

DYDD MERCHER, 15 CHWEFROR 2023

**AT: HOLL AELODAU Y PWYLLGOR CRAFFU CYMUNEDAU,
CARTREFI AC ADFYWIO**

YR WYF DRWY HYN YN EICH GALW I FYNYSCHU CYFARFOD O'R
PWYLLGOR CRAFFU CYMUNEDAU, CARTREFI AC ADFYWIO A
GYNHELIR YN **SIAMBR – NEUADD Y SIR, CAERFYRDDINAC O**
BELL AM 10.00 YB DYDD IAU, 23AIN CHWEFROR, 2023 ER MWYN
CYFLAWNI'R MATERION A AMLINELLIR AR YR AGENDA SYDD
YNGHLWM

Wendy Walters

PRIF WEITHREDWR

| | |
|--|---|
| Swyddog Democrataidd: | Kevin J Thomas |
| Ffôn (llinell uniongyrchol): | 01267 224027 |
| E-Bost: | kjthomas@carmarthenshire.gov.uk |
| Cyfarfod aml-leoliad yw hwn. Gall aelodau'r pwyllgor fynychu'n bersonol yn y lleoliad a nodir uchod neu o bell drwy'r ddolen Zoom a ddarperir ar wahân. | |
| Gellir gwyllo'r cyfarfod ar wefan y cyngor drwy'r ddolen canlynol:- https://carmarthenshire.public-i.tv/core/portal/home | |

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

PWYLLGOR CRAFFU CYMUNEDAU, CARTREFI AC ADFYWIO

GRŴP PLAID CYMRU- 7 Members

Cyng. Betsan Jones (Is-Gadeirydd)
Cyng. Bryan Davies
Cyng. Terry Davies
Cyng. Handel Davies
Cyng. Ken Howell
Cyng. Denise Owen
Cyng. Russell Sparks

GRŴP LLAFUR - 4 Members

Cyng. Deryk Cundy (Cadeirydd)
Cyng. Nysia Evans
Cyng. Rob Evans
Cyng. Martyn Palfreman

GRŴP ANNIBYNNOL - 2 Members

Cyng. Anthony Davies
Cyng. Hugh Shepardson

HEB GYSYLLTIAD

AGENDA

1. YMDDIHEURIADAU AM ABSENOLDEB
2. YMDDIHEURIADAU AM ABSENOLDEB.
3. DATGANIADAU O FUDDIANNAU PERSONOL GAN GYNNWYS UNRHYW CHWIPIAU PLEIDIAU A RODDIR MEWN YMATEB I UNRHYW EITEM AR YR AGENDA
4. CWESTIYNAU GAN Y CYHOEDD (NID OEDD DIM WEDI DOD I LAW)
5. POLISI CARTREFI GWAG - EIN DULL O DDEFNYDDIO CARTREFI GWAG UNWAITH ETO 5 - 30
6. POLISI DIGOLLEDU TENANTIAID 31 - 42
7. POLISI ADENNILL COSTAU AM WAITH ATGYWEIRIO 43 - 56
8. PEIDIO Â CHYFLWYNO ADRODDIAD CRAFFU 57 - 62
9. EITEMAU AR GYFER Y DYFODOL 63 - 88
10. DIWEDDARIAD AR GAMAU GWEITHREDU Y PWYLLGOR CRAFFU 89 - 98
11. LLOFNODI YN GOFNOD CYWIR GOFNODION Y PWYLLGOR A GYNHALIWDYD AR 26 IONAWR 2023 99 - 108

Mae'r dudalen hon yn wag yn fwriadol

PWYLLGOR CRAFFU
CYMUNEDAU, CARTREFI AC ADFYWIO
23 CHWEFROR 2023

POLISI CARTREFI GWAG - EIN DULL O DDEFNYDDIO CARTREFI GWAG UNWAITH ETO

Pwrpas

- Cyflwyno'r Polisi Cartrefi Gwag a fydd yn gosod gweledigaeth a rhaglen waith y Cyngor wrth fynd i'r afael â chartrefi preswyl preifat gwag o fewn y Sir am y 4 blynedd nesaf; a
- Darparu cyfeiriad clir ar y dull gweithredu a lle y bydd ein hymdrechion yn canolbwyntio er mwyn cyflawni hyn a nodau polisi eraill.

GOFYNNIR I'R PWYLLGOR CRAFFU:-

Ystyried a gwneud argymhellion pellach ar:

- Bwriad ac effaith y Polisi Cartrefi Gwag - *"Ein Dull o Ddefnyddio Cartrefi Gwag Unwaith Eto"*.
- Y weledigaeth i leihau nifer y cartrefi gwag yn y Sir i 1500 erbyn 2026 a sut bydd hyn yn cael ei gyflawni;
- Bod y math o eiddo y byddwn yn canolbwyntio arno a'r matrices sgorio a ddefnyddir o ran eiddo gwag yn bodloni nodau'r polisi.
- Bod y Polisi yn alinio ag argymhelliad y Polisi Pennu Refeniw a'r cynigion ymgynghori presennol i osod Premiwm y Dreth Gyngor ar gartrefi gwag sydd wedi bod yn wag am flwyddyn neu'n rhagor; a
- Y ffordd yr ydym yn mesur perfformiad wrth symud ymlaen fel ei fod yn gyson ac yn adlewyrchu'r ymdrechion sy'n cael eu gwneud i ddefnyddio tai gwag unwaith eto.

Y Rhesymau:

- Parhau â'r gwaith a wnaed mewn blynyddoedd blaenorol i leihau nifer yr cartrefi gwag yn y Sir;
- Gwelwyd bod ymyrraeth effeithiol yn cael effaith gadarnhaol ar leihau nifer yr eiddo gwag;
- Darparu opsiynau eraill i ddiwallu'r angen am dai ar draws pob math o ddeiliadaeth a chyfrannu at y farchnad dai yn Sir Gaerfyrddin;
- Cynnal cymunedau ymhellach drwy gynyddu'r cyflenwad o dai i bobl leol, gan leihau'r effaith weledol ac o ran iechyd y cyhoedd y maent yn ei chael ar ardaloedd cyfagos; a
- Chyfrannu at Gynllun Adfer a Chyflawni Economaidd y Cyngor.

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:-

Y Cyngorydd Linda Evans (Dirprwy Arweinydd a Deiliad y Portffolio Tai)
Y Cyngorydd Alun Lenny (Deiliad y Portffolio Adnoddau)

| | | |
|---|---|---|
| Y Gyfarwyddiaeth Cymunedau Enw Pennaeth y Gwasanaeth: Jonathan Morgan Awdur yr Adroddiad: Gareth Williams Hayley O'Brian | Swyddi: Pennaeth Tai a Diogelu'r Cyhoedd Rheolwr y Gwasanaethau Tai Arweinydd Tai'r Sector Preifat | Cyfeiriadau E-bost a Rhifau Ffôn: JMorgan@sirgar.gov.uk 01267 228960 GaJWilliams@sirgar.gov.uk 07787402901 Hobrian@sirgar.gov.uk |
|---|---|---|

EXECUTIVE SUMMARY

EMPTY HOMES POLICY- OUR APPROACH TO BRINGING EMPTY HOMES BACK TO USE

Introduction

Empty homes are a wasted resource when there is a shortage of housing across the County, including rural wards. These properties also blight our neighbourhoods and can be a focus for anti-social behaviour.

The Council is committed to bringing empty homes back into use as quickly as possible and has worked with the owners of empty homes and our partners to take all available opportunities to help tackle the issue of long-term empty homes.

Bringing empty homes back into use can help address a number of housing and social issues by increasing supply in areas where there are housing shortages and pressures and where there is an opportunity to link to other regeneration projects.

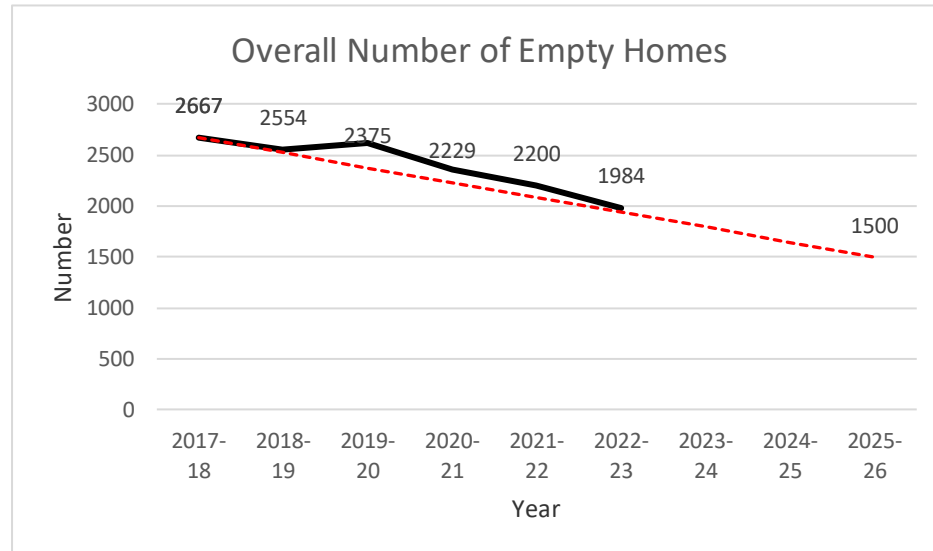
It is essential that the Council has effective measures in place to deal with these issues and a comprehensive Empty Homes Policy which contributes towards local strategic planning and the economic recovery efforts.

The Policy sets out our approach and aims to be ambitious/ forward thinking in the way that we will tackle the problem by moving at scale and pace to return as many empty homes into use during the year. The Policy will allow officers to target certain types of properties, in certain areas, and will give clarity and confidence in the actions that are taken.

Context

Good progress has been made over the past five years to reduce the overall number of empty homes through persistent activity and action to encourage/ enforce against homeowners to bring them back into use. The current number is 1,984 (Sep 2022). This represents approximately 2.1% of the overall housing stock within the County and our performance can be seen in Graph 1 below:

Graph 1



Innovative approaches have and continue to be developed such as being the first Council in Wales to apply for an Empty Dwelling Management Order, the expansion of our in-house Social Lettings Agency and various financial assistance packages to help owners bring their properties back into use.

In comparison, Carmarthenshire performs well against other Welsh Authorities in returning empty homes back into use and has consistently been in the top four Councils in Wales over the past 10 years (Table 1). This is because we have a dedicated resource towards bringing empty homes back into use and by working cross departmentally, we have been able to target specific properties or schemes that will have the greatest impact.

Table 1

| County | Actual Number returned to use | % compared to overall number of empties |
|-----------------------|-------------------------------|---|
| Rhondda Cynnon Taf | 213 | 7.4 |
| Carmarthenshire | 189 | 7.4 |
| The Vale of Glamorgan | 111 | 14.1 |
| Bridgend | 104 | 8.4 |
| Swansea | 100 | 5.4 |

Approximately two thirds (62%) of all empty homes have been vacant for two years or more and 20% have been vacant between 6- 12 months. Of all the empty homes, over half (52%) are within the *Ten Towns Action Areas*. In addition, the current council tax debt associated with homes that have been empty for 6 months or more is £1.46m.

This information has allowed us to develop the policy to ensure that we are focusing in the right areas and targeting the right properties.

Approach to Tackling Empty Homes

Our vision is to reduce the overall number of empty homes within the County to 1500 by 2026. To achieve this, the number of empty homes that we return to use each year through this policy must be greater than those that become empty. Hopefully, this policy will discourage owners from allowing their properties to become empty in the first place by imposing financial penalties through Council Tax exemptions and premiums backed by a robust enforcement strategy, but also encourage others to take up financial assistance and other support offered by the Council to bring them back into use.

To ensure we have a balanced and transparent approach in meeting the overall aims of this policy we have developed a risk-based approach. Appendix 1 of the Policy document contains the risk assessment that we will use. Officers have tested this on several types of empty homes in different localities, of varying condition and are confident that it will help us prioritise action to:

- Target empty homes in areas of high housing demand;
- Target empty properties that will be brought back as affordable homes for people on the Housing Choice Register and focus on empty homes within our own council estates that had been previously sold off through the 'right to buy' scheme;
- Support bringing empty residential units above commercial business in our town centres back into use for people that will contribute to the town centre economy;
- Work with the families of empty homeowners that are in care, manage the properties on their behalf, allowing the income could cover part of their care cost;
- Respond to complaints where empty properties are a nuisance to neighbouring properties or attracting anti-social behaviour; and
- Identify empty properties that are in a poor state of repair, are detrimental to the surrounding area and take appropriate remedial action.

The enforcement options that are available to us are outlined in Appendix 3 and will depend on the owners willingness to engage with us. Where empty homeowners are willing to work with us we will provide them with:

- Advice, assistance and technical expertise;
- Financial assistance through grants and loans;
- An offer to lease their properties through the Council's Social Lettings Agency; and
- An offer to buy their properties in certain circumstances.

Council Tax Exemptions and Premiums

One of the features of the Empty Homes Policy is to introduce a Council Tax premium for long term empty homes. This will align with current consultation proposals and aims to support the recovery of Council Tax Liability for empty properties or to force owners to do something with them.

Under the proposed new provisions, a long-term empty dwelling is defined as a dwelling which is both unoccupied and substantially unfurnished for a continuous period of at least one year. The Policy recommends a Council Tax Premium to be applied to all Empty Homes that have been vacant for 1 years or more. This could be applied to over 62% of the current empty homes. It is used as a deterrent mainly, and when properties are returned to use will generate a revenue for the Council. Of the homes that have been empty for 1 year or more over 1,300 have an existing debt against them.

Table 2

| Debt Banding | Number of properties | Total Debt |
|-----------------|----------------------|------------|
| £2000 and above | 121 | £442,000 |
| £1000 to £1999 | 324 | £427,000 |
| £500- £999 | 777 | £559,000 |
| £1- £499 | 113 | £36,000 |
| No debt | 253 | 0 |

The current consultation proposals sets the Council Tax premiums at 50% between 1-2 Years, 100% between 2-5 years and 200% for 5+ Years. We appreciate the views and any recommendations made by Scrutiny Committee which will be included in the report as it progresses and will shape/ strengthen this Policy going forward.

Taking into consideration the parish precept for the Council Tax setting for each of the associated banding we have calculated what the average would be, the number of properties in each of those bandings and what the total liability would be if a no premium was added, 50%, 100% and 200% premium is added within a single year and not considering the existing debt against a property.

The Council, however, does have discretion to increase this to 300% and the increase is not restricted to the length of time the property has been empty, but does need to be proportionate. The table below demonstrates the additional revenues that would be applied though the Council Tax Premium based on the current empty properties data we hold.

Table 3

| | BAND A | BAND B | BAND C | BAND D | BAND E | BAND F | BAND G | BAND H | Total |
|--------------|---------|---------|---------|---------|---------|---------|---------|--------|-----------|
| No Premium | 16,271 | 61,015 | 48,037 | 34,865 | 34,091 | 10,072 | 2,905 | 0 | 207,256 |
| 50% Premium | 71,474 | 142,368 | 120,867 | 125,516 | 124,644 | 45,325 | 39,224 | 5,230 | 674,647 |
| 100% Premium | 183,624 | 309,141 | 334,708 | 303,330 | 362,214 | 156,120 | 58,109 | 0 | 1,707,245 |
| 200% Premium | 387,006 | 597,944 | 641,523 | 596,200 | 479,400 | 128,421 | 104,596 | 0 | 2,935,091 |
| Total | | | | | | | | | 5,524,239 |

This approach could:

- Reduce the number of overall empties naturally with the owners returning them to use voluntarily;

- Result in empty home owners choosing to pay the general liability thus increasing the revenues to the Council; or
- Owners deciding on neither, thus generating a debt against the property.

Where the owners choose to do nothing and leave the debt accrue, officers will actively pursue the enforced sale process (outlined in Appendix 2) to force the change of ownership of the property and recover the debt owed from the sale value of the house. Any surplus sums from the sale will be held by the Council until claimed by the owner, estate, executors or any other person being able to demonstrate an interest in the property. The use of the enforced sale process is likely to become a more frequently used enforcement tool under this Policy.

To ensure that empty home owners don't pay their general liability and keep the property empty to avoid paying the premiums we will work with colleagues in electoral services and other departments to review the information and take the necessary action to deal with this.

To ensure that the new owner returns the property to use in a reasonable time period and that the condition is improved, we will serve suspended notices on the property under the Housing Act 2004 to carry out necessary repairs and will be active upon change of ownership. If the property is in a reasonable condition that does not merit the service of a statutory notice, the owner will be subject to further enforced sales, empty dwelling management orders or compulsory purchase.

The enforced sale procedure is complex and can also be used to recover other debt secured against the property and registered as a local land charge.

Economic, Social & Community Benefits

The Policy will also contribute to other wider actions around economic, social and community benefits. Over the term of this policy we aim to bring back into use between 450- 550 properties through direct action and/or financial assistance or enforcement action. This will help with the economic recovery of the County, safeguard or create up to 90 jobs, support local businesses and town centres and promote the Welsh language and culture by providing homes in our main towns, market towns and other rural areas for local people.

Conclusion

High levels of empty properties are recognised as having a serious impact on the viability of communities in terms of blight on neighbourhoods and potential for anti-social behaviour to occur.

Empty homes are also a wasted resource and when brought back into use contribute to an increase in the supply of housing. Dealing with empty properties can therefore have social, economic and regeneration benefits.

The Policy aims to be flexible in its approach and have that balance between encouragement of owners to make better use of their empty homes and for officers to have the confidence to take decisive action to force empty homes back into occupation.

Scrutiny Committee is asked to consider and make further recommendations on:

1. The intent and impact of the Empty Homes Policy on - “*Our Approach to Bringing Empty Homes Back in to Use*”.
2. The vision to reduce the number of empty homes in the County to 1500 by 2026 and how this will be achieved;
3. That the type of properties that we will focus on and the rating matrix applied to empty properties meets the policy goals;
4. That the Policy will align with the recommendation of the Revenue Setting Policy and the current consultation proposals to impose Council Tax Premium on empty homes that have been vacant for one year or more; and
5. The way that we measure performance going forward so that it is consistent and reflective of the efforts being made to bring empty homes back into use.

DETAILED REPORT ATTACHED?

YES – Empty Homes Policy 2023/26

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

1. Policy, Crime and Disorder

The Empty Homes Policy will provide the framework to bring empty properties back into use, meet the local housing need, enhance communities, reduce crime associated with empty homes by making them secure and will contribute to other wider agendas and programmes.

2. Legal

The Council has a responsibility to deal with housing standards and public health issues that arise from properties that are left empty. Statutory action requires legal support, particularly if enforced sale is seen as the most satisfactory action to recover debt and force the change of ownership of properties to return them to use. We'll need to ensure that any action taken is in line with the Council's Enforcement Policy. There will be other legal involvement in registering statutory and financial charges and developing agreements for loans/ grants. There will possibly be an increase in the number of leases or buy backs as a result of owners wishing to rid the responsibility of the property.

