

28 MAWRTH 2023

Yr Aelod Cabinet:	Portffolio:	
Y Cynghorydd Linda Davies Evans	Cartrefi a Dirprwy Arweinydd	
CREU POLISI GOSODIADAU LLEOL AR GYFER MAES YR HUFENFA, DATBLYGIAD NEWYDD CYMDEITHAS TAI WALES & WEST YN SANCLÊR, CAERFYRDDIN		
Y Pwrpas: Pwrpas yr adroddiad hwn yw creu Polisi Gosodiadau Lleol ar gyfer datblygiad newydd Cymdeithas Tai Wales & West ym Maes yr Hufenfa, Sanclêr. Bydd y Polisi Gosodiadau Lleol hwn yn parhau ar waith am 6 mis ar ôl y gosodiadau cychwynnol, 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 ym Maes yr Hufenfa, datblygiad newydd Cymdeithas Tai Wales & West, a fydd yn helpu i greu lle cynaliadwy ac amrywiol i fyw.		
Y rhesymau: <ul style="list-style-type: none">Mae Polisi Gosodiadau Lleol yn cael ei ddefnyddio ar gyfer datblygiad Maes yr Hufenfa 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.		
Y Gyfarwyddiaeth Enw Pennaeth y Gwasanaeth: Jonathan Morgan	Swydd Pennaeth Tai a Diogelu'r Cyhoedd	Rhif Ffôn: 01554 899285
Awdur yr Adroddiad: Lucy Roberts	Cyfeiriad e-bost: 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 subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

EXECUTIVE SUMMARY
CABINET MEMBER DECISION MEETING
FOR HOMES & DEPUTY LEADER

28TH MARCH 2023

CREATING A LOCAL LETTINGS POLICY
FOR MAES YR HUFENFA, WALES & WEST HOUSING ASSOCIATION'S
NEW DEVELOPMENT IN ST CLEARS, 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 Maes yr Hufenfa, St Clears. This policy will ensure that we create a sustainable community where people are proud to live.

Context

The Maes yr Hufenfa development is in the ward of St Clears & Llansteffan. The development will deliver 45 social rented homes:

- 10 x 2 Person 1 Bed Flats
- 4 x 3 Person 2 Bed Bungalows
- 22 x 4 Person 2 Bed Houses
- 8 x 5 Person 3 Bed Houses
- 1 x 6 Person 4 Bed House

The development will be handed over in one phase in May 2023.

Housing Need

The ward of St Clears & Llansteffan, in which the Maes yr Hufenfa development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom flats for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Two-bedroom bungalows for households over 50 yrs old or requiring level access;
- Three-bedroom houses for households;
- Four-bedroom house for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area.

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.

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 Housing & Public Protection

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 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 & Public Protection

1. Scrutiny Committee

n/a

2. Local Member(s)

Cllr. Phillip Hughes – St Clears with Llansteffan

Cllr. Carys Jones – St Clears with Llansteffan

Consulted via Email on 10th March, 2023. Feedback to be provided in the Cabinet Member Decision meeting.

3. Community / Town Council

n/a

4. Relevant Partners

RSL partnership board consulted on 10th March, 2023. Feedback to be provided in the Cabinet Member Decision 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

Title of Document	File Ref No.	Locations that the papers are available for public inspection