

DYDD LLUN, 2 AWST 2021

AT: HOLL AELODAU'R PWYLLGOR CRAFFU CYMUNEDAU AC ADFYWIO

YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD RHITHWIR O'R **PWYLLGOR CRAFFU CYMUNEDAU AC ADFYWIO** SYDD I'W GYNNAL AM **2.00 YP AR DYDD LLUN, 9FED AWST, 2021** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.

Wendy Walters

PRIF WEITHREDWR

Swyddog Democrataidd:	Kevin J 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

PWYLLGOR CRAFFU CYMUNEDAU AC ADFYWIO 13 AELOD

GRŴP PLAID CYMRU – 7 AELOD

- | | | |
|----|------------|------------------------------|
| 1. | Cynghorydd | Handel Davies |
| 2. | Cynghorydd | Colin Evans |
| 3. | Cynghorydd | Jeanette Gilasbey |
| 4. | Cynghorydd | Ken Howell |
| 5. | Cynghorydd | Betsan Jones |
| 6. | Cynghorydd | Dai Thomas |
| 7. | Cynghorydd | Gareth Thomas (Is-Gadeirydd) |

GRŴP LLAFUR – 3 AELOD

- | | | |
|----|------------|--------------------------|
| 1. | Cynghorydd | Fozia Akhtar (Cadeirydd) |
| 2. | Cynghorydd | Rob Evans |
| 3. | Cynghorydd | Shirley Matthews |

GRŴP ANNIBYNNOL – 3 AELOD

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

AGENDA

1. YMDDIHEURIADAU AM ABSENOLDEB
2. DATGANIADAU O FUDDIANNAU PERSONOL GAN GYNNWYS UNRHYW CHWIPIAU PLEIDIAU A RODDIR MEWN YMATEB I UNRHYW EITEM AR YR AGENDA
3. CWESTIYNAU GAN Y CYHOEDD (NID OEDD DIM WEDI DOD I LAW)
4. ARDAL TY-ISA/HEOL YR ORSAF 5 - 34
5. CARTREFI CROESO 35 - 46
6. LLOFNODI YN GOFNOD CYWIR GOFNODION Y CYFARFOD A GYNHALIWDYD AR 1AF GORFFENNAF 2021 47 - 52

Mae'r dudalen hon yn wag yn fwriadol

Pwyllgor Craffu Cymunedau ac Adfywio 9 Awst 2021

Y Pwnc:

ARDAL TY-ISA/HEOL YR ORSAF

Y Pwrpas:

Pwrpas yr adroddiad hwn yw:

- Tynnu sylw at y gwaith sydd wedi'i wneud hyd yma a nodi'r gwaith dymchwel arfaethedig o fflatiau gwag yn y 4 Tŷ;
- Amlinellu blaenoriaethau allweddol eraill i symud y rhaglen newid yn ei blaen;
- Cadarnhau'r ymarfer rhagarweiniol i brofi'r farchnad i bwysu a mesur agwedd y farchnad eiddo at ddatblygu tai cymysg a denu buddsoddwyr o bosibl. A
- Cytuno ar y trefniadau llywodraethu i sicrhau bod y rhaglen yn cael ei chyflawni mewn modd amserol a chynhwysol.

Ystyried y materion canlynol a chyflwyno sylwadau arnynt:

1. Nodi'r cynnydd a wnaed hyd yma, a chymeradwyo gan gynnwys dymchwel a chlirio safle'r "4 Tŷ";
2. Nodi a chymeradwyo'r blaenoriaethau allweddol;
3. Cytuno ar ymarfer rhagarweiniol i brofi'r farchnad a'r llyfryn marchnata cysylltiedig; a
4. Cytuno ar drefniadau llywodraethu'r rhaglen yn y dyfodol.

Y Rhesymau:

- Dangos bwriad drwy ddymchwel a chlirio safle'r "4 Tŷ";
- Tynnu sylw at y blaenoriaethau allweddol, gan ystyried y cynnydd a wnaed hyd yma;
- Bellach mae'n bryd bwrw ymlaen â phwysu a mesur y farchnad datblygu eiddo preswyl er mwyn llywio sut rydym yn symud datblygiad preswyl ffisegol yr ardal yn ei flaen; ac
- Er mwyn ysgogi strwythur llywodraethu newydd i sicrhau bod y rhaglen yn cael ei chyflawni mewn modd amserol a chynhwysol.

Angen cyfeirio'r mater at y Bwrdd Gweithredol er mwyn gwneud penderfyniad: OES

YR AELOD O'R BWRDD GWEITHREDOL SY'N GYFRIFOL AM Y PORTFFOLIO:-
Y Cyngorydd Ann Davies (Deiliad y Portffolio Cymunedau a Materion Gwledig) a'r
Cyngorydd Linda Evans (Deiliad y Portffolio Tai)

Y Gyfarwyddiaeth: Cymunedau Enw Pennaeth y Gwasanaeth: Jonathan Morgan Awdur yr Adroddiad: Jonathan Willis	Swyddi: Pennaeth Cartrefi a Chymunedau Mwy Diogel Rheolwr Cyngor a Chymorth Tenantiaeth	Rhifau ffôn/ Cyfeiriadau E-bost: 01267 228960/ JMorgan@sirgar.gov.uk 01554 899232/ JNWillis@sirgar.gov.uk
--	--	---

Community & Regeneration Scrutiny Committee

9th August 2021

Subject:

TYISHA/STATION ROAD AREA

1. What is the purpose of this report?

The purpose of this report is to:

- Highlight the work that has been carried out to date and note pending demolition of the vacant flats in the 4 Ty's;
- Outline other key priorities to move the programme of change forward;
- Confirm the soft market test approach to gauge the residential market's attitude to the mixed tenure housing development and potential to attract investors; and
- Confirm the governance arrangements moving forward to ensure the programme is delivered in a timely and inclusive way.

2 What is the context?

The Tyisha area in Llanelli provides a vital link between our exciting plans for the proposed Pentre Awel Village and Llanelli Town Centre.

One of our key objectives is to develop a transformational plan to address the significant issues affecting the Tyisha community, that will result in making Tyisha a vibrant place for people to live and work.

A Steering Group has set up to drive through this agenda with membership drawn across a number of stakeholders including Executive Board Members, County Councillors, the Town Council, members of the local community, a local Housing Association, the Police, Fire Service as well as senior officers from a range of Council departments. This is currently supported by a dedicated Programme Manager and support team in the Homes and Safer Communities Division.

To start the work, the group commissioned a "Planning for Real" consultation and engagement exercise involving the community. The purpose of the exercise was to inform future plans to improve not only the physical environment but also to address the historic socio-economic issues. The exercise, and feedback from the Steering Group, has helped develop the following vision for the area:

"Deliver new housing of a different tenure, new mixed-use developments, more community facilities and improved environmental conditions. This in turn will support the improvement of the social and economic profile of the area and provide opportunities for education, training, and employment"

The exercise also identified the following specific issues as important:

- Addressing low demand in current housing accommodation at the 4 Ty's and Clos Sant Paul;
- Improving the environment in general, including addressing the issues of traffic, parking, litter, fly tipping and dog fouling;
- Tackling drug taking/anti-social behaviour and crime; and
- Creating more opportunities for community facilities, education, training and employment.

3. What has been the progress to date?

Several of the key aspects of the programme for change have been progressed, in spite of the COVID pandemic over the last 12 months or so, and this has been underpinned by:

- The Community Steering Group continuing to meet to assess delivery against the Planning for Real objectives.
- Four workstreams have been formed, with partners, to progress the specific priorities; and
- A dedicated team of officers are in place to implement changes.

Additionally, the Council has recently submitted an application under the UK Government's Community Renewal Fund (CRF) (revenue) for funding to support a feasibility study to develop a future project proposal for Llanelli for submission under the UK Government's Levelling Up Fund (capital).

The proposal in question is made up of three elements:

- Phase 2 development of the Llanelli Goods Shed project;
- A placemaking scheme connecting Pentre Awel and Tyisha with Llanelli town centre, encompassing a range of public realm improvements, cycling and pedestrian infrastructure and environmental enhancements; and
- Enhancements to Llanelli Train Station to improve accessibility and support sustainable transport.

The elements have been identified as key to creating a sense of place in Llanelli through regenerating historic buildings to create community facilities for residents. It will also improve transport infrastructure and linking Llanelli town centre, Tyisha and South Llanelli, while strengthening accessibility and connectivity from the town centre to the Millennium Coastal path.

If successful with the CRF application preparatory study and feasibility work will be undertaken over the next few months, placing the Council in a stronger position to apply for the next round of the Levelling Up Fund.

More specific progress is outlined in the following table:

Action identified	Progress
Initiate a framework of ongoing consultation with residents, businesses, and other stakeholders.	A Communications and Engagement Plan has been developed and monitored through the Steering Group. A communications officer has been appointed and a range of methods/initiatives have been introduced to engage with the community. This will be further developed and delivered in the coming months.
Commence an Early Market Engagement exercise to identify a potential development partner to deliver tenure change and “a sense of place”.	We are now in a position to commence the exercise. There is further information in the next section and a marketing brochure has been attached which was developed by the Communications team.
Engage with the residents of the 4 Ty’s and Clos Sant Paul block to discuss their housing needs with a view of re-housing.	All residents have now left the 4 Ty’s and Clos Sant Paul and have received a package of support in finding alternative, suitable accommodation. All leaseholders have accepted the appropriate compensation. A tender document has been released and demolition, clearance and on site work, is likely to begin in September 2021.
Decommission the current temporary and supported accommodation in Station Road and provide smaller more dispersed housing in and around the Llanelli area.	A procurement exercise in relation to temporary accommodation has commenced. An action plan will be initiated which will include a phased approach over an 18-month period. This is due to the current demands on homelessness services, vulnerability and support needs of the occupants.
Undertake focused advice and, where necessary, enforcement action involving private rented and empty properties to improve management standards and associated anti-social behaviour in the area.	<p>This work has been interrupted as a result of COVID-19, but specialist resources have now been deployed to re-institute the work.</p> <p>Private landlords will be consulted with the aim to improve standards. Proactive visits have commenced with the priority given to higher risk accommodation. Enforcement action will be taken on those who do not comply with the standards. The project will look to introduce a new licensing scheme which will link to the accreditation standards.</p>

<p>Undertake focused activity to improve street scene and environmental issues which will involve targeting enforcement action where there are hotspots for fly tipping, littering and dog fouling.</p>	<p>Our Housing and Waste teams have created a project partnership with the aim of tackling environmental issues such as fly tipping and dog fouling. CCTV and surveillance in the area has commenced with a view to take legal proceedings against those committing the offence(s).</p> <p>Members of the team are also being proactive to increase the Council's visibility in the area while providing an excellent opportunity for community engagement and advice and support on waste disposal.</p>
<p>Pro-actively work with the police and other agencies to tackle public order, drug, and alcohol issues.</p>	<p>Dyfed Powys Police have initiated a Crime and Disorder workstream with the aim to tackle and prevent anti-social behaviour, drug misuse and other crimes. A range of actions have been developed including strategic intelligence raids to tackle narcotic supply and demand. Other actions include; public awareness and increased visibility, support through the mobile police unit, targeted stop and search and increased safety provisions for victims of crime.</p> <p>We recently appointed two dedicated Community Wardens, who will work within the Tyisha area to tackle antisocial behaviour, enforcement as well as being key to the community engagement. The Wardens have reinstated Neighbourhood Watch Schemes and provide active support to the coordinators and residents of the groups as well as being a conduit to the Police.</p>
<p>Work with Regeneration teams to encourage new business opportunities, bringing back into use vacant premises.</p>	<p>Work is continuing between the teams to deliver the economic development strategy for Llanelli.</p> <p>The Regeneration team have provided access to funding for businesses across Station Road. This has seen an improvement in the appearance and refurbished of empty, derelict buildings to create modern commercial space and much needed residential units.</p>

Explore the feasibility of developing a community hub to provide a range of services such as early years family support, youth support, employability, education and training.

We have jointly recruited with Children's services a Project Development Officer who will lead on delivering a new community hub. This will encompass education, training and employment opportunities, as well recreational facilities for all ages to enjoy and thrive as part of their community.

Work has commenced at the Grade 2 listed derelict Goods Yard at Marsh Street. The building will include space where our own tenants can meet for activities, recreational and leisure facilities as well as office space to hold meetings for advice and support.

Key recommendations:

- Highlight the work that has been carried out to date and note pending demolition of the vacant flats in the 4 Ty's;
- To note and approve the key priorities moving forward; and

4. What will assessing the market interest look like?

To move things forward to deliver the vision we need to engage the market to consider new tenures, how the new homes are delivered and creating a far better sense of place.

Given the nature and scale of the project, the proposed approach is a 'soft market' test to research the market's attitude towards the development. This is not a formal procurement exercise but is an invitation to potential partners and interested parties to give us their views on the attractiveness of the development opportunity and the challenges the delivery of new tenures and a sense of place poses.

Given the status of the process, the invitation to comment will not be placed on Sell 2 Wales, but will be widely advertised through a media campaign and professional networks. The process will be open for four weeks from the date of publication. The contributions will then be assessed and used to drive the second stage of partner selection.

Given this is a Council initiative, the Council will be solely responsible for making the appointment of any potential partner.

Key recommendation

- **Confirm the soft market test approach to gauge the residential market's attitude to mixed housing development and potential to attract investors.**

5. What are the future governance arrangements for the programme?

The following provides details of the proposed governance arrangements moving forward.

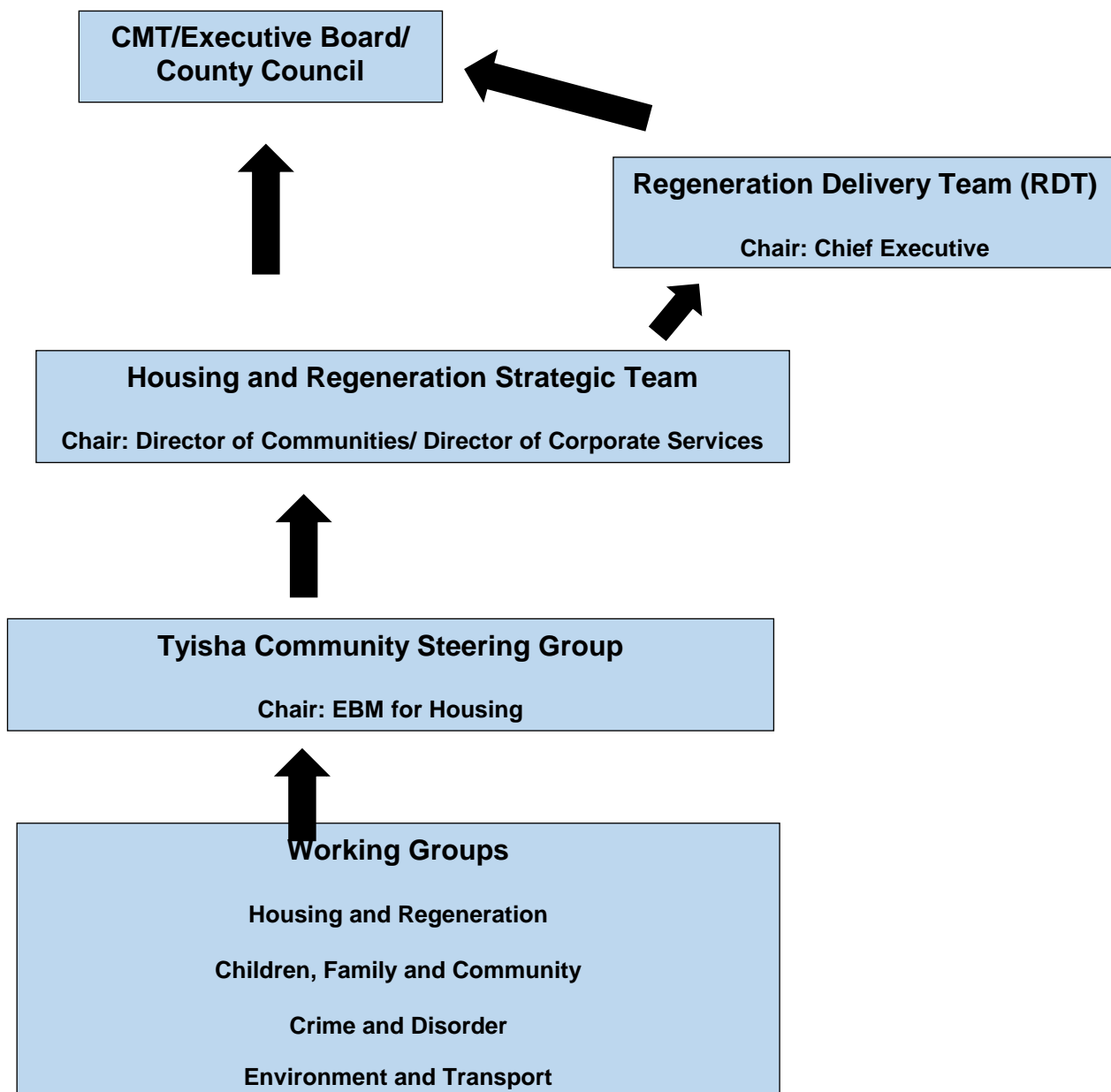
It has been set up to ensure:

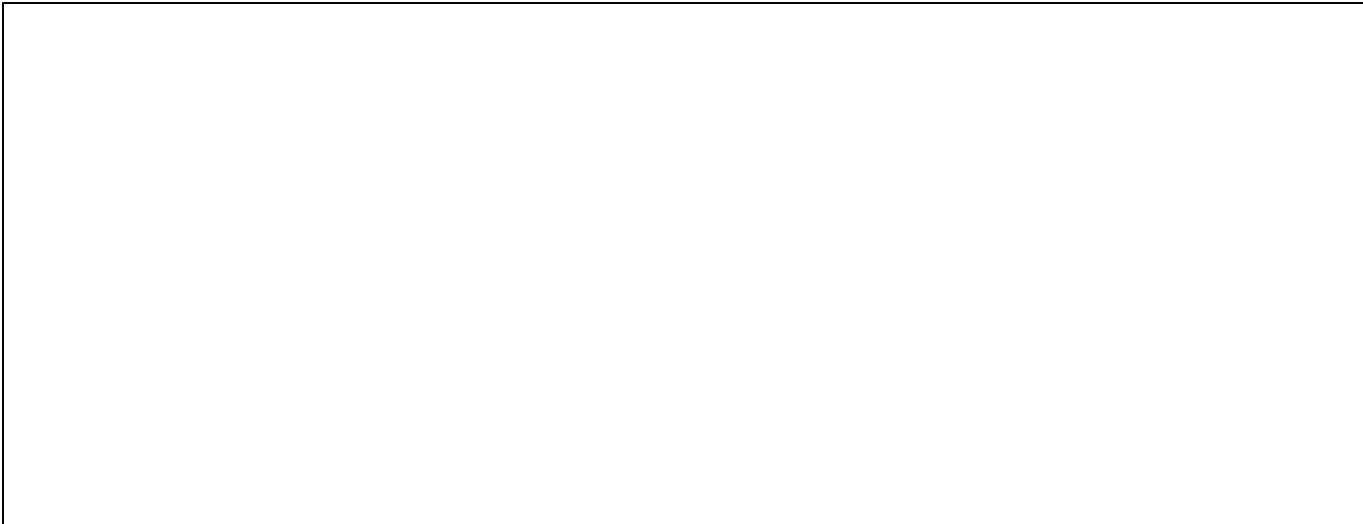
- the Community Steering group is more representative of local interests;
- the Programme Board is held to political account for delivering the key actions;
- key links will continue with Pentre Awel and Llanelli Town Centre proposals; and
- the programme links in with the wider housing and regeneration governance arrangements.

Key recommendation

- **Confirm the governance arrangements moving forward to ensure the programme is delivered in a timely and inclusive way.**

Housing and Regeneration Governance Structure





DETAILED REPORT ATTACHED ?	YES - Early Market Engagement Document
-----------------------------------	---

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

1. Policy, Crime & Disorder and Equalities

The proposals for the Station Road area form is a key priority in the Council's Five-Year Plan. The proposals outlined aim to address crime and disorder in the long term. There are no notable policy conflicts to regeneration proposals and seek to satisfy the policies and provisions of the Local Development Plan as a whole.

This programme is a good example of how we are using the five ways of working with communities to respond to local issues as outlined by the Well-being and Future Generations Act.

Dyfed Powys Police and the Crime Commissioner have indicated a commitment to provide funding to support community-based activity with a focus on participation and engagement. Proposals for utilising this funding are currently being developed through the Carmarthenshire Safer Communities Partnership.

2. Legal

To address issues evident in the private rented sector the Council will use various powers delegated to officers to deal with street scene, poor management of private rented and vacant empty property. This may include the need to acquire properties using the power of Compulsory Purchase.

The Council's legal team will be involved and consulted as proposals develop and be represented on the Programme Board.

3. Finance

The Council's New Build Programme (Housing Revenue Account) has allocated £9.3 million specifically for the Station Road area to assist in its regeneration.

An application has also been made to UK's Government Community Renewal Fund for a feasibility study that could result in future Levelling- Up funding being made available

A more detailed financial assessment forms part of work undertaken by partners and when this is available, we will work with the Council's Finance teams to inform further reports. A finance representative will be a member of the Programme Board.

4. Risk Management Issues

The area is the gateway into the Town Centre and links to the significant regeneration proposals planned at Pentre Awel. Failure to develop these ambitious proposals presents a risk to the success and viability of regenerating the Town Centre and the development of the Wellbeing Village.

It is proposed to decommission current supported and temporary accommodation arrangements. Alternative arrangements will also involve the commissioning of small units of accommodation, 3 or 4 bed spaces, which will be evenly dispersed in other areas where there is a need. This more dispersed option will be easier to manage and prevent the problems that have occurred as the result of a concentration in one area.

5. Physical Assets

Any impact on physical assets will be subject to consultation and engagement with residents.

6. Staffing Implications

Further resources will be identified as plans develop, with input from appropriate Human Resource Leads. The input and contribution of the existing support team will be reviewed in line with the demands of the workstreams' objectives.

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. Local Member(s)

To be consulted after PEB.

2. Community / Town Council

The Local Members for the Tyisha ward took part in the significant community engagement exercise in May 2018 and fully participate in the Community Steering Group.

3. Relevant Partners

There is Town Council representation on the Community Steering Group.

4. Staff Side Representatives and other Organisations

A Community Steering Group has been set up, led by the Executive Board Member for Housing and supported by the Executive Board Member for Communities and Rural Affairs, The group also consists of local members, officers, and key partners and they have been involved in developing the proposals.

**EXECUTIVE BOARD PORTFOLIO
HOLDER(S) AWARE/CONSULTED:
YES**

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
Planning for Real Report September 2018	Housing General Files	Via Homes and Safer Communities Division, Eastgate Offices, Llanelli

Tyisha is changing

Testing the Market



May 2021 carmarthenshire.gov.wales/tyisha



Foreword	1
Llanelli is changing	2
The Vision for Tyisha	4
Better housing in a better environment	7
Regenerating Tyisha	8
A design concept – an exciting potential	10
Next steps	11
We positively welcome your views	12
Key questions to consider	13

Foreword

As part of a wider re-development scheme for the whole of Llanelli, Carmarthenshire County Council is committed to regenerating the Tyisha ward.

This will be done on a number of different levels including the demolition of outdated apartment blocks and the building of brand new properties. These mixed tenure developments will provide opportunities for first time buyers, families and those needing social housing. We will also strive to improve the visual amenities in the area by providing more green spaces, a social and economic hub at the heart of the community and an array of exciting environmental improvements.

Side by side with these physical improvements we will also intensify the delivery of our family support services, skills development provision and outreach work so that we can work with the local community in Tyisha to meet their needs and aspirations.

We are now inviting declarations of interest from partners to work with the Council to carry out the physical improvements outlined in this brochure. This is an exciting opportunity to be at the forefront of transformational change in an area that is in need of social and economic investment.

The political will is to be bold and radical in our thinking and to grasp the opportunity to make lasting change. It is imperative that we take the community and all interested parties with us on this journey which will consequently improve the long-term prospects and life chances of so many people living in the ward. They told us in a consultation carried out, that they wanted better housing provision, more job opportunities, a cleaner environment and a safer place to live. We are now ready to deliver on these ambitions.

***This is a once in a generation opportunity to make a difference –
let's make it happen and let's make it a success!***



carmarthenshire.gov.wales/tyisha



Jake Morgan

Director of Community Services,
Carmarthenshire County Council



Cllr Linda Evans

Executive Board Member
for Housing and chair of
the Tyisha Steering Group



Cllr Ann Davies

Executive Board Member
for Communities and
vice-chair of the Tyisha
Steering Group

NOT FOR PUBLICATION

Llanelli is changing

We are committed to the development of Llanelli as a great place to live and work. The regeneration of Tyisha is central to this.

Llanelli has a proud past and a vibrant future. Set in the beautiful natural environment of the Burry Estuary and with unrivalled views of the Gower, Llanelli's heritage ranges from the centre of the steel and tin plate works, historic buildings and museums to the world-famous Scarlets rugby club. Llanelli's new identity will build on and enhance its illustrious past.

This includes the re-invention of the town centre to the dynamic Pentre Awel village on the coast, as well as promoting its cultural and sporting heritage such as Parc Howard and Parc Y Scarlets.

This commitment is demonstrated by the multi million pound investment in the Town Centre resulting in a new cinema complex, state of the art theatre and new shopping and residential opportunities. All of this while protecting a proud industrial heritage with quality refurbishment projects such as Buckleys Brewery.

Just over a mile away to the south, £200m is expected to be spent on the Pentre Awel village. Set in an outstanding natural environment, this exciting development includes new leisure, care, residential and educational facilities.

We've also submitted an application under the UK Government Community Renewal Fund to develop future project proposals. These will include; improvements to the Llanelli Good's Shed, placemaking at Pentre Awel, Tyisha and Llanelli Town Centre which will encompass a range of realm improvements, cycling pedestrian infrastructure, environmental enhancements and improvements around accessibility for Llanelli train station. All of these will create a sense of place, regenerate historic buildings and strengthen accessibility and connectivity between the Town Centre, Pentre Awel, coastal park and Tyisha.



Discovery Centre, MCP



Eastgate Development

These extensive developments are central to delivering Llanelli's future. The area is well served by strategic road and rail links. Llanelli railway station and the coastal link road serve the area at the southern end of the development site. The railway station is identified for investment in the current Transport for Wales plans for 2023. The link road provides access to the M4 via the A4138 or the A484.

The historic station and nearby goods yard have already attracted significant investment to protect the area's heritage for the future. A brand new state of the art primary school has recently opened. Building on this, we are committed to working closely with the community and local businesses to improve both Station Road and the surrounding residential streets. This is a key part of our strategy to secure a vibrant future for the town.

Tyisha is front and central in our plans



Tudalen 21

carmarthenshire.gov.wales/tyisha



Parc Y Scarlets



Millennium Coastal Park

The Vision for Tyisha

Page 108

We are not shying away from the problems and challenges the area faces. Tyisha has a strong community that has suffered more than most from post-industrial decline. The area has social, economic and physical infrastructure challenges that we are committed to addressing.

The Tyisha electoral division has a population of just over 4,000 people housed in an area of 0.63 km². This represents a density of 6,586 per square kilometer, the highest population density in Carmarthenshire. The largest section of the community by age is those between 45-64. Overall, 34% of the 16-74 community have no qualifications and 27% have a limiting long-term illness.

In terms of the housing stock, 63% is terraced housing, while 25% are flats. Just over 37% of the community rent their home.

The average household income is £17,981, which is the lowest in Carmarthenshire and 42% below the county average. Unemployment is twice the rate elsewhere in the County.

Tyisha 2 (the area around Ann Street) is the most deprived area in the County and 55th overall in Wales (out of 1909 lower super output areas).

The main redevelopment sites (4 Ty's and Clos St Paul) total around 15 acres, but more land could be available on adjacent sites if it furthers the strategic objectives of the programme and maximises the value of the redevelopment.

In the summer of 2018, we initiated a Planning for Real exercise where we canvassed the views of local residents and businesses to identify the key issues facing Tyisha and suggestions for improvement. Our actions had to be grounded in how the community felt about their area and what they wanted to see happen.

We pledged to do this together.

The community told us that they wanted action on the following:

- Community safety
- The environment
- Leisure and recreation
- Housing
- Traffic and transport
- Community facilities
- Health and well-being
- Work, training, skills and education



NOT FOR PUBLICATION

Tudalen 22

carmarthenshire.gov.wales/tyisha

Based on what we were told, action was needed on a range of social, environmental and physical issues.

This directly informed the vision which commits us to...

