

12 Tachwedd 2021

Yr Aelod Cabinet:	Portffolio:
Y Cyngorydd Linda Davies Evans	Tai
CREU POLISI GOSODIADAU LLEOL AR GYFER MAES Y GWENYN, DATBLYGIAD NEWYDD POBL YN CROSS HANDS	
Pwrpas: Pwrpas yr adroddiad hwn yw creu polisi gosodiadau lleol ar gyfer y datblygiad adeiladu newydd gan Grŵp Tai Pobl yn Cross Hands - Maes y Gwenyn. 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 parhau ar waith am 6 mis ar ôl gosod cam olaf y datblygiad, 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 ar Faes y Gwenyn, sef datblygiad adeiladu newydd Pobl yn Cross Hands a fydd yn helpu i greu cymuned gynaliadwy y mae pobl yn falch o fyw ynddi.	
Y Rhesymau: <ul style="list-style-type: none">• Mae datblygiad Maes y Gwenyn yn ward Gors-las yn cynnwys 60 o dai ac mae wedi'i ddylunio i ddiwallu'r angen lleol am dai yn yr ardal.• Mae ward Gors-las yn ardal lle mae angen mawr am dai, a gellir mynd i'r afael â hyn drwy ddarparu cyfuniad o'r canlynol:<ul style="list-style-type: none">➤ tai pum ystafell wely;➤ tai pedair ystafell wely;➤ tai tair ystafell wely;➤ tai dwy 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.	

Y Gyfarwyddiaeth Cymunedau Enw Pennaeth y Gwasanaeth: Jonathan Morgan	Swydd Pennaeth Cartrefi a Chymunedau Mwy Diogel	Rhif Ffôn 01554 899285 Cyfeiriad e-bost: JMorgan@sirgar.gov.uk
Awdur yr Adroddiad: Lucy Roberts	Swydd Swyddog Cartrefi Newydd	Rhif Ffôn: 07890 024891 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

	YES / NO
Recommendation of Officer adopted	
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 DECISIONS MEETING FOR HOUSING
12TH NOVEMBER 2021

Creating a Local Lettings Policy for Maes Y Gwenyn, Pobl's new development at Cross Hands Plot 2b.

Purpose

The purpose of this report is to create a local lettings policy for the Pobl new build development at Cross Hands, Maes Y Gwenyn. This policy will ensure that we create a sustainable community where people are proud to live.

This Local Lettings Policy will remain in place for 6 months following letting of the final phase of the development, to ensure the community is appropriately established.

Context

Pobl's new development at Maes Gwenyn will provide 60 new homes in total. This is a mixed tenure community consisting of the following:

Shared ownership: 20 houses
Outright sale: 20 houses
Social Rent: 20 houses

The social rented properties will be pepper potted through the development to create a more diverse, socially cohesive and interesting community that will help to improve social inclusion. The affordable homes on this development have been supported by the Council through the Social Housing Grant (SHG) Programme.

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

- five bedroom homes;
- four bedroom homes;
- three bedroom homes;
- two bedroom homes.

This development has been designed to meet housing need and has been supported by the Council through the SHG programme. 20 properties on this development relate to this Local Lettings Policy. The homes on this development will be let and sold in five phases, with the first phase is due for completion in December 2021.

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. Aled Vaughan Owen & Cllr. Darren Price the ward member for Gorslas have 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