

Meeting of:	CABINET
Date of Meeting:	20 OCTOBER 2026
Report Title:	LOCAL LETTINGS POLICY
Report Owner: Responsible Chief Officer / Cabinet Member	CORPORATE DIRECTOR SOCIAL SERVICES AND WELLBEING CABINET MEMBER HOUSING AND REGENERATION
Responsible Officer:	STUART MANDER GROUP MANAGER HOUSING AND HOMELESSNESS
Policy Framework and Procedure Rules:	There is no effect upon the policy framework or procedure rules.
Executive Summary:	Bridgend County Borough Council (BCBC) allocates social housing in accordance with its Social Housing Allocations Policy (SHAP), approved by Cabinet in March 2026. The SHAP seeks to ensure that affordable housing is allocated fairly, transparently and in accordance with statutory housing duties. The SHAP prioritises applicants based on assessed housing need whilst supporting the Council's wider housing and wellbeing objectives. As the Council and its Registered Social Landlord (RSL) partners increase the supply of social housing through Social Housing Grant (SHG), Transitional Accommodation Capital Programme (TACP), Section 106 agreements and other investment programmes, there may be circumstances where local factors justify a variation in the normal approach to initial allocations within a specific development. Housing legislation and Welsh Government guidance allow local housing authorities to introduce Local Lettings Policies (LLPs). The BCBC SHAP sets out that LLPs may be used to address a number of specific issues which allow for tailored allocation approaches to address specific housing management objectives. The use of LLPs should not mean reasonable preference groups become marginalised or dominated by other allocations. LLPs should continue overall to give preference to those in the greatest housing need in line with statutory duties. To ensure effective governance and timely decision making, this report seeks Cabinet approval for delegated authority of LLP agreements on specific new developments to be provided to the Corporate Director Social Services and Wellbeing, in consultation with the Cabinet Member for Housing and Regeneration , local Members and the relevant Registered

	Social Landlord (RSL) to approve, amend, review and withdraw LLPs where they meet the agreed criteria.
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1. Purpose of Report

- 1.1 The purpose of this report is to seek Cabinet approval for the adoption of a framework for Local Lettings Policies (LLPs) and delegation of authority to the Corporate Director Social Services and Wellbeing, in consultation with the Cabinet Member for Regeneration and Housing, local Members and the relevant Registered Social Landlord (RSL) to approve, amend, review and withdraw LLPs where appropriate.

2. Background

- 2.1 Bridgend County Borough Council administers its Social Housing Allocations Policy to ensure social housing is allocated fairly, consistently and transparently. The Council is currently delivering with RSL partners an increasing programme of affordable housing developments through a combination of SHG, TACP, Section 106 and RSL investment. These developments require consideration around future allocation arrangements to ensure sustainable communities and effective tenancy management outcomes.
- 2.3 To assist with certain allocations of these new developments the Housing Act 1996 and the Housing (Wales) Act 2014 allows local housing authorities to adopt Local Lettings Policies (LLPs) but only where there is a clear and evidenced need to address specific local circumstances.
- 2.4 A LLP for a new build development can help create a balanced and sustainable community by ensuring that the allocation of homes reflects local housing needs and supports community cohesion. It can also be used to address specific priorities, such as providing opportunities for people on low incomes with specified local connections, key workers, particular age groups such as those over 55 and enabling downsizing to free up family size accommodation, or supporting regeneration objectives while remaining consistent with housing allocation legislation and guidance. The use of LLPs must be compatible with the Council's Social Housing Allocation Policy and must not undermine statutory reasonable preference categories or equality requirements. LLPs are used in cases where there is a demonstrable need to support balanced and sustainable communities, address housing management concerns, or respond to local demand pressures.
- 2.5 To support the appropriate governance around the implementation of any LLP, the introduction of a framework and delegated authority arrangements would provide the Council with greater flexibility to respond to such opportunities in a timely manner, while ensuring that each LLP is subject to appropriate governance, legal oversight and review.
- 2.6 To ensure transparency and accountability all LLPs will be published on the website of the Council and the relevant RSL.

3. Current situation/ Proposal

- 3.1 Bridgend County Borough Council continues to experience significant demand for affordable housing across the County Borough, with demand for social housing consistently exceeding available supply.
- 3.2 At the same time, the Council is working with RSLs to increase the delivery of social housing through available capital funding streams.
- 3.3 As additional affordable homes are brought online, there is a need to ensure that allocation arrangements can appropriately respond to local housing needs and support the creation of sustainable communities.
- 3.4 Whilst the Council's Social Housing Allocation Policy sets out how social housing is allocated; legislation and Welsh Government guidance and the BCBC SHAP recognise that there may be circumstances where a Local Lettings Policy can be applied to address specific local issues or objectives.
- 3.5 The use of a LLP may be considered where there is clear evidence that a standard allocation approach would not fully achieve the desired housing or community outcomes. This may include:
 - New affordable housing developments where there is a need to support community cohesion.
 - Developments within rural or established communities where there is evidenced local housing need.
 - People with local connection and key workers are unable to secure housing to rent or buy affordably in the community to which they are connected
 - Regeneration schemes where balanced community development is a key objective.
 - Locations experiencing significant housing demand pressures.
 - Areas where specific housing management considerations have been identified by the Council or RSL partners.
- 3.6 Any proposed LLP must be supported by an evidence-based assessment. This assessment must demonstrate the rationale for its implementation. It will consider housing need, local circumstances, equality implications, housing management considerations, and the likely impact upon allocation outcomes.
- 3.7 LLPs may also include criteria relating to local connection, community sustainability or other locally identified factors such as key worker housing. However, such policies will not remove or undermine the Council's statutory duties and will remain consistent with the requirement to give appropriate priority to applicants who fall within statutory reasonable preference categories.
- 3.8 It is proposed that a framework for the consideration and approval of LLPs be adopted, enabling the Council to respond efficiently to future affordable housing developments and emerging housing needs. The framework will ensure that all LLPs are transparent, proportionate, evidence-based and subject to regular review.
- 3.9 To support timely decision making and avoid unnecessary delays to housing delivery and allocations, it is proposed that delegated authority be granted to the Corporate Director Social Services and Wellbeing in consultation with the Cabinet Member for Regeneration and Housing, local Member(s) and the relevant RSL to approve, amend, review or withdraw Local Lettings Policies where appropriate. It is therefore

recommended that a new function be inserted into the Scheme of Delegation of Functions, with any future changes managed through the delegated power process to maintain a clear audit trail:

5.24	To approve, amend, review, suspend and withdraw Local Lettings Policies in consultation with the Cabinet Member for Regeneration and Housing, the relevant Registered Social Landlord and local Member(s) where such policies are required to address local housing management issues and are consistent with the Council's Social Housing Allocations Policy and applicable statutory requirements.
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3.10 All approved LLPs will be monitored and periodically reviewed to ensure that they continue to meet their intended objectives and remain compliant with legislative requirements, Welsh Government guidance and the SHAP. Where an LLP is no longer considered necessary, it will be amended or withdrawn accordingly.

3.11 If any LLP is agreed for a development, it will only be implemented for the first letting of property. Following this all lettings of said properties will return to the SHAP for allocations.

4 Equality implications (including Socio-economic Duty and Welsh Language)

4.1 An initial Equality Impact Assessment (EIA) screening has identified that there would be no negative impact on those with one or more of the protected characteristics, on socio-economic disadvantage or the use of the Welsh Language. It is therefore not necessary to carry out a full EIA on this policy or proposal.

5 Well-being of Future Generations implications and connection to Corporate Well-being Objectives

5.1 The proposal supports the Well-being of Future Generations (Wales) Act 2015 by contributing towards cohesive communities, long-term sustainability of new housing developments and improved community wellbeing through the effective allocation of affordable housing.

6. Climate Change and Nature Implications

6.1 There are no climate change or nature implications arising from this report.

7 Safeguarding and Corporate Parent Implications

7.1 There are no Safeguarding and Corporate Parent Implications.

8 Financial Implications

8.1 There are no Financial Implications arising from this report.

9 Recommendations

9.1 It is recommended that Cabinet:

- a) Approves the use of LLPs in support of sustainable communities and local housing need when evidenced;
- b) Approves an amendment to the Scheme of Delegation of Functions as outlined at paragraph 3.9 of the report.

Background documents

None