“

Deliver new housing of a different tenure, new mixed-use developments, more community facilities and improved environmental conditions. This in turn will support the improvement of the social and economic profile of the area and provide opportunities for education, training and employment

”

In other words, we want to make Tyisha a better place to live and work.

We have listened and we are committed to act on what we have been told. Work is well underway, through the Community Steering Group (a multi-agency collaboration), to enhance the partnership between the Council, the Community and other key stakeholders. The aim is to deliver first class local services together as well as to oversee the delivery of new homes set in a better, cleaner, and greener environment.



Page 10 of 23

carmarthenshire.gov.wales/tyisha

We have made a start by working together to:

- Tackle drug taking and dealing with anti-social behaviour and crime.
- Improve the environment, including addressing the issues of traffic, parking, litter and fly-tipping.
- Improve management and standards of private rented accommodation and tackling empty and derelict property.
- Create more community facilities and opportunities for education, training and employment.

The Tyisha community has faced some serious problems. These require some substantial solutions. While the new homes and attractive environments are central to our plans, this project is inevitably about the residents. We are keen to ensure we deliver the infrastructure to support the sustainability of the area – including facilities to support community cohesion, training, jobs and educational opportunities.

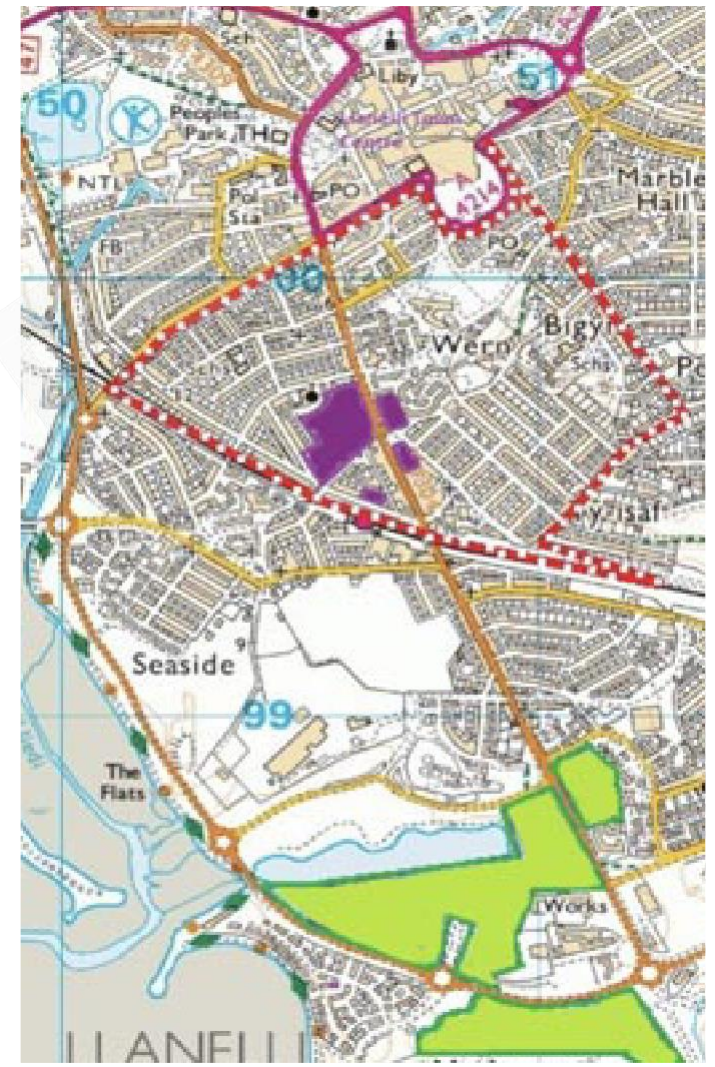
All of this is required to address the levels of poverty and social deprivation in the area. However, this should not belie the fact that there are some tremendous opportunities to work with a proud and resilient community to ensure the future is bright. We are united in our determination to make Tyisha a better place to live and work.

Where we are

While partners are working closely together, and with the community, delivering better local services, there is no doubt that the housing stock and surrounding environment requires substantial investment and remodeling.

The immediate issues include:

- A tenure imbalance. There is a significant amount of private and social rented property. This has led to a more transient community with fewer permanent residents.
- A high density of small homes with insufficient green and communal space resulting in few opportunities for the community to interact and enjoy quality common areas.
- Older, energy inefficient, housing stock
- Low property values
- Low demand social housing that is past its best
- Little mixed-use space and commercial space
- Limited community facilities to support the wider economic regeneration of the area.



Better housing in a better environment

We want to support a more permanent community which will support a reduction in crime and address the drug and alcohol issues. We think this can be achieved by addressing existing social housing sites which are in low demand. The introduction of owner occupation and low-cost ownership at key sites will help deliver more permanent residents with a long-term stake in the area.

This needs to be addressed through a programme of demolition and rebuild. Not only will this deliver good quality, modern, energy efficient homes but also rebalance tenure in the area. We also want to address the physical density by promoting good design principles based around green communal space.

Our ambitious plans to regenerate the area include the delivery of new homes and improving the built environment. We want to support the delivery of new mixed tenure housing (around 120 homes) and are seeking to form a redevelopment partnership to help design and build a new Tyisha. To support this, we are committed to providing financial and non-financial support to meet our aims. This could include strategic acquisition and disposal of properties and potential grant funding such as Social Housing Grant.

Our focus involves re-developing the area around the train station and existing social housing sites along Station Road.

We are now looking to gauge the appetite of the residential development market to deliver our ambitions. This is a market testing exercise where we are seeking potential partners to help us deliver our ambitious plans to regenerate the Tyisha area, creating new mixed tenure housing and improvements to the urban and built environment.



NOT FOR PUBLICATION

Station Road

Tudalen 26

carmarthenshire.gov.wales/tyisha

Regenerating Tyisha

The site is made up of Council owned land spanning through Station Road and branching onto the adjacent road, Great Western Terrace.

We are seeking your views on how we:

- Develop and deliver a mix of house types and tenures such as affordable housing (shared ownership) and social housing consisting of mainly 2 and 3 bedroom homes. This will need to be balanced taking into consideration the demographic profile of the area.
- Build on our vision we want to create a better place to live by improving the general environment through landscaping, green space and tree planting.

It is envisaged current properties will be demolished, and the land will be cleared by us before new development commences. The illustration gives some idea what it could look like, but we would like a partner to develop their own ideas. Other sites could be acquired and form part of the project.

Our view is we would develop a more equal tenure split between owner occupation, market rent/low-cost home ownership, and social rent.

In terms of size of homes, we suggest:

- 50% 2 bedroom;
- 30% 3 bedroom;
- 20% 1 bedroom and 4 bedroom;



A partner would need to apply the current available housing need information to balance the housing need for the area and financial viability of the overall scheme.

A further substantial opportunity also rests in the old Copperworks school site. While the school has been recently replaced with a £15m investment at the new site of Ysgol Pen Rhos, the redundant building represents a rich and passionate past. It was the first primary school in Llanelli and also the site of the first Welsh medium school in the area. Plans will need to be bought which fully respect the past while maximising the site's value for the future. Alongside the investment to improve the train station (on the Fishguard to London main line) and redevelop the grade one listed goods yard (for community led use), this represents a tremendous opportunity to help reshape the area.

We are also working closely with the Town Council and others to improve local transport links and the traffic flow. This is central to our plans to ensure the connectivity of Tyisha.

Tyisha going forward will not only be about the physical redevelopment opportunities. The impact of any development must focus on what it delivers in terms of the well-being of future generations. This includes sustainable community facilities to support children and families, skills and training opportunities, educational programmes and well paid jobs.

The planning for real exercise identified the need for additional community facilities. This includes delivering local services to support the most vulnerable and will help in securing the future of the area. These include early years, family, youth, and employment support. Discussions will be ongoing in terms of primary care health support as there is no GP presence in the area.



Ysgol Pen-Rhos



Ysgol Pen-Rhos

NOT FOR PUBLICATION

Tudalen 28

carmarthenshire.gov.wales/tyisha

A design concept – an exciting potential

The Community have indicated that a potential solution may involve a “boulevard” from the railway station into the town with new housing, green space and tree planting lining the route. We have done some thinking on what the area could look like. This is not set in stone as we would expect a development partner to bring forward their own design principles and concepts. However, whatever is delivered would require the ascendance of the local community. This must focus on a clean and green environment with high quality communal interactive areas and a modern street feel.



Next steps

I would like to take the opportunity to thank you for your interest in Tyisha.

We plan to deliver a comprehensive re-development of the Tyisha ward, building on the strengths of the community and transforming the housing opportunities and environment across the ward which will later link in with the Pentre Awel development and transformation of Llanelli Railway Station. This will transform the area and help it to become a vibrant place to live and work.

We are looking to test the market appetite and the deliverability of the programme included within this statement. We will invite organisations who are innovative and have a proven track record in delivery for further discussions on what added value they feel they can bring to this transformational development. This market testing will inform the Council's decision on the most appropriate and effective way to deliver the project with a partner.

I would like to hear from you how we can work most effectively together to deliver the best possible re-development. What's important is ensuring that we efficiently deliver the comprehensive re-development needed to ensure that Tyisha fulfils the enormous potential it has to be a thriving and prosperous community. We look forward hearing your views about this exciting and unique development.

We positively welcome your views

We would really like to know your views on the willingness and appetite of the residential property market to deliver this exciting redevelopment. If you would like to share your views and ideas, please complete the form and return to us.

You should carefully consider the supporting information before completing the response form. Whilst we have not included a word limit, please keep your responses as succinct and relevant to the project as possible. Marketing and supporting material should be uploaded as separate documents.

