

DYDD MERCHER, 15 GORFFENNAF 2020

AT: YR AELOD O'R BWRDD GWEITHREDOL DROS TAI

YR WYF DRWY HYN YN EICH GALW I FYNYCHU **CYFARFOD RHITHWIR O'R CYFARFOD PENDERFYNIADAU AELOD O'R BWRDD GWEITHREDOL DROS TAI** A GYNHELIR AM **10.00 Y.B.** AR **DYDD IAU, 23^{AIN} GORFFENNAF, 2020** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.

Wendy Walters

PRIF WEITHREDWR



AILGYLCHWCH OS GWELWCH YN DDA

Swyddog Democrataidd:	Janine Owen
Ffôn (llinell uniongyrchol):	01267 224030
E-bost:	JanineOwen@sirgar.gov.uk

Wendy Walters Prif Weithredwr, *Chief Executive*,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

A G E N D A

- 1. DATGANIADAU O FUDDIANNAU PERSONOL**
- 2. LOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWYD AR 10 MAWRTH, 2020 YN GOFNOD CYWIR** 3 - 4
- 3. CREU POLISI GOSODIADAU LLEOL AR GYFER GARREGLWYD, UN O DDATBLYGIADAU ADEILADU NEWYDD CYNTAF Y CYNGOR** 5 - 14

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 Mawrth, 10 Mawrth 2020

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

Roedd y swyddogion canlynol yn bresennol:

R.M. Davies, Rheolwr Strategol Darparu Tai

E. Bryer, Swyddog Gwasanaethau Democraidd

Ystafell Gyfarfod Adfywio, Neuadd y Sir, Caerfyrddin - Neuadd y Sir - 1.00 - 1.25 yp

1. DATGANIADAU O FUDDIANNAU PERSONOL

Ni ddatganwyd unrhyw fuddiannau personol.

**2. LOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWDYD
AR 29AIN IONAWR, 2019 YN GOFNOD CYWIR**

PENDERFYNWYD Ilofnodi Cofnod Penderfyniadau'r cyfarfod oedd wedi ei gynnal ar 29 Ionawr 2019, gan ei fod yn gywir.

**3. CREU POLISI GOSODIADAU LLEOL AR GYFER DYLAN (CAM UN),
DATBLYGIAD ADEILADU NEWYDD CYNTAF Y CYNGOR**

Bu'r Aelod o'r Bwrdd Gweithredol yn ystyried adroddiad ynghylch creu Polisi Gosodiadau Lleol ar gyfer Cam Un o ddatblygiad adeiladu newydd cyntaf y Cyngor yn Dylan, Llanelli. Byddai'r Polisi Gosodiadau Lleol yn sicrhau bod cymuned gynaliadwy yn cael ei chreu lle byddai pobl yn falch o fyw.

Byddai'r Polisi Gosodiadau Lleol yn berthnasol i Gam Un o ddatblygiad Dylan yn unig, sy'n cynnwys 12 tŷ.

PENDERFYNWYD cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y tai newydd sy'n rhan o Gam 1 o ddatblygiad adeiladu newydd y Cyngor yn Dylan.

**4. PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN
2020/21**

Bu'r Aelod o'r Bwrdd Gweithredol yn ystyried adroddiad i gadarnhau'r cynnydd yn y rhenti wythnosol ar gyfer safle Sipsiwn/Teithwyr Pen-y-bryn yn ystod blwyddyn ariannol 2020/21. Hysbyswyd yr Aelod o'r Bwrdd Gweithredol fod y safle Sipsiwn a Theithwyr yn wasanaeth a gyllidir gan y Dreth Gyngor a bod 15 llain ar safle Pen-y-bryn ar hyn o bryd. Roedd yr holl Awdurdodau Lleol a Chymdeithasau Tai yng Nghymru yn gweithredu yn unol â'r polisi rhenti tai cymdeithasol mewn perthynas â lefelau rhenti tai cymdeithasol. Er nad oedd safle Pen-y-bryn yn rhan o'r Cyfrif Refeniw Tai, ac felly nid oedd y rhenti'n cael eu rheoli gan bolisi rhenti Llywodraeth Cymru, bernid ei bod yn deg ac yn gyfiawn bod y rhenti'n cynyddu'r un faint â thenantiaid y Cyngor. Ym mlwyddyn ariannol 2020/21 byddai hyn yn gynnydd o 2.7% (cyfradd CPI o fis Medi 2019). O ganlyniad, argymhellwyd mai £56.22

fyddai'r rhenti wythnosol am 2020/21 ar gyfer safle Pen-y-bryn (taliadau net am wasanaethau a threthi dŵr). Byddai'r rhent hwn yn rhoi incwm blyneddol o £40,478 am 2020/21, petai pob un o'r 15 llain yn cael eu defnyddio drwy gydol y flwyddyn.

Gofynnodd yr Aelod o'r Bwrdd Gweithredol gwestiwn ynghylch elfen tâl am wasanaethau yr adroddiad a rhoddwyd eglurhad gan y swyddog.

PENDERFYNWYD:

4.1 pennu mai £56.22 fyddai'r rhent am leiniau ar Safle Sipsiwn/Teithwyr Pen-y-bryn, wedi'i gasglu dros 48 wythnos.

4.2 bod y polisi ynghylch taliadau am wasanaethau yn cael ei weithredu i sicrhau bod tenantiaid y safle yn talu am y gwasanaethau ychwanegol hyn.

4.3 pennu mai £17.00 yw'r tâl am ddefnyddio dŵr, wedi'i gasglu dros 48 wythnos.

4.4 awdurdodi swyddogion i ymgynghori â phreswylwyr Pen-y-bryn a phennu'r taliadau cyffredinol a nodir yn nhabl 1.

5. ADRODDIADAU NAD YDYNT I'W CYHOEDDI

PENDERFYNWYD yn unol â Deddf Llywodraeth Leol 1972, fel y'i diwygiwyd gan Orchymyn Llywodraeth Leol (Mynediad at Wybodaeth) (Amrywio) (Cymru) 2007, na fyddai'r eitem ganlynol yn cael ei chyhoeddi, gan fod yr adroddiad yn cynnwys gwybodaeth eithriedig fel y'i diffiniwyd ym Mharagraff 12 o Ran 4 o Atodlen 12A i'r Ddeddf.

6. MEINI PRAWF AR GYFER GWERTHU TAI FFORDDIADWY ADRAN 106

Bu'r Aelod o'r Bwrdd Gweithredol yn ystyried adroddiad a oedd yn ceisio caniatâd i lacio'r gofyniad o ran gwerthu tai fforddiadwy Adran 106 ar gyfer morgais, a chaniatáu i'r prynwr brynu tŷ fforddiadwy drwy ddefnyddio arian parod oherwydd amgylchiadau eithriadol.

Dywedwyd wrth yr Aelod o'r Bwrdd Gweithredol bod yr adroddiad wedi cael ei ddiweddarau i egluro pe na fyddai'r Cyngor yn sicrhau meddiant gwag Tŷ Howard, y byddai'n rhaid iddo ddefnyddio'r weithdrefn prynu gorfodol a fyddai'n arwain at gostau uwch i'r Awdurdod. Byddai defnyddio'r weithdrefn prynu gorfodol hefyd yn achosi cyhoeddusrwydd negyddol ac yn cael effaith niweidiol ar y gymuned leol ac ar brif gynllun adfywio Heol yr Orsaf.

Oherwydd bod angen i'r Cyngor ddymchwel Tŷ Howard ac amgylchiadau eithriadol y prynwr:

PENDERFYNWYD:

6.1 bod y gofyniad o ran prynu tŷ fforddiadwy Adran 106 drwy ddefnyddio morgais yn cael ei lacio;

6.2 bod JM yn gallu mynd ymlaen i brynu llain 125 ar ddatblygiad Parc Brynderi yn y Bynea am £65,732 drwy ddefnyddio'r taliadau gwerthu a'r taliadau iawndal a wnaed gan y Cyngor am ei fflat brydlesol yn Nhŷ Howard, Llanelli.

AELOD O'R BWRDD GWEITHREDOL

DYDDIAD

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

23 GORFFENAF 2020

Yr Aelod o'r Bwrdd Gweithredol:	Portffolio:
Y Cyngorydd Linda Davies Evans	Tai

**CREU POLISI GOSODIADAU LLEOL AR GYFER GARREGLWYD,
UN O DDATBLYGIADAU ADEILADU NEWYDD CYNTAF Y CYNGOR**

Pwrpas yr adroddiad hwn yw creu Polisi Gosodiadau Lleol ar gyfer datblygiad adeiladu newydd cyntaf y Cyngor yn Garreglwyd, Pen-bre. Bydd y Polisi Gosodiadau Lleol hwn yn sicrhau ein bod yn creu cymuned gynaliadwy y mae pobl yn ymfalchïo eu bod yn byw ynddi.

Bydd y Polisi Gosodiadau Lleol hwn yn berthnasol i osod Garreglwyd yn unig ar y cychwyn, yn cynnwys 14 o gartrefi.

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y cartrefi newydd yn natblygiad adeiladu newydd Garreglwyd a fydd yn helpu i greu cymuned gynaliadwy.

Y Rhesymau:

- Mae ward Pen-bre yn ardal lle mae angen mawr am dai, a gellir mynd i'r afael â hyn drwy ddarparu cyfuniad o'r canlynol:
 - tai â dwy ystafell wely ar gyfer teuluoedd bach;
 - tai â phedair ystafell wely ar gyfer teuluoedd mawr;
 Mae datblygiad Garreglwyd yn ward Pen-bre yn cynnwys 14 o dai ac mae wedi'i ddylunio i ddiwallu'r angen lleol am dai yn yr ardal.
- Diben y Polisi Gosodiadau Lleol yw galluogi'r cartrefi i gael eu gosod i gymysgedd o denantiaid ar draws y bandiau polisi dyrannu, gan sefydlu cydlyniant cymunedol drwy osod y cartrefi newydd i gymysgedd o aelwydydd ac nid i achosion angen mawr bob tro.
- Bydd y Polisi Gosodiadau Lleol hwn yn helpu i greu cymuned gynaliadwy y mae pobl yn ymfalchïo eu bod yn byw ynddi.
- Caniateir y defnydd o Gynlluniau Gosodiadau Lleol o dan adran 167(2E) o Ddeddf Tai 1996

Y Gyfarwyddiaeth Cymunedau Enw Pennaeth y Gwasanaeth: Jonathan Morgan	Dynodiad Pennaeth Cartrefi a Chymunedau Mwy Diogel	Rhif Ffôn 01554 899285 Cyfeiriad E-bost: JMorgan@sirgar.gov.uk
Awdur yr Adroddiad: Rachel Davies	Rheolwr Strategol Darparu Tai	Rhif Ffôn 01554 899202 Cyfeiriad e-bost: Ramd Davies@sirgar.gov.uk

Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD MEMBER

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

23 JULY 2020

CREATING A LOCAL LETTINGS POLICY FOR GARREGLWYD, ONE OF THE COUNCIL'S FIRST NEW BUILD DEVELOPMENTS

The purpose of this report is to create a Local Lettings Policy for the Council new build development in Garreglwyd, Pembrey. This Local Lettings Policy will ensure that we create a sustainable community where people are proud to live.

This Local Lettings Policy will apply to the initial letting of the Garreglwyd development only, consisting of 14 homes.

Context:

The Garreglwyd development in the ward of Pembrey is one of the Council's first new build developments. The development consists of 14 homes and is a mix of two and four bedroom properties.

The development will be handed over in one phase.

Housing Need:

The ward of Pembrey is an area of high housing need. This need can be best addressed by providing a mix of:

- Two bedroom homes for small families, this includes families currently under occupying larger homes in the area;
- Four bedroom homes for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area;

The Council's new build development at Garreglwyd has been designed to meet this housing need. The development is a mix of twelve two bedroom homes and two four bedroom homes. It will be ready for occupation in the autumn of 2020.

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 Homes and Safer Communities

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

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 Executive Board Member for Housing before it can be implemented and approved by the Social Housing Partnership 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 newly-formed community.

7.Physical Assets

The new development at Garreglwyd will result in 14 additional homes being managed by Housing Services as part of the Council stock.

CONSULTATIONS

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

Signed: Jonathan Morgan, Head of Homes and Safer Communities

1. Scrutiny Committee

n/a

2. Local Member(s)

Both Cllr. Shirley Matthews and Cllr. Hugh Shepardson were consulted on the proposed Local Lettings Policy on 10th July 2020. Both were in agreement that the Local Letting Policy should be applied to the initial lettings on the Garreglwyd development.

3. Community / Town Council

n/a

4. Relevant Partners

Housing association partnership board consulted and no objections were raised.

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

Mae'r dudalen hon yn wag yn fwriadol

Creating a local lettings Policy for Garreglwyd, Pembrey, one of the Council's first new build developments

1.0 Purpose

The purpose of this report is to create a local lettings policy for the new build development in Garreglwyd, Pembrey. This policy will ensure that we create a sustainable community where people are proud to live.

