

Eiddo Gwag - Sir Gar

Empty Properties - Carmarthenshire



Leighton Evans
Cydgysylltydd Eiddo Gwag
Empty Property Co-ordinator

Yana Thomas
Ymarferydd Iechyd yr Amgylchedd
Environmental Health Officer

Adolygiad Gorchwyl a Gorffen / Task & Finish Review

- Sefydlodd y Pwyllgor Grŵp Gorchwyl a Gorffen ym mis Awst 2015
- Cynhaliwyd sawl cyfarfod rhwng Tachwedd 2014 a Mehefin 2015, a ddefnyddiwyd i ystyried tystiolaeth a gwybodaeth o amrywiaeth eang o ffynonellau.
- Prif amcanion yr adolygiad oedd:
 - Clustnodi a gwerthuso gweithgareddau presennol yr Is-adran Tai a Diogelu'r Cyhoedd.
 - Nodi gwelliannau posibl a modelau darparu eraill.
 - Nodi arferion gorau cost-effeithiol gan awdurdodau, asiantaethau a darparwyr eraill.
 - Llunio argymhellion i'w hystyried gan y Bwrdd Gweithredol.
- August 2015, Committee establishes a Task & Finish Group
- Several meetings were held between November 2014 and June 2015, which were used to consider evidence and information from a wide variety of sources.
- The main aims of the review were:
 - To identify and evaluate the current activities undertaken by the Housing & Public Protection Division.
 - To identify potential improvements and alternative delivery models.
 - To identify cost effective best practice by other authorities, agencies and providers.
 - To formulate recommendations for consideration by the Executive Board.

Beth yw Eiddo “Gwag”? / What is an “Empty” Property?

- Mae preswylfa wag yn wag o bobl. Nid yw hyn yn cynnwys:
 - Ail gartref neu gartref gwyliau
 - Preswylfa sydd newydd gael ei chwblhau ac sy'n disgwyl i bobl ei meddiannu
 - Preswylfa bresennol sy'n cael ei haddasu neu ei moderneiddio
 - Preswylfa sy'n cael ei defnyddio ond nid at ddibenion preswyl
- Ym marn Llywodraeth Cymru:
Preswylfa yn y sector preifat sydd wedi bod yn wag am fwy na 6 mis ar 1^{af} Ebrill, ac sy'n dal i fod yn wag.
- Ar hyn o bryd, mae 2667 o eiddo gwag yn y sector preifat yn Sir Gaerfyrddin (Ebrill 2018)
- A vacant dwelling is vacant of people. This excludes:
 - A second or holiday home
 - A newly completed dwelling that is awaiting occupation
 - An existing dwelling that is being converted or modernised
 - A dwelling that is in use but for non-residential purposes
- Welsh Government consider:
A private sector dwelling that has been vacant for more than 6 months at 1st April, and is still empty.
- Carmarthenshire currently has 2667 private sector vacant properties (April 2018)

Golwg gyffredinol / Overview

- Mae tua 27,251 o eiddo gwag yn Nghymru (LC – Ebrill.2018)
- Mae dros 78,000 o gartrefi yn Sir Gaerfyrddin
- Mae 2667 o eiddo yn y sector preifat wedi bod yn wag am 6 mis neu fwy
- Mae'r galw am dai fforddiadwy yn Sir Gaerfyrddin yn dal i gynyddu tra bod y cyflenwad yn lleihau ar gyfradd sy'n golygu na allwn ddiwallu'r anghenion o ran tai yn effeithiol mwyach.
- Approximately 27,251 empty properties in Wales (WG – April.2018)
- There are over 78,000 private sector homes in Carmarthenshire
- 2667 private sector properties have been empty for 6 months or more
- The demand for affordable housing in Carmarthenshire continues to increase while supply is falling at a rate that means we can no longer meet housing needs effectively.

