

DYDD IAU, 6 MAI 2021

AT: YR AELOD O'R BWRDD GWEITHREDOL DROS TAI

YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD RHITHWIR O'R **CYFARFOD PENDERFYNIADAU AELOD O'R BWRDD GWEITHREDOL DROS TAI** A GYNHELIR AM **10.00 YB**, AR **DYDD GWENER, 14EG MAI, 2021** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.

Wendy Walters

PRIF WEITHREDWR

Swyddog Democrataidd:	Kevin Thomas
Ffôn (llinell uniongyrchol):	01267 224027
E-bost:	kjthomas@sirgar.gov.uk

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

A G E N D A

1. DATGANIADAU O FUDDIANNAU PERSONOL
2. LOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWYD AR 18FED MAWRTH 2021 YN GOFNOD CYWIR 3 - 4
3. CREU POLISI GOSODIADAU LLEOL AR GYFER MAES PIODE, UN O DDATBLYGIADAU ADEILADU NEWYDD CYNTAF Y CYNGOR 5 - 14

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

Eitem Rhif 2

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

DYDD Iau, 18 Mawrth 2021

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

Roedd y swyddogion canlynol yn bresennol:

J. Morgan, Pennaeth Cartrefi a Chymunedau Mwy Diogel
S.E. Watts, Rheolwr Diogelu'r Amgylchedd
K. Thomas, Swyddog Gwasanaethau Democraidd

Rhith-Gyfarfod
- 9.00 - 9.15 yb

1. DATGANIADAU O FUDDIANNAU PERSONOL

Ni chafwyd dim datganiadau o fuddiant personol.

**2. LOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWDYD
AR 23AIN GORFFENNAF, 2020 YN GOFNOD CYWIR**

PENDERFYNWYD Ilofnodi bod cofnod penderfyniadau'r cyfarfod a gynhaliwyd ar 23 Gorffennaf 2020 yn gofnod cywir.

**3. PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN
2021/22**

Bu'r Aelod o'r Bwrdd Gweithredol yn ystyried adroddiad i gadarnhau'r cynnydd yn y rhenti wythnosol ar gyfer safle Sipsiwn/Teithwyr Pen-y-bryn yn ystod blwyddyn ariannol 2021/22. Hysbyswyd yr Aelod o'r Bwrdd Gweithredol fod y safle Sipsiwn a Theithwyr yn wasanaeth a gyllidir gan y Dreth Gyngor a bod 15 llain ar safle Pen-y-bryn ar hyn o bryd. Er bod yr holl Awdurdodau Lleol a Chymdeithasau Tai yng Nghymru yn gweithredu yn unol â'r polisi rhenti tai cymdeithasol mewn perthynas â lefelau rhenti tai cymdeithasol, nid oedd safle Pen-y-bryn yn rhan o'r Cyfrif Refeniw Tai, ac felly nid oedd y rhenti'n cael eu rheoli gan bolisi rhenti Llywodraeth Cymru. Fodd bynnag, bernid ei bod yn deg ac yn gyfiawn bod y rhenti'n cynyddu drwy ddefnyddio'r un fformiwla â thenantiaid y Cyngor. Ar gyfer blwyddyn ariannol 2021/22, byddai hynny'n gynydd o 1.5% (cyfradd CPI ym mis Medi 2020) ac argymhellwyd y dylid pennu'r lefelau rhenti wythnosol ar gyfer 2021/22 ar £57.06 (taliadau net am wasanaethau a threthi dŵr) gan ddarparu incwm blynyddol o £41,083.20 ar gyfer 2021/22, pe bai pob un o'r 15 llain yn cael eu meddiannu drwy gydol y flwyddyn.

Gwnaeth yr Aelod o'r Bwrdd Gweithredol gwestiynau'r elfen tâl am wasanaethau yn yr adroddiad a rhoddwyd eglurhad gan y swyddog ei bod yn cael ei chymhwyso ar yr un sail â chanolfannau tai gwarchod y Cyngor.

PENDERFYNWYD:

3.1 pennu mai £57.06 fyddai'r rhent wythnosol am leiniau ar Safle Sipsiwn/Teithwyr Pen-y-bryn, wedi'i gasglu dros 48 wythnos.

- 3.2 bod y polisi ynghylch taliadau am wasanaethau yn cael ei weithredu i sicrhau bod tenantiaid y safle yn gyda thâl am y gwasanaethau ychwanegol hynny.
- 3.3 pennu mai £21.15 yw'r tâl am ddefnyddio dŵr, wedi'i gasglu dros 48 wythnos.
- 3.4 awdurdodi swyddogion i ymgynghori â phreswylwyr Pen-y-bryn a phennu'r taliadau cyffredinol a nodir yn nhabl 1.

AELOD O'R BWRDD GWEITHREDOL

DYDDIAD

**PENDERFYNIAD GAN AELOD O'R BWRDD GWEITHREDOL
CYFARFOD DROS DAI
14 MAI 2021**

Yr Aelod o'r Bwrdd Gweithredol:	Y Portffolio:
Y Cynghorydd Linda Davies Evans	Tai
Y Pwnc: Creu Polisi Gosodiadau Lleol ar gyfer Maes Piode, un o ddatblygiadau adeiladu newydd cyntaf y Cyngor	
<p>Y Pwrpas:</p> <p>Pwrpas yr adroddiad hwn yw creu Polisi Gosodiadau Lleol ar gyfer datblygiad adeiladu newydd y Cyngor ym Maes Piode, Llandybie. Bydd y Polisi Gosodiadau Lleol hwn yn sicrhau ein bod yn creu cymuned gynaliadwy lle bydd pobl yn falch o fyw ynddi.</p> <p>Bydd y Polisi Gosodiadau Lleol hwn yn berthnasol i osod Maes Piode yn unig ar y cychwyn, yn cynnwys 8 o gartrefi.</p>	
<p>Yr Argymhellion / Penderfyniadau Allweddol Sydd Eu Hangen:</p> <p>1. Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y cartrefi newydd yn natblygiad adeiladu newydd Maes Piode a fydd yn helpu i greu cymuned gynaliadwy.</p>	
<p>Y Rhesymau:</p> <ul style="list-style-type: none"> • Mae ward Llandybie yn ardal lle mae angen mawr am dai, a gellir mynd i'r afael â hyn drwy ddarparu cyfuniad o gartrefi dwy ystafell wely ar gyfer teuluoedd bach; • Mae datblygiad Maes Piode yn ward Llandybie yn cynnwys 8 o dai ac mae wedi'i ddylunio i ddiwallu'r angen lleol am dai yn yr ardal. • Diben y Polisi Gosodiadau Lleol yw galluogi'r cartrefi i gael eu gosod i gymysgedd o denantiaid ar draws y bandiau polisi dyrannu, gan sefydlu cydlyniant cymunedol drwy osod y cartrefi newydd i gymysgedd o aelwydydd ac nid i achosion angen mawr bob tro. • Bydd y Polisi Gosodiadau Lleol hwn yn helpu i greu cymuned gynaliadwy y mae pobl yn ymfalchïo eu bod yn byw ynddi. • Caniateir y defnydd o Gynlluniau Gosodiadau Lleol o dan adran 167(2E) o Ddeddf Tai 1996. 	

<p>Y Gyfarwyddiaeth Cymunedau Enw Pennaeth y Gwasanaeth: Jonathan Morgan</p> <p>Awdur yr Adroddiad: Rachel Davies, Rheolwr Strategol Darparu Tai</p>	<p>Swydd: Pennaeth Cartrefi a Chymunedau Mwy Diogel</p>	<p>Rhif Ffôn: 01554 899285 / 01554 899202</p> <p>Cyfeiriad E-bost: JMorgan@sirgar.gov.uk Ramdavies@sirgar.gov.uk</p>
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Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed: _____ DATE: _____
EXECUTIVE BOARD MEMBER

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

EXECUTIVE SUMMARY

EXECUTIVE BOARD MEMBER DECISION MEETING FOR HOUSING

SUBJECT:

Creating a Local Lettings Policy for Garreglwyd, one of the Council's first new build developments

Purpose

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

This Local Lettings Policy will apply to the initial letting of the Maespiode development only, consisting of 8 homes.

Context

The Maespiode development in the ward of Llandybie is one of the Council's first new build developments. The development consists of 8 two bedroom homes.

The development will be handed over in one phase.

Housing Need

The ward of Llandybie is an area of high housing need. This need can be best addressed by providing a mix of two bedroom homes for small families, this includes families currently under occupying larger homes in the area.

The Council's new build development at Maespiode has been designed to meet this housing need. The development consists of eight two bedroom homes. It will be ready for occupation in the Summer 2021.

DETAILED REPORT ATTACHED ?

YES

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Jonathan Morgan, Head of Homes and Safer Communities

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

1. Policy, Crime & Disorder and Equalities

The development of the Local Lettings scheme is aligned with the Council's overarching Access to Social Housing Policy.

2. Legal

The policy must be signed off by the Executive Board Member for Housing before it can be implemented and approved by the Social Housing Partnership to ensure no adverse impact on other landlords. This is in line with the process identified in the Allocation Policy.

Risk Management Issues

Failure to implement a Local Lettings Policy for the new development could potentially result in a lack of cohesion in the newly-formed community.

Physical Assets

The new development at Maespiode will result in 8 additional homes being managed by Homes and Safer Communities as part of the Council stock.

CONSULTATIONS

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

Signed: Jonathan Morgan, Head of Homes and Safer Communities

1. Scrutiny Committee

n/a

2. Local Member(s)

Both Cllr. Anthony Davies and Cllr. Dai Nicholas have been consulted on the proposed Local Lettings Policy. Both were in agreement that the Local Letting Policy should be applied to the initial lettings on the Maespiode development.

3. Community / Town Council

n/a

4. Relevant Partners

Housing association partnership board consulted and no objections were raised.

5. Staff Side Representatives and other Organisations

Relevant staff from Homes and Safer Communities have been fully involved in the development of the policy.

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE

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

1.0 Purpose

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

This local lettings policy will apply to the initial letting of the new homes at Maespiode only, consisting of 8 homes.

8 No. two bedroom homes for small families

2.0 Context

The Maespiode development in the ward of Llandybie will be one of the first Council new build development to be completed. The development consists of 8 two bedroom homes.

The development will be handed over in one phase and will be ready for occupation in the Summer of 2021. A computer-simulated view of the completed development is shown below.



3.0 Housing Need

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

- Two bedroom homes for small families, this includes families currently under occupying larger homes in the area:

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

- 8 x two bedroom homes

4.0 The Aim of the Local Lettings Policy

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

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

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

5.0 Carmarthenshire County Council Choice Based Lettings Procedure

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

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

6.0 Allocation and Letting proposal- Maespiode, Summer 2021

8 x 2 bedroom houses

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

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

The 2 Transfers will be allocated to households that are under-occupying their current social housing homes.

Transfer applicants who have a community connection will be prioritized. (as laid out in Carmarthenshire's Allocation Policy this will include applicants with connection to the following wards; Ammanford, Pontamman, Betws, Llandybie, Saron, Tycroes and Penygroes).

7.0 Allocation Conditions

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

- Anyone subject to a Multi-Agency Public Protection Arrangement (MAPPA).
- Anyone subject to a Criminal Behavior Order (CRIMBO) or Anti-Social Behavior Order (ASBO).

- Anyone who would be deemed to be ineligible under the conditions of Sensitive Letting, as laid out in CCC's Choice-Based Lettings Procedures

8.0 Advertisement

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

9.0 Shortlisting

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

10.0 Equality and Diversity

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

11.0 Term and Review

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

Signed on behalf of Carmarthenshire County Council:

Name: _____

Date: _____

Signature: _____

Mae'r dudalen hon yn wag yn fwriadol