Pecyn Dogfennau

Cyngor **Sir Gâr**
Carmarthenshire
County Council

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DYDD GWENER, 12 MAWRTH 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 **9.00 YB,** AR **DYDD IAU, 18FED MAWRTH, 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**

A G E N D A

1.	**DATGANIADAU O FUDDIANNAU PERSONOL**	
2.	**LOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWYD AR 23AIN GORFFENNAF, 2020 YN GOFNOD CYWIR**	3 - 4
3.	**PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN 2021/22**	5 - 10

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.

CYFARFOD PENDERFYNIADAU AELOD O'R BWRDD GWEITHREDOL DROS TAI

23 GORFFENNAF 2020

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

Roedd y swyddogion canlynol yn bresennol:
R.M. Davies, Rheolwr Strategol Darparu Tai;
J. Owen, Swyddog Gwasanaethau Democrataidd.

Rhith-Gyfarfod: 10:00yb - 10:15yb

1. DATGANIADAU O FUDDIANNAU PERSONOL

Ni ddatganwyd unrhyw fuddiannau personol.

2. LOFNODI BOD COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWYD AR 10 MAWRTH, 2020 YN GOFNOD CYWIR

PENDERFYNWYD llofnodi COFNOD penderfyniadau'r cyfarfod a gynhaliwyd ar 10 Mawrth 2020, gan ei fod yn gywir.

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

Yn unol â Gweithdrefn Gosodiadau ar sail Dewis Cyngor Sir Caerfyrddin, rhoddodd Aelod y Bwrdd Gweithredol ystyriaeth i adroddiad ar greu Polisi Gosodiadau Lleol ar gyfer datblygiad adeilad tai newydd yn Garreglwyd, Pen-bre.

Roedd yr adroddiad yn amlinellu bod datblygiad Garreglwyd, a gynlluniwyd i ddiwallu'r angen mawr am dai yn yr ardal, yn un o ddatblygiadau adeiladu tai newydd cyntaf y Cyngor i gael ei gwblhau sy'n cynnwys 14 cartref a chymysgedd o 12 cartref â dwy ystafell wely a 2 gartref â phedair ystafell wely.

Roedd y Polisi Gosodiadau Lleol ynghlwm wrth yr adroddiad yn manylu ar y cynigion o ran dyrannu a gosod y tai ynghyd â gwybodaeth am yr amodau dyrannu, hysbyseb a llunio rhestr fer.

Nod y Polisi oedd cyflawni a chynnal cymuned gytbwys a chynaliadwy trwy reoli dyraniad tai yn Garreglwyd gan greu cymuned gynaliadwy y mae pobl yn falch o gael byw ynddi.

Dywedodd yr Aelod o'r Bwrdd Gweithredol y byddai'r polisi yn parhau mewn lle am 6 mis ar ôl gosod pob cartref, er mwyn sicrhau bod y gymuned wedi'i sefydlu'n briodol. Yn ogystal, byddai'r polisi a'i effaith ar y gymuned yn cael ei adolygu gan Gyngor Sir Caerfyrddin mewn ymgynghoriad â'i bartneriaid cymdeithas dai, ar ôl y cyfnod o 6 mis er mwyn penderfynu a ddylid ymestyn y cyfnod.

Roedd yr Aelod o'r Bwrdd Gweithredol yn cydnabod yr ymgynghorwyd ag Aelodau lleol ar y Polisi Gosodiadau Lleol arfaethedig a'u bod yn cytuno y dylid cymhwyso'r Polisi Gosodiadau Lleol i'r gosodiadau cychwynnol yn natblygiad Garreglwyd.

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

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AELOD O’R BWRDD GWEITHREDOL **DYDDIAD**

18 MAWRTH, 2021

Yr Aelod o'r Bwrdd Gweithredol:	Y Portffolio:
Y Cyng. Linda Evans	Tai

Y PWNC:

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

Y Pwrpas:

Pwrpas yr adroddiad hwn yw cadarnhau'r cynnydd yn y rhenti wythnosol ar gyfer safle Sipsiwn/Teithwyr Pen-y-bryn yn ystod y blwyddyn ariannol 2021/22.

Yr Argymhellion / Penderfyniadau Allweddol Sydd Eu Hangen:

- Cynyddir lefelau rhenti ar gyfer lleoedd ar safle sipsiwn/teithwyr Penybryn gan 1.5% ac felly eu gosod yn £57.06 (yn ogystal â thaliadau am wasanaethau a threthi dŵr) ar gyfer 2021/22.

Y Rhesymau:

- Cynyddu'r rhenti ar safle Sipsiwn/Teithwyr Pen-y-bryn, trwy ddilyn polisi gosod rhent Llywodraeth Cymru ac i gydymffurfio ag polisi tâl gwasanaeth.

Y Gyfarwyddiaeth		Rhif ffôn/ Cyfeiriad E-bost:
Cymunedau	Swydd:	
Enw Pennaeth y Gwasanaeth: Jonathan Morgan	Pennaeth Cartrefi a Chymunedau Mwy Diogel	JMorgan@sirgar.gov.uk 01267 228960
Awdur yr Adroddiad: Sue Watts	Rheolwr Diogelu'r Amgylchedd	sewatts@sirgar.gov.uk 01267 228929

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Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:
Signed____DATE:_______   EXECUTIVE BOARD MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

Recommendation of Officer adopted	YES
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**:	

Cyngor **Sir Gâr**
Carmarthenshire
County Council

EXECUTIVE SUMMARY

EXECUTIVE BOARD MEMBER DECISION MEETING FOR HOUSING

18TH MARCH, 2021

SUBJECT:

Rent Setting for Penybryn Gypsy/Traveller Site 2021/22

Context

The Gypsy and Travellers' site at Penybryn is a Council Tax funded service. There are currently 15 plots on the Penybryn site.

All Local Authorities and Housing Associations in Wales have aligned themselves to the social housing rents policy in relation to rental levels for social housing. Although Penybryn site does not form part of the Housing Revenue Account, and so rental levels charged are not governed by the Welsh Government's rents policy, it is considered fair and equitable for rents to the site follow this policy. It is therefore proposed that rents for Penybryn site be increased by the same formula applied to council tenants using the Welsh Government rent setting policy. For the financial year 2021/22 this would be a 1.5% increase (CPI rate as of September 2020).

As a result, it is recommended that the weekly rental levels for 2021/22 (financial year) for Penybryn site is set at £57.06 (net of service charges and water rates). This rental level will provide an annual income of £41,083.20 for 2021/22, if all 15 pitches were occupied throughout the year.

	Weekly Rate
	£
Rent paid to Landlord	**£57.06**
Service charges	
Communal repairs	£16.02
Communal Lighting / Electricity	£0.53
Grounds maintenance	£0.00
Play area service charge inspection	£1.89
Communal Pest control	£0.00
Communal Refuse Removal/Street Cleansing	£9.72
Furniture & White Goods	£0.00
Admin Fee 10%	£2.82
Total Services	**£30.98**
Net Rents & Service Charge	**£88.04**
Eligible Rent	**£88.04**
Note: Non Eligible Services	
Welsh Water Charge	**£21.15**
Total Non Eligible Charge	**£21.15**
-	
Total Inclusive Rent	**£109.19**

Table1: Total rent payable for Penybryn Gypsy/Traveller Site for 2021/22

Please note that rent is calculated over a 48 week period and takes into account four non-collection weeks, which also apply to council tenants.

Recommendations

1. **The rental level for pitches at Penybryn Gypsy/Traveller Site is set at £57.06 collected over 48 weeks.**
2. **Apply the service charge policy to ensure tenants of the site pay for those additional services.**
3. **The charge for water usage is set at £21.15 collected over 48 weeks**
4. **Authorise officers to consult with the residents of Penybryn and set the overall charges stated in table 1.**

DETAILED REPORT ATTACHED ?	**NO**

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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
NONE	**YES**	**YES**	**NONE**	**NONE**	**NONE**	**NONE**

2. Legal

The rent increases follows the Mobile Homes (Wales) Act 2013.

(1) The pitch fee can only be changed in accordance with this paragraph, either—

(a) with the agreement of the occupier, or

(b) if a tribunal, on the application of the owner or the occupier, considers it reasonable for the pitch fee to be changed and makes an order determining the amount of the new pitch fee.

(2) The pitch fee must be reviewed annually as at the review date.

(3) At least 28 clear days before the review date the owner must serve on the occupier a written notice setting out proposals in respect of the new pitch fee.

An Equality Impact Assessment has been carried out which concludes that no adverse impact will occur to this particular characteristic group.

3. Finance

Increasing the weekly rental levels at Penybryn will provide an annual income which covers expenditure incurred by the Council Fund in the running and upkeep of the caravan site.

CONSULTATIONS

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

Signed: Jonathan Morgan Head of Homes & Safer Communities

1. Scrutiny Committee - N/A

2.Local Member(s)

Cllr. Derrick Cundy has been consulted and confirmed that he would like to follow with precedent and raise the rent in line with other Council tenants.

3.Community / Town Council - N/A

4.Relevant Partners - N/A

5.Staff Side Representatives and other Organisations - N/A

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

THERE ARE NONE