

CABINET MEMBER DECISION MEETING FOR HOUSING

17TH MARCH 2022

Cabinet Member:	Portfolio:
Cllr. Linda Davies Evans	Housing

CREATING A LOCAL LETTINGS POLICY FOR GLANMOR TERRACE, BURRY PORT

Purpose:

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Glanmor Terrace, Burry Port.

Recommendations / key decisions required:

To approve the proposed Local Lettings Policy for the new homes on the Glanmor Terrace Council new build development that will help create a sustainable and diverse place to live.

Reasons:

- A LLP is being used for the Glanmor Terrace development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues.
- This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.
- For the 10 one-bedroom apartments provided on this development the LLP will also ensure that preference is given to households over the age of 60 or to people with disabilities that require specifically designed accommodation.
- The application of Local Lettings Plans is permitted under section 167(2E) of the 1996 Housing Act

Directorate Communities Name of Head of Service: Jonathan Morgan Report Author: Angie Bowen	Designation Head of Housing Housing Hwb Manager	Tel No. 01554 899285 E Mail Address: JMorgan@carmarthenshire.gov.uk Tel No. 07827 808747 Email Address: AnBowen@carmarthenshire.gov.uk
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Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed:

DATE: _____

CABINET MEMBER

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

EXECUTIVE SUMMARY

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Purpose

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Context

The Glanmor Terrace development in the ward of Burry Port is an innovative new build Council development, using the latest low carbon technology. The development consists of 32 homes and is a mix of 22 two-bedroom houses and 10 one-bedroom apartments.

The development will be handed over in one phase, at the end of March 2022.

Housing Need

The ward of Burry Port, in which Glanmor Terrace is situated, is an area of high housing need. This need can be best addressed by providing:

- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area; and
- One-bedroom apartments for single people, households over the age of 60 or people with disabilities that require specifically designed accommodation.

As a result, the development consists of:

- 22 x two-bedroom houses; and
- 10 x one-bedroom apartments for people aged over 60 or people with disabilities that require specifically designed accommodation.

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 Housing

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

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 Executive 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.

Risk Management Issues

Failure to implement a Local Lettings Policy for the new development could potentially result in a lack of cohesion in the new formed communities.

Physical Assets

The new development at Glanmor Terrace will result in 32 additional homes being managed by Housing Services as part of the Council stock. 22 x two-bedroom houses; and 10 x one-bedroom apartments for people aged over 60 or people with disabilities that require specifically designed accommodation.

CONSULTATIONS

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

Signed: Jonathan Morgan Head of Housing

1. Scrutiny Committee

n/a

2. Local Member(s)

Cllr. Amanda Fox – Burry Port

Cllr. John James – Burry Port

Consulted on 07/03/22 – full comments to be provided at meeting

3. Community / Town Council

n/a

4. Relevant Partners

RSL partnership board consulted 07/03/22 - full comments to be provided at meeting.

5. Staff Side Representatives and other Organisations

Relevant staff from Housing Services have been fully involved in the development of the policy.

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

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

THERE ARE NONE