

Pecyn Dogfennau



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

DYDD IAU, 25AIN AWST, 2016

AT: YR AELOD O'R BWRDD GWEITHREDOL DROS TAI

**YR WYF DRWY HYN YN EICH GALW I FYNYCHU CYFARFOD
PENDERFYNIADAU AELOD O'R BWRDD GWEITHREDOL DROS TAI A
GYNHELIR YN YSTAFELL 65, NEUADD Y SIR, CAERFYRDDIN AM 10.00
A.M. AR DDYDD IAU, 1AF MEDI, 2016 ER MWYN CYFLAWNI'R MATERION
A AMLINELLIR AR YR AGENDA SYDD YNGHLWM**

Mark James

PRIF WEITHREDWR



AILGYLCHWCH OS GWELWCH YN DDA

Swyddog Democraidd:	Michelle Evans Thomas
Ffôn (Ilinell uniongyrchol):	(01267) 224470
Ffacs:	(01267) 224911
E-bost:	MEEvansThomas@sirgar.gov.uk
Cyf:	AD016-001

AGENDA

1. DATGAN BUDDIANNAU PERSONOL.
2. LLOFNODI YN COFNOD CYWIR COFNOD PENDERFYNIADAU'R CYFARFOD A GYNHALIWYD AR YR 11EG EBRILL, 2016. 3 - 4
3. CYTUNDEB PRYDLES I'R CANOLFANNAU TEULU. 5 - 14

CYFARFOD PENDERFYNIADAU'R AELOD O'R BWRDD GWEITHREDOL DROS DAI

Dydd Llun, 11 Ebrill 2016

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

Roedd y swyddogion canlynol yn gwasanaethu yn y cyfarfod:

R. Staines, Pennaeth Tai a Diogelu'r Cyhoedd

K. Thomas, Swyddog Gwasanaethau Democrataidd

Ystafell Pwyllgorau 2 – 3 Heol Spilman - 9.00 - 9.15 am

1. DATGAN BUDDIANNAU

Ni chafwyd dim datganiadau o fuddiant

2. COFNODION

PENDERFYNWYD Ilofnodi bod Cofnod Penderfyniadau'r cyfarfod a gynhaliwyd ar 29^{ain} Chwefror, 2016 yn gofnod cywir.

3. ADRODDIAD NAD YW'N CAEL EI GYHOEDDI

PENDERFYNWYD yn unol â Deddf Llywodraeth Leol 1972, fel y'i diwygiwyd gan Orchymyn Llywodraeth Leol (Mynediad at Wybodaeth) (Amrywio) (Cymru) 2007, na fyddai'r eitem ganlynol yn cael ei chyhoeddi, gan fod yr adroddiad yn cynnwys gwybodaeth eithriedig fel y'i diffiniwyd ym Mharagraff 14 o Ran 4 o Atodlen 12A i'r Ddeddf.

4. PRYNU FFLAT BRYDLESOL A WERTHWYD O DAN HAWL I BRYNU

Yn sgil cynnal y prawf budd y cyhoedd **PENDERFYNWYD**, yn unol â'r Ddeddf y cyfeiriwyd ati yng nghofnod 3 uchod, beidio â chyhoeddi cynnwys yr adroddiad am ei fod yn cynnwys gwybodaeth eithriedig ynghylch materion ariannol neu faterion busnes unrhyw unigolyn penodol (gan gynnwys yr Awdurdod oedd yn meddu ar y wybodaeth honno) (Paragraff 14 o Ran 4 o Atodlen 12A i'r Ddeddf).

Yr oedd y prawf budd y cyhoedd mewn perthynas â'r mater hwn yn ymwneud â'r ffaith fod yr adroddiad yn cynnwys data personol. Felly yr oedd y budd i'r cyhoedd o ran cadw cyfrinachedd yn drech na'r budd i'r cyhoedd o ran datgelu'r wybodaeth.

Ystyriodd yr Aelod o'r Bwrdd Gweithredol adroddiad ynghylch cais a oedd wedi dod i law gan lesddeiliad fflat a oedd yn arfer bod yn eiddo'r Cyngor yn gofyn i'r Cyngor ailbrynu'r eiddo y manylwyd arno yn yr adroddiad.

PENDERFYNWYD y byddai'r Cyngor yn ailbrynu'r fflat a oedd yn arfer bod yn eiddo'r Cyngor y manylwyd arno yn yr adroddiad am ei gwerth presennol ar y farchnad agored.

Y CADEIRYDD

Y DYDDIAD

1AF MEDI, 2016

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

Cytundeb Prydles i'r Canolfannau Teulu

YR ARGYMHELLION / PENDERFYNIADAU ALLWEDDOL SYDD EU HANGEN:

Ystyried:

- parhau i ddefnyddio'r pum eiddo sydd wedi eu nodi yn yr adroddiad hwn yn Ganolfannau Teulu
- a ddylid codi rhent neu beidio
- telerau'r cytundeb prydles diwygiedig a rhoi'r brydles

Y RHESYMAU:

Yn ôl ym mis Ionawr 2011 bu'r Aelod o'r Bwrdd Gweithredol dros Dai ar y pryd yn ystyried prydles i'r Canolfannau Teulu ac yn cytuno i'w hadnewyddu. Mae'r prydles hyn bellach yn dod i ben a gofynnir i'r Aelod o'r Bwrdd Gweithredol dros Dai ystyried eu hadnewyddu.

Y Gyfarwyddiaeth: Cymunedau	Swydd:	Rhifau Ffôn:
Enw Pennaeth y Gwasanaeth: Robin Staines	Pennaeth Tai a Diogelu'r Cyhoedd	01267 228960 01267 228930
Awdur yr Adroddiad: Les James	Rheolwr y Gwasanaethau Tai	Cyfeiriadau E-bost: rstaines@sirgar.gov.uk lesjames@sirgar.gov.uk

Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

(If the answer is yes exact details are to be provided below:)

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

EXECUTIVE SUMMARY
EXECUTIVE BOARD MEMBER DECISION MEETING
FOR HOUSING
1ST SEPTEMBER, 2016

LEASE AGREEMENT FOR THE FAMILY CENTRES

Background

There are five Family Centres that use HRA (Housing Revenue Account) properties as a base. The Family Centres were initially set up using the Sure Start initiative monies and are located at Betws, Garnant, South Cefncaeau, and two in Carmarthen.

The centres are heavily reliant on funding and without the granting of a lease, the Family Centres will be unable to draw down on funds awarded to them or apply for future funding. In order to continue to operate as Family Centres, it is essential that they have a formal lease agreement in place.

Aims of the Family Centres

The aim of the Family Centre is to provide support to families. Parents are offered courses on various subjects including language and play, healthy eating, computer courses and parenting courses. Families are provided with a range of activities including craft activities, family fun days out, outdoor play, and lunch clubs. The Family Centres offer a safe space where the individual needs of children, parents and carers are respected and supported

The Family Centres receive support from Carmarthenshire Family Centre Network. This is a constituted body which provides training, develops good practice and attracting funding.

Finance

The five Family Centres are funded through a mixture of grants and other funding streams. For them to obtain such funding, organisations usually have to provide evidence of arrangements in place for example permission to occupy a building.

There is a cost associated with the lease in terms of rent loss, insurance costs, repair and maintenance costs and mortgage repayments. However this will be balanced against the wider social value that the centres bring. The authority has recognised this given the previous decisions to waive the rent. Our current contribution to supporting the Family Centres is by allowing them to occupy the premises rent free.

Please find attached supplementary information about the funding of the five Family Centres.

Model lease

We have produced a model lease which sets out the terms of the agreement. This has been agreed with colleagues in Children Services. With this in place, the Family Centres can then apply for external funding or where there are existing arrangements in place, draw down on the money awarded. Please find attached the draft General Terms for the lease.

**DETAILED REPORT
ATTACHED?**

NO – Attached –

- **Model Agreement/General Terms of Lease**
- **Funding Information of the Five Family Centres**

IMPLICATIONS

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

Signed: **Robin Staines**

Head of Housing & Public Protection

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

1. Policy, Crime & Disorder and Equalities

The family centres create a stable atmosphere which allows for engagement with families with young children on our housing estates.

2. Legal

- We will also need to obtain consent from Welsh Government under sections 31-34 of the Housing Act 1985. If the leases are for 3 years or more, they will need to be executed under seal, and signed by the Head of Administration & Law.
- The granting of the lease will be based on the model agreement attached.

3. Finance

Family Centres		2016/17
Garnant Family Centre	25 Maes y Bedol	5,159.52
Ty Tyfu Family Centre	19 Treforis	5,122.56
Carmarthen Family Centre	21 Chapel Street	4,298.40
The Park Hall Family Centre	114 Park Hall	5,226.24
South Cefncaeau Family Centre	2 Ynyslas	5,174.88
		24,981.60

The £24,981.60 is met by Housing Revenue Account budget and is our contribution to supporting the five Family Centres using Housing properties.