3. Finance

The recovery of council tax liability, debt from statutory action or council tax premiums will increase. Financial systems will need to be put in place to administer grants and loans. Where enforced sale procedures are applied there will need to be a mechanism for repaying the surplus sums of money to the rightful owner or the person(s) that would have had control of the property.

4. People Management & Performance

The inclusion of council tax premiums on empty homes may have implications on Revenue Services.

Recovery of debt will require significant enforcement activity through enforced sales.

**CABINET MEMBER 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 |
|---------------------------|--------------------------------------|--|
| Empty Homes Policy | Housing General Files | Council website- Democratic Services |

Mae'r dudalen hon yn wag yn fwriadol

Our Approach in Bringing Empty Homes Back to Use

Empty Homes Policy

January 2023 - April 26



carmarthenshire.gov.uk

Table of Contents

| | |
|--|----|
| 1. Overview | 3 |
| 2. The Local Context; | 3 |
| • Population data | 3 |
| • Housing market | 4 |
| • Housing need data | 4 |
| • Empty homes in Carmarthenshire | 5 |
| 3. Definition of an 'Empty Home' | 7 |
| 4. Tackling the Problem: Carmarthenshire County Council's Approach | 7 |
| 5. Council Tax Exemptions and Premiums | 10 |
| 6. Economic, Social & Community Benefits | 10 |
| 7. Measuring Performance | 11 |
| 8. Appendices | 12 |

For further details on Empty Homes, please visit;

<https://www.carmarthenshire.gov.wales/home/council-services/housing/empty-properties/#.Y33c0hTP02x>

1. Overview

The overall aim of this policy is to;

- Reduce the number of long-term empty homes across the County
- Increase the supply of affordable housing to meet the demand, and
- Tackle issues relating to property nuisance, blight and the effect on communities

This policy intends to be bold in bringing about the improvement and occupation of empty houses, increasing the supply and use of housing to all.

The Council will work with homeowners to support and encourage voluntary action but commit to take appropriate enforcement action where reasonable negotiations fail.

Emphasis will be placed on developing appropriate, low-cost solutions which are both effective in bringing empty homes back into use and help meet our broader housing objectives to increase the availability of decent, affordable housing in Carmarthenshire.

The Policy also aims to complement other key Strategies and Policy areas like the Housing and Regeneration Delivery Plan, Rapid Rehousing Plan, Ten Towns and Developing the Private Rented Sector.

The implementation of this policy will be regularly monitored and will be subject to a full review in 2026.

2. The Local Context

Local Population Data

In Carmarthenshire, the population size has increased by 2.2%, from around 183,800 in 2011 to 187,900¹ in 2021. This is higher than the overall increase for Wales (1.4%), where the population grew by 44,000 to 3,107,500.

The population of Carmarthenshire makes up 6% of the total population in Wales and Carmarthenshire is ranked fourth for total population out of 22 Local Authority Areas in Wales, maintaining the same position held a decade ago.

The Carmarthenshire population is one of the sparsest in Wales at just 78 people per km² who live across a diverse County of both urban and rural communities. Llanelli, Carmarthen and Ammanford are home to 25% of the population and 60% of the population live in rural areas.

The total population is projected to grow by an average of 373 people a year between 2021 and 2040, and there will likely be an accompanying growth in the use of the health and social care services in Carmarthenshire. In addition, the proportion of people aged 80+ will increase by more than 50% in a similar timeframe and, will likely contribute to greater pressure being placed on health and social care services in the future.

Whilst the number of deaths has consistently exceeded the number of births year on year, there has been consistent growth in the population because of net inward migration.

¹ Census Data as of 21st March 2021

Carmarthenshire Housing Market

| Local Authority No. | RSL (Housing Association) No. | Owner Occupied | Private Rented | Total of all Tenures |
|---------------------|-------------------------------|-----------------|----------------|----------------------|
| 9,223 (10%) | 3,197 (4%) | 66,389 (75%) | 9,664 (11%) | 88,473 |

The figures above indicate that the largest proportion of housing is Owner Occupied, equating to 75% of all tenure types. This is in contrast to social housing stock, which equates to a total of 14% of all tenure types.

Housing need:

In the context of this policy, it is important to understand the local housing need and how bringing empty homes back into use will meet the additional demand by making them available to local people, with strong local connections that will help them live in the areas they were raised.

Generally, household sizes are getting smaller, meaning that in the future the population will be made up of more households, increasing the demand for homes.

Carmarthenshire has fewer areas amongst the most deprived in Wales and those areas are largely concentrated in the three main towns: Ammanford, Carmarthen and, to the greatest extent, Llanelli. However, Carmarthenshire has a higher proportion of areas that are less acutely deprived which are spread across the rural hinterland and smaller rural towns.

| Households Requiring Housing | | | | | |
|---------------------------------------|--------------|---------------|---------------|---------------|---------------|
| Market Housing | 1-bed | 2-bed | 3-bed | 4+ bed | Total |
| Ammanford & the Amman Valley | +37 | +403 | +1,051 | +342 | +1,834 |
| Carmarthen & the West | +80 | +415 | +928 | +447 | +1,870 |
| Carmarthenshire Rural & Market Towns | +69 | +240 | +354 | +105 | +768 |
| Llanelli & District | +83 | +680 | +1,793 | +476 | +3,031 |
| Total Market Housing (77%) | +270 | +1,738 | +4,125 | +1,370 | +7,503 |
| Affordable Housing | 1-bed | 2-bed | 3-bed | 4+ bed | Total |
| Ammanford & the Amman Valley | +385 | +413 | +173 | +34 | +1005 |
| Carmarthen & the West | +563 | +379 | +190 | +23 | +1155 |
| Carmarthenshire Rural & Market Towns | +449 | +294 | +25 | 0 | +769 |
| Llanelli & District | +974 | +945 | +492 | +79 | +2490 |
| Total Affordable Housing (23%) | +2371 | +2031 | +836 | +136 | +5419 |

As can be seen from the table above, there is an overwhelming need for affordable 2-bedroom houses and single person accommodation in the County and significant demand for 2 and 3-bedroom houses across the general housing Market in the County.

This is also reflected in the pressure on our homelessness services and in particular the demand for temporary accommodation. COVID-19 had a significant impact on the use of temporary accommodation, with the total number of households in temporary accommodation doubling compared with pre-pandemic levels. Prior to the pandemic there were 75 households in temporary accommodation with 43 single person households accounting for 57% of the total.²

| Household Type | No. Placed |
|------------------------|------------|
| Single People | 43 |
| Couples | 2 |
| Single Person Pregnant | 0 |
| Household + 1 child | 14 |
| Household + 2 children | 10 |
| Household + 3 children | 4 |
| Household + 4 children | 1 |
| Household + 5 children | 1 |

The total number doubled to 150 households in temporary accommodation in late July and early August 2020, decreasing to 83 households in March 2021 before increasing to 121 households by the end of November 2021. In the context of this policy returning empty homes to use will increase the supply of affordable accommodation that in turn will reduce the overall number of people placed into temporary accommodation or Bed & Breakfast.

Empty Homes in Carmarthenshire

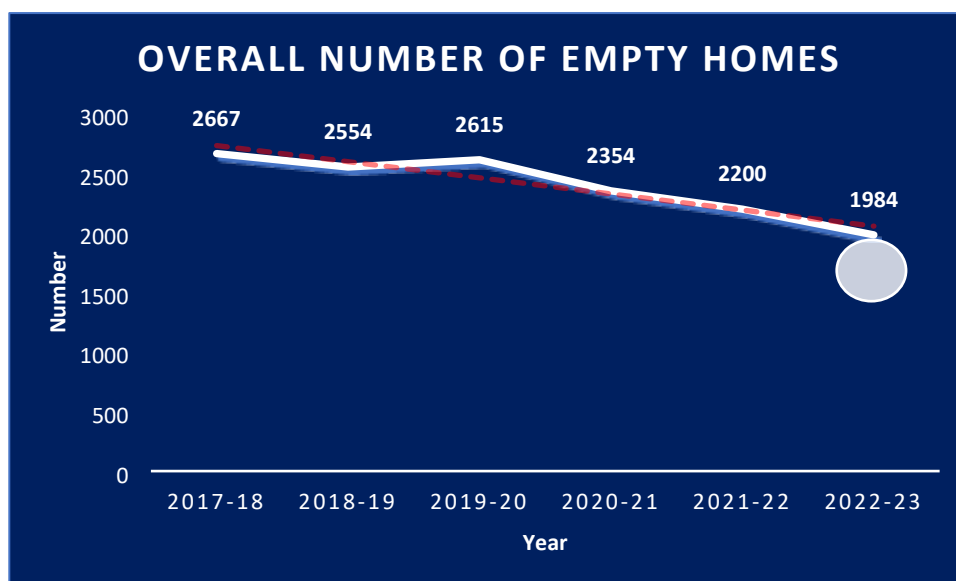
According to the most recent estimates, there were a reported 27,213³ empty private sector residential properties across Wales.

In Carmarthenshire, the overall number of properties within the private sector that have been empty for a period of 6 months or more from April 2022 is currently 1,984. This figure represents around 2.1% of all dwellings (88,473). We have made good progress in decreasing the overall number of empty homes across the County in the last 6 years following work with Owner Occupiers and Landlords.

The following Graph shows the decrease in number of Empty Homes since 2017 and the table shows the length of time they have been empty for;

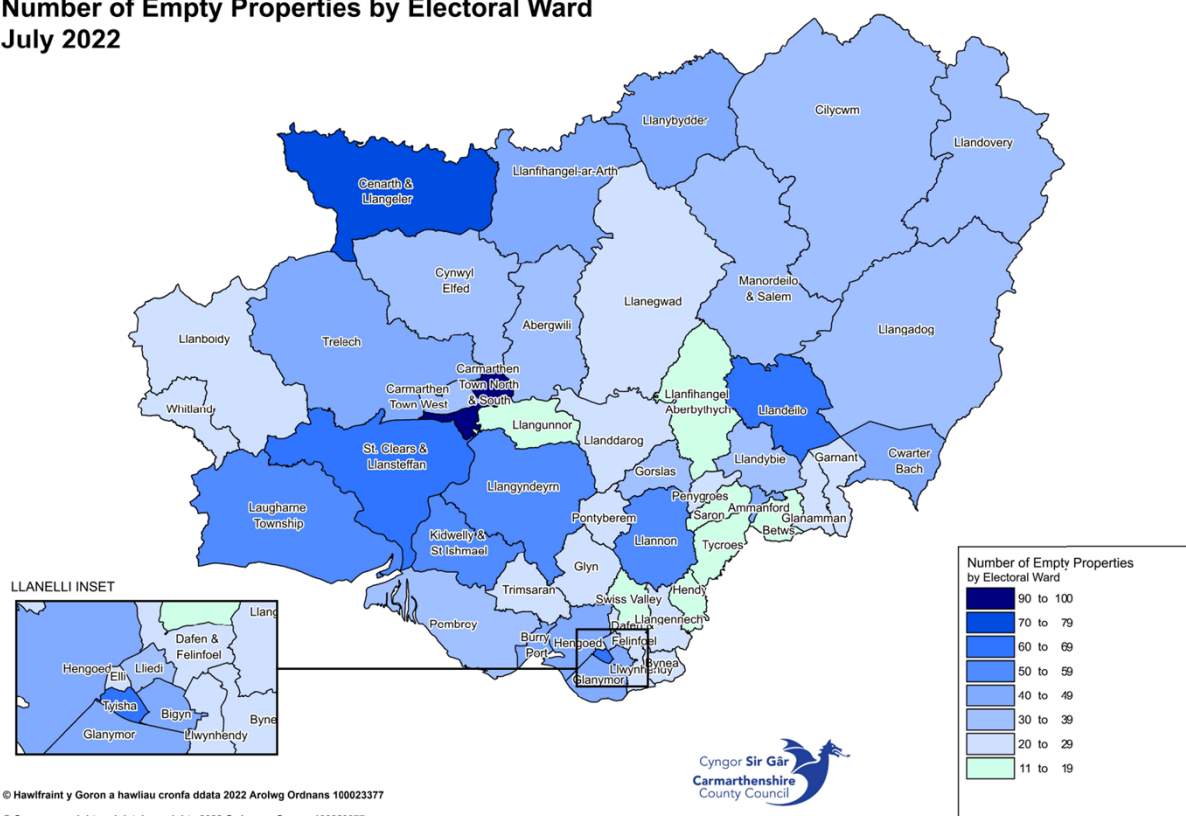
² Homeless Needs Mapping February 2021

³ Data Cymru 2018/19



The distribution of these properties can be seen on the map below, most properties are concentrated around the three main townships and run along the Gwendraeth and Amman Valley, which is characteristic of old mining and industrial areas.

**Number of Empty Properties by Electoral Ward
July 2022**



Further breakdown shows that 52% of empty homes have been empty for a period of between six months and two years. It is these properties that are likely to turn-over naturally and may be subject to sale or probate issues. On the other hand, 48% of empty homes in the County have been empty for longer than two years and these are the ones that require

intervention. In addition, a recent survey of empty property owners in Carmarthenshire told us the reasons why they were left empty.

| Length of time houses have been empty | |
|---------------------------------------|-----|
| 2 Years (or less) | 52% |
| 2 – 5 Years | 25% |
| 5 – 10 Years | 13% |
| 10 Years (or more) | 10% |

| Common Reasons for houses being empty for longer than 6 months | |
|--|-----|
| Under Renovation | 30% |
| For Sale | 26% |
| Require/ Planned Renovation | 13% |
| Other | 28% |

3. Definition of an ‘Empty Property’

For the purpose of this policy and in terms of how the Council reports performance to the Welsh Government, an empty property is defined as follows;

‘An empty property is a property liable for Council Tax, which has been Unoccupied for a period of 6 months or more’

This definition excludes:

- A second or holiday home
- A property owned by any of the following:
 - Registered Social Landlords (RSLs)
 - Police and Armed forces
 - National Health Service
 - Universities and colleges
 - Local authorities and government
 - Crown estate
 - Churches and other religious bodies
- A property that is purpose built for use as student accommodation
- A property that is in use but for non-residential purposes
- Properties that have been un-banded by the Valuation Office Agency

However, this does not mean that we will exclude homeowners that wish to work with us where the property has been empty for 6 months or less particularly where the property is likely to meet local housing demand and provide affordable accommodation to households in need.

4. Tackling the Problem – The Council’s Approach

Our Vision:

To reduce the overall number of empty homes across the County to under 1,500 by 2026 and ensuring that everyone has a home that meets their needs, that people in all parts of the County always feel safe and secure and that a range of initiatives are available to help communities come together to enhance their neighbourhoods and environment.

It is important that we have effective methods in place to deal with the issues of Empty Homes and that interventions contribute towards local strategic planning. Carmarthenshire County Council is strongly committed to reducing the number of empty homes, facilitating and assisting the creation of good quality and affordable homes in the County and making the best use of existing housing stock.

It is also important to note that not all empty properties will be in a poor condition or need action. Some will be in good condition, but vacant and on the market for sale etc. Conversely, not all empty properties will be contained within the Empty Property denominator (National Performance Indicator), as they may be substantially furnished (therefore not within the council tax exemption banding), or removed from council tax listings completely, based on their poor condition, people in care or holiday/ second homes.

To ensure we have a balanced and transparent approach in meeting the overall aims of this policy which is to;

- Reduce the number of long-term empty homes across the County consistently over time
- Increase the supply of affordable housing to meet local housing demands, and
- Tackle issues relating to property nuisance, blight and the effect on communities

There are some things that we **will do** and others that we **won't do**, which are as follows:

What we will do

In order of priority, we will focus on empty homes in the following ways regardless of the time they have been empty for.

- 1) Target empty homes in areas of high housing demand or in the ten towns areas that will also act as a catalyst for wider regeneration**
- 2) Target empty homes that will be brought back as affordable homes for people on the Housing Choice Register and a key focus on empty homes within our own Council Estates that had been previously sold off through the 'right to buy' scheme**
- 3) Support bringing empty residential units above commercial business in our town centres back into use for people that will contribute to the town centre economy**
- 4) Work with the families of empty homeowners that are in care, manage the properties on their behalf and the income could cover part of their care cost**
- 5) Respond to complaints where empty houses are a nuisance to neighbouring properties or attracting anti-social behaviour**
- 6) Identify empty houses that are in a poor state of repair and are detrimental to the surrounding area and take appropriate remedial action**

Every empty property will be risk assessed on the above criteria and greater weighting will be given to those factors that are of higher priority. Action will be based on this and the co-operation of the homeowner. Empty Property Risk Assessment Scoring Matrix can be found at **Appendix 1** of this document.

What we won't do

We will not focus our efforts on bringing empty properties back into use that do not meet any of the above priority criteria. In addition, we will not actively pursue properties:

- 1) Where the value of the property is considerably higher than the local or national average unless there is a significant advantage to the Council e.g., supported housing projects, conversion to flats, visible in the main town centres**
- 2) Houses that are far beyond a reasonable state of structural repair, that are located in areas where they don't affect anybody, and the most satisfactory course of action is likely to be demolition/ clearance**

This does not mean that the door is closed to owners, members of the public or elected members seeking help and assistance through us, however, they will depend on the resources available to us.

Financial Support for Owners

It is hugely important that we do all we can to try and support empty homeowners to bring houses back into use. That is why we have put a range of financial packages together to support the works needed to improve the standards of empty homes so that they can be lived in.

Schemes are subject to Eligibility Criteria, however, we have every intention to deliver these where and when possible. The schemes that are available are included in **Appendix 2**.

In addition to these schemes, we will take advantage of other funding such as Ecoflex, NEST and other energy saving schemes to improve the efficiency of homes, reduce our carbon emissions and lower energy bills particularly in the current economic climate.

Buying Back empty houses through the Housing and Regeneration Delivery Plan is also an option that is available to homeowners.

Enforcement Action

The Council and its partners seek to work cooperatively with owners of empty houses to bring their properties back into use. Therefore, regular and effective communication with the owner is paramount, to establish the most appropriate course of action to bring the empty property back into use.

However, where we fail to get co-operation from the owners or their estate executors, we will look to take enforcement action to reduce any risk and return the property to use within the shortest possible time.

Prior to taking any statutory action we will conduct all reasonable enquiries to ensure that our action is proportionate and transparent, in line with this Policy. Where a property has been empty for a long period of time and officers have spent time encouraging the owners to re

occupy the property but no progress has been made, or the owner of the property has been untraceable or demonstrates an unwillingness to work with the Council, formal action will be undertaken. In some circumstances we will be required to utilise land registry records, council held information and/or local intelligence in order to establish ownership of property.

There are a number of enforcement options (legislative provision) available to the Council in order to deal with issues caused by empty properties and also to secure their return to use and these are outlined in **Appendix 3**.

5. Council Tax Exemption and Premiums

Welsh Government changed its accounting methods in April 2020 and no longer accounts for the discount awarded to long term empty properties and as such, the financial burden of awarding any future discounts would have to be borne by the Council.

