

# Y Pwyllgor Craffu Cymunedau ac Adfywio

31 Ionawr 2022

## Gynllun Cyflawni Pum Mlynedd - Adfywio a Datblygu Tai (2022 - 2027)

### Y Pwrpas:

Bydd y fersiwn drafft hwn o'r Cynllun Cyflawni - Adfywio a Datblygu Tai yn nodi ein cynlluniau i helpu i adeiladu dros 2,000 o dai ychwanegol ar draws y Sir yn ystod y pum mlynedd nesaf.

Bydd yn adeiladu ar lwyddiant ein cynlluniau darparu tai fforddiadwy presennol. Bydd hefyd yn cefnogi twf economaidd trwy fuddsoddi dros £300 miliwn yn ein cymunedau a chefnogi'r camau gweithredu yn ein Cynllun Adfer Economaidd yn uniongyrchol, gan gefnogi busnesau, pobl a lleoedd.

Bydd y cynllun cyflawni yn gwneud y canlynol:

- cefnogi'r gwaith o ddatblygu cymunedau cynaliadwy cryf - lleoedd lle roedd pobl eisiau byw a gweithio ynddynt.
- helpu i dyfu'r economi leol a helpu i adfer y Sir yn sgil effeithiau economaidd trychinebus pandemig Covid-19;
- cefnogi Egwyddorion Carbon Sero-net y Cyngor, gan greu cartrefi arloesol sy'n defnyddio ynni yn effeithlon, lleihau allyriadau carbon a hyrwyddo cynhesrwydd fforddiadwy i breswylwyr;
- deall anghenion ein cymunedau amrywiol, gan adeiladu'r cartrefi cywir yn y manau cywir a diwallu anghenion tai;
- cefnogi rhai o'n tenantiaid mwyaf agored i niwed trwy'r rhaglen grant cymorth tai;
- creu swyddi i bobl leol;
- darparu tai fforddiadwy i bobl ifanc a phobl oedran gweithio i'w helpu i aros yn y sir ac elwa ar y swyddi ychwanegol sydd wedi'u creu;
- helpu i gynnal ein diwylliant a'n hunaniaeth, yn enwedig mewn trefi a phentrefi gwledig, lle mae'n rhaid i ni helpu i sicrhau bod pobl leol yn gallu fforddio tai fforddiadwy o safon ac aros yn eu cymunedau;
- helpu i gynnal a datblygu canol ein trefi drwy gynyddu'r ddarpariaeth breswyl, cynyddu nifer yr ymwelwyr a helpu busnesau i ffynnu;
- helpu i dyfu'r economi werdd, y diwydiant adeiladu lleol a'n cadwyni cyflenwi; a
- bod yn hyblyg i sicrhau y gallwn ymateb i amodau newidiol y farchnad, risgiau a chyfleoedd wrth iddynt godi.

Bydd y cynllun hwn yn nodi ein blaenoriaethau adfywio tai ar gyfer y pum mlynedd nesaf, gan ysgogi twf economaidd a helpu ein heconomi a'n cymunedau i ddod yn gryfach nag erioed o'r blaen.

