

12/11/2021

<b>Yr Aelod Cabinet:</b>	<b>Portffolio:</b>
<b>Y Cynghorydd Linda Davies Evans</b>	<b>Tai</b>

### **Pwnc:**

## **CREU POLISI GOSODIADAU LLEOL AR GYFER GOLWG Y CAPEL, DATBLYGIAD NEWYDD POBL YN NHŶ-CROES.**

### **Pwrpas:**

Pwrpas yr adroddiad hwn yw creu polisi gosodiadau lleol ar gyfer datblygiad adeiladu newydd Pobl yn Golwg y Capel, Tŷ-croes. Bydd y polisi 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 ddechrau wrth osod y cartrefi newydd i'w rhentu yn Nhŷ-croes ac yn parhau ar waith am 6 mis ar ôl gosod am y tro cyntaf.

### **Yr argymhellion / penderfyniadau allweddol sydd eu hangen:**

1. Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y tai newydd yn Golwg y Capel, sef datblygiad adeiladu newydd Pobl yn Nhŷ-croes a fydd yn helpu i greu cymuned gynaliadwy y mae pobl yn falch o gael byw ynddi.

### **Y Rhesymau:**

- Mae datblygiad Golwg y Capel yn ward Tŷ-croes yn cynnwys 37 o dai ac mae wedi'i ddylunio i ddiwallu'r angen lleol am dai yn yr ardal.
- Mae ward Tŷ-croes yn ardal lle mae angen mawr am dai, a gellir mynd i'r afael â hyn drwy ddarparu cyfuniad o'r canlynol:
  - tai dwy ystafell wely;
  - tai tair ystafell wely;
  - tai pedair ystafell wely;
  - byngalo dwy ystafell wely;
  - byngalos tair ystafell wely;
- Drwy ddefnyddio cymysgedd o denantiaid ar draws y bandiau, y nod yw sicrhau bod y gymuned yn cynnwys cymysgedd o aelwydydd ac nad ydynt i gyd yn achosion lle mae angen mawr. Y nod yw sefydlu cydlyniant cymunedol a chartrefi cynaliadwy ar gyfer y datblygiad newydd, gan ddod â chymuned newydd sbon at ei gilydd.
- Caniateir y defnydd o Gynlluniau Gosodiadau Lleol o dan adran 167(2E) o Ddeddf Tai 1996.

<b>Y Gyfarwyddiaeth</b> Cymunedau <b>Enw Pennaeth y Gwasanaeth:</b> Jonathan Morgan	<b>Swydd</b> Pennaeth Cartrefi a Chymunedau Mwy Diogel	<b>Rhif Ffôn</b> 01554 899285 <b>Cyfeiriad e-bost:</b> JMorgan@sirgar.gov.uk
<b>Awdur yr Adroddiad:</b> Lucy Roberts	<b>Swydd</b> Swyddog Cartrefi Newydd	<b>Rhif Ffôn:</b> 07890 024891 <b>Cyfeiriad e-bost:</b> 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 <b>subject to the amendment(s) and reason(s) specified:</b>	
Reason(s) why the Officer's recommendation was <b>not adopted:</b>	

# EXECUTIVE SUMMARY

## Cabinet Member Decisions Meeting for Housing

### 12<sup>th</sup> November 2021

SUBJECT:

#### Creating a Local Lettings Policy for Golwg y Capel, Pobl's new development at Tycroes

##### Purpose

The purpose of this report is to create a local lettings policy for the new build development at Golwg y Capel, Tycroes. This policy will ensure that we create a sustainable community where people are proud to live.

This local letting policy will apply to the initial letting of the new homes for rent at Tycroes and remain in place for 6 months after the first letting.

##### Context

Pobl's new development at Tycroes will provide 37 new homes in total. All homes are for social rent and consist of the following:

- 14 two bed houses
- 6 three bed houses
- 7 four bed houses
- 8 two bed bungalows
- 2 three bed bungalows

The letting of all the social rented homes will be managed through Canfod Cartref (the Council's allocation system) and any adverts will meet the requirements set out in the local lettings policy. The lettings will identify an appropriate mix of tenants based on their current housing need and individual circumstances. The policy will also provide opportunities to transfer existing social housing tenants, if it offers up a better use of housing stock and subsequent housing opportunities to others on the housing register.

##### Housing Need

The ward of Tycroes is an area of high housing need, which can be best addressed by providing a mix of:

- two bedroom homes;
- three bedroom homes;
- four bedroom homes;
- two bedroom bungalows;
- three bedroom bungalows;

The development and application of Local Lettings Policies is permitted under section 167(2E) of the 1996 Housing Act.



This development has been designed to meet housing need and has been supported by the Council through the Social Housing Grant (SHG) programme. All properties on this development relate to this Local Lettings Policy and consist of 37 homes which will be ready for occupation in February 2022. All homes will be let in one Phase.

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	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 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.

## 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)**: Cllr. Tina Higgins the ward member for Tycroes has been consulted.

3. **Community / Town Council**: N/A

4. **Relevant Partners**: All housing association partners consulted, and no objections have been raised.

5. **Staff Side Representatives and other Organisations**: N/A

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE