

# Pecyn Dogfennau



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

**DYDD MAWRTH, 23 IONAWR 2018**

**AT: HOLL AELODAU'R PWYLLGOR CRAFFU CYMUNEDAU**

**YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD O'R PWYLLGOR CRAFFU CYMUNEDAU SYDD I'W GYNNAL YN SIAMBR, 3 HEOL SPILMAN, CAERFYRDDIN AM 10.00 AM AR DYDD MAWRTH, 30AIN IONAWR, 2018 ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.**

*Mark James* DYB

**PRIF WEITHREDWR**



**AILGYLCHWCH OS GWELWCH YN DDA**

<b>Swyddog Democrataidd:</b>	<b>Kevin J Thomas</b>
<b>Ffôn (Llinell Uniongyrchol):</b>	<b>01267 224027</b>
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<b>Cyf:</b>	<b>AD016-001</b>

# PWYLLGOR CRAFFU CYMUNEDAU

## 13 AELOD

### GRŴP PLAID CYMRU – 6 AELOD

- |    |            |                           |
|----|------------|---------------------------|
| 1. | Cynghorydd | Ann Davies                |
| 2. | Cynghorydd | Handel Davies             |
| 3. | Cynghorydd | Ken Howell (Is-Cadeirydd) |
| 4. | Cynghorydd | Betsan Jones              |
| 5. | Cynghorydd | Gareth Thomas             |
| 6. | Cynghorydd | Aled Vaughan Owen         |

### GRŴP LLAFUR – 4 AELOD

- |    |            |                           |
|----|------------|---------------------------|
| 1. | Cynghorydd | Deryk Cundy               |
| 2. | Cynghorydd | Sharen Davies (Cadeirydd) |
| 3. | Cynghorydd | Shirley Matthews          |
| 4. | Cynghorydd | Louvain Roberts           |

### GRŴP ANNIBYNNOL – 3 AELOD

- |    |            |                 |
|----|------------|-----------------|
| 1. | Cynghorydd | Anthony Davies  |
| 2. | Cynghorydd | Irfon Jones     |
| 3. | Cynghorydd | Hugh Shepardson |

# AGENDA

1. YMDDIHEURIADAU AM ABSENOLDEB
2. DATGAN BUDDIANNAU PERSONOL
3. DATGAN CHWIPIAID PLAID SYDD WEDI EU GWAHARDD
4. CWESTIYNAU GAN Y CYHOEDD (NID OEDD DIM WEDI DOD I LAW)
5. CYFRIF CYLLIDEB REFENIW TAI A LEFELAU RHENTI TAI 2018/19 – REFENIW A CHYFALAF 5 - 22
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- 11 .1 24AIN TACHWEDD 2017 87 - 98
- 11 .2 14EG RHAGFYR 2017 99 - 108

Mae'r dudalen hon yn wag yn fwriadol

**PWYLLGOR CRAFFU CYMUNEDAU**30<sup>AIN</sup> IONAWR 2018**Cyfrif Cyllideb Refeniw Tai a Lefelau Rhenti Tai ar gyfer  
2018/19****Ystyried y materion canlynol a chyflwyno sylwadau arnynt:**

- Fel rhan o broses ymgynghoriad y gyllideb, bod y Pwyllgor Craffu yn ystyried y cyllideb refeniw a cyfalaf y Cyfrif Cyllideb Refeniw Tai a'r awgrymiadau lefelau rhenti tai ar gyfer 2018/19. Fe fydd y mater yn cael ei ystyried gan y Bwrdd Gweithredol 05/02/18 ac wedyn gan y Cyngor Sir ar 21/02/2018.

**Y RHESYMAU:**

- Er mwyn i'r Awdurdod bennu Cyllideb ei Gyfrif Refeniw Tai a'r lefelau Rhenti Tai am 2018/19.
- Llunio barn am faterion sydd i'w cyflwyno gerbron y Bwrdd Gweithredol / Cyngor i'w hystyried.

**Angen cyfeirio'r mater at y Bwrdd Gweithredol er mwyn gwneud penderfyniad: OES****Y Bwrdd Gweithredol – 5ed o Chwefror 2018****Y Cyngor Llawn – 21ain o Chwefror 2018****YR AELOD O'R BWRDD GWEITHREDOL SY'N GYFRIFOL AM Y PORTFFOLIO:- Cyng. David Jenkins**

<b>Y Gyfarwyddiaeth:</b> <b>Enw Cyfarwyddwr:</b> Chris Moore <b>Awdur yr Adroddiad:</b> Andrea Thomas	<b>Swydd:</b>  <b>Cyfarwyddwr Gwasanaethau</b> <b>Corfforaethol</b>  <b>Cyfrifydd-Grwp</b>	<b>Rhifau ffôn /Cyfeiriadau E- bost:</b> 01267 224160 <a href="mailto:CMoore@sirgar.gov.uk">CMoore@sirgar.gov.uk</a> 01267 228742 <a href="mailto:AndThomas@sirgar.gov.uk">AndThomas@sirgar.gov.uk</a>
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**EXECUTIVE SUMMARY**  
**COMMUNITY SCRUTINY COMMITTEE**  
**30<sup>TH</sup> JANUARY 2018**

**Housing Revenue Account Budget and Housing Rent  
Setting for 2018/19**

This report has been prepared in conjunction with officers from the Communities Department and brings together the latest proposals for the Revenue and Capital Budgets for the Housing Revenue Account 2018/2021, which will be presented to the Executive Board on 5<sup>th</sup> February 2018.

The report is presented to the Community Scrutiny Committee as part of the budget consultation process and the Executive Board will consider any views expressed by this Committee when setting the Budget and Housing Rents for 2018/19.

The report has been prepared reflecting the latest proposals contained in the Housing Revenue Account (HRA) Business Plan, which is the primary financial planning tool for delivering the Carmarthenshire Homes Standard *Plus* (CHS+) for the future. The proposed investment within the current business plan delivered the CHS by 2015 (to those homes where tenants agreed to have work undertaken), provides investment to maintain CHS+ and continues investment for our Affordable Housing Commitment.

The report also details how rents will increase for 2018/19:

- Appendix A provides the proposed Capital Programme for 2018/21.
- Appendix B of this report provides the proposed Revenue Account Budget for 2018/21.

The HRA budget for 2018/19 is being set to reflect:

- Social Housing Rent Policy (set by WG)
- Proposals contained in the Carmarthenshire Homes Standard *Plus* (CHS+)
- Affordable Homes Delivery Plan

The Social Housing Rents Policy aims to harmonise the rents within the social housing sector, every year the Welsh Government (WG) notifies LAs of the targeted rent increase. The increase in target rent for 2018/19 has been notified as CPI (3%) plus 1.5% totalling 4.5%, and for those properties below the target rent a maximum of £2 per week increase until the target rent is reached. **This equated to an average increase of 5.49% for our tenants.**

WG took the unusual step of informing Local Authorities that they may wish to consider lower increases than would normally result from full implementation of the Social Housing Rents Policy which was introduced by the WG for 2015/16. The flexibility outlined by WG has been utilised to ensure that increases are minimised to tenants during this current climate of rising inflation. Therefore rents are proposed to increase by 3.5% for all tenants with a reduced maximum progression of £1.62 giving an average increase of 4.34% or £3.55.

**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: Chris Moore

Director of Corporate Services

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>NONE</b>	<b>NONE</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>	<b>YES</b>

## FINANCE

The report details the HRA proposals to be considered by Executive Board. If the proposals are agreed the budget for the HRA will be set for 2018/19 with an expenditure level of £48M. The average rent will increase from £81.72 to £85.27 (4.34% or £3.55).

The proposed Capital Programme will be £19.7M for 2018/19, £18.6M for 2019/20 and £18.1M for 2020/21.

## Physical Assets

The capital programme continues the works to maintain the Carmarthenshire Home Standard *Plus* and deliver the Affordable Homes programme as per the 30 year business plan.

# CONSULTATIONS

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

Signed: Chris Moore

Director of Corporate Services

1. Local Member(s) - Not applicable
2. Community / Town Council – Not applicable
3. Relevant Partners - Not applicable
4. 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
Social Housing Rents Policy		Financial Services, County Hall, Carmarthen
30 year Housing Business Plan		Financial Services , County Hall, Carmarthen



# REPORT OF THE DIRECTOR OF CORPORATE SERVICES

## COMMUNITY SCRUTINY COMMITTEE

30<sup>th</sup> JANUARY 2018

### HOUSING REVENUE ACCOUNT AND HOUSING RENT SETTING 2018/19

#### - REVENUE AND CAPITAL

DIRECTOR & DESIGNATION.	DIRECTORATE	TELEPHONE NO.
C Moore Director of Corporate Services	Corporate Services	01267 224120
AUTHOR & DESIGNATION	DIRECTORATE	TELEPHONE NO
A Thomas Group Accountant	Corporate Services	01267 228742

#### 1. INTRODUCTION

1.1. This report explains the proposed 2018/19 Housing Revenue Account (HRA) budget for both revenue and capital. It has been prepared in conjunction with officers from the Communities Department. This report is presented to this Community Scrutiny committee as part of the budget consultation process. The views expressed by this Committee will be fed back to Executive Board for their consideration when they set the 2018/19 HRA budget and Housing Rents.

1.2. The HRA budget for 2018/19 is being set to reflect:

- Social Housing Rent Policy (set by WG)
- Proposals contained in the Carmarthenshire Homes Standard *Plus* (CHS+)
- Affordable Homes Delivery Plan

1.3. The HRA budget is prepared to maintain the CHS(+) Business Plan, deliver our affordable homes aspirations and manage and maintain our homes on a daily basis. As a ring fenced account this expenditure is

balanced by income primarily generated through rents charged to tenants. Supporting the CHS(+) Business Plan is a 30 years financial model which is submitted to and scrutinised/approved by WG (as part of the Major Repairs Allowance application).

Carmarthenshire County Council along with the other 10 local authorities (LAs) in Wales who retained their Housing Stock, exited the Housing Revenue Account Subsidy (HRAS) system on 1/4/15.

Part of the agreement to exit included LAs with retained stock were required to adopt the new Social Housing Rents Policy set by the Welsh Government (WG). It aimed to develop a coherent and consistent rent policy framework that would apply to all social landlords, reflect local variations in affordability and housing market values, providing for a more equitable distribution of rents for social sector tenants across Wales, while at the same time ensuring the viability of individual social landlords. County Council approved the implementation of the policy on 24/02/15.

#### **1.4 Capital investment**

A capital investment of £231m has been undertaken to deliver the CHS+ by 2015. This includes £117million of unsupported borrowing. This investment is being funded by Major Repairs Allowance received from the WG, capital receipts from the sales of land and dwellings, HRA revenue funding, external grants and borrowing. This ensured the delivery of work programmes to all our tenants homes (with the exception of where the work was declined by tenants). Since achieving the CHS, a further £21M will have been spent on maintaining the standard and £13M on providing additional affordable homes in the HRA by the end of 2017/18.

The (CHS+) Business Plan 2018-21 highlights the approach that will be taken over the next three years and will be presented by the Head of Homes and Safer Communities in this meeting. It includes further investment over the next 3 years of £30million to maintain the CHS+ and £26million for our affordable homes programme. This is supported by an on-going cost certainty exercise to ensure our investment is targeted to maintain the CHS+ and deliver our Affordable Homes targets.

The timing and method of sale of HRA land is being kept under review to ensure that receipts are maximised to support the Business Plan. It is recognised that CHS+ supports the building of new council homes and utilising existing Council land for future housing opportunities.

The profile of capital expenditure required to maintain the CHS+ and invest in affordable homes is detailed in appendix A. The plan is extremely sensitive to change and is currently being fully reviewed every 6 months, with ongoing monthly monitoring to identify any potential issues.

## **2. BUSINESS PLAN ASSUMPTIONS**

**2.1.** There are many assumptions within the Business Plan, including future rental levels, interest rates, inflation etc. Business Plan guidance from the WG (received 21/12/17 for 2018/19) requires submission of a viable plan by 30/03/2018.

Underpinning the CHS(+) Business Plan is the 30 year financial model which has many assumptions including:

- **Rents** The WG Social Housing rents policy aims to harmonise the rents within the social housing sector and therefore every year the WG notifies LAs of the targeted rent increase. The increase in target rent for 2018/19 has been notified as CPI (3%) plus 1.5% totalling 4.5%, and for those properties below the target rent a maximum of £2 per week increase until the target rent is reached (this was the policy agreed by County Council for 2015/16). They will also review the locational indices which can vary the weighting between authorities in relation to the average increase of CPI plus 1.5%. **This equated to an average increase of 5.49% for our tenants.** However on 11/12/17 WG took the unusual step of informing Local Authorities that they may wish to consider lower increases than would normally result from full implementation of the Social Housing Rents Policy which was introduced by the Welsh Government (WG) for 2015/16.
- **Major Repairs Allowance (MRA)** is a grant from WG which is provided to support our works in maintaining the standard and is audited annually. This has not been increased for future years, but has been varied for changing stock numbers. Our MRA is estimated to be £6million for 2018/19.
- **Capital Receipts** We have suspended our Right to Buy for tenants so there are no planned receipts from sales of houses. We expect receipts from the sale of land in the current year to be £620k, which can be used to fund capital expenditure. The programme of land sales was re-profiled in 2016 with fewer sales planned and none from 2018/19 to 2020/21. This strategy allows us to consider what is required for our Affordable Homes ambitions.
- **Void Loss** incurred on dwellings currently set at 2.1% in line with current performance and is unchanged from 2017/18. In 2012/13 it was 3% but has been reducing over several years as a result of our investment in dealing with empty properties
- **Central Support Costs** are based on services received by departments, these have been validated accordingly.
- **Stock Numbers** have been updated based on affordable homes delivery plan.
- **Interest on Balances** is estimated to be £66k based on an interest rate of 0.6% (average interest earned).

**2.2.** Members will be aware that exiting the HRAS produced a borrowing cap for each LA. This was set at £228M for us and has not increased since its introduction. This is being managed within the financial model. Details of our proximity to the borrowing cap are detailed below:-

Year as at 31/3	Borrowing cap £'M	Capital Financing Requirement £'M
2018/19	228.3	217.3
2019/20	228.3	216.4
2020/21	228.3	218.9

Table 1: Proximity to Borrowing Cap

As most of the schemes delivering Housing projects have a significant lead in time, there will be an ongoing review of what is needed to maintain CHS+ and deliver our Affordable Housing ambitions, which will utilise the borrowing available as we develop our plans.

### **3. EXPENDITURE**

The expenditure levels in the Business Plan have been set in anticipation of the Business Planning guidance

#### **Maintenance and Stock Improvement**

Revenue repairs and maintenance expenditure is forecast to be £9.5million in 2017/18. This is an increase on the 2017/18 budget (£9.28million) which reflects local building costs, forecast outturn for 2017/18 and changes in stock numbers.

The capital programme provides resources to:-

- maintain our stock to the CHS+ (including carrying out improvements to previously declined properties)
- deliver our Affordable Homes commitment

#### **Maintain our Stock**

For 2018/19 the capital programme to maintain the CHS(+) is £10.5million. This gives an overall spend of £20million on stock improvement and maintenance (the total for 2017/18 was £18.64million)

#### **Affordable Housing Commitment**

WG have indicated the availability of Housing Finance Grant (HFG2) funding for new affordable housing. This will provide £6.9million extra funding in the capital programme which is 58% funded by WG and 42% funded by the HRA, which is planned as part of the 5 year programme. The anticipated funding will be provided as a revenue source, requiring the authority to borrow the money and WG repaying the capital charges. Further clarification on how the resources will be given to LA's is outstanding from WG. We have set aside £26million over the next three years as part of the capital programme to increase the supply of affordable homes. Within 2018/19 £9.2million has been identified for the Delivery Plan (including development costs).

The capital programme and funding sources for this programme up to 2020/21 are detailed in Appendix A.

### **Validation**

The proposed Business Plan includes the following validations for 2018/19, which is in line with the proposed budget strategy:

- general payroll costs are +2% with a greater up lift on the lower pay bands (as per the current national employers pay offer).
- general inflation has been accommodated at +2.3%
- Electricity, gas & oil at +5%
- Increased pension costs from 17.7% to 17.8%

### **Capital Financing and Subsidy**

The capital financing costs reflect the borrowing requirement inclusive of the exit from HRAS.

Details of the budget for Housing Revenue Account for the period up to 2020/21 is shown in Appendix B

## **4. INCOME**

**4.1.** Previously we have applied the WG Social Housing Rent Policy to progress to the mid-point target rent (County Council approved on 24/02/15). Rent policy has not changed but WG have indicated that LA's may wish to consider using a lower option.

Applying the policy as in previous years for 2018/19 at 4.5% rent increase plus £2 progression would produce an average rent of £86.21 (increase of 5.49% or £4.49).

- Carmarthenshire's current average rent is £81.72 per week, which leaves us between the low-end WG target rent level of £80.44 and the mid-point target £84.67. Housing Association rents in Carmarthenshire average £85.96 for 2017/18. In the private sector median rents for 2 bedrooms are £107 and 3 bedrooms are £118 as

at December 2017. At the present time there are about 248 homes above target rent, 3,760 homes below this level with the remainder at target rent. All these properties were required to progress towards the target rent set by WG. Notification of rent increases for 2018/19 was received on 11/12/17. WG took the unusual step of informing Local Authorities that they may wish to consider lower increases than would normally result from full implementation. This letter emphasised:

- Reduced rents of 1% for England and that CPI is currently high
- LA's need to consider affordability for all tenants.
- flexibility and freedom within the policy to implement an increase lower than maximum rent increase without penalty or criticism
- Freedom is constrained by policy requirement to set rents within the target rent band, however exceptional circumstances would be looked at on a case by case basis.

The proposed rent increases within the HRA budget for 2018/19 seeks to recognise the squeeze on household budgets as wage increases have not kept pace with rising price inflation. Rent increases are therefore minimised as far as possible, utilising the flexibility outlined by WG whilst still complying with WG policy target rent band.

For those properties at target rent the increase will be:-

**Consumer Price Index (CPI for September 2017 @ +3%) + 0.5% = 3.5%.**

For those properties where rent is below target the increase can be:

**Consumer Price Index (CPI for September 2017 @ +3%) + 0.5% = 3.5%**

**plus a maximum of £1.62 progression in order to achieve an average rent at the low-end target set by WG of £85.27.**

Those rents above target are **frozen** until such time that they meet the target. When a property becomes empty it is placed in the target rent band.

The above principles reduce the burden on all tenants from 4.5% to 3.5% average increase and limit the progression towards target to £1.62 compared with the maximum permissible of £2. **This is the lowest permissible average increase compliant with the current WG policy.**

**Based on applying the above for 2018/19 at 3.5% rent increase plus £1.62 progression this would produce an average rent of £85.27 (increase of 4.34% or £3.55).**

The target rents provided by WG, due to changes in the locational indices, allowed for Carmarthenshire's rents to increase by an average of 6%.

Details of the rent increases on individual households are:-

Receive an increase of :-	4.34% increase
No increase	248
up to £2.00	101
£2.00 to £2.99	1,785
£3.00 to £3.99	3,207
£4.00 to £4.99	2,786
£5+	931

9,058
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Table 2 : No .of Householders affected by average increases.

Currently 34% of tenants are on full Housing Benefit (HB), 31% are on partial HB and 35% in receipts of no HB.

The formula used for future annual rent increases has been set by the WG in the Social Housing Rents Policy which commenced in 2015/16 and is fixed for a 5 year period. However, WG have brought forward the review of this policy to late 2017 but no clarity has been received on when the review will be complete. From December 2017 most tenants under 21 years of age who are new Universal Credit claimants, they will not be eligible for housing costs to cover their rent. Further details of the impact on Carmarthenshire tenants will be brought to members as the situation is clarified.

#### **4.2. Transitional Protection (as per WG policy)**

The additional £1.62 maximum progression increase gives protection to tenants particularly if they are not in receipt of Housing Benefits. The maximum £1.62 per week has been included to restrict rent increases should some homes be significantly below target rent at the present time. If we need to increase average weekly rent so that it falls within the target rent band, transitional protection for tenants will apply. Legally, the rent for an individual tenant cannot be increased by more than £2 per week, in addition to the agreed annual rate of rent increases.

#### **4.3. Target Rents for Carmarthenshire**

Current targets and those for 2018/19 are set out overleaf:-

	Houses and Bungalows (£)					Flats (£)				Bedsits (£)
	1Bed	2Bed	3Bed	4Bed	5+Bed	1Bed	2Bed	3Bed	4+Bed	

<b>Target Rent 2017/18</b>	75.67	84.08	92.49	100.90	109.31	68.47	76.07	83.68	91.29	60.86
<b>Target Rent 2018/19 as notified by WG</b>	80.22	89.13	98.04	106.95	115.87	72.58	80.64	88.70	96.77	64.51

<b>WG policy rent band, 2018-19</b>		
<b>Low end</b>	<b>Mid point</b>	<b>High end</b>
(£ per week)	(£ per week)	(£ per week)
85.27	89.76	94.25

Table 3 : Comparison of Current Average Weekly Rents to Target Rents over 52 weeks and Rent Bands

For Carmarthenshire our average target rent for 2018/19 is £89.76 (mid point) with the all Wales average being £93.61 .Carmarthenshire’s 2017/18 actual rent is the 3rd lowest of eleven stock retaining authorities.

The policy does give scope to amend rents in areas of high and low demand while remaining within the rent envelope.

The second part of the policy requires us to harmonise our rents. Though we will achieve target rent we still have a number of properties that do not fall within the rent harmonisation banding on property type. The proportion of dwellings below target rents is 41% as a result of the £2 progression implemented last year and the target rent being charged as a result of properties becoming vacant. This was over 85% when we began the harmonisation process.

#### **4.5. Garage Rental Income**

The HRA currently receives a net rental income of £125k per annum. This equates to a weekly charge of £9.00 per week. The average rental for garages in the private sector is about £8 per week, dependant on location. It is proposed that garage rents are unchanged for 2018/19. Garage bases will be also unchanged at £2.25 per week.

#### **4.6. Service and Heating charges**

Service charges are calculated in line with the policy adopted in 2011. These charges are made to cover the additional services we provide as a



landlord that are not covered within the rent and to ensure that all communal areas are kept in a good condition.

These charges will vary annually as they are based on actual expenditure from the previous financial year. By implementing the Service Charge Policy we are ensuring that tenants who receive additional services pay for them in a fair and transparent way.

As part of the calculations for 2018/19 over half our tenants (58%), who pay a service charge, will see an overall reduction in their service charges. This compares with around 46% last year.

**The impact on tenants is outlined in the table below :-**

Service Charge Weekly Increase	Number of Householders Affected	
	2017/18	2018/19
Capped at £3.30	68	5
Rise of between £2 and £3.30	92	98
Rise of between £1 and £2	93	73
Rise of less than £1	289	377
Properties added in year	13	5
No Change	157	5
Reduced by less than £1	401	306
Reduced by between £1 and £2	76	119
Reduced by greater than £2	130	336
<b>Total</b>	<b>1,319</b>	<b>1,324</b>

Table 4 : No .of Householders affected by service charge changes.

#### **4.7 Sewerage Treatment Works**

We have 15 pumping stations serving approx. 154 properties, the cost of running and maintaining the stations falls on the HRA. We also have 8 cesspits. It is proposed for 2018/19 that current charges are increased as per our rent increase. In the meantime Officers are reviewing the future use and running of the Works as part of the Asset Management Plan.

#### **4.8 Commission on Collection of Water Rates**

In addition to the rent collection process we act as an agent on behalf of Dwr Cymru/Welsh Water, which generates an income of £583k in the form of commission.

#### **4.9 Universal Credit**

The roll out of universal credit will impact on tenants and residents of Carmarthenshire. From a business plan point of view, evidence from the pilots has shown that rent arrears will increase in the short to medium term and we have allowed for this within this plan in terms of our bad debt provision. Currently there is a working group of officers from communities department, corporate resources as well as department of works & pensions and job centre plus mapping the potential impact and how to best support our tenants. Also officers are investigating the information technology solutions on the market to aid welfare reform impact analysis, poverty tracking and aiding front line staff to give best advice.

The CHS+ Business Plan presents more detail on this, including the actions that are being undertaken to mitigate the impact for Council tenants.

### **5. BALANCES**

**5.1.** Based on an overall rental increase of 4.34%, the overall proposed budget will result in a deficit on the Housing Revenue Account of £5.8million for the year, in line with the 30 year HRA business plan. It should also be noted in Appendix B that balances are required to support the current strategy of funding our capital expenditure and continue to make our business plan affordable over a 30 year period.

### **6. PROPOSED RECOMMENDATIONS TO EXECUTIVE BOARD**

- **To increase average housing rent as per WG Social Housing Rents Policy (low end target).**
  - Properties at target rents will increase by 3.5% (CPI + 0.5%) and
  - Properties where rent is below target rent, rent will increase by 3.5% (CPI + 0.5%) plus a maximum progression of £1.62
  - Those rents above target are frozen until such time that they meet the target.

This will produce an increase on the average housing rent of 4.34% or £3.55

- **This will produce a sustainable Business Plan, maintain CHS+, resource our Affordable Homes programme and is supported by DCHS Steering Group.**
- **To implement maximum progression of £1.62, for rents below target, until target rents are achieved.**
- **To apply the service charge policy to ensure tenants who receive the benefit from specific services pay for those services**
- **To increase charges for using our sewerage treatment works in line with rent increase.**

## **7. RECOMMENDATION**

That as part of the budget consultation process, Community Scrutiny Committee consider and comment on the Revenue and Capital Budget of the Housing Revenue Account and rent setting proposals 2018/19. This will be considered by Executive Board on 5<sup>th</sup> February 2018 and subsequently County Council on 21<sup>st</sup> February 2018.

Mae'r dudalen hon yn wag yn fwriadol

Department for Communities  
Homes and Safer Communities  
Housing Revenue Account 2018/19 - 2020/21  
Appendix B

<b>REVENUE SPENDING TO:</b>	<b>Budget 2018/19 (£000s)</b>	<b>Budget 2019/20 (£000s)</b>	<b>Budget 2020/21 (£000s)</b>
Repair and maintain homes	9,495	9,842	10,223
Supervision and management	8,355	8,519	8,686
Support services e.g. legal and finance	1,560	1,560	1,560
Direct Revenue Financing - Capital projects	13,475	8,956	8,443
Provision for Bad debts	494	591	784
Capital charges	14,205	14,309	13,936
<b>TOTAL</b>	<b>47,584</b>	<b>43,777</b>	<b>43,632</b>
<b>REVENUE FUNDING FROM:</b>	<b>Budget 2018/19 (£000s)</b>	<b>Budget 2019/20 (£000s)</b>	<b>Budget 2020/21 (£000s)</b>
Tenant rents	39,729	41,463	43,959
Service charges	750	774	798
Interest received	68	61	69
Income from other departments	340	347	354
Housing Finance Grant 2	0	246	246
Water rates commission	498	508	518
Grants / Other	356	356	357
<b>TOTAL</b>	<b>41,741</b>	<b>43,755</b>	<b>46,301</b>
<b>HRA END OF YEAR POSITION:</b>	<b>Budget 2018/19 (£000s)</b>	<b>Budget 2019/20 (£000s)</b>	<b>Budget 2020/21 (£000s)</b>
Balance brought forward from last year	-16,299	-10,456	-10,434
HRA budgeted surplus (-)/ deficit (+)	5,843	22	-2,669
<b>BALANCE CARRIED FORWARD</b>	<b>-10,456</b>	<b>-10,434</b>	<b>-13,103</b>

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Department for Communities  
 Homes and Safer Communities  
 HRA Capital Programme Budget 2018/19 - 2020/21  
 Appendix A

2018/19  
 2019/20  
 2020/21

CAPITAL SPENDING TO:-	Budget 2018/19 (£000s)	Budget 2019/20 (£000s)	Budget 2020/21 (£000s)
<b>Maintain the standard:</b>			
Internal works - kitchens, bathrooms, electrics, heating etc.	1,030	1,183	1,000
EWI, Render and Fascia (inc. gardens)	2,096	1,775	2,739
Roofing	924	1,052	1,086
Boiler replacements	90	87	88
Declined Co & smoke detectors	600	0	0
Structural works - Estates and boundary walls (inc. identified structural works)	1,084	315	260
Voids and Major Works to homes	2,118	2,155	2,200
<b>Support Tenant and Residents:</b>			
Sheltered Scheme Investment(inc. boilers)	518	1,025	500
Adaptations	1,400	1,500	1,500
Environmental works	298	303	309
<b>Provide more affordable homes:</b>			
Housing Development Programme	9,162	8,905	8,104
<b>Support the delivery of CHS+:</b>			
Programme management	195	198	200
Stock condition information	150	100	100
<b>TOTAL</b>	<b>19,665</b>	<b>18,598</b>	<b>18,086</b>

CAPITAL FUNDING FROM:	Budget 2018/19 (£000s)	Budget 2019/20 (£000s)	Budget 2020/21 (£000s)
Welsh Government Grant-MRA	6,190	6,190	6,190
Receipts which we can use from sales	0	0	0
Direct Revenue Financing	13,475	8,956	8,443
External Borrowing	0	3,452	3,453
<b>TOTAL</b>	<b>19,665</b>	<b>18,598</b>	<b>18,086</b>

**Y PWYLLGOR CRAFFU - CYMUNEDAU  
DYDDIAD: 30 IONAWR 2018**

**Y PWNC:  
SAFON TAI SIR GAERFYRDDIN A MWY (STSG+)  
CYNLLUN BUSNES 2018-21**

**Y Pwrpas:**

- Esbonio gweledigaeth a manylion Safon Tai Sir Gaerfyrddin a Mwy yn ystod y tair blynedd nesaf a'r hyn y mae'n ei olygu i denantiaid.
- Cadarnhau'r proffil ariannol, ar sail rhagdybiaethau cyfredol, ar gyfer cyflwyno STSG+ yn ystod y tair blynedd nesaf.
- Cynhyrchu cynllun busnes ar gyfer y cais blynyddol i Lywodraeth Cymru am y Lwfans Gwaith Atgyweirio Pwysig (MRA) ar gyfer 2018/19, sy'n cyfateb i £6.1 miliwn

**Ystyried y materion canlynol a chyflwyno sylwadau arnynt:**

- Cadarnhau gweledigaeth STSG+ ac elfennau ariannol a chyflwyno'r rhaglen yn ystod y tair blynedd nesaf.
- Cadarnhau bod y cynllun wedi'i gyflwyno i Lywodraeth Cymru.

**Y Rhesymau:**

- Parhau â gweledigaeth STSG+ i ddarparu'r pethau pwysig i denantiaid.
- Parhau i gefnogi tenantiaid drwy gynnal a gwella ymhellach STSG+, gyda buddsoddiad cyffredinol o £29 miliwn yn ystod y tair blynedd nesaf.
- Parhau i ddarparu ein Cynllun Tai Fforddiadwy gydag ystod o atebion, gan gynnwys adeiladu tai cyngor newydd, gyda buddsoddiad pellach o £26 miliwn yn ystod y tair blynedd nesaf.
- Sicrhau bod yr aelodau'n gwybod bod darparu'r Cynllun yn dibynnu ar gynnydd cyfartalog mewn rhenti o 4.34% yn 2018/19.
- Galluogi cais i Lywodraeth Cymru i gael MRA gwerth £6.1 miliwn ar gyfer 2018/19.

**Angen cyfeirio'r mater at y Bwrdd Gweithredol / Cyngor er mwyn gwneud penderfyniad:**

Angen i'r Bwrdd Gweithredol wneud penderfyniad Oes - 05/02/18

Angen i'r Cyngor wneud penderfyniad Oes - 21/02/18

**YR AELOD O'R BWRDD GWEITHREDOL SY'N GYFRIFOL AM Y PORTFFOLIO:-**

Y Cyngorydd Linda Evans (Deiliad y Portffolio Tai)

Y Cyngorydd Hazel Evans (Deiliad y Portffolio Amgylchedd)

Y Cyngorydd David Jenkins (Deiliad y Portffolio Adnoddau)

**Y Gyfarwyddiaeth:**

Cymunedau

**Enw Pennaeth y**

**Gwasanaeth:**

Robin Staines

**Awdur yr Adroddiad:**

Angie Bowen

**Swyddi:**

Pennaeth Cartrefi a  
Chymunedau Mwy Diogel

Prif Buddsoddi Mewn  
Cartrefi

**Rhifau ffôn/ Cyfeiriadau E-bost:**

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**EXECUTIVE SUMMARY**  
**COMMUNITY SCRUTINY COMMITTEE**  
**DATE: 30<sup>TH</sup> JANUARY, 2018**

**SUBJECT:**  
**THE CARMARTHENSHIRE HOMES STANDARD PLUS (CHS+)**  
**BUSINESS PLAN 2018-21**

**What is the purpose of the plan?**

- To explain the vision and detail of the Carmarthenshire Homes Standard Plus over the next three years, and what it means for tenants.
- To confirm the financial profile, based on current assumptions, for the delivery of the CHS+ over the next three years.
- To produce a business plan for the annual application to Welsh Government for Major Repairs Allowance (MRA) for 2018/19, equating to £6.1m.

**What is the context?**

Since 2006, we have been working to deliver the published work programmes to our tenants' homes. We called this the CHS+ and achieved this to homes where tenants agreed to have the work done during 2015. We fully acknowledge, however, that this is not the end of the journey and want to do more. This plan sets out how we will do this, confirming the financial and delivery programme over the next three years.

Our commitment to CHS+ remains firmly on track, building on what has already been achieved and trying to be as ambitious as we can.

We continue to challenge and review the stock information we hold and how it is collated. The importance we place on our strategic asset management arrangements enables us to provide the foundation for our investment plans. It also confirms the future expenditure needed to maintain the standard, and what money will be available for our affordable homes delivery programme. Through careful programme management we are able to spend in excess of £55m over the next three years on these projects.

This year, we are also proposing that we keep the rent increase for 2018/19 to the minimum allowed under the current Welsh Government's social housing rents policy i.e. 4.34%

**Supporting Tenants and Residents**

As part of the CHS+, we continue to support tenants and residents in everything we do. As a result we will:

- Develop our vision on Tenant Participation with TPAS Cymru. The vision will provide a structure so that all tenants and residents within our communities have the opportunity to be involved and influence the service they wish to receive;



- Focus on providing more advice and support to tenants in managing their monthly budgets. We will deliver a range of support and services to help tenants cope with the cultural change of Universal Credit, and mitigate the impact as much as we are able.
- Create a pre-tenancy service to provide support and training to applicants and potential new tenants of Carmarthenshire County Council before a tenancy begins. We will focus on pre-tenancy work to minimise rent arrears, maximise income for both us and tenants and improve tenancy sustainability.
- Continue to work with tenants to see what improvements they would like to see to CHS+ in the future.

Two key themes have been identified in terms of future investment. These are:

### **THEME 1- Investing in our Homes' and the Environment.**

This plan confirms work that will be undertaken to maintain the standard and what our key principles are to support our future approach to managing the homes and gardens, land, garage areas and the environment. Over £29m will be invested.

Included in this Plan is how we will:

- Make sure our stock information is as good as it can be, and fill in any existing gaps, in order that we know where we need to maintain and improve the CHS+;
- Make sure we update electrical systems e.g. hard wired smoke and carbon mon-oxide detectors in homes where tenants have previously refused works;
- Continue to review and update our annual work programmes based on evidence and need, only replacing components nearer to the time of failing and not time;
- Develop a specific investment plan, by working with a range of partners to install solar photo voltaic panels and other low energy home improvements on our housing stock;
- Continue to make void properties available for letting as quickly as possible, minimising rent loss and maximising the housing available, whilst striving to meet customers' expectations;
- Provide a customer focussed responsive repairs service, which achieves high levels of performance, customer satisfaction and good value for money;
- Continue to provide homes better suited to tenants needs by:
  - investing in adapting homes;
  - understanding the future investment needs for our sheltered housing stock, linking in with our Care Home development programme; and
  - completing options appraisals on sites that may need changing/ converting into homes that can better meet housing need.

### **THEME 2 - Providing more homes.**

This Plan confirms how we plan to further increase the supply of affordable housing, building on what has already been achieved. This plan will deliver over 600 additional affordable homes with over £26m being invested. In addition the establishment of the housing company will deliver a mix of new affordable homes for sale or rent, and will offer families an alternative to social housing. It will also offer opportunities on a much wider scale, in terms of innovation, standards and specifications, geographically and the type of activities where it can bring major benefits.

Included in this Plan is how we will:

- Continue to provide a range of solutions to deliver more affordable homes, including purchasing private sector homes to increase the Council's housing stock in the areas of greatest housing need; and managing private sector homes through the 'Simple Lettings Agency'; and
- Align with the Housing Company in terms of future opportunities around new build homes

The plan also sets out some different approaches and new developments/opportunities. These include:

- Setting out our future approach to supporting prospective tenants;
- Developing a regular planned programme to estates in terms of painting and where lichen growth has become an issue; and
- Firming up our plans in terms of low energy improvements to homes and solar PV that will reduce bills for tenants and make them more energy efficient.

On a wider scale the opportunities that the Swansea Bay City Deal can offer in terms of housing investment and jobs is also highlighted.

Finally we set out what the key assumptions are to make sure the plan remains viable, what we will spend the money on and how it is funded. As part of this we will continue to be pro-active in identifying funding opportunities that further support the delivery of the plan.

**To recommend to Executive Board:**

- 1. To confirm the vision of the CHS+ and the financial and delivery programme over the next three years.**
- 2. To confirm the submission of the Plan to Welsh Government for the 2018/19 MRA Application.**

DETAILED REPORT ATTACHED?

YES – Carmarthenshire Homes Standard PLUS (CHS+) Business Plan 2018/2021

# 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, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>YES</b>	<b>NONE</b>	<b>YES</b>

## 1. Policy, Crime and Disorder and Equalities

The CHS+ will act as the framework for policy development across housing services delivery and will contribute to wider agendas.

## 2. Legal

The Housing (Wales) Act 2014 sets out our statutory duty to maintain the Welsh Housing Quality Standard (our version is the Carmarthenshire Homes Standard *PLUS*) in our existing stock.

## 3. Finance

Delivering the CHS+ will continue to present significant financial challenges and risks to the County Council.

We have spent over £230m to achieve the standard, with nearly £120m of this spend has been funded through a prudential borrowing programme.

Through careful management, the financial model remains viable to not only maintain the CHS+, but also deliver more affordable homes. A summary of costs to this over the next three years is included in the Plan.

A general rent increase of 4.34% for 2018/19 is also assumed in the plan.

## 4. Risk Management

The CHS+ programme is identified as moderate risk in the Council's Risk Management Plan. A risk management plan has been developed to mitigate and review all risks associated with the programme.

Failure to deliver a viable Business Plan to Welsh Government by the end of March 2018 will mean the MRA of £6.1m for 2018/19 being withdrawn.

## 5. Physical Assets

The CHS+ will involve the management, maintenance and improvement of the Council's housing stock. This will be carried out within the context of our asset management principles which are defined within the plan. Any decision to acquire, convert or dispose of homes, land and/or garage areas will be considered in line with these principles.

This plan will also result in an increase in the Council housing stock through the new build and purchasing homes in the private sector initiatives.

## CONSULTATIONS

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

Signed: Robin Staines

Head of Homes and Safer Communities

### 1. Local Member(s)

n/a

### 2. Community / Town Council

n/a

### 3. Relevant Partners

Engagement with stakeholders and partners has taken place in order to develop this Plan, including stakeholder events, 1-2-1 interviews and various meetings.

### 4. Staff Side Representatives and other Organisations

Engagement with tenants, has taken place in order to develop this Plan, including stakeholder events, 1-2-1 interviews, visits and events in communities, and various meetings.

### 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.	Location that the file is available for public inspection
Carmarthenshire Homes Standard PLUS (CHS+) Business Plan 2018/2021	Housing General Files	Council website- Democratic Services

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*Carmarthenshire  
Homes Standard  
PLUS (CHS+)  
Business Plan  
2018/2021*

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4<sup>th</sup> January 2018

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## ***Foreword by the Executive Board Members***

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The Carmarthenshire Homes Standard (CHS+) continues to move forward to deliver services and projects that really matter to our tenants, members and key partners.

We are all aware of our significant, and proud achievement, of delivering the CHS+ during 2015 - an investment of over £200m since 2007. We are sure that this investment has had a really positive impact on our tenants' health and well-being. This will be demonstrated shortly by the publication of our major Health Impact Study, in conjunction with Cardiff and Swansea Universities.

Through careful financial management we continue to make significant investments. During the last 12 months we have spent over £20m in maintaining these improvements as well as ensuring we delivered much needed additional affordable homes.

As everyone will be aware it is still a time of significant challenge. It is also, however, a time of optimism and opportunity, and our plans have been developed to reflect this. Firstly, we have been able to keep the rent increase for 2018/19 to the minimum allowed under the current Welsh Government's social housing rents policy.

We will continue to prioritise maintaining the CHS+ to existing council homes and plan to invest over £29m in the next three years to do this. We recognise, however, that it is not just about the physical improvements themselves, but also making sure the homes are affordable to run and have a positive impact on people's health and well-being.

The imminent introduction of Universal Credit will present a major challenge for us in terms of future income but, more importantly, for tenants across all tenures in managing their money. We will be pro-active in ensuring that we fully support our tenants with these new arrangements, reducing any impact by as much as possible.

Our Affordable Homes Delivery Plan has already delivered over 400 homes during the first two years, making sure we are well on target of achieving 1000 additional homes we promised. We want, however, to do more. The recent establishment of our Housing Company, will not only deliver even more new build homes across the County, but will also enable us to increase the range of housing options available, offering alternatives to social housing. Over £26m has been earmarked to support affordable home delivery in this plan.

We appreciate that our plans are ambitious, but we are very confident that by working together we can deliver these ambitions and continue to make a real difference in our communities.

<b>Linda Davies Evans</b> <b>Executive Board Member</b> <b>for Housing</b>	<b>Cllr Hazel Evans</b> <b>Executive Board Member</b> <b>for Environment</b>	<b>Cllr David Jenkins</b> <b>Executive Board Member</b> <b>for Resources</b>
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# Introduction

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## *Introduction*

The Welsh Housing Quality Standard (WHQS) is the Welsh Government (WG) standard of social housing quality. The WHQS was first introduced in 2002 and aimed to ensure that all homes are of good quality and suitable for the needs of existing and future residents. WG set a target for all social landlords to improve their housing stock to meet the WHQS as soon as possible, but in any event by 2020.

Carmarthenshire's tenants developed their own standard, called the CHS+, and this was successfully delivered in 2015, well in advance of the WG timescales.

## *Purpose of the CHS+ Plan*

The purpose of this Plan is to explain the vision and detail of the CHS+, and what it means for tenants. It also confirms the financial profile, based on current assumptions, for the delivery of the CHS+ over the next three years. The approved Plan enables us to submit our annual application to WG for Major Repairs Allowance (MRA) for 2018/19, which amounts to £6.1m.

## *Development of the CHS+ Plan*

Tenants and stakeholders have been consulted and their views taken into account in preparing this Plan. The Plan is updated annually taking into account these views, the latest stock condition information, updated financial information, WG Guidance and any revised Council policies.

All actions in this Plan will be monitored on a bi-monthly basis by the CHS+ Steering Group. This group provides strategic direction and corporate leadership to ensure appropriate progression on the initiatives included. The CHS+ Steering Group is also responsible for monitoring progress, reviewing and managing the overall 30 year financial plan that supports our planned investment.

How this plan links with our corporate priorities, together with the overall governance structure is set out in Appendix A.



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# Achievements and Priorities

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The previous CHS+ Business Plan 2017-2020 has achieved a number of notable successes over the last 12 months:-

## 2017/18 main achievements:

- Over £29m spent to maintain the CHS+ in tenants homes;
- Over 200 additional affordable homes delivered during our second year of delivery;
- Over 500 adaptations completed, with over £1m being invested to ensure tenants homes suited to their needs;
- Over £240,000 spent on 37 Environmental Improvement Projects;
- Continuing our time credit initiative with over 50,000 of total volunteer hours being given and covering over 1500 members;
- Restructured our housing service to create a pre-tenancy team to work with tenants to minimise rent arrears, maximise income for both us and tenants and improve tenancy sustainability;
- Delivered a “Rent Matters” campaign that has resulted in a reduction of rent arrears;
- Housed over 70 households who have specific needs through our Accessible Housing Register (AHR);
- Gained support and agreement to introduce a Choice Based Letting approach that will give tenants more choice and make tenancies more sustainable; and
- Attained two national Energy Advice awards helping to promote fuel clubs. The average savings from all 17 fuel clubs amount to £1215 per month.

## 2018/19 priorities:

During 2017/18 we have continued to engage with tenants and other stakeholders in a number of ways. One of the key questions we asked throughout the year was

*“What was important to you in terms of future priorities?”*

The top six priorities were:

- Maintaining and improving the current standard;
- Advice with bills and benefits;
- Help and support to maintain a tenancy;
- Providing additional council homes;
- Grounds Maintenance and grass cutting; and
- Increase the energy efficiency of homes that have low energy performance ratings.

In terms of these specific priorities **we will be:**

- Making sure our stock information and analysis, and our approach to asset management, is as good as it can be in order that we know where we need to maintain and improve the CHS+;

- Developing and delivering real actions on the ground to mitigate the impact of Universal Credit;
- Providing more focus on pre-tenancy work through our housing service re-structure;
- Delivering additional affordable homes through a range of solutions, including the recently established Housing Company;
- Reviewing the grounds maintenance and grass cutting contract to ensure it offers better choice and meets tenants expectations; and
- Working with a range of partners to identify opportunities to install solar photo voltaic panels and other low energy home improvements in our housing stock.

During 2018/19 we will also publish the results of our major health impact study (in conjunction with Swansea and Cardiff Universities funded through Public Health Research programme). This study has tracked tenants' health and well-being through the period when we were carrying out the investment programmes to homes.

The following sections will provide the context to, and detail of, what we plan to deliver over the next three years, including how we intend paying for it, the community benefits and verifying what we have done.

The importance of strategic asset management in providing the foundation for our investment plans, as well as the central role of supporting tenants and residents in everything we do, is also highlighted. Leading on from this, we will cover two key themes that have been identified in terms of future investment. These are:

- 1. THEME 1- Investing in our Homes' and the Environment.**
- 2. THEME 2 - Providing more homes.**

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# Context

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## *The CHS+ Business Plan*

This Plan covers all housing services and assets contained within the Housing Revenue Account (HRA), and sets out the objectives of the CHS+ and what this means for tenants and leaseholders across a range of housing activities.

The Council has:

- Over 9,000 homes;
- Over 1,400 garages (including bases);
- Areas of land

Details of our housing assets and the profile of our tenants and applicants are provided in Appendix B.

This Plan confirms the delivery programmes of repair, maintenance and improvement, as well as setting the framework for the potential redevelopment of some of the most uneconomic stock. This is set in the context of maintaining its 100% compliance against WG's WHQS, and we will continue to do this through the CHS+.

This Plan demonstrates our commitment to sustained investment and shows how the investment in the existing stock is delivered, as well as a significant affordable homes programme. We have also ensured a balance of investment across the entire housing stock so that our capital and revenue spend is complementary, enabling tenants to receive best value services.

We will invest £29m in our existing homes over the next three years. This is based on current assumptions, together with a three year revenue provision of £9m for planned and responsive repairs and maintenance. We have also identified a further £26m to continue to deliver more affordable homes.

The delivery of the above investment, however, must be built on a robust approach to managing our housing assets.

## *Our approach to managing assets*

Managing housing assets goes beyond just investing in good repair and improvements. Asset management is also about reviewing and potentially changing the asset base to end up with the right accommodation in the right location, supported by excellent, flexible services for our tenants. It must consider quality and value for money, particularly the whole life of a home and how running costs will affect tenants.

By applying an effective asset management strategy to our 9,000 plus homes, it will also enable us to meet our legal requirement of maintaining the CHS+ in the future.

Consequently our approach is underpinned by the following principles:

- Carrying out regular stock condition surveys to assess condition, use and required investment;
- A planned maintenance programme achieving economies by replacing components e.g. kitchen, bathrooms etc. based on need, not time;
- A regular cyclical maintenance programme for certain components in a home e.g. heating appliances, electrical upgrades and external painting;
- A continual programme of works to meet Health and Safety requirements e.g. asbestos removal and structural repairs ;
- A maintenance service to respond to unplanned failures in homes and to prevent deterioration in their condition e.g. boiler replacements;
- An efficient and effective voids repair service, helping to quicken the repairs process and save money by carrying out CHS+ works when a home becomes empty (or as soon afterwards), if the prospective tenant requests it;
- A programme of environmental estate improvements that is strategically targeted;
- A basic check to all homes on an annual basis through our existing visits;
- A more in-depth visit to homes where there are potential issues in terms of condition, tenancy or welfare issues;
- Continuing to invest in adapting homes to suit the needs of tenants;
- Understanding the future investment needs for our sheltered housing stock, linking in with our Care Home development programme;
- Completing individual options appraisals if homes are no longer fit for purpose to determine the best course of action, including considering demolishing homes, or disposing of them;
- Completing options appraisals on sites that may need changing/ converting into homes that can better meet housing need; and
- Delivering the targets within the Affordable Homes Delivery Plan.

When considering the above we will:

- Engage with tenants and Members;
- As far as is possible, meet tenants aspirations and priorities;
- Maximise our assets and minimise liabilities;
- Seek value for money in all investment decisions and contract procurement;
- Comply with current and future regulations;
- Create good neighbourhoods for council tenants and their neighbours; and
- Provide assurance to the council's auditors and regulators that its housing service is well managed.

We fully recognise that in order to achieve the above we must ensure that:

- The right structures, skills, resources and capacity are in place to manage future programmes, procurement and contract management effectively;

- Robust stock condition information, data and analysis is in place to produce programmes of investment that will appropriately maintain and improve standards, as well as services to tenants;
- Our data is further enhanced and regularly validated by feedback from all programmed and cyclical repairs, and maintenance activities; and
- We complete our cost certainty exercise for our overarching 30 year financial plan.

Over the next 12 months we will be specifically focusing on ensuring that asset management resources, both people and systems, are challenged to make sure they are in the right areas for the future. Our joined-up approach will enable us to:

- Commence a stock condition survey to verify our cost certainty business plan, identify gaps and provide independent verification;
- Understand why work has not been completed within the stock e.g. the tenant has requested that no work be carried out. These are called “Acceptable Fails” (see Appendix C); and
- Review our Asset Management Systems and Strategy to ensure all stock is fit for both current and emerging needs.

### *Ensuring our assets are economical to maintain and meet our strategic objectives*

#### *Homes*

Every year there are a small number of homes that need major work. Generally these are homes where the previous tenants have declined the CHS+ works, or where structural works are identified in tenanted homes.

Before committing to do the work we need to ensure that the level of expenditure, and the housing need can be demonstrated. This is important to avoid major investment being made in a home that could remain empty longer than we would expect. It is necessary to have a consistent approach, and this is known as an MSCA (Most Satisfactory Course of Action).

Similarly, when we identify a number of similar repair issues in homes, in a particular area, we will consider whole site appraisals. This enables us to gather whole life costs for our homes in a defined area so that we can consider longer term solutions. Where high investment is required and there is low demand for homes in the area, tenants, leaseholders and stakeholders will be involved in the option appraisal process.

#### *Garages*

We will continue to actively gather information on the types of agreements used and the condition of garages, in order to:

- Deal with garages that are unsafe and need demolishing on health and Safety grounds;
- Establish who uses garages and bases;
- Standardise agreements; and
- Consult on future options for garage sites.

## *Land*

We have areas of land across the County. As part of our commitment to Affordable Housing we have identified areas of land that could be used for development, prioritising the ones in areas of greatest need.

Where we have identified areas, however, which have no use and cost us to maintain we shall include them in a programme for sale. The receipts from sale contribute to maintaining the CHS+.

## *Sewer Treatment Works*

We currently have 15 sewer treatment works and 8 septic tanks. Over the next 12 months we will be reviewing the charging arrangements and the condition of these facilities in order to consider future options and arrangements for all tenures.

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## Supporting Tenants and Residents

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The commitment and support of our tenants' and Members' continues to be important to us to ensure that we maintain and improve on the CHS+ going forward.

### *Tenant and residents' engagement and communication*

Tenant and community engagement has always underpinned the delivery of the CHS+, but we want to do more. We want to get better by engaging as widely as possible and maximising opportunities to help build stronger communities.

For the development of this year's plan we have engaged via meetings, forums and surveys, together with fun days and fashion shows, environmental projects, Time Credits and Fuel Clubs. This has allowed us to gather information on what really matters to our tenants and key stakeholders in terms of **"What a good housing service looks like?"**.

We believe that this approach is helping to broaden engagement, and is showing improvements for both individuals and the community, on a social and economic level. We know, however, that we are not attracting a wider range of people, particularly younger tenants on a consistent basis, and those involved tend to be unrepresentative of our tenants as a whole. As a result, **we will:**

- Develop our vision on Tenant Participation with TPAS Cymru. The vision will provide a structure so that all tenants and residents within our communities have the opportunity to be involved and influence the service they wish to receive;
- Continue to provide feedback via our regular Tenants to Tenants (T2T) newsletters;
- Liaise with residents to develop a more targeted programme of environmental estate improvements;
- Provide updated annual information about the CHS+ improvement programmes to tenants; and
- Introduce a pilot scheme targeting those in fuel poverty by installing energy efficient LED lighting to tenants' homes.

As well as giving their views on general engagement activities, tenants and residents have also highlighted other priorities in terms of supporting them. They have told us that they would like us to focus on providing more advice and support for them with bills and benefits that will help them to maintain their accommodation. We will be addressing these priorities in a number of areas.

### *Responding to Universal Credit*

Universal Credit (UC) is a new monthly payment for people who are either unemployed, or working, but on a low income. It will eventually replace six legacy benefits, including Housing Benefit.

In June 2018 Carmarthenshire will become a full service UC area. Currently we have 3,284 tenants below pensionable age in receipt of Housing Benefit that would naturally migrate to UC if they have a qualifying change of circumstances. A managed migration programme will then begin to move all remaining claimants over to UC by 2022. This will mean that for any tenant claiming UC, payments for their housing support will be paid directly to them as opposed to it automatically being paid into their rent accounts.

All claims for UC must be done electronically and all tenants will need to have access to a bank account and an e-mail address.

Experience from the UC pilots has identified it is a huge cultural change for many tenants in managing their monthly budgets and we must support as much as we are able. We know that our tenants have a negative view of UC, and the current 4-8 week delays in processing and receiving payments can cause significant anxiety.

Private sector tenants who go onto UC are also likely to require support and may face issues with their landlords due to length of time taken to assess claims.

From a business point of view, evidence from the pilots has shown that rent arrears will increase in the short to medium term and we have allowed for this within this plan in terms of our bad debt provision.

In order to mitigate the impact we will:

- Regularly update our communication plan, ensuring that tenants are aware of what help we, or our partner organisations can offer;
- Visit all of the tenants we believe may be affected;
- Continue to work with floating support providers to ensure that they are ready to provide support to our tenants;
- Increase the range of Direct Debit (DD) payment dates available to tenants. Tenants will be able to choose any date within the month between 1 and 28;
- Enable tenants to use the new 'My Account' facility to view their rent balance and recent rent transactions. It will also allow them to pay their rent, order a new payment card and request a direct debit form;
- Work closely with Welsh Water to encourage tenants to make an application under the 'HelpU' tariff which helps low income households to reduce their water bill;
- Target our prevention fund to help the most vulnerable tenants;
- Map the UC application process, and identifying triggers and interventions;
- Develop guidance documents and procedures to assist in staff training;
- Change the rent letters to inform tenants of the changes;
- Introduce payment reminder e-mails and Texts for individual tenants; and
- Build close partnerships with Housing Benefit, Job Centre Plus and DWP staff.

### *Focusing on Pre tenancy work*

A review carried out by the Housing Quality Network (HQN) recommended that more detailed pre – tenancy work should be carried out with tenants to minimise rent arrears, maximise



income for both us and tenants and improve tenancy sustainability. We have supported this recommendation by creating a pre-tenancy service as part of our Homes and Safer Communities realignment.

We know that at present tenants are allocated homes with no prior insight into what a tenancy actually involves. Many are young, with no previous experience of running a home, living on a small budget. Unsurprisingly many end up going into rent arrears, cause noise or disturbance to their neighbours and ultimately lose or end their tenancy within the first year or two.

We have set up 'The Home Ready' project which provides support and training to applicants and potential new tenants of the Council before a tenancy begins. The project aims to:

- Provide applicants with the most relevant and tailor made training to make them more confident and knowledgeable in gaining and sustaining their tenancy;
- Ensure that applicants will be more financially aware in their future day to day lives such as learning how to live on a budget, understand the benefits of their local credit unions, be more aware of what running and maintain a home and tenancy involves and the benefits of saving; and
- Provide applicants with training that will focus on understanding the terms of their tenancy, being a good neighbour and the importance of paying their rent.

This will enable us to:

- Identify Support needs earlier and make referrals to the appropriate agencies;
- Reduce the level of rent arrears and the number of tenancies that fail within the first 12 months;
- Reduce the level of Tenancy Management issues such as anti-Social Behaviour (ASB), and property condition for new tenants; and
- Have a greater understanding of what matters to new tenants and promote tenant engagement and personal development.

### *Our approach to this year's rent increase*

For 2018/19, through careful financial planning we have been able to keep the rent increase to the minimum allowed under the current WG's social housing rents policy. We believe this is the right thing to do this year. At the same time, we have also been able to maintain our significant investment in existing homes as well as providing much needed, additional affordable homes.

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# Theme 1 – Investing in Homes’ and the Environment

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## *Maintaining the Carmarthenshire Homes Standard Plus (CHS+)*

In 2015 we achieved the CHS+ to homes where tenants have agreed to have work completed - well before WG’s target of 2020. This is in line with our agreed assumptions that the standard of our homes will be to the CHS+; and replacement programmes will be based on condition, not time.

Tenants tell us that getting repairs done on time and maintaining homes to a good standard is important to them. Maintaining the standard is now a statutory duty, and the Council has made a commitment to achieve and maintain the CHS, which states that all homes will be:

- in a good state of repair;
- free from damp;
- free from significant condensation;
- structurally stable;
- in safe and attractive environments;
- suitable for the household; and
- managed to the CHS+

Our on-going consultation with tenants has identified five key themes in this area in terms of **“What a good housing service looks like?”**:

- **Repairs and Maintenance** - proper and timely maintenance, consistent service, maintain homes to a high standard, continue to improve the housing stock;
- **Internal Works and Servicing** – heating, bathroom and kitchens, soundproofing in flats, remove old plumbing and electrics, option of newer kitchen;
- **External Works and the Environment** - roofs, removal of moss, rendering, dampness, paths, solar panels; responding to requests for paths, provide a home that is secure, , fencing, painting of outside of houses, garden walls, improve communal areas;
- **Voids** - standards to be applied to every home, finish the CHS programme;
- **Improving Standards** - improvements which result in tenants maximising their income/saving money on utilities, a standard that doesn't stand still, service improvement.

The actions identified to address these themes are set out below. The resultant investment requirements have been built into the HRA Capital Programme 2018/2021.

**Repairs and Maintenance:** The objective of the repairs service is to provide a customer focussed responsive repairs service, which achieves high levels of performance, customer satisfaction and good value for money. The priorities to achieve this objective are:

- Making appointments for all repairs;
- Getting the job done right first time as quickly as possible;

- Using tenant views to shape the service; and
- Carrying out as many repairs in a pre-planned way as possible.

The responsive repairs service has more contact with tenants and customers than any other maintenance service, and is therefore used as an important measure of how effective, both the Housing and Property services are, by the majority of customers.

We will achieve this by:

- Advising tenants when they report minor repairs how quickly we can carry out the repairs. We will always prioritise emergency and urgent repairs. For larger repair requests, we will often assess the problem first before letting tenants know how long the works will take.
- Carrying out repairs in the timescales we have set out or at a time that is more convenient for the tenant. Sometimes, however, there may be delays because we cannot get materials, or we need to carry out further investigations or the work is weather dependent.
- Continuing to develop our responsive repairs service, using mobile technology, to make appointments with tenants at a time convenient for them, including online and text services.
- Monitoring trends in reported repairs to identify works where it is prudent to take a planned approach for a larger number of properties using a condition-based programme.

**Internal Works and Servicing** - The objective of the CHS+ is to maintain the standard on a condition-based programme. For internal components such as kitchens, bathrooms, electrical upgrading and central heating, by replacing components nearer to the time of failing, the challenge is in assessing the condition both correctly and consistently. Cyclical maintenance can assist this assessment. The priorities to achieve this objective are:

- Cyclical servicing based on statutory requirements;
- Continue to identify properties where tenants have refused part or all of the intended CHS+ works.

We will achieve this by:

- Contacting tenants who have previously declined CHS+ works to discuss any issues they have and agree with them when works are to be programmed;
- Continuing our annual programme of safety checks on gas fires, and gas or oil boilers, and only replace boilers with energy-efficient condensing boilers, when defective and no longer economical to run; and
- Checking homes have the appropriate smoke alarms, heat detectors or carbon monoxide devices, and discuss with tenants how we can upgrade these to improve the fire safety within their homes.

**External Works and the Environment:** - whilst it is known that our homes are generally in good condition and meet the CHS+, our objective is to achieve economies of scale by only

replacing components nearer to the time of failing; and thus saving tenants money. The priorities to achieve this objective are:

- Identify programmes suitable for a planned approach;
- Identify opportunities for low energy home improvements on our housing stock.

We will achieve this by:

- Continuing to review and update our annual programme of roof and render component replacement including providing exterior wall insulation (EWI), based on evidence and need, and not time;
- Working with a range of partners to identify opportunities to install solar photo voltaic panels and other low energy home improvements on our housing stock to try to save tenants money on their energy bills, improve the comfort tenants' homes and reduce pollution in the environment;
- Developing a painting and maintenance planned programme including rectifying the impact of estate wide Lichen growth on homes; and
- Developing a garden and outhouse planned programme to ensure sheds and outhouses, gardens, paths and fencing are safe.

**Empty homes (Voids):** The objective of the void process is to make void homes available for letting as quickly as possible, striving to meet customers' expectations. The priorities to achieve this objective are:

- Provide a safe and secure home;
- Improve re-let timescales;
- Provide a re-let standard that meets customers' expectations; and
- Introduce a Choice Based Letting approach that will give tenants more choice and make tenancies more sustainable.

We will achieve this by:

- Completing individual options appraisals if homes are no longer fit for purpose to determine best course of action, including considering demolishing homes, or disposing of them;
- Making sure that homes are maintained to our standards and any repairs from previous tenants have been carried out before a new tenant moves in, together with making sure gardens are clear of rubbish and safe to use;
- Bringing all homes up to the CHS+ where the tenant wishes the work to be carried out. When a tenant is happy to move into a property without all the works being completed, tenants will be provided with an indicative timescale for completing the outstanding works; and
- Enhancing Home Information packs for all new tenants, to include information on boiler inspections, Asbestos advice, Energy Performance Certificates, electrical tests and an indication of when any outstanding CHS+ work will be carried out.

**Improving Standards** - Tenants have told us they do not want a standard that stands still. Our priorities to achieve this objective are:

- Involving tenants in setting future standards;
- Improving the energy performance of homes; and
- Ensure homes are suitable for the household.

We will achieve this by:

- Asking tenants how they would like to be part of the process.
- Developing a programme of energy saving measures based on the information obtained from EPC surveys, including those where tenants have previously declined works to improve the energy efficiency of their homes.
- Continuing our programme of providing adaptations for our tenants to ensure that our homes meet their needs. Adaptations range from a simple grab rail at the side of a doorway to a bathroom converted into a wet room to a purpose built bedroom and wet room extension.
- Continuing to utilise our stock in an efficient manner through the Accessible Housing Register (AHR), where a void property with existing adaptations is matched to a client on the AHR whose needs will be met.

### *Type of work to be completed in 2018/19*

We know the following work may be required to maintain the standard in 2018/19.

Type of work/components	Target homes to be completed in the full year 2018-19
<b>Kitchens</b>	83
<b>Bathrooms</b>	85
<b>Central heating Systems</b>	49
<b>Electrical Systems</b>	79
<b>Mains Powered Smoke Detectors</b>	79
<b>Adaptations</b>	250 (small < £1,000) 190 (>£1,000)
<b>Roofs</b>	110
<b>Render and Fascia</b>	439
<b>Windows</b>	0
<b>External Doors</b>	0
<b>Gardens and outhouse planned programme</b>	New Programme
<b>Painting and maintenance planned programme</b>	New Programme
<b>Energy Rating (SAP=65)</b>	40+

The above figures represent target homes to be completed through the planned programme of works. Additional works to homes will also be completed throughout the year as part of void and major works delivery.

## *Further Development and new opportunities*

### *Health and Safety - Servicing & compliance*

We have recently reviewed our approach to fire safety across all our stock, and our approach to when tenants have requested not to have work carried out. We believe that it is in the best interest of tenants, and to protect our investment, that tenants will no longer have the option to decline electrical works including the installation of hard wired smoke detectors and Carbon Monoxide (CO) detectors.

For homes where we believe the above work has not been upgraded, we will:

- Check homes have the appropriate smoke alarms, heat detectors or carbon monoxide devices, and discuss with tenants how we can upgrade these;
- Gain access to ensure that the necessary works are completed; and
- Install servicing timers when we gain access (where a tenant repeatedly does not give us access), to help tenants understand and manage their responsibilities under their tenancy agreement and help us to protect the lives of tenants.

### *Health & Safety - Approach to Fire Management*

We have now further reviewed the Fire Risk Assessments on all of our purpose built blocks of Flats, including sheltered schemes. Our approach has been to assess the likelihood of fires occurring, and any person(s) who may be put at risk from a fire. When carrying out the assessment we have also taken into consideration that fires can be started accidentally, through carelessness or started deliberately.

For each block of flats, where we have identified improvements to be made, an action plan has been developed. This provides a record of present risks, together with an indication of the scope of the changes and/or improvements which need to be provided to minimise the risks present. The risk assessments are monitored by the 'Investing in our Homes' Group, as set out in our Governance Structure.

### *Investing in Sheltered Housing*

Demand for our Sheltered Housing remains high generally, but we need to ensure that the right type of support is in the right schemes. Some schemes are very popular whilst others less so because of things like their location and/or access to amenities.

We will be clearly defining the purpose of each Sheltered Scheme and will tailor our approach to future needs. We will be assessing current standards and challenging whether they will meet the expectations of future residents over the next 10 to 20 years.

We will align this approach with our investment programme for the Council's existing Care Homes, making sure the accommodation meets future needs and standards.

### ***Potential for Solar photovoltaic (PV) systems***

Our Property division have been working with WF as part of the Green Growth Wales programme, to explore opportunities and models for a housing-based solar and battery storage project on the Council's housing stock.

This could be a no-cost community 'rent-a-roof' model with the provision of roof mounted solar PV, combined with a battery storage system, and may be exclusive to a single property (e.g. solar PV on the roof and small battery system for the property). It could also be a community based system where the solar PV and/or battery is on a community basis to help maximise benefits and direct use of energy generated.

We have run a market information exercise to help understand the range of offers available for Carmarthenshire and on behalf of the wider Swansea Bay City Deal area. We shall be analysing the feedback received, and consulting with tenants on any schemes that we feel are viable. If successful this will helping tenants to reduce their energy bills.

### ***Low energy home improvements***

As part of the programme of works to refurbish housing we are assessing the potential benefits of including works that will help tenants to further reduce their energy bills, improve the comfort of their homes and reduce pollution in the environment.

We are working with the Welsh School of Architecture at Cardiff University as part of its Low Carbon Built Environment (LCBE) project. Consultation has commenced with tenants on determining the level of interest. If we are able to identify a scheme, tenants will be asked to participate by completing a questionnaire to find out a little bit about them and their family, their home and how they use it. We will also install some discreet monitoring equipment to measure the environmental conditions and energy use in the home before and after the work has been carried out.

### ***Assisting with regeneration plans***

The Council would like to work with local residents, and other key stakeholders, to develop a masterplan for the potential regeneration of the Station Road area in the Tyisha ward, Llanelli. Our approach would be to firstly carry out co-ordinated, extensive engagement and consultation with residents. This will involve all relevant services across the Council.

Station Road is located between Llanelli Town Centre and the proposed Well-Being village in Machynys. There are ambitious and exciting plans for both areas and we want to make sure that the Station Road area benefits from sustainable change that will have an impact over the next 10-20 years.

We also want to maximise the impact of the ***Swansea Bay City Region Deal*** "Delivering Homes as Power Stations" project. We see this as a huge opportunity for Carmarthenshire as it will target both new build projects and the retro-fit of existing homes and buildings. Whilst initially targeting the public sector it will, over the next five years, roll out to private sector landlords and owner occupiers. The delivery will not only reduce fuel poverty and have a positive impact on people's health and well-being, but will kick start a major construction programme and the associated benefits in terms of jobs.

## Theme 2 – Providing more homes

### Affordable Homes

In March 2016, Carmarthenshire produced its first Affordable Homes Delivery Plan. The plan aims to deliver over 1,000 affordable homes by 2021, investing nearly £100m into our communities, with over £31m coming directly from the HRA.

Tenants told us then that delivering a wide range of housing to meet demands, and us buying and building new suitable homes is important to them. This is also in line with the feedback we received from tenants again this year.

As a result we will continue to:

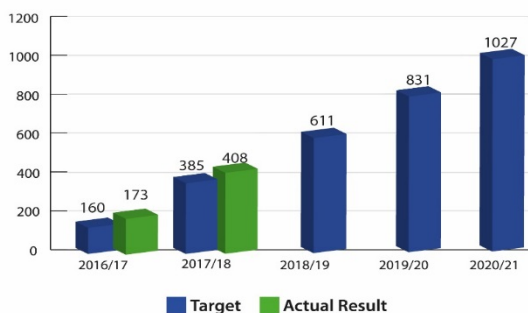
- Deliver new build council homes directly through the HRA;
- Develop a wider range of homes and regeneration options through our recently established Housing Company;
- Purchase private sector homes to increase the Council's housing stock in the areas of greatest housing need;
- Continue to manage private sector homes, for Private Landlords, through the 'Simple Lettings Agency'; and
- Bring empty homes back into use to increase choice and accessibility of homes in the areas of greatest housing need;

### Current affordable homes delivery

In our first year of delivery (2016/17) we exceeded our target, and delivered 173 additional affordable homes. We are on course again to exceed our target in our second year of delivery, by delivering a further 235 homes in 2017/18.

The following graphs show the accumulative targets for the five years of our plan, and our progress to date.

Affordable Homes 5 Year Delivery Plan 2016-21



2017/18 Affordable Homes Quarterly Performance





## *Housing Company*

We also recently announced plans for hundreds of new homes through the establishment of a Housing Company. The Company will deliver a mix of homes including homes for rent, low cost home ownership, rent to own and open market sales, as an alternative to social rented housing. This will be across the County, based on housing need.

It will support local developers who are set to benefit from a further boost in the construction industry, with new jobs and training opportunities on the horizon.

The establishment of the Housing Company will not only ensure that we continue to maximise our ability to build more homes but will offer opportunities on a wider scale, in terms of innovation, standards and specifications, geographically and the type of activities where it can bring major benefits.

It is important to note, however, that the Housing Company **is not** stock transfer in any form. All 9,000 current council homes will continue to be managed by the Council.

The detailed business plan for the Company will be confirmed in Spring 2018, confirming the planned programme of activity over the next five years.

## *Plans for the future*

### **As a result of the above activity we will, over the next three years:**

- Deliver over 630 affordable homes throughout the county and achieve the targets set in the Delivery Plan, through:
  - Delivering over 50 two and four bedroom homes in phase 1 of our Council new build programme (Dylan in Bynea and Garreglwyd in Pembrey);
  - Purchasing over 100 private sector homes and continuing to increase the Council's housing stock in the areas of greatest housing need;
  - Managing an additional 150 private sector homes through the Simple Lettings Agency;
  - Bringing over 160 empty homes back into use;
  - Working with our Housing Association (HA) partners to deliver over 200 new build HA homes, maximising the use of Housing Finance Grant, Social Housing Grant and HA private finance; and
  - Maximising developer contributions through the planning system and creating over 50 homes for rent and low cost home ownership.
- Continue to maximise the use of external funding opportunities including Affordable Housing Grant and Innovative Housing Programme Funding and ensure that we have schemes on the shelf ready to go when additional funding becomes available;
- Align with the Housing Company to deliver additional affordable homes; and
- Develop a new Affordable Homes Delivery Plan which will continue to create affordable homes in the areas of greatest need post 2021.

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# Community Benefits and Procurement

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## Community Benefits

The Council is committed to:

- Contributing to the social, economic and environmental well-being of the wider community;
- Asking tenderers to deliver Community Benefits in our tendering activities through the delivery of the contracts or frameworks awarded;
- Maximising the value for every pound we spend, applying a Community Benefits approach to any tender valued over £1million; and
- Capturing and recording Community Benefits utilising WG's Community Benefits Measurement Tool.

For contracts completed in 2016/17, three contractors were used through the South West Wales Contractors Framework. Over £2million of CHS+ works were called collectively, achieving the following:

- For every £1 spent, £1.80 was reinvested into the Welsh economy;
- 11 people were hired during this period who were previously unemployed, and who will continue to be employed;
- Over 84 weeks of training was provided, including:
  - 12 Apprenticeships started and over 50 weeks carried out; and
  - 10 Traineeships completed amounting to over 30 weeks in total.

Since June 2017, Carmarthenshire County Council and Pembrokeshire County Council entered into a Joint Procurement Shared Service for a period of two years. The aim of the Shared Service is to deliver regional benefits and efficiencies through shared use of resources.

# Funding and Risk Management

## Major Repairs Allowance

Every year we receive £6 million from Welsh Government to support our capital investment. The grant comes with clear guidance on what it can and cannot be used for. The main condition is that it must be spent on property within the HRA. It cannot be used for repairs or maintenance, demolishing costs, repayment of borrowing etc. A full breakdown can be found in our MRA Acceptance issued by Welsh Government.

The MRA makes a significant contribution towards achieving and maintaining the CHS. It is currently reviewed annually by Welsh Government and, as such, it is regularly under scrutiny. A reduction or end of the MRA could have a significant impact on our future investment plans.

## Planning Assumptions

To help us plan our investments, we must make certain assumptions. Changes to our assumptions may mean that we have to re-visit the objectives included in this plan.