The Council's Cabinet unanimously agreed in November 2019 that the 50% discount awarded on long term empty houses be removed and the full council tax charge apply for houses empty for longer than 6 months.

To further encourage bringing long term empty homes back into use we will be looking to apply a Council Tax Premium to all homes that have been empty for 12 months and longer, in line with outcome of the current consultation proposals. Under Section 139 of the Housing (Wales) Act 2014, the Council can determine to charge a Council tax premium on empty houses of up to 300%. This may be incremental based on length of time a property has been empty.

We don't foresee that this will affect holiday homes that will subsequently affect the tourism, visitors to the County and the local economy, given that properties will be accommodated by holidaymakers during parts of the year.

6. Economic, Social & Community Benefits

This policy will ensure that there are strong links between returning empty houses to use and the positive impact they will have on the local economy, meeting housing demand and how that spreads out into the community. The Council's Economic Recovery and Delivery Plan sets clear goals and actions to support recovery following Brexit, the Pandemic and now the cost-of-living crisis. Key action areas include:

Businesses

Safeguarding existing businesses, supporting new start-ups and growing businesses in the foundational and growth sectors to become more productive and competitive, including the green economy.

Focus given in the Policy to town centre residential premises for key workers that will spend and support independent business and night-time economy.

| | |
|----------------------|--|
| <p>People</p> | <p>Protecting jobs, responding to the expected increases in unemployment, helping people gain the skills needed for the jobs that will become available, and creating new and better-skilled employment opportunities.</p> <p>We aim to return between 450-550 long-term empty homes during the term of this policy through direct action. Through our financial support packages and private sector investment this will create/safeguard almost 90 jobs, helping replace the jobs lost during the period above.</p> |
| <p>Places</p> | <p>Ensuring a fair distribution of opportunities through investing in the infrastructure and adaptation of our strategic growth areas, town centres, the rural economy and regenerating our most deprived communities.</p> <p><i>Through this policy we will provide affordable homes for young and working aged people in both rural and urban areas, helping them remain in the county, increasing footfall in our primary towns and protecting the Welsh language and culture in rural areas.</i></p> |

7. Measuring Performance

Monitoring the impact of the policy will be reported and updated quarterly. However, the Denominator will not be reported during the first quarter to take into account any new information that's made available through Council Tax.

The success in bringing empty private sector residential properties back into use will be measured using the following Welsh Local Government Association (WLGA) Public Accountability Measures (PAMs) and performance will be compared to other Councils in Wales:

- PAM/013 – Percentage of empty private sector houses brought back into use during the year through direct action by the local authority
- PAM045 – Number of new homes created as a result of bringing empty properties back into use

The work resulting from the Policy will also be measured and reported on in terms of the quantity of engagement and enforcement undertaken; the increase of supply of housing in Carmarthenshire to meet housing demand, as well as the number of council tax premiums applied (when the premium is in place) in order to demonstrate the efforts that are being made to bring empty houses back into use. A suite of sub-measures will be created to reflect the effectiveness of this policy in terms of outcomes and officer activity.

Appendix 1: Empty Property Risk Assessment Scoring Matrix



EICH CYNGOR arleinamdan
www.sirgar.llyw.cymru
YOUR COUNCIL doitonline
www.carmarthenshire.gov.wales

Empty Property Risk Assessment Sheet

Premises Address:

Service Request ID:

Service Request Date:

RISK ASSESSMENT DETAILS

| Length of Time Vacant | |
|-----------------------|-----------|
| Less than 2 year | 4 |
| 2 – 5 Years | 8 |
| 5 – 10 Years | 10 |
| Over 10 Years | 20 |

| Area | |
|-----------|-----------|
| Rural | 1 |
| Village | 5 |
| Ten Towns | 20 |
| Key Towns | 30 |

| Housing Potential | |
|-----------------------------------|-----------|
| One Bed Flat | 10 |
| Multiple Flats (above Commercial) | 10 |
| 2 Bed House | 10 |
| 3+ Bed House | 5 |

| Ownership | |
|-------------------------------|-----------|
| Contactable & responds | 0 |
| Contactable, does not respond | 5 |
| Uncontactable | 10 |
| Owner in Care Home | 15 |

| Condition | |
|--------------------------------------|-----------|
| Good condition, no defects | 0 |
| Minor defects, no safety issues | 10 |
| Multiple Cat 2 Hazards | 20 |
| Multiple Cat 1 Hazards | 30 |
| Dangerous - Loose / Falling elements | 40 |

| Property Type | |
|----------------------|-----------|
| Detached | 1 |
| Semi-Detached | 5 |
| Terraced | 10 |
| Flat / HMO | 15 |
| Local Authority Site | 20 |

| Market/Habitability | |
|-----------------------|-----------|
| Saleable/Good | 0 |
| Renovate/Habitable | 5 |
| Substantial Disrepair | 10 |

| Property Appearance in the Area | |
|---------------------------------|-----------|
| Good Appearance | 0 |
| Some Detriment | 10 |
| Major Detriment | 20 |
| Ruinous / Derelict | 30 |

| Social Impact | |
|-----------------|-----------|
| No Incidents | 0 |
| Minor Incidents | 10 |
| Major Impact | 20 |

| Security | |
|----------|-----------|
| Secure | 0 |
| Insecure | 30 |

| Enforcement | |
|-------------------|-----------|
| Advisory | 10 |
| Major / No WID | 20 |
| Small Scale / WID | 30 |
| Major / WID | 40 |
| Urgent | 50 |

Appendix 2: Financial Support for Empty Property Owners

| | |
|---|--|
| Houses into Homes | <ul style="list-style-type: none"> • This is a Welsh Government funded scheme, offering interest free loans to owners of empty properties, offering financial assistance to improve such properties for sale or let as residential properties, on completion. • This scheme will consider loans up to £25,000 per self-contained unit, up to a maximum £150,000 (6 units) per applicant. • The loan is subject to a maximum Loan to Value of 80% and has no monthly repayment terms. • This scheme is also available for commercial empty properties, where planning consent is in place for its conversion to residential units. |
| Leasing Scheme Wales | <ul style="list-style-type: none"> • This scheme is aimed at improving access to long term affordable and good quality housing, with tenancy support, in the Private Rented Sector. • Leasing Scheme Wales will support landlords and offer grants of up to £5,000 to bring their properties up to Housing, Health and Safety Rating System Standards • Up to £25,000 in grants is offered to landlords where properties have been empty for 6 months or more, in return for longer term leases of between 5 to 20 years • Leasing Scheme Wales will provide tenants with longer term security of accommodation (of between 5 to 20 years) in the Private Rented Sector at an affordable rent based on Local Housing Allowance levels. • Leasing Scheme Wales will support those who are at risk of homelessness or are homeless according to the definition in the Housing (Wales) Act 2014. |
| Valley's Task Force Programme | <ul style="list-style-type: none"> • Owner Occupier grants are administered through One National Body (RCT Council) offering financial assistance of up to 85% grant assistance to the value of £25,000, to improve empty properties which are occupied by owners, within the Valley's Task Force area. • Originally targeted towards the Amman Gwendraeth Valley within Carmarthenshire but this may be extended • Supported by WG funding, with Carmarthenshire Council providing match funding 35% to the Programme. • This Scheme is now closed to new enquiries and will end as a Scheme as at 31st March 2023. |
| Western Valleys Empty Homes Grant Scheme | <ul style="list-style-type: none"> • The Western Valleys Empty Homes Grant Scheme is a Government pilot offering grants of up to £25,000 per self-contained unit, in-lieu of tenancy nomination rights. |

| | |
|---|--|
| | <ul style="list-style-type: none"> • This is specifically available to Landlords/Developers, up to a maximum of £200,000 for a building. • This was supported by Welsh Government funding at 65%, with Carmarthenshire Council investing 35% into the Scheme. • This Scheme is now closed to new enquiries and will end as a Scheme as at 31st March 2023. |
| Targeted Regeneration Investment Programme | <ul style="list-style-type: none"> • Targeted Regeneration Investment Programme is a regional plan which looks to support area-based regeneration projects that promote economic regeneration such as creating jobs, enhancing skills and employability and creating the right environment for businesses to grow and thrive; with a focus on individuals and areas most in need to ensure prosperity is spread to all parts of Wales. • Carmarthenshire's priority areas are; <ul style="list-style-type: none"> ○ Llanelli town centre ○ Station Road, Llanelli ○ Ammanford town centre • The programme has two main thematic funding streams, a property enhancement development grant and sustainable living grant. |
| Property Enhancement Development Grant | <ul style="list-style-type: none"> • The Property Enhancement Grant addresses the requirement for retail and commercial floor space that meets the needs of businesses by providing gap funding for vacant commercial building occupiers and owners to enhance building frontages and bring vacant commercial floor space back into beneficial business use. • In addition, where a local need has been identified, it would fund development projects that create new commercial floor space. |
| Sustainable Living Grant | <ul style="list-style-type: none"> • Will support the conversion of vacant commercial floor space into new homes and can be used alongside the Property Enhancement Development Grant and other initiatives to ensure comprehensive mixed-use regeneration of properties. • The aim of the funding is to convert vacant floor space on upper floors into new residential accommodation. The minimum requirement from each scheme is 1 x 1 bedroom self-contained flat. Student accommodation and bedsits are not eligible for grant funding. • A maximum of £20,000 grant can be considered eligible per residential unit created |

Appendix 3: Enforcement Options

| | |
|---|---|
| <p>Enforced Sale</p> | <p>An Enforced Sale is a process by which the Council can force the sale of a privately owned property or piece of land where a 'relevant debt' is owed to the Local Authority. It is a means of transferring ownership to a new owner, in circumstances where the present owner is either unwilling or unable to deal with the site or property, and its associated problems and either refuses or is unable to repay the debt owed.</p> <p>Relevant debts will mainly be accrued where the Council carries out work to the property following the service of a statutory notice, where the recipient failed to carry out the work themselves.</p> <p>The debt is then registered as a local land charge. The enforced sale of a property has the effect of changing the ownership of the land/property, and with encouragement generating interest, investment and reoccupation. Prior to forcing the sale, the Council will take other statutory action below to force improvement or reoccupation through the new owners. Properties will be sold at Public Auction to guarantee the best price for the property, fees and charges will be recovered and any surplus repaid to the owners or treasury if unregistered and owners not known.</p> |
| <p>Empty Dwelling Management Orders (EDMO)</p> | <p>Introduced by the Housing Act 2004, Empty Dwelling Management Orders ("EDMOs") give the Local Authority the power to take management control of privately owned empty homes to secure occupation of them.</p> <p>The power resides in Sections 132 to 138 of the Housing Act 2004. Interim and Final EDMOs are made against the proprietor of the property, who may be either the owner, or a leaseholder where there are at least 7 years remaining on lease. The authority, having exhausted all other avenues of encouraging the proprietor to bring the property back into use, can apply to a Residential Property Tribunal for an order.</p> |
| <p>Compulsory Purchase Orders (CPO)</p> | <p>Section 17 of the Housing Act 1985 gives the council the power for the purposes of Part II of that Act to acquire: a. land to build houses; b. houses or buildings which may be made suitable as houses together with any occupied land; c. land proposed to be used for any purpose authorised by legislation (facilities to be provided in connection with housing accommodation); and d. land to carry out works on it for the purpose of or in connection with the alteration, enlarging, repair or improvement of an adjoining house.</p> |

| | |
|---|---|
| <p>Section 215 – Detrimental to the Public Amenity</p> | <p>If it appears to Planning Services that the amenity of a part of their area, or of an adjoining area, is adversely affected by the condition of the land in their area, they may serve on the owner and occupier of the land a notice under this section requiring steps to be taken under Section 215 of the Town and Country Planning Act 1990. The notice will specify the steps to be taken to remedy the condition of the land. If the owner or occupier does not comply with the terms of the notice within the specified period, the owner or occupier will be guilty of an offence and liable for prosecution in the Magistrates Court (liable to a fine not exceeding level 3 on the standard scale).</p> |
| <p>Housing Act 2004 Statutory Notices</p> | <p>Under the Housing Act 2004, the council must take the appropriate enforcement action where it considers that either a Category 1 or 2 Hazard exists on residential premises. Appropriate enforcement action can include the serving of an improvement notice. We will not be serving Prohibition Orders as this will preclude us from bringing the property back into use. We will consider Demolition Orders under the 1985 and 2004 Act as well as suspending the notices. Notices may be split by hazard to enforce and carry out works in default on specific defects/ elements. Any works in default and charges incurred will be considered as a Primary Charge and registered against the property.</p> |
| <p>Building Act 1984</p> | <p>If the council considers a building or structure, or part of it, to be in a dangerous condition or ruinous/ dilapidated that subsequently detrimental to the amenity then, under the Building Act, the Council can apply to the Magistrates Court requesting an order be made requiring the owner to carry out works to remove the danger or to demolish the building. If the owner fails to comply with the order within the specified time period, the council may execute the order and recover its reasonably incurred expenses of doing so from the owner. The owner will also be liable to prosecution.</p> |
| <p>Environmental Protection Act 1990</p> | <p>If the Council is satisfied that a statutory nuisance exists or is likely to occur or recur with an Empty Property, the Council can serve an abatement notice. The notice will require the abatement of the nuisance or prohibit or restrict its occurrence or recurrence. The Council may then execute works and take other steps necessary for any of those purposes.</p> |

**PWYLLGOR CRAFFU
CYMUNEDAU, CARTREFI AC ADFYWIO
23 CHWEFROR 2023**

**PWNC:
POLISI DIGOLLEDU TENANTIAID**

Y Pwrpas:

Mae'r adroddiad yn nodi ein dull o ddelio ag achosion pryd y gallai fod yn briodol digolledu tenant sydd wedi dioddef colled neu anghyfleustra oherwydd methiant yn y gwasanaeth. Bydd y polisi yn arwain swyddogion wrth ddelio â thenantiaid y cyngor gan sicrhau dull cyson.

GOFYNNIR I'R PWYLLGOR CRAFFU:-

Gofynnir i aelodau'r Pwyllgor Craffu am eu barn ar y polisi hwn cyn iddo fynd drwy broses benderfynu a mabwysiadu'r Cyngor

Y rhesymau:

Yn rhoi eglurder a chysondeb pan mae iawndal yn cael ei ystyried.

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:-

Y Cynghorydd Linda Evans - Cartrefi a Dirprwy Arweinydd

Y Gyfarwyddiaeth:

Cymunedau

Enw Pennaeth y Gwasanaeth:

Jonathan Morgan

Awdur yr Adroddiad:

Les James

Swydd:

Pennaeth y
Gwasanaethau Tai a
Diogelu'r Cyhoedd

Rheolwr Contractau a
Datblygu Gwasanaeth

Rhifau ffôn/Cyfeiriadau e-byst:

01267 228960

JMorgan@sirgar.gov.uk

01267 228930

lesjames@sirgar.gov.uk

EXECUTIVE SUMMARY

SUBJECT: TENANT COMPENSATION POLICY

1. Purpose

- 1.1. The Ombudsman expects landlords to have a compensation policy which gives guidance on offering compensation. This makes sure that we, as a landlord, are protected when claims are made. The purpose of the report is to ensure consistency and clarity to officers when dealing with situations which may require redress to the tenant.

2. Context

- 2.1. In delivering the CHS+ we are committed to providing a high-quality service to all our tenants and residents. However, there are occasions when we fail to deliver on this commitment and things can go wrong. In most cases we can resolve complaints by:

- Acknowledging when things go wrong
- Providing the service asked for
- Changing the way we do things if they are not right
- Looking again why a decision may have caused unfairness

- 1.1. We understand that individuals may suffer some disadvantage or loss because of our actions, errors, or mistakes. In some cases, compensation may be required if the complainant has suffered loss or inconvenience by our lack of action. The report sets what we can do but also instances when we believe we are not at fault and the matter should be dealt with by our insurers.

2. Recommendation

- 2.1. This is a pre decision report on draft compensation policy. Scrutiny is asked for their views on this policy before it goes through the Council's decision and adoption process.

Footnote:

Under the Renting Homes (Wales) Act 2016, tenants are referred to as contract holders and tenancies are known as Secure Occupational Contracts. The policy applies to those housed in our own stock and who hold an occupation contract. The policy would also apply to those housed in our stock designated as temporary accommodation and therefore would hold a licence or Standard Occupational Contract.

DETAILED REPORT ATTACHED?

YES – Compensation Policy

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

Policy, Crime & Disorder and Equalities

Equality Impact Assessments are a process which allows organisations to consider relevant evidence to understand the likely or actual effect of policies, practices, and decisions on people with protected characteristics. Equality Impact Assessment has been completed using the integrated assessment tool. The assessment concluded that the policy would have no adverse impact on tenants or protected characteristics groups.

Jessica Harcourt
8.2.23

Legal

The Ombudsman expects Local Authorities to have a compensation policy which provides fair and proportionate redress to tenants (contract-holders) where there are shortcomings in the provision of services. The policy should reduce the risk of complaints and/or court action in relevant matters where the facts are not in dispute.

Alan Evans
26/7/22

Finance

No direct impact as policy is for clarification only.

Steve Williams
27/7/22

**CABINET MEMBER PORTFOLIO
HOLDER(S) AWARE/CONSULTED**

YES

Include any observations here.
Cabinet Member is supportive of the policy

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

THERE ARE NONE

| Title of Document | File Ref No. | Locations that the papers are available for public inspection |
|--------------------------|---------------------|--|
| | | |
| | | |
| | | |

Polisi lawndal Tenatiaid

Tenant Compensation Policy

Housing Division

February 2023



sirgar.llyw.cymru
carmarthenshire.gov.wales

Contents

| | |
|--|----------|
| Purpose of the Compensation Policy | 1 |
| Context | 1 |
| Key principles | 2 |
| Who is covered by the policy | 2 |
| Who is not covered by the policy | 2 |
| Circumstances when the policy will apply | 2 |
| Circumstances when the policy will not apply | 3 |
| Timeframe for making a claim | 4 |
| How will payments be made? | 4 |
| Appeals | 4 |
| Compensation payments schedule | 5 |

1. Purpose of the Compensation Policy

The Ombudsman expects landlords to have a compensation policy which gives guidance on offering compensation. This makes sure that we, as a landlord, are protected when claims are made.

This policy applies to compensation which we may pay if there is a valid complaint. In some cases, the compensation is controlled by legislation, referred to as “statutory compensation” and in other cases the level of payment is our discretion.

We encourage all our tenants (contract-holders); leaseholders; and residents to have home contents insurance, as compensation will only be paid for damages to individual's personal property in exceptional circumstances.

2. Context

In delivering the CHS+ we are committed to providing a high-quality service to all our tenants and residents. However, there are occasions when we fail to deliver on this commitment and things can go wrong. In most cases we can resolve complaints by:

- Acknowledging when things go wrong
- Providing the service asked for
- Changing the way we do things if they are not right
- Looking again why a decision may have caused unfairness

We understand that individuals may suffer some disadvantage or loss because of our actions, errors, or mistakes. In some cases, compensation may be required if the complainant has suffered loss or inconvenience by our lack of action.

Compensation due to major works are covered under our Major Works Agreement which was endorsed by full council in 2007. We will continue to meet our Statutory obligations and associated payments set out in various legislation e.g. Home Loss Payments.

3. Key principles

- To make sure a clear, fair and transparent approach to dealing with claims for compensation.
- To outline the degree of service failure that necessitates compensation.
- To make clear what actions the claimants need to have taken to be eligible for compensation.
- To have a clear process in place for our staff to follow when dealing with a complaint or compensation claim.

4. Who is covered by the policy?

The compensation policy is for the benefit of tenants (contract-holders) of our housing stock.

5. Who is not covered by the policy?

Although this policy does not involve leaseholders and residents, we recognise that we have a responsibility to both leaseholders and residents while carrying out major work schemes and new build schemes.

We will not pay compensation for any disturbance or nuisance caused by new build schemes / major works schemes / environmental and clearance works to sites that the council owns. If we are in breach of legislation or there is clear evidence that we are liable, claims will be referred to our insurers.

6. Circumstances when the policy will apply

- Damage to personal property and internal decorations which has been caused whilst we carry out repair and maintenance works. Liability must be confirmed by our contractor or the Council.
- Additional fuel costs incurred due to loss of heating for more than 24 hours (between 31 October and 31 May) or hot water for more than 24 hours. This must be confirmed by our contractor or the Council.
- Additional fuel costs for dehumidifiers incurred due to fire / flood damage.
- All loss or damages claims will be investigated by our insurers.

- Compensation for food allowance if temporarily accommodated in hotel or B&B and meals are not included or no provision for cooking facilities.
- Time and trouble payment where a complainant has had to spend an unreasonable or significant amount of time in pursuing the complaint.

7. Circumstances when the policy will not apply

- The tenant (contract-holder); leaseholder; or resident has not been affected by the problem or service failure.
- A tenant (contract-holder), a member of their household or a visitor; leaseholder; or a resident have acted in an unreasonable or vexatious manner.
- Loss of service is due to damage or misuse by the tenant (contract-holder), a member of their household or a visitor, leaseholder, or resident.
- Temporary loss of facilities or amenities for less than 24 hours.
- Loss of service, utilities or amenities is beyond the Council's control (by 3rd party) e.g. power cut; ruptured water main; blocked street sewers; awaiting parts on order; inclement weather.
- Where legal action is being taken either by the Council or by the tenant (contract-holder); leaseholder; or resident.
- Where the matter is being processed via an insurance claim.
- Damage to personal items, where covered under the tenant's (contract-holder's) Contents insurance.
- Accidental damage has occurred e.g. burst pipes, blocked drains or other events which could not have been predicted.
- Access has been refused and we have not been able to arrange access to carry out repairs or to act out our duties.
- Loss of income or pay for time off work.
- Where we have given advanced notice of programmed maintenance works allowing the tenant (contract-holder); leaseholder; or resident to make alternative arrangements. Or due to a kitchen or bathroom renewal being done as a responsive repair.
- Disturbance or nuisance caused by new build schemes / major works schemes / environmental and clearance works to sites that the council

owns. If we are in breach of legislation or there is clear evidence that we are liable, claims will be referred to our insurers.

- Personal injury claims. All claims will be referred to our insurers.

8. Timeframe for making a claim

Any claims for inconvenience or distress should be made within 28 days.

9. How will compensation payments be made

Compensation payments will not be made as rent reductions. Tenants (contract-holders) must continue to make their rent payments to avoid being in breach of their tenancy/contract. We will take amounts to cover any rent arrears and other debts the tenant (contract-holder) owes from the compensation payment. The tenant (contract-holder) will be paid what's left.

Any payment made will be a full and final settlement of any complaint, dispute or claim.

10. Appeals

If tenants (contract-holders); leaseholders; or residents are not happy with a decision on compensation or goodwill payments, they can go through our formal complaints procedure.

Should a tenant (contract-holder); leaseholder; or resident refer a complaint to the Public Services Ombudsman for Wales (only after the Council's complaints procedure has been exhausted) we will consider and comply with any orders and recommendations made by the Public Services Ombudsman for Wales.

Compensation schedule

| Type of payment | Calculation and value | Authorisation |
|---|--|---------------|
| Complete loss of heating/additional fuel costs | Formula to calculate: 2 x Ofgem set capped rate per kWh per heater. (2 heaters provided max output 2kWh per heater) | Team Leader |
| Flood/severe water leaks/additional fuel costs for dehumidifiers | A flat rate payment of £10 per day per dehumidifier provided based on 12 hours usage. | Team Leader |
| Redecoration of a room/area | We will redecorate properties after works where the original decorations have been substantially affected. We will make good to any damage where possible. Or if tenants (contract-holders) wish to redecorate themselves, we will pay an allowance based on our decoration allowance schedule | Team Leader |
| Damage of personal possessions | Cost of replacing or repairing should be met by the tenant's (contract-holder's) Contents insurance. Where a tenant's (contract-holder's) personal possessions have been damaged as a result of a property failure and they have no contents insurance, in exceptional circumstances only, we will consider reimbursing them if they can provide documented evidence of purchase and of the damage caused. All other claims for damage will be referred to the council's liability insurers. | Team Leader |
| Compensation for food allowance if temporarily accommodated in hotel or B&B and meals are not included or no provision for cooking facilities | Refer to Council's current overnight accommodation and meal allowances. | Team Leader |

Mae'r dudalen hon yn wag yn fwriadol

PWYLLGOR CRAFFU
CYMUNEDAU, CARTREFI AC ADFYWIO
23 CHWEFROR

PWNC:
POLISI ADENNILL COSTAU AM WAITH ATGYWEIRIO

Y Pwrpas:

Mae'r Polisi Adennill Costau am Waith Atgyweirio yn nodi'r meini prawf pan fydd tenant (deiliad contract) yn ad-dalu am waith atgyweirio sy'n rhan o'i gyfrifoldeb o dan y cytundeb tenantiaeth (Contract).

GOFYNNIR I'R PWYLLGOR CRAFFU:-

- Roi barn ar y polisi hwn cyn iddo fynd drwy'r broses penderfyniadau a mabwysiadu'r Cyngor.

Y rhesymau:

- Rhoi eglurder a chysondeb wrth ymdrin ag adennill costau am waith atgyweirio.
- Bydd y Polisi Adennill Costau am Waith Atgyweirio yn galluogi'r Awdurdod i adennill costau lle bu difrod neu esgeulustod bwriadol i'w stoc dai.

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:

Y Cyngorydd Linda Evans - Cartrefi a Dirprwy Arweinydd

Y Gyfarwyddiaeth:

Cymunedau

Enw Pennaeth y
Gwasanaeth:

Jonathan Morgan

Awdur yr Adroddiad:

Les James

Swydd:

Y Pennaeth Tai

Rheolwr Contractau a
Datblygu Gwasanaeth

Rhifau ffôn/Cyfeiriadau e-bost:

01267 228960

JMorgan@sirgar.gov.uk

01267 228930

lesjames@sirgar.gov.uk

EXECUTIVE SUMMARY

SUBJECT RECHARGEABLE REPAIRS POLICY

1. Rechargeable repairs policy summary

1.1. Purpose

- 1.1.1. Our aim is to provide tenants (contract-holders) with a value for money repairs and maintenance service. Vital to this approach is the need to ensure that tenants are recharged for works for which they are contractually responsible for, or for works arising from negligent behaviour or deliberate misuse.

1.2. Context

- 1.2.1. Rechargeable works will normally fall into one or more of the following categories.

- Works which are the tenant's own responsibility in accordance with their Occupation Contract (tenancy agreement), or licence.
- Works which arise because of misuse of the property
- Works which arise because of neglect or where a repair has not been reported
- Works arising because of unauthorised or inappropriate alterations to the property
- Works arising from damage to the property caused by a member of the tenant's household or visitor.

2. Recommendation

- 2.1. This is a pre decision report on draft recharge policy. Scrutiny is asked for their views on this policy before it goes through the Council's decision and adoption process.

Footnote:

Under the Renting Homes (Wales) Act 2016, tenants are referred to as contract holders and tenancies are known as Secure Occupational Contracts. The policy applies to those housed in our own stock and who hold an occupation contract. The policy would also apply to those housed in our stock designated as temporary accommodation and therefore would hold a licence or Standard Occupational Contract.

DETAILED REPORT ATTACHED?

YES - Rechargeable Repairs Policy

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

1. Policy, Crime & Disorder and Equalities

Equality Impact Assessments are a process which allows organisations to consider relevant evidence to understand the likely or actual effect of policies, practices and decisions on people with protected characteristics. Equality Impact Assessment has been completed using the integrated assessment tool. The assessment concluded that the policy would have no adverse impact on tenants or protected characteristics groups.

Jessica Harcourt
7.2.23

Legal

This policy will ensure that a fair and consistent approach is taken in relation to rechargeable repairs.

Alan Evans
02/02/23

Finance

No direct impact as policy is for clarification only.

Steve Williams 01/02/23

| | | |
|---|---------------------|--|
| CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED YES | | Include any observations here. Cllr Evans supports the adoption of the policy. |
| Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report: THERE ARE NONE | | |
| Title of Document | File Ref No. | Locations that the papers are available for public inspection |
| | | |

Polisi Ailwefru Atgyweiriadau Rechargeable Repairs Policy



sirgar.llyw.cymru
carmarthenshire.gov.wales

1. Purpose of the Policy

1.1 The policy describes the activities and responsibilities involved in carrying out repairs in circumstances where:

- The repair is the responsibility of the tenant, or
- The damage to the property is due to wilful damage, neglect, misuse or abuse by the tenant, their family, or visitors to the property: or
- The repair is required when moving out of a house to bring it up to an acceptable standard.

2. Context

2.1 In delivering the CHS+ we are committed to providing a high-quality service to all our tenants and residents.

3. Key principles

- To make sure a clear, fair, and transparent approach to dealing with rechargeable repairs.
- To give guidance on the circumstances where discretion can be exercised
- To have a clear process in place for our staff to follow when dealing with rechargeable repairs.
- To inform tenants of the action the Council will take if payment is not made
- The Council is committed to ensuring that existing housing is maintained to an acceptable standard under the Carmarthenshire Homes Standard+.

4. Who is covered by the policy?

4.1 The rechargeable repair policy is for the benefit of tenants¹ of our housing stock. Our Secure Occupational Contract (tenancy) which applies to all council tenants housed in permanent accommodation states:

¹ Under the Renting Homes Wales Act 2016 tenants and licensees are called 'contract-holders' under the Act. Contract-holders will have an 'occupation contract' (which replaces tenancy and licence arrangements).

- If we repair any damage which has been caused by you or by anyone living with or visiting you, or through a lack of proper care or supervision at the property, we will do the work and charge you for it.
- You must repair any damage to your property or to the shared areas around your property and must repair or replace any damaged items, if the damage has been caused by you or by anyone living with or visiting you, or by your pets. If you do not repair the damage or replace the item, we will do the work and charge you for it. This does not include damage resulting from fair wear and tear.
- Before your contract ends, you must remove all furniture, personal belongings and rubbish, and leave the home clean and in good condition. You must also repair any damage caused by you or anyone who lives with you or visits you.
- If we cannot offer the home to another occupant within a reasonable time because of the condition you leave it in, we can charge you for the cost of any work we need to do to bring the home back up to the necessary standard, and for any rent we lose.

4.2 Generally, the Council is responsible for repairing and maintaining the structure of the property and any fixtures and fittings originally provided. Tenants are informed of their repair responsibilities when they sign the occupational agreement. All tenants should, except in certain circumstances, be recharged for repairs that are their responsibility. Examples of rechargeable repairs may include:

- Wilful damage - e.g. replace smashed door
- Misuse – e.g. replace toilet, disposing of items that cause blockage
- Unauthorised alterations – removal of walls, doors, fixtures, or electrical fittings
- Property Clearance – During a tenancy or when a tenancy ends there will be a recharge raised for works identified as a tenant's responsibility.

This includes clearance of any rubbish and personal belongings that have been left in the attic, garden, garage, out buildings and communal areas.

- 4.3 Tenants (under the terms of their occupational agreement) will be responsible for work that may be required when moving out of their home to bring it up to an acceptable standard for a new tenant.
- 4.4 Tenants are recharged for misuse of the Out of Hours Emergency Service when the repair could have waited until the following working day.
- 4.5 Tenants who use the repairs service including the Out of Hours Emergency Service for reporting a repair that is later found to be the tenant's responsibility will be recharged for all costs incurred by the Council.

5. Who is not covered by the policy?

- 5.1. Although this policy does not involve leaseholders and residents, we recognise that we may have a responsibility to both leaseholders and residents which would be determined by either the lease conditions or common law.

6. Discretionary circumstances

- 6.1. Where a rechargeable repair is identified and it is considered that because of exceptional circumstances, the tenant should not be required to meet the cost or carry out the work. Exceptional circumstances may include: -

- Physical frailty or disability.
- Mental health issues or learning difficulties.
- Damage arising from domestic abuse.
- Damage because of criminal activity which is not associated with the tenant.
- Harassment or victimisation, including hate crime.
- To a family that has passed away if there is no estate.

- Accidental damage has occurred e.g. burst pipes, blocked drains or other events which could not have been predicted.
- Personal injury claims. All claims will be referred to our insurers.
- Where the damage is the result of vandalism, provided that it has been reported to the police (and a crime reference number has been obtained, where appropriate) a recharge will not be made.

7. Transfer and Void properties

- 7.1. When a tenant gives notice to end their occupation contract (terminate their tenancy) or applies for a transfer, arrangements will be made for a pre-termination inspection. This inspection will identify any aspects of disrepair, which are the responsibility of the tenant. The tenant will then have the opportunity to rectify any repairs for which they are responsible, prior to the end of the tenancy.
- 7.2. If any such defects are not remedied prior to the end of the tenancy, or if the work is not of a satisfactory standard, a recharge may then be raised for the cost of the works.
- 7.3. We will recharge the cost to the tenant of clearing bulky items from our communal areas that has resulted in a charge to the Council, and the tenant responsible can be clearly identified.

8. Recovery

- 8.1. The Council recognises that in some circumstances, repayment of charges in full may cause excessive financial problems for the tenant. Payments should be reasonable and affordable, with instalment levels based on the individual tenant's financial circumstances and ability to pay. Officers have the discretion to write off the debt where there is financial hardship, and the prospect of recovery are nil.
- 8.2. In exceptional cases, and where it would be cost-effective to do so, the Council may seek a judgement from the courts for persistent non-payment of recharges. This would be dependent on the individual circumstances (reasonableness) and the balance outstanding.

- 8.3. The decision whether to make a formal offer of accommodation which will result in the granting of any future tenancy, will therefore be conditional on a prior agreed arrangement to repay any previous recharges owing at the time of the offer, or to clear the debt in full.
- 8.4. The Council reserves the right to defer applicants from the Housing Choice Register where a rechargeable repair has not been settled and place them in the appropriate category. Applicants should come to an agreement to clear the debt as mentioned above.
- 8.5. Under this policy we may refuse a transfer until the cost of the recharges are recovered or the repair rectified to our satisfaction.
- 8.6. The Head of Service responsible for housing management will set a minimal level below which the cost of rechargeable repairs will not be pursued, to ensure that resources are used effectively. The Head of Service responsible for repairs will review Appendix A in line with any contractual and legislative changes.

9. Appeals

- 9.1. If tenants, leaseholders, or residents are not happy with a decision, they can go through our formal complaint's procedure.
- 9.2. Should a tenant, leaseholder, or resident refer a complaint to the Public Services Ombudsman for Wales (only after the Council's complaints procedure has been exhausted) we will consider and comply with any orders and recommendations made by the Public Services Ombudsman for Wales.

Appendix A - Repair responsibilities checklist

| Repair | Notes / Exceptions | Landlord | Tenant (contract-holder) |
|--|---|-----------------|---------------------------------|
| Aerials / cables / connections | Except communal aerials. | | ✓ |
| Basins / sinks | Except replacing plugs, chains, and panels. | ✓ | |
| Carbon monoxide detectors | If alarm sounds, turn off gas boiler/gas fire/gas cooker, open windows and contact us. | ✓ | |
| Car hard standing/Drive | If installed by Council or in situ at start of occupation contract | ✓ | |
| Ceilings | Except small cracks and painting. | ✓ | |
| Chimneys / stacks / flues | installed by the Council or in situ at start of occupation contract. | ✓ | |
| Communal areas | Including shared entrances, halls, stairways, and passages. Includes alarms. Also lifts, rubbish chutes, and lighting. | ✓ | |
| Cookers | Including connection and disconnection for which you must use a Gas Safe registered engineer (if gas) or electrician (if electric). | | ✓ |
| Doors / frames – external (front and back) | Except basic maintenance such as oiling hinges. | ✓ | |
| Doors / frames– internal | Includes handles, locks, hinges, and threshold strips and adaption to accommodate carpets etc. | | ✓ |
| Doorbell | | | ✓ |
| Door entry systems | | ✓ | |
| Drainage pipes/ drains / wastes pipes | Charges will be made if repeatedly blocked through tenant misuse. | ✓ | |
| Dustbins / wheelie bins/recycling | | | ✓ |
| Electric meters | Contact your supplier. | | ✓ |
| Electrical wiring including sockets and switches | | ✓ | |
| Extractor fans | | ✓ | |
| Fences/Garden walls | If boundary owned by Council and originally erected by Council or in situ at start of occupation contract. | ✓ | |
| Fire alarms in communal areas | | ✓ | |

| | | | |
|--|---|---|---|
| Fireplaces / fitted fires | If used for burning solid fuel. | ✓ | |
| Fixtures and fittings | Such as coat hooks, curtain rails, draught excluders. | | ✓ |
| Floors | Except floor coverings i.e. carpet/vinyl/lino or wood laminate. | ✓ | |
| Garage / outbuildings | If built by the Council or in situ at start of occupation contract. | ✓ | |
| Garden maintenance | Unless paid for through service charge (only effects sheltered housing and communal gardens). | | ✓ |
| Gas meters | Contact your gas supplier. | | ✓ |
| Gas pipes | If you suspect a gas leak, first, please call the National Gas Emergency Service on 0800 111 999 and then report this to the Council. | ✓ | |
| Gates | If installed by Council or in situ at start of occupation contract. | ✓ | |
| Glazing | If due to break in or other criminal damage, you must get a crime number from the police. If due to accidental damage, either claim on your insurance or we will repair and recharge. | ✓ | |
| Greenhouses | | | ✓ |
| Guttering / rainwater pipes/ Fascia/soffits | | ✓ | |
| Heating and hot water inc. Immersion heaters | | ✓ | |
| Keys – Lost or stolen | Council can arrange entry but there will be a charge. If stolen, you must obtain a crime number from the police. | | ✓ |
| Kitchens | If installed by the Council or in situ at start of occupation contract. | ✓ | |
| Kitchen appliances | Unless provided by the Council. | | ✓ |
| Letterboxes | | | ✓ |
| Light fittings –including switches | Except lightbulbs, fuses, fluorescent tubes, and starters. | ✓ | |
| Painting and decorating inside | Except communal areas. | | ✓ |
| Painting outside | | ✓ | |
| Paths / steps / ramps | If built by the Council or in situ at start of occupation contract. | ✓ | |
| Pests | Except where we are legally responsible and there is a public health risk e.g. rats or cockroaches. | | ✓ |

| | | | |
|--------------------------------------|---|---|---|
| Pipes/leaks | Including outside and inside drainage pipes. | ✓ | |
| Plasterwork | Except small cracks/repairs. | ✓ | |
| Porches | If installed by the Council or in situ at start of occupation contract. | ✓ | |
| Radiators | Except bleeding air from radiators. | ✓ | |
| Roofs | | ✓ | |
| Showers | If installed by the Council or in situ at start of occupation contract. | ✓ | |
| Skirting boards | | ✓ | |
| Smoke alarms | Replacing faulty long life lithium battery or mains wired alarms. | ✓ | |
| Stairs | Including banisters / handrails etc. | ✓ | |
| Store / outhouse – brick or concrete | | ✓ | |
| Taps / stopcocks | | ✓ | |
| Telephone points | | | ✓ |
| Toilets | Except seats. | ✓ | |
| Walls | See also plasterwork. | ✓ | |
| Wall tiling | If originally fixed by the Council or were in situ at start of occupation contract. | ✓ | |
| Washing lines | Except communal lines / communal rotary dryers. | | ✓ |
| Windows | Includes sills, handles, frames and misted double glazing. | ✓ | |

Mae'r dudalen hon yn wag yn fwriadol

PWYLLGOR CRAFFU CYMUNEDAU, CARTREFI AC ADFYWIO

23 CHWEFROR 2023

PEIDIO Â CHYFLWYNO ADRODDIAD CRAFFU

Ystyried y canlynol a chyflwyno sylwadau arno:

Yr eglurhad a roddwyd dros beidio â chyflwyno adroddiad craffu.