Argymhellion / Recommendations

- Cynllun Gweithredu newydd ynghylch Eiddo Gwag
- Cynnal Seminar i'r Aelodau
- Creu Gweithgor Trawsadrannol, gan weithredu cyllideb Gwaith heb ei Gyflawni a rhannu cronfa ddata TG
- Ystyried darparu mwy o bwerau dirprwyedig a chynyddu adnoddau
- Gwella mynediad i ganllawiau a gwybodaeth ar-lein, i gynnwys dull atgyfeirio ar-lein
- Ystyried defnyddio cyllid o'r Cyfrif Refeniw Tai
- New Empty Property Action Plan
- Hold a Members Seminar
- Create an Across Department Working Group, implementing a Works in Default budget & IT database sharing
- Consider increasing the provision of delegated powers and increase resources
- Improve access to guidance and information online, to include an online referral mechanism.
- Explore the use of HRA funding

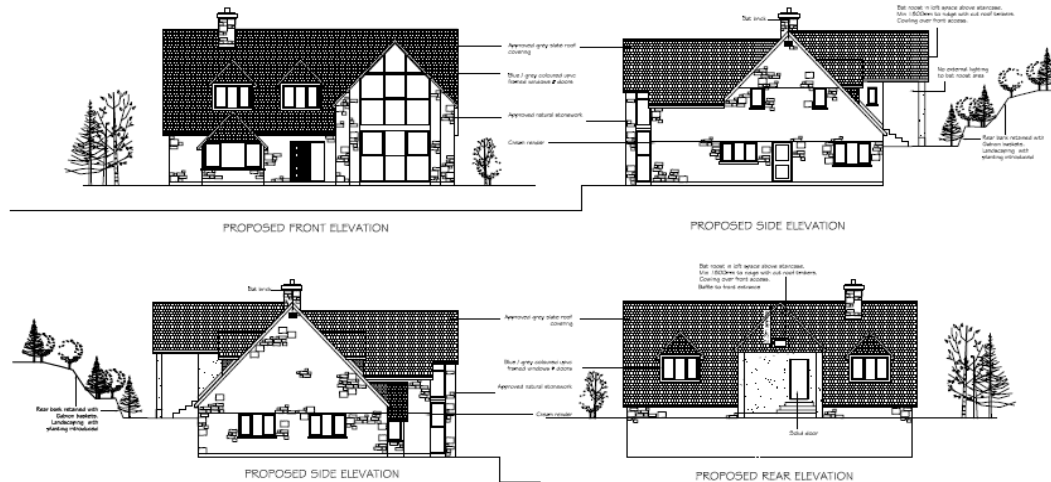
Gweithredu / Implementation

- Cynllun Gweithredu ynghylch Eiddo Gwag 2016
- Cynhaliwyd Seminar i'r Aelodau ym mis Tachwedd 2016
- Ffurfiwyd Gweithgor Trawsadrannol ym mis Ebrill 2017
 - Targeddu eiddo problematig
 - Gorfodi arferion gorau
 - Gwaith heb ei Gyflawni
 - Cyllideb
- Creu ail swydd i swyddog
- Mae'r wefan wedi cael ei gwella a'i diweddarau ac mae'n cynnwys dull atgyfeirio uniongyrchol
- Creu cynllun prydlesu drwy Osod Syml
- Empty Property Action Plan 2016
- Members Seminar held in Nov.2016
- Cross Departmental Working Group formed in April 2017
 - Targeting problematic properties
 - Enforcement best practice
 - Works in Default
 - Budget
- Creation of a second Officer post
- Website has been improved and updated, with a direct referral mechanism
- Creation of a leasing scheme via Simple Lettings

