Pecyn Dogfennau

Cyngor **Sir Gâr**
Carmarthenshire
County Council

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DYDD MAWRTH, 28 CHWEFROR 2023

AT: YR AELOD O'R CABINET DROS GARTREFI A DIRPRWY ARWEINYDD

YR WYF DRWY HYN YN EICH GALW I FYNYCHU RHITH CYFARFOD O'R **YR AELOD CABINET DROS GARTREFI A DIRPRWY ARWEINYDD** A GYNHELIR AM **10.00 YB,** AR **DYDD LLUN, 6ED MAWRTH, 2023** ER MWYN CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.

Wendy Walters

PRIF WEITHREDWR

Swyddog Democrataidd:	**Martin S. Davies**
Ffôn (llinell uniongyrchol):	**01267 224059**
E-bost:	**MSDavies@sirgar.gov.uk**

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

A G E N D A

1. **DATGAN BUDDIANNAU PERSONOL.**

2. **COFNOD PENDERFYNIADAU - 12FED IONAWR 2023.** 3 - 4

3. **PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN 2023/24.** 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.

YR AELOD CABINET DROS GARTREFI A DIRPRWY ARWEINYDD

DYDD IAU, 12 IONAWR 2023

PRESENNOL: Y Cynghorydd L.D. Evans (Yr Aelod Cabinet) (Yn rhithwir)

Hefyd yn bresennol (Yn rhithwyr):
R. Edgecombe, Rheolwr y Gwasanaethau Cyfreithiol
K. Thomas, Swyddog Gwasanaethau Democrataidd

Rhith-Gyfarfod - 10.00 - 10.25 yb

1. DATGANIADAU O FUDDIANNAU PERSONOL

Ni chafwyd datganiadau o fuddiant personol.

2. COFNOD PENDERFYNIADAU - 1AF RHAGFYR 2022

PENDERFYNWYD llofnodi Cofnod Penderfyniadau'r cyfarfod a gynhaliwyd ar 1 Rhagfyr 2022, gan ei fod yn gofnod cywir.

3. Y DDEDDF RHEOLEIDDIO PWERAU YMCHWILIO

Bu'r Aelod Cabinet yn ystyried adroddiad a oedd yn rhoi'r wybodaeth ddiweddaraf ar lefel y gweithgarwch cuddwylio a gynhaliwyd gan yr Awdurdod yn 2022 ynghyd ag adolygiad a gyflawnwyd o'r gweithdrefnau a fabwysiadwyd gan y Cyngor ar gyfer gweithgarwch o'r fath

Nododd yr Aelod Cabinet fod y Ddeddf Rheoleiddio Pwerau Ymchwilio yn darparu fframwaith cyfreithiol lle gallai'r Cyngor ofyn am awdurdodiad i gynnal gweithgarwch cuddwylio mewn amgylchiadau cyfyngedig penodol, i adrodd yn flynyddol ar ei ddefnydd o'r pwerau hynny, parhau i adolygu ei weithdrefnau a sicrhau bod staff wedi'u hyfforddi'n briodol. Nodwyd nad oedd y Cyngor wedi cynnal unrhyw wyliadwriaeth yn 2022, yn wir nid oedd wedi gwneud hynny ers 2015.

Nodwyd bod Swyddfa'r Comisiwn Pwerau Ymchwilio wedi arolygu gweithdrefnau'r Cyngor yn 2022 ac er bod Swyddfa'r Comisiwn yn fodlon bod yr hyn a oedd ar waith yn briodol i sicrhau cydymffurfiaeth, roedd wedi argymell mân newidiadau i weithdrefnau ysgrifenedig y Cyngor i adlewyrchu'r broses o ddileu yn ffurfiol y canllawiau a gyhoeddwyd gan Swyddfa'r Comisiynydd Gwyliadwriaeth, a oedd wedi'u hymgorffori yng ngweithdrefnau'r Cyngor

O ran hyfforddiant staff, nodwyd bod 14 aelod o staff wedi derbyn hyfforddiant gloywi yn 2022 ond nad oedd unrhyw hyfforddiant eang pellach yn cael ei ystyried yn angenrheidiol nac yn gymesur ar hyn o bryd o ystyried y sefyllfa nad oedd cuddwylio wedi'i wneud ers 2015.