Rheswm:

Mae'n ofynnol yn ôl Cyfansoddiad y Cyngor i Bwyllgorau Craffu ddatblygu, cyhoeddi ac adolygu Blaengynllun Gwaith bob blwyddyn sy'n nodi'r materion a'r adroddiadau sydd i'w hystyried mewn cyfarfodydd yn ystod y flwyddyn. Os nad yw adroddiad yn cael ei gyflwyno fel y trefnwyd, mae disgwyl i swyddogion baratoi adroddiad sy'n egluro'r rheswm/rhesymau dros beidio â'i gyflwyno.

Yr Aelod Cabinet sy'n Gyfrifol am y Portffolio: Amherthnasol**Awdur yr Adroddiad:**

Kevin Thomas

Swydd:Swyddog Gwasanaethau
Democrataidd**Rhif Ffôn / Cyfeiriad e-bost:**01267 – 224027
Kjthomas@sirgar.gov.uk

EXECUTIVE SUMMARY

COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE

23RD FEBRUARY 2023

NON-SUBMISSION OF SCRUTINY REPORT

The Council's Constitution requires Scrutiny Committees to develop, keep under review and publish an annual Forward Work Plan which identifies the issues and reports to be considered at meetings during the course of the year.

If a report is not presented as scheduled in the Forward Work Plan, the responsible officer(s) are expected to prepare a non-submission report explaining the reason(s) why.

DETAILED REPORT ATTACHED?

YES

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: Linda Rees-Jones

Head of Administration & Law

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

CONSULTATIONS

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

Signed: Linda Rees-Jones Head of Administration & Law

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

CABINET MEMBER PORTFOLIO HOLDER AWARE / CONSULTED

YES

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

There are none.

| Title of Document | Locations that the papers are available for public inspection |
|-------------------|---|
|-------------------|---|

Mae'r dudalen hon yn wag yn fwriadol

Communities, Homes and Regeneration Scrutiny Committee

23rd February 2023

| EXPLANATION FOR NON-SUBMISSION OF SCRUTINY REPORTS | | | |
|---|--------------------------------|--|--|
| ITEM | RESPONSIBLE OFFICER | EXPLANATION: | REVISED SUBMISSION DATE |
| Business Plan | Noelwyn Daniels | The Council's new Corporate Strategy 2022-27 will take a new approach from previous versions which will also impact on business planning arrangements. The aim is to ensure greater alignment across the Council and to further strengthen performance management. In order to fully outline and seek feedback on this new approach a members' development session is being held on 27 January 2023 (invitation has been sent to all councillors). Feedback from this session will be considered in the development of the final version of the Corporate Strategy and business plans will be made available to scrutiny committees from end of February 2023. | 5 th April 2023 |
| | | | |
| | | | |

Mae'r dudalen hon yn wag yn fwriadol

Eitem Rhif 9

PWYLLGOR CRAFFU CYMUNEDAU, CARTREFI AC ADFYWIO 23 CHWEFROR 2023

EITEMAU AR GYFER Y DYFODOL

GOFYNNIR I'R PWYLLGOR CRAFFU:-

- Nodi'r eitemau ar gyfer y dyfodol i'w hystyried yng nghyfarfod nesaf y Pwyllgor Craffu Cymunedau ac Adfywio i'w gynnal ar 23 Chwefror, 2023.

Y Rhesymau:

- Mae'n ofynnol yn ôl Cyfansoddiad y Cyngor bod Pwyllgorau Craffu, ar dechrau bob blwyddyn y cyngor, yn datblygu ac yn cyhoeddi Blaenraglen Gwaith sy'n nodi'r pynciau a'r adroddiadau sydd i'w hystyried yn ystod y blwyddyn.

Yr Aelod Cabinet sy'n gyfrifol am y Portffolio: Cyng. Linda Evans (Dirprwy Arweinydd a CartrefiTai), Cyng G. John (Adfywio, Hamdden, Diwylliant a Thwristiaeth) Cyng A. Lenny (Adnoddau), Cyng A. Davies (Faterion Gwledig a Pholisi Cynllunio)

| | | |
|--|--|---|
| Directorate Name of Head of Service: Linda Rees Jones Report Author: Kevin Thomas | Designations: Pennaeth Gweinyddiaeth a'r Gyfraith Swyddog Gwasanaethau Democraidd | Tel Nos. 01267 224012 LRJones@sirgar.gov.uk 01267 224027 kjthomas@sirgar.gov.uk |
|--|--|---|

EXECUTIVE SUMMARY

**COMMUNITIES, HOMES AND REGENERATION
SCRUTINY COMMITTEE
23RD FEBRUARY, 2023**

FORTHCOMING ITEMS

The Council's Constitution requires Scrutiny Committees, at the commencement of each municipal year, to develop and publish a Forward Work Programme which identifies the issues and reports to be considered at meetings during the course of the year. When formulating the Forward Work Plan the Scrutiny Committee will take into consideration those items included on the Cabinet's Forward Work Programme.

The list of forthcoming items attached includes those items which are scheduled in the Community and Regeneration Scrutiny Committee's Forward Work Plan to be considered at the next meeting, to be held on 5th April, 2023.

Also attached for information are the 2022/23 Forward Work Plans in respect of the Communities, Homes and Regeneration Scrutiny Committee and the Cabinet.

DETAILED REPORT ATTACHED ?

YES:

- (1) List of Forthcoming Items
- (2) C & R Scrutiny Committee Forward Work Plan
- (3) Cabinet Forward Work Plan

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: Linda Rees-Jones

Head of Administration and Law

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

| | |
|---|-----|
| CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED NO | N/A |
| <p>Section 100D Local Government Act, 1972 – Access to Information List of Background Papers used in the preparation of this report: There are none.</p> | |

Mae'r dudalen hon yn wag yn fwriadol

FORTHCOMING ITEMS – TO BE CONSIDERED AT THE NEXT MEETING OF THE COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE TO BE HELD ON 5TH APRIL, 2023

| Agenda Item | Background | Reason for report |
|--|---|---|
| | | <p>What is Scrutiny being asked to do? e.g. <i>undertake a full review of the subject? Investigate different policy options? Be consulted on final proposals before decision making? Monitor outcomes /implementation?</i></p> <p><i>If the item is for information or for noting, can the information be provided in an alternative format i.e. via email?</i></p> |
| Revenue and Capital Budget Monitoring Report 2022/23 (April to December 2022) | This is a standard quarterly budget report covering the revenue and capital budgets for the Community and Environment Departments which fall within the remit of the Community Scrutiny Committee | To enable the committee to undertake its monitoring role of the Communities, Regeneration, and Place and Sustainability budgets which fall within its remit |
| Quarter 3 Performance Management | This is the standard Performance Management report on our progress in delivering the objectives/actions and targets set out in the New Corporate Strategy. It covers those elements of the strategy that fall under the remit of this Scrutiny. | To enable the committee to undertake its monitoring role. |
| Business Plans x3 Chief Executives Communities Place and Infrastructure | As part of the Business Plan Development process the Committee is invited to consider and comment on an annual basis on the Business Plans for the Communities, Chief Executive and Place and Infrastructure Departmental Business Plans 2023-2024 relevant to its remit. | To afford the Committee the opportunity of commenting on and making any recommendations on the Communities, Chief Executive and Place and Infrastructure Departmental Business Plans relevant to its remit. |

| |
|---|
| Items circulated to the Committee under separate cover since the last meeting |
| N.B. Copies of these reports can be obtained by emailing Scrutiny@carmarthenshire.gov.uk |
| Items attached for information |
| <ol style="list-style-type: none">1. The latest version of the Community and Regeneration Scrutiny Committee Forward Work Programme 2022/232. The latest version of the Cabinet's Forward Work Programme 2022/23 |

N.B. Copies of these reports can be obtained by emailing Scrutiny@carmarthenshire.gov.uk

Items attached for information

1. The latest version of the Community and Regeneration Scrutiny Committee Forward Work Programme 2022/23
2. The latest version of the Cabinet's Forward Work Programme 2022/23

Communities, Homes and Regeneration Scrutiny Committee – Forward Work Programme 2022/23

| 29 th Sept 22 | 16 th Nov 22 - | 14 th Dec 22 Moved to 19 th Dec | 26 Jan 23 | 23 rd Feb 23 | 5 th April 23 | 15 th May 23 |
|--|--|--|---|----------------------------|---|--|
| Annual Performance Report 2021/22 (Planning Services) – Moved to November | Revenue and Capital Budget Monitoring 2022/23 (Apr-Aug Monitor) | Quarter 1 Performance Management Replaced with the Q2 Report scheduled for January 2023 | HRA Budget Service Charges and Rent Setting 2023/24 (moved to 19 th December) | Scrutiny Actions update | Revenue and Capital Budget Monitoring Report 2022/23 (April to December) | Emergency Interim Social Housing Allocations Policy – Monitoring |
| Adopted Carmarthenshire Local Development Plan – Annual Monitoring Report 2021/22 – moved to November TO BE COMBINED INTO ONE REPORT | Scrutiny Actions Update | County Council Annual Report (deferred from 29 th Sept) | Housing Revenue Account Business Plan 2023-26 Carmarthenshire Investment Programme (moved to 19 th December) | Tenant Compensation Policy | Quarter 3 Performance Management | Communities, Homes and Regeneration Scrutiny FWP 2023/24 |
| Quarter 1 Performance Management – defer to December 14 th | Corporate Strategy – defer to 2023 | Pendine Outdoor Education Centre Replaced with the Outdoor Education provision report initially scheduled for the 26 th January 2023 | Revenue and Capital Budget Monitoring Report 2022/23 (April to October) (to be e-mailed) | Tenant Recharge Policy | New Social Allocation Policy – Homelessness Duty – withdrawn – new date to be confirmed later in the year | |
| Council Annual Report – defer to Dec 14 th | Community Asset Transfer Policy | HRA Budget Service Charges and Rent Setting | Revenue Budget Consultation 2023/24 - 2025/26 | Empty Property Policy | Business Plans (moved from 23 rd February) | |

| | | | | | | |
|--|--|--|---|--|--|--|
| | | 2023/24 (moved from 26 th January) | | | | |
| Community Scrutiny FWP 2022/23 | Consolidated Deposit Revised LDP | Housing Revenue Account Business Plan 2023-26 Carmarthenshire Investment Programme (moved from 26 th January) | Business Plans x3 – C/ex, Community, Env (Moved to 23 rd February) | Business Plans (moved to 5 th April) | | |
| Community Scrutiny Annual Report 2021/22 | Leisure Strategy | Ten Towns Update | Quarter 2 Performance Management Moved to 19 th December | | | |
| Innovation Strategy (moved to 16 th November) | Annual Performance Report 2021/22 (Planning Services) – (Moved from September) | Section 106 (Planning Obligations) – Update report | Alternative Outdoor Education Provision Moved to 19 th December to replace the Pendine outdoor education report | | | |
| | Adopted Carmarthenshire Local Development Plan – Annual Monitoring Report 2021/22 – moved from September | | Shared Prosperity Fund | | | |
| | Innovation Strategy (moved form 29 th Sept) | | Task and Finish Report – Emergency Social Housing Allocations Policy | | | |

| | | | | | | |
|--|------------------------|--|--|--|--|--|
| | Task and Finish Report | | Housing Support Programme (HSP) Strategy 2022-26 | | | |
|--|------------------------|--|--|--|--|--|

OTHER REPORTS TO BE INCLUDED:

Site Visits

- Y Stordy / Museums / Libraries – Dates to be confirmed following the relaxation of Covid 19 rules

TASK AND FINISH REVIEW

Emergency Social Housing Allocations Policy

REPORTS TO BE E-MAILED

Revenue and Capital Budget Monitoring Report (Jan 26th Meeting)

OTHER REPORTS TO BE INCLUDED:

Section 106 – Date to be confirmed (Planning)

Mae'r dudalen hon yn wag yn fwiadol

CABINET/COUNCIL – FORWARD PLAN

FOR THE PERIOD 1 FEBRUARY 2023 TO 31 JANUARY 2024

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director Report Author |
|--|---|---------------------------------------|-------------------|---|--|
| CORPORATE STRATEGY | To update our Corporate Strategy and Well-being Objectives | Cabinet 13 Feb 2023 | No | Leader of the Council | Chief Executive Nicola Evans, Business Support Manager njevans@carmarthenshire.gov.uk |
| HIGHWAYS ASSET MANAGEMENT PLAN Maintenance Manual | The Maintenance Manual is being developed as a portfolio of individual highway maintenance and management policies adopting a risk-based approach and according with a national code of practice. The topic being brought forward covers the management of highway drainage. | Cabinet 13 Feb 2023 | No | Cabinet Member for Transport, Waste and Infrastructure Services | Director of Place & Infrastructure Richard Waters, Highways and Transportation Services Manager RWaters@carmarthenshire.gov.uk |
| PROPOSAL FOR CABINET TO CONSIDER THE FORMAL SIGNING OF THE | On 4 July 2022, Cabinet established a Cross Party Advisory Panel to support the authority's approach to addressing the climate and nature emergencies and the adoption of the Edinburgh Declaration. At | Cabinet 13 Feb 2023 | No | Cabinet Member for Climate Change, Decarbonisation and Sustainability | Director of Place & Infrastructure Rosie Carmichael, Rural Conservation Manager |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|---|---------------------------------------|-------------------|--|--|
| EDINBURGH DECLARATION ON POST-2020 GLOBAL BIODIVERSITY FRAMEWORK | the inaugural meeting of the Advisory panel, Members provided unanimous support for the Cabinet formally signing the declaration. | | | | racarmichael@car marthenshire.gov.u k |
| Treasury Management Policy and Strategy 2023-2024 | That Council formally approves the Treasury Management Policy and Strategy for 2021-22 and recommendations therein. That Council formally approves the Treasury Management Indicators, Prudential Indicators, the MRP Statement, the Investment Strategy and recommendations therein. | Cabinet 13 Feb 2023 | No | Cabinet Member for Resources | Director of Corporate Services Anthony Parnell, Treasury & Pension Investments Manager aparnell@carmarth enshire.gov.uk |
| Council Transformation Strategy | A Transformation Strategy will provide the strategic framework to support the implementation of a programme of organisational transformation over the next 5 years. | Cabinet 13 Feb 2023 | No | Cabinet Member for Organisation & Workforce | Chief Executive Nicola Evans, Business Support Manager njevans@carmarth enshire.gov.uk |
| COMMUNITIES, HOMES AND REGENERATION SCRUTINY COMMITTEE | To consider the Task and Finish Group's recommendations on the adoption of an Emergency Social Housing Allocations Policy | Cabinet 20 Feb 2023 | No | Deputy Leader and Cabinet Member for Homes | Chief Executive Kevin J Thomas, Democratic Services Officer kjthomas@carmart |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|--|---------------------------------------|-------------------|--|--|
| TASK AND FINISH GROUP REPORT – EMERGENCY SOCIAL HOUSING ALLOCATIONS POLICY | | | | | henshire.gov.uk |
| HOUSING SUPPORT PROGRAMME (HSP) STRATEGY 2022-26 | This strategy sets out our priorities and those of our partner agencies for homelessness prevention, homelessness relief and housing related support services over the coming four years (2022-26) to support our most vulnerable citizens to live as part of their communities. | Cabinet 20 Feb 2023 | No | Deputy Leader and Cabinet Member for Homes | Director of Communities Christine Harrison, Head of Strategic Joint Commissioning Chris.harrison@pembrokeshire.gov.uk |
| RAPID REHOUSING TRANSITION PLAN 2022-2027 | Rapid Rehousing is an approach which ensures that anyone experiencing homelessness can move into a settled home as quickly as possible. While our priority is preventing homelessness, we want Rapid Rehousing to become the default approach when people become homeless. The Plan has been developed in partnership to deliver transformation. | Cabinet 20 Feb 2023 | No | Deputy Leader and Cabinet Member for Homes | Director of Communities Angie Bowen, Investment and Income Manager AnBowen@carmart.henshire.gov.uk |
| FIVE YEAR CAPITAL PROGRAMME | To enable the authority to agree a five-year capital programme 2023/24 to 2027/28 | Cabinet 20 Feb 2023 | No | Cllr. Alun Lenny, Cabinet Member | Director of Corporate Services Randal |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|---|---------------------------------------|-------------------|---|---|
| (COUNCIL FUND) – 2023/24 TO 2027/28 | | | | | Hemingway, Head of Financial Services RHemingway@car marthenshire.gov.uk |
| REVENUE BUDGET STRATEGY 2023/24 TO 2025/26 | To enable the Authority to set its Revenue Budget for the Council Fund and resultant Council Tax for 2023/24. | Cabinet 20 Feb 2023 | No | Cllr. Alun Lenny, Cabinet Member | Director of Corporate Services Randal Hemingway, Head of Financial Services RHemingway@car marthenshire.gov.uk |
| Covid 19 impact on Contractors – Major works | A report will be produced to explore the financial impact on Contractors as a consequence of the Covid-19 pandemic. The report will establish the current contract provisions being enforced by the Authority compared against various government advice and relief procedures. To further inform stakeholders, the report will capture the potential implications for adopting and seek a decision on implementing contractor support mechanisms to mitigate the financial impact of Covid-19. | Cabinet 20 Feb 2023 | No | Cabinet Member for Transport, Waste and Infrastructure Services | Director of Place & Infrastructure Jason G. Jones, Property Maintenance Manager JGJones@carmarthenshire.gov.uk |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|--|--------------------------------|------------|---|--|
| COUNCIL'S REVENUE BUDGET MONITORING REPORT | To provide the Cabinet with an update on the latest budgetary position as at 31st December 2022, in respect of 2022/23. | Cabinet 20 Feb 2023 | No | Cabinet Member for Resources | Director of Corporate Services Randal Hemingway, Head of Financial Services RHemingway@car-marthenshire.gov.uk |
| RURAL ESTATES | In January 2021, the Welsh Government announced regulatory measures to address agricultural pollution. These regulations are known as The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. The regulations will have a huge impact on the majority of the Council's farms, especially the dairy farms, which will involve having to upgrade slurry storage facilities to accommodate at least five months' worth of slurry. The average capacity of slurry stores on Council farms currently stands at 2-3 months of storage. This report provides an update on the current situation regarding the impact of the regulations on the Farm Estate and the implications following the outcome of recent condition surveys carried out on all 24 farms. | Cabinet 20 Feb 2023 | No | Cabinet Member for Resources | Chief Executive Jason Jones (Head of Regeneration), Head of Regeneration JaJones@car-marthenshire.gov.uk |

Tudalen 77

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|---|---------------------------------------|-------------------|--|---|
| Treasury Management and Prudential Indicator Report 1st April 2022 to 31st December 2022 | To provide members with an update on the treasury management activities from 1st April 2022 to 31st December 2022 | Cabinet 20 Feb 2023 | No | Cabinet Member for Resources | Director of Corporate Services Anthony Parnell, Treasury & Pension Investments Manager aparnell@carmarthenshire.gov.uk |
| FIVE YEAR CAPITAL PROGRAMME (COUNCIL FUND) – 2023/24 TO 2027/28 | To enable the authority to agree a five-year capital programme 2023/24 to 2027/28 | County Council 1 Mar 2023 | No | Cllr. Alun Lenny, Cabinet Member | Director of Corporate Services Chris Moore, Director of Corporate Services cmoore@carmarthenshire.gov.uk |
| COUNCIL TAX PREMIUMS ON LONG TERM VOIDS AND SECOND HOMES | To consider the options open to the Council with regard to introducing Council Tax Premiums on Long term empty properties and second homes. | County Council 8 Mar 2023 | No | Cllr. Alun Lenny, Cabinet Member | Director of Corporate Services Helen Pugh, Head of Revenues and Financial Compliance HLPugh@carmarthenshire.gov.uk |
| EMPTY PROPERTY POLICY | TO INTRODUCE THE EMPTY PROPERTY POLICY THAT WILL SET THE VISION AND THE WORK PROGRAMME FOR THE COUNCIL IN TACKLING EMPTY RESIDENTIAL | Cabinet 13 Mar 2023 | No | Deputy Leader and Cabinet Member for Homes | Director of Communities Gareth Williams, Team Leader GajWilliams@carm |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|--|--------------------------------|------------|--|---|
| | HOMES WITHIN THE COUNTY FOR THE NEXT 4 YEARS. THE POLICY ALSO SETS OUT THE LOAL CONTEXT AND THE IMPORTANCE OF BRINGING EMPTY HOMES BACK INTO USE TO HELP MEET THE HOUSING NEED IN THE COUNTY PARTICULARLY FOR LOCAL PEOPLE. | | | | arthenshire.gov.uk |
| Conservation Area Appraisals | <p>This report sets out the work being undertaken to review ten designated Conservation Areas across the County. It identifies the outcome of the review and the subsequent consultation exercise including on the:</p> <ul style="list-style-type: none"> •A character appraisal; •A boundary review and •A management plan. <p>The report in setting out the above identifies the outcome of the public consultation exercise and the next steps including the processes required to amend any of the Conservation Area designations.</p> | Cabinet 13 Mar 2023 | No | Cabinet Member for Rural Affairs and Planning Policy | Director of Place & Infrastructure Rhodri Griffiths, Head of Place and Sustainability RDGriffiths@carma rthenshire.gov.uk |
| LAND PURCHASE REQUIRED FOR SUSTATINABLE COMMUNITIES FOR LEARNING | Proposal to consider the purchase of land and virement in the capital programme to proceed with a new replacement Welsh medium school for Ysgol Gwennllian, Kidwelly. | Cabinet 13 Mar 2023 | No | Cabinet Member for Education and Welsh Language | Director of Education & Children Simon Davies, Head of Access to |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|--|--------------------------------|------------|---|---|
| SCHEME | | | | | Education sidavies@car-mar-thenshire.gov.uk |
| Business Rates – Retail, Leisure and Hospitality Rates Relief Scheme 2023/24 | To consider the adoption of a rate relief scheme being made available to billing authorities by Welsh Government for 2023/24 | Cabinet 13 Mar 2023 | No | Cabinet Member for Resources | Director of Corporate Services Ann Thomas, Revenue Services Manager AnThomas@car-mar-thenshire.gov.uk |
| WEST WALES ADULT ADVOCACY STRATEGY 2023 - 2027 | THE ADULT ADVOCACY STRATEGY SEEKS TO SHAPE THE COMMISSIONING ARRANGEMENTS OF HDUHB, CARMARTHENSIRE CC, CEREDIGION CC AND PEMBROKESHIRE CC IN ORDER TO MEET THEIR STATUTORY DUTIES. IT SEEKS TO ENSURE THAT GOOD QUALITY ADVOCACY IS READILY AND EQUITABLY AVAILABLE, IN THE WEST WALES REGION. | Cabinet 13 Mar 2023 | No | Cabinet Member for Health & Social Services | Director of Communities Christine Harrison, Head of Strategic Joint Commissioning Chris.harrison@pe-mbrokeshire.gov.uk |
| CAPITAL PROGRAMME 2022/23 UPDATE | To provide an update of the latest budgetary position for the 2022/23 capital programme, as at the 31st December 2022. | Cabinet 27 Mar 2023 | No | Cabinet Member for Resources | Director of Corporate Services Randal Hemingway, Head of Financial Services |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|--|--------------------------------|------------|---|--|
| | | | | | RHemingway@car marthenshire.gov.u k |
| ALTERNATIVE OUTDOOR EDUCATION OFFER | The purpose of this report is to review Carmarthenshire County Council's current Outdoor Education offer and to explore options for a re-modelled service within existing resources. | Cabinet 27 Mar 2023 | No | Cabinet Member for Regeneration, Leisure, Culture & Tourism | Director of Communities Ian Jones, Head of Leisure IJones@carmarthe nshire.gov.uk |
| CARMARTHENSHIRE'S SUSTAINABLE COMMUNITIES FOR LEARNING (CSCfL) | To provide Cabinet with an updated CSCfL (formerly known as Modernising Education Programme (MEP)) as the long-term strategy and investment plan for schools. The plan will be brought forward following extensive consultation with stakeholders. | Cabinet 27 Mar 2023 | No | Cabinet Member for Education and Welsh Language | Director of Education & Children Simon Davies, Head of Access to Education sidavies@carmarth enshire.gov.uk |
| Roundabout Sponsorship Scheme | A Roundabout Sponsorship Scheme will involve businesses being able to sponsor a roundabout in the County and see their company promoted in potentially highly visible locations. It is envisaged that sponsorship funds will go towards maintaining both roundabouts and essential Highways | Cabinet 27 Mar 2023 | No | Cabinet Member for Transport, Waste and Infrastructure Services | Director of Place & Infrastructure Jonathan Willis, Housing Services Manager (Advice & Options) jnwillis@carmarthe nshire.gov.uk |
| ELECTRIC | The report provides an update on | Cabinet | No | Cabinet Member for | Director of Place & |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|--|--------------------------------|------------|---|---|
| VEHICLE CHARGING INFRASTRUCTURE STRATEGY, TWELVE MONTH REVIEW | progress with the Electric Vehicle Charging Infrastructure Strategy. | 24 Apr 2023 | | Transport, Waste and Infrastructure Services | Infrastructure Steve Pilliner, Head of Transportation & Highways SGPilliner@carmarthenshire.gov.uk |
| THE EDUCATION AND CHILDREN'S SERVICES STRATEGY FOR SUPPORTING OUR SCHOOLS AND SPECIALIST SETTINGS, INCLUDING THOSE THAT ARE MOST CHALLENGED. | This report outlines the range of differentiated support provided to our schools, PRUs and specialist settings ensuring that leaders, teachers and teaching assistants access the necessary support to ensure that all pupils progress and thrive. | Cabinet 27 Mar 2023 | No | Cabinet Member for Education and Welsh Language | Director of Education & Children Elin Forsyth, Strategic Lead for School Effectiveness EMForsyth@carmarthenshire.gov.uk |
| TENANT RECHARGE POLICY Tudalen 82 | Occasionally it may be necessary to recharge a tenant for work that we have carried out to the property which was the tenant responsibility under the tenancy agreement. The policy will guide officers when dealing with council tenant recharges, ensuring a consistent approach. | Cabinet 24 Apr 2023 | No | Deputy Leader and Cabinet Member for Homes | Director of Communities Jonathan Morgan, Head of Homes & Safer Communities JMorgan@carmarthenshire.gov.uk |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|--|--------------------------------|------------|--|--|
| TENANT COMPENSATION POLICY | The report sets out our approach to when it may be appropriate to compensate a tenant who has suffered loss or inconvenience due to service failure. The policy will guide officers when dealing with council tenants ensuring a consistent approach. | Cabinet 24 Apr 2023 | No | Deputy Leader and Cabinet Member for Homes | Director of Communities Jonathan Morgan, Head of Homes & Safer Communities JMorgan@carmarthenshire.gov.uk |
| AN EVALUATION OF ESTYN INSPECTIONS ACROSS CARMARTHENSHIRE SCHOOLS, PUPIL REFERRAL UNITS AND SPECIALIST SETTINGS. | This report provides an evaluation of Estyn inspections over the last five years, outlining the strengths of our schools, PRUs and specialist settings, as well as providing an overview of recommendations for improvement. In addition, the report outlines how the ECS department supports schools both pre and post Estyn inspections to ensure that all of our learners' progress and thrive. | Cabinet 24 Apr 2023 | No | Cabinet Member for Education and Welsh Language | Director of Education & Children Elin Forsyth, Strategic Lead for School Effectiveness EMForsyth@carmarthenshire.gov.uk |
| Street Naming and Numbering Policy | The report seeks to update on the preparation of the Street Naming and Numbering Policy. It sets out the responses received as part of the formal consultation on the policy and officer recommendations ahead of its formal adoption. | Cabinet 24 Apr 2023 | No | Cabinet Member for Rural Affairs and Planning Policy | Director of Place & Infrastructure Ian R Llewelyn, Forward Planning Manager IRLlewelyn@carmarthenshire.gov.uk |
| Carmarthenshire Public Services | The Well-being of Future Generations (Wales) Act 2015 places a duty on each | Cabinet 11 Apr 2023 | No | Leader of the Council | Chief Executive Noelwyn Daniel, |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|---|--|---------------------------------------|-------------------|---|---|
| Board (PSB) Well-being Plan 2023-28 | PSB to develop and publish a county Well-being Plan. As part of the preparation of this Plan, Carmarthenshire PSB has undertaken a detailed Well-being Assessment. The objectives and actions identified as part of this plan will focus on areas of collective action that the PSB can influence by working together and does not therefore replicate what is considered to be the core business of the individual member bodies of the PSB, unless there is added value to be gained by the PSB working together. | | | | Head of ICT and Corporate Policy ndaniel@carmarthenshire.gov.uk |
| Cleansing Service Strategic Management Plan | To present the outcomes of the review into the Council's street cleaning service and make recommendations for future service delivery. | Cabinet 24 Apr 2023 | No | Cabinet Member for Transport, Waste and Infrastructure Services | Director of Place & Infrastructure Daniel John, Interim Head of Waste DWJohn@carmarthenshire.gov.uk |
| Grants Awards Policy Tudalen 84 | In line with the requirement of the Welsh Language Standards the Council must produce and publish a policy on awarding grants (or, where appropriate, amend an existing policy) which requires you to consider positive or negative effects the awarding and implementing of the grant could have on: (i) opportunities for persons to use the | Cabinet 24 Apr 2023 | No | Cabinet Member for Education and Welsh Language | Chief Executive Noelwyn Daniel, Head of ICT and Corporate Policy ndaniel@carmarthenshire.gov.uk |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|-------------------------------------|--|--------------------------------|------------|---|--|
| | Welsh language, and (ii) treating the Welsh language no less favourably than the English language. | | | | |
| Tackling Poverty Action Plan | The Council has prepared a tackling poverty action plan which incorporates its response to the cost of living crisis. The plan outlines actions to be taken by a range of Council services and steps to further our involvement with a range of external stakeholders. | Cabinet 24 Apr 2023 | No | Deputy Leader and Cabinet Member for Homes | Chief Executive Noelwyn Daniel, Head of ICT and Corporate Policy ndaniel@carmarthenshire.gov.uk |
| Defence Employee Recognition Scheme | To approve progression within the Defence Employee Recognition Scheme (DERS) to Silver Award and to strengthen our ongoing commitment to the Armed Forces Covenant. In October 2021, Cabinet approved the re-signing of the Armed Forces Covenant, which pledged a commitment to apply for the DERS. The DERS encourages employers to support those serving (reservists) or who have served in the armed forces (veterans) and their dependants. It aligns with the Armed Forces Covenant which is a pledge to the Armed Forces Community and their families that they will be given respect and fairness in the United Kingdom that they serve. The DERS encompasses Bronze, Silver, and Gold Awards for employers that pledge, demonstrate or advocate | Cabinet 24 Apr 2023 | No | Cabinet Member for Organisation & Workforce | Chief Executive Noelwyn Daniel, Head of ICT and Corporate Policy ndaniel@carmarthenshire.gov.uk |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|---|---------------------------------------|-------------------|---|--|
| | support to the Armed Forces Community. | | | | |
| Welsh Language Promotion Strategy 2023-28 | To approve the Welsh Language Promotion Strategy for 2023-28, as a part of our statutory responsibilities under the Welsh Language Measure (Wales) 2011. Carmarthenshire County Council leads on the preparation of the Promotion Strategy; however, we work closely with partners across the county to co-design our work to support the Language in our communities. This is the second promotion strategy and there will be an opportunity to reflect on the results of the 2021 Census as part of our work. | Cabinet 24 Apr 2023 | No | Cabinet Member for Education and Welsh Language | Chief Executive Noelwyn Daniel, Head of ICT and Corporate Policy ndaniel@carmarthenshire.gov.uk |
| LEISURE, CULTURE AND OUTDOOR RECREATION STRATEGY – POST CONSULTATION | The document provides a framework for the service to work with key stakeholders to deliver a strategically aligned Leisure, Culture and Outdoor Recreation Strategy for the next 10 years. | Cabinet 5 Jun 2023 | No | Cabinet Member for Regeneration, Leisure, Culture & Tourism | Director of Communities Ian Jones, Head of Leisure IJones@carmarthenshire.gov.uk |
| ANNUAL REPORT FOR THE WELSH EDUCATION STRATEGIC PLAN (WESP) | The Carmarthenshire 2022-32 WESP became operative on 1.9.22. The Local Authority is required to submit an annual progress report to Welsh Government. It's deemed pertinent to present this report to the Scrutiny process prior to WG | Cabinet 17 Jul 2023 | No | Cabinet Member for Education and Welsh Language | Director of Education & Children Aeron Rees, Head of Strategy and Learner Support |

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|--|---|--------------------------------|------------|---|--|
| | submission. | | | | jarees@carmarthenshire.gov.uk |
| Annual Treasury Management and Prudential Indicator Report 2022-2023 | To provide members with an update on the treasury management activities for 2022-2023 | Cabinet 4 Sep 2023 | No | Cabinet Member for Resources | Director of Corporate Services Anthony Parnell, Treasury & Pension Investments Manager aparnell@carmarthenshire.gov.uk |
| Equestrian Strategy | <p>The Carmarthenshire Rights of Way Improvement Plan (ROWIP) 2019-2029 has been produced and published in accordance with section 60 of the Countryside and Rights of Way (CROW) Act (2000).</p> <p>The ROWIP details Carmarthenshire's plan for the strategic management, development, and improvement of the County's Public Rights of Way network up until 2029.</p> <p>During consultation with the Local Access Forum, The Forum identified a need for the local authority to commit to producing a Carmarthenshire Equestrian Strategy to recognise the access opportunities and challenges for horse riding and carriage driving across the County.</p> <p>An Equestrian Strategy to 'promote and develop an accessible network for</p> | Cabinet 30 Oct 2023 | No | Cabinet Member for Transport, Waste and Infrastructure Services | Director of Place & Infrastructure Steve Pilliner, Head of Transportation & Highways SGPilliner@carmarthenshire.gov.uk |

Tudalen 87

| Subject | Report Summary | Decision Making Body and Dates | Is Exempt? | Cabinet Member Portfolio Holder (if applicable) | Responsible Director / Report Author |
|----------------------------------|---|---------------------------------------|-------------------|--|---|
| | equestrian use' has therefore been published in the Carmarthenshire Rights of Way Improvement Plan 2019-2029. The report sets out the proposal to adopt an Equestrian Strategy for Carmarthenshire. | | | | |
| CAPITAL PROGRAMME 2022/23 UPDATE | To provide an update of the latest budgetary position for the 2022/23 capital programme | Cabinet 27 Nov 2023 | No | | |

Eitem Rhif 10

PWYLLGOR CRAFFU CYMUNEDAU, CARTREFI AC ADFYWIO 23 CHWEFROR 2023

DIWEDDARIAD AR GMAU GWEITHREDU Y PWYLLGOR CRAFFU

Y Pwrpas: Rhoi gwybod i'r Pwyllgor am y camau a gymerwyd mewn ymateb i benderfyniadau a wnaed

Ystyried y materion canlynol a chyflwyno sylwadau arnynt:

- Craffu ar y cynnydd a wnaed mewn perthynas â chamau gweithredu, ceisiadau neu atgyfeiriadau a gofnodwyd yn ystod cyfarfodydd blaenorol y Pwyllgor.

Y rhesymau:

- Galluogi'r aelodau i gyflawni eu rôl graffu mewn perthynas â monitro perfformiad.

