

7^{FED} MEDI 2017

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

Diben: AMLINELLU CYNLLUN AR GYFER ADOLYGU EFFEITHIOLRWYDD CYNLLUNIAU GOSOD LLEOL

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

- Mae'r modd yr ydym yn blaenoriaethu a dyrannu tai cymdeithasol yn cael ei lywodraethu gan y gyfraith. Mae'n ofynnol i awdurdodau lleol ffurfioli a chyhoeddi eu polisiau dyrannu. Rydym wedi adolygu ein polisi'n ddiweddar yn Sir Gaerfyrddin ar gyfer dyrannu tai cymdeithasol. Cyflwynwyd y polisi newydd ar 1 Ebrill 2017.
- Mae yna rai amgylchiadau lle y gallai fod angen mabwysiadu polisiau lleol er mwyn sicrhau bod cartrefi mewn lleoliad penodol yn cael eu dyrannu i ymdrin â materion penodol.
- Ers 2011 mae wyth polisi gosod lleol wedi cael eu mabwysiadu. Mae'n ofynnol i bob polisi gosod lleol gael ei adolygu'n rheolaidd er mwyn pennu a yw'n berthnasol ac yn briodol.
- Argymhellir bod y polisiau gosod lleol presennol yn cael eu hadolygu yn unol â'r rhaglen atodedig.

Rhesymau:

- Mae rhai polisiau gosod lleol wedi bod ar waith ers nifer o flynyddoedd ac efallai nad yw'r rhesymau y rhoddwyd hwy ar waith yn berthnasol mwyach. Yn ogystal mae'r gyfraith wedi newid yn enwedig o ran cydraddoldeb.
- Mae Côt Canllawiau Llywodraeth Cynulliad Cymru i Awdurdodau Lleol ynghylch Dyrannu Llety a Digartrefedd wedi ailddiffinio'r meini prawf sy'n ymwneud â threfniadau gosod lleol.
- Mae angen ystyried effaith polisiau gosod lleol unigol er mwyn sefydlu a ydynt wedi bod yn effeithiol.
- Bydd mesur effeithiolrwydd pob polisi yn cynnwys ymgynghori'n briodol â phartneriaid, tenantiaid ac aelodau etholedig. Bydd hyn yn golygu defnyddio dull sydd wedi'i gynllunio.

Y Gyfarwyddiaeth: Cymunedau Enw Pennaeth y Gwasanaeth: Robin Staines Awdur yr Adroddiad: Jonathan N Willis	Swydd Rheolwr y Gwasanaethau Tai	Rhif Ffôn. est. 7232 Cyfeiriad e-bost: jnwillis@sirgar.gov.uk
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Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

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 for Housing

7TH September, 2017

To outline a plan for reviewing the effectiveness of Local Lettings Plans

Local authorities are required to publish a policy for allocation of social housing and give priorities to certain households. There are some circumstances where there may be the need to adopt local policies to ensure that allocations in a particular location deal with specific issues.

Prior to introducing local lettings policies local authorities need to be satisfied that they have clear evidence of need.

Guidance produced in 2016 as part of the Housing (Wales) Act require local lettings policies to be regularly reviewed which should include an equalities impact assessment. To ensure we meet the requirements of guidance, have sufficient time to undertake appropriate consultation and analysis we are proposing a planned programme of review.

It is proposed to consider the impact and relevance of existing individual policies against its original purpose. For example a local lettings policy was introduced in the Tyisha Ward in 2011. The purpose of this local lettings policy was:

- Increase stability by reducing tenancy turnover
- Achieve a better mix of age groups and household types
- Improve community sustainability by assisting new tenants to establish and maintain their tenancies
- Increase demand for the area and for specific property types
- Reduce the fear of crime
- Reduce incidents of anti-social behaviour
- Influence residents' perceptions about anti-social behaviour/crime
- Improve the overall perception of the Tyisha ward as a residential area

For this local lettings policy we will therefore consider if there has been:

- Decrease current and former tenant arrears
- Decrease in deprivation/increased employment and income levels
- Reduction of ASB/ fear of crime
- Increase in the length of time tenancies are sustained
- Reduction in void turnaround
- Improved perception of our estates

Appendix 1 lists local lettings policies currently in operation, the main reason for introduction and proposed timescale for review.

We are currently working to amend a local lettings policy involving extra-care schemes with a view of adopting a consistent approach across the county.

We are also working on the policy relating to the Tyshia ward on the basis it has been in existence the longest and involves the most properties. This work will inform requests from local members for local lettings policies to be considered for Glanymor and Llwnhendy wards.

The reviews will be reported to appropriate Executive Board Member Meetings.

Recommendation

It is recommended that we review the attached in accordance with the programme outlined in Appendix 1.

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 Public Protection and Housing

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

The purpose of the programme is to review, amend or withdraw local lettings policies. Some of the policies are in place to improve fear of crime and anti-social behaviour.

As part of individual policy reviews an Equalities Impact Assessment will be undertaken.

2. Legal

Local lettings policies can be introduced as part of Section 167(2E) of Housing Act 1996.

Code of Guidance for local Authorisation the Allocation of Accommodation and Homelessness March 2016 sets out criteria and gives guidance on how they are reviewed.

CONSULTATIONS

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

Signed: Robin Staines

Head of Public Protection and Housing

1. Scrutiny Committee

Not applicable

2. Local Member(s)

The appropriate local members will be consulted as part of the review of individual policies.

3. Community / Town Council

Appropriate Community/Town Councils will be consulted as part of the review process.

4. Relevant Partners

Relevant partners including will be consulted as part of the review process.

5. Staff Side Representatives and other Organisations

Not applicable

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

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Local Letting Policies		Council File Plan