

Pecyn Dogfennau



Mark James LLM, DPA, DCA
Prif Weithredwr,
Chief Executive,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

DYDD MAWRTH, 16 IONAWR 2018

AT: YR AELOD O'R BWRDD GWEITHREDOL DROS TAI

YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD O'R **CYFARFOD PENDERFYNIADAU AELOD O'R BWRDD GWEITHREDOL DROS TAI** A GYNHELIR YN **YSTAFELL 65 - NEUADD Y SIR, CAERFYRDDIN AM 2.00 PM, AR DYDD MERCHER, 24AIN IONAWR, 2018** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.

Mark James DYB

PRIF WEITHREDWR



AILGYLCHWCH OS GWELWCH YN DDA

Swyddog Democrataidd:	Kevin Thomas
Ffôn (llinell uniongyrchol):	01267 224027
E-bost:	kjthomas@sirgar.gov.uk
Cyf:	AD016-001

A G E N D A

1. DATGANIADAU O FUDDIANNAU PERSONOL
2. PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN 2018/19 3 - 12
3. LLOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWDYD AR 14EG TACHWEDD 2017 YN GOFNOD CYWIR 13 - 14

Y DYDDIAD : 24 IONAWR, 2018

Yr Aelod o'r Bwrdd Gweithredol:	Y Portffolio:
Y Cyng. Linda Evans	Tai

Y PWNC:**PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN
2018/19****Y Pwrpas:**

Pwrpas yr adroddiad hwn yw cadarnhau'r cynnydd yn y rhenti wythnosol ar gyfer safle Sipsiwn/Teithwyr Pen-y-bryn yn ystod y blwyddyn ariannol 2018/19.

Yr Argymhellion / Penderfyniadau Allweddol Sydd Eu Hangen:

- Pennu bod y rhenti ar gyfer lleoedd ar safle Sipsiwn/Teithwyr Pen-y-bryn yn £53.46 (yn ogystal â thaliadau am wasanaethau a threthi dŵr) ar gyfer 2018/19.

Y Rhesymau:

- Cynyddu'r rhenti ar safle Sipsiwn/Teithwyr Pen-y-bryn, trwy ddilyn polisi gosod rhent Llywodraeth Cymru ac i gydymffurfio ag polisi tâl gwasanaeth.

Y Gyfarwyddiaeth Cymunedau Enw Pennaeth y Gwasanaeth: Robin Staines Awdur yr Adroddiad: Les James	Swydd: Pennaeth Cartrefi a Chymunedau Mwy Diogel Rheolwr y Gwasanaethau Tai	Rhif ffôn/ Cyfeiriad E-bost: RStaines@sirgar.gov.uk 01267 228960 lesjames@sirgar.gov.uk 01267 228930
--	---	---

Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD 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
EXECUTIVE BOARD MEMBER DECISION MEETING FOR
HOUSING SERVICES

DATE: 24 JANUARY, 2018

SUBJECT:

Rent Setting for Penybryn Gypsy/Traveller Site 2018/19

Context

The Gypsy and Travellers' site at Penybryn is a Council Tax funded service. There are currently 15 plots on the Penybryn site.

All Local Authorities and Housing Associations in Wales have aligned themselves to the social housing rents policy in relation to rental levels for social housing. Although Penybryn site does not form part of the Housing Revenue Account, and so rental levels charged are not governed by the Welsh Government's rents policy, it is considered fair and equitable for rents to the site follow this policy. It is therefore proposed that rents for Penybryn site be increased by the same formula applied to council tenants using the Welsh Government rent setting policy. For the financial year 2018/19 this would be a 3.5% increase (CPI + 1.5%).

As a result, it is recommended that the weekly rental levels for 2018/19 (financial year) for Penybryn site is set at £53.46 (net of service charges and water rates). This rental level will provide an annual income of £38,491 for 2018/19, if all 15 pitches were occupied throughout the year.

	Weekly Rate
	£
Rent paid to Landlord	£53.46
Service charges	
Communal repairs	£16.80
Communal Lighting / Electricity	£0.08
Grounds maintenance	£0.37
Play area service charge inspection	£1.89
Communal Pest control	£1.36
Communal Refuse Removal/Street Cleansing	£9.94
Furniture & White Goods	£0.00
CCTV Maintenance Charge	£0.00
Admin Fee 10%	£3.04
Total Services	£33.49
Net Rents & Service Charge	£86.95
Eligible Rent	£86.95
Note: Non Eligible Services	
Welsh Water Charge	£15.00
Total Non Eligible Charge	£15.00
Total Inclusive Rent	£101.95

Table1: Total rent payable for Penybryn Gypsy/Traveller Site for 2018/19

Please note that rent is calculated over a 48 week period and takes into account four non-collection weeks, which also apply to council tenants.

Recommendations

1. The rental level for pitches at Penybryn Gypsy/Traveller Site is set at £53.46 collected over 48 weeks.
2. Apply the service charge policy to ensure tenants of the site pay for those additional services.
3. The charge for water usage is set at £15.00 collected over 48 weeks
4. Authorise officers to consult with the residents of Penybryn and set the overall charges stated in table 1.

DETAILED REPORT ATTACHED ?

NO



EICH CYNGOR arleinamdani
www.sirgar.llyw.cymru

YOUR COUNCIL doitonline
www.carmarthenshire.gov.wales

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: Robin Staines

Head of Homes and Safer Communities

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

2. Legal

The rent increases follows the Mobile Homes (Wales) Act 2013.

(1) *The pitch fee can only be changed in accordance with this paragraph, either—*

(a) *with the agreement of the occupier, or*

(b) *if a tribunal, on the application of the owner or the occupier, considers it reasonable for the pitch fee to be changed and makes an order determining the amount of the new pitch fee.*

(2) *The pitch fee must be reviewed annually as at the review date.*

(3) *At least 28 clear days before the review date the owner must serve on the occupier a written notice setting out proposals in respect of the new pitch fee.*

An Equality Impact Assessment has been carried out which concludes that no adverse impact will occur to this particular characteristic group.

3. Finance

Increasing the weekly rental levels at Penybryn will provide an annual income which covers expenditure incurred by the Council Fund in the running and upkeep of the caravan site.

CONSULTATIONS

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

Signed: **Robin Staines Head of Homes & Safer Communities**

1. Scrutiny Committee - N/A

2. Local Member(s)

Cllr. Derrick Cundy has been consulted and confirmed that he would like to follow with precedent and raise the rent in line with other Council tenants.

3. Community / Town Council - N/A

4. Relevant Partners - N/A

5. Staff Side Representatives and other Organisations - N/A

**Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:**

THERE ARE NONE

Initial Equalities Impact Assessment Department: Communities	Completed by (lead): Les James	Date of initial assessment: 27 January 2016 Revision Dates: 23 December 2016, 15 December 2017
Area to be assessed: (i.e. name of policy, function, procedure, practice or a financial decision)	Rent Increase for Penybryn Gypsy/Traveller Site pitches	
Is this existing or new function/policy, procedure, practice or decision?	No	
What evidence has been used to inform the assessment and policy? (please list only) Gypsy/Traveller Needs Assessment		

1. Describe the aims, objectives or purpose of the proposed function/policy, practice, procedure or decision and who is intended to benefit.	<p>We have based rent increases for Penybryn pitches using the Welsh Government's policy on Social Housing Rents. We believe Council tenants and tenants of Penybryn should be treated the same. This means that there is no discrimination between Council tenants and those who live on the Penybryn site. The WG Policy ensures rents for property type are similar regardless of location or social landlord within the County. Under the Act we have a Statutory duty to first maintain our housing stock to the Welsh Housing Quality Standard. This standard ensures our tenants live in a decent home free from disrepair, damp or poor housing conditions. We have adopted this approach for Penybryn.</p> <p>The rent increase will affect most residents of the site regardless of protected characteristics. 14 out of the 15 residents receive some form of help with their housing costs. We also apply for Discretionary Housing Benefit payments (DHP) to minimise the impact of any Welfare Reform changes. The final decision on increasing the rents is delegated to EBM for Housing.</p>
---	--

<p>The Public Sector Equality Duty requires the Council to have “due regard” to the need to:-</p> <p>(1) eliminate unlawful discrimination, harassment and victimisation;</p> <p>(2) advance equality of opportunity between different groups; and</p> <p>(3) foster good relations between different groups</p> <p>(see guidance notes)</p>		<p>2. What is the level of impact on each group/ protected characteristics in terms of the three aims of the duty?</p> <p>Please indicate high (H) medium (M), low (L), no effect (N) for each.</p>	<p>3. Identify the risk or positive effect that could result for each of the group/protected characteristics?</p>		<p>4. If there is a disproportionately negative impact what mitigating factors have you considered?</p>
<p>Protected characteristics</p>			<p>Risks</p>	<p>Positive effects</p>	
			<p>Age</p>	<p>Low</p>	
	<p>Disability</p>	<p>There is insufficient data on this particular characteristic group of</p>			

		council tenants to ascertain the specific impact			
	Gender reassignment	There is insufficient data on this particular characteristic group of council tenants to ascertain the specific impact.			
	Race	None			
	Religion/Belief	None			
	Pregnancy and maternity	Low			
	Sexual Orientation	There is insufficient data on this particular characteristic group of council tenants to ascertain the specific impact			
	Sex	Low			
	Welsh language	None			
	Any other area				