## Yr Argymhellion / Penderfyniadau allweddol sydd eu hangen:

1. Cadarnhau y bydd y Fersiwn Drafft hwn o'r Cynllun Cyflawni - Adfywio a Datblygu Tai yn helpu i ddarparu dros 2,000 o dai i'w rhentu a'u gwerthu yn y Sir dros y pum mlynedd nesaf, gan ddiwallu anghenion tai, ysgogi adferiad a thwf economaidd, a chefnogi Egwyddorion Carbon Sero-net y Cyngor;
2. Cytuno bod yr awdurdod i gaffael tir ac adeiladau nad ydynt yn eiddo i'r Cyngor a nodwyd yn y Fersiwn Drafft o'r Cynllun Cyflawni - Adfywio a Datblygu Tai, ynghyd ag unrhyw dir a/neu adeiladau eraill a fyddai'n ychwanegu gwerth at flaenoriaethau a dyheadau'r Cyngor o ran Tai ac Adfywio, yn cael ei ddirprwyo i'r Pennaeth Adfywio, mewn ymgynghoriad â'r Tîm Strategol Tai ac Adfywio.
3. Cytuno y bydd y cynllun hwn yn chwarae rhan allweddol o ran cynyddu'r cyflenwad o dai rhent cymdeithasol yn ein cymunedau, gan gynnwys tai sy'n addas ar gyfer:
  - cartrefi anghenion cyffredinol;
  - llety arbenigol â chymorth i bobl ag anghenion cymhleth; a
  - llety hyblyg y gellir ei addasu'n hawdd i bobl hŷn
4. Cadarnhau y bydd datblygiadau deiliadaeth gymysg, sy'n cynnwys tai ar gyfer rhent cymdeithasol, perchentyaeth cost isel a gwerthu ar y farchnad agored yn cael eu cefnogi trwy'r cynllun cyflawni hwn, gan greu cymunedau cytbwys, cryf a gwydn;
5. Cytuno y bydd y cynllun hwn yn cynnwys darparu atebion o ran tai deiliadaeth gymysg hyblyg, arloesol newydd sy'n diwallu anghenion poblogaeth sy'n heneiddio;
6. Cytuno y bydd y cynllun hwn yn cefnogi'r gwaith o gyflwyno safleoedd adfywio strategol y Cyngor trwy ddarparu mwy o dai i'w rhentu a'u gwerthu, gan gynnwys:
  - Adfywio canol tref;
  - Pentrefi a threfi gwledig;
  - Pentref Gwyddor Bywyd Pentre Awel a
  - Tyisha.
7. Cadarnhau y bydd y tai a gefnogir trwy'r cynllun hwn yn cael eu darparu gan ddefnyddio ystod o ddulliau cyflawni sy'n cynnig hyblygrwydd, graddfa a chyflymder;
8. Cytuno y bydd y gwaith o ddarparu tai ledled y sir yn y cynllun hwn yn dilyn yr ardaloedd gweithredu tai fforddiadwy, gan adeiladu wardiau yn y Sir yn ardaloedd nodedig, sy'n cysylltu'n ddaearyddol ac yn ddiwylliannol.

## Y Rhesymau:

- Parhau i gynyddu'r cyflenwad o dai yn y Sir, gan adeiladu ar lwyddiant y Cynllun Darparu Tai Fforddiadwy, diwallu anghenion tai ac ysgogi adferiad a thwf economaidd yn dilyn pandemig Covid-19;
- Darparu cartrefi i rai o'n haelwydydd mwyaf difreintiedig ac agored i niwed;
- Darparu tai fforddiadwy i bobl ifanc a phobl oedran gweithio i'w helpu i aros yn eu cymunedau;
- Creu swyddi i bobl leol;
- Diogelu'r Gymraeg a Diwylliant Cymru;

- Creu cymunedau cynaliadwy cryf, lleoedd lle mae pobl eisiau byw a gweithio ynddynt.

**Angen cyfeirio'r mater at y Cabinet:**

**OES - 22 Chwefror 2022**

**Angen cyfeirio'r mater at y Cyngor:**

**OES – 9 Mawrth 2022**

**YR AELOD O'R CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:-**

**Y Cynghorydd Linda Davies Evans, yr Aelod Cabinet dros Dai.**

**Y Gyfarwyddiaeth:**

**Cymunedau**

**Enw Pennaeth y Gwasanaeth:**

**Jonathan Morgan**

**Awdur yr Adroddiad:**

**Rachel Davies**

**Swyddi:**

**Pennaeth Cartrefi a**

**Chymunedau Mwy Diogel**

**Rheolwr Strategol Darparu Tai**

**Rhifau ffôn/Cyfeiriadau E-bost:**

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# Community and Regeneration Scrutiny Committee

## 31<sup>st</sup> January 2022

### Subject: Housing Regeneration and Development – Five Year Delivery Plan (2022 – 2027)

#### 1. Purpose

This Draft Housing Regeneration and Development Delivery Plan will set out our plans to support the delivery of over 2,000 additional homes across the County over the next five years.

It will build on the success of our current affordable housing delivery plans. It will also support economic growth by investing over £300 million into our communities and directly supporting the actions in our Economic Recovery Plan, supporting businesses, people and places.

This plan will set out our housing regeneration priorities for the next five years, stimulating economic growth and helping our economy and communities become stronger than ever before.

