

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

23 GORFFENAF 2020

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

CREU POLISI GOSODIADAU LLEOL AR GYFER GARREGLWYD, UN O DDATBLYGIADAU ADEILADU NEWYDD CYNTAF Y CYNGOR

Pwrpas yr adroddiad hwn yw creu Polisi Gosodiadau Lleol ar gyfer datblygiad adeiladu newydd cyntaf y Cyngor yn Garreglwyd, Pen-bre. Bydd y Polisi Gosodiadau Lleol hwn yn sicrhau ein bod yn creu cymuned gynaliadwy y mae pobl yn ymfalchïo eu bod yn byw ynddi.

Bydd y Polisi Gosodiadau Lleol hwn yn berthnasol i osod Garreglwyd yn unig ar y cychwyn, yn cynnwys 14 o gartrefi.

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y cartrefi newydd yn natblygiad adeiladu newydd Garreglwyd a fydd yn helpu i greu cymuned gynaliadwy.

Y Rhesymau:

- Mae ward Pen-bre yn ardal lle mae angen mawr am dai, a gellir mynd i'r afael â hyn drwy ddarparu cyfuniad o'r canlynol:
 - tai â dwy ystafell wely ar gyfer teuluoedd bach;
 - tai â phedair ystafell wely ar gyfer teuluoedd mawr;Mae datblygiad Garreglwyd yn ward Pen-bre yn cynnwys 14 o dai ac mae wedi'i ddylunio i ddiwallu'r angen lleol am dai yn yr ardal.
- Diben y Polisi Gosodiadau Lleol yw galluogi'r cartrefi i gael eu gosod i gymysgedd o denantiaid ar draws y bandiau polisi dyrannu, gan sefydlu cydlyniant cymunedol drwy osod y cartrefi newydd i gymysgedd o aelwydydd ac nid i achosion angen mawr bob tro.
- Bydd y Polisi Gosodiadau Lleol hwn yn helpu i greu cymuned gynaliadwy y mae pobl yn ymfalchïo eu bod yn byw ynddi.
- Caniateir y defnydd o Gynlluniau Gosodiadau Lleol o dan adran 167(2E) o Ddeddf Tai 1996

Y Gyfarwyddiaeth

Cymunedau

Enw Pennaeth y Gwasanaeth:

Jonathan Morgan

Awdur yr Adroddiad:

Rachel Davies

Dynodiad

Pennaeth Cartrefi a
Chymunedau Mwy Diogel

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Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD MEMBER

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

EXECUTIVE SUMMARY

EXECUTIVE BOARD MEMBER DECISION MEETING FOR HOUSING

23 JULY 2020

CREATING A LOCAL LETTINGS POLICY FOR GARREGLWYD, ONE OF THE COUNCIL'S FIRST NEW BUILD DEVELOPMENTS

The purpose of this report is to create a Local Lettings Policy for the Council new build development in Garreglwyd, Pembrey. This Local Lettings Policy will ensure that we create a sustainable community where people are proud to live.

This Local Lettings Policy will apply to the initial letting of the Garreglwyd development only, consisting of 14 homes.

Context:

The Garreglwyd development in the ward of Pembrey is one of the Council's first new build developments. The development consists of 14 homes and is a mix of two and four bedroom properties.

The development will be handed over in one phase.

Housing Need:

The ward of Pembrey is an area of high housing need. This need can be best addressed by providing a mix of:

- Two bedroom homes for small families, this includes families currently under occupying larger homes in the area;
- Four bedroom homes for large families, this includes families currently living in unsuitable or overcrowded accommodation in the area;

The Council's new build development at Garreglwyd has been designed to meet this housing need. The development is a mix of twelve two bedroom homes and two four bedroom homes. It will be ready for occupation in the autumn of 2020.

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 Homes and Safer Communities

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

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 Executive Board Member for Housing before it can be implemented and approved by the Social Housing Partnership 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 newly-formed community.

7.Physical Assets

The new development at Garreglwyd will result in 14 additional homes being managed by Housing Services as part of the Council stock.

CONSULTATIONS

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

Signed: Jonathan Morgan, Head of Homes and Safer Communities

1. Scrutiny Committee

n/a

2. Local Member(s)

Both Cllr. Shirley Matthews and Cllr. Hugh Shepardson were consulted on the proposed Local Lettings Policy on 10th July 2020. Both were in agreement that the Local Letting Policy should be applied to the initial lettings on the Garreglwyd development.

3. Community / Town Council

n/a

4. Relevant Partners

Housing association partnership board consulted and no objections were raised.

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