This local lettings policy will apply to the initial letting of the new homes at Garreglwyd only, consisting of 14 homes.

12 No. two bedroom homes for small families

2 No. four bedroom homes for large families

2.0 Context

The Garreglwyd development in the ward of Pembrey will be one of the first Council new build development to be completed. The development consists of 14 homes and is a mix of two and four bedroom houses.

The development will be handed over in one phase and will be ready for occupation in the autumn of 2020. A computer-simulated view of the completed development is shown below.



3.0 Housing Need

The ward of Pembrey is an area of high housing need. This need can be best addressed by providing:

- Two bedroom homes for small families, this includes families currently under occupying larger homes in the area;
- Four bedroom homes for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area;

The Council's new build development at Garreglwyd has been designed to meet this need. The homes on the development consist of:

- 12 x two bedroom homes
- 2 x four bedroom homes

4.0 The Aim of the Local Lettings Policy

The aim of the local lettings policy is to achieve and maintain a balanced and sustainable community by managing the allocation of homes at Garreglwyd. This will include managing the mix of families, some with high vulnerabilities or complex needs, within the estate to reduce the likelihood of lifestyle clashes.

The Council will work openly and honestly with stakeholders to ensure the success of the lettings plan so that the allocations meet local housing need and ensure it is a good and vibrant place to live for current and future residents.

The new homes will be advertised through Canfod Cartref and the adverts will meet the proposal set out in this local lettings policy. We will seek to identify an appropriate mix of tenants based on their current housing need and individual circumstances. The policy will also provide opportunities to transfer existing social housing tenants, if it offers up a better use of housing stock and subsequent housing opportunities to others on the housing register

5.0 Carmarthenshire County Council Choice Based Lettings Procedure

The local lettings policy will be implemented in line with Carmarthenshire County Council's Choice Based Lettings Procedure that states:

"A local lettings policy must be approved by the Executive Board Member for Housing (Council) or the housing association board before it can be put into place. It must have partnership approval to ensure any adverse unintended impact on other partner landlords are mitigated and the review period agreed. An example is, when looking at new housing developments, a local lettings plan is required to ensure a sustainable community cohesion is sought. Preference can be awarded to transfer applicants to allow for a mix of tenants in a new area."

6.0 Allocation and Letting proposal- Garreglwyd, Autumn 2020

12 x 2 bedroom houses and 2 x 4 bedroom houses

The Council will allocate the two bedroom houses to applicants in different bands as follows:

- 3 Band A applicants
- 3 Band B applicants
- 2 'registered only' applicants
- 4 transfer applicants

The 4 Transfers will be allocated to households that are either overcrowding, or under-occupying, their current social housing homes.

The 2 x 4 bedroom houses will be allocated to applicants in bands A or B, which can include transfer applicants.

Transfer applicants who have a community connection will be prioritized. (as laid out in Carmarthenshire's Allocation Policy this will include applicants with connection to the Burry Port, Hengoed, Kidwelly, Pembrey and Trimsaran wards)

7.0 Allocation Conditions

When allocating homes at Garreglwyd, the following groups will be excluded:

- Anyone subject to a Multi-Agency Public Protection Arrangement (MAPPA).
- Anyone subject to a Criminal Behavior Order (CRIMBO) or Anti-Social Behavior Order (ASBO).
- Anyone who would be deemed to be ineligible under the conditions of Sensitive Letting, as laid out in CCC's Choice-Based Lettings Procedures

8.0 Advertisement

The development will be advertised through Canfod Cartref, completing all the mandatory fields so that the adverts are consistent and transparent.

9.0 Shortlisting

The applicants' bids will be assessed based on the allocations conditions set out in this Local Lettings Policy and their housing need, as outlined in Carmarthenshire's Allocation Policy.

10.0 Equality and Diversity

When allocating these homes, Carmarthenshire County Council will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age or disability.

11.0 Term and Review

This Local Lettings Policy will remain in place for 6 months following **all homes** being let, to ensure the community is appropriately established. The policy and its impact on the community will be reviewed by Carmarthenshire County Council, in consultation with its housing association partners, after this period to determine whether the term should be extended.

Signed on behalf of Carmarthenshire County Council:

Name: _____

Date: _____

Signature: _____

Mae'r dudalen hon yn wag yn fwriadol