Yr Aelod Cabinet sy'n gyfrifol am y Portffolio: Amherthnasol

| | | |
|--|--|---|
| Directorate Name of Head of Service: Linda Rees Jones Report Author: Kevin Thomas | Designations: Pennaeth Gweinyddiaeth a'r Gyfraith Swyddog Gwasanaethau Democrataidd | Tel Nos. 01267 224012 LRJones@sirgar.gov.uk 01267 224027 kjthomas@sirgar.gov.uk |
|--|--|---|

EXECUTIVE SUMMARY
COMMUNITIES, HOMES AND REGENERATION
SCRUTINY COMMITTEE
23RD FEBRUARY, 2023

Scrutiny Action Update

During the course of a municipal year, several requests for additional information are made by the Committee in order to assist it in discharging its scrutiny role.

The attached report provides members of the Committee with an update on the progress made in relation to these requests.

DETAILED REPORT ATTACHED ?

YES:

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: Linda Rees-Jones

Head of Administration and Law

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

CABINET MEMBER PORTFOLIO HOLDER(S) AWARE/CONSULTED

N/A

NO

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

There are none.

Mae'r dudalen hon yn wag yn fwriadol

Community Scrutiny Committee Actions 2021-2022

| Ref No | Meeting Date | Recommendation / Action / Referral | Description | Progress Update | Member / Officer | Status |
|---------------|---------------------|------------------------------------|---|---|--------------------------------------|-----------------------------------|
| CS 01 - 22/23 | 29th September 2022 | Recommendation | <p>Establishment of a Pre-Decision Task and Finish Group (Development of Emergency Social Housing Allocations Policy)</p> <p>4.1 - That a Pre-decision Scrutiny Task and Finish Group be established to develop an Emergency Social Housing Allocations Policy for Carmarthenshire</p> <p>5.2 - That the Task and Finish Group Comprise 6 members, politically balanced, and the membership be as detailed above.</p> <p>4.3 That the Task and Finish Group's Terms of Reference/scoping and planning document be approved</p> | The Group has been established with the first meeting held on the 11th October 2022 | Kevin Thomas | Completed |
| CS 02 - 22/23 | 29th September 2022 | Recommendation | <p>Forward Work Programme 2022/23</p> <p>to reduce the number of items on the FWP for the November 2022 meeting if possible</p> <p>An update report on the Pendine Outdoor Education Centre be submitted to a future meeting</p> | <p>The report is scheduled for the Committee's meeting in December 2022</p> | <p>Kevin Thomas</p> <p>Ian Jones</p> | <p>Completed</p> <p>Completed</p> |

Community Scrutiny Committee Actions 2021-2022

| | | | | | | |
|--------------|--------------------|----------------|--|--|------------------|-----------|
| CS03 - 22/23 | 16th November 2022 | Recommendation | <p>Apologies for Action - LDP Reports</p> <p>The Head of Place and Sustainability to examine the format of future LDP Reports presented to the Committee</p> | The submission of the Annual report will be accompanied by a report, executive summary, and highlight presentation for Members | Rhodri Griffiths | Completed |
| CS04 - 22/23 | 16th November 2022 | Action | <p>Leisure, Culture and outdoor Recreation Strategy</p> <p>1. To provide local members with an update on the tinvasive Top Mouth Gudgeon species in the lakes at the Millennium Coastal Park</p> <p>2.To provide members of the committee with a high level summary of the contribution of leisure services in tackling poverty.</p> <p>3. To include a reference to fishing within the Strategy.</p> | <p>1. An update has been provided to local members</p> <p>2. Head of Leisure sits on corporate 'Tackling Poverty Group' which feeds into a corporate advisory panel, and includes officers from Media and Marketing, Housing, Regeneration, Policy, Finance, Children's services; Education and Social Care. Further detail via Gwyneth Ayres in policy team. Leisure is specifically supporting through hosting of 'warm places at our 3 town libraries' and via social pricing at leisure sites.</p> <p>3. A reference will be included within the revised Strategy for Cabinet approval</p> | Ian Jones | Completed |

Community Scrutiny Committee Actions 2021-2022

| | | | | | | |
|--------------|--------------------|----------------|--|--|-----------------|-----------|
| CS05 -22/23 | 16th November 2022 | Recommendation | Local Innovation Strategy 1. The report be recommended to Cabinet for adoption 2. To provide members of the committee, via e-mail, further details on the local benefits arising for carmarthenshire from the city deal projects on Digital Infrastructure and Skills and Challenges | 1. The Strategy was endorsed by Cabinet on the 28th November 2022 2. The information was circulated to the Committee members on the 16th December | Jason Jones | Completed |
| CS06 - 22/23 | 16th November 2022 | Recommendation | Community Asset Transfer That the newly updated Community Asset Transfer Procedures Document be recommended to Cabinet for approval | To be considered by the Cabinet in February 2023 | Jason Jones | Completed |
| CS07 - 22/23 | 19th December | Recommendation | Housing Revenue Account Budget and Housing Rent Setting for 2023/24 To recommend to Cabinet / Council the proposed Housing Revenue Account Budget and House Rent setting for 2023/24 be adopted | The report was considered by Cabinet on the 9th January and Council on the 25th January | Chris Moore | Completed |
| CS08 - 22/23 | 19th December | Action | Housing Revenue Account Budget and Housing Rent Setting for 2023/24 To provide the committee with details of the proportion of the 24% of Tenants not in receipt of benefits who were elderly | The following note was added to the cabinet report in response to the query in scrutiny."30% of tenants are now in receipt of universal credit, 28% of tenants are on full Housing Benefit (HB), 18% are on partial HB and 24% receive no HB. Of those receiving no assistance in the form of universal credit or housing benefit there are approximately 839 of pensionable age." | Chris Moore | Completed |
| CS09- 22/23 | 19th December | Recommendation | Housing Revenue Account Business Plan 2023-26 Carmarthenshire's Housing Investment Programme To recommend to Cabinet / Council that the report and its recommendations be adopted | The report was considered by Cabinet on the 9th January and Council on the 25th January | Jonathan Morgan | Completed |
| CS10 - 22/23 | 26th January 2023 | Recommendation | Revenue Budget Strategy Consultation 2023/24 - 2025/26 To recommend to Cabinet/Council 1. the 2023/24 - 2025/26 Revenue Budget Strategy Consultation be received. 2. The Charging Digests for the Regeneration Leisure Place and Sustainability and Non HRA services, as detailed in Appendix C to the report, be endorsed | The Strategy is due to be considered by Cabinet on the 20th February and Council on the 1st March 2023 | Chris Moore | |

Tudalen 95

Community Scrutiny Committee Actions 2021-2022

| | | | | | | |
|-------------|-------------------|----------------|---|--|---|------------------|
| CS11-22/23 | 26th January 2023 | Recommendation | <p>Communities, Homes and Regeneration Scrutiny Committee Task and Finish Group - Emergency Social Housing Allocations Policy</p> <p>To recommend to Cabinet/Council</p> <p>1. The Emergency Interim Social Housing Allocation Policy be approved, 2. The current Choice Based Lettings Policy be suspended for a approximately one year, and the Emergency Interim Social Housing Allocation Policy be implemented, 3. The Communities, Homes and Regeneration Scrutiny Committee receive updates at every meeting on the effectiveness of the change, 4. the content of the reports include data for the previous period referring to the areas detailed in the minutes.</p> <p>That the members of the Task and Finish Group meet every two months to monitor the Policy's implementation.</p> <p>The current system of advertising properties on 'Canfod Cartref - Home Finder' commencing at midnight on Thursday be retained.</p> | <p>The Task and Finish Group's report is due to be considered by Cabinet on the 20th February and Council on the 8th March 2023</p> <p>No action Required to amend the existing policy</p> | <p>Kevin Thomas</p> <p>Jonathan Morgan</p> <p>Jonathan Morgan</p> | <p>Completed</p> |
| CS11-22/23 | 26th January 2023 | Action | <p>Communities, Homes and Regeneration Scrutiny Committee Task and Finish Group - Emergency Social Housing Allocations Policy</p> <p>To examine the wording on Canfod Cartref to clarify the 'bidding process'</p> | | Jonathan Morgan | |
| CS12- 22/23 | 26th January 2023 | Recommendation | <p>Housing Support Programme (HSP) Strategy 2022-2026</p> <p>That the Housing Support Programme (HSP) Strategy 2022-2026 be endorsed</p> | <p>The Strategy is due to be considered by Cabinet on the 20th February 2023</p> | Chris Harrison | |
| CS13- 22/23 | 26th January 2023 | Recommendation | <p>Rapid Rehousing Transition Plan 2022-2027</p> <p>That the Rapid Rehousing Transition Plan 2022-2027 be endorsed</p> | <p>The Plan is to be considered by Cabinet on the 20th February 2023</p> | Jonathan Morgan | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Community Scrutiny Committee Actions 2021-2022

[illegible]

Mae'r dudalen hon yn wag yn fwiadol

DYDD IAU, 26 IONAWR 2023

PRESENNOL: Y Cyngorydd D.M. Cundy (Cadeirydd)(Yn rhithwir)

Cynghorwyr (Yn rhithwir):

| | | | |
|------------|-----------------|-------------|-------------|
| B.W. Jones | W.R.A. Davies | B. Davies | T. Davies |
| N. Evans | R.E. Evans | H.L. Davies | J.K. Howell |
| A. Leyshon | H.B. Shepardson | R. Sparks | |

Hefyd yn bresennol (Yn rhithwir)

Cynghorydd L. Evans – Aelod Cabinet dros Gartrefi a Dirprwy Arweinydd
Cynghorydd A. Davies - Aelod Cabinet dros Faterion Gwledig a Pholisi Cynllunio
Cynghorydd A. Lenny - Aelod Cabinet dros Adnoddau
Cynghorydd G. John - Aelod Cabinet dros Adfywio, Hamdden, Diwylliant a Thwristiaeth

Hefyd yn bresennol (Yn rhithwyr):

R. Hemingway, Pennaeth Gwasanaethau Ariannol
J. Jones, Pennaeth Adfywio
J. Fearn, Pennaeth Eiddo Tai a Phrosiectau Strategol
I. Jones, Pennaeth Hamdden
J. Morgan, Pennaeth Cartrefi a Chymunedau Mwy Diogel
C. Daniels, Uwch Rheolwr Chwaraeon a Hamdden
J. Davies, Uwch-reolwr y Gwasanaethau Diwylliannol
H. Morgan, Rhelolwr Datblygu Economaidd
A. Bowen, Arweinydd Buddsodi yn ein Tai
A. Jones, Procurement & Contracting Officer
R. Parkinson, Arweinydd Tim - Cyngor ynghylch Tai
J. Williams, Rapid Rehousing Policy Lead
A. Eynon, Prif Gyfieithydd
E. Evans, Prif Swyddog Gwasanaethau Democrataidd
S. Hendy, Swyddog Cefnogi Aelodau
E. Bryer, Swyddog Gwasanaethau Democrataidd
K. Thomas, Swyddog Gwasanaethau Democrataidd

Rhith-Gyfarfod - 10.00 yb - 12.05 yp

1. YMDDIHEURIADAU AM ABSENOLDEB.

Cafwyd ymddiheuriad am absenoldeb gan y Cynghorydd M.Palfreman.

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

Ni chafwyd dim datganiadau ynghylch chwip waharddedig.

| Y Cynghorydd | Rhif(au) y Cofnod | Y Math o Fuddiant |
|--------------|-------------------|-------------------|
|--------------|-------------------|-------------------|

| | | |
|---------------|--|---|
| H. Shepardson | 4 - Ymgynghori ynghylch Strategaeth Cyllideb Refeniw 2023/24 – 2025/26 | Deiliad Tocyn ar gyfer y meysydd parcio ym Mharc Arfordirol y Mileniwm a Deiliad Tocyn Tymor i Barc Gwledig Pen-bre |
| R. Sparks | 4 - Ymgynghori ynghylch Strategaeth Cyllideb Refeniw 2023/24 – 2025/26 | Mae ganddo fusnes nofio a gollyngiad gan y Pwyllgor Safonau i siarad a gwneud sylwadau ysgrifenedig ond nid pleidleisio |

3. 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.

4. YMGYNGHORI YNGHYLCH STRATEGAETH Y GYLLIDEB REFENIW 2023/24 TAN 2025/26

(NODER: Roedd y Cynghorwyr H. Shepardson a R. Sparks wedi datgan buddiant yn yr eitem hon yn gynharach; ailddatganwyd y buddiant hwnnw ganddynt ac arhosont yn y cyfarfod tra oedd yr adroddiad yn cael ei ystyried)

Bu'r Pwyllgor yn ystyried adroddiad ar Strategaeth Cyllideb Refeniw'r Cyngor 2023/24 hyd at 2025/26, fel y'i cymeradwywyd gan y Bwrdd Gweithredol at ddibenion ymgynghori yn ei gyfarfod a gynhaliwyd ar 9 Ionawr 2023. Roedd yr adroddiad yn darparu'r sefyllfa bresennol i'r Aelodau ynghylch y Gyllideb Refeniw ar gyfer 2023/2024, ynghyd â ffigurau dangosol ar gyfer blynyddoedd ariannol 2024/2025 a 2025/2026, yn seiliedig ar ragamcanion ynghylch gofynion gwariant y swyddogion ac yn ystyried y setliad amodol a gyhoeddwyd gan Lywodraeth Cymru ar 14 Rhagfyr 2022.

Dywedodd y Pwyllgor, er bod y setliad amodol a gyhoeddwyd yn cynrychioli cynnydd cyfartalog o 8.0% ledled Cymru ar setliad 2022/23, fod cynnydd Sir Gaerfyrddin wedi bod yn 8.5% (£26.432m) gan felly gymryd y Cyllid Allanol Cyfun i £338.017m ar gyfer 2023/24. Er bod y setliad yn sylweddol uwch na'r ffigwr dangosol cychwynnol, sef cynnydd o 3.4%, ac yn darparu tua £15.5m yn fwy na rhagdybiaeth wreiddiol y Cyngor, roedd Llywodraeth Cymru wedi cydnabod na fyddai'r ffigwr cynyddol yn ddigonol o hyd i ymdopi â'r pwysau chwyddiant oedd yn wynebu cynghorau, dyfarniadau cyflog, a'r cynnydd mewn prisiau tanwydd, ac roedd penderfyniadau anodd i'w gwneud.

Tra bo cynigion y gyllideb yn tybio bod yr holl gynigion am arbedion yn cael eu cyflawni'n llawn, nodwyd byddai angen gwneud gwaith pellach i ddatblygu'r gostyngiadau mewn costau ar gyfer blynyddoedd ariannol 2024/25 a 2025/26 er mwyn gallu cynnal y Strategaeth Cyllideb a'r lefel Treth Gyngor presennol.

Dywedwyd, o ystyried risgiau presennol Strategaeth y Gyllideb a'r cefndir parhaus o ran chwyddiant ynghyd â gwasgfeydd cyllidebol eraill, fod y cynnydd arfaethedig yn y Dreth Gyngor ar gyfer 2023/24 wedi'i osod yn 7% i liniaru gostyngiadau i wasanaethau critigol. Ym mlynnyddoedd 2 a 3 roedd y darlun ariannol dal yn ansicr, ac, o'r herwydd, roedd codiadau dangosol enghreifftiol o 4% a 3% yn y Dreth Gyngor wedi cael eu gwneud at ddibenion cynllunio'n unig, gan geisio taro cydbwysedd gyda'r gostyngiadau yn y gyllideb. Byddai'r cynigion hynny yn cael eu hystyried gan y Cyngor wrth bennu lefel y Dreth Gyngor ar gyfer 2023/24 yn ei gyfarfod ar 1 Mawrth 2023. Yn ogystal, roedd ffigur setliad terfynol Llywodraeth Cymru i gael ei gyhoeddi ar 7 Mawrth 2023 a byddai unrhyw ddiwygiadau yr oedd yn ofynnol eu hystyried i strategaeth y gyllideb o'r cyhoeddiad hwnnw hefyd yn cael eu hystyried gan y Cyngor.

Bu'r Pwyllgor yn ystyried y wybodaeth gyllidebol fanwl ganlynol a oedd wedi'i hatodi i'r Strategaeth ac a oedd yn berthnasol i'w faes gorchwyl:

- **Atodiad A(i)**– Crynodeb o'r arbedion effeithlonrwydd ar gyfer y meysydd Adfywio, Hamdden, Lle a Chynaliadwyedd a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai;
- **Atodiad A(ii)** – Crynodeb o'r Pwysau Twf ar gyfer y Gwasanaethau Lle a Chynaliadwyedd, - dim un ar gyfer meysydd Adfywio, Hamdden a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai;
- **Atodiad B** – adroddiad monitro'r Gyllideb ar gyfer y meysydd Adfywio, Hamdden, Lle a Chynaliadwyedd a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai;
- **Atodiad C** – Crynhoad Taliadau ar gyfer y meysydd Adfywio, Hamdden, Lle a Chynaliadwyedd a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai;

Codwyd y cwestiynau/materion canlynol ar yr adroddiad:-

- O ran y seminarau cyllideb diweddar a gynhaliwyd ar gyfer cynghorwyr sir, cadarnhawyd nad oedd unrhyw newidiadau wedi'u gwneud i'r Strategaeth yn dilyn y seminarau. Fodd bynnag, byddai canlyniad yr ymarfer ymgynghori ffurfiol ar y gyllideb, a oedd yn cynnwys Pwyllgorau Craffu'r Cyngor a'r cyhoedd, yn cael ei goladu a'i gynnwys yn adroddiad ymgynghoriad y gyllideb i'r Cabinet a'r Cyngor, fel rhan o'u hystyriaethau ar Strategaeth y Gyllideb.

PENDERFYNWYD ARGYMELL I'R CABINET/CYNGOR: -

- 4.1 **Bod yr Ymgynghoriad ynghylch Strategaeth Cyllideb Refeniw 2023/24 – 2025/26 yn cael ei dderbyn.**
- 4.2 **Bod y Crynadau Taliadau ar gyfer y meysydd Adfywio, Hamdden, Lle a Chynaliadwyedd a Gwasanaethau Tai heblaw'r Cyfrif Refeniw Tai, fel y manylir yn Atodiad C i'r adroddiad, yn cael eu derbyn.**

5. GRWP GORCHWYL A GORFFEN - PWYLLGOR CRAFFU CYMUNEDAU, CARTREFI AC ADFYWIO: POLISI DYRANNU TAI CYMDEITHASOL BRYN

Rhoddodd y Pwyllgor ystyriaeth i adroddiad ei Grŵp Gorchwyl a Gorffen a sefydlwyd i ddatblygu Polisi Dyraniadau Tai Cymdeithasol Brys ar gyfer Sir Gaerfyrddin, er mwyn mynd i'r afael â'r sefyllfa ddigynsail lle'r oedd y Cyngor, fel yn achos pob Awdurdod Lleol Cymreig a Landlord Cymdeithasol Cofrestredig, yn wynebu mwy o alw am y cyflenwad o dai cymdeithasol.