### INCOME

<b>Major Repairs Allowance (MRA)</b> <i>i.e. the amount of capital funding we get from the Welsh Government</i>	<b>£6m</b> each year. This is on the basis that we receive £673 for each home.
<b>Rent increase 2017/18</b>	<b>4.34% average</b>
<b>Future rent increase levels</b> <i>Based on Welsh Government Policy</i>	Rent increases continue in line with current policy.
<b>Borrowing i.e. the amount we need to borrow to support our investment</b>	Additional £7m over next 3 years

### OTHER

<b>Expenditure/income inflation</b>	Employees' pay at 1% per year for the next three years (as per assumptions for Council Fund).
<b>Right to Buy receipts i.e. Money we get from tenants' buying their home</b>	No receipts from 1 <sup>st</sup> April 2015 following suspension of Right to Buy
<b>Balances on the revenue account</b> <i>i.e. the amount of money we need to keep in reserve</i>	Minimum of £1.359m (based on £150 per property)

### SPENDING

<b>Assumed Borrowing costs</b> <i>i.e. the amount it costs to borrow money</i>	Cost of existing and new debt: 2018/19: 4.60% 2019/20: 4.57% 2020/21: 4.41	Cost of exiting HRAS:  Average of 4.57%
<b>Provision for Bad debt i.e. debt that we will be unable to recover</b>	2018/19: £494k 2019/20: £591k 2020/21: £784k	

## Delivering efficiencies

This current business plan is supported by a drive to improve value for money over the next three years and enhance service delivery.

Over the next 12 months we will develop measures to ensure that value for money can be demonstrated in terms of cost and quality, whilst striving to meet tenants' expectations on service improvements.

### CAPITAL SPENDING TO:

	Budget 2018/19 (£000s)	Budget 2019/20 (£000s)	Budget 2020/21 (£000s)
<b>Maintain the standard:</b>			
Internal works - kitchens, bathrooms, electrics, heating etc.	1,030	1,183	1,000
EWI, Render and Fascia (inc. gardens)	2,096	1,775	2,739
Roofing	924	1,052	1,086
Boiler replacements	90	87	88
Declined CO & smoke detectors	600	0	0
Structural works - Estates and boundary walls (inc. identified structural works)	1,084	315	260
Voids and Major Works to homes	2,118	2,155	2,200
<b>Support Tenant and Residents:</b>			
Sheltered Scheme Investment (inc. boilers)	518	1,025	500
Adaptations	1,400	1,500	1,500
Environmental works	298	303	309
<b>Provide more affordable homes:</b>			
Housing Development Programme	9,162	8,905	8,104
<b>Support the delivery of CHS+:</b>			
Programme management	195	198	200
Stock condition information	150	100	100
<b>TOTAL</b>	<b>19,665</b>	<b>18,598</b>	<b>18,086</b>

### CAPITAL FUNDING FROM:

	Budget 2018/19 (£000s)	Budget 2019/20 (£000s)	Budget 2020/21 (£000s)
Welsh Government Grant-MRA	6,190	6,190	6,190
Receipts which we can use from sales	0	0	0
Direct Revenue Financing	13,475	8,956	8,443
External Borrowing	0	3,452	3,453
<b>TOTAL</b>	<b>19,665</b>	<b>18,598</b>	<b>18,086</b>

<b>REVENUE SPENDING TO:</b>	<b>Budget 2018/19 (£000s)</b>	<b>Budget 2019/20 (£000s)</b>	<b>Budget 2020/21 (£000s)</b>
Repair and maintain homes	9,495	9,842	10,223
Supervision and management	8,355	8,519	8,686
Support services e.g. legal and finance	1,560	1,560	1,560
Direct Revenue Financing - Capital projects	13,475	8,956	8,443
Provision for Bad debts	494	591	784
Capital charges	14,205	14,309	13,936
<b>TOTAL</b>	<b>47,584</b>	<b>43,777</b>	<b>43,632</b>

<b>REVENUE FUNDING FROM:</b>	<b>Budget 2018/19 (£000s)</b>	<b>Budget 2019/20 (£000s)</b>	<b>Budget 2020/21 (£000s)</b>
Tenant rents	39,736	41,470	43,966
Service charges	750	774	798
Interest received	68	61	69
Income from other departments	340	347	354
Housing Finance Grant 2	0	246	246
Water rates commission	498	508	518
Grants / Other	356	356	357
<b>TOTAL</b>	<b>41,748</b>	<b>43,762</b>	<b>46,308</b>

<b>HRA END OF YEAR POSITION:</b>	<b>Budget 2018/19 (£000s)</b>	<b>Budget 2019/20 (£000s)</b>	<b>Budget 2020/21 (£000s)</b>
Balance brought forward from last year	-16,299	-10,463	-10,448
HRA budgeted surplus (-)/ deficit (+)	5,836	15	-2,676
<b>BALANCE CARRIED FORWARD</b>	<b>-10,463</b>	<b>-10,448</b>	<b>-13,124</b>

### *Risk Management*

Each year, as part of the HRA Business Planning process, we identify, assess and prioritise potential risks and consider the likelihood and impact of each. This exercise is undertaken by each service delivery area. Once this has been done, we identify ways in which we can reduce or manage the potential risk and impact. These are recorded corporately and monitored regularly.

Three of the greatest risks identified in delivering this plan are:

- Maintaining up to date asset information with regards to our stock;
- Uncertainty of the impact of market conditions with regard to inflation, pricing and availability of workforce, to inform the 30 year cost certainty exercise; and
- The impact of Universal Credit on tenants' ability to maintain their responsibilities and obligations to pay their total rent in advance for the week ahead.

All risks will be monitored by the CHS+ Steering Group on a regular basis.

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# *Compliance, Verification and Monitoring*

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## *Compliance and Acceptable Fails*

Recording compliance and acceptable fails is not a simple collection of condition information for things like kitchens, bathrooms, electrics etc. It is a combination of occupancy and property condition information. Surveying of homes, collating of information, how we manage our data, and the ability to report 100% accurate information, are all data-hungry activities. The details of our compliance and acceptable fails are set out in Appendix C.

## *Acceptable Fails*

An acceptable fail occurs when an individual component e.g. a kitchen or bathroom, has not been completed for one or more of the following reasons:

- Cost of remedy;
- Timing of remedy;
- Residents' choice; and
- Physical constraint"

## *Energy Efficiency*

We have had a number of different programmes running to improve the energy efficiency of homes. These programmes have helped save tenants money on their heating costs and improve the SAP rating of or homes. The average SAP across our stock is 65 out of 100.

## *Independent Verification*

Whilst we believe that we are, and will continue to, accurately report compliance in achieving and maintaining the CHS+, we will also back this up with further verification by:

- Demonstrating compliance by ensuring there is a clear separation of duties between CCC staff reporting compliance and those staff responsible for delivering the CHS+;
- Using internal staff in conjunction with Internal Audit to undertake desktop reviews;
- Agreeing and commencing a sample programme of stock condition visits every year, carried out by an independent verifier;
- Asking tenants how they would like to be part of the process of verification;
- Continuing to use service reviews to assess compliance. Some data is already independently collected, e.g. boiler inspections, EPC's and electrical tests; and
- Introducing Home Information packs for all new tenants, informing them of boiler inspections, Asbestos advice, Energy Performance Certificates, electrical tests and when any outstanding CHS+ work will be carried out.

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## *Appendices*

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# *Carmarthenshire Homes Standard+ (CHS+) HRA Business Plan*

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## *Appendices*

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## Appendix A: *The Well-being of Future Generations (Wales) Act 2015*

We are committed to delivering the CHS+ in a sustainable way as outlined in the Well-being Act. We do this by:



Looking at the long term so that we do not compromise the ability of future generations to meet their own needs

- The Business Plan contributes to this by planning for the next 3 years and also over the longer term of 30 years. We do this by analysing our asset data and market conditions to enable us to maintain our existing stock, and plan our affordable housing delivery. We set out our plans to deliver a pre-tenancy service to enable tenants to sustain their tenancies as long as possible.



Understanding the root causes of the issues to prevent them reoccurring

- The Business Plan identifies the key issues that tenants have highlighted to us. We also monitor the demand for reactive repairs. All this information enables us to plan programmed works to resolve issues and prevent them reoccurring.



Taking an intergrated approach so that we look at all well-being goals and objectives of other services and partners

- The Business Plan highlights how we contribute to the well-being of our tenants. Examples of this include delivering adaptations to meet the needs of tenants, re-housing tenants through the adapted home register to more suitable accommodation, working with Swansea and Cardiff University to carry out a health impact study, and carrying out estate improvement works to the local environment.



Collaboration - Working with others in a collaborative way to find shared sustainable solutions

- The Business Plan is delivered in a Partnership approach between Housing and Property Services. It sets out our ambition to work with partners locally and regionally to deliver energy efficiency measures to existing and new homes to reduce fuel poverty for our tenants. Our procurement process is delivered through a collaborative approach ensuring community benefits are maximised.



Involving a diversity of population in decisions that affect them

- Tenant involvement in the delivery of the Business Plan is an overarching principle. We have set out our plans to produce a tenant engagement strategy and widen our support and advice services for both preventative services and to mitigate the impact of Welfare Reform. Tenants will continue to contribute to the development of both the CHS+ and the Environmental Improvement Programme.

The CHS+ business plan contributes to the seven Well-being goals under the sustainable development principles in the following way:

<b>A more prosperous Wales</b>
<b>1</b>
<b>A resilient Wales</b>
<b>2</b>
<b>A healthier Wales</b>
<b>3</b>
<b>A more equal Wales</b>
<b>4</b>
<b>A Wales of cohesive communities</b>
<b>5</b>
<b>A Wales of vibrant culture and thriving Welsh language</b>
<b>6</b>
<b>A globally responsible Wales</b>
<b>7</b>

*A Prosperous Wales*

**Carmarthenshire has a stronger and more prosperous economy:**

We will focus on:

- Ensuring long-term economic and social benefits for Carmarthenshire through the Swansea Bay City Region and future European and external funding avenues.

*A Healthier Wales*

**People in Carmarthenshire are healthier:**

We will focus on:

- Increasing the availability of rented and affordable homes to support the needs of local people by building new homes, bringing empty homes back into use and ensuring an allocation of affordable homes on new developments;
- Mitigating the local impacts of welfare reform by supporting affected residents through the changes;
- Supporting residents suffering from fuel poverty and introducing renewable energy technology to our tenants’ homes in order to save them money on energy costs.

*A Wales of Cohesive Communities*

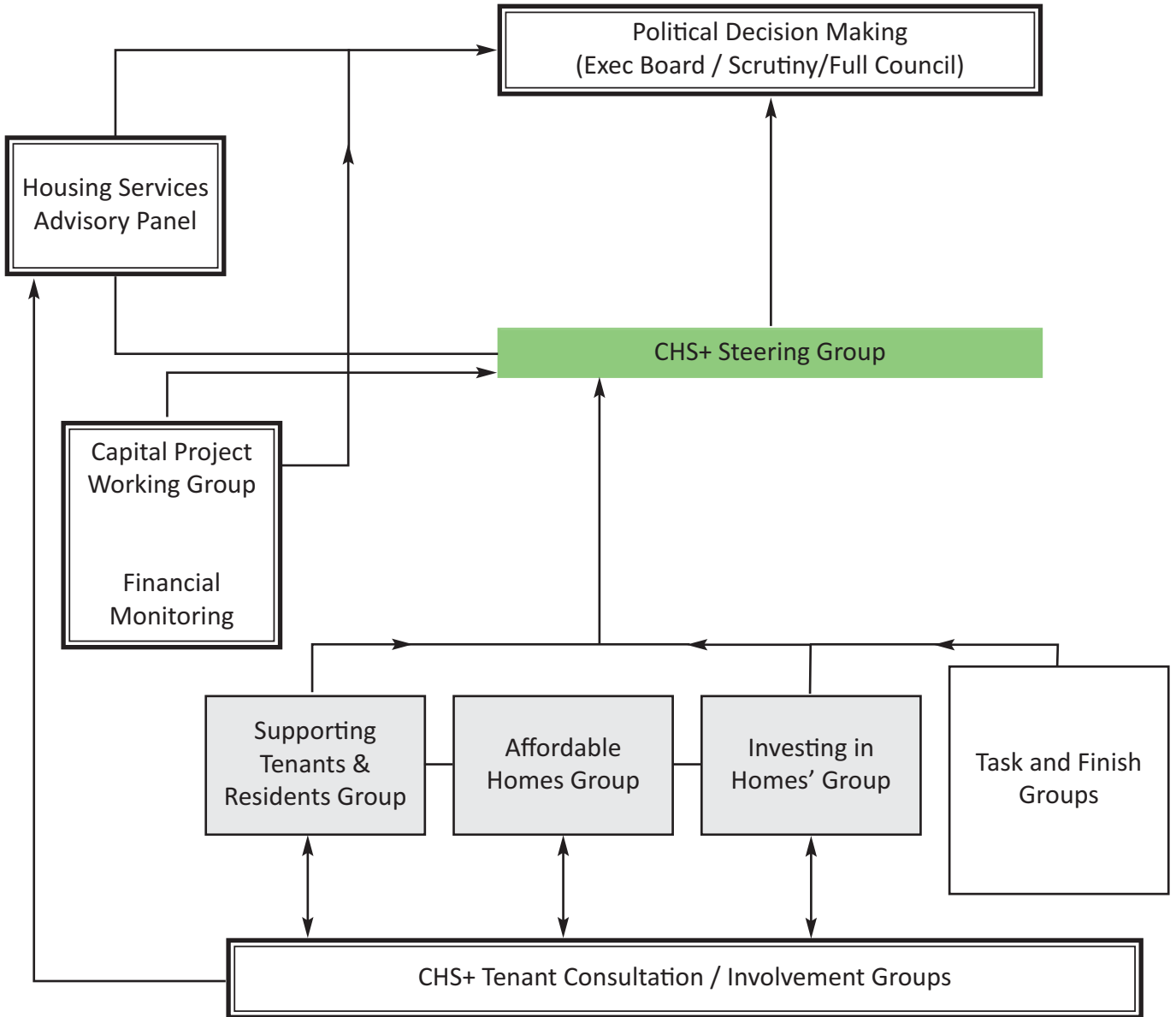
**People who live, work and visit Carmarthenshire are safe and feel safer:**

We will focus on:

- Reducing anti-social behaviour by working in partnership with other agencies and communities to tackle local problems.

## Governance Structure

All actions in this Plan will be monitored on a bi-monthly basis by the CHS+ Steering Group. This group provides strategic direction and corporate leadership to ensure appropriate progression on the initiatives included.



## Appendix B: Stock, Tenant and Housing Choice Register Profile

### Stock 30/11/17 Stock Return

Type	No. of Homes	Sheltered Homes
House	4913	
Bungalows	2169	
Flats	1923	508
Maisonettes	41	
Bedsit	22	
Total	9068	

### Stock Make Up

Carmarthenshire County Council's HRA stock (as set out below) comprises 9,068 homes, including 508 sheltered homes, and an additional 229 leasehold homes.

The following table sets out the HRA housing stock by Ward:

Ward	Homes	Ward	Homes
Abergwili	40	Llandybie	209
Ammanford	143	Llanegwad	43
Betws	72	Llanfihangel Aberbythych	20
Bigyn	385	Llanfihangel Ar Arth	123
Burry Port	161	Llangadog	46
Bynea	260	Llangeler	180
Carmarthen Town North	403	Llangennech	243
Carmarthen Town South	175	Llangunnor	172
Carmarthen Town West	120	Llangyndeyrn	193
Cenarth	59	Llannon	263
Cilycwm	26	Llansteffan	46
Cynwyl Elfed	62	Llanybydder	138
Cynwyl Gaeo	13	Lliedi	272
Dafen	223	Llwynhendy	614
Elli	56	Manordeilo & Salem	22
Felinfoel	254	Pembrey	223
Garnant	140	Penygroes	73
Glanamman	151	Pontaman	141
Glanymor	515	Pontyberem	185
Glyn	105	Quarter Bach	204
Gorslas	240	Saron, Ammanford	257
Hendy	101	St Clears	101
Hengoed	225	St Ishmael	48
Kidwelly	198	Swiss Valley	16
Laugharne	90	Trelech	29
Llanboidy	19	Trimsaran	207
Llanddarog	80	Tycroes	84
Llandeilo	103	Tyisha	291
Llandovery	122	Whitland	84

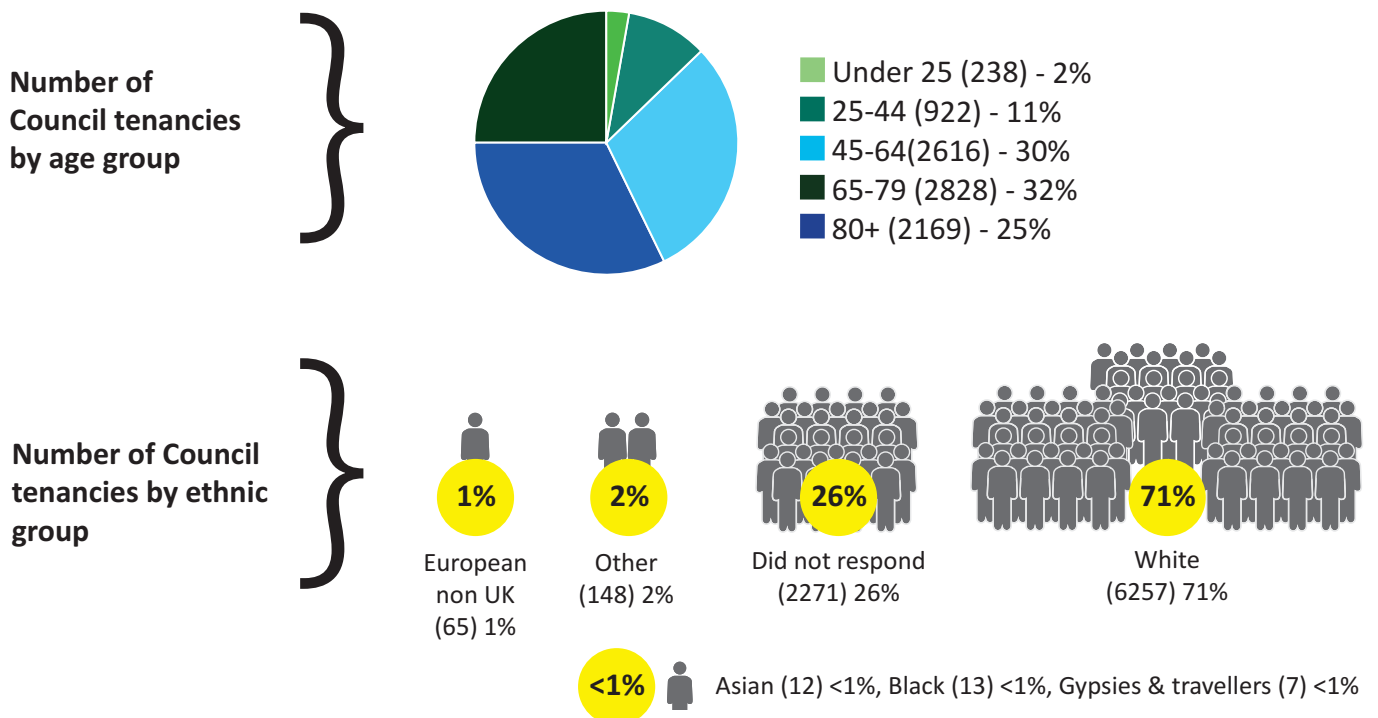
The housing stock comprises 4,913 houses and 2,169 bungalows, with the remainder made up of 1,478 flats, bedsits and maisonettes. The majority of the stock is 2 and 3 bedroom homes. 90 of the homes have 4 bedrooms, and only two, are 5 and 6 bedrooms.

Type of Home	Bedrooms							Total
	0	1	2	3	4	5	6+	
Flats		639	769	7				1415
Bedsits	21	1						22
Maisonettes			10	31				41
Bungalows		362	1776	30	1			2169
House	3	19	1098	3703	88	1	1	4913
Sheltered flats	1	462	38	6	1			508
Total	25	1483	3691	3777	90	1	1	9068

### Tenant Profile

We know that 25% of our lead tenants are aged 80 or over and a further 32% are aged 65 to 80. As a result, 57% of our lead tenants are 65 or above. Only 3% of our lead tenants are under 25, the remaining 40% are aged 45 to 65.

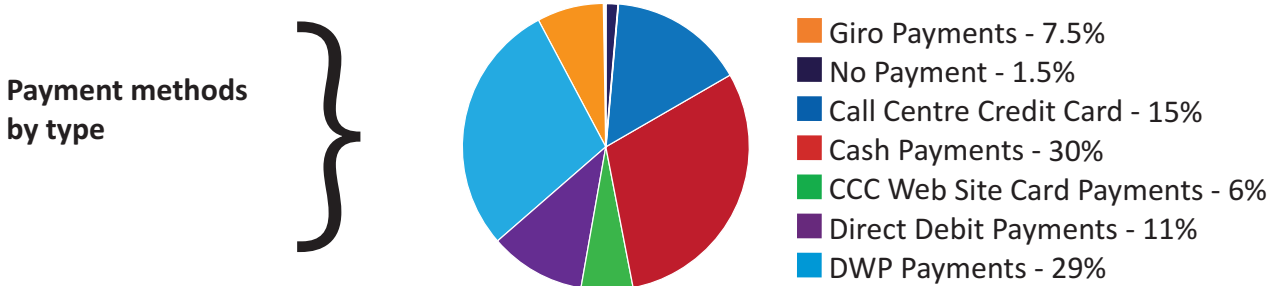
We know that 71% of our lead tenants are white British. A further 26% did not provide information about their ethnic group.



## Universal Credit Tenant Payment Profile

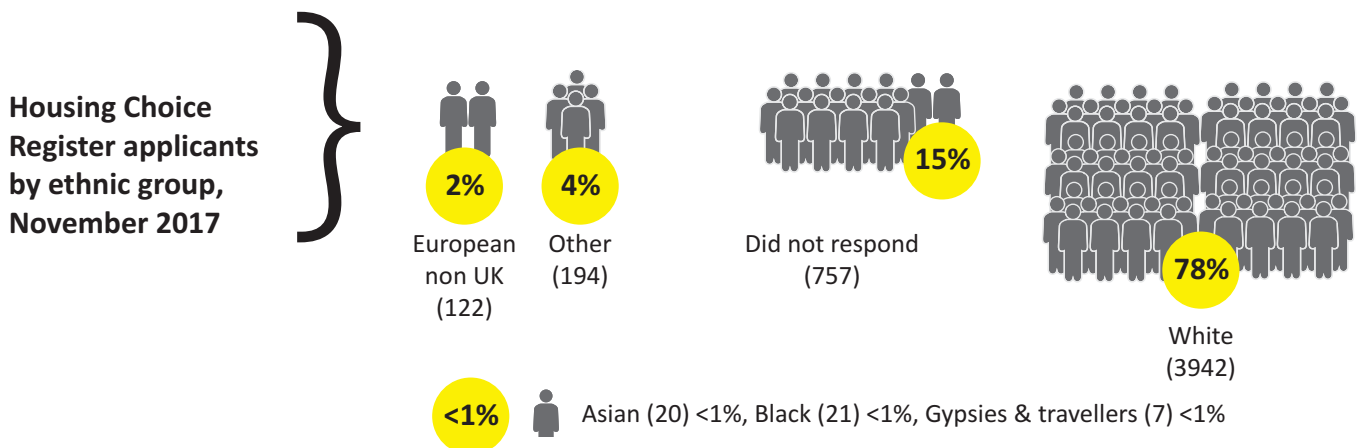
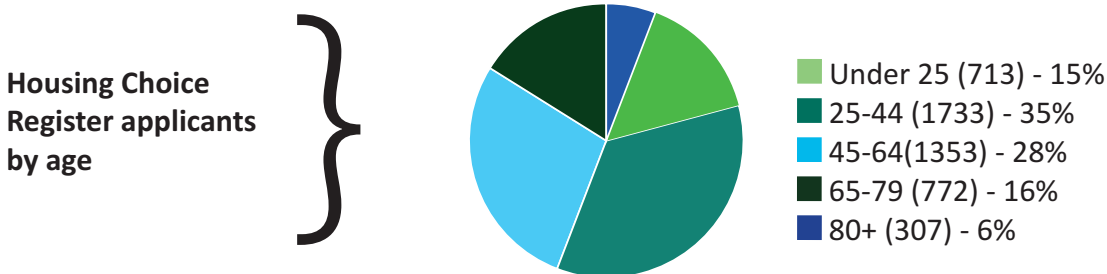
For tenants currently claiming Universal Credit, we know that only 11% are paying their rent by direct debit. A further 29% are still receiving DWP direct payments, and 1.5% are making no payments.

### Universal Credit Accounts TENANT Payment METHODS



## Housing Choice Applicants Profile

We know that 35% of our lead applicants are aged 25 to 44. 6% are aged 80+ and the remaining 44% are aged 45 to 79. We know that 78% are white British and a further 15% of our lead applicants did not provide information about their ethnic group.

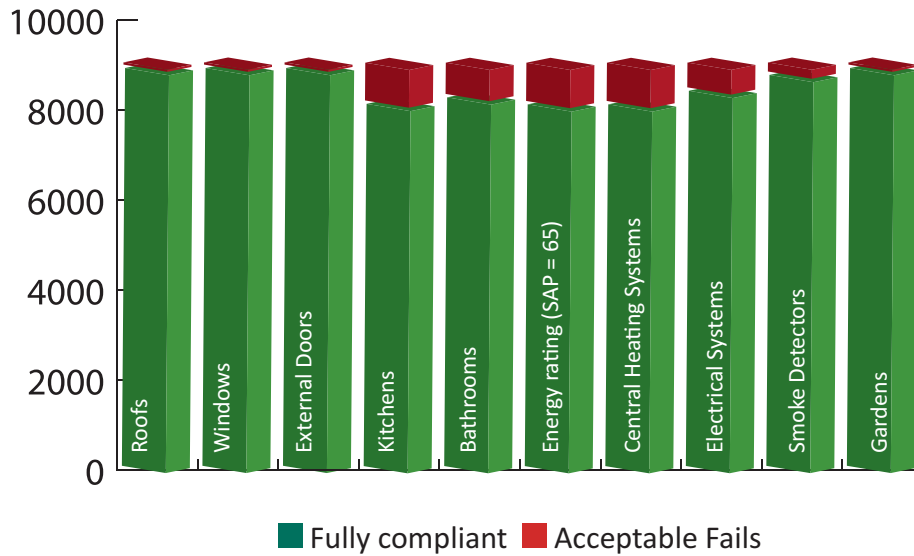




**Appendix C: WHQS Compliance**

The following tables set out our achievement of meeting the CHS+ in 2015 by components, together with the annual programme to maintain compliance of the CHS+.

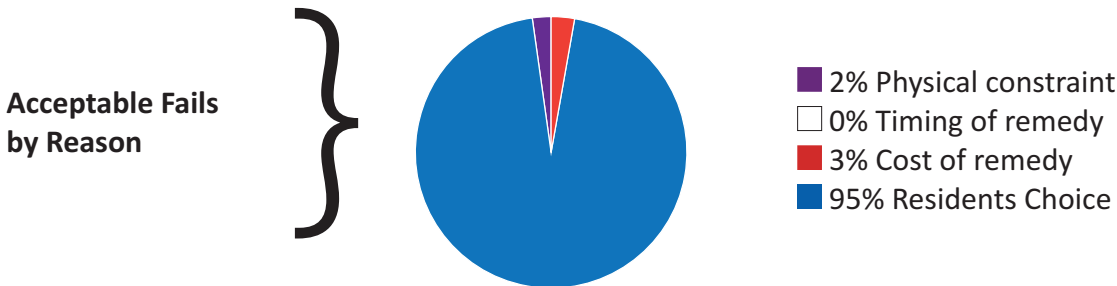
*WHQS Compliance by Component*



*Acceptable Fails*

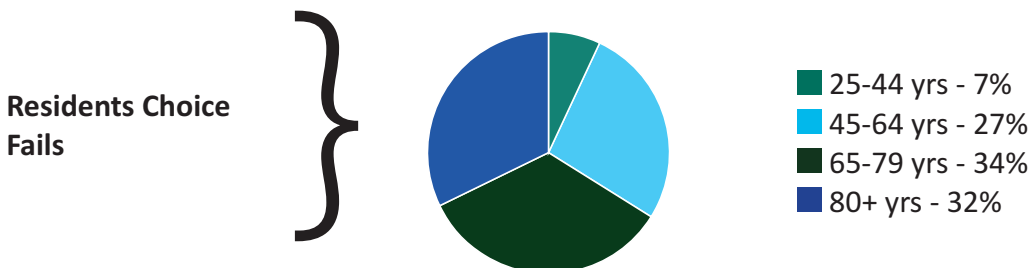
The Welsh Government Outlines ‘acceptable fails’ as a home which meets the standard but has not had all works carried out to make it fully compliant. There are different reasons for why these acceptable fails would occur.

Some tenants have chosen not to have the work done (Residents’ choice) because they were happy with their homes, have made their own improvements or some, particularly older tenants, do not want the disruption. This is, by far, the main reason why homes do not currently meet the standard.



We know that 95% of our acceptable fails are as a result of residents’ choice. The remaining 5% being the cost of the remedy or physical constraints.

We also know that 32% of the residents who chose not to have the CHS+ works completed are aged 80 or over and a further 34% are between the age of 65 and 79.



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**Eitem Rhif 7**

**Y PWYLLGOR CRAFFU - CYMUNEDAU**  
**DYDDIAD: 30 IONAWR, 2018**

**Y PWNC:**

**SAFONAU LLYFRGELLOEDD CYHOEDDUS CYMRU 2017**

**Y Pwrpas:**

Llyfrgelloedd Sir Gaerfyrddin / Adroddiad Asesu Blynyddol 2016-17

**Ystyried y materion canlynol a chyflwyno sylwadau arnynt:**

Monitro perfformiad y Gwasanaeth Llyfrgelloedd yn erbyn y 5ed Fframwaith Asesu Ansawdd ar gyfer Safonau Llyfrgelloedd Cyhoeddus Cymru fel y cynhwyswyd yn y Ffurflen Flynyddol ar gyfer 2016/17.

**Y Rhesymau:**

Galluogi'r Aelodau i gyflawni eu rôl craffu mewn perthynas â monitro perfformiad y gwasanaeth llyfrgelloedd Sir Gaerfyrddin.

**Angen cyfeirio'r mater at y Bwrdd Gweithredol / Cyngor er mwyn gwneud penderfyniad:  
NAC OES**

**YR AELOD O'R BWRDD GWEITHREDOL SY'N GYFRIFOL AM Y PORTFFOLIO:-**

Y Cyngorydd P. Hughes-Griffiths (Deiliad y Portffolio Ddiwylliant, Chwaraeon a Thwristiaeth)

Y Gyfarwyddiaeth

Cymunedau

Enw Pennaeth y Gwasanaeth:

Ian Jones

Awdur yr Adroddiad:

Mark Jewell

Swyddi:

Pennaeth Hamdden

Rheolwr y Gwasanaethau  
Llyfrgelloedd

Rhifau ffôn:

01267 228309 / 01554 744328

Cyfeiriadau E-bost:

ljones@sirgar.gov.uk

MJewell@sirgar.gov.uk

# COMMUNITY SCRUTINY COMMITTEE

DATE: 30<sup>TH</sup> JANUARY, 2018

## SUBJECT: WELSH PUBLIC LIBRARY STANDARDS 2017

### 1. BRIEF SUMMARY OF PURPOSE OF REPORT.

The Public Libraries and Museums Act 1964 sets out the statutory duties of public library authorities to “provide a comprehensive and efficient library service” and makes it a duty of the Welsh Ministers “to superintend and promote the improvement” of public library services in Wales. In accordance with these statutory requirements the Welsh Government has completed its assessment of Carmarthenshire’s Library Services Annual Return for 2016/17.

**This is the third and final year of assessment under the fifth framework.**

Carmarthenshire Libraries have performed exceptionally well against the criteria set in the Welsh Public Libraries Standards during 2016/17 with the service making headline news broadcasts as it continues to demonstrate positive impact for Carmarthenshire’s residents, bucking national trends.

Carmarthenshire meets all 18 core entitlements in full, an improvement on last year. Of the 7 quality indicators which have targets, Carmarthenshire achieved 6 in full, and one in part.

Carmarthenshire library service is generally performing well, and has seen marked improvements in a number of areas in the course of this framework, against the wider trend. However, overall staffing levels have dropped below the target set for this year. The service is well used with evidence of strategic planning and investment.

Carmarthenshire has achieved all three quality indicators in Learning for Life for up-to-date and appropriate reading materials and online access, one of only five authorities to do so this year. Spending on Welsh material has maintained the levels achieved last year and remains above the median for Wales overall. Investment in the book stock is reflected in the proportion of customers who rate the choice of books as good or very good.

Carmarthenshire conducted a customer impact survey in October/November 2016, with good results. 98% of attendees at training sessions said that attendance had helped them to achieve their goals this year.

Both physical and virtual visits continue to increase compared to last year, and the per capita levels are among the highest in Wales. Issues of audio-visual and electronic issues/downloads have increased significantly and they are now the highest per capita level in Wales and the increase is against the trend in Wales.

Expenditure per capita is the second highest in Wales, but high levels of visits bring the net cost per visit below the median for Wales as a whole, suggesting a service which is operating in an efficient way.

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: Ian Jones Head of Leisure

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
NONE	NONE	NONE	NONE	NONE	NONE	NONE

## CONSULTATIONS

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

Signed: Ian Jones Head of Leisure

1. Local Member(s) - N/A
2. Community / Town Council – N/A
3. Relevant Partners - N/A
4. 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:

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Annual Assessment Report 2016-17		As attached.

Mae'r dudalen hon yn wag yn fwriadol

# Welsh Public Library Standards 2014-17

## Carmarthenshire County Council

### Annual Assessment Report 2016-17

This report has been prepared based on information provided in Carmarthenshire's annual return, case studies and narrative report submitted to Museums, Archives and Libraries Division of the Welsh Government.

#### 1) Executive summary

Carmarthenshire now meets all of the 18 core entitlements in full, an improvement since last year.

Of the 7 quality indicators which have targets, Carmarthenshire achieved 6 in full and one in part -compared to last year where all 7 targets were achieved in full.

Carmarthenshire library service is generally performing well, and has seen marked improvements in a number of areas in the course of this framework, against the wider trend. However, overall staffing levels have dropped below the target set for this year. The service is well used with evidence of strategic planning and investment, and in this context, customer satisfaction, which is below the median for Wales, is disappointing. The service is to be commended for providing an excellent narrative in its return.

- Carmarthenshire conducted a customer impact survey in October/November 2016, with good results. 98% of attendees at training sessions said that attendance had helped them to achieve their goals this year. The impact case studies provided give clear descriptions of the activities offered, but evidence of the difference these activities made to the individuals taking part could be better articulated.
- Customer satisfaction has increased since the previous survey in 2013/14, but remains below the median for Wales as a whole.
- Levels of informal training have decreased compared to last year, however they remain the highest in Wales. The rate of attendances at events and activities organised by the library has increased compared to last year and is now above the median for Wales.
- Both physical and virtual visits continue to increase compared to last year, and the per capita levels are among the highest in Wales. Issues of audio-visual and electronic issues/downloads have increased significantly and they are now the highest per capita level in Wales and the increase is against the trend in Wales.
- Investment in ICT provision continues, and a 22% increase in the number of networked public access computers has resulted in the fourth highest provision of computers per capita in Wales.
- The overall number of staff has fallen in 2016-17 so that the target is no longer met. The number of professional staff has been maintained, however, and remains above the median for Wales.
- Expenditure per capita is the second highest in Wales, but high levels of visits

bring the net cost per visit below the median for Wales as a whole, suggesting a service which is operating in an efficient way.

Considering the four areas in the framework (*Customers and communities; Access for all; Learning for life; and Leadership and development*) in comparison to the rest of Wales, Carmarthenshire shows strength in all areas. It performs relatively poorly on customer satisfaction, however.

Compared to previous years, Carmarthenshire has continued to build on previous successes, and plans for further investment are welcomed. Evidence of the impact of the service has improved, but there remains scope to do more in this area.

## 2) Performance against the standards

The standards framework comprises of core entitlements, quality indicators with targets, quality indicators with benchmarks and impact measures. Section 2 summarises achievements against the core entitlements, the quality indicators which have targets, the quality indicators showing performance against others, and impact measures. A narrative assessment of the authority's performance is made in Section 3.

### a) Core entitlements

Carmarthenshire now meets all of the 18 core entitlements in full, following the completion of the library strategy.

### b) Quality indicators with targets

There are 16 quality indicators (QI) within the framework. Of the 7 which have targets, Carmarthenshire fully met 6 and partially met 1 – down on last year when all seven quality indicators with targets were met in full:

Quality Indicator	Met?	
QI 3 Individual development:		Met in full
a) ICT support	✓	
b) Skills training	✓	
c) Information literacy	✓	
d) E-government support	✓	
e) Reader development	✓	
QI 5 Location of service points	✓	Met in full
QI 8 Up-to-date reading material:		Met in full
a) Acquisitions per capita	✓	
<u>or</u> Materials spend per capita	✓	
b) Replenishment rate	✓	
QI 9 Appropriate reading material:		Met in full
a) % of material budget on children	✓	
b) % of material budget spent on Welsh	✓	
<u>or</u> Spend on Welsh per capita	✗	
QI 10 Online access:		Met in full
a) All service points	✓	



Quality Indicator	Met?	
Computers per capita	✓	
b) Wi-Fi provision	✓	
QI 13 Staffing levels and qualifications:		Partially met
a) Staff per capita	✗	
b) Professional staff per capita	✓	
c) Head of service qualification/training	✓	
d) CPD percentage	✓	
QI 16 Opening hours per capita	✓	Met in full

### c) Impact measures

The framework contains three indicators which seek to gather evidence of the impact that using the library service has on people's lives. Through these and other indicators it is possible to see how the library service is contributing towards educational, social, economic and health and wellbeing local and national agendas. These indicators do not have targets. Not all authorities collected data for the impact indicators, and ranks are included out of the numbers of respondents stated, where 1 is the highest scoring authority.

Carmarthenshire undertook a customer satisfaction survey of adults in October/November 2016 and an impact survey of children in January/February 2015.

Performance indicator		Rank	Lowest	Median	Highest
QI 1 Making a difference					
b) % of children who think that the library helps them learn and find things out:	92%	11/19	68%	93%	100%
e) % of adults who think that the library has made a difference to their lives:	92%	6/19	36%	86%	97%
% of children who think that the library has made a difference to their lives:	93%	3/17	58%	82%	98%
QI 4 b) % of attendees of training sessions who said that the training had helped them achieve their goals:	98%	5/19	80%	97%	100%

Carmarthenshire provided three impact case studies:

- Workshops in association with the Summer Reading Challenge to design a t-shirt, one winner of which has been inspired to take up drawing and has aspirations to become an artist.
- Work with schools themed around the First World War which received excellent feedback from participating schools.
- A description of the Transparent language online system and its use to promote learning of the Welsh language in particular.

All three projects were very well described, but all would have benefited from additional direct evidence of impact and quotes from users.

### d) Quality performance indicators and benchmarks

The remaining indicators do not have targets, but allow performance to be compared

between authorities. The following table summarises Carmarthenshire's position for 2016-17. Ranks are included out of 22, where 1 is the highest, and 22 the lowest scoring authority, unless stated otherwise. Indicators where fewer than 22 authorities supplied data are those where relevant data elements were not available to some authorities. Figures reported in respect of the first two years of the framework for QI 4 to QI 16 are repeated for convenience of comparison. Note that indicators 'per capita' are calculated per 1,000 population.

Performance indicator		Rank	Lowest	Median	Highest	2015/16 Rank	2014/15 Rank		
QI 1 Making a difference									
a) new skills	86%	5 /19	23%	71%	93%				
c) health and well-being	85%	4 /20	26%	56%	94%				
d) enjoyable, safe and inclusive	98%	8 /19	93%	98%	100%				
QI 2 Customer satisfaction									
a) 'very good' or 'good' choice of books	90%	8 /20	74%	90%	98%				
b) 'very good' or 'good' customer care	95%	17/20	90%	99%	100%				
c) 'very good' or 'good' overall	95%	15/20	92%	97%	100%				
d) child rating out of ten	8.7	16/19	8.6	9.1	10.0				
QI 4 User training									
a) attendances per capita	54	8	3	34	248	35	8	48	4
c) informal training per capita	712	1 /20	1	156	712	1,017	1/ 19	318	5 /21
QI 6 Library use									
a) visits per capita	6,171	2	2,453	4,033	6,751	5,939	2	5,341	3
b) virtual visits per capita	1,476	3 /21	341	922	2,299	1,264	5	212	22
c) active borrowers per capita	190	6	77	153	235	191	5	133	15
QI 7 attendances at events per capita	218	11	62	214	496	138	16	55	20
QI 11 Use of ICT - % of available time used by the public									
a) equipment	22%	18/21	16%	32%	69%	21%	21	23%	22
QI 12 Supply of requests									
a) % available within 7 days	67%	17/21	48%	70%	82%	67%	19	66%	19
b) % available within 15 days	96%	1 /21	65%	85%	96%	96%	1	84%	16
QI 13 Staffing levels and qualifications									
(v) a) total volunteers	23	13	0	24	209	27	7	17	8
b) total volunteer hours	1,398	9	0	798	5,156	1,662	5	650	10
QI 14 Operational expenditure									
a) total expenditure per capita	£16,271	2 /21	£6,745	£11,979	£16,968	£16,586	5 /21	£15,971	6
b) % on staff	47%	20/21	46%	58%	75%	44%	20 /21	46%	21
% on information resources	15%	5 /21	4%	13%	25%	16%	7 /21	13%	12
% on equipment and buildings	2%	17/21	0%	4%	20%	2%	17 /21	7%	8
% on other operational costs	36%	3 /21	9%	22%	37%	39%	1 /21	35%	3
c) capital expenditure per	£0.00	15/21	£0	£341	£16,692	£0	14 /21	£0	16

Performance indicator	Rank	Lowest	Median	Highest	2015/16 Rank	2014/15 Rank
capita						
QI 15 Net cost per visit	£2.07	15/20	£1.50	£2.33	£3.30	£2.18 15/21 *
QI 16 Opening hours ( <i>see note</i> )						
(ii) a) % hours unplanned closure of static service points	0.16%	7	0.00%	0.00%	0.48%	0.13% 19 0.52% 22
b) % mobile stops / home deliveries missed	0.99%	8 /19	0.00%	0.13%	8.33%	1.04% 14/19 1.5% 13/19

*Note: Rankings here have been reversed, so that 1 is the lowest scoring (best performing) authority.*

*\* Income data for 2014-15 not available to calculate this figure.*

Data on Wi-Fi usage has only been provided by three authorities for 2016-17 and so is not included in the table above.

### 3) Analysis of performance

The core entitlements and quality indicators are divided into four key areas. This section of the report outlines performance against the quality indicators within these four areas, and compares results with those from the first two years of the framework.

#### a) Customers and communities

Carmarthenshire conducted a customer satisfaction survey in October/November 2016 which saw reductions on the previous survey (conducted in 2013-14) in the areas of new skills and health and well-being, although they remain above the median for Wales. Customer satisfaction has increased since the previous survey, but the percentage of adults who rate both customer care and the library overall as very good or good remains below the median for Wales. Levels of formal training have increased this year, with 98% of attendees saying they had been helped to meet their goals – a similar level to last year. Following a large increase in 2015-16, the rate of informal training has reduced by 30% in 2016-17; however, Carmarthenshire maintains the highest level of informal training in Wales. All static service points open for 10 hours or more per week offer the full range of services in support of individual development.

#### b) Access for all

Carmarthenshire is a sparsely populated county, but meets the target for access to service points. Both physical and virtual visits continue to rise, with Carmarthenshire currently reporting the second highest levels of visits in Wales. Following a marketing initiative to promote Carmarthenshire's wide range of online resources, the number of audio-visual and electronic issues/downloads almost tripled and is now the highest level per capita in Wales. The rate of attendances at events and activities organised by the library has increased by 58% compared to last year and is now above the median for Wales.

#### c) Learning for life

Carmarthenshire has achieved all three quality indicators with targets in this area, for up-to date and appropriate reading materials and online access, one of only five authorities to do so this year. Spending on the Welsh language has maintained the levels achieved last year and remains above the median for Wales overall. Investment in the book stock is reflected in the proportion of customers who rate the choice of books as good or very good.

All libraries continue to offer public access computers and Wi-Fi. Continued investment in IT equipment has resulted in a 22% increase in the number of networked open access computers, so that Carmarthenshire currently has the fourth highest provision of PC's per capita in Wales. There has been a slight increase in the proportion of time for which public access ICT facilities are used, however, it remains one of the lowest usage rates in Wales, partly as a result of higher availability. The 2016-17 usage rate for public access Wi-Fi was 71%.

The number of request for specific items has tripled since last year, with the percentage of requests satisfied within 15 days the highest reported in Wales.

#### **d) Leadership and development**

Total staff has fallen again this year, and Carmarthenshire has failed to meet the staff per capita target. The number of professional staff has been maintained, however, and the per capita level remains above the median for Wales. Carmarthenshire has also experienced a reduction in the number of volunteers, with 23 each giving an average of 61 hours to the service. The percentage of staff time spent training has increased slightly and is the second highest in Wales.

There has been a slight decrease in total revenue expenditure compared to last year, however, only one authority spent more per capita in 2016-17. The net average cost per visit is £2.07, down from £2.18 last year, largely as a result of increased visitor numbers.

#### **4) Strategic context**

Carmarthenshire is to develop its service around the five universal offers which promote core messages linking with government policy, library strategies and frameworks, adapted to local needs and priorities.

#### **5) Future direction**

A number of service investments are described. A new mobile library fleet will address issues of rural deprivation, digital inclusion, poverty and literacy in rural areas. Funding has been received to develop and enhance Ammanford library. Consultation is taking place to develop a new Archives and Reference Service.

#### **6) Conclusion**

Carmarthenshire library service is generally performing well, and has seen marked improvements in a number of areas in the course of this framework, against the wider trend. However, overall staffing levels have dropped below the target set for this year. The service is well used with evidence of strategic planning and investment, and in this context, customer satisfaction, which is below the median for Wales, is disappointing. The service is to be commended for providing an excellent narrative in its return.

## Y PWYLLGOR CRAFFU - CYMUNEDAU 30 IONAWR 2018

### LEFELAU SALWCH YMYSG STAFF

#### Derbyn adroddiad ar y mater canlynol:

- Derbyn ymateb y Pwyllgor Craffu Polisi ac Adnoddau i fater a oedd wedi'i gyfeirio gan y Pwyllgor Craffu - Cymunedau mewn perthynas â phryderon ynghylch y cynnydd mewn lefelau absenoldeb salwch yn yr awdurdod

#### Y Rhesymau:

- Rhoi gwybod i aelodau'r Pwyllgor am ganlyniad y mater yr oedd wedi'i gyfeirio at y Pwyllgor Craffu Polisi ac Adnoddau.

#### Angen ei gyfeirio at y Bwrdd Gweithredol / Cyngor er mwyn gwneud penderfyniad: NAC OES

**Yr Aelod o'r Bwrdd Gweithredol sy'n dal y Portffolio:** Y Cyng. L.M. Stephens – Dirprwy Arweinydd

<b>Y gyfarwyddiaeth:</b> Y Prif Weithredwr  <b>Enw Pennaeth y Gwasanaeth:</b> Linda Rees Jones  <b>Awdur yr Adroddiad:</b> Kevin Thomas	<b>Swydd:</b>  Pennaeth Gweinyddiaeth a'r Gyfraith  Swyddog Gwasanaethau Democraidd	<b>Rhifau ffôn/Cyfeiriadau E-bost:</b>  01267 224010 <a href="mailto:lrjones@sirgar.gov.uk">lrjones@sirgar.gov.uk</a>  01267 224027 <a href="mailto:kjthomas@sirgar.gov.uk">kjthomas@sirgar.gov.uk</a>
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**EXECUTIVE SUMMARY  
COMMUNITY SCRUTINY COMMITTEE  
30<sup>th</sup> JANUARY 2018**

**STAFF SICKNESS LEVELS**

Committee may recall considering at its meeting held on the 5<sup>th</sup> October 2017, the Draft Carmarthenshire County Council's Annual Report for 2016/17 where it raised the following concern in relation to staff sickness levels.

“During consideration of the report references were made to the 0.7% increase in sickness absence levels within the authority from 10.1% to 10.8% and views expressed that the Policy and Resources Scrutiny Committee, which had the remit for staff absence levels, should take urgent action to examine the reasons for that increase possibly, by re-visiting the work of its previous task and finish group on staff sickness levels.

The Community Scrutiny Committee therefore resolved that:

**“the Policy and Resources Scrutiny Committee be requested to give consideration to the increase in staff sickness levels within the Authority, possibly, by revisiting the work of its previous task and finish group thereon.”**

The Policy and Resources Scrutiny Committee Members considered the referral at it's a meeting held on 6<sup>th</sup> December and appended to this report are the minutes of that meeting

**DETAILED REPORT ATTACHED?**

**Yes – Policy and Resources Scrutiny Minutes**



## 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: Linda Rees Jones

Head of Administration & Law

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
NONE	NONE	NONE	NONE	NONE	NONE	NONE

## CONSULTATIONS

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

Signed: Linda Rees Jones

Head of Administration & Law

1. Local Member(s) – N/A
2. Community / Town Council – N/A
3. Relevant Partners – N/A
4. 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



# EXTRACT FROM THE MINUTES OF THE POLICY & RESOURCES SCRUTINY COMMITTEE

Wednesday, 6 December 2017

## 12. REFERRAL FROM COMMUNITY SCRUTINY COMMITTEE- STAFF SICKNESS LEVELS

The Committee was advised that the Community Scrutiny Committee, at its meeting on 5<sup>th</sup> October 2017, had, following consideration of the Draft Carmarthenshire County Council's Annual Report for 2016/17, resolved that "the Policy and Resources Scrutiny Committee be requested to give consideration to the increase in staff sickness levels within the Authority, possibly, by revisiting the work of its previous task and finish group thereon."

Members were reminded that the same concerns had been raised at the last meeting of the Policy and Resources Scrutiny Committee held on the 11<sup>th</sup> October 2017 [Minute 8 thereof refers] during its consideration of the '2017/18 Well-Being Objectives and Governance & Resources - Departmental Performance Monitoring Report'. It had subsequently resolved that 'a report on sickness absence be submitted to the next meeting'. The report is referred to in minute 13 below.

**UNANIMOUSLY RESOLVED that the Community Scrutiny Committee be advised that the Policy and Resources Committee has considered a report on attendance management incorporating sickness management.**

## 13. ATTENDANCE MANAGEMENT MONITORING REPORT APRIL 2017 TO SEPTEMBER 2017

Further to minute 8 [resolution 8.2] of the last meeting the Committee considered a report on Attendance Management Performance for the period April 2017 to September 2017 which detailed sickness absence figures for the Departments for quarter 2 (April to September) along with benchmarking and performance ranking tables. The report also included a breakdown of the key causes for absence to enable the Committee to scrutinise the council's performance in relation to managing attendance. The Committee was advised that departments were presented with the data on a regular basis and challenged to address any issues of concern.

The Chair thanked officers for arranging the recent informal visit by the committee members to the occupational health unit following which there had been excellent feedback.

The following issues / observations were raised on the report:

- It was noted that improvements in sickness absence figures were being seen in most departments and these were likely to be reflected in the data for quarter 3. An important factor in reducing days lost through sickness was ensuring that appropriate interventions were made in a timely manner. Increased flexible working was also viewed as a contributory factor in reducing staff absence levels. The recently relaunched Employee Wellbeing Service was able to offer a range of therapies to support employees;
- It was noted that all new staff were apprised of the sickness policy, which took a supportive stance, as part of their induction and all managers had responsibility for monitoring absence. The Authority also liaised with colleagues from Hywel Dda University Health Board with regard to the

provision of flu vaccination for employees who were carers or worked in the care sector;

- Members were informed that a recent half day session had been held with headteachers focussing on sickness absence following which there had been a number of queries regarding stress and it was considered that the openness of such approaches was to be welcomed so that the relevant support and intervention could be offered;
- Whilst the report was welcomed it was considered that more in depth data would enable the Committee to better scrutinise sickness absence and, for instance, ascertain non-financial implications such as the effect the employment of a supply teacher due to staff sickness might have on a child's education. Members were advised that more detailed data was available which could be provided;
- Schools had been provided with benchmarking information and a quarterly hr newsletter was also despatched. A schools staff absence scheme had also been launched.

## **UNANIMOUSLY RESOLVED**

**13.1 that the report be received;**

**13.2 that arrangements be made for a development session for members of the Policy and Resources Committee focussing on the issues raised above with a view to enabling members to gain a greater understanding of sickness management within the authority and schools and agreeing the type of data it wishes to see in future reports.**

## COMMUNITY SCRUTINY COMMITTEE

### 30<sup>TH</sup> JANUARY 2018

### FORTHCOMING ITEMS FOR NEXT MEETING 16<sup>TH</sup> FEBRUARY, 2018

<b>Discussion Topic</b>	<b>Background</b>
Quarter 3 – Performance Management Report for the Council’s 2017/18 Well-Being Objectives	This item will provide a report on the progress against the actions and measures in the 2017/18 Well-being Objectives Delivery Plan relevant to the Committee’s remit, up to the 31 <sup>st</sup> December, 2017
Budget Monitoring 2017/18	This standard quarterly item enables members to undertake their monitoring role of the Community and Environment Department which fall within its remit
Actions and Referral Update	These quarterly updates provide details on progress made in relation to actions and requests from previous meetings.
Local Resilience Forum Business Plan	This item will provide members with details of the Local Resilience Forum and Business Plan
Counter Terrorism Update	This item will provide members with an update on work undertaken in relation to Counter Terrorism

Mae'r dudalen hon yn wag yn fwriadol

# COMMUNITY SCRUTINY COMMITTEE

## 30<sup>TH</sup> JANUARY 2018

### Explanation for non-submission of scrutiny report

ITEM	RESPONSIBLE OFFICER	EXPLANATION	REVISED SUBMISSION DATE
<b>Theatre and Arts Strategy 2018-2022</b>	J. Davies – Senior Cultural Services Manager	Further work is required on the draft strategy	29 <sup>th</sup> March, 2018

Mae'r dudalen hon yn wag yn fwriadol

Dydd Gwener, 24 Tachwedd 2017

**YN BRESENNOL:** Y Cyngorydd S.L. Davies (Cadeirydd)

**Y Cynghorwyr:**

D.M. Cundy, C.A. Davies, W.R.A. Davies, H.L. Davies, J.K. Howell, B.W. Jones, H.I. Jones, S. Matthews, H.B. Shepardson, G.B. Thomas and A.Vaughan Owen

**Hefyd yn bresennol:**

Y Cynghorwyr C.A. Campbell, Aelod y Bwrdd Gweithredol dros Gymunedau a Materion Gwledig

L.D. Evans, Aelod y Bwrdd Gweithredol dros Tai

**Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:**

R. Staines, Pennaeth Tai a Diogelu'r Cyhoedd

I. Jones, Pennaeth Hamdden

H. Morgan, Rhelwyr Datblygu Economaidd

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

J. Willis, Rheolwr Gwasanaethau Tai (Cyngor a Dewisiadau)

A. Thomas, Gyfrifydd Grwp

G. Williams, Arweinydd Tim Safonau Tai

K. Thomas, Swyddog Gwasanaethau Democraataidd

**Siambwr, Neuadd y Sir, Caerfyrddin - 10.00 am - 12.30 pm**

**1. YMDDIHEURIADAU AM ABSENOLDEB**

Cafwyd ymddiheuriad am absenoldeb gan y Cyngorydd B.A.L. Roberts.

Bu i'r Cadeirydd ganmol ymdrechion diweddar Tia Hughes, croten 10 oed o Lanelli, wrth ymateb yn gyflym a galw am gymorth ar ôl gweld mwg yn dod o Fflatiau Granby yn Llanelli. Dywedodd y Cadeirydd fod yr Adran Tai bellach mewn cysylltiad ag unrhyw denantiaid yr effeithiwyd arnynt.

**2. DATGAN BUDDIANNAU PERSONOL**

Y Cyngorydd	Rhif y Cofnod	Y Math o Fuddiant
S. Matthews	7 – Cynllun Cenedlaethol Trwyddedu Landlordiaid ac Asiantiaid	Landlord
H. Shepardson	7 – Cynllun Cenedlaethol Trwyddedu Landlordiaid ac Asiantiaid	Ysgrifennydd Clwb Cymdeithasol ym Mhorth Tywyn sy'n gosod eiddo

A. Davies	7 – Cynllun Cenedlaethol Trwyddedu Landlordiaid ac Asiantiaid	Landlord
S.L. Davies	7 – Cynllun Cenedlaethol Trwyddedu Landlordiaid ac Asiantiaid	Mam yn landlord

### 3. DATGAN CHWIPIAID PLAID SYDD WEDI EU GWAHARDD

Ni chafwyd dim datganiadau ynghylch chwip waharddedig.

### 4. CWESTIYNAU GAN Y CYHOEDD (NID OEDD DIM WEDI DOD I LAW)

Nid oedd cwestiynau gan y cyhoedd wedi dod i law.

### 5. SEFYDLU CWMNI TAI SY'N EIDDO I'R CYNGOR

Ystyriodd y Pwyllgor adroddiad ar gynigion gan y Cyngor ar gyfer sefydlu Cwmni Tai Lleol ym Mherchnogaeth y Cyngor (Y Cwmni) fel cyfrwng datblygu i gyflymu'r gwaith o adeiladu tai yn Sir Gaerfyrddin a chynyddu'r cyflenwad o dai ychwanegol y mae angen mawr amdanynt, a hynny gan greu cyfleoedd am swyddi, hyfforddiant a phrentisiaethau, cefnogi'r gadwyn gyflenwi a chyflawni dyheadau adfywio'r Cyngor. Byddai'r Cwmni, pe bai'n cael ei sefydlu, hefyd yn ategu'r defnydd parhaus o adnoddau'r Cyfrif Refeniw Tai i gomisiynu tai newydd (lle'r oedd hi'n briodol gwneud hynny) a byddai hefyd yn cefnogi Ymrwymiad y Cyngor i Dai Fforddiadwy a wnaed ym mis Mawrth 2016 ar gyfer dewisiadau darparu tai eraill er mwyn cynyddu nifer y cartrefi yn y Sir.

Rhodddwyd gwybod i'r Pwyllgor y byddai'r Cwmni yn berchen i'r Cyngor yn llawn, ac na fyddai unrhyw ran o stoc dai bresennol y Cyngor yn cael ei throsglwyddo (a fyddai'n parhau i gael ei rheoli a'i chynnal gan y Cyngor) na threfniadau TUPE (Trosglwyddo Ymgymeriadau (Gwarchod Cyflogaeth)) y staff presennol.

Nododd y Pwyllgor fod yr adroddiad yn nodi'r trefniadau ar gyfer sefydlu'r Cwmni ac yn cynnwys saith argymhelliad i'w hystyried a'u cymeradwyo ganddo, ac, os yw'n briodol, gan y Bwrdd Gweithredol. Byddai'r trefniadau hynny'n cynnwys penodi pum cyfarwyddwr cwmni, paratoi cynllun busnes i'w gymeradwyo gan y Cyngor, ynghyd â chostau sefydlu cychwynnol.

Rhodddwyd sylw i'r cwestiynau/materion canlynol wrth drafod yr adroddiad:-

- Mewn ymateb i gwestiwn ar rôl ddatblygu y cwmni arfaethedig, dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd y byddai'n gyfrwng i sicrhau datblygiad tai o safon dda yn Sir Gaerfyrddin, a hynny drwy amrywiaeth o ffyrdd/deiliadaethau er mwyn galluogi pobl leol i gael troed ar yr ysgol dai, ac y gallai, er enghraifft, gynnwys tai at ddibenion gwerthu, gosod, cyfranddaliadau, lesddaliadau, a rhentu i



brynu. Byddai'r Cwmni ei hun ar wahân i'r Cyngor, a byddai pum cyfarwyddwr yn ei redeg, ac ni fyddai unrhyw aelodau o blith staff y Cyngor yn cael eu trosglwyddo.

I gychwyn byddai angen i'r Cwmni, cyn dechrau gweithredu, lunio gweithdrefn ddatblygu yn nodi ystod o weithdrefnau i sicrhau bod tai o safon yn cael eu darparu drwy drefniadau contractio gydag adeiladwyr lleol a mabwysiadu ei 'Sicrwydd Ansawdd' ei hun. Yn ail, byddai angen i'r Cwmni ddatblygu Cynllun Busnes ffurfiol, i'r Cyngor ei gymeradwyo, yn manylu ar y trefniadau cychwynnol mewn perthynas ag unrhyw dir/benthyciadau/staff y byddai'n eu cael gan y Cyngor o bosibl, a'r trefniadau ad-dalu.

- Cyfeiriwyd at dudalen 7 yr adroddiad a phwynt 5 yn ymwneud â'r gymhareb cyflog i bris tŷ o 5:1 mewn rhannau o'r sir, gyda Chofrestr Dewis Tai y Cyngor yn cofnodi bod galw mawr am dai nad yw'n cael ei ateb, yn enwedig mewn ardaloedd gwledig lle roedd gwerth eiddo yn uchel a'r cyflenwad yn gyfyngedig. Gofynnwyd am eglurhad ar sut y gallai'r cwmni newydd fynd i'r afael â'r anghydraddoldeb hwnnw.

Cadarnhaodd y Pennaeth Tai a Diogelu'r Cyhoedd fod prinder tai yn y sector gwledig yn hynod ddifrifol, a bod y rhesymau dros hynny'n amrywio ac y gallent gynnwys gwerthiant eiddo'r cyngor yn y gorffennol, diffyg tai fforddiadwy neu'r mathau anghywir o ddeiliadaethau. Fel rhan o'r trafodaethau ar sut y gellid unioni'r prinder hwnnw, roedd gwaith wedi'i wneud ar y cyd â phum cymuned wledig i asesu'r angen lleol yn eu hardaloedd, sut y gellid pwyso a mesur hynny, a dyheadau pobl am wahanol fathau o ddeiliadaethau.

O ystyried yr asesiadau hynny, atgoffodd y Pwyllgor o'r cyfyngiadau oedd ar y Cyngor o ran mynd i'r afael ag anawsterau tai ledled y Sir, nid yn unig yn yr ardaloedd gwledig, ond bod y Cyngor, mewn ymgais i liniaru'r anawsterau hynny, wedi atal y ddeddfwriaeth hawl i brynu. Byddai'r cwmni newydd, gan ei fod yn gweithredu'r tu hwnt i'r cyfyngiadau oedd yn cael eu gosod ar awdurdodau lleol, yn gallu darparu tai cost isel ar gyfer pobl leol yn unig.

- Mewn ymateb i gwestiwn ynghylch a fyddai rhai o'r cartrefi newydd yn rhai arloesol a charbon isel o ran eu dylunio a'u hadeiladu, dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd y byddai'r cwmni newydd yn cael cyfle i edrych ar fathau gwahanol o ddarpariaeth a chael y rhyddid i weithio gyda chwmnïau/adeiladwyr lleol er mwyn cynnig ystod o gynnyrch gwahanol ar sail anghenion lleol, ystyriaethau cynllunio a gwerthoedd y farchnad. Byddai hefyd yn gallu gweithio gydag adeiladwyr lleol i greu prentisiaethau, a thrwy hynny ehangu'r sylfaen sgiliau leol.
- Cyfeiriwyd at ymdrechion y Cyngor i gyfrannu at ac annog perchenogion eiddo preifat i sicrhau bod rhywfaint o'r 2,000 o dai preswyl yr amcangyfrifid eu bod yn wag yn y sir yn dechrau cael eu defnyddio unwaith eto, a gofynnwyd a fyddai'r cwmni newydd yn ymgymryd â rôl debyg.

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd na fyddai'r cwmni newydd, fel rheol, yn mentro i'r maes hwnnw gan mai swyddogaeth yr Adran Tai oedd honno'n bennaf. Bu iddo ail-gadarnhau mai diben y cwmni newydd oedd bod yn gyfrwng datblygu i hwyluso darpariaeth tai cost isel, fel y manylwyd yn ei gynllun busnes.

- Câi Cytundebau Adran 106 eu defnyddio ledled y sir fel ffordd o godi arian ychwanegol ar gyfer darparu tai fforddiadwy. A fyddai gan y cwmni newydd fynediad i'r arian hwnnw er mwyn helpu i gychwyn ar y gwaith o ddatblygu tai?

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd mai mater i'r Cyngor fyddai unrhyw benderfyniad ar ddyrannu arian Adran 106 i'r cwmni. Ar hyn o bryd, bach oedd yr arian a ddeilliai o'r cytundebau hynny yn y rhan fwyaf o wardiau, ac roedd

wedi cael ei ddefnyddio i brynu eiddo'n ôl ar gyfer rhent cymdeithasol. Hyd yn hyn, roedd yr arian hwn wedi helpu i brynu 60 eiddo ac roedd 13 o'r rheiny mewn ardaloedd gwledig.

- Er bod cefnogaeth i'r egwyddor o sefydlu'r cwmni, ceisiwyd eglurhad a fyddai'r cwmni'n adeiladu tai cymdeithasol. Os felly, sut y byddai hynny'n gweithio ac a fyddai'r tai hyn yn cael eu cynnal gan y Cyfrif Refeniw Tai?

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd mai bwriad y cwmni fyddai darparu portffolio cytbwys o eiddo, fel y manylwyd yn ei gynllun busnes, a phe byddai unrhyw dai rhent yn cael eu darparu, gallai'r Adran Tai eu rheoli a'u dyrannu o dan drefniadau asiantaeth. Gallai'r eiddo hynny hefyd gael eu gwerthu i'r Cyfrif Refeniw Tai, ond ar yr amod bod unrhyw werthiant yn dibynnu ar gyllid grant a bod yr eiddo'n cydymffurfio â safonau'r Cyfrif Refeniw Tai. Gan mai bwriad y cwmni oedd adeiladu cartrefi i'w gwerthu er mwyn ategu'r ddarpariaeth tai cymdeithasol, byddai angen i'r Cyngor benderfynu a ddylai unrhyw elw mae'r cwmni yn ei wneud gael ei ail-fuddsoddi mewn adeiladu rhagor o dai, neu ei ddychwelyd i'r Cyngor.

- Tynnwyd sylw'r Pwyllgor at hysbyseb diweddar ar gyfer gwerthu tir oedd yn berchen i'r Cyngor at ddibenion datblygu ac a ellid ystyried bod hynny braidd yn ddi-weld o ystyried y cynnig presennol.

Atgoffwyd y Pwyllgor gan y Pennaeth Tai a Diogelu'r Cyhoedd o'i sylw cynharach ar ddatblygu cynllun busnes i'r cwmni, a dywedodd y byddai aelod o Is-adran Eiddo y Cyngor yn ymwneud â'i ddatblygiad, pan fyddai ystyriaeth yn cael ei rhoi i glustnodi tir ym mherchenogaeth y Cyngor a allai fod ar gael i'r cwmni ei ddatblygu.

- Cyfeiriwyd at y pwysigrwydd bod y cwmni'n gwneud elw ac at bwy fyddai'n gwneud y penderfyniad terfynol ynghylch ei sefydlu, y Cyngor ynteu'r Bwrdd Gweithredol.

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd ei fod ar ddeall mai Penderfyniad Gweithredol oedd sefydlu'r Cwmni a bod hynny o fewn maes gorchwyl y Bwrdd Gweithredol. Fodd bynnag, un o swyddogaethau'r Cyngor oedd derbyn y Cynllun Busnes.

- Cyfeiriwyd at y cynnig bod gan Fwrdd Cyfarwyddwyr y cwmni 5 cyfarwyddwr, gan gynnwys un aelod, dau swyddog a dau annibynnol, a chodwyd y cwestiwn a ddylid rhoi ystyriaeth i gynyddu nifer yr aelodau ar y Bwrdd.

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd fod cyngor cyfreithiol ynghylch cyfansoddiad y Bwrdd wedi nodi po fwyaf o aelodau etholedig câi eu penodi, y lleiaf annibynnol fyddai'r cwmni. Hefyd byddai ganddo lai o ryddid a byddai'n edrych fel petai'n un o gyrff y Cyngor. Gan hynny, po fwyaf o reolaeth uniongyrchol oedd gan y Cyngor dros y cwmni, y mwyaf fyddai'n rhaid i'r cwmni gydymffurfio â'i reolau a'r rheoliadau a'r ddeddfwriaeth oedd yn llywodraethu cyrff cyhoeddus, gan gynnwys cydymffurfio â pholisïau caffael, a thrwy hynny effeithio ar ei allu i weithredu'n lleol a chyflogi adeiladwyr lleol.

Roedd y bwriad i benodi 5 cyfarwyddwr yn adleisio'r hyn a wnaed wrth sefydlu cwmniâu tebyg oedd yn berchen i'r awdurdod lleol. Byddai angen i'r rhai a benodwyd gael y wybodaeth a'r sgiliau priodol i fod yn gyfarwyddwyr a hefyd feddu ar sgiliau adeiladu. Byddai cyfyngiadau ar y math o gyfarwyddwyr fyddai'n cael eu penodi, er enghraifft ni allai'r Swyddog Adran 151 fod yn gynrychiolydd y staff oherwydd gwrthdaro buddiannau. Os oedd y Pwyllgor o'r farn ei fod yn briodol cael

gwahanol gyfansoddiad ar gyfer y Bwrdd, byddai angen cyfeirio hynny at y Bwrdd Gweithredol i wneud penderfyniad yn ei gylch.

Yn deillio o'r uchod, mynegwyd barn oedd yn cefnogi penodi 5 cyfarwyddwr ar y sail y byddai cynyddu'r nifer honno'n gwneud y Bwrdd yn anhylaw, ac, o bosibl, yn effeithio ar ei allu i gyflawni ei amcanion craidd a pharhau'n ymarferol.

- Gan y byddai'r cwmni'n annibynnol ar y Cyngor, ceisiwyd eglurhad ynghylch faint o reolaeth y gellid ei chael drosto os bernid nad oedd yn gweithredu'n unol â'i egwyddorion/nad oedd yn cyrraedd ei nodau.

Atgoffwyd y Pwyllgor gan y Pennaeth Tai a Diogelu'r Cyhoedd fod gan y Cyngor, fel yr unig gyfranddaliwr, gyfrifoldeb dros benodi Cyfarwyddwyr y cwmni, a bod ganddynt hwy yn eu tro gyfrifoldeb cyfreithiol i'r cwmni. Roedd gan y Cyngor y grym i benodi a newid y Cyfarwyddwyr hynny os bernid bod hynny'n briodol, er enghraifft os nad oedd y cwmni'n cyrraedd ei dargedau, fel y nodir yn yr adroddiadau perfformio a gyflwynir i'r cyfranddalwr. Y ddogfen ategol allweddol yn hynny o beth oedd y Cytundeb Cyfranddalwr, a adleisiai'r berthynas rhwng y cwmni a'r Cyngor. Dim ond mewn ffordd benodol y byddai hawl gan y cwmni i weithredu, a byddai angen caniatâd cyfranddalwr i weithredu'r tu hwnt i'r paramedrau a nodwyd, er enghraifft, ni fyddai hawl gan y cwmni i gael benthgymiaid mawr o arian na phrynu tir tu allan i'r sir heb ganiatâd y cyfranddalwr.

- Cyfeiriwyd at ddefnyddio staff y Cyngor i ddechrau wrth sefydlu'r cwmni a gofynnwyd a fyddai'r drefn honno'n parhau, neu a allai eu cyfranogiad gael ei ystyried yn wrthdaro buddiannau.

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd ei bod yn hanfodol fod y cwmni'n cael ei sefydlu mewn modd dichonol yn ariannol/gweithredol gynaliadwy, ac, i'r perwyl hwnnw byddai defnydd yn cael ei wneud o staff presennol y Cyngor oedd â'r sgiliau a'r arbenigedd perthnasol yn ystod y cyfnod cychwynnol. Lle nad oedd y sgiliau hynny ar gael yn fewnol, byddai gwasanaethau allanol yn cael eu comisiynu. Fodd bynnag, ar ôl y cyfnod gweithredu cychwynnol, pe bai'n dod i'r amlwg y byddai angen i'r cwmni gyflogi staff, byddai angen cyfeirio hynny at y Cyngor er ystyriaeth. Bu iddo gadarnhau'r eilwaith na fyddai sefydlu'r cwmni yn golygu trosglwyddo unrhyw un o weithwyr y Cyngor a byddent yn parhau i fod yn gyflogedig gan y Cyngor.

- Mewn ymateb i gwestiwn ynghylch tenantiaethau diogel, dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd fod gan denantiaid y Cyngor denantiaethau diogel, a fanylai ar eu hawliau a'u cyfrifoldebau, a oedd yn fwy na'r hyn a roddid gan y sector preifat. Gan nad oedd y cwmni arfaethedig yn gorff cyhoeddus, ni fyddai'n medru rhoi tenantiaethau diogel. Fodd bynnag, pe bai'n datblygu eiddo i'w osod a fyddai wedyn yn cael ei werthu'n ôl i'r Cyngor, byddai'r cytundeb tenantiaeth yn newid i fod yn denantiaeth ddiogel.
- Yn deillio o'r uchod, gofynnwyd a allai'r cwmni sefydlu ei gwmni gosodiadau ei hun a chyflwyno mesurau rheoli i ddiogelu tenantiaid rhag cael eu troi allan a chael eu cyflwyno wedyn i'r Cyngor fel pobl ddigartref.

Atgoffwyd y Pwyllgor gan y Pennaeth Tai a Diogelu'r Cyhoedd fod gan y Pwyllgor asiantaeth gosodiadau ar hyn o bryd, yr oedd yn ceisio ei datblygu ymhellach. Nid oedd unrhyw drafodaeth wedi bod ar y cwmni'n ymwneud â gosodiadau, a'i brif swyddogaeth oedd datblygu safleoedd i ddarparu tai fforddiadwy. Pe câi eiddo ei ddatblygu i'w osod ar ryw adeg, rhagwelid y byddai hynny'n cael ei sianelu drwy asiantaeth osodiadau'r Cyngor.

Yn deillio o'r uchod, ceisiwyd eglurhad a fyddai'r Cynllun Busnes yn ddigon pendant i sicrhau mai prif rôl y cwmni oedd datblygu eiddo ac nid cystadlu â rôl osodiadau'r Cyngor.

Gan ymateb, cyfeiriodd y Pennaeth Tai a Diogelu'r Cyhoedd at bwynt 17 ar Dudalen 67 o'r adroddiad mewn perthynas â chynhyrchu cynllun busnes blynyddol a waharddai unrhyw newid o'r fath heb ganiatâd y Cyngor ymlaen llaw.

- Cyfeiriwyd at y rhagdybiaeth y byddai'r Cyngor yn sicrhau bod rhywfaint o'r tir roedd yn ei ddal ar gael i'r cwmni ei ddatblygu. Ceisiwyd eglurhad a fyddai'n rhaid i'r cwmni brynu tir yn breifat pe na bai'r Cyngor yn rhyddhau tir.

Cadarnhaodd y Pennaeth Tai a Diogelu'r Cyhoedd nad oedd am y cwmni'n mynd i ddilyn y trywydd hwnnw i ddechrau, ac mai ar ddatblygu tir y Cyngor fyddai'r pwyslais. Fodd bynnag, ni fyddai hynny'n atal cyswllt/partneriaethau â'r sector preifat yn y tymor hir.