Stradey Hill, Pwll, Llanelli



Horeb Road, Mynydd Y Garreg



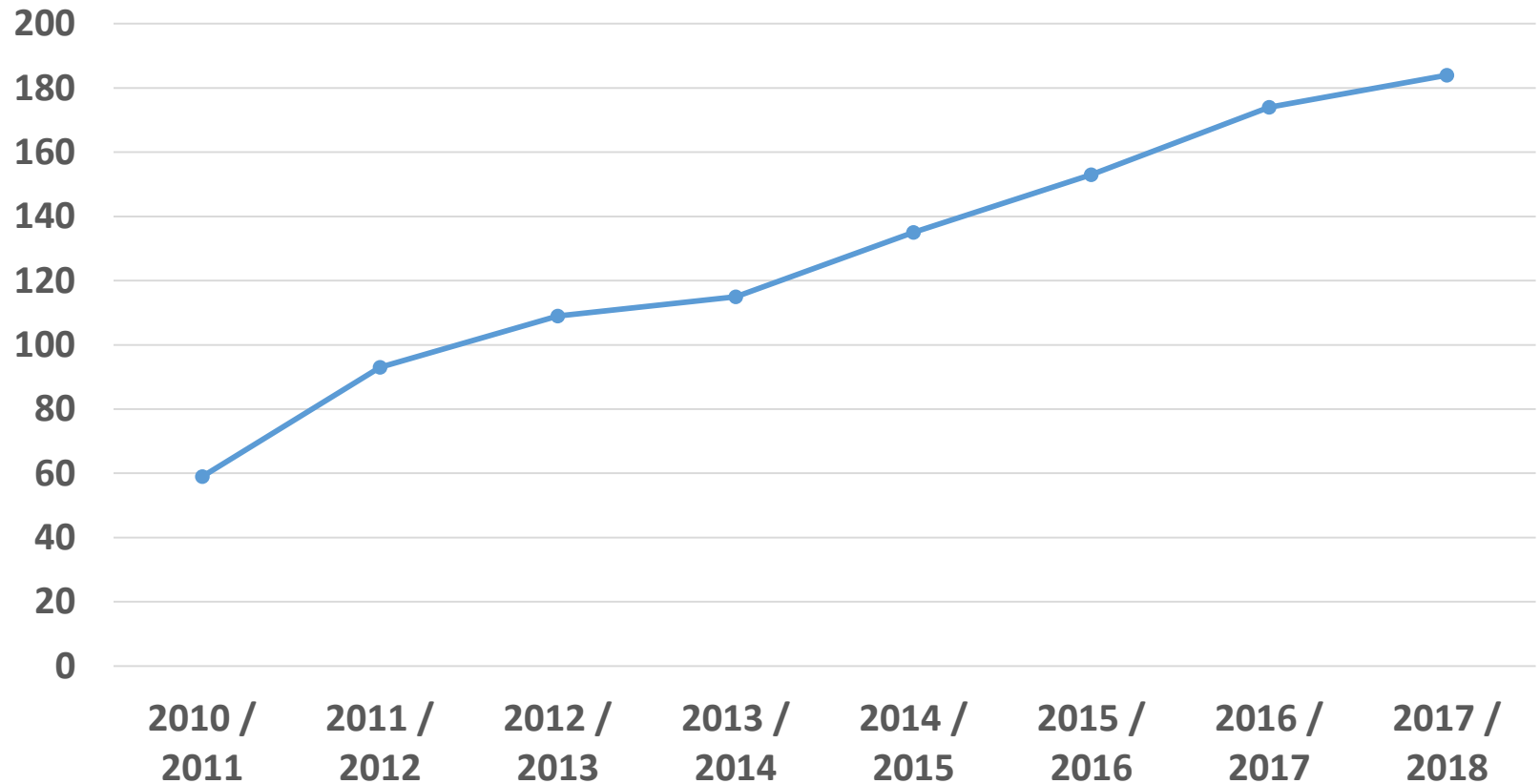
James Street, Llanelli



High Street, Llanelli

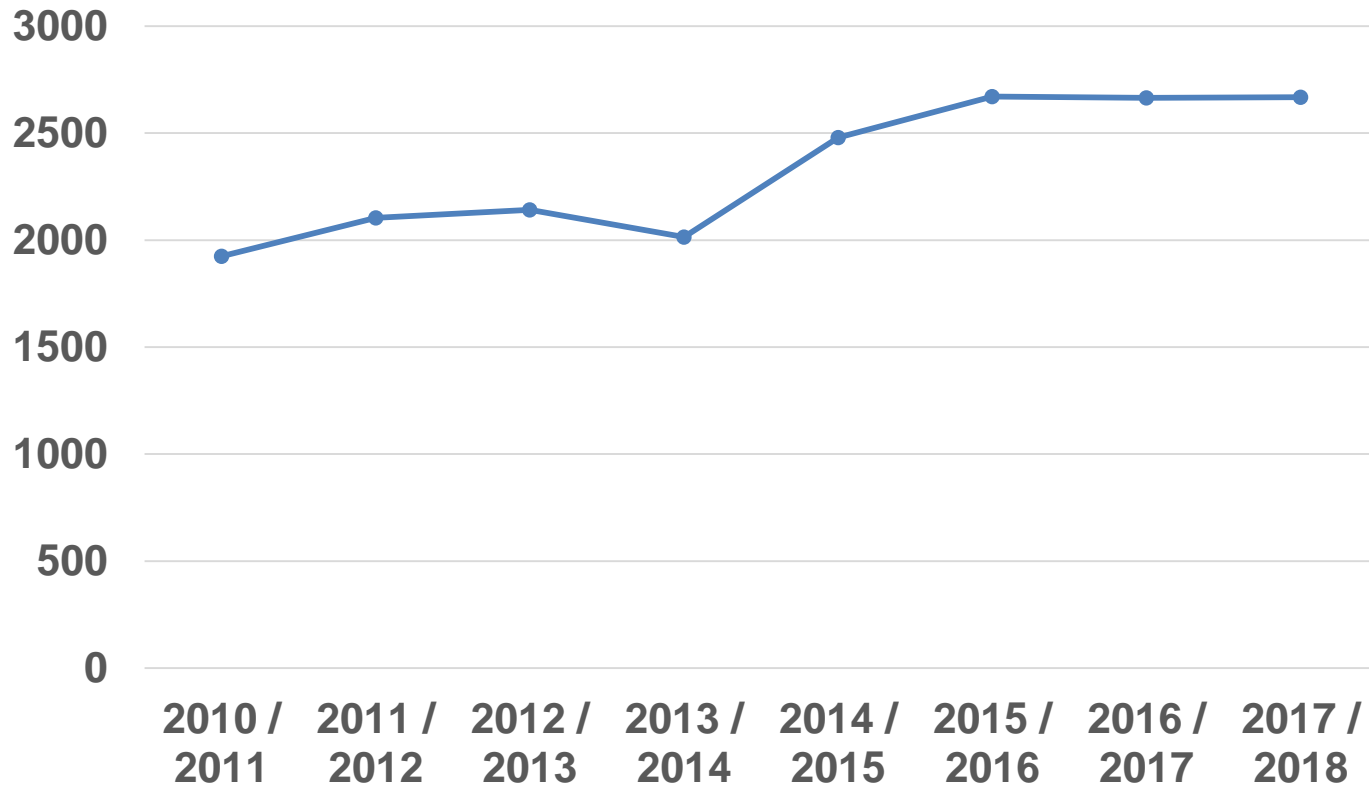


Perfformiad / Performance



Patrwm Blynyddol / Annual Pattern

Gyfan gwbl / Overall



Houses into Homes

- **Troi Tai'n Gartrefi**
 - Cynllun a gyllidir gan Lywodraeth Cymru
 - Benthyciadau di-log ar gyfer gwerthu neu osod
 - Uchafswm o £25,000 yr uned
 - Dyrannwyd £1.9 filiwn i'r Sir



- **Houses into Homes**
 - Welsh Government funded scheme
 - Interest Free Loans for Sale or Let
 - Maximum £25,000 per unit
 - £1.9 million County allocation
- Approved - £1,712,823
- Units created – 70
- Recycled Funding - £912,379

