

Pecyn Dogfennau



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

DYDD LLUN, 22 CHWEFROR 2016

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 CYFARWYDDWR CYMUNEDAU, NEUADD Y SIR, CAERFYRDDIN, AM 10.00 AM, DYDD LLUN, 29AIN CHWEFROR, 2016 ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA SYDD YNGHLWM

Mark James

PRIF WEITHREDWR



AILGYLCHWCH OS GWELWCH YN DDA

Swyddog Democraidd:	Martin S. Davies
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AGENDA

1. DATGAN BUDDIANNAU PERSONOL.
2. DERBYN COFNODION Y CYFARFOD A GYNHALWYD AR Y 3YDD MEDI 2015. 3 - 4
3. PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN 2016/17. 5 - 14

Dydd Iau, 3 Medi 2015

PRESENT: Y Cyngorydd L.D. Evans (Aelod o'r Bwrdd Gweithredol)

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

Mr R. Staines, Pennaeth Tai a Diogelu'r Cyhoedd

Mr K. Thomas, Swyddog Gwasanaethau Democraidd

Ystafell 65, Neuadd y Sir, Caerfyrddin : 10.00 - 10.20 am.

1. DATGANIADAU O FUDDIANNAU PERSONOL.

Ni chafwyd dim datganiadau o fuddiant.

2. POLISI GOSODIADAU LLEOL - CWRT WADDLE, LLANELLI

Ystyriodd yr Aelod o'r Bwrdd Gweithredol adroddiad ynghylch cynigion i gyflwyno Polisi Gosodiadau Lleol ar gyfer y 13 byngalo newydd, hunangynhwysol a ddarperir yng Nghwrt Waddle, Llanelli yn sgil addasu hen gartref gofal preswyl Sant Paul, ac a gyllidir trwy gyfuniad o Gronfa Gofal Canolraddol Llywodraeth Cymru a Chronfa Cyfalaf Tai y Cyngor. Roedd elfen Llywodraeth Cymru o'r cyllid yn benodol ar gyfer osgoi derbyn pobl i'r ysbyty'n ddiangen, atal oedi cyn rhyddhau pobl o'r ysbyty a chefnogi pobl hŷn, yn enwedig y bregus a'r oedrannus, i barhau'n annibynnol.

Roedd y Polisi Gosodiadau Lleol yn cael ei gyflwyno felly i sicrhau nid yn unig fod gofynion grant Llywodraeth Cymru'n cael eu bodloni ond bod y Cyngor yn sicrhau bod y datblygiad newydd yn cael yr effaith fwyaf o ran diwallu anghenion pobl yn y dyfodol a bod y Cyngor yn anelu at flaenoriaethu dyrannu'r tai newydd i bobl, yn y drefn ganlynol:

1. Pobl a oedd yn yr ysbyty neu mewn lleoliad dros dro mewn cartref gofal ac nad oeddent yn gallu dychwelyd i'w cartref oherwydd cynnydd sylweddol yn eu hanabledd neu eu hanghenion gofal.
2. Pobl a oedd ar y Gofrestr Tai Hygyrch (AHR) ac:-
 - na allent gael mynd i mewn i'w cartref presennol neu ei adael yn ddiogel;
 - na allent gyrchu cyfleusterau hanfodol yn y cartref (y gegin, yr ystafell ymolchi),
 - bod risg sylweddol i ofalwyr wrth gyflawni eu gorchwylion codi a chario mewn perthynas â'r aelod anabl o'r teulu,
 - a oedd yn defnyddio cadair olwyn yn barhaol neu a oedd yn aros am gadair olwyn drwy'r Gwasanaeth Cadeiriau Olwyn,
 - yr oedd amharu mawr ar eu gallu i symud,
 - a oedd yn anabl ac y byddai'n rhaid addasu eu cartref presennol.
3. Pe na ellid dyrannu tai i bobl a oedd yn bodloni'r meini prawf uchod, er bod hynny'n annhebygol, byddid yn ystyried amrywiaeth ehangach o ymgeiswyr

yn unol â'r Polisi ynghylch y Gofrestr Dewis Tai cyffredinol ar gyfer dyrannu byngalos.

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd y byddai'r polisi'n cael ei weithredu yn dilyn cwblhau'r broses ymgynghori a'i gymeradwyo gan yr Aelod o'r Bwrdd Gweithredol. Wedi hynny, byddai'n weithredol am 12 mis i gychwyn, ac yna byddai asesiad yn cael ei gynnal o'i effaith a hefyd i ganfod a oedd ei amcanion yn cael eu cyflawni.

Mewn ymateb i gwestiwn, dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd, pe bai angen gwneud dyraniad o dan bwynt 3 uchod, y byddai'n cael ei wneud yn unol â'r Polisi ynghylch y Gofrestr Dewis Tai ac yn cael ei gyfyngu i'r rhai 55 oed neu hŷn.

PENDERFYNWYD cymeradwyo'r Polisi Gosodiadau Lleol ar gyfer 13 byngalo newydd yn Cwrt Waddle, Llanelli.

3. DERBYN COFNODION PENDERFYNIADAU'R CYFARFOD A GYNHALWYD AR Y 19EG MEHEFIN 2015

PENDERFYNWYD Ilofnodi cofnod penderfyniadau'r cyfarfod a gynhaliwyd ar 19^{eg} Mehefin 2015 i nodi ei fod yn gywir.

4. DERBYN COFNODION PENDERFYNIADAU CYFARFODYDD AR Y CYD AELODAU'R BWRDD GWEITHREDOL AR GYFER ADNODDAU A THAI A GYNHALIWDYD AR Y 29AIN MEHEFIN 2015 A 23AIN GORFFENNAF 2015

PENDERFYNWYD Ilofnodi cofnodion penderfyniadau Cyfarfodydd ar y Cyd yr Aelod o'r Bwrdd Gweithredol dros Dai a'r Aelod o'r Bwrdd Gweithredol dros Adnoddau a gynhaliwyd ar 29^{ain} Mehefin a 23^{ain} Gorffennaf 2015 i nodi eu bod yn gywir.

CADEIRYDD

DYDDIAD

DYDDIAD: 29^{AIN} CHWEFROR 2016

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

**PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN
2016/17**

Pwrpas:

Pwrpas yr adroddiad hwn yw cadarnhau'r cynnydd yn y rhenti wythnosol ar gyfer safle Sipsiwn/Teithwyr Pen-y-bryn yn ystod 2016/17.

YR ARGYMHELLION / PENDERFYNIADAU ALLWEDDOL SYDD EU HANGEN:

- Pennu bod y rhenti ar gyfer lleoedd ar safle Sipsiwn/Teithwyr Pen-y-bryn yn £50.39 (yn ogystal â thaliadau am wasanaethau a threthi dŵr) ar gyfer 2016/17.

RHESYMAU:

- Cynyddu'r rhenti ar safle Sipsiwn/Teithwyr Pen-y-bryn, yn unol â'r cynnydd a bennwyd yn achos tai cyngor sy'n cyflawni'r rhenti targed yn Sir Gaerfyrddin.

Y Gyfarwyddiaeth: Cymunedau Enw Pennaeth y Gwasanaeth: Robin Staines Awdur yr Adroddiad: Les James	Swydd Pennaeth Tai a Diogelu'r Cyhoedd Rheolwr y Gwasanaethau Tai	Rhif ffôn/ Cyfeiriad E-bost: RStaines@sirgar.gov.uk 01267 228960 lesjames@sirgar.gov.uk 01267 228930
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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
29TH FEBRUARY, 2016

Rent Setting for Penybryn Gypsy/Traveller Site 2016/17

Context

All Local Authorities in Wales have aligned themselves with the social housing rents policy in relation to their proposed rental levels for council housing. In Carmarthenshire, this equates to an overall average weekly increase of 2.97% (includes the £2 progression). However, the increase for properties that already meet target rent, the increase follows the formula of CPI +1.5%. For 2016/17 this equates to 1.4%.

Rent Matrix 2016-17	
De-pooled costs	
Over 48 weeks	Weekly Rate
	£
Rent paid to Landlord	£50.39
Service charges	
Communal repairs	£18.78
Communal Lighting / Electricity	£0.54
Grounds maintenance	£2.15
Play area service charge inspection	£1.89
Communal Pest control	£1.09
Communal Refuse Removal/Street Cleansing	£18.43
Admin Fee 10%	£4.29
Total Service charge	£47.17
Net Rent & Service Charges	£97.56
Eligible Rent	£97.56
Non HB Eligible Services	
Welsh Water Charge	£11.25
Total Non HB Eligible Charge	£11.25
Total Inclusive Rent	£108.81

Table1: Total rent payable for Penybryn Gypsy/Traveller Site

Please note that rent is calculated over 48 week period and takes into account four non-collection weeks

Although the Penybryn Traveller site does not form part of the Housing Revenue Account, and the rental levels charged are not governed by the Welsh Government's rents policy, it is considered fair and equitable that rents should increase by the same amount of CPI+1.5%.

As a result, It is recommended that the weekly rental levels for 2016/17 at the Penybryn Gypsy/Traveller Site are set at £50.39 (net of service charges and water rates).

This rental level will provide an annual income of £78,343 in 2016/17, if all 15 pitches are occupied.

Recommendation

- 1. The rental level for pitches at Penybryn Gypsy/Traveller Site is set at £50.39 for 2016/17.**
- 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 £11.25**

DETAILED REPORT ATTACHED ?

NO - (Initial Equalities Impact Assessment attached)

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 Housing & Public Protection

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.

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.

3. Finance

Increasing the weekly rental levels at Penybryn Site will provide an annual income which covers expenditure incurred by the Council Fund.

CONSULTATIONS

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

Signed: Robin Staines Head of Housing and Public Protection

1. Scrutiny Committee - N/A

2. Local Member(s)

Cllr. Derrick Cundy has been consulted and he fully supports the proposal to increase the rental levels in Penybryn Traveller site for 2016/17.

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

Initial Equalities Impact Assessment Department: Communities	Completed by (lead): Les James	Date of initial assessment: 27 January 2016 Revision Dates:
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 our policy on increasing the rental fee for pitches at Penybryn on the Welsh Government's policy on Social Housing Rents. 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 site.</p> <p>The rent increase will affect most residence of the site regardless of protected characteristics.</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</p>	2. What is the level of impact on each group/ protected characteristics in terms of the three aims of the duty?	3. Identify the risk or positive effect that could result for each of the group/protected characteristics?	4. If there is a disproportionately negative impact what mitigating factors have you considered?

and victimisation; (2) advance equality of opportunity between different groups; and (3) foster good relations between different groups (see guidance notes)		Please indicate high (H) medium (M), low (L), no effect (N) for each.	Risks	Positive effects	
Protected characteristics	Age	Low			The impact of these changes can be mitigated either through the uptake of Welfare Benefits like Housing Benefits and or the use of Discretionary Housing Benefit Payments. We also have officers who specialise in financial inclusion and/or maximising household income. We have partnership arrangements in place with CAB, Sheltered Cymru, DWP Job Centre + and other support providers.
	Disability	There is insufficient data on this particular characteristic group of 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				

5. Has there been any consultation/engagement with the appropriate protected characteristics?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
6. What action(s) will you take to reduce any disproportionately negative impact, if any?	

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

NO X

Approved by:

Head of Service

Date: