

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: 27th October, 2021

Signed on behalf of Carmarthenshire County Council:

Name:

Date:

Signature: