

Pecyn Dogfennau



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

DYDD MERCHER, 23 IONAWR 2019

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 **SWYDDFA'R AELOD O'R BWRDD GWEITHREDOL DROS TAI, NEUADD Y SIR, CAERFYRDDIN AM 9.00 AM, AR DYDD MAWRTH, 29AIN IONAWR, 2019** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.

Mark James DYB

PRIF WEITHREDWR



AILGYLCHWCH OS GWELWCH YN DDA

Swyddog Democrataidd:	Martin S. Davies
Ffôn (llinell uniongyrchol):	01267 224059
E-bost:	MSDavies@sirgar.gov.uk
Cyf:	AD016-001

A G E N D A

1. DATGANIADAU O FUDDIANNAU PERSONOL
2. LOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWYD AR 6ED MEDI YN GOFNOD CYWIR. 3 - 4
3. PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN 2019/20. 5 - 10

Sylwer: - Nid oes hawl gan y wasg a'r cyhoedd fynychu'r cyfarfod. Bydd y cofnod penderfyniad yn cael ei gyhoeddi fel arfer o fewn 3 diwrnod gwaith.

Eitem Rhif 2

**CYFARFOD PENDERFYNIADAU AELOD O'R BWRDD
GWEITHREDOL DROS TAI**

DYDD Iau, 6 Medi 2018

YN BRESENNOL: Y Cynghorydd: L.D. Evans (Aelod o'r Bwrdd Gweithredol).

Roedd y swyddogion canlynol yn bresennol:

J. Morgan, Pennaeth Cartrefi a Chymunedau Mwy Diogel Dros Dro
M.S. Davies, Swyddog Gwasanaethau Democrataidd

Swyddfa'r Aelod o'r Bwrdd Gweithredol Dros Tai, Neuadd y Sir, Caerfyrddin: 10.00 am - 10.20 am

1. DATGANIADAU O FUDDIANNAU PERSONOL

Ni ddatganwyd unrhyw fuddiannau personol.

2. COFNOD PENDERFYNIADAU - 23 MAI, 2018

PENDERFYNWYD Ilofnodi bod Cofnod Penderfyniadau'r cyfarfod oedd wedi'i gynnal ar 23 Mai, 2018 yn gofnod cywir.

3. CYNLLUN HELP TO HEAT

Bu'r Aelod o'r Bwrdd Gweithredol yn ystyried adroddiad yn manylu ar y camau y mae angen eu cymryd er mwyn cyflwyno Rhwymedigaeth Cwmni Ynni y Llywodraeth Ganolog (ECO): Cynllun "Help to Heat" yn Sir Gaerfyrddin. Bwriad y cynllun yw helpu aelwydydd sy'n dioddef tlodi tanwydd, nad ydynt yn derbyn budd-daliadau, ac helpu aelwydydd incwm isel sy'n agored i effeithiau byw mewn cartref oer.

Nodwyd bod y cynllun ar gael i aelwydydd â deiliadaeth breifat yn unig, h.y. y rheiny yn y sector rhentu preifat a pherchen-feddianwyr. Nid oedd tai cymdeithasol yn cael eu cynnwys. Er mwyn i aelwydydd mewn ardal elwa ar y cynllun, mae'n rhaid i'r awdurdod lleol gyflwyno Datganiad o Fwriad, ac roedd copi ohono ynghlwm wrth yr adroddiad, yn gosod y meini prawf y bwriedir eu defnyddio i nodi aelwydydd a fyddai'n gymwys.

PENDERFYNWYD cymeradwyo'r gwaith o weinyddu'r cynllun uchod fel y nodwyd yn yr adroddiad a'r Datganiad o Fwriad.

AELOD O'R BWRDD GWEITHREDOL

DYDDIAD

Mae'r dudalen hon yn wag yn fwriadol

29 IONAWR, 2019

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

**PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN
2019/20**

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 2019/20.

Yr Argymhellion / Penderfyniadau Allweddol Sydd Eu Hangen:

- Cynyddir lefelau rhenti ar gyfer lleoedd ar safle sipsiwn/teithwyr Penybryn gan 2.4% ac felly eu gosod yn £54.74 (yn ogystal â thaliadau am wasanaethau a threthi dŵr) ar gyfer 2019/20.

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: Jonathan Morgan Awdur yr Adroddiad: Sue Watts	Swydd: Pennaeth Dros Dro Cartrefi a Chymunedau Mwy Diogel Rheolwr Diogelu'r Amgylchedd	Rhif ffôn/ Cyfeiriad E-bost: JMorgan@sirgar.gov.uk 01267 228960 sewatts@sirgar.gov.uk 01267 228929
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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
29 JANUARY, 2019

Rent Setting for Penybryn Gypsy/Traveller Site 2019/20

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 2019/20 this would be a 2.4% increase (CPI rate as of September 2018).

As a result, it is recommended that the weekly rental levels for 2019/20 (financial year) for Penybryn site is set at £54.74 (net of service charges and water rates). This rental level will provide an annual income of £39,412.80 for 2019/20, if all 15 pitches were occupied throughout the year.

	<u>Weekly Rate</u>
	£
Rent paid to Landlord	£54.74
Service charges	
Communal repairs	£16.17
Communal Lighting / Electricity	£0.97
Grounds maintenance	£0.00
Play area service charge inspection	£1.89
Communal Pest control	£0.00
Communal Refuse Removal/Street Cleansing	£13.16
Furniture & White Goods	£0.00
Admin Fee 10%	£3.22
<u>Total Services</u>	£35.41
Net Rents & Service Charge	£90.15
<u>Eligible Rent</u>	£90.15
Note: Non Eligible Services	
Welsh Water Charge	£16.00
<u>Total Non Eligible Charge</u>	£16.00
<u>Total Inclusive Rent</u>	£106.15

Table1: Total rent payable for Penybryn Gypsy/Traveller Site for 2019/20

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 **£54.74** 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 **£16.00** 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

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**

Interim 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: **Jonathan Morgan** Interim 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

Mae'r dudalen hon yn wag yn fwriadol