

## DYDDIAD: 5 GORFFENNAF 2022

<b>Yr Aelod Cabinet:</b>	<b>Portffolio:</b>
<b>Y Cyngorydd Linda Davies Evans</b>	<b>Cartrefi a Dirprwy Arweinydd</b>

### CREU POLISI GOSODIADAU LLEOL AR GYFER CLOS TAWELAN, DATBLYGIAD NEWYDD CYMDEITHAS TAI WALES & WEST YN NHRE IOAN, CAERFYRDDIN

#### Y Pwrpas:

Pwrpas yr adroddiad hwn yw creu Polisi Gosodiadau Lleol ar gyfer datblygiad adeiladu newydd Cymdeithas Tai Wales & West yn Tawelan, Tre Ioan.

Bydd y Polisi Gosodiadau Lleol hwn yn parhau ar waith am 6 mis ar ôl i'r tai cychwynnol gael eu gosod, er mwyn sicrhau bod y gymuned wedi'i sefydlu'n briodol.

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

Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y tai newydd ar ddatblygiad adeiladu newydd Cymdeithas Tai Wales & West, Clos Tawelan, a fydd yn helpu i greu lle cynaliadwy ac amrywiol i fyw ynddo.

#### Y rhesymau:

- Mae Polisi Gosodiadau Lleol yn cael ei ddefnyddio ar gyfer datblygiad Tawelan fel addasiad i'n prif bolisi gosodiadau, lle bydd meini prawf ychwanegol penodol ar waith i ystyried yr angen presennol am dai a materion lleol.
- Bydd hyn yn sicrhau ein bod yn darparu atebion o ran llety i bobl leol sydd â'r angen mwyaf, yn cyflawni ein hamcan i symud pobl ymlaen yn gyflym o lety dros dro ac yn ôl i'w cymuned, a darparu cyfleoedd i weithwyr allweddol, gan helpu i greu cymuned gynaliadwy.
- 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>Awdur yr Adroddiad:</b> Lucy Roberts	<b>Dynodiad</b>  Y Pennaeth Tai  Swyddog Cartrefi Newydd	<b>Rhif Ffôn:</b> 01554 899285 <b>Cyfeiriad e-bost:</b> JMorgan@sirgar.gov.uk  <b>Rhif Ffôn:</b> 07890 024891 <b>Cyfeiriad e-bost:</b> LRoberts@sirgar.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 <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 DECISION MEETING FOR HOMES AND DEPUTY LEADER

5<sup>TH</sup> JULY 2022

### CREATING A LOCAL LETTINGS POLICY FOR CLOS TAWELAN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN JOHNSTOWN, CARMARTHEN

#### Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Tawelan, Johnstown. This policy will ensure that we create a sustainable community where people are proud to live.

#### Context

The Clos Tawelan development is in the ward of Johnstown. The development will deliver 18 social rented homes:

- 6 x one-bedroom apartments;
- 6 x two-bedroom houses;
- 5 x three-bedroom houses;
- 1 x three-bedroom, bungalow.

The development will be handed over in one phase in July 2022.

#### Housing Need

The ward of Johnstown, in which the Tawelan development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom apartments for small households
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area
- Three-bedroom homes for families
- Three-bedroom bungalows for people in the community whose current homes are unsuitable for their needs

By applying a mix of tenants across the bands the aim is to ensure that the community is made up of a mix of households and not all high need cases. The aim is to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

**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
<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 Homes before it can be implemented and approved by the Social Housing Partnership Board 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 new formed communities.

# 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. Emlyn Schiavone - Carmarthen Town West

Cllr. Russell Sparks – Carmarthen Town West

Consulted via Email on 27/05/22

Teams meeting 17/06/22- Cllr. Schiavone, Cllr. Russell Sparks, Glenda Bowen (Wales & West) & Lucy Roberts – Both Cllr Schiavone & Cllr Sparks are in support of the LLP.

## 3. Community / Town Wales & West Housing

n/a

## 4. Relevant Partners

RSL partnership board consulted 10/05/2022 and support the LLP.

## 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