We reserve the right to enter discussion with interested parties in respect of their responses. If you are interested in participating in such discussion, please indicate your interest when submitting your response. It is anticipated that such discussion will take place via informal meetings.

The information you provide will be used and retained by us and will assist us to inform and shape the project. Consolidated contributions from this exercise may be published in a non-attributable form as part of further market consultation. Your response should specifically identify areas of proprietary or commercially sensitive information that you do not wish to be disclosed. The Council may ask respondents to clarify their submissions. Please direct any queries to **Jonathan Morgan**

Please submit all responses on email:

Tyisha@carmarthenshire.gov.uk

There are no tender documents available; submissions received will not be scored and will not form part of any evaluation process. Please note that this is not a call for tenders or a pre-qualification exercise. This early market engagement exercise will not be used for the purposes of short-listing at any later stage and non-participation will not restrict access to any future selection process. We reserve the final right to follow what we consider to be the most appropriate approach to market the project and will not meet any costs incurred by any party in responding to this early market engagement exercise.

Having considered all representations we reserve the right to package the requirement in such a way that we believe offers the most cost effective, sustainable solution.

Key questions to consider

1. What appetite do you have to deliver this project?
2. Do you perceive there are any barriers or risks to delivering the project?
3. What solutions or different approaches would you suggest to addressing these barriers and to manage these risks?
4. What funding structure and sources would you envisage to deliver the project in order to minimise the call on the public purse?
5. What funding expertise and funding sources can you contribute to the project? Can you describe the factors that influence the confidence that the financing options you have identified are viable and sustainable for this type of project?
6. What could we do to support the delivery of the project?
7. What long-term impact do you believe any future partnership should be aiming to deliver?
8. We welcome any comment on the proposals or alternative proposals as part of the market testing exercise. We are particularly interested for your view on the attractiveness of this project to the market and how it can be improved.



NOT FOR PUBLICATION



Mae'r dudalen hon yn wag yn fwriadol

PWYLLGOR CRAFFU CYMUNEDAU AC ADFYWIO

9 AWST, 2021

Y Pwnc: Cartrefi Croeso

Y Pwrpas:

Sefydlwyd Cartrefi Croeso, y Cwmni Tai Lleol yn 2018, i gefnogi'r Cyngor i ddarparu cartrefi fforddiadwy i'w gwerthu a'u rhentu. Roedd hyn er mwyn sicrhau bod gan y Cyngor amrywiaeth o opsiynau i gyflawni ei ymrwymiad i ddarparu cartrefi fforddiadwy wrth ddiwallu'r anghenion a'r dyheadau am dai, gan gefnogi twf economaidd ac adfywio strategol.

Pwrpas yr adroddiad hwn yw rhoi'r wybodaeth ddiweddaraf i'r Aelodau ynghylch:

- y cynnydd a wnaed gan Cartrefi Croeso hyd yma;
- bod Cyngor Sir Caerfyrddin bellach yn y sefyllfa orau i ddarparu ein rhaglen cartrefi fforddiadwy deiliadaeth gymysg o ganlyniad i newid yn y fframwaith polisi a'r datblygiad sylweddol o ran sgiliau a chapasiti yn y tîm mewnol; ac
- argymhellion ar rôl Cartrefi Croeso yn y dyfodol a pham.

Ystyried y materion canlynol a chyflwyno sylwadau arnynt:

1. Nodi'r cynnydd sydd wedi'i wneud hyd yma ar ddatblygiadau tai fforddiadwy deiliadaeth gymysg Cartrefi Croeso.
2. Cadarnhau bod y Cyngor yn ymgymryd â'r holl ddatblygiadau tai fforddiadwy deiliadaeth gymysg yn y dyfodol a bod Cartrefi Croeso, fel Cwmni, yn cael ei ddynodi yn segur ond yn parhau i fodoli ar gofrestr y cwmnïau yn Nhŷ'r Cwmnïau.
3. Gweithredu'r broses gyfreithiol ar gyfer Cartrefi Croeso i roi'r gorau i fasnachu ond cael ei gadw fel Cwmni "segur", rhag ofn bydd y Cyngor am werthu cartrefi drwy'r cyfrwng hwn rywbryd yn y dyfodol; ac
4. Caniatáu i'r Prif Weithredwr, ar ôl ymgynghori â Chyfarwyddwr y Gwasanaethau Corfforaethol, ac yn unol â'r trefniadau dirprwyo presennol, i weithredu ar ran y cyfranddaliwr (y Cyngor) mewn perthynas â'r Cytundeb Cyfranddaliwr.

Y Rhesymau:

- Sicrhau bod yr aelodau'n ymwybodol o nifer y datblygiadau tai fforddiadwy a gychwynwyd gan Gartrefi Croeso a'r cynnydd a wnaed hyd yma;
- O ganlyniad i amgylchiadau gwahanol i'r hyn a oedd ar waith pan sefydlwyd Cartrefi Croeso yn y lle cyntaf, amlinellu sut y bydd y Cyngor yn awr yn arwain ar bob datblygiad tai fforddiadwy deiliadaeth gymysg yn y dyfodol o ganlyniad i ddatblygu ein sgiliau a'n capasiti yn sylweddol ar gyfer y dyfodol. Bydd hyn yn parhau i ganiatáu darparu cartrefi fforddiadwy newydd a fydd yn cyfrannu'n sylweddol at adferiad economaidd y Sir, ar ôl COVID;
- Sicrhau y gallwn barhau i ddefnyddio'r cwmni, rhywbryd yn y dyfodol, pe bai'n cael ei ystyried yn briodol gwneud hynny.

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

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

Y Cyngorydd Linda Evans (Deiliad y Portffolio Tai)

Y Gyfarwyddiaeth

Cymunedau

Awdur yr Adroddiad:

Jake Morgan

Swydd:

Cyfarwyddwr y Gwasanaethau
Cymunedol

Rhifau Ffôn / Cyfeiriadau E-bost:

(01267) 244697

[JakeMorgan@sirgar.gov.u](mailto:JakeMorgan@sirgar.gov.uk)

[k](mailto:JakeMorgan@sirgar.gov.uk)

Community & Regeneration Scrutiny Committee

9th August 2021

Subject: Cartrefi Croeso

1. What is the purpose of this report?

Cartrefi Croeso, the Local Housing Company, was first established in 2018, to support the Council in delivering affordable homes for sale and rent. This was to ensure that the Council had a range of options to deliver on its affordable homes' commitment in meeting affordable housing need and aspiration, supporting economic growth and strategic regeneration. The purpose of this report is to update members on:

- the progress made by Cartrefi Croeso to date;
- CCC now being best placed deliver our affordable homes delivery programme as a result of a change in the policy framework and the significant development of skills and capacity within the in-house team; and
- recommendations on the future role of Cartrefi Croeso and why.

2. Background:

Providing more affordable homes has been a key a strategic priority for the Council for the last five years. We published our five-year vision¹ for increasing the supply of affordable homes in 2015. In 2016, we set out our first ambitious programme to deliver over 1000 additional affordable homes across the County². Additionally, in September 2019, we published our exciting plans to build over 900 new Council homes³. Our initial plan to deliver over 1000 additional affordable homes was achieved nearly a year ahead of schedule. To date, CCC have delivered over 1100 additional affordable homes through a range of solutions including:

- bringing empty homes back into use;
- making more affordable homes available for letting through our in -house Simple Lettings Agency;
- increasing the Councils housing stock buy buying private sector homes;
- building new affordable homes; and
- securing affordable homes for low cost home ownership on private developments through the planning system (Section 106 contributions).

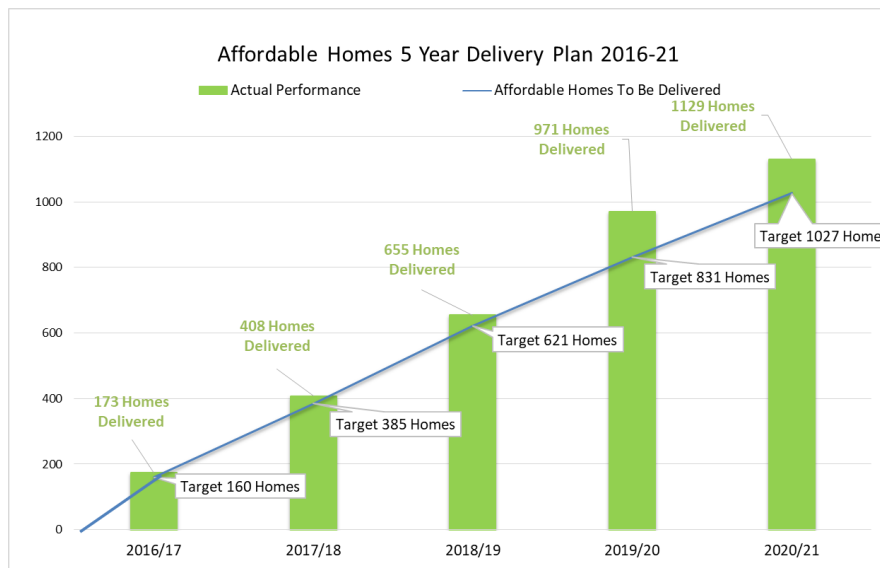
¹ Our Commitment to Affordable Homes – Agreed by Council in October 2015

² Affordable Homes Delivery Plan – Agreed by Council in March 2016

³ Building More Council Homes – Our Ambition and Plan of Action – Agreed by Council in September 2019

Figure 1 highlights the huge success CCC have had in affordable homes delivery over the last five years.

