

**DYDD IAU, 24 CHWEFROR 2022**

**AT: YR AELOD O'R CABINET DROS TAI**

YR WYF DRWY HYN YN EICH GALW I FYNYSBU CYFARFOD RHITHWIR O'R **CYFARFOD PENDERFYNIADAU AELOD O'R CABINET DROS TAI** A GYNHELIR AM **9.00 YB**, AR **DYDD IAU, 3YDD MAWRTH, 2022** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.

*Wendy Walters*

**PRIF WEITHREDWR**

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

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

# AGENDA

1. DATGANIADAU O FUDDIANNAU PERSONOL
2. COFNOD PENDERFYNIADAU - 12 TACHWEDD 2021 3 - 4
3. PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN 2022/23 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.*

**DYDD** Gwener, 12 Tachwedd 2021

**YN BRESENNOL:** Y Cyngorydd L.D. Evans (Aelod o'r Cabinet)

**Roedd y swyddogion canlynol yn bresennol:**

R.M. Davies, Rheolwr Strategol Darparu Tai;  
M.S. Davies, Swyddog Gwasanaethau Democrataidd.

**Rhith-Gyfarfod: 10.00yb - 10.40yb**

**1. DATGAN BUDDIANNAU PERSONOL**

Ni ddatganwyd unrhyw fuddiannau personol.

**2. COFNOD PENDERFYNIADAU - 14EG MAI 2021**

**PENDERFYNWYD** Ilofnodi bod Cofnod Penderfyniadau'r cyfarfod oedd wedi'i gynnal ar 14 Mai, 2021 yn gofnod cywir.

**3. CREU POLISI GOSODIADAU LLEOL AR GYFER GOLWG Y CAPEL, DATBLYGIAD NEWYDD POBL YN NHŶ-CROES**

Rhoddodd Aelod o'r Cabinet dros Dai adroddiad ar gynigion i fabwysiadu Polisi Gosodiadau Lleol ar gyfer datblygiad tai newydd Pobl yng Ngolwg y Capel, Tycroes. Byddai'r Polisi hwn sicrhau bod cymuned gynaliadwy yn cael ei chreu lle byddai pobl yn falch o fyw. Byddai'r Polisi hwn yn berthnasol i ddechrau wrth osod y cartrefi newydd i'w rhentu yn Nhŷ-croes ac yn parhau ar waith am 6 mis ar ôl y gosod diwethaf.

**PENDERFYNWYD** cymeradwyo'r Polisi Gosodiadau Lleol ar gyfer y cartrefi newydd yng Ngolwg y Capel, datblygiad tai newydd Pobl yn Nhŷ-croes yn amodol ar drosglwyddiadau ar gyfer pob math o dŷ gan gynnwys aelwydydd y mae eu tai cymdeithasol presennol yn orlawn a'r rhai sy'n tanfeddiannu eu tai cymdeithasol presennol.

**4. CREU POLISI GOSODIADAU LLEOL AR GYFER MAES Y GWENYN, DATBLYGIAD NEWYDD POBL YN CROSS HANDS**

Rhoddodd Aelod o'r Cabinet dros Dai adroddiad ar gynigion i fabwysiadu Polisi Gosodiadau Lleol ar gyfer datblygiad tai newydd gan Grŵp Tai Pobl yn Cross Hands - Maes y Gwenyn. Byddai'r Polisi hwn yn sicrhau bod cymuned gynaliadwy yn cael ei chreu lle byddai pobl yn falch o fyw. Byddai'r Polisi hwn yn berthnasol i ddechrau wrth osod y cartrefi newydd i'w rhentu yn Nhŷ-croes ac yn parhau ar waith am 6 mis ar ôl y gosod diwethaf.

Nododd yr Aelod o'r Cabinet mai Llannon oedd y ward leol ar gyfer y datblygiad hwn mewn gwirionedd, nid Gorslas fel y nodwyd yn yr adroddiad, ac yr ymgynghorwyd ag aelodau ward Llannon, y Cynghorwyr Emlyn Dole a Dot Jones. Roedd y Cyngorydd Aled Vaughan Owen a'r Cyngorydd Darren Price, aelodau o ward Gorslas, wedi cael gwybod am y gwall.

