

CYFARFOD PENDERFYNIADAU YR AELOD CABINET DROS DAI

17 MAWRTH 2022

Yr Aelod Cabinet:	Portffolio:
Y Cyngorydd Linda Davies Evans	Tai

CREU POLISI GOSODIADAU LLEOL AR GYFER DYLAN (CAM 2), Y BYNEA

Y Pwrpas:

Pwrpas yr adroddiad hwn yw creu Polisi Gosodiadau Lleol ar gyfer datblygiad adeiladu newydd y Cyngor yn Dylan (Cam 2), y Bynea.

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y tai newydd ar Gam 2 o ddatblygiad adeiladu newydd Dylan y Cyngor a fydd yn helpu i greu lle cynaliadwy ac amrywiol i fyw ynddo.

Y rhesymau:

- Mae Polisi Gosodiadau Lleol yn cael ei ddefnyddio ar gyfer datblygiad Dylan (Cam 2) fel addasiad i'n prif bolisi gosodiadau, lle bydd meini prawf ychwanegol penodol ar waith i ystyried yr angen presennol am dai a materion lleol.
- Bydd hyn yn sicrhau ein bod yn darparu atebion o ran llety i bobl leol sydd â'r angen mwyaf, yn cyflawni ein hamcan i symud pobl ymlaen yn gyflym o lety dros dro ac yn ôl i'w cymuned, a darparu cyfleoedd i weithwyr allweddol, gan helpu i greu cymuned gynaliadwy.
- 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: Angie Bowen	Swydd Y Pennaeth Tai Rheolwr Hwb Tai	Rhif Ffôn: 01554 899285 Cyfeiriad e-bost: JMorgan@sirgar.gov.uk Rhif Ffôn: 07827 808747 Cyfeiriad e-bost: AnBowen@sirgar.gov.uk
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Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed:

DATE: _____

CABINET 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

CABINET MEMBER DECISION MEETING FOR HOUSING

17th MARCH 2022

CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 2), BYNEA

Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 2), Bynea.

Context

The Dylan development in the ward of Bynea is one of the Council's first new build developments. The development consists of 32 homes and is a mix of two and four-bedroom homes and two-bedroom bungalows. The development will be handed over in three phases:

Phase 2 of the development is covered in this LLP and will be handed over in April 2022.

Housing Need

The ward of Bynea is an area of high housing need. This need can be best addresses by providing:

- 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;
- Two-bedroom bungalows for older people in the community whose current homes are unsuitable for their needs.

The Council's new build development at Dylan has been designed to meet this need. The homes on the development consist of:

- 22 x two-bedroom homes
- 6 x four-bedroom homes
- 4 x two-bedroom bungalows

Phase 2 which relates to this Local lettings Policy is **8 x 2-bedroom houses**.

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 Housing

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.

Risk Management Issues

Failure to implement a Local Lettings Policy for the new development could potentially result in a lack of cohesion in the new formed communities.

Physical Assets

The new development at Dylan will result in 32 additional homes and is a mix of two and four-bedroom homes and two-bedroom bungalows being managed by Housing Services as part of the Council stock. Phase 2 is covered in this LLP and comprises of 8 x 2-bedroom houses.

CONSULTATIONS

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

Signed: Jonathan Morgan Head of Housing

1. Scrutiny Committee

n/a

2. Local Member(s)

Cllr. Deryk Cundy – Bynea

Consulted on 08/03/22 – full comments to be provided at meeting

3. Community / Town Council

n/a

4. Relevant Partners

RSL partnership board consulted on 08/03/2022 - full comments to be provided at meeting.

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