Roedd yr adroddiad yn manylu ar waith y Grŵp, ac yn cynnwys Polisi Dyraniadau Brys arfaethedig, a oedd yn cynnig y byddai dyraniadau tai cymdeithasol yn Sir Gaerfyrddin yn y dyfodol drwy 'baru uniongyrchol' lle byddai'r Cyngor yn dyrannu'r holl eiddo oedd ar gael yn unol â meini prawf penodol, a hynny i'r rhai oedd yn ddigartref a'r rhai oedd â'r angen mwyaf o ran tai. Pe bai'r cynnig yn cael ei fabwysiadu, cynigiwyd ymhellach y byddai'r polisi brys yn ei le am tua blwyddyn er mwyn galluogi cynnal adolygiad llawn o'r 'Polisi Dyraniadau Cyffredin', y byddai angen ei atal tra bo'r polisi brys yn weithredol. Dywedwyd hefyd, pe bai'r polisi'n cael ei fabwysiadu, ac nad oedd modd dyrannu'r holl eiddo oedd ar gael ar adeg benodol, y byddai'r rhai oedd heb eu dyrannu ar gael trwy 'Canfod Cartref' i bobl gynnig amdanynt, fel oedd yn digwydd ar hyn o bryd.

Diolchodd y Pwyllgor i aelodau'r Grŵp Gorchwyl a Gorffen a'r swyddogion fu'n rhan o'r adolygiad am eu gwaith wrth ddatblygu'r Polisi Dyraniadau Brys arfaethedig.

Codwyd y cwestiynau/materion canlynol ar yr adroddiad:-

- Cadarnhawyd os na fyddai eiddo oedd ar gael yn cael ei baru'n uniongyrchol, yn unol â meini prawf penodol, byddai'n cael ei hysbysebu ar 'Canfod Cartref' i'r rhai ar y Gofrestr Tai gynnig amdano, fel oedd yn digwydd ar hyn o bryd.
- Cyfeiriwyd at y system bresennol ar gyfer cynnig am eiddo, lle roedd eiddo'n cael eu hysbysebu am hanner nos ar ddydd lau tan hanner nos y dydd Llun canlynol, ac at y ffaith bod rhai pobl yn aros lan hyd at hanner nos ar y dydd lau i gyflwyno eu cais yn gynnar. Awgrymwyd bod yr amser cychwyn yn cael ei newid i dyweder 6.00am ar fore Gwener.

Er byddai hynny'n bosibl, dywedwyd wrth y Pwyllgor fod y ffenestr i bobl gyflwyno cais ar agor am bedwar diwrnod, a gellid cyflwyno cais unrhyw bryd o fewn y ffenestr honno. Cadarnhawyd hefyd mai'r angen oedd yn bwysig wrth ddyrannu eiddo, ac nid pryd cyflwynwyd cais. Dywedodd y Pennaeth Cartrefi a Chymunedau Mwy Diogel y byddai'n bwrw golwg ar y geiriad ar Canfod Cartref fel ei fod yn egluro'n well y broses o wneud cynnig.

- O ran cwestiwn ar faint o lety dros dro oedd yn cael ei ddarparu i'r digartref, dywedodd y Pennaeth Cartrefi a Chymunedau Mwy Diogel, er bod dyrannu eiddo yn ffordd o fynd i'r afael â digartrefedd, fod dulliau eraill ar gael i'r Cyngor yn hynny o beth gan gynnwys adeiladu mwy o eiddo, defnyddio'r sector rhentu preifat, a phrynu eiddo.

Cadarnhaodd ymhellach, er bod y Cyngor bob amser yn ymdrechu i gartrefu'r rhai oedd yn ddigartref mewn mannau agos i'w cartrefi / teuluoedd ac ati, nad oedd hynny'n bosibl ar bob achlysur. Ar hyn o bryd, roedd 146 o bobl mewn llety dros dro ar gost o hyd at £100 y noson. Roedd Llywodraeth Cymru, o dderbyn y pwysau oedd ar lywodraeth leol

ar hyn o bryd o ran digartrefedd, wedi dyrannu cyllid ychwanegol er mwyn helpu i dalu'r costau hynny, gyda Sir Gâr yn cael cyfanswm o £0.5m.

- Cyfeiriwyd at gyflwyno'r Polisi Brys fel mesur dros dro am tua blwyddyn. Awgrymwyd y dylai aelodau'r Grŵp Gorchwyl a Gorffen gyfarfod â swyddogion bob deufis i werthuso gweithrediad y Polisi.

PENDERFYNWYD YN UNFRYDOL argymell i'r Cabinet/Cyngor :

- 5.1 bod y Polisi Dyrannu Tai Dros Dro Brys yn cael ei gymeradwyo;**
- 5.2 bod y Polisi Gosodiadau ar sail Dewis presennol yn cael ei atal am tua blwyddyn, a bod y Polisi Dyrannu Tai Cymdeithasol Dros Dro Brys yn cael ei weithredu;**
- 5.3 bod y Pwyllgor Craffu - Cymunedau, Cartrefi ac Adfywio yn cael y wybodaeth ddiweddaraf ym mhob cyfarfod ynghylch effeithiolrwydd y newid;**
- 5.4 bod cynnwys yr adroddiadau diweddarau yn cynnwys data ynghylch y cyfnod blaenorol sy'n cyfeirio at:**
 - **Cyfran yr eiddo a barwyd yn uniongyrchol a'r rhai a hysbysebwyd;**
 - **Bandiau'r cleientiaid a barwyd;**
 - **Nifer yr eiddo a barwyd yn uniongyrchol ac a hysbysebwyd gan bob ardal gymunedol, math o eiddo a landlord;**
 - **Cyfran yr achosion o baru uniongyrchol a oedd yn llwyddiannus;**
 - **Nifer yr achosion o baru uniongyrchol lle mae'r cleientiaid yn gofyn am adolygiad o'r dyraniad, a chanlyniad yr adolygiadau hynny;**
 - **Nifer yr achosion o baru uniongyrchol lle mae'r cleientiaid yn gwrthod y dyraniad ond nid yw'n gofyn am adolygiad**
- 5.5 PENDERFYNWYD YN UNFRYDOL fod aelodau'r Grŵp Gorchwyl a Gorffen yn cwrdd bob deufis i fonitro gweithrediad y Polisi Brys**
- 5.6 PENDERFYNWYD cadw'r system bresennol o ddechrau hysbysebu eiddo ar 'Canfod Cartref' am hanner nos ar ddydd lau.**

6. STRATEGAETH RHAGLEN CYMORTH TAI 2022-2026

Bu'r Pwyllgor yn ystyried adroddiad am Strategaeth Rhaglen Cymorth Tai 2022-2026, a luniwyd yn unol â gofynion Llywodraeth Cymru, a oedd yn manylu ar

flaenoriaethau strategol y Cyngor, a'i asiantaethau partner, ar wasanaethau atal digartrefedd a gwasanaethau cymorth sy'n gysylltiedig â thai dros y 4 blynedd nesaf (2022-26). Roedd y Strategaeth yn diweddarau'r blaenoriaethau cynharach oedd yn hen strategaeth ddigartrefedd yr Awdurdod Lleol a Chynllun Cyflawni'r Grant Cymorth Tai ar gyfer 2021-22, ac roedd ymarfer asesu anghenion cynhwysfawr yn llywio datblygiad y blaenoriaethau, a oedd yn cynnwys ymgysylltu'n uniongyrchol â rhanddeiliaid yn yr Awdurdod Lleol, darparwyr gwasanaethau cymorth, a defnyddwyr gwasanaeth.

Rhoddwyd sylw i'r cwestiynau/materion canlynol wrth drafod yr adroddiad:

- Cyfeiriwyd at y ffynonellau ariannu a nodwyd yn yr adroddiad a cheisiwyd eglurhad sut byddai hynny'n cefnogi'r camau gweithredu oedd yng nghynllun gweithredu'r adroddiad.

Dywedodd y Pennaeth Cartrefi a Chymunedau Mwy Diogel fod y defnydd o ffynonellau ariannu yn dibynnu a oedd y cam gweithredu'n ymwneud â gwariant cyfalaf neu refeniw. Rhoddodd sicrwydd fod pob ymdrech yn cael ei gwneud i sicrhau bod cymaint o arian ag oedd yn bosibl ar gael gan gynnwys cyllid ar y cyd, Cyfrif Refeniw Tai ynghyd ag Arian Llywodraeth Cymru.

- O ran y Grant Cymorth Tai gwerth £8.8m gan Lywodraeth Cymru, dyraniad dangosol oedd hwnnw hyd at fis Mawrth 2025. Yn unol â hynny, roedd yn cael ei gymryd y byddai'r grant yn dod i law hyd at yr amser hwnnw. Fodd bynnag, byddai lefelau ariannu'r dyfodol y tu hwnt i'r dyddiad hwnnw yn dibynnu ar flaenoriaethau Llywodraeth Cymru.
- Dywedwyd bod y camau gweithredu yn y Cynllun hyd at fis Mawrth 2023, a cheisiwyd eglurhad sut byddai'r cynllun yn cael ei ddiwygio rhywfaint ar ôl yr amser hwnnw. Cadarnhawyd bod telerau ac amodau'r Grant Cymorth Tai yn nodi rheidrwydd i ddiweddarau'r Cynllun Gweithredu bob dwy flynedd, ac, yn unol â'r gofyniad hwnnw, byddai hynny'n digwydd eleni.
- O ran cyflwyno Hysbysiadau Adran 21 gan landlordiaid preifat, adroddwyd bod gostyngiad bach wedi bod yn nifer yr hysbysiadau oedd wedi'u cyflwyno ers gweithredu Deddf Rhentu Cartrefi (Cymru) ym mis Rhagfyr 2022. Fodd bynnag, roedd hawl cyflwyno hysbysiadau i denantiaid oedd ar gontractau treigl hyd at 23 Mehefin. Y gobaith oedd y byddai'r polisi dyraniadau newydd yn galluogi'r awdurdod i gartrefu pobl ddigartref heb orfod eu gosod mewn llety dros dro.

PENDERFYNWYD YN UNFRYDOL gymeradwyo Strategaeth Rhaglen Cymorth Tai 2022-2026.

7. CYNLLUN PONTIO AILGARTREFU CYFLYM 2022 - 2027

Ystyriodd y Pwyllgor Gynllun Pontio Ailgartrefu Cyflym 2022-27, a luniwyd yn unol â gofynion Llywodraeth Cymru, a oedd yn cynnwys cyfres o Gamau Gweithredu Lefel Uchel er mwyn galluogi'r Cyngor i bontio i ddull Ailgartrefu Cyflym i helpu i wneud digartrefedd yn Sir Gaerfyrddin yn brin ac yn fyr, ac i sicrhau nad yw'n digwydd dro ar ôl tro.

Codwyd y cwestiynau/materion canlynol ar yr adroddiad:-

- Cadarnhawyd, er bod yr amser roedd y digartref yn ei dreulio mewn llety dros dro yn Sir Gaerfyrddin yn amrywio, mai'r amser ar gyfartaledd oedd 3 – 4 mis. Fodd bynnag, fe wnaed pob ymdrech i osod pobl oedd mewn llety brys cyn gynted ag yr oedd yn bosibl.
- Dywedodd y Pennaeth Cartrefi a Chymunedau Mwy Diogel y gellid monitro'r amser roedd pobl yn ei dreulio mewn llety dros dro fel rhan o'r gwaith o fonitro'r Polisi Dyrannu Brys.
- Cyfeiriwyd at waith y timau digartref a mynegodd y Pwyllgor ei werthfawrogiad iddynt am eu holl waith caled.

PENDERFYNWYD YN UNFRYDOL gymeradwyo Cynllun Pontio Ailgartrefu Cyflym 2022-2027.

8. Y WYBODAETH DDIWEDDARAF AM GRONFA FFYNIANT GYFFREDIN Y DU

Rhoddodd y Pwyllgor ystyriaeth i adroddiad diweddar am Gronfa Ffyniant Gyffredin y DU yn Sir Gaerfyrddin, a oedd wedi derbyn cyfanswm o £37m allan o gyfanswm y gronfa o £138m. Nodwyd bod yr adroddiad hefyd yn cynnwys, er gwybodaeth, ffurflen gais a meini prawf asesu ar gyfer y Prosiectau Angori a'r Prosiectau Annibynnol, a bod dogfen ganllawiau i gynorthwyo ymgeiswyr yn cael ei pharatoi ar hyn o bryd a fyddai ar gael yn fuan.

Dywedwyd wrth y Pwyllgor fod y Cabinet, yn ei gyfarfod ym mis Hydref 2022, wedi cymeradwyo'r model cyflawni ar gyfer gweithredu'r gronfa rhwng y prosiectau Angori, y prosiectau Annibynnol, a'r prosiectau a Gomisiynwyd, a bod y prosiectau Angori â thema canlynol wedi cael eu cymeradwyo:

Angori Cymunedol – darparu grant trydydd parti i gefnogi'r gwaith o ddatblygu a chreu gweithgareddau i gyd-fynd â'r themâu canlynol.

- Tlodi
- Economi Gylchol
- Llesiant / Hamdden
- Mynediad i Wasanaethau
- Amgylchedd a Gwyrdd
- Twristiaeth, Diwylliant / Treftadaeth
- Ymgysylltu â'r Gymuned

Angori Gwledig - yn cynnwys 3 elfen:

- Menter Deg Tref
- Cronfa Arloesi Gwledig
- Hwb Fach y Wlad

Angori Lle: - cefnogi canol trefi drwy Gronfa Eiddo Gwag, Cronfa Digwyddiadau Canol Trefi, a phe cyn cymorth i gyflawni prosiectau allweddol a nodwyd yn ein Cynlluniau Adfer Canol Trefi, er mwyn mynd i'r afael â'r heriau parhaus.

Angori Cynorthwyo Busnesau Lleol: cynnig cymorth ariannol i fusnesau lleol i'w cefnogi ym mhob cam o'u datblygiad trwy Grantiau Cychwyn Busnes a Thwf, Cronfa Ynni Adnewyddadwy i Fusnesau, a hefyd Cronfa Datblygu Eiddo.

Yn ogystal, un ffocws allweddol fydd helpu busnesau Sir Gâr i elwa ar wariant caffael cyhoeddus.

Angori Cyflogadwyedd a Sgiliau: Roedd rhaglen gyflogadwyedd newydd symlach yn cael ei datblygu a byddai ffocws ar weithgarwch y tu allan i gylch gwaith y Bartneriaeth Dysgu a Sgiliau Rhanbarthol a phrosiect Sgiliau a Thalentau Bargen Ddinesig Bae Abertawe.

Roedd y cyllidebau gwaith ar gyfer y themâu yn Sir Gaerfyrddin fel yr isod. Fodd bynnag, gallai'r rheiny newid wrth i'r rhaglen gychwyn a byddai angen hyblygrwydd i alluogi trosglwyddo arian o fewn pob thema a rhyngddynt er mwyn cyflawni gofynion y Cynllun Buddsoddi.

| Thema Cronfa Ffyniant Gyffredin y DU | Cyllideb Weithio (cyllideb weinyddol o 4% wedi'i thynnu o'r ffigurau isod) |
|---|---|
| Cymuned a Lle | £10,240,933.76 |
| Cefnogi Busnesau Lleol | £10,240,933.76 |
| Pobl a Sgiliau | £10,240,933.76 |
| Lluosi | £6,413,012 |

Codwyd y cwestiynau/materion canlynol ar yr adroddiad;

- Cadarnhawyd bod y thema Lluosi yn ymwneud â'r rhaglen rifedd newydd i oedolion lle'r oedd y Cyngor yn gweithio gyda Choleg Sir Gâr a rhanddeiliaid ehangach ar ei gyflawni. Roedd ystyriaeth hefyd yn cael ei rhoi i'r posibiliad o gynnwys sgiliau digidol yn y thema.
- Cadarnhawyd bod y Gronfa Ffyniant Gyffredin ar hyn o bryd yn mynd drwy broses ddemocrataidd pedwar awdurdod cyfansoddol Bargen Ddinesig Bae Abertawe, sef Sir Gaerfyrddin, Castell-nedd Port Talbot, Powys ac Abertawe, a'r gobaith oedd trefnu digwyddiad lansio ar y cyd yn yr wythnos yn dechrau ar 27 Chwefror.
- Soniwyd bod rhaid defnyddio cyllid 2022/23 erbyn Mawrth '23, a holwyd a oedd unrhyw risgiau yn gysylltiedig â hynny. Er bod adroddiadau blaenorol wedi nodi y byddai gwariant yn digwydd yn y flwyddyn ariannol bresennol, cadarnhawyd bod oedi gan Lywodraeth y DU wedi golygu na fyddai'n bosibl cyflawni'r gwariant gofynnol erbyn mis Mawrth. Yn unol â hynny, roedd Llywodraeth y DU wedi caniatáu hyblygrwydd i symud y cyllid i'r flwyddyn ariannol nesaf, yn amodol ar gyfiawnhad, ac ni fyddai unrhyw arian yn cael ei golli. Cadarnhawyd hefyd y byddai'r cyllid hyd at fis Mawrth 2025.
- Cadarnhawyd bod Menter y Deg Tref yn rhan o'r Angori Gwledig, ac os oedd unrhyw brosiectau am arian, byddai angen eu cyflwyno drwy'r

broses ymgeisio a gymeradwywyd. Byddai swyddogion o'r adran hefyd yn cysylltu â'r tîm deg tref wrth gyflwyno prosiectau ar gyfer cyllid.

- Cadarnhawyd, yn ogystal â menter y deg tref, fod cyfleoedd i'r holl gynghorau tref a chymuned yn Sir Gaerfyrddin wneud cais am arian, a byddid yn cysylltu â chlercod yr awdurdodau hynny ynghylch y peth.

PENDERFYNWYD YN UNFRYDOL dderbyn yr adroddiad diweddar ynghylch Cronfa Ffyniant Gyffredin y DU.

9. PEIDIO Â CHYFLWYNO ADRODDIAD CRAFFU

Cafodd y Pwyllgor esboniad dros beidio â chyflwyno'r adroddiadau craffu canlynol

- Cynlluniau Busnes

PENDERFYNWYD nodi'r eglurhad am beidio â chyflwyno'r adroddiadau.

10. EITEMAU AR GYFER Y DYFODOL

Cafodd y Pwyllgor restr o'r eitemau a fyddai'n cael eu hystyried yn ei gyfarfod nesaf ar 23 Chwefror 2023.

PENDERFYNWYD YN UNFRYDOL nodi'r rhestr o eitemau ar gyfer y dyfodol a oedd i'w hystyried yn y cyfarfod nesaf ar 23 Chwefror 2023.

11. LLOFNODI YN GOFNOD CYWIR GOFNODION Y PWYLLGOR A GYNHALIWDYD AR 19 RHAGFYR 2022

PENDERFYNWYD YN UNFRYDOL lofnodi cofnodion cyfarfod y Pwyllgor a gynhaliwyd ar 19 Rhagfyr 2022 yn gofnod cywir.

CHAIR

DATE

Mae'r dudalen hon yn wag yn fwriadol