**PENDERFYNWYD** cymeradwyo'r Polisi Gosodiadau Lleol ar gyfer y cartrefi newydd ym Maes y Gwenyn, datblygiad tai newydd Pobl yn Cross Hands yn amodol ar drosglwyddiadau ar gyfer pob math o dŷ gan gynnwys aelwydydd y mae eu tai cymdeithasol presennol yn orlawn a'r rhai sy'n tanfeddiannu eu tai cymdeithasol presennol.

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**AELOD O'R CABINET**

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**DYDDIAD**

## Y DYDDIAD : 3 MAWRTH, 2022

<b>Yr Aelod o'r Bwrdd Gweithredol:</b>	<b>Y Portffolio:</b>
Y Cyng. Linda Evans	Tai

**Y PWNC:****PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN  
2022/23****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 2022/23.

**Yr Argymhellion / Penderfyniadau Allweddol Sydd Eu Hangen:**

- Cynyddir lefelau rhenti ar gyfer lleoedd ar safle sipsiwn/teithwyr Penybryn gan 2.9% ac felly eu gosod yn £58.72 (yn ogystal â thaliadau am wasanaethau a threthi dŵr) ar gyfer 2022/23.

**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.

<b>Y Gyfarwyddiaeth Cymunedau Enw Pennaeth y Gwasanaeth: Jonathan Morgan Awdur yr Adroddiad: Sue Watts</b>	<b>Swydd: Pennaeth Cartrefi a Chymunedau Mwy Diogel  Rheolwr Diogelu'r Amgylchedd</b>	<b>Rhif ffôn/ Cyfeiriad E-bost:</b>  JMorgan@sirgar.gov.uk 01267 228960  <a href="mailto:sewatts@sirgar.gov.uk">sewatts@sirgar.gov.uk</a> 01267 228929
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**Declaration of Personal Interest (if any):**

**Dispensation Granted to Make Decision (if any):**

**DECISION MADE:**

**Signed:**

DATE: \_\_\_\_\_

\_\_\_\_\_  
CABINET MEMBER

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

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

**EXECUTIVE SUMMARY**  
**CABINET MEMBER DECISION MEETING FOR**  
**HOUSING**

**DATE: 3<sup>RD</sup> MARCH, 2022**

**SUBJECT:**

**Rent Setting for Penybryn Gypsy/Traveller Site 2022/23**

**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 2022/23 this would be a 2.9% increase to align with Council Tenant rent increase.

As a result, it is recommended that the weekly rental levels for 2022/23 (financial year) for Penybryn site is set at £58.72 (net of service charges and water rates). This rental level will provide an annual income of £42,278.40 for 2022/23, if all 15 pitches were occupied throughout the year.

	<u>Weekly Rate</u>
	£
	2022-23
<b>Rent paid to Landlord</b>	<b><u>£58.72</u></b>
<b>Service charges</b>	
Communal repairs	£6.55
Communal Lighting / Electricity	£1.16
Grounds maintenance	£0.00
Play area service charge inspection	£1.89
Communal Pest control	£0.00
Communal Refuse Removal/Street Cleansing	£10.47
Furniture & White Goods	£0.00
Admin Fee 10%	£2.00
<b>Total Services</b>	<b><u>£22.07</u></b>
<b>Net Rents &amp; Service Charge</b>	<b><u>£80.79</u></b>
<b>Eligible Rent</b>	<b><u>£80.79</u></b>
<b>Note: Non Eligible Services</b>	
Welsh Water Charge	£34.15
<b>Total Non Eligible Charge</b>	<b><u>£34.15</u></b>
<b>Total Inclusive Rent</b>	<b><u>£114.94</u></b>

**Table1: Total rent payable for Penybryn Gypsy/Traveller Site for 2022/23**

*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 £58.72 collected over 48 weeks.
2. Apply the service charge policy to ensure tenants of the site pay for those additional services.
3. The proposed charge for water usage is set at £34.15 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?**  


**EICH CYNGOR arleinamdani**

[www.sirgar.llyw.cymru](http://www.sirgar.llyw.cymru)

**NO**

**YOUR COUNCIL doitonline**

[www.carmarthenshire.gov.wales](http://www.carmarthenshire.gov.wales)

# 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**