#### 2. Context

The demand for housing, especially affordable housing has been increasing rapidly in recent years. This effect has been felt across the whole of Wales and has been caused by several factors affecting the housing market and the economy. The Covid 19 pandemic has also served to further increase demand.

Addressing the need for more affordable housing in the County has been a key strategic priority for the Council for a number of years. This plan will help further increase the supply of homes in the County. It will meet housing need and build on the success of our existing affordable housing and new build plans that have already delivered over 1100 additional affordable homes across the County. It will also support the national goals of the Wellbeing of Future Generations Act, the Council's Net Zero Carbon Principles, the priorities in the Economic Recovery Plan and the Rural Growth Plans.

#### 3. Our Approach

Meeting housing need has always been our main reason for providing more affordable homes. Our evidence confirms that this approach must continue, ensuring that we build the right homes in the right places. Good quality homes, at affordable rents and prices are essential to enable local people and families on low income levels to live in homes in their community of choice. Through this plan we will meet housing need by:

- Providing more homes for social rent, including homes for general needs households, specialist supported housing for individuals with complex needs and accommodation for older people;
- Providing a choice of mixed tenure assisted living options for older people;
- Providing homes for low cost home ownership;
- Providing mixed tenure developments; and

- Supporting the development of the Councils strategic regeneration sites, including town centres, rural areas. Pentre Awel and Tyisha.

#### **4. The Journey Ahead**

This plan is ambitious and aims support the delivery of over 2,000 homes for rent and sale, over the next five years. The plan is flexible and will be monitored and reviewed on a regular basis to ensure that we respond to and mitigate risks, including changing market conditions, land availability, labour and material shortages. The authority to respond to changing market conditions and opportunities by acquiring non-Council owned land and buildings, identified to meet the priorities of this plan, is delegated to the Head of Regeneration, in consultation with the Housing and Regeneration Strategic Team.

The delivery of more homes through this plan will follow the affordable housing action areas, which build up wards of the County into distinctive areas which link geographically and culturally. The delivery of homes will be driven by meeting housing need and stimulating economic growth. This will include supporting the delivery of all property types and sizes meeting the individual needs of our communities. The homes delivered will include houses, bungalows and apartments for rent and sale.

Our homes will look distinctive, they will follow a clear set of design principles that create new communities that are sustainable, with a real sense of place. Our developments will have a deep connection between people and places, promoting confidence and encouraging further economic investment.

Our developments will follow the Councils Net Zero Carbon Principles. The use of innovative renewable technology and high levels of fabric insulation will be key in all our developments, minimising carbon emissions and promoting affordable warmth for residents.

The homes supported through this plan will be delivered using a range of delivery vehicles that offer flexibility, scale and pace, including:

- New build developments;
- Private sector partnerships;
- Bringing empty homes back into use;
- Buying private sector homes;
- Section 106 agreements and the planning system; and
- The Simple Lettings Agency.

#### **5. Our Draft Five-Year Delivery Programme**

Our plans to support the delivery of over 2,000 homes for rent and sale over the next five years is ambitious and exciting. It will create opportunities and help transform our County following the devastating effects of the Covid 19 pandemic.

The current Housing Regeneration and Development Five Year Delivery Plan by development and action area is shown on the next page.

This programme is flexible and will change as new opportunities arise. The programme will be affected by changing market conditions and risks that will affect the viability of some developments. This will result in some developments not proceeding and being replaced by other developments. The authority to acquire land and buildings on behalf of the Council to meet the priorities of this plan is delegated to the Head of Regeneration, in consultation with

the Housing and Regeneration Strategic Team.

The programme is inclusive of the homes the Council will deliver, the homes we will deliver collaboratively with our housing association (HA) partners, and the homes the Council will deliver in partnership with private developers.