Figure 1- Affordable Home Delivery Between 2016-2021



3. What development progress has Cartrefi Croeso made to date?

Cartrefi Croeso has been commissioned in 2018 to develop **six** sites on a mixed tenure basis. These developments will deliver approximately 120 homes in our rural communities. The company has made progress with each site, despite the significant restrictions imposed on the construction and development sector by the Covid 19 pandemic over the last 12 months. The progress is summarised below:

- **Land at Glanmor Terrace, Burry Port-** 32 home development, supported by the company securing Innovative Housing Programme funding of £4.7m. As this site was on HRA land and the development is 100% social rent for the Council, it was determined that the Council was best placed to oversee the construction of the development. This development is currently on site and will be completed in **2022**;
- **Land at Meidrim, Trelech-** specialist surveys have been undertaken to inform a scheme design for the site. Site proposals have been developed for 11 mixed tenure homes and a Pre-Application Consultation (PAC) report has been submitted to planning. The PAC highlighted highway issues which are currently being resolved before submitting outline planning consent;
- **Land adjacent to Llangadog Primary School-** specialist surveys have been undertaken to inform a scheme design for the development. Site proposals have been developed for 12 mixed tenure homes and submitted for PAC in February 2021. Planning consent will be submitted following the resolution of any issues raised by the PAC process;
- **Land at Maesgriffiths, Llansteffan-** the site has planning consent for the

development of 16 mixed tenure homes. The current consent does not make the best use of the site. A value engineering and design review is now required to review the current design and planning implications of amending the current site proposals before commencing development works; and

- **Two further sites in the north of the County** are being worked up to PAC stage. This will result in a further 33 homes across both sites.

4. The Function of Cartrefi Croeso and what has changed?

Cartrefi Croeso was established in February 2018 to further support the Council in delivering its ambition to build affordable homes for sale and rent. At the time the company was established the key drivers were:

- borrowing cap limits on the Housing Revenue Account (HRA) restricted the number of homes the Council could build itself;
- Cartrefi Croeso could help increase investment opportunities to deliver more affordable homes and stimulate the local housing market; and
- Cartrefi Croeso could be set up commercially to offer far more flexibility in delivering mixed tenure developments, selling affordable and open market homes.

Within 12 months of setting up Cartrefi Croeso, the HRA borrowing restrictions were lifted by Welsh Government. This enabled the Council to become even much more ambitious and build up the appropriate skills and capacity in the number of affordable homes it could deliver.

It was also noted that:

- as borrowing rules had changed, the Council had more flexibility in delivering more homes itself;
- bespoke type delivery partnerships with private sector would be needed for certain developments e.g. going out to market on Carmarthen West;
- the Council could directly access WG grant funding schemes e.g. £4.7m Innovative Housing Grant for the Glanmor Terrace Scheme in Burry Port;
- access to the Social Housing Grant programme would now be available to Councils from April 2021;
- the market continued to fail for smaller low cost home ownership initiatives, especially in rural areas, where the financial viability is very challenging; and
- different delivery vehicles were going to be needed moving forward.

Since being set up, and as a result the above factors, Cartrefi Croeso role changed to focus on:

- implementing a range affordable housing options, in addition to council housing, in rural towns and villages, delivering social value by making the best use of council

owned land (as described in section 3);

There was a recognition, however, that the company may require subsidy to deliver these developments, subject to suitable business cases being agreed.

As a result of these changes the Council developed plans to build over 900 new homes itself. Completions are due shortly on Maespiode, Garreglwyd and Dylan, as well as being on site at Glanmor Terrace, with a further **six** developments due to be on site by Spring 2022. The in-house team are also involved in key Town Centre and Rural developments as well as key major projects such as Tyisha and Pentre Awel.

5. Future options for Cartefi Croeso?

It can be seen that a range of affordable homes delivery vehicles will be needed and the type of vehicles used will change over time, dependant on the circumstances.

One of the key factors of our successful delivery to date has been the Council's ability to be flexible with its delivery options, accessing finance and continuing to look at the best options moving forward.

Due to the development of skills and capacity in-house, and the recent retirement of the Managing Director of Cartrefi Croeso, it seems sensible again, to look at the options for delivering affordable housing.

Options

The options for consideration include:

a. Cartrefi Croeso to lead on all mixed tenure affordable housing developments.

Cartrefi Croeso could deliver all mixed tenure developments throughout the county, both large and small. This would include strategic developments like Carmarthen West and Pentre Awel, as well as small developments in rural areas.

This approach does not offer flexibility and would limit the Councils delivery options. This option should, therefore, be discounted as it would impact on the Councils abilities to deliver its strategic affordable housing priorities in terms of housing, regeneration and maximising housing's contribution to the economic recovery of the County, post COVID

b. Cartrefi Croeso being utilised as, and when, it is considered the most appropriate delivery vehicle.

This option would resemble our current approach. Cartrefi Croeso would be commissioned to develop small mixed tenure developments in rural areas where the market is failing, as there is no appetite from the private sector or housing associations to build without subsidy. The Company is not driven to make a profit and can, therefore, intervene where other partners are unable to deliver.

The most recent changes in HRA funding arrangements, however, now makes it more financially favourable for the Council to deliver mixed tenure developments, for rent

and sale. Existing consents are already in place to dispose of homes at market value and structures can be developed where this is not the case. This has already begun on a small development in Llandovery.

Due to the Council's ability to now deliver mixed tenure developments for rent and sale, this option can also be discounted, as there is unlikely to be situations where Cartrefi Croeso offers any additionality and flexibility to what the Council can do itself, at the present time.

c. The Council taking on all future affordable housing developments and making Cartrefi Croeso "dormant".

This approach would mean the Council leading on all mixed tenure affordable housing developments.

This option would enable the Council itself to maximise all funding opportunities, plan, commission and deliver all affordable housing delivery throughout the county strategically. This option would significantly reduce the on-going costs of the Company whilst still giving the opportunity to utilise should future circumstances dictate.

Future circumstances in which we would consider using the company could be:

- Should borrowing rules change again;
- Should additional grant funding become available that cannot be directly utilised by the Council itself;
- Should it be more attractive in utilising the company to generate additional income and cross subsidising new private affordable homes and sub-market housing; and
- Should it be an appropriate delivery vehicle for more bespoke one-off developments, based on the circumstances/branding at the time.

Recommendation 2

To confirm that the Council takes on all future mixed tenure affordable housing developments and Cartrefi Croeso, as a Company, is made dormant but kept in existence on the register of companies at Companies House.

6. What will be the steps to make Cartrefi "dormant" for the foreseeable future?

Legislation allows a company to cease trading but remain dormant. Certain legal requirements would still need to be met even though the company is economically inactive. To render the company "dormant" the following applies. The Company will need to:

- pay all outstanding bills and cancel/novate all business contracts to the Council;
- reconcile amounts due from your customers and ensure all expected payments received. Any agreements with customers will need to be terminated;
- if applicable, pay any outstanding VAT due to HMRC and (usually) cancel the company's VAT registration; and
- hold the business bank account(s) with minimal balances.

On-going costs for the Company whilst dormant would be £13 per annum to file annual confirmation statements on-line.

All the above actions are straight forward and could happen quickly.

The Articles of Association of Cartrefi Croeso, however, currently require a minimum of three non-executive directors to be always appointed, who will then be responsible for any ongoing legal compliance by the company. Companies House, however, only require one and this will be further considered as part of the process of making the company "dormant".

It is also anticipated that the appointed Directors will not be remunerated moving forward and a process will also be confirmed to do this.

In order to ensure continuity, particularly around existing contractual arrangements in the short term, it is planned to appoint existing senior manager as an interim Managing Director on a half a day a week basis, from within the Council. This would not be remunerated but would form part of current responsibilities. The Chief Executive, in conjunction with the Leader, has the delegated authority to agree the process for this appointment.

Before implementing the above actions discussions/agreement would take place with the current Chair of the Company in the first instance.

Finally, should we wish to make the Company active again in the future, for whatever reason, the above steps can be simply reversed.

Recommendation 3

To implement the legal process for Cartrefi Croeso to cease trading but be retained as a "dormant" Company for foreseeable future, in case the Council wants to sell homes through this delivery vehicle at some point in the future.

Recommendation 4

To allow the Chief Executive, following consultation with the Director of Corporate Services, and in line with existing delegations to act on behalf of the shareholder (the Council) with relation to the Shareholder agreement.

DETAILED REPORT ATTACHED ?

NO

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

1. Policy, Crime & Disorder and Equalities

The approach recommended will still allow us the flexibility to deliver our ambitious Affordable Homes Delivery Plan over the next few years and will allow delivery to meet our future housing and regeneration intentions e.g. supporting the economic recovery plan, Town Centres and Rural Towns and supporting major projects such as Pentre Awel and Tyisha.

2. Legal

The legal process to make the Company “dormant” is explained in the main report. In summary

- Steps must be taken to make the company financially inactive
- Inform HMRC
- When the time comes to file the company accounts, inform Companies House.

RE- 6th July 2021

3. Finance

The company has taken forward the developments stated within the report and have been paid for the works undertaken. The company's trading results since its inception are:

Financial Year ended 31 st March 2019	£179,375 loss
Financial Year ended 31 st March 2020	£181,003 profit
Financial Year ended 31 st March 2021	£ 115 profit (subject to audit)

The company will need to bring its invoicing up to date for the current financial year to recover the costs incurred, and there will be low administrative annual costs of retaining the company in a dormant status.

Consideration will also need to be given to the current SLA's in place with the Company -CCC currently get in the region of £38k from the SLAs.

CM- 14/7/21

4. Risk Management Issues

Failure to implement the recommended approach will result in potential additional Company costs to deliver developments that can now be carried out in- house

5. Physical Assets

All physical assets attributed to the Company e.g. IT equipment, intellectual property rights etc will be subject to an assessment and further discussion with existing Company Board to confirm a way forward.

6. Staffing Implications

No direct staffing implications apart from cover for interim MD role on part-time basis for half day a week.