<p>5. Has there been any consultation/engagement with the appropriate protected characteristics?</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p>
--	---

Tudalen
2

6. What action(s) will you take to reduce any disproportionately negative impact, if any? Officers provide housing related support to the residents of Penybryn with weekly on site surgeries and other activities. Other agencies like Communities First also engage with the local residents of the site.	
7. Procurement Following collation of evidence for this assessment, are there any procurement implications to the activity, proposal, service. Please take the findings of this assessment into your procurement plan. Contact the corporate procurement unit for further advice.	
8. Human resources Following collation of evidence for this assessment, are there any Human resource implications to the activity, proposal or service? No	
9. Based on the information in sections 2 and 6, should this function/policy/procedure/practice or a decision proceed to Detailed Impact Assessment? (recommended if one or more H under section 2)	YES <input type="checkbox"/> NO X
Approved by: Head of Service	Date:

**CYFARFOD PENDERFYNIADAU AELOD O'R BWRDD
GWEITHREDOL DROS TAI****14^{EG} TACHWEDD 2017****YN BRESENNOL:** Y Cynghorydd L.D. Evans (Aelod o'r Bwrdd Gweithredol).**Roedd y swyddogion canlynol yn bresennol:**

J. Morgan, Rheolwr y Gwasanaethau Tai - Buddsoddiad a Chefnogaeth

J. Owen, Swyddog Gwasanaethau Democraidd

Ystafell 72A, Neuadd y Sir, Caerfyrddin – 2:00pm - 2:10pm

1. DATGANIADAU O FUDDIANNAU PERSONOL

Ni chafwyd dim datganiadau o fuddiant personol.

2. TALIADAU DWR YN NHY'R GELLI, LLANELLI

Ystyriodd yr Aelod o'r Bwrdd Gweithredol adroddiad a fanylai ar sut yr oedd cyn-denantiaid a thenantiaid presennol Cynllun Tai Gwarchod Tŷ'r Gelli yn Llanelli wedi gordalu am ddŵr.

Nododd yr Aelod o'r Bwrdd Gweithredol fod adolygiad o gostau Dŵr Cymru yng nghynlluniau tai gwarchod y Cyngor wedi datgelu bod Dŵr Cymru wedi codi'r tâl anghywir ar y Cyngor ar gyfer y cyflenwad dŵr yn Nhŷ'r Gelli rhwng 1 Ebrill 2010 a 31 Mawrth 2017. Defnyddiwyd y taliadau hynny i gyfrifo'r costau dŵr wythnosol ar gyfer tenantiaid y cynllun tai gwarchod.

Dywedodd Rheolwr y Gwasanaethau Tai fod y taliadau diwygiedig ar gyfer y cyfnod a nodwyd wedi dod i law a oedd yn golygu bod gan nifer helaeth o denantiaid hawl i gael ad-daliad. Cyfanswm yr ad-daliad a gyfrifwyd oedd £33,086.42, a fyddai'n rhoi ad-daliad o £973.13 fesul tenant ar gyfartaledd.

Yn ychwanegol i hyn, pwysleisiodd Rheolwr y Gwasanaethau Tai y byddai tenantiaid presennol a chyn-denantiaid yn cael eu had-dalu ar unwaith drwy ddull talu o'u dewis. Ar ben hynny, os yw cyn-denant wedi marw, byddai'r arian yn cael ei ad-dalu i'r ystâd.

Mewn ymateb i ymholiad gan yr Aelod o'r Bwrdd Gweithredol, dywedodd Rheolwr y Gwasanaethau Tai ei fod yn hyderus nad oedd y mater hwn wedi codi mewn unrhyw leoliad arall a rhoddodd sicrwydd y byddai camau yn cael eu cymryd er mwyn atal hyn rhag digwydd eto.

PENDERFYNWYD ad-dalu'r costau dŵr a oedd wedi'u gordalu i denantiaid presennol a chyn-denantiaid Tŷ'r Gelli.

3. **LLOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWYD AR 7 MEDI 2017 YN GOFNOD CYWIR**

PENDERFYNWYD llofnodi Cofnod Penderfyniadau'r cyfarfod a gynhaliwyd ar 7 Medi, 2017, gan ei fod yn gywir.

AELOD O'R BWRDD GWEITHREDOL

DYDDIAD