

DYDD MAWRTH, 21 MAWRTH 2023

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

YR WYF DRWY HYN YN EICH GALW I FYNYCHU RHITH-
GYFARFOD YR **AELOD CABINET DROS GARTREFI A
DIRPRWY ARWEINYDD** A GYNHELIR AM **11.00 YB, DYDD
MAWRTH, 28AIN MAWRTH, 2023** ER MWYN CYFLAWNI'R
MATERION A AMLINELLIR AR YR AGENDA ATODEDIG.

Wendy Walters

PRIF WEITHREDWR

Swyddog Democrataidd:	Julie Owens
Ffôn (llinell uniongyrchol):	01267 224088
E-bost:	juowens@sirgar.gov.uk

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

AGENDA

1. DATGANIADAU O FUDDIANNAU PERSONOL
2. COFNOD PENDERFYNIADAU - 06 MAWRTH 2023 3 - 4
3. CREU POLISI GOSODIADAU LLEOL AR GYFER MAES YR HUFENFA, DATBLYGIAD NEWYDD CYMDEITHAS TAI WALES & WEST YN SANCLÊR, CAERFYRDDIN 5 - 16

Sylwer: - Nid oes hawl gan y wasg a'r cyhoedd fynychu'r cyfarfod. Bydd y cofnod penderfyniad yn cael ei gyhoeddi fel arfer o fewn 3 diwrnod gwaith.

Eitem Rhif 2

YR AELOD CABINET DROS GARTREFI A DIRPRWY ARWEINYDD
DYDD Llun, 6 Mawrth 2023

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

Roedd y swyddogion canlynol yn bresennol:

H. O'Brian, Arweinydd y Sector Preifat ;

M.S. Davies, Swyddog Gwasanaethau Democraidd.

Rhith-Gyfarfod: 10.00 yb - 10.15 yb

1. DATGAN BUDDIANNAU PERSONOL

Ni ddatganwyd unrhyw fuddiannau personol.

2. COFNOD PENDERFYNIADAU - 12FED IONAWR 2023

PENDERFYNWYD llofnodi Cofnod Penderfyniadau'r cyfarfod a gynhaliwyd ar 12fed Ionawr 2023, gan ei fod yn gywir.

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

Bu'r Aelod Cabinet yn ystyried adroddiad i gadarnhau'r cynnydd yn y rhenti wythnosol ar gyfer safle Sipsiwn/Teithwyr Pen-y-bryn yn ystod blwyddyn ariannol 2023/24. Hysbyswyd yr Aelod Cabinet fod y safle Sipsiwn a Theithwyr yn wasanaeth a gyllidir gan y Dreth Gyngor a bod 15 llain ar safle Pen-y-bryn ar hyn o bryd. Er bod pob Awdurdod Lleol a Chymdeithas Dai yng Nghymru wedi alinio â'r polisi pennu rhenti tai cymdeithasol mewn perthynas â'r lefelau rhent ar gyfer tai cymdeithasol, nid oedd safle Pen-y-bryn yn rhan o'r Cyfrif Refeniw Tai, ac felly nid oedd y lefelau rhent a godir yn cael eu rheoli gan bolisi rhenti Llywodraeth Cymru. Fodd bynnag, barnwyd ei bod yn deg cynyddu rhenti ar y safle gan ddilyn yr un fformiwla a ddefnyddiwyd ar gyfer tenantiaid y Cyngor. Ar gyfer blwyddyn ariannol 2023/24, byddai hynny'n gynydd o 5.5% ac argymhellwyd pennu'r lefelau rhent wythnosol ar gyfer 2023/24 ar £61.94 (net taliadau am wasanaethau a threthi dŵr) gan ddarparu incwm blynyddol o £44,596.00 ar gyfer 2023/24, pe bai pob un o'r 15 llain yn cael eu defnyddio drwy gydol y flwyddyn. Gofynnodd yr Aelod Cabinet am sicrwydd o ran yr amodau ar y safle.

PENDERFYNWYD:

- 3.1 pennu mai £61.94 fyddai'r rhent wythnosol am leiniau ar Safle Sipsiwn/Teithwyr Pen-y-bryn, wedi'i gasglu dros 48 wythnos;**
- 3.2 bod y polisi ynghylch taliadau am wasanaethau yn cael ei weithredu i sicrhau bod tenantiaid y safle yn talu am y gwasanaethau ychwanegol hyn;**
- 3.3 pennu mai £40.13 yw'r tâl am ddefnyddio dŵr, wedi'i gasglu dros 48 wythnos;**
- 3.4 awdurdodi swyddogion i ymgynghori â phreswylwyr Pen-y-bryn a phennu'r taliadau cyffredinol a nodir yn nhabl 1.**

AELOD O'R CABINET

DYDDIAD

Mae'r dudalen hon yn wag yn fwriadol

28 MAWRTH 2023

Yr Aelod Cabinet:	Portffolio:	
Y Cyngorydd Linda Davies Evans	Cartrefi a Dirprwy Arweinydd	
CREU POLISI GOSODIADAU LLEOL AR GYFER MAES YR HUFENFA, DATBLYGIAD NEWYDD CYMDEITHAS TAI WALES & WEST YN SANCLÊR, CAERFYRDDIN		
Y Pwrpas:		
Pwrpas yr adroddiad hwn yw creu Polisi Gosodiadau Lleol ar gyfer datblygiad newydd Cymdeithas Tai Wales & West ym Maes yr Hufenfa, Sanclêr.		
Bydd y Polisi Gosodiadau Lleol hwn yn parhau ar waith am 6 mis ar ôl y gosodiadau cychwynnol, er mwyn sicrhau bod y gymuned wedi'i sefydlu'n briodol.		
Yr argymhellion / penderfyniadau allweddol sydd eu hangen:		
Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y tai newydd ym Maes yr Hufenfa, datblygiad newydd Cymdeithas Tai Wales & West, a fydd yn helpu i greu lle cynaliadwy ac amrywiol i fyw.		
Y rhesymau:		
<ul style="list-style-type: none"> Mae Polisi Gosodiadau Lleol yn cael ei ddefnyddio ar gyfer datblygiad Maes yr Hufenfa fel addasiad i'n prif bolisi gosodiadau, lle bydd meini prawf ychwanegol penodol ar waith i ystyried yr angen presennol am dai a materion lleol. Bydd hyn yn sicrhau ein bod yn darparu atebion o ran llety i bobl leol sydd â'r angen mwyaf, yn cyflawni ein hamcan i symud pobl ymlaen yn gyflym o lety dros dro ac yn ôl i'w cymuned, a darparu cyfleoedd i weithwyr allweddol, gan helpu i greu cymuned gynaliadwy. Caniateir y defnydd o Gynlluniau Gosodiadau Lleol o dan adran 167(2E) o Ddeddf Tai 1996. 		
Y Gyfarwyddiaeth Enw Pennaeth y Gwasanaeth: Jonathan Morgan	Swydd Pennaeth Tai a Diogelu'r Cyhoedd	Rhif Ffôn: 01554 899285
Awdur yr Adroddiad: Lucy Roberts	Cyfeiriad e-bost: LRoberts@sirgar.gov.uk	

Declaration of Personal Interest (if any):

None

Dispensation Granted to Make Decision (if any):

N/A

DECISION MADE:

Signed: _____ DATE: _____

CABINET MEMBER

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

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

EXECUTIVE SUMMARY
CABINET MEMBER DECISION MEETING
FOR HOMES & DEPUTY LEADER

28TH MARCH 2023

CREATING A LOCAL LETTINGS POLICY
FOR MAES YR HUFENFA, WALES & WEST HOUSING ASSOCIATION'S
NEW DEVELOPMENT IN ST CLEARS, CARMARTHEN

Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Maes yr Hufenfa, St Clears. This policy will ensure that we create a sustainable community where people are proud to live.

Context

The Maes yr Hufenfa development is in the ward of St Clears & Llansteffan. The development will deliver 45 social rented homes:

- 10 x 2 Person 1 Bed Flats
- 4 x 3 Person 2 Bed Bungalows
- 22 x 4 Person 2 Bed Houses
- 8 x 5 Person 3 Bed Houses
- 1 x 6 Person 4 Bed House

The development will be handed over in one phase in May 2023.

Housing Need

The ward of St Clears & Llansteffan, in which the Maes yr Hufenfa development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom flats for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Two-bedroom bungalows for households over 50 yrs old or requiring level access;
- Three-bedroom houses for households;
- Four-bedroom house for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area.

By applying a mix of tenants across the bands the aim is to ensure that the community is made up of a mix of households and not all high need cases. The aim is to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

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: Jonathan Morgan Head of Housing & Public Protection

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

1. Policy, Crime & Disorder and Equalities

The development of the Local Lettings scheme is aligned with the Council's overarching Access to Social Housing Policy.

2. Legal

The policy must be signed off by the Cabinet Member for Homes before it can be implemented and approved by the Social Housing Partnership Board to ensure no adverse impact on other landlords. This is in line with the process identified in the Allocation Policy.

5. Risk Management Issues

Failure to implement a Local Lettings Policy for the new development could potentially result in a lack of cohesion in the new formed communities.

CONSULTATIONS

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

Signed: Jonathan Morgan

Head of Housing & Public Protection

1. Scrutiny Committee

n/a

2. Local Member(s)

Cllr. Phillip Hughes – St Clears with Llansteffan

Cllr. Carys Jones – St Clears with Llansteffan

Consulted via Email on 10th March, 2023. Feedback to be provided in the Cabinet Member Decision meeting.

3. Community / Town Council

n/a

4. Relevant Partners

RSL partnership board consulted on 10th March, 2023. Feedback to be provided in the Cabinet Member Decision meeting.

5. Staff Side Representatives and other Organisations

Relevant staff from Housing Services have been fully involved in the development 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

Mae'r dudalen hon yn wag yn fwriadol

Local Lettings Policy – Maes yr Hufenfa

St Clears

6th February 2023



1.0 What is the purpose and context of this report?

The purpose of this report is to create a Local Lettings Policy (LLP) for the new build development by Wales and West Housing Association in Maes yr Hufenfa, St Clears.