PENDERFYNWYD:

3.1 nodi'r gweithgaredd cuddwylio yr oedd yr Awdurdod wedi ymgymryd ag ef yn 2022;

3.2 nodi canlyniad yr archwiliad gan Swyddfa'r Comisiwn Pwerau Ymchwilio

3.3 cymeradwyo'r Weithdrefn Arolygu Corfforaethol ar gynnal gwyliadwriaeth ar gyfer 2023.

CHAIR **DATE**

6 MAWRTH, 2023

Yr Aelod Cabinet:	Y Portffolio:
Y Cyng. Linda Evans	Cartrefi a Dirprwy Arweinydd

PENNU RHENTI AR GYFER SAFLE SIPSIWN/TEITHWYR PEN-Y-BRYN 2023/24

Y Pwrpas:

Pwrpas yr adroddiad hwn yw cadarnhau'r cynnydd yn y rhenti wythnosol ar gyfer safle Carafanau Sipsiwn a Teithwyr Pen-y-bryn yn ystod y blwyddyn ariannol 2023/24.

Yr Argymhellion / Penderfyniadau Allweddol Sydd Eu Hangen:

- Cynyddir lefelau rhenti ar gyfer lleoedd ar safle carafanau sipsiwn a teithwyr Penybryn gan 5.5% ac felly eu gosod yn £61.94 (yn ogystal â thaliadau am wasanaethau a threthi dŵr) ar gyfer 2023/24.

Y Rhesymau:

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

Y Gyfarwyddiaeth		**Rhif ffôn/ Cyfeiriad E-bost:**
Cymunedau	**Swydd:**	
Enw Pennaeth y Gwasanaeth:	**Pennaeth Cartrefi a Diogelu'r Cyhoedd**	JMorgan@sirgar.gov.uk
Jonathan Morgan		
Awdur yr Adroddiad:		
Gareth Williams	**Rheolwr Gwasanaethau Tai**	**Gajwilliams@sirgar.gov.uk**

Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed____DATE:_______

CABINET MEMBER

Cyngor Sir Gâr
Carmarthenshire County Council

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

Recommendation of Officer adopted	
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**:	

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County Council

EXECUTIVE SUMMARY
CABINET MEMBER DECISION MEETING FOR HOMES & DEPUTY LEADER
6th MARCH 2023

RENT SETTING FOR PENYBRYN GYPSY/TRAVELLER SITE 2023/24

Context

The Gypsy and Travellers' site at Penybryn is a Council 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 rent levels for social housing.

Although the Penybryn site does not form part of the Housing Revenue Account, and so rent levels charged are not governed by the Welsh Government's rents policy, it is considered fair and equitable for rents to the site to follow this policy, as well as having been approved by full Council on 25th January 2023. It is therefore proposed that rents for the Penybryn site be increased by the same formula applied to council tenants using the Welsh Government rent setting policy.

For the financial year 2023/24 this would be a 5.5% increase.

As a result, it is recommended that the weekly rent levels for 2023/24 (financial year) for the Penybryn site be set at £61.94 (net of service charges and water rates). This rent level will provide an annual income of £44,596 for 2023/24, if all 15 pitches were occupied throughout the year.

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	Weekly Rate
	£
Rent paid to Landlord	**£61.94**
Service charges	
Communal repairs	£18.02
Communal Lighting / Electricity	£0.31
Grounds maintenance	£0.00
Play area service charge inspection	£1.89
Communal Pest control	£0.00
Communal Refuse Removal/Street Cleansing	£9.72
Furniture & White Goods	£0.00
Admin Fee 10%	£2.99
Total Services	**£32.93**
Net Rents & Service Charge	**£94.87**
Eligible Rent	**£94.87**
Note: Non Eligible Services	
Welsh Water Charge	**£40.13**
Total Non Eligible Charge	**£40.13**
-	
Total Inclusive Rent	**£135.00**

Table1: Total rent payable for Penybryn Gypsy and Traveller Caravan Site for 2023/24

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 rent level for pitches at Penybryn Gypsy and Traveller Caravan Site is set at £61.94 collected over 48 weeks.**
2. **Apply the service charge policy to ensure tenants of the site pay for those additional services.**
3. **The charge for water usage is set at £40.13 collected over 48-weeks**
4. **Authorise Officers to consult with the residents of Penybryn and set the overall charges stated in table 1.**

DETAILED REPORT ATTACHED?	**NO**

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IMPLICATIONS

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

Signed: Jonathan Morgan Head of Housing & Public Protection

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 rent 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 Housing & Public Protection

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

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Mae'r dudalen hon yn wag yn fwriadol