CONSULTATIONS

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

Signed: Robin Staines

Head of Housing & Public Protection

1. Scrutiny Committee – N/A

2. Local Member(s)

Name(s) of local member(s) and individual comments to be included, if appropriate

Cllr. Ryan Bartlett; Cllr. Kevin Madge; Cllr. Alun Lenny; Cllr. Peter Hughes-Griffiths; Cllr. Winston J Lemon; Cllr. Louvain Roberts; Cllr. Theresa Bowen; Cllr. Sharen Davies; Cllr. Meryl Gravell; Cllr. D W Hugh Richards

Councillors who responded were in favour of renewing the leases as the Family Centres provide a vital service to the local communities.

3. Community / Town Council – N/A

4. Relevant Partners

Consultation was undertaken with the five Family Centres on the terms of the lease.

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:**

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Carmarthenshire Family Centre Brochure		http://fis.carmarthenshire.gov.uk/pdf/famcen_e.pdf
The Carmarthenshire Homes Standard Plus (Chs+) "Delivering What Matters".		http://democracy.carmarthenshire.gov.wales/ieListDocuments.aspx?CId=131&MId=346&Ver=4

General Terms of Lease

Landlord: Carmarthenshire County Council, County Hall, Carmarthen, Carmarthenshire SA31 1JP.

Tenant:

Premises: Morfa Family Centre, 20 School Road, Morfa, Llanelli
Felinfoel Family Centre, Ysgol Maes y Felin, Ynyswen, Felinfoel, Llanelli

Plan to be provided as part of final lease.

Term: 5 years.

Repairing and Insuring: Tenant to occupy the premises on Full Repairing Terms. Landlord to insure structure of the premises. Tenant to insure contents.

Break Clause: Either party can end the lease by giving to the other not less than 6 months notice.

Rent: To be confirmed. A report will be presented to the Executive Board Member for Housing. The purpose is to seek permission to continue the current arrangement of waiving the rent.

Rent Review: The Council may increase the rent on an annual basis by giving to the Tenant one month's notice in writing specifying the new rent payable.

Use: To use the premises only as a Family Centre.

Outgoings: Tenant to be responsible for all outgoing including Rates, contents insurance and all utilities for the premises.

Alterations: No alterations without Landlord's consent.

Alienation: Absolute prohibition on subletting or assignment of part. No assignment or subletting of whole without Landlord's approval subject to continuation of use.

Landlord & Tenant 1954 Act: To be contracted out? If the Lease is contracted out the tenant will not have a right to renew the lease at the end of the term.

Legal Costs: Each party to pay its own costs.

Mae'r dudalen hon yn wag yn fwriadol

INFORMATION ON FAMILY CENTRES BASED IN LOCAL AUTHORITY HOUSING STOCK

FAMILY CENTRE	ANNUAL RENTAL COSTS	MAIN FUNDERS	ADDITIONAL FUNDERS	APPLICATIONS SUBMITTED
<p>Elaine James Garnant FC 25 Maes y Bedol Garnant 01269 825941 tots.tyni@btconnect.com</p>	0	<p>Big Lottery Fund (01.04.16 – 31.03.19)</p>	<p>Flying Start (01.04.16 – 31.03.17)</p>	N/A
<p>Clare Edwards Betws FC 19 Treforis Betws 01269 595378 betwsfamcentre@btconnect.com</p>	0	<p>Big Lottery Fund (01.10.14 – 30.09.17)</p>	<p>Flying Start (01.04.16 – 31.03.17)</p>	N/A
<p>Sam Duggan Ty Ni and 21 Chapel Street 01267 222443 tyhapusandtynifamilycentres@gmail.com</p>	0	<p>Families First (01.04.16 – 31.03.17) Flying Start (01.04.16 – 31.03.17)</p>	<p>Trusthouse (ending Aug 16) RBA (ending October 16) The Archbishop of Wales Fund for Children (ending May 17)</p>	<p>Santander Discovery Awards for All</p>
<p>Sam Duggan Ty Hapus 114 Park Hall 01267 223020 tyhapusandtynifamilycentres@gmail.com</p>	0		<p>Oakdale Trust (ending May 17)</p>	
<p>Sharan Condon Ty Enfys Family Centre, 2, YNYSLAS, LLANELLI, SA14 9BT 01554 749396 tyenfys@gmail.com</p>	0	<p>Henry Smith Charity BBC Children in Need</p>	<p>Llanelli Rural Community Grant</p>	<p>BBC Children in Need Henry Smith</p>

Mae'r dudalen hon yn wag yn fwriadol