Additional resources to deliver the Affordable Homes Plan have already been identified within the in-house team as a result of the current re-structuring proposals within the Homes and Safer Communities Division.

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. 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

**EXECUTIVE BOARD PORTFOLIO
HOLDER(S) AWARE/CONSULTED:
YES**

Cllr. L. Evans, EBM for Housing is supportive of the proposal.

**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

Mae'r dudalen hon yn wag yn fwriadol

Dydd Iau, 1 Gorffennaf 2021

YN BRESENNOL: Y Cynghorydd F. Akhtar (Cadeirydd)

Y Cynghorwyr:

W.R.A. Davies, H.L. Davies, R.E. Evans, S.J.G. Gilasbey, B.W. Jones, S. Matthews, H.B. Shepardson, D. Thomas, G.B. Thomas, J.K. Howell a/ac D.E. Williams (yn lle D.C. Evans)

Hefyd yn bresennol:

Y Cynghorwyr E. Dole, Arweinydd y Cyngor
L.D. Evans, Aelod y Bwrdd Gweithredol dros Tai
P. Hughes-Griffiths, Aelod y Bwrdd Gweithredol dros Diwylliant, Chwaraeon a Thwristiaeth
C.A. Davies, Aelod y Bwrdd Gweithredol dros Cymunedau a Materion Gwledig

Yr oedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

J. Jones, Rheolwr Eiddo a Phrosiectau Mawr
I. Jones, Pennaeth Hamdden
J. Morgan, Pennaeth Cartrefi a Chymunedau Mwy Diogel
G. Ayers, Rheolwr Polisi Corfforaethol a Phartneriaeth
S.E. Watts, Rheolwr Diogelu'r Amgylchedd
M. Evans Thomas, Prif Swyddog Gwasanaethau Democrataidd
S. Rees, Cyfieithydd Ar Y Pryd
J. Owen, Swyddog Gwasanaethau Democrataidd
R. Lloyd, Swyddog Gwasanaethau Democrataidd
K. Thomas, Swyddog Gwasanaethau Democrataidd

Siambwr A Rhag-Ystafell, 3 Heol Spilman, Caerfyrddin, SA31 1LE - 10.00 - 11.25 yb

1. YMDDIHEURIADAU AM ABSENOLDEB

Derbyniwyd ymddiheuriadau am absenoldeb gan y Cynghorwyr D.C. Evans a H.I. Jones

2. PENODI CADEIRYDD AM Y FLWYDDYN DDINESIG 2020/21

PENDERFYNWYD YN UNFRYDOL benodi'r Cynghorydd F. Akhtar yn Gadeirydd y Pwyllgor ar gyfer Blwyddyn y Cyngor 2021/22.

3. DATGANIADAU O FUDDIANAU PERSONOL GAN GYNNWYS UNRHYW CHWIPIAU PLEIDIAU A RODDIR MEWN YMATEB I UNRHYW EITEM AR YR AGENDA

Ni chafwyd dim datganiadau ynghylch chwip waharddedig.

Cafwyd y datganiadau canlynol o fuddiant

Y Cynghorydd	Rhif y Cofnod	Math o Fuddiant
--------------	---------------	-----------------

J Gilasbey	7 - Adroddiad Blynyddol y Pwyllgor Craffu - Cymunedau ac Adfywio 2020/21	Eitem 2.10 yn yr adroddiad - Aelod o'r Teulu yn un o denantiaid y Cyngor
J Gilasbey	8 - Blaenraglen Waith y Pwyllgor Craffu - Cymunedau ac Adfywio 2020/21	Blaenraglen Waith y Bwrdd Gweithredol – Mae ysgol yn ei ward yn cael ei nodi yn yr adroddiad

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

Dywedodd y Cadeirydd nad oedd dim cwestiynau wedi dod i law gan y cyhoedd.

5. ADRODDIAD BLYNYDDOL CYNGOR SIR CAERFYRDDIN

Cafodd y Pwyllgor adroddiad a gyflwynwyd gan y Cynghorydd A Davies (Aelod o'r Bwrdd Gweithredol dros Gymunedau a Materion Gwledig) ar Adroddiad Blynyddol y Cyngor ar gyfer 2020/21, a luniwyd yn unol â gofynion Mesur Llywodraeth Leol (Cymru) 2009 a Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015. Nodwyd bod effaith Covid-19 ar wasanaethau'r cyngor wedi golygu na fu'n bosibl eleni i'r adroddiad weithredu naill ai fel adroddiad cynnydd ar berfformiad neu fel cymharydd ag awdurdodau lleol eraill. Roedd felly yn rhoi sylw i'r camau a gymerwyd gan y Cyngor i gefnogi ei drigolion, ei gymunedau a'i fusesau drwy gydol y pandemig.

Roedd yr adroddiad yn cyfeirio yn ei dro at bob un o 15 Amcan Llesiant y Cyngor ac yn asesu'r cynnydd a'r addasiadau a wnaed yn ystod y flwyddyn. Canolbwyntiodd yr aelodau ar yr adrannau canlynol yn y ddogfen sy'n berthnasol i gylich gorchwyl y Pwyllgor:

- Trosolwg o flwyddyn Covid-19 gan gynnwys ymatebion ac effeithiau allweddol
- **AMCAN LLESIANT 2.** Helpu plant i ddilyn ffyrdd iach o fyw
- **AMCAN LLESIANT 6.** Creu mwy o swyddi a thwf ledled y sir
- **AMCAN LLESIANT 7.** Cynyddu faint o dai rhent a thai fforddiadwy sydd ar gael
- **AMCAN LLESIANT 8.** Helpu pobl i fyw bywydau iach (mynd i'r afael ag ymddygiad peryglus a gordewdra)
- **AMCAN LLESIANT 14.** Hyrwyddo'r iaith Gymraeg a Diwylliant
- Atodiadau

Codwyd y cwestiynau/materion canlynol ar yr adroddiad:-

- Cyfeiriwyd at y cynnydd a gofnodwyd mewn gordewdra yn ystod plentyndod o 26.8% yn 2017/18 i 30.4% yn 2018/19 a gofynnwyd am eglurhad ynghylch y rhesymau dros y cynnydd siomedig.

Cadarnhaodd y Pennaeth Hamdden, er bod y cynnydd yn siomedig, y dylid cydnabod ei fod yn gysylltiedig â chyfnod adrodd 2018/19, a bod pandemig Covid wedi cael effaith ar y broses o lunio ystadegau mwy diweddar ac felly roedd y sefyllfa bresennol yn aneglur. Er nad oedd esboniad clir a diffiniadwy ynghylch y cynnydd, roedd o ganlyniad i gyfuniad ehangach o

ffactorau na dim ond hamdden ac roedd yr awdurdod, ar y cyd â'i bartneriaid, yn gweithio i leihau'r cyfraddau hynny.

- Cyfeiriwyd at y ddarpariaeth o ystafelloedd dosbarth/ardaloedd dysgu awyr agored mewn ysgolion newydd a adeiladwyd gan yr awdurdod ac a oedd y Cyngor yn darparu cymorth ariannol tuag at eu darparu mewn ysgolion gwledig bach presennol.

Dywedodd y Pennaeth Hamdden fod unrhyw gyllid uniongyrchol ar gyfer gwelliannau i ysgolion yn cael ei ddarparu o dan Raglen Moderneiddio Addysg y Cyngor. Roedd honno'n rhaglen dreigl gyda gwelliannau'n cael eu gwneud wrth i gyllid ddod i law. Fodd bynnag, roedd ysgolion yn arloesol yn eu hymagwedd at ddysgu yn yr awyr agored a oedd yn cynnwys, er enghraifft, ymweliadau â pharciau a ffermydd ac ati.

Rhoddodd y wybodaeth ddiweddaraf hefyd am y gwaith sy'n cael ei wneud gan y Gwasanaethau Hamdden i ddarparu gweithgareddau hamdden awyr agored drwy fynd â chyfleusterau fel y wal ddringo i ysgolion unigol/ardaloedd i ategu'r cyfleusterau a ddarperir yng Nghanolfan Addysg Awyr Agored Pentywyn. Ochr yn ochr â'r ddarpariaeth honno, roedd cynllun peilot yn cael ei gynnal gyda thua dwsin o ysgolion ar gyfer gwasanaeth dwyieithog ar-lein i hwyluso gweithgareddau dan do ac yn yr awyr agored (yn amodol ar asesiad risg priodol).

- Cyfeiriwyd at y cynnydd mewn gweithgareddau cerdded a beicio yn ystod y pandemig ac at y diffyg palmentydd ar briffyrdd cyhoeddus mewn llawer o ardaloedd gwledig i hwyluso llwybrau cerdded diogel, gyda dros 300 o geisiadau am balmentydd heb eu datrys ar hyn o bryd. Mynegwyd barn y dylai'r Awdurdod archwilio'r sefyllfa hon, o bosibl drwy Grŵp Gorchwyl a Gorffen, gan roi sylw penodol i ddiogelwch cerddwyr ar briffyrdd heb balmentydd. Atgoffwyd y Pwyllgor, gan fod darparu palmentydd o fewn maes gorchwyl Pwyllgor Diogelu'r Cyhoedd a'r Amgylchedd, y byddai angen cyfeirio'r mater at y Pwyllgor hwnnw i'w ystyried
- Cyfeiriwyd at y £46m o gymorth ariannol a roddwyd i dros 4,000 o fusnesau ledled y Sir drwy daliadau grant ardrethi busnes Llywodraeth Cymru mewn ymateb i bandemig Covid. Er bod y ddarpariaeth honno'n cael ei chroesawu, tynnwyd sylw at y ffaith nad oedd rhai busnesau wedi gallu cael mynediad at y grant.