A LLP is being used for the Maes yr Hufenfa development as an adjustment to our main lettings policy where specific additional criteria will apply to take account of current housing need and local issues. This will ensure that we provide accommodation solutions for local people in most need, meet our objective to move people on quickly from temporary accommodation and back to their community, and provide opportunities for key workers, helping to create a sustainable community.

2.0 What are the aims of the Local Lettings Policy?

The Local Lettings Policy will be implemented in line with the Council's Choice Based Lettings Procedure that states:

"A local lettings policy must be approved by the Cabinet Member for Housing (Council) or the housing association board before it can be put into place. It must have partnership approval to ensure any adverse unintended impact on other partner landlords are mitigated and the review period agreed. An example is, when looking at new housing developments, a local lettings plan is required to ensure a sustainable community cohesion is sought. Preference can be awarded to transfer applicants to allow for a mix of tenants in a new area."

This LLP has four key aims, these are:

- **Providing homes for people in housing need, particularly those who are currently homeless;**
- **Providing homes for local people;**
- **Providing homes for key workers; and**
- **Creating a balanced sustainable community.**

3.0 What is the housing need in the area?

The ward of St Clears & Llansteffan, in which Maes yr Hufenfa development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom flats for small households; and
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area;
- Two-bedroom bungalows for household over 55 yrs old or requiring level access;
- Three-bedroom houses for households;
- Four-bedroom house for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area.

5. What will the development deliver?

The Maes yr Hufenfa development is in the ward of St Clears & Llansteffan. The development will deliver 45 social rented homes:

- 10 x 2 Person 1 Bed Flats
- 4 x 3 Person 2 Bed Bungalows
- 22 x 4 Person 2 Bed Houses
- 8 x 5 Person 3 Bed Houses
- 1 x 6 Person 4 Bed House

The development will be handed over in one phase in May 2023.

Maes yr Hufenfa site plan:



5.0 What will be the LLP for the homes on Maes yr Hufenfa?

Direct matching will follow the priority categories in the table below. The number for each priority will be limited to the percentages identified.

Letting priority	Letting Type	Number of homes %
Priority A	<ul style="list-style-type: none"> Applicants in greatest housing need with a community connection to the ward of St Clears & Llansteffan. The direct match will, also, take account of their support needs and community cohesion. If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community. 	60% (27 homes)
Priority B	<ul style="list-style-type: none"> Priority will be given to applicants from the Accessible Housing Register. If there are no applicants from the Accessible Housing Register, we may consider applicants with a family member over the age of 55, people with disabilities and people with special housing requirements taking account of their circumstances and community connection. 	5% (2 homes)
Priority C	<ul style="list-style-type: none"> Applicants in Band B, and where their current social housing home is in the ward of St Clears & Llansteffan. Priority will be given to *Key workers who can demonstrate they need accommodation to take up or sustain the offer of permanent employment in Carmarthenshire. If there are no applicants with a community connection, we may consider other applicants who have expressed a preference to live in that community. 	35% (16 homes)

*Key Workers are normally defined as:

- Health and Social Care.** This includes NHS doctors, nurses, midwives, paramedics, Local Authority social workers, registered care staff in our health and social care sector (verification of Key worker employment to be sent to HousingServicesHousingOptionsTeam@carmarthenshire.gov.uk); and
- Public safety and national security.** This includes officers in the police, Fire and Rescue Service, prison service and other national security roles.

6.0 Advertisement

Following two direct matching panel meetings, if any homes remain in each of the above priorities, these will then be advertised via Canfod Cartref in accordance with our main lettings policy.

7.0 Shortlisting

The direct matching of applicants will be assessed based on the letting conditions set out in this Local Lettings Policy. For properties advertised via Canfod Cartref the applicants' bids will be determined in accordance with our main lettings policy.

8.0 What will be the letting eligibility, refusal, and exclusions at Maes yr Hufenfa?

When allocating homes at Maes yr Hufenfa, eligibility, RSL refusal and exclusions will apply as set out in the Emergency Social Housing Allocations Policy.

9.0 Equality and Diversity

When letting these homes, CCC will not discriminate on the grounds of gender, race, ethnic or national origin, religion, sexual orientation, marital status, age, or disability.

The use of the Local Lettings Policy when allocating homes will ensure that everyone is treated fairly and is not discriminated against, harassed, or victimised on any of the following protected characteristics while accessing our service -

Age, disability, race and nationality, religion or belief, Pregnancy and Maternity, marriage or civil partnership, sex, sexual orientation, gender reassignment

10.0 Term and Review

This Local Lettings Policy will remain in place for six months following all homes being let. After this time, it will be reviewed by WWH, to determine its impact on the community and to ensure that it has met the initial aims of the policy. And whether the term should be extended to create a sustainable community in an area where there is local housing need.

Signed on behalf of WWH:

Name: _____ Date: _____

Signature: _____

Signed on behalf of CCC:

Name: _____ Date: _____

Signature : _____

Mae'r dudalen hon yn wag yn fwriadol