

Report to	Cabinet
Date of meeting	22nd November 2022
Lead Member / Officer	Councillor Rhys Thomas / Liz Grieve Head of Communities & Customers
Report author	Geoff Davies, Lead Officer – Community Housing
Title	Lettings Policy for New Homes at Llwyn Eirin, Denbigh

1. What is the report about?

- 1.1. The use of a Local Lettings Policy (LLP) for allocating homes at Llwyn Eirin, Denbigh.

2. What is the reason for making this report?

- 2.1. To seek approval from Cabinet for a Local Lettings Policy to support the development of a resilient & sustainable new community in Denbigh.

3. What are the Recommendations?

- 3.1. That Cabinet approve the Local Lettings Policy for allocating homes at Llwyn Eirin, Denbigh.

4. Report details

- 4.1. The allocation of homes for social rent is dealt with through the Allocations Policy approved by Council in 2017. This ensures we comply with relevant legislation (Housing Act 1996 and Housing (Wales) Act 2014) and the “Code of Guidance for Local Authorities on the Allocation of Accommodation” for administering a housing register and subsequently allocating homes.
- 4.2. When a social rent home, either owned by the council or a Registered Social Landlord (RSL), becomes available in the county, the home is allocated from

the common housing register in accordance with the common Allocations Policy.

- 4.3. As part of the application process, households in need of housing are able to choose areas where they wish to live. However, we understand that households in need, in order to increase their prospects for rehousing will often specify areas where they may have no local connection or support networks.
- 4.4. The routine letting of individual homes allows households to be allocated a home in accordance with their areas of choice and to take up a home in an existing settled community.
- 4.5. With the development of 22 new homes at Llwyn Eirin, Denbigh a different approach will be required, as this will involve the letting of a larger volume of homes, thereby forming a new community on the outskirts of Denbigh.
- 4.6. If we allocate these homes strictly in accordance with the Allocations Policy the homes would be allocated to households in Band 1 “Urgent Need” and potentially many of these households would have no connection to the Denbigh area.
- 4.7. The risk of this approach in letting homes in this new community could lead to a considerable movement of households, based on where there is a supply of homes and with the potential for overconcentration of high need households.
- 4.8. Whilst we aim to provide housing for those most in need we also need to create mixed and balanced communities.
- 4.9. To enable us to ensure we can create and sustain a resilient new community, consideration is required to ensure we deliver the correct mix of households, able to form a new community, whilst meeting local need for housing.
- 4.10. The attached Local Lettings Policy appendix 1 sets out how we will target existing households in Denbigh, within the reasonable preference categories, to create a mix of Band 1 (Urgent Need) and Band 2 (Housing Need) households and to promote a sustainable community of households with connections to the area.

4.11. In general, we will aim to avoid the use of local lettings policies so we can ensure we meet housing need in accordance with the main Allocations Policy. In the case of new build schemes with a large volume of homes (10 homes plus) we need to ensure we create a mixed community of new households to meet local housing need and create sustainable homes and communities. This general principle will be adopted by the council and RSL's when letting new build developments although each development will be considered on an individual basis.

4.12. All future lettings of homes in this scheme will be through the existing main Allocations Policy once the new community has become established.

5. How does the decision contribute to the Corporate Priorities?

5.1. Housing is a corporate priority - **Theme 1: A Denbighshire of quality housing that meets people's needs.** Ensure sufficient good quality housing is available, meeting the needs of all Denbighshire Residents.

6. What will it cost and how will it affect other services?

6.1. The Housing Revenue Account is ring fenced and costs of implementation are covered by income through rents and service charges.

7. What are the main conclusions of the Well-being Impact Assessment?

7.1. The impact assessment attached outlines how this approach supports the wellbeing goals and long term view about prevention, integration and resilience.

8. What consultations have been carried out with Scrutiny and others?

The Local Member Area Group will be informed if this policy is approved.

9. Chief Finance Officer Statement

9.1. The Housing Stock Business Plan remains robust and financially viable. There are sufficient resources to support the management and supervision of the housing service.

10. What risks are there and is there anything we can do to reduce them?

10.1. The risk is a failure to adhere to legislation which could lead to legal challenges therefore a clear policy needs to be in place.

11. Power to make the decision

11.1. The Council's constitution gives Cabinet responsibility for Housing functions.