Rhoddwyd sicrwydd i'r Pwyllgor fod yr Awdurdod wedi hysbysebu'r taliadau grant yn eang a'r bwriad oedd bod pob busnes cymwys oedd â hawl i gael y grant wedi cael y cymorth hwnnw ac y byddent yn parhau i gael hwnnw. Fodd bynnag, gan fod yr Awdurdod yn gweithredu'r cynllun ar ran Llywodraeth Cymru, byddai'n rhaid i unrhyw grant a ddyfarnwyd gydymffurfio â meini prawf y Llywodraeth. Cydnabuwyd na fyddai rhai busnesau wedi bodloni'r meini prawf hynny ac roedd y cyngor wedi ceisio ategu'r grant gyda'i gynlluniau ei hun a thrwy ryddhad rhent ar gyfer ei denantiaid busnes. Nodwyd hefyd bod y £46m o gymorth ariannol y cyfeiriwyd ato'n flaenorol bellach wedi cynyddu i dros £80m o gymorth gan Lywodraeth Cymru yr oedd yr awdurdod wedi'i weinyddu yn ystod y pandemig hyd yma

- Mewn perthynas â darpariaeth y Cyngor o dros 1,000 o dai fforddiadwy ers 2016, gofynnwyd am eglurhad ar lefel y ddarpariaeth cyn y dyddiad hwnnw. Cadarnhawyd, ac eithrio darparu oddeutu 14 o fyngalos newydd mewn dau

leoliad yn y sir, nad oedd y cyngor wedi adeiladu unrhyw eiddo newydd ers dechrau'r 1990au, yn unol â deddfwriaeth y llywodraeth yn gwahardd awdurdodau lleol rhag ymgymryd ag unrhyw adeiladau newydd.

- Mewn ymateb i gwestiwn ar gostau adnewyddu tai cyngor hŷn, cadarnhaodd y Pennaeth Cartrefi a Chymunedau Mwy Diogel fod cyflwr rhai o'r rheini wedi codi amheuron ynghylch fyddai'n hyfyw yn economaidd i wneud gwaith adnewyddu i'r tai hyn er mwyn eu dychwelyd i'r stoc dai. Mewn achosion o'r fath, cyflawnwyd arfarniad opsiynau i asesu hyfywedd a'r opsiynau oedd naill ai bwrw ymlaen â gwaith adnewyddu, gwaredu neu ddymchwel.
- Mewn ymateb i gwestiwn ynghylch Cymraeg mewn Busnes ac Eisteddfod yr Urdd 2022 yn Llanymddyfri, cadarnhaodd yr Aelod o'r Bwrdd Gweithredol y byddai'r Awdurdod yn edrych yn fanwl ar sicrhau'r cyfleoedd mwyaf posibl i fusnesau yn lleol a ledled y Sir o ganlyniad i'r Urdd
- Mewn ymateb i gwestiwn ynghylch busnesau preifat yn darparu arwyddion dwyieithog, rhoddwyd gwybod i'r Pwyllgor, lle'r oedd busnesau'n meddiannu eiddo sydd ym mherchnogaeth y cyngor, fod y cytundeb prydles yn gofyn am arwyddion dwyieithog a bod modd gorfodi eu darpariaeth. Er nad oedd gan y Cyngor grant penodol ar gyfer arwyddion, byddai'n lansio Cronfa Cymorth Busnes newydd cyn bo hir a allai, o bosibl, helpu gyda'r gost, ar yr amod bod prif feini prawf y grant wedi'u bodloni. Fel rhan o'r gwaith o hyrwyddo'r Gymraeg, roedd y cyngor hefyd yn bwriadu hyrwyddo egwyddor 'dangos a dweud' gan ddangos i fusnesau newydd a phresennol enghreifftiau clir o lle roedd yr iaith wedi bod o fudd i fusnesau yn y Sir.

PENDERFYNWYD YN UNFRYDOL

- 5.1 Bod Adroddiad Blynyddol Drafft Cyngor Sir Caerfyrddin ar gyfer 2020/21 yn cael ei dderbyn.**
- 5.2 Gofyn i'r Pwyllgor Craffu - Diogelu'r Cyhoedd a'r Amgylchedd ystyried darparu palmentydd mewn ardaloedd gwledig drwy Grŵp Gorchwyl a Gorffen o bosibl.**

6. POLISI YMDDYGIAD GWRTHGYMDEITHASOL A THORRI AMODAU TENANTIAETH 2021

Rhoddodd y Pwyllgor ystyriaeth i adroddiad a gyflwynwyd gan yr Aelod o'r Bwrdd Gweithredol dros Dai ar gynigion i'r Cyngor fabwysiadu Polisi ar gyfer Ymddygiad Gwrthgymdeithasol a Thorri Amodau Tenantiaeth. Roedd hyn ar gyfer prosesu cwynion ynghylch Ymddygiad Gwrthgymdeithasol gan y Tîm Cymdogaethau yn yr adran Diogelu'r Amgylchedd. Rhoddodd yr adroddiad enghreifftiau o ymddygiad gwrthgymdeithasol a'u trefn blaenoriaeth yn y tri chategori canlynol:-

- Categori A – Achosion brys neu ddifrifol - trin â'r rhain cyn gynted ag y bo'n bosibl (anelu at gysylltu o fewn 24 awr)
- Categori B - Materion Difrifol - anelu at gysylltu cyn pen 5 diwrnod gwaith
- Categori C - Lefel Isel - anelu at gysylltu cyn pen 10 diwrnod gwaith.

Rhoddwyd sylw i'r mater canlynol wrth drafod yr adroddiad:-

- Mewn ymateb i gwestiwn, rhoddodd y Pennaeth Cartrefi a Chymunedau Mwy Diogel sicrwydd i'r Pwyllgor, lle'r oedd tenantiaid yn wrthgymdeithasol, ei bod yn bwysig gwneud pob ymdrech i ymgysylltu â hwy a'u cefnogi i fynd i'r afael ag unrhyw faterion a allai fod ganddynt. Fodd bynnag, pe bai pob

dull i fynd i'r afael â'r materion yn methu, efallai mai troi allan fyddai'r unig ddewis sydd ar gael, ond gallai hynny arwain at y tenantiaid yn cyflwyno eu hunain i'r Cyngor yn ddigartref.

PENDERFYNWYD YN UNFRYDOL argymhell i'r Bwrdd Gweithredol/Cyngor fod y Polisi ar gyfer Ymddygiad Gwrthgymdeithasol a Thorri Amodau Tenaniaeth 2021 yn cael ei gymeradwyo.

7. ADRODDIAD BLYNYDDOL Y PWYLLGOR CRAFFU CYMUNEDAU AC ADFYWIO 2020/21

(NODER: Roedd y Cyngorydd J Gilasbey wedi datgan buddiant yn yr eitem hon yn gynharach)

Cafodd y Pwyllgor ei Adroddiad Blynyddol ar y gwaith a gyflawnwyd yn ystod blwyddyn y cyngor 2020/21 yn dilyn y nifer llai o gyfarfodydd a gynhaliwyd o fis Tachwedd 2020 i fis Ebrill 2021 oherwydd y pandemig coronafeirws. Nodwyd bod yr adroddiad wedi'i baratoi'n unol ag Erthygl 6.2 o Gyfansoddiad y Cyngor a'i fod yn rhoi trosolwg o'r rhaglen waith a'r materion allweddol dan sylw, gan gynnwys hefyd unrhyw faterion a gyfeiriwyd at neu gan y Bwrdd Gweithredol, adolygiadau Gorchwyl a Gorffen a sesiynau datblygu.

PENDERFYNWYD YN UNFRYDOL dderbyn yr adroddiad.

8. BLAENRAGLEN WAITH Y PWYLLGOR CRAFFU CYMUNEDAU AC ADFYWIO AR GYFER 2021/22

(NODER: Roedd y Cyngorydd J Gilasbey wedi datgan buddiant yn yr eitem hon yn gynharach)

Bu'r Pwyllgor, yn unol ag Erthygl 6.2 o Gyfansoddiad y Cyngor, yn ystyried ei Flaenraglen Waith ddrafft ar gyfer 2021/22 a oedd yn nodi manylion materion ac adroddiadau i'w hystyried yn ystod blwyddyn y cyngor.

Atgoffwyd y Pwyllgor ei fod wedi cynnal ymweliadau â Chanolfan Addysg Awyr Agored Pentywyn, Canolfan Hamdden Sanclêr a'r Gât, Sanclêr o'r blaen. Awgrymwyd y dylid darparu adroddiadau diweddar ar y sefyllfa bresennol ynghylch y cyfleusterau hynny mewn un o gyfarfodydd y Pwyllgor a oedd wedi'u trefnu ar gyfer mis Tachwedd neu fis Rhagfyr 2021

PENDERFYNWYD YN UNFRYDOL fod Blaenraglen Waith Ddrafft 2021/22 yn cael ei gymeradwyo yn amodol ar gynnwys adroddiadau diweddar ar yr uchod yn ei gyfarfodydd ym mis Tachwedd neu fis Rhagfyr.

9. EITEMAU AR GYFER Y DYFODOL

Ystyriodd y Pwyllgor restr o'r eitemau a fyddai'n cael eu hystyried yn ei gyfarfod nesaf ar 30 Medi 2021.

PENDERFYNWYD YN UNFRYDOL nodi'r rhestr o eitemau a oedd i'w hystyried yn y cyfarfod nesaf ar 30 Medi 2021.

**10. LLOFNODI YN GOFNOD CYWIR GOFNODION Y CYFARFOD A GYNHALIWYD
AR 12 EBRILL 2021**

**PENDERFYNWYD llofnodi cofnodion cyfarfod y Pwyllgor oedd wedi ei
gynnal ar 12^{fed} Ebrill, 2021 gan eu bod yn gywir.**

CADEIRYDD

DYDDIAD