### Current Housing Regeneration and Development – Five Year Delivery Plan (2022 – 2027)

| Action Area                                                                                                                           | Development                                                             | Number of Homes      | Delivery Vehicle          |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------|---------------------------|
| <b>Ammanford and the Amman Valley</b><br>            | Land at Gwynfryn, Ammanford                                             | 28                   | Council                   |
|                                                                                                                                       | Land at Maes y Bedol, Garnant                                           | 8                    | Council                   |
|                                                                                                                                       | Land in Llandybie                                                       | 24                   | Council & HA Partner      |
|                                                                                                                                       | Ammanford Town Centre                                                   | 12                   | Council                   |
|                                                                                                                                       | Land in Saron                                                           | 60                   | Council & HA Partner      |
|                                                                                                                                       | Land in Bonllwyn, Ammanford                                             | 30                   | Council & HA Partner      |
|                                                                                                                                       | Land Penygroes                                                          | 140                  | Council & HA Partner      |
|                                                                                                                                       | Land in Cross Hands                                                     | 60                   | Council & HA Partner      |
| <b>Carmarthen and the West</b><br>                  | Land in Maesgriffith, Llansteffan                                       | 16                   | Council                   |
|                                                                                                                                       | Land at Wauniago House                                                  | 4                    | Council                   |
|                                                                                                                                       | Land in Carmarthen West, Carmarthen                                     | 100                  | Council & Private Partner |
|                                                                                                                                       | Spilman Street, Carmarthen                                              | 12                   | Council                   |
|                                                                                                                                       | Carmarthen Town Centre                                                  | 25                   | Council                   |
|                                                                                                                                       | Land at Llansteffan Road, Carmarthen                                    | 48                   | Council & Private Partner |
|                                                                                                                                       | Lidl Site, Carmarthen                                                   | 50                   | Council & HA Partner      |
|                                                                                                                                       | Land in Is y Llan, Llanddarog                                           | 6                    | Council                   |
|                                                                                                                                       | Land in Station Road St Clears                                          | 45                   | Council & HA Partner      |
|                                                                                                                                       | Clos Llwyn Ty Gwyn, Whitland                                            | 15                   | Council & HA Partner      |
|                                                                                                                                       | Land in Porthyrhyd                                                      | 54                   | Council & HA Partner      |
| Land in Bancyfelin                                                                                                                    | 40                                                                      | Council & HA Partner |                           |
| <b>Carmarthen-shire Rural and Market Towns</b><br> | Land in Meidrim, Trelech                                                | 11                   | Council                   |
|                                                                                                                                       | Land at Alltwalis, School                                               | 17                   | Council                   |
|                                                                                                                                       | Land opposite Llangadog School, Llandovery Playing Fields, Cilycwm Road | 12                   | Council                   |
|                                                                                                                                       | Land in Llanllwni                                                       | 12                   | Council                   |
|                                                                                                                                       | Land in Llanllwni                                                       | 16                   | Council                   |
|                                                                                                                                       | Pencrug, Llandeilo                                                      | 60                   | Council & HA Partner      |
|                                                                                                                                       | Land in Cwmman                                                          | 22                   | Council & HA Partner      |
|                                                                                                                                       | Land in Llandovery                                                      | 32                   | Council & HA Partner      |
|                                                                                                                                       | Land in Pontweli                                                        | 14                   | Council & HA Partner      |
|                                                                                                                                       | Land in Pencader                                                        | 30                   | Council & HA Partner      |
| <b>Llanelli and District</b><br>                   | Land in Dylan, Llanelli                                                 | 32                   | Council                   |
|                                                                                                                                       | Land in Maes yr Haf, Pwll                                               | 8                    | Council                   |
|                                                                                                                                       | Land in Llangennech                                                     | 11                   | Council                   |
|                                                                                                                                       | Clos y Bacca, Burry Port                                                | 32                   | Council                   |
|                                                                                                                                       | Pentre Awel, Llanelli (Assisted Living)                                 | 144                  | Council & Private Partner |
|                                                                                                                                       | Llanelli Town Centre                                                    | 18                   | Council                   |
|                                                                                                                                       | Tyisha, Llanelli                                                        | 120                  | Council & Private Partner |
|                                                                                                                                       | Land at Plas Isaf, Llangennech                                          | 60                   | Council & Private Partner |
|                                                                                                                                       | Land in Burry Port                                                      | 240                  | Council & Private Partner |
|                                                                                                                                       | Cwm y Nant, Llanelli                                                    | 202                  | Council & Private Partner |
|                                                                                                                                       | Land in North Dock, Llanelli                                            | 210                  | Council & Private Partner |
|                                                                                                                                       | Land in Cross Hands                                                     | 60                   | Council & HA Partner      |
|                                                                                                                                       | Penygraig, Bynea                                                        | 20                   | Council & HA Partner      |
|                                                                                                                                       |                                                                         | <b>2160</b>          |                           |

***\*\*This programme is flexible and subject to change due to changing market conditions, risks and opportunities that may arise over the next five years\*\****

**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, Crime & Disorder and Equalities | Legal      | Finance    | ICT         | Risk Management Issues | Staffing Implications | Physical Assets |
|-----------------------------------------|------------|------------|-------------|------------------------|-----------------------|-----------------|
| <b>YES</b>                              | <b>YES</b> | <b>YES</b> | <b>NONE</b> | <b>YES</b>             | <b>YES</b>            | <b>YES</b>      |

## Policy, Crime & Disorder and Equalities

- The report is set within the context of the previously agreed HRA business plan. Delivering against our priorities of providing more council homes, developing strong sustainable communities and meeting housing need.
- This report supports the seven national goals and the five ways of working within the Well-being of Future Generation Act. Providing more affordable homes is one of the Councils well-being objectives, supported in the Corporate Strategy.
- Equalities – meeting housing need is the driver for providing more homes in our communities. This includes providing homes for general needs households, specialist accommodation for individuals with complex needs and accommodation for older people.
- Welsh language – increasing the supply of affordable homes in the County will help local people help afford to live in their communities, protecting the Welsh language and culture.

Social inclusion – the delivery of mixed tenure developments through this plan will help promote social including and create balanced sustainable communities.

## Legal

None at this stage, however, any services that need to be bought in to assist with the delivery plan will be subject to the Council's legal and procurement procedures.



## **Finance**

The funding required to increase the supply of social rented homes in this plan is supported by the HRA Business Plan. The homes delivered through this plan will also be supported by Social Housing Grant, Integrated Care Funding, the Land Release Fund, the Land and Buildings Development Fund and private finance from both our Housing Association partners and private sector developers.

## **Risk Management Issues**

There are significant risks with the delivery of this plan including changing market conditions, land availability, the capacity of the building industry and the supply of materials. The delivery of the plan will be monitored and reviewed on a quarterly basis to manage and mitigate the risks identified. The delivery of affordable homes is recorded in the Council's Risk Management Plan.

## **Physical Assets**

Increasing the supply of affordable homes through this plan will increase the number of homes in the Council's housing stock. The homes delivered will follow the Council's Net Zero Carbon Principles, minimising carbon emissions and promoting affordable warmth for residents.

## **Staffing Implications**

The recent restructure of the Homes and Safer Communities Division has accounted for some of the additional resources required to deliver this plan. The additional resources required by other divisions are being identified.

# 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. Local Member(s)

Will be engaged as part of the consultation and delivery process

## 2. Community / Town Council

Will be engaged as part of the consultation process on each development.

## 3. Relevant Partners

Will be engaged as part of the delivery process.

## 4. Staff Side Representatives and other Organisations

Will be engaged as part of the delivery process.

**CABINET MEMBER PORTFOLIO  
HOLDER(S) AWARE/CONSULTED**

YES

Cllr Evans has been consulted and is fully supportive of this five-year delivery plan.

**Section 100D Local Government Act, 1972 – Access to Information  
List of Background Papers used in the preparation of this report:**

**THESE ARE DETAILED BELOW**

| Title of Document                                             | File Ref No. | Locations that the papers are available for public inspection                    |
|---------------------------------------------------------------|--------------|----------------------------------------------------------------------------------|
| Carmarthenshire Economic Recovery & Delivery Plan             |              | <a href="http://www.carmarthenshire.gov.wales">www.carmarthenshire.gov.wales</a> |
| Affordable Homes Delivery Plan 2016 – 2020                    |              | <a href="http://www.carmarthenshire.gov.wales">www.carmarthenshire.gov.wales</a> |
| Building More Council Homes – Our ambition and plan of action |              | <a href="http://www.carmarthenshire.gov.wales">www.carmarthenshire.gov.wales</a> |
| Carmarthenshire Homes Standard Plus Business Plan 2021/2024   |              | <a href="http://www.carmarthenshire.gov.wales">www.carmarthenshire.gov.wales</a> |