- Mewn ymateb i gwestiwn ynghylch pwy fyddai'n gwneud y penderfyniad terfynol ar ba safleoedd fyddai'n cael eu datblygu ac unrhyw restr flaenoriaethu o ran hynny, dywedwyd wrth y Pwyllgor mai'r Cyfarwyddwyr fyddai'n gwneud y penderfyniad hwnnw, yn unol â photensial datblygu ac ymarferoldeb pob safle.
- Cyfeiriwyd at gyflwyno Cynllun Busnes i'r Cyngor, fel rhan o'r cynigion ar gyfer y gyllideb, a mynegwyd barn y dylai'r Cyngor gael cyflwyniad ynghylch y cynllun hwnnw.
- Cyfeiriwyd at y cynigion i'r cwmni fuddsoddi tua £50m mewn datblygu cartrefi yn y sir a cheisiwyd eglurhad sut y byddai'n codi'r swm hwnnw o arian.

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd, er byddai'r arian yn cael ei wario dros gyfnod o amser, roedd rhagdybiaeth wedi'i gwneud y byddai'n cael ei godi gan y Cyngor Sir drwy'r Bwrdd Benthyciadau Gwaith Cyhoeddus dan gytundeb benthyciadau ffurfiol â'r Cwmni.

- Mewn ymateb i gwestiwn ar gyflog y 5 Cyfarwyddwr, roedd y Pennaeth Tai a Diogelu'r Cyhoedd yn credu na fyddai'r aelod etholedig a'r cyfarwyddwyr staff yn cael unrhyw gyflog, ond efallai fyddai'r ddau gyfarwyddwr allanol.
- Mewn ymateb i gwestiwn, cadarnhaodd y Pennaeth Tai a Diogelu'r Cyhoedd, gan na fyddai'r cwmni'n rhwym i reolau caffael y Cyngor, byddai'n gallu penodi adeiladwyr lleol i gyflawni'r gwaith datblygu, a hynny fesul safle penodol, yn amodol ar gydymffurfio â'i strategaeth gaffael.

## **PENDERFYNWYD YN UNFRYDOL ARGYMELL I'R BWRDD GWEITHREDOL BOD:**

- 5.1 Yr adroddiad am y bwriad i sefydlu Cwmni Tai oedd ym Mherchenogaeth y Cyngor yn cael ei fabwysiadu, ynghyd â'r saith argymhelliad oedd ynddo**
- 5.2 Cais yn cael ei wneud am ystyried rhoi cyflwyniad i'r Cyngor am Gynllun Busnes y Cwmni**

## **6. CYFLWYNO PROSES 'GOSOD AR SAIL DEWIS' AR GYFER TAI CYNGOR YN SIR GAERFYRDDIN**

Ystyriodd y Pwyllgor adroddiad ar y cynigion ar gyfer cyflwyno proses 'Gosod ar Sail Dewis' ar gyfer Tai Cyngor yn Sir Gaerfyrddin lle byddai'r Cyngor yn hysbysebu eiddo gwag yn agored ac yn gwahodd pobl ar y Gofrestr Dewis Tai i wneud cynnig am denantiaeth yr eiddo hyn, yn hytrach na'r polisi presennol o gynnig eiddo i ddarpar denantiaid. Ystyrid bod y broses newydd, pe bai'n cael ei mabwysiadu, yn fuddiol i'r tenantiaid a'r Cyngor o ran ei bod:

- Yn agored ac yn dryloyw mewn perthynas ag eiddo gwag;
- Yn sicrhau bod ymgeiswyr a oedd wedi mynegi diddordeb mewn eiddo penodol eisiau cael y cartref yn hytrach na'u bod yn ei dderbyn ar y sail y byddent yn cael eu cosbi pe baent yn gwrthod,
- Yn ei gwneud yn fwy tebygol y byddai'r ymgeisydd llwyddiannus yn derbyn yr eiddo ac yn aros am gyfnod hwy (a fyddai'n arwain at denantiaethau a chymunedau mwy cynaliadwy)
- Yn darparu data cynllunio amser real i'r awdurdod ynghylch poblogrwydd/dymunoldeb ei gartrefi, a ddylai ddylanwadu ar y strategaeth rheoli asedau a'r ymrwymiad i dai fforddiadwy,
- Yn lleihau'r amser y byddai'r staff yn ei dreulio yn nodi ymgeiswyr,
- Yn lleihau nifer yr eiddo a wrthodwyd
- Yn ategu rhaglen 'ar-lein amdani' y Cyngor.

Roedd yr adroddiad hefyd yn nodi sut y byddai'r gwasanaeth newydd yn cael ei ddarparu, yn bennaf ar sail ddigidol drwy wasanaethau ar-lein y Cyngor, gan sicrhau hefyd bod modd i'r bobl fwyaf bregus a phobl eraill heb wasanaethau digidol gael mynediad i'r system a chyflwyno ceisiadau am eiddo.

Rhodddwyd sylw i'r cwestiynau/materion canlynol wrth drafod yr adroddiad:-

- Cadarnhawyd y byddai Aelodau Lleol yn derbyn rhestr wythnosol o'r eiddo oedd ar gael, ar sail debyg i'r rhestrau cynllunio wythnosol roeddent yn eu derbyn ar hyn o bryd.
- Mewn ymateb i gwestiwn ar sut oedd eiddo yn cael ei ddyrannu os oedd nifer o geisiadau'n dod i law, cadarnhaodd Rheolwr y Gwasanaethau Tai (Cyngor a Dewisiadau) y byddai'r holl ddyraniadau'n cael eu gwneud yn unol â Pholisi Dyraniadau'r Cyngor.
- Cyfeiriwyd at y datganiad yn yr adroddiad bod gan 83% o aelwydydd Sir Gaerfyrddin fynediad i'r rhyngwyd. Gofynnwyd sut oedd y Cyngor yn bwriadu gwneud y rhestrau wythnosol ar gael i'r 17% arall.

Cyfeiriwyd y Pwyllgor gan Reolwr y Gwasanaethau Tai at yr adroddiad ysgrifenedig a fanylai ar amryw o opsiynau o ran hyn gan gynnwys hysbysebu'r rhestr yn llyfrgelloedd y Cyngor, canolfannau gwasanaethau cwsmeriaid ac adeiladau cyhoeddus eraill. Byddai'r Cyngor hefyd yn gweithio gyda sefydliadau'r trydydd sector a busnesau lleol i bwysu a mesur eu diddordeb mewn helpu i hyrwyddo'r cartrefi oedd ar gael e.e. siopau a swyddfeydd post lleol. Byddai pobl ddi-gartref yn cael cymorth drwy'r Gwasanaeth Cyngor ynghylch Tai. Yn ogystal, byddai'r system yn galluogi pobl agored i niwed, neu'r rheiny heb fynediad i'r rhyngwyd, i enwebu rhywun i gyflwyno cais ar eu rhan.

- Er bod croeso i'r cynigion i helpu'r sawl nad oeddent yn defnyddio'r rhyngwyd i wneud cais, ceisiwyd sicrwydd y byddai'r Cyngor yn gallu parhau i roi cymorth i'r bobl hyn.

Sicrhawyd y Pwyllgor fod cymorth yn cael ei roi i ddarpar denantiaid a oedd am gael eu cynnwys ar Gofrestr Dewis Tai y Cyngor, lle roedd cryn dipyn o wybodaeth

cyn-denantiaeth am eu gallu i gyflawni eu rhwymedigaethau fel tenantiaid y Cyngor.

- Cyfeiriwyd at yr awgrym bod cyfnod o 3-5 diwrnod yn cael ei roi i ymgeiswyr wneud cais am eiddo, ac a oedd hynny'n rhy fyr, o ystyried nad oedd pobl bob amser yn mynd ar y we'n ddyddiol.

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd y byddai cyfnod hwy yn golygu y byddai tai'n wag am gyfnodau hwy. Un o fanteision y system newydd arfaethedig oedd bod tenantiaid yn gwneud cais am eiddo ar y sail eu bod yn hoffi'r tŷ a'r ardal, a thrwy hynny roedd yn bosibl y byddent yn byw yn yr eiddo'n hwy gan arwain at ostyngiad tymor hir yn nifer y tai gwag.

- Cyfeiriodd y Pennaeth Tai a Diogelu'r Cyhoedd at y sylwadau a fynegwyd ar yr angen i sicrhau bod y rhestrau wythnosol yn cael eu hysbysebu ar raddfa mor eang â phosibl. Pe bai'r Cyngor yn cymeradwyo'r cynnig i newid i Broses Gosod ar Sail Dewis, roedd cam nesaf y broses honno'n ei gwneud yn ofynnol i unio cynllun cyfathrebu a nodai sut y gallai'r rhestrau hynny gael eu cyfathrebu/bod ar gael i ddarpar denantiaid.
- Dywedwyd mai un o fanteision y system newydd arfaethedig oedd y byddai gan y Cyngor ddata cynllunio amser real ar gael ar boblogrwydd/dymunoldeb ei gartrefi er mwyn dylanwadu ar ei strategaeth rheoli asedau a'r ymrwymiad i dai fforddiadwy. Mewn amgylchiadau lle roedd eiddo wedi cael eu nodi'n rhai anodd eu gosod, gofynnwyd cwestiwn am y camau gweithredu ar eu cyfer yn y dyfodol.

Dywedodd y Pennaeth Tai a Diogelu'r Cyhoedd pe bai eiddo heb ei osod am gyfnod o chwe mis, byddai asesiad yn cael ei wneud ar ei ddyfodol a allai gynnwys ei werthu a defnyddio'r incwm a ddeilliai o hynny i fuddsoddi mewn eiddo neu godi eiddo yn rhywle arall.

- Cadarnhawyd pe bai'r Cyngor yn cymeradwyo'r broses osod newydd, y bwriad oedd ei chyflwyno ym mis Ebrill 2018, cyn belled â bod y systemau TG priodol wedi'u profi'n llawn ac yn weithredol.

## **PENDERFYNWYD YN UNFRYDOL ARGYMELL I'R BWRDD GWEITHREDOL fod proses y Cyngor ar gyfer gosod cartrefi yn cael ei newid i ddull 'Gosod ar Sail Dewis'.**

### **7. CYNLLUN CENEDLAETHOL TRWYDDEDU LANDLORDIAID AC ASIANTIAID**

(NODER: Roedd y Cyngorwyr A. Davies, S.L. Davies, S. Matthews a H.B. Shepardson wedi datgan buddiant yn yr eitem hon yn gynharach, ond bu iddynt aros yn y cyfarfod tra rhoddwyd ystyriaeth iddi)

Cafodd y Pwyllgor, yn dilyn ei gyfarfod ym mis Medi 2016, adroddiad cynnydd ar gynllun cenedlaethol trwyddedu landlordiaid ac asiantiaid o dan ddarpariaethau Deddf Tai (Cymru) 2014, a oedd yn ei gwneud yn ofynnol yn gyfreithiol i bob landlord ac asiant a reolai neu a osodai cartrefi yn y sector preifat yng Nghymru gael trwydded.

O ran Sir Gaerfyrddin, nododd y Pwyllgor mai'r cynnydd oedd:

1. 5,043 o landlordiaid wedi cofrestru 9,261 eiddo a oedd yn cynrychioli 82% o'r stoc breifat oedd ar rent,

2. 1,280 o landlordiaid wedi cael trwydded a 922 arall yn cael eu prosesu ar hyn o bryd gan Rhentu Doeth Cymru.
3. 189 o asiantiaid wedi cael trwydded
4. 43 o lythyrâu rhybuddio wedi cael eu rhoi ac un hysbysiad cosb benodedig.

Rhodddwyd sylw i'r cwestiynau/materion canlynol wrth drafod yr adroddiad:-

- Cadarnhawyd nad oedd perchnogion ail gartrefi yng Nghymru yn destun gofynion y Ddeddfwriaeth ac nad oedd yn ofynnol iddynt gofrestru eu heiddo gyda Rhentu Doeth Cymru.
- Soniwyd am nodau a dyheadau'r ddeddfwriaeth sef gwella safon y landlordiaid, a gofynnwyd a oedd hynny'n digwydd.

Cadarnhawyd mai nod y cynllun oedd gwella safon y landlordiaid neu gael gwared ar rai gwael gyda golwg ar sicrhau bod eiddo'r sector tai rhent yn cael eu rheoli'n dda. Fodd bynnag, gyda'r nod hwnnw mewn golwg, roedd yn rhaid derbyn mai 'landlordiaid damweiniol' oedd y rhan fwyaf o'r landlordiaid hynny, nad oeddent yn ymwybodol o'u cyfrifoldebau efallai. Un o nodau eraill y ddeddfwriaeth newydd oedd cynyddu ymwybyddiaeth a dealltwriaeth o'r cyfrifoldebau hynny.

## **PENDERFYNWYD YN UNFRYDOL dderbyn yr adroddiad.**

### **8. ADRODDIAD MONITRO CYLLIDEB CYFALAF A REFENIW 2017/18**

Ystyriodd y Pwyllgor adroddiadau Monitro Cyllideb Refeniw a Chyllideb Gyfalaf 2017/18 y Gwasanaethau Tai, Adfywio, Cynllunio a Hamdden ac Adloniant ar gyfer y cyfnod hyd at 31 Awst 2017. Nodwyd y rhagwelid gorwariant o £389k yn y gyllideb refeniw, tanwariant o £1,407k yn y gyllideb gyfalaf, a thanwariant o £21k yn y Cyfrif Refeniw Tai.

Codwyd y materion canlynol wrth ystyried yr adroddiad:-

- Cyfeiriwyd at y gorwariant arfaethedig o £482k yn yr Is-adran Cynllunio, a oedd £40k yn fwy na'r hyn a adroddwyd yn flaenorol i'r Pwyllgor yn ei gyfarfod ym mis Hydref. Gofynnwyd am eglurhad ynghylch y rheswm dros y cynnydd hwnnw.

Dywedwyd wrth y Pwyllgor, gan nad oedd y Pennaeth Cynllunio yn bresennol yn y cyfarfod, byddai trefniadau'n cael eu gwneud i e-bostio'r wybodaeth i Aelodau'r Pwyllgor yn uniongyrchol.

- Mewn ymateb i gwestiwn ar y tanwariant arfaethedig o £19k ar ddigartrefedd, dywedodd Rheolwr y Gwasanaethau Tai (cyngor a dewisiadau) fod nifer o ffactorau'n gyfrifol am hynny. Yn gyntaf, roedd trefniadau rhagweithiol yr Adran ar gyfer atal digartrefedd wedi arwain at ostyngiad o 50% dros y pum mlynedd blaenorol. Yn ail, roedd yr Awdurdod yn cael cyllid ychwanegol gan Lywodraeth Cymru i gefnogi darparu tai i'r digartref.
- Gan ymateb i bryderon ynghylch cyflwyno Credyd Cynhwysol a'r potensial y gallai hynny olygu bod tenantiaid nad oeddent yn gallu talu eu rhent yn cael eu troi allan, dywedodd Pennaeth y Gwasanaethau Tai fod adroddiad yn cael ei baratoi ar hyn o bryd am Gredyd Cynhwysol, i'w gyflwyno yn un o gyfarfodydd y Pwyllgor yn y dyfodol.
- Mewn ymateb i gwestiwn ar y gorwariant o £56k mewn Taliadau Rhent, dywedwyd bod hynny'n gysylltiedig â gorgodi am ddŵr yn achos rhai pobl oedd yn byw mewn tai gwarchod, gan fod Dŵr Cymru wedi cysylltu eu mesuryddion dŵr i'r eiddo anghywir.

- Mewn ymateb i gwestiwn ar y gorwariant o £45k ar Un Sir Gâr, dywedwyd wrth y Pwyllgor fod hynny'n ymwneud ag incwm rhent nas gwiredwyd o achos llety gwag a bod ymdrechion yn cael eu gwneud i'w osod.
- Mewn ymateb i gwestiwn am y gorwariant o £393k ar Addasiadau a gwaith mewn perthynas â'r Ddeddf Gwahaniaethu ar Sail Anabledd, dywedwyd wrth y Pwyllgor fod hyn wedi deillio o alw cynyddol am wasanaethau, a bod peth o'r gwaith hwnnw'n cynnwys gwneud estyniadau i eiddo. O ganlyniad i'r cynnydd hwnnw, roedd asesiad yn cael ei wneud ynghylch a ddylai darpariaeth ychwanegol ar gyfer gwaith o'r fath gael ei wneud yng Nghyfrif Busnes y Cyfrif Refeniw Tai.

**PENDERFYNWYD YN UNFRYDOL fod adroddiad Monitro Cyllideb Refeniw a Chyllideb Gyfalaf 2017/18 yn cael ei dderbyn.**

**9. EITEMAU AR GYFER Y DYFODOL**

Rhodddwyd rhestr i'r Pwyllgor o'r eitemau a fyddai'n cael eu hystyried yn y cyfarfod oedd i'w gynnal ar 14 Rhagfyr, 2017, a thynnwyd ei sylw at nifer fawr yr eitemau oedd i'w cyflwyno yn y cyfarfod hwnnw. O ganlyniad, gofynnwyd am gymeradwyo'r newidiadau awgrymedig canlynol i'r rhestr honno:

- Bod yr adroddiadau ar Fforwm Lleol Cymru Gydnerth - Cynllun Busnes a'r Diweddariad Gwrthderfysgaeth yn cael eu haildrefnu i'w hystyried yng nghyfarfod mis Chwefror 2018;
- Bod yr adroddiad am Ddeddf Tiroedd Comin 2006, a fyddai'n awr yn cael ei ystyried fel rhan o'r broses o bennu'r gyllideb ar gyfer gosod ffioedd a thaliadau, yn cael ei dynnu'n ôl.

Yn ychwanegol at yr adroddiad uchod, nododd y Pwyllgor fod copi wedi'i atodi er gwybodaeth o'i Flaenraglen Waith a Blaenraglen Waith y Bwrdd Gweithredol.

**PENDERFYNWYD YN UNFRYDOL dderbyn y rhestr o eitemau, yn amodol ar y newidiadau uchod, ar gyfer cyfarfod y Pwyllgor ar 14 Rhagfyr 2017.**

**10. EGLURHAD AM BEIDIO Â CHYFLWYNO ADRODDIAD CRAFFU**

Ystyriodd y Pwyllgor yr eglurhad a roddwyd dros beidio â chyflwyno adroddiad craffu.

**PENDERFYNWYD YN UNFRYDOL nodi'r adroddiad nad oedd wedi'i gyflwyno.**

**11. DIWEDDARIAD GWEITHREDU CRAFFU**

Cafodd y Pwyllgor adroddiad a fanylai ar y cynnydd o ran y camau gweithredu, y ceisiadau, neu'r atgyfeiriadau oedd wedi deillio o'i gyfarfodydd blaenorol.

Yn dilyn dosbarthu'r Agenda ar gyfer y cyfarfod, nodwyd bod y wybodaeth y gwnaed cais amdani yng Ngham CS006-17/18 am ddata ynghylch defnyddio ynni wedi cael ei rhoi i aelodau'r Pwyllgor a bod y cam hwnnw wedi cael ei gwblhau bellach.

**PENDERFYNWYD YN UNFRYDOL dderbyn yr adroddiad.**



**12. LLOFNODI FEL COFNOD CYWIR COFNODION CYFARFOD Y PWYLLGOR A GYNHALWYD AR Y 5ED HYDREF 2017**

Cafodd y Pwyllgor, i'w mabwysiadu fel cofnod cywir, gofnodion ei gyfarfod ar 5 Hydref, 2017 a thynnwyd ei sylw at gamgymeriad sef bod y Cynghorydd Betsan Jones wedi ei chynnwys yn y rhestr o ymddiheuriadau.

**PENDERFYNWYD YN UNFRYDOL, yn amodol ar yr uchod, lofnodi cofnodion cyfarfod y Pwyllgor a gynhaliwyd ar 5 Hydref 2017 gan eu bod yn gofnod cywir.**

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**CADEIRYDD**

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**DYDDIAD**

Mae'r dudalen hon yn wag yn fwriadol

Dydd Iau, 14 Rhagfyr 2017

**YN BRESENNOL:** Y Cyngorydd S.L. Davies (Cadeirydd)

**Y Cynghorwyr:**

D.M. Cundy, C.A. Davies, W.R.A. Davies, H.L. Davies, J.K. Howell, B.W. Jones, H.I. Jones, S. Matthews, H.B. Shepardson, A.Vaughan Owen, S.J.G. Gilasbey (In place of G.B. Thomas) and J.G. Prosser (In place of B.A.L. Roberts)

**Hefyd yn bresennol:**

Y Cynghorwyr L.D. Evans, Aelod y Bwrdd Gweithredol dros Tai  
P. Hughes-Griffiths, Aelod y Bwrdd Gweithredol dros Diwylliant, Chwaraeon a Thwristiaeth

**Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:**

C. Moore, Cyfarwyddwr Gwasanaethau Corfforaethol  
W. Walters, Cyfarwyddwr Adfywio a Pholisi  
R. Staines, Pennaeth Tai a Diogelu'r Cyhoedd  
I. Jones, Pennaeth Hamdden  
L. Quelch, Y Pennaeth Cynllunio  
S. Walters, Rheolwr Datblygu Economaidd  
J. Fearn, Pennaeth Eiddo Corfforaethol  
I.R. Llewelyn, Rheolwr Blaen-gynllunio  
S. Jones, Prif Gyfrifydd  
S. Sauro, Swyddog Adolygu Perfformiad  
R. Phillips, Rheolwr Rhaglenni Ewropeaidd  
K. Thomas, Swyddog Gwasanaethau Democraataidd

**Siambr, 3 Heol Spilman, Caerfyrddin - 2.00 - 4.05 pm**

**1. YMDDIHEURIADAU AM ABSENOLDEB**

Derbyniwyd ymddiheuriadau am absenoldeb gan y Cyngorydd B.A.L Roberts a G.B. Thomas.

**2. DATGAN BUDDIANNAU PERSONOL**

<b>Y Cyngorydd</b>	<b>Rhif y Cofnod</b>	<b>Y Math o Fuddiant</b>
Aled Vaughan Owen	5 - Ymgynghoriad ar Strategaeth Cyllideb Refeniw 2018/19 – 2020/21	Deiliad Trwydded - Neuadd Chwaraeon y Gwendraeth
Hugh Shepardson	5 - Ymgynghoriad ar Strategaeth Cyllideb Refeniw 2018/19 – 2020/21	Deiliad Tocyn Tymor ar gyfer Parc Gwledig Pen-bre
Shirley Matthews	5 - Ymgynghoriad ar Strategaeth Cyllideb Refeniw 2018/19 – 2020/21	Deiliad Tocyn Tymor ar gyfer Parc Gwledig Pen-bre

**3. DATGAN CHWIPIAID PLAID SYDD WEDI EU GWAHARDD**

Ni chafwyd dim datganiadau ynghylch chwip waharddedig.

**4. CWESTIYNAU GAN Y CYHOEDD (NID OEDD DIM WEDI DOD I LAW)**

Nid oedd cwestiynau gan y cyhoedd wedi dod i law.

**5. YMGYNGHORI YNGHYLCH STRATEGAETH Y GYLLIDEB REFENIW 2018/19 TAN 2020/21**

(NODER: Roedd y Cynghorwyr S. Matthews, H. Shepardson ac A. Vaughan-Owen wedi datgan buddiant yn yr eitem hon yn gynharach)

Bu'r Pwyllgor yn ystyried Strategaeth y Gyllideb Refeniw 2018/19 hyd at 2020/21 (Atodiad A) a oedd wedi ei chymeradwyo gan y Bwrdd Gweithredol at ddibenion ymgynghori yn y cyfarfod ar 27 Tachwedd 2017. Roedd yr adroddiad yn darparu'r sefyllfa bresennol i'r Aelodau ynghylch y Gyllideb Refeniw ar gyfer 2018/2019, ynghyd â ffigurau dangosol ar gyfer blynyddoedd ariannol 2019/2020 a 2020/2021. Roedd yr adroddiad yn seiliedig ar ragamcanion gwariant y swyddogion, gan ystyried y setliad amodol a gyhoeddwyd gan Lywodraeth Cymru ar 10 Hydref 2017.

Dywedodd Cyfarwyddwr y Gwasanaethau Corfforaethol, er bod y setliad dros dro o -0.5% a gyhoeddwyd yn llawer gwell na'r hyn a ragwelwyd, sef -2%, roedd yn dal i olygu ei bod yn ofynnol i'r Awdurdod nodi arbedion effeithlonrwydd o £8.544m ar gyfer 2018/19 o gymharu â'r swm cychwynnol o £12.527m a byddai'n dal i gael effaith negyddol ar adnoddau'r Cyngor.

Gan grynhoi, byddai'r cynigion ar gyfer y gyllideb yn darparu'r £25.6 miliwn o arbedion a nodwyd dros gyfnod y cynllun. Ar ben hynny, roedd y cynigion ar gyfer y gyllideb yn golygu cynnydd yn y Dreth Gyngor o 4.12% ar gyfer 2018/19 a symudiad o 1% yn lefelau'r Dreth Gyngor a oedd yn cyfateb i +/-£820k.

Ystyriodd y Pwyllgor y wybodaeth gyllidebol fanwl ganlydol a oedd wedi'i hatodi i'r Strategaeth ac a oedd yn berthnasol i'w gylch gorchwyl:

- **Atodiad A(i)** – Crynodeb o'r arbedion effeithlonrwydd ar gyfer y meysydd Adfywio, Hamdden, Cynllunio a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai;
- **Atodiad A(ii)** – Crynodeb o'r Pwysau Twf ar gyfer y Gwasanaeth Cynllunio (dim un ar gyfer y meysydd Adfywio, Hamdden a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai);
- **Atodiad B** – Y rhannau o'r gyllideb ar gyfer y meysydd Adfywio, Hamdden, Cynllunio a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai;
- **Atodiad C** – Crynhoad Taliadau ar gyfer y meysydd Adfywio, Hamdden, Cynllunio a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai;

Rhoddyd sylw i'r cwestiynau/materion canlynol wrth drafod yr adroddiad:-

- Cyfeiriwyd at yr effaith y byddai costau Ymddeol yn Gynnar yn Wirfoddol a dileu swyddi mewn ysgolion yn ei chael ar y gyllideb a pha fesurau oedd yn cael eu cymryd i fynd i'r afael â'r rheiny.

Cadarnhaodd Cyfarwyddwr y Gwasanaethau Corfforaethol eu bod yn cael eu harchwilio fel rhan o Bolisiau Adnoddau Dynol y Cyngor ac roeddent yn cynnwys y posibilrwydd fod staff sy'n wynebu colli eu swyddi yn cael eu hadleoli i ysgol arall sy'n chwilio am staff i'w cyflogi.

- Mewn ymateb i gwestiwn ynglŷn â'r Gyllideb Adfywio Ffisegol, dywedodd y Cyfarwyddwr Adfywio a Pholisi fod y cynnydd yn y gyllideb i'w dadogi'n rhannol i'r ffaith fod y cyfrifon yn cynnwys gwerth asedau eiddo'r Cyngor, gan gynnwys caffaeliadau diweddar yng Nghanol Tref Llanelli.
- Cyfeiriwyd at gynnig a wnaed yn y gorffennol i gyflwyno Tocyn Cyffredinol ar gyfer trigolion y Sir er mwyn iddynt gael mynediad i barciau gwledig y Cyngor ac atyniadau eraill a gofynnwyd am wybodaeth ynghylch y sefyllfa bresennol.

Cadarnhaodd y Pennaeth Hamdden fod y trafodaethau'n mynd rhagddynt ynghylch y cynnig, yn benodol y gofynion TG. Dywedodd hefyd fod ystyriaeth yn cael ei rhoi i gyflwyno tocyn 5-7 diwrnod i barciau gwledig y Cyngor a fyddai, pe bai'n cael ei wireddu, yn cael ei gynnwys yn y Crynhoad Taliadau ar ddyddiad hwyrach.

- Cyfeiriodd y Pennaeth Hamdden at gwestiwn yn ymwneud â'r gostyngiadau arfaethedig yn ffioedd a thaliadau'r Cyngor er mwyn llogi cyfarpar yn ei theatrau, a chadarnhaodd eu bod yn cael eu hawgrymu fel modd o wneud y gwasanaeth yn fwy cost effeithiol, a chynyddu'r cyfraddau llogi gobeithio.
- Mewn ymateb i gwestiwn yn ymwneud â thrawsgysylltu cyrchfannau hamdden a thwristiaeth y Cyngor â'r sector cyhoeddus, cadarnhawyd bod hynny'n cael ei wneud ble bynnag yr oedd yn bosibl a'i fod yn cynnwys cyhoeddi llyfryn gwestai a gweithio gyda'r sector preifat ar gyflwyno gostyngiadau.

#### **PENDERFYNWYD YN UNFRYDOL:**

- 5.1 Bod yr Ymgynghoriad ynghylch Strategaeth Cyllideb Refeniw 2018/19 – 2020/21 yn cael ei dderbyn.**
- 5.2 Bod y Crynhoad Taliadau ar gyfer y meysydd Adfywio, Hamdden, Cynllunio a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai, fel y manylir yn Atodiad C i'r adroddiad, yn cael ei dderbyn.**

## **6. CYNLLUN BUSNES DRAFFT ADRAN CYMUNEDAU 2018/19 - 2021**

(NODER: Roedd y Cynghorydd A. Davies wedi datgan buddiant yn yr eitem hon yn gynharach).

Ystyriodd y Pwyllgor Gynllun Busnes Drafft 2018/19 – 2021 yr Adran Cymunedau mewn perthynas â'r gwasanaethau hynny sydd o fewn ei faes gorchwyl h.y. Gwasanaethau Tai a Gwasanaethau Hamdden. Nodwyd y byddai rhagor o waith yn cael ei wneud ar y drafft ar ôl i aelodau'r Pwyllgor a'r Bwrdd Gweithredol gynnig sylwadau ac ymgysylltu.

Rhodddwyd sylw i'r materion/cwestiynau canlynol wrth drafod yr adroddiad:

- Cyfeiriwyd at boblogrwydd cynyddol beicio a ph'un a oedd gan yr Awdurdod/p'un a allai gynhyrchu mapiau o lwybrau beicio'r sir er mwyn eu rhoi mewn Canolfannau Croeso a lleoliadau priodol eraill.

Dywedodd y Pennaeth Hamdden mai Adran yr Amgylchedd, ar y cyd â SUSTRANS, oedd yn gyfrifol am hyrwyddo'r llwybrau hynny, ond bod yr Is-adran Gwasanaethau Hamdden wrthi'n paratoi adroddiad ar strategaeth feicio newydd i'w chyflwyno i'r Cyngor yn y Flwyddyn Newydd.

Dywedodd y Cyfarwyddwr Adfywio a Pholisi y byddai'n canfod pa wybodaeth oedd ar gael ar hyn o bryd am lwybrau beicio o fewn y Sir, ac yn trefnu bod y rhain yn cael eu harddangos ar wefan y Cyngor os oes modd.

- Mewn ymateb i gwestiwn ynglŷn â'r amserlen ddatblygu ar gyfer Llwybr Dyffryn Tywi, hysbyswyd y Pwyllgor ei bod, er iddi gael ei rhaglennu'n wreiddiol i'w datblygu o fewn Rhaglen Gyfalaf Bum Mlynedd y Cyngor, bellach wedi'i rhaglennu er mwyn ei chwblhau ymhen tair blynedd yn amodol ar nifer o ffactorau gan gynnwys trafodaethau ynghylch caffael tir a chyllid.
- Gofynnwyd am eglurhad ynghylch y cynnig i ddathlu Diwylliant Sir Gaerfyrddin trwy sefydlu digwyddiad Gwobr Diwylliant Flynyddol.

Cadarnhawyd y byddai'r digwyddiad yn cael ei gynnal ar 6 Ebrill 2018 yn Theatr y Ffwrnes a'i nod fyddai rhoi cyfle i ddathlu diwylliant Sir Gaerfyrddin. Byddai'r digwyddiad yn cynnwys anrhydeddu unigolion ynghyd â Seremoni Wobrwyo yn cwmpasu chwe chategori.

## **PENDERFYNWYD YN UNFRYDOL fod Cynllun Busnes Drafft yr Adran Cymunedau ar gyfer 2018/19 - 2021 yn cael ei dderbyn.**

### **7. CYNLLUN BUSNES ADRANNOL Y PRIF WEITHREDWR 2018/19 - 2021**

Ystyriodd y Pwyllgor yr adroddiad ar Gynllun Busnes 2018/19 – 2021 Adran y Prif Weithredwr mewn perthynas â'r gwasanaethau hynny sydd o fewn ei faes gorchwyl h.y. Datblygu Economaidd ac Eiddo a Phrosiectau Mawr.

Rhoddodd y Cyfarwyddwr Adfywio a Pholisi drosolwg o'r gwaith a wnaed yn ystod 2017/18 a'r cynigion dros gyfnod y cynllun gan gynnwys y cyfrifoldeb dros lywodraethu gwerth £476m o gyllid o'r Fargen Ddinesig, datblygu'r Ganolfan Llesiant, creu swyddi, Cam 2 Datblygiad Cross Hands a gwerthuso effaith bosibl Brexit ar y Sir.

Rhoddwyd sylw i'r materion/cwestiynau canlynol wrth drafod yr adroddiad:

- Cyfeiriwyd at ddyfodol Swyddfeydd Parc Amanwy'r Cyngor a chadarnhawyd, o ganlyniad i fynegiant o ddiddordeb gan y sector preifat mewn meddiannu'r eiddo, bod ystyriaeth yn cael ei rhoi i'r opsiynau sydd ar gael i'r Cyngor o ran darparu lle i'r staff sydd ar hyn o bryd wedi'u lleoli yn yr adeilad, gan gynnwys eu hadleoli ac arferion gweithio ystwyth. Cadarnhawyd nad oedd yr eiddo'n cau.
- Mynegwyd pryder ynglŷn ag effaith banciau'n cau, yn enwedig o safbwynt denu pobl i drefi a phentrefi gwledig yn y sir. Dywedodd y Cyfarwyddwr Adfywio a Pholisi fod y pwynt yn cael ei gydnabod, a bod effeithiau o'r fath yn cael eu hystyried fel rhan o Fenter Trefi Gwledig yn y dyfodol i gefnogi cymunedau y mae colledion fel hyn yn effeithio arnynt. Roedd sefyllfa

debyg wedi codi mewn perthynas â chau swyddfeydd post lle cafodd y Swyddfa Bost ei hannog i ddarparu ei gwasanaethau mewn partneriaeth â busnesau eraill, a hwyrach bod yna gyfle i'r banciau fabwysiadu trefn debyg. Fodd bynnag, yn y pen draw penderfyniad masnachol gan y banciau oedd eu cau fel hyn, ac nid oedd gan y Cyngor fel awdurdod lleol fawr ddim dylanwad ar eu penderfyniadau.

- Mewn ymateb i gwestiwn ynghylch y cynigion ar gyfer datblygu Un Sir Gâr ymhellach trwy ddefnyddio 'faniau allgymorth', cadarnhaodd y Cyfarwyddwr Adfywio a Pholisi fod y cynigion yn mynd rhagddynt er mwyn eu cyflwyno yn 2018 yng nghanol y tair prif dref trwy ddefnyddio'r cerbydau llyfrgell deithiol presennol.
- Cyfeiriwyd at hyrwyddo'r Gymraeg ar safleoedd datblygu strategol a pha ddylanwad oedd gan y Cyngor ar annog y busnesau hynny i hyrwyddo'r iaith.

Dywedodd y Cyfarwyddwr Adfywio a Pholisi mai ychydig ddylanwad oedd gan y Cyngor ar fusnes preifat, ond er hynny bod unrhyw gymorth ar ffurf grant busnes a ddyfernir gan y Cyngor yn amodol ar fod y derbynnnydd yn cydymffurfio â'i Bolisi iaith Gymraeg.

## **PENDERFYNWYD YN UNFRYDOL fod Cynllun Busnes Adran y Prif Weithredwr 2018/19 - 2021 yn cael ei dderbyn**

### **8. CYNLLUN BUSNES ADRANNOL YR AMGYLCHEDD 2018/19 - 2021**

Ystyriodd y Pwyllgor yr adroddiad ar Gynllun Busnes 2018/19 – 2021 Adran yr Amgylchedd mewn perthynas â'r gwasanaethau hynny sydd o fewn ei faes gorchwyl h.y. Gwasanaethau Cynllunio ac Eiddo gan amlinellu'r blaenoriaethau ar gyfer yr adran dros ffrâm amser y Cynllun.

Rhodddwyd sylw i'r cwestiynau/materion canlynol wrth drafod yr adroddiad:-

- Mewn ymateb i gwestiwn ar bwysigrwydd cysylltu cynllunio ag Amcanion Llesiant y Cyngor, cadarnhaodd y Rheolwr Blaen-gynllunio fod materion cynaliadwyedd a datblygu cynaliadwy yn cael eu cynnwys yn y prosesau cynllunio.
- Mynegwyd pryder ynglŷn â'r effaith y gallai'r datblygiadau mawr a gaiff eu cynllunio yn ardal Llanelli ei chael ar yr isadeiledd a'r gwasanaethau lleol/yr effaith yr oeddent eisoes yn ei chael. Cydnabyddai'r Rheolwr Blaen-gynllunio fod anawsterau wedi codi yn y gorffennol yng nghyswllt datblygiadau o'r fath a chadarnhaodd fod yr Is-adran Cynllunio bellach yn rhoi pwyslais ar dynnu amrywiol bartïon ynghyd ar ddechrau datblygiad e.e. y Bwrdd Iechyd Lleol, Addysg a Phriffyrdd i drafod y goblygiadau posibl o safbwynt yr isadeiledd.

## **PENDERFYNWYD YN UNFRYDOL fod Cynllun Busnes Adran yr Amgylchedd 2018/19 - 2021 yn cael ei dderbyn.**

### **9. CYNLLUN DATBLYGU LLEOL SIR GAERFYRDDIN 2006-2021 - ADRODDIAD ADOLYGU**

Ystyriodd y Pwyllgor adroddiad ar y cynigion ar gyfer adolygu'r Cynllun Datblygu Lleol yn unol â phenderfyniad y Cyngor yn ei gyfarfod a gynhaliwyd ar 20 Medi 2017 (gweler cofnod 10.3). Nodwyd bod yr Adroddiad Adolygu yn manylu

ynghylch maint y newidiadau oedd angen eu gwneud i'r Cynllun Datblygu Lleol ynghyd â'r weithdrefn adolygu i'w dilyn wrth baratoi Cynllun Datblygu Lleol newydd ar gyfer cyfnod cynllun hyd at 31 Mawrth 2033. Cafodd yr Adroddiad Adolygu ei lywio gan ganfyddiadau'r Adroddiadau Monitro Blynyddol blaenorol (gan gynnwys adborth ar weithredu'r Cynllun Datblygu Lleol presennol) ac arolygon parhaus. Argymhellwyd bod adolygiad llawn o'r cynllun yn cael ei gynnal am y prif resymau canlynol:-

- Sicrhau bod y cynllun diwygiedig yn cael ei fabwysiadu cyn i'r Cynllun Datblygu Lleol presennol ddod i ben ar ddiwedd 2021;
- Cydnabod canlyniadau'r Adroddiadau Monitro Blynyddol, yn benodol lle'r oedd yn nodi methiannau yn y gwaith o gyflawni strategaeth y Cynllun Datblygu Lleol, y fframwaith aneddiadau a dosbarthiad gofodol twf. Yn hynny o beth roedd angen ystyried lefel y twf a'i ddsbarthiad gofodol er mwyn sefydlu p'un ai'r strategaeth bresennol oedd yr un fwyaf priodol ar gyfer cyflawni twf hyd at 31 Mawrth 2033;
- Sicrhau bod goblygiadau Rhagamcanion Poblogaeth ac Aelwydydd Is-enedlaethol yr Awdurdod Lleol ar sail 2014 a'r amrywiant sylweddol mewn newid yn y boblogaeth a gofynion aelwydydd a nodwyd yn cael eu hystyried yn drylwyr. Roedd angen deall goblygiadau'r rhagamcanion diwygiedig hyn, a'u hystyried yng nghyd-destun Sir Gaerfyrddin a chreu swyddi, twf a mewnfuddsoddi (gan gynnwys adfywio trwy'r Fargen Ddinesig). Byddai cyflawni hynny yn golygu adolygu'r dull strategol a gyflwynwyd yn y Cynllun Datblygu Lleol.

Rhoddwyd sylw i'r cwestiynau/materion canlynol wrth drafod yr adroddiad:-

- Cyfeiriwyd at bwysigrwydd adolygu'r Cynllun Datblygu Lleol a mynegwyd y farn y dylid gofyn i'r Bwrdd Gweithredol drefnu bod aelodau yn cael cyflwyniad ar y cynigion.
- Tynnwyd sylw'r Pwyllgor at y ffaith fod y Cynllun Datblygu Lleol presennol yn darparu ar gyfer 15,187 o dai a bod rhagamcanion Llywodraeth Cymru yn lleihau'r ffigur hwnnw i 3,000. Mynegwyd pryder ynghylch lefel y lleihad a ph'un a oedd rhagamcanion Llywodraeth Cymru yn gywir, gyda golwg ar lefel y datblygu arfaethedig ar gyfer y sir, yn enwedig yn ardal Llanelli gyda'r gwaith o greu'r Ganolfan Llesiant a datblygiadau arfaethedig eraill sydd, gyda'i gilydd, yn dod i gyfanswm o dros 1800 o unedau.

Dywedodd y Rheolwr Blaen-gynllunio, tra bod rhagamcanion Llywodraeth Cymru yn seiliedig ar dueddiadau ac nad oeddent yn rhoi ystyriaeth i ymyriadau polisi gan y Cyngor, bod modd i'r Cyngor herio'r rheiny a ffurfio ffigurau mwy priodol ar gyfer y sir.

Cyfeiriodd y Pennaeth Tai a Diogelu'r Cyhoedd at y dyraniad arfaethedig a dywedodd, tra bod y ffigur yn seiliedig ar ddemograffeg, nad oedd yn cynrychioli'r angen yn y sir am dai preswyl/ymddeol a gwahanol fathau o ddeiliadaeth. Fel awdurdod tai lleol roedd y Cyngor yn asesu'r farchnad dai leol yn rheolaidd i gael gwell dealltwriaeth o'r mathau o dai sydd eu hangen, sydd wedyn yn cael ei hadlewyrchu mewn cynlluniau strategol.

Mynegodd y Rheolwr Blaen-gynllunio y farn fod y dyraniad arfaethedig yn amcangyfrif rhy isel o'r galw sydd yn y Sir ac y byddai ffigur o gwmpas 8,000 o unedau preswyl, wedi'u gwasgaru ar draws y sir, yn



fwy priodol. Gallai unrhyw ddyraniad o gwmpas y rhagamcaniad diwygiedig fod yn rhwystr i ddatblygu.

Atgoffodd y Cyfarwyddwr Adfywio a Pholisi y Pwyllgor fod cryn dipyn o adfywio a datblygu'n digwydd o ganlyniad i ddatblygiadau tai sydd, yn ei dro, yn cael ei ail-fuddsoddi yn y Sir. Roedd yn annhebygol nad oedd y rhagamcaniad tai diwygiedig yn rhoi ystyriaeth i'r holl brosiectau adfywio a gynigir ar hyn o bryd ar gyfer y sir, neu'r ffaith fod adeiladwyr tai yn mynd ati i dargedu Sir Gaerfyrddin ar gyfer datblygu.

- Cyfeiriwyd at hierarchaeth y Cyngor ar gyfer datblygu ar draws y sir, a osodir mewn pedair 'haen' glir. Tra bod y dystiolaeth yn cefnogi'r ffaith fod haenau 1 a 4 yn cyflawni'r disgwyliadau o ran datblygu, nid oedd hynny'n wir am haenau 2 a 3. Mynegwyd y farn y dylai'r Cynllun Datblygu Lleol diwygiedig alluogi datblygiadau i ddigwydd ym mhob un o'r pedair haen.

Atgoffodd y Rheolwr Blaen-gynllunio y Pwyllgor y byddai angen i'r Cyngor, wrth ddatblygu'r Cynllun, roi sylw i'r Fframwaith Polisi Cynllunio Cenedlaethol. Fodd bynnag, roedd y ffordd yr oedd y Cynllun yn darparu ar gyfer aneddiadau ac yn cefnogi cymunedau lawn cyn bwysiced.

- Mewn ymateb i gwestiwn ynghylch y prif gynllun datblygu arfaethedig ar gyfer Canol Tref Llanelli, dywedodd y Cyfarwyddwr Adfywio a Pholisi fod y gwaith yn mynd rhagddo gyda'r bwriad o'i gyflwyno i Fforwm y Dref. Pe bai'r prif gynllun yn cael cefnogaeth y Fforwm, byddai'n cael ei gyflwyno i'r Cyngor er mwyn ei ystyried.

Yn deillio o'r uchod, cyfeiriwyd at y cynigion datblygu sylweddol ar gyfer y Ganolfan Llesiant a datblygiadau eraill yn yr ardal. Mynegwyd y farn, gan y gallai'r datblygiadau hynny effeithio ar ganol y dref, a'i hisadeiledd, ei bod yn hollbwysig fod holl elfennau'r prif gynllun yn cydblethu.

Dywedodd y Cyfarwyddwr Adfywio a Pholisi fod Strategaeth Drafnidiaeth wedi'i datblygu i asesu effaith bosibl datblygiadau o'r fath ar Ganol y Dref, a fyddai'n cael eu hystyried fel rhan o'r gwaith o ffurfio'r prif gynllun a sicrhau hyfywedd unrhyw gynigion adfywio ar gyfer Canol Tref Llanelli yn y dyfodol.

## **PENDERFYNWYD YN UNFRYDOL ARGYMELL I'R BWRDD GWEITHREDOL/CYNGOR:**

- 9.1 Bod Adroddiad Adolygu Cynllun Datblygu Lleol Sir Gaerfyrddin 2006-2021 yn cael ei dderbyn a bod adolygiad llawn o'r Cynllun yn cael ei gynnal**
- 9.2 Bod Seminar ar yr Adroddiad Adolygu yn cael ei drefnu ar gyfer yr Aelodau.**

## **10. EGLURHAD AM BEIDIO Â CHYFLWYNO ADRODDIAD CRAFFU**

Ystyriodd y Pwyllgor yr eglurhad a roddwyd dros beidio â chyflwyno adroddiad.

**PENDERFYNWYD YN UNFRYDOL dderbyn yr adroddiad nad oedd wedi'i gyflwyno.**

## 11. CYNLLUN DATBLYGU LLEOL SIR GAERFYRDDIN DIWYGIEDIG 2018 - 2033 - CYTUNDEB CYFLAWNI DRAFFT YNGHYD Â'R FETHODOLEG ASESU SAFLEOEDD DRAFFT

Derbyniodd y Pwyllgor Gynllun Datblygu Lleol diwygiedig Sir Gaerfyrddin 2018-2033 - Cytundeb Cyflawni Drafft a Methodoleg Safleoedd a gynhyrchwyd fel rhan o benderfyniad y Cyngor ym mis Medi 2017 i adolygu'r Cynllun Datblygu Lleol presennol yn llawn neu'n rhannol. Nodwyd bod y Cytundeb Cyflawni Drafft yn manylu ynghylch yr amserlen ar gyfer paratoi'r Cynllun, a'r Cynllun Cynnwys Cymunedau, mewn perthynas ag ymgynghori ac ymgysylltu.

Rhodddwyd sylw i'r cwestiynau/materion canlynol wrth drafod yr adroddiad:

- Cyfeiriwyd at y ffaith na fyddai'r safleoedd tai a ddyrannwyd yn y Cynllun Datblygu Lleol presennol yn cael eu cynnwys yn awtomatig yn y Cynllun diwygiedig, ac y byddai rhaid i dirfeddianwyr wneud cais o'r newydd er mwyn eu cynnwys. Gofynnwyd am eglurhad ynglŷn ag a oedd y tirfeddianwyr hynny wedi cael gwybod yn unol â hyn.

Cadarnhaodd y Rheolwr Blaen-gynllunio fod yr holl dirfeddianwyr/datblygwyr wedi cael gwybod bod angen iddynt ailgofrestru eu safleoedd 12 mis yn gynharach. Byddai hysbysiadau hefyd yn cael eu rhoi cyn hir yn rhoi gwybod iddynt fod angen iddynt archwilio'r Adroddiad Adolygu, bod yn ymwybodol o'r broses ar gyfer ymgeisydd safle a pha wybodaeth fyddai'n ofynnol fel rhan o unrhyw gais am gynnwys safle yn y Cynllun.

- Cadarnhaodd y Rheolwr Blaen-gynllunio fod angen paratoi'r Cytundeb Drafft/Methodoleg Safleoedd fel rhan o brosesau'r Cynllun i'w cyflwyno i Lywodraeth Cymru er mwyn eu cymeradwyo i gael dechrau'r Adolygiad. Rhagwelid y byddai'r cynllun diwygiedig yn destun archwiliad ffurfiol gan arolygydd wedi'i benodi gan Lywodraeth Cymru yn 2020.

**PENDERFYNWYD YN UNFRYDOL ARGYMELL I'R BWRDD GWEITHREDOL/CYNGOR** fod yr adroddiadau ar Gynllun Datblygu Lleol Diwygiedig Sir Gaerfyrddin 2018- 2033 - Cytundeb Cyflawni Drafft a Methodoleg Asesu Safleoedd Drafft yn cael eu mabwysiadu.

## 12. EITEMAU AR GYFER Y DYFODOL

Derbyniodd y Pwyllgor restr o eitemau arfaethedig a oedd i'w hystyried yn ei gyfarfod nesaf ar y dyddiad diwygiedig sef 30 Ionawr 2018 a nodwyd bod yr adroddiad arfaethedig ar Wasanaethau Theatr Gweledigaeth Newydd wedi cael ei ohirio tan ei gyfarfod ym mis Chwefror.

**PENDERFYNWYD YN UNFRYDOL**, yn amodol ar y diwygiad uchod, fod y rhestr o eitemau i'w trafod yng nghyfarfod y Pwyllgor a oedd i'w gynnal ar 30 Ionawr 2018 yn cael ei derbyn.

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CADEIRYDD

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DYDDIAD

Mae'r dudalen hon yn wag yn fwriadol