the Council's allocation policy."***

### 3.0 The Aim of the Local Lettings Policy

The aim of the local lettings policy is to achieve and maintain a balanced and sustainable community by managing the allocation of rented homes at Tycroes. This will include managing the mix of families, some with high vulnerabilities or complex needs, within the estate to reduce the likelihood of lifestyle clashes.

Pobl will work openly and honestly with stakeholders to ensure the success of the lettings plan so that the allocations meet local housing need and ensure it is a good and vibrant place to live for current and future residents.

Letting of the new homes will be managed through Canfod Cartref and any adverts will meet the proposal set out in this local lettings policy. We will seek to identify an appropriate mix of tenants based on their current housing need and individual circumstances. The policy will also provide opportunities to transfer existing social housing tenants, if it offers up a better use of housing stock and subsequent housing opportunities to others on the housing register.

### 4.0 Carmarthenshire County Council Choice Based Lettings Procedure

The local lettings policy will be implemented in line with the Carmarthenshire Choice Based Lettings Procedure that states:

*“A local lettings policy must be approved by the Executive Board 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.”*

### 5.0 Allocation and Letting plan – Tycroes

The respective property types will be let according to the following numbers in each ‘band’. The numbers are weighted towards the higher bands in order to meet higher levels of housing need overall.

#### **7 x 4 -bedroom houses**

Pobl will allocate the four-bedroom houses to applicants in different bands as follows

- 2 Band A applicants
- 2 Band B applicants
- 1 registered only’ applicant

- 2 transfer applicant

The transfer will include a household that is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer or exceptional circumstances').

### **6 x 3 - bedroom houses**

Pobl will allocate the three-bedroom houses to applicants in different bands as follows:

- 2 Band A applicants
- 2 Band B applicants
- 1 'registered only' applicants
- 1 transfer applicant

The transfer will include a household that is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

### **14 x 2-bedroom houses**

Pobl will allocate the two-bedroom houses to applicants in different bands as follows:

- 4 Band A applicants
- 4 Band B applicants
- 3 'registered only' applicants
- 3 transfer applicants

The transfers will include a household that is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

### **8 x 2-bedroom bungalows**

Pobl will allocate the two-bedroom bungalows to applicants in different bands as follows:

- 2 Band A applicants
- 2 band B applicants
- 2 registered only applicants
- 2 transfer applicants

The transfers will include a household that is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

## **2 x 3 bed bungalows**

- 2 Band A applicants

Due to their configuration and layout, some of the new homes at Golwg y Capel are suitable for people with limited mobility. Therefore, consideration will be given to meeting the needs of households currently on the ADAPT register. If lettings are made to applicants on the ADAPT register, the same 'banding' proportions as outlined above will apply.

### **6.0 Allocation Conditions**

When allocating homes at Tycroes, Pobl reserves the right to exclude the following groups:

- Anyone subject to a Multi-Agency Public Protection Arrangement (MAPPA).
- Anyone subject to a Criminal Behavior Order (CRIMBO) or Anti-Social Behavior Order (ASBO).
- Anyone who would be deemed to be ineligible under the conditions of Sensitive Letting, as laid out in CCC's Choice-Based Lettings Procedures

### **7.0 Advertisement**

The development will be advertised as appropriate through Canfod Cartref, completing all the mandatory fields so that the adverts are consistent and transparent. If necessary, each property type will be re-advertised until the correct mix of applicants is found according to the breakdown in section 5.

### **8.0 Shortlisting**

The applicants' bids will be assessed based on the allocations conditions set out in this Local Lettings Policy and their housing need, as outlined in the Carmarthenshire Allocation Policy.

### **9.0 Equality and Diversity**

When allocating these homes, Pobl will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age or disability.

### **10.0 Term and Review**

This Local Lettings Policy will remain in place for 6 months following letting of the final phase, to ensure the community is appropriately established. The policy and its impact on the community will be reviewed by Pobl, in consultation with the Canfod Cartref partners, after this period to determine whether the term should be extended.



Signed on behalf of Pobl:

Nick Read

(Delegated authority according to Pobl's Policy)

Signature: *N I Read*

Date: 27<sup>th</sup> October, 2021

Signed on behalf of Carmarthenshire County Council:


Name:

Date:

Signature:

Mae'r dudalen hon yn wag yn fwriadol

## 12 Tachwedd 2021

<b>Yr Aelod Cabinet:</b>	<b>Portffolio:</b>
<b>Y Cyngorydd Linda Davies Evans</b>	<b>Tai</b>
<b>CREU POLISI GOSODIADAU LLEOL AR GYFER MAES Y GWENYN, DATBLYGIAD NEWYDD POBL YN CROSS HANDS</b>	
<p><b>Pwrpas:</b></p> <p>Pwrpas yr adroddiad hwn yw creu polisi gosodiadau lleol ar gyfer y datblygiad adeiladu newydd gan Grŵp Tai Pobl yn Cross Hands - Maes y Gwenyn. Bydd y polisi hwn yn sicrhau ein bod yn creu cymuned gynaliadwy y mae pobl yn ymfalchïo eu bod yn byw ynddi.</p> <p>Bydd y Polisi Gosodiadau Lleol hwn yn parhau ar waith am 6 mis ar ôl gosod cam olaf y datblygiad, er mwyn sicrhau bod y gymuned wedi'i sefydlu'n briodol.</p>	
<p><b>Yr argymhellion / penderfyniadau allweddol sydd eu hangen:</b></p> <p>Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y tai newydd ar Faes y Gwenyn, sef datblygiad adeiladu newydd Pobl yn Cross Hands a fydd yn helpu i greu cymuned gynaliadwy y mae pobl yn falch o fyw ynddi.</p>	
<p><b>Y Rhesymau:</b></p> <ul style="list-style-type: none"> <li>• Mae datblygiad Maes y Gwenyn yn ward Gors-las yn cynnwys 60 o dai ac mae wedi'i ddylunio i ddiwallu'r angen lleol am dai yn yr ardal.</li> <li>• Mae ward Gors-las yn ardal lle mae angen mawr am dai, a gellir mynd i'r afael â hyn drwy ddarparu cyfuniad o'r canlynol: <ul style="list-style-type: none"> <li>➢ tai pum ystafell wely;</li> <li>➢ tai pedair ystafell wely;</li> <li>➢ tai tair ystafell wely;</li> <li>➢ tai dwy ystafell wely.</li> </ul> </li> <li>• Drwy ddefnyddio cymysgedd o denantiaid ar draws y bandiau, y nod yw sicrhau bod y gymuned yn cynnwys cymysgedd o aelwydydd ac nad ydynt i gyd yn achosion lle mae angen mawr. Y nod yw sefydlu cydlyniant cymunedol a chartrefi cynaliadwy ar gyfer y datblygiad newydd, gan ddod â chymuned newydd sbon at ei gilydd.</li> <li>• Caniateir y defnydd o Gynlluniau Gosodiadau Lleol o dan adran 167(2E) o Ddeddf Tai 1996.</li> </ul>	
<p>Cyngor Sir Gâr <b>Carmarthenshire</b> County Council</p> 	

<b>Y Gyfarwyddiaeth</b> Cymunedau <b>Enw Pennaeth y Gwasanaeth:</b> Jonathan Morgan	<b>Swydd</b> Pennaeth Cartrefi a Chymunedau Mwy Diogel	<b>Rhif Ffôn</b> 01554 899285 <b>Cyfeiriad e-bost:</b> JMorgan@sirgar.gov.uk
<b>Awdur yr Adroddiad:</b> Lucy Roberts	<b>Swydd</b> Swyddog Cartrefi Newydd	<b>Rhif Ffôn:</b> 07890 024891 <b>Cyfeiriad e-bost:</b> LRoberts@sirgar.gov.uk

**Declaration of Personal Interest (if any):** None

**Dispensation Granted to Make Decision (if any):** N/A

**DECISION MADE:**

Signed: \_\_\_\_\_ DATE: \_\_\_\_\_

CABINET MEMBER

**The following section will be completed by the Democratic Services Officer in attendance at the meeting**

	YES / NO
Recommendation of Officer adopted	
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**  
**CABINET MEMBER DECISIONS MEETING FOR HOUSING**  
**12<sup>TH</sup> NOVEMBER 2021**

**Creating a Local Lettings Policy for Maes Y Gwenyn, Pobl's new development at Cross Hands Plot 2b.**

**Purpose**

The purpose of this report is to create a local lettings policy for the Pobl new build development at Cross Hands, Maes Y Gwenyn. This policy will ensure that we create a sustainable community where people are proud to live.

This Local Lettings Policy will remain in place for 6 months following letting of the final phase of the development, to ensure the community is appropriately established.

**Context**

Pobl's new development at Maes Gwenyn will provide 60 new homes in total. This is a mixed tenure community consisting of the following:

Shared ownership: 20 houses  
Outright sale: 20 houses  
Social Rent: 20 houses

The social rented properties will be pepper potted through the development to create a more diverse, socially cohesive and interesting community that will help to improve social inclusion. The affordable homes on this development have been supported by the Council through the Social Housing Grant (SHG) Programme.

The letting of all the social rented homes will be managed through Canfod Cartref (the Council's allocation system) and any adverts will meet the requirements set out in the local lettings policy. The lettings will identify an appropriate mix of tenants based on their current housing need and individual circumstances. The policy will also provide opportunities to transfer existing social housing tenants, if it offers up a better use of housing stock and subsequent housing opportunities to others on the housing register.

**Housing Need**

The ward of Gorslas is an area of high housing need, which can be best addressed by providing a mix of:

- five bedroom homes;
- four bedroom homes;
- three bedroom homes;
- two bedroom homes.

This development has been designed to meet housing need and has been supported by the Council through the SHG programme. 20 properties on this development relate to this Local Lettings Policy. The homes on this development will be let and sold in five phases, with the first phase is due for completion in December 2021.

**DETAILED REPORT ATTACHED?**

**YES**

Cyngor **Sir Gâr**  
**Carmarthenshire**  
County Council



## 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 Homes and Safer Communities

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</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 Housing before it can be implemented and approved by the Social Housing Partnership 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 newly formed community.

## CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Jonathan Morgan                      Head of Homes and Safer Communities

**1. Scrutiny Committee** N/A

**2. Local Member(s)** Cllr. Aled Vaughan Owen & Cllr. Darren Price the ward member for Gorslas have been consulted.

**3. Community / Town Council** N/A

**4. Relevant Partners** All housing association partners consulted, and no objections have been raised.

**5. Staff Side Representatives and other Organisations** N/A

**Section 100D Local Government Act, 1972 – Access to Information**

**List of Background Papers used in the preparation of this report:**

**THERE ARE NONE**

## Pobl Homes & Communities

### Local Lettings Plan, Cross Hands Plot 2B- Maes Y Gwenyn

October, 2021

#### 1.0 Purpose

The purpose of this report is to create a local lettings policy for the new build development at Cross Hands Plot 2B - Maes Y Gwenyn. This policy will ensure that we create a sustainable community where people are proud to live.

#### 2.0 Context

Pobl's new development at Maes Y Gwenyn will provide 60 new homes in total. This is a mixed tenure community consisting of the following:

Shared ownership:	20 houses
Outright sale:	20 houses
Rent:	20 houses

The homes for sale and the homes for rent are mixed around the development and will be developed and handed over in phases from December 2021 to spring 2022.

Maes y Gwenyn is funded by private finance, social housing grant and grant funded shared ownership.

#### 3.0 Housing Need

The development at Maes Y Gwenyn has been designed to meet the housing need identified by the Strategic Authority (Carmarthenshire). This will be provided in a mix of ownership and rented options as outlined above.

The strategic priorities are as follows:

*"This development is located in the ward of Llannon which is an area of high housing need. This need would be best met by providing affordable housing on a mixed tenure basis, inclusive of homes for social rented and low-cost home ownership. To best meet the housing need in the area the homes provided for social rent must be general need homes that*

will help meet the demand on the housing register in accordance with the Council's allocation policy."

#### **4.0 The Aim of the Local Lettings Policy**

The aim of the local lettings policy is to achieve and maintain a balanced and sustainable community by managing the allocation of rented homes at Maes y Gwenyn. This will include managing the mix of families, some with high vulnerabilities or complex needs, within the development to reduce the likelihood of lifestyle clashes.

Pobl will work openly and honestly with stakeholders to ensure the success of the lettings plan so that the allocations meet local housing need and ensure it is a good and vibrant place to live for current and future residents.

Letting of the new homes will be managed through Canfod Cartref and any adverts will meet the plan set out in this local lettings policy. We will seek to identify an appropriate mix of tenants based on their current housing need and individual circumstances. The policy will also provide opportunities to transfer existing social housing tenants, if it offers up a better use of housing stock and subsequent housing opportunities to others on the housing register.

#### **5.0 Carmarthenshire County Council Choice Based Lettings Procedure**

The local lettings policy will be implemented in line with the Carmarthenshire Choice Based Lettings Procedure that states:

*"A local lettings policy must be approved by the Executive Board 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."*

#### **6.0 Allocation and Letting plan - Maes y Gwenyn**

The rented homes at Maes y Gwenyn will be handed over in the following phases (this is subject to change):

### **First phase – due December 2021**

Consisting of 2 properties.

1 x 5 bed house (This has been pre-allocated by Carmarthenshire CC)

1 x 4 bed house

### **Second phase**

No Social lettings in this phase

### **Third Phase – January 2022**

5 x 2 bed houses

### **Forth Phase Due February 2022**

1 x 2 bed house

4 x 3 bed house

### **Fifth Phase - March 2022**

2 x 4 bed properties

2 x 3 bed properties

4 x 2 bed properties

The respective property types will be let according to the following numbers in each 'band'. The numbers are weighted towards the higher bands in order to meet higher levels of housing need overall.

### **4 x 4/5-bedroom houses**

Pobl will allocate the four and five-bedroom houses to applicants in different bands as follows:

- 1 Band A applicant
- 1 Band B applicant
- 1 'registered only' applicant
- 1 transfer applicant

The transfer will include a household who is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer or exceptional circumstances').

### **6 x 3 - bedroom houses**

Pobl will allocate the three-bedroom houses to applicants in different bands as follows:

- 2 Band A applicants
- 2 Band B applicants
- 1 'registered only' applicants
- 1 transfer applicant

The transfer will include a household who is under-occupying their current social housing homes or needs to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

### **10 x 2-bedroom houses**

Pobl will allocate the two-bedroom houses to applicants in different bands as follows:

- 3 Band A applicants
- 3 Band B applicants
- 2 'registered only' applicants
- 2 transfer applicant

The transfers will include households who are under-occupying their current social housing homes or need to move due to another overriding urgent housing need ('management transfer' or 'exceptional circumstances').

## **7.0 Allocation Conditions**

When allocating homes at Maes y Gwenyn, Pobl reserves the right to exclude the following groups:

- Anyone subject to a Multi-Agency Public Protection Arrangement (MAPPA).
- Anyone subject to a Criminal Behavior Order (CRIMBO) or Anti-Social Behavior Order (ASBO).
- Anyone who would be deemed to be ineligible under the conditions of Sensitive Letting, as laid out in CCC's Choice-Based Lettings Procedures

## **8.0 Advertisement**

The development will be advertised as appropriate through Canfod Cartref, completing all the mandatory fields so that the adverts are consistent and transparent. If necessary, each property type will be re-advertised until the correct mix of applicants is found according to the breakdown in section 6.

## 9.0 Shortlisting

The applicants' bids will be assessed based on the allocations conditions set out in this Local Lettings Policy and their housing need, as outlined in the Carmarthenshire Allocation Policy.

## 10.0 Equality and Diversity

When allocating these homes, Pobl will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age or disability.

## 11.0 Term and Review

This Local Lettings Policy will remain in place for 6 months following letting of the final phase, to ensure the community is appropriately established. The policy and its impact on the community will be reviewed by Pobl, in consultation with the Canfod Cartref partners, after this period to determine whether the term should be extended.

Signed on behalf of Pobl:

Name: Nick Read, Area Neighbourhood Manager

(Delegated authority according to Pobl's Policy)

Signature: **As signed by Nick Read**

Date: 1<sup>st</sup> October 2021

Signed on behalf of Carmarthenshire County Council:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Mae'r dudalen hon yn wag yn fwriadol