Astudiaeth Achos / Case Study

Cwynion

- Cymdogion
- Yr Aelodau Lleol

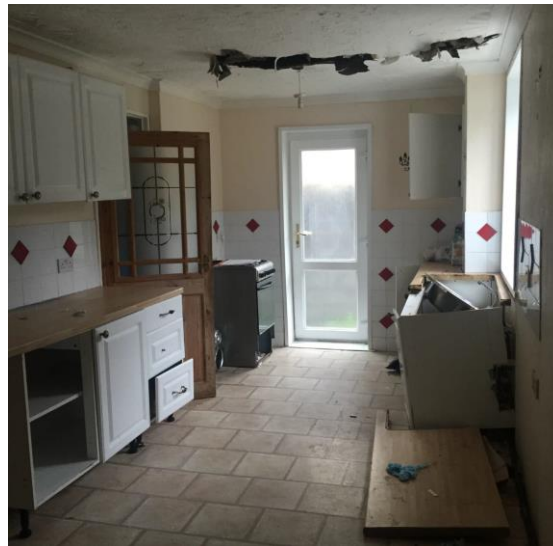


Complaints

- Neighbours
- Local Members

Ymgysylltiad

- Trafodaeth (Troï Tai'n Gartrefi/ Gosod Syml)
- Arolygiad Ymgynghori ac Amserlen
- Ni chafodd y meini prawf ar gyfer benthyciad eu bodloni
 - Archwiliwyd opsiynau amrywiol
 - Ffordd orau o weithredu Gorchymyn Rheoli Anheddau Gwag



Engagement

- Discussion (HTH / Simple Lettings)
- Advisory Inspection & Schedule
- Loan criteria not met
 - Various options explored
 - Best course of action - EDMO



Arolygiad

- Deddf Tai 2004, Rhan 1 a 4
- System Graddio Iechyd a Diogelwch Tai
- *Pam na ddefnyddiwyd Gorchymyn Rheoli Anheddau Gwag yn syth?*

Gorfodi (drwy gytundeb)

- Cyflwynwyd Hysbysiad (Deddf Tai 2004, Adran 12)
- Costau'r Gwasanaeth (Deddf Tai 2004, Adran 49)
- Cyfnod Apelio yn dod i ben
- Pridiant Tir Lleol
- Perchennog yn cadarnhau nad yw hi'n gallu cydymffurfio



Inspection

- Housing Act 2004, Part 1 & 4
- HHSRS
- *Why not straight for an EDMO?*

Enforcement (by agreement)

- Notice served (HA.2004, S.12)
- Costs for service (HA.2004, S.49)
- Appeal period expiry
- Local Land charge
- Owner confirms she cannot comply

EICH CYNGOR arleinamdani
www.sirgar.llyw.cymru

YOUR COUNCIL doitonline
www.carmarthenshire.gov.wales



Non-compliance

- Best course of action – Works in Default
- Written consent to proceed with EDMO
- HA.2004, S.31 & Schedule 3 notice
- Council project manage renovation works
- Demand to Recover Expenses - Schedule 3, para.9
- Financial charge & restriction - Land Reg.

Methu â chydymffurfio

- Ffordd orau o weithredu – Gwaith heb ei gyflawni
- Caniatâd ysgrifenedig i barhau â Gorchymyn Rheoli Anheddau Gwag
- Deddf Tai 2004, Adran 31 a Hysbysiad Atodlen 3
- Rheolwyd y gwaith adnewyddu gan y Cyngor
- Galw i Adennill costau – Atodlen 3, paragraff 9
- Tâl ariannol a chyfyngiad – Cofrestrfa Tir





Gorchymyn Rheoli Anheddau Gwag

- Cyflwynwyd cais ffurfiol dan Ddeddf Tai 2004, Adran 134 i'r Tribiwnlys Eiddo Preswyl
- Caniatâd i gyflwyno Gorchymyn Rheoli Anheddau Gwag dros dro
- Rhoddwyd yr eiddo i'r asiantaeth Gosod Syml ar gyfer ei ddyrannu i denantiaid ar y Gofrestr Dewis Tai
- Cynllun rheoli – Gorchymyn Rheoli Anheddau Gwag Terfynol

Empty Dwelling Management Order

- Formal application under HA.2004, S.134 submitted to RPT
- Consent to serve an Interim EDMO
- Property handed to Simple Lettings for allocation to tenants on Housing Choice Register
- Management scheme – Final EDMO

Cwestiynau? / Questions?

