

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 DATBLYGIAD NEWYDD CYMDEITHAS TAI WALES & WEST, CLOS Y Porthmyn yn Abergwili.

Y Pwrpas:

Diben yr adroddiad hwn yw creu Polisi Gosodiadau Lleol ar gyfer datblygiad newydd Cymdeithas Tai Wales & West yn Clos y Porthmyn, Abergwili.

Bydd y Polisi Gosodiadau Lleol hwn yn parhau ar waith am 6 mis ar ôl y gosodiadau cychwynnol, 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 yn natblygiad adeiladu newydd Cymdeithas Tai Wales & West, Clos y Porthmyn, a fydd yn helpu i greu lle cynaliadwy ac amrywiol i fyw ynnyd.

Y rhesymau:

- Mae Polisi Gosodiadau Lleol yn cael ei ddefnyddio ar gyfer datblygiad Clos y Porthmyn fel addasiad i'n prif bolisi gosodiadau, lle bydd mein 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	Swydd Y Pennaeth Tai	Rhif Ffôn: 01554 899285 JMorgan@sirgar.gov.uk
Awdur yr Adroddiad: Lucy Roberts	Swyddog Cartrefi Newydd	Rhif Ffôn: 07890 024891 LRoberts@sirgar.gov.uk

EXECUTIVE SUMMARY

CABINET MEMBER DECISION MEETING FOR HOUSING

17th MARCH 2022

CREATING A LOCAL LETTINGS POLICY FOR CLOS Y PORTHMYN, WALES & WEST HOUSING ASSOCIATION'S NEW DEVELOPMENT IN ABERGWILI.

Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Wales & West Housing Association's new build development in Clos y Porthmyn, Abergwili. This policy will ensure that we create a sustainable community where people are proud to live.

Context

The Clos y Porthmyn development is in the ward of Abergwili. The development will deliver 6 social rented homes:

- 2 x one-bedroom flats;
- 4 x two-bedroom houses.

The development will be handed over in one phase in May 2022.

Housing Need

The ward of Abergwili, in which the Clos y Porthmyn development is situated, is an area of high housing need. This need can be best addressed by providing:

- One-bedroom flats for small households
- Two-bedroom houses for small families, this includes families currently under occupying larger houses in the area.

By applying a mix of tenants across the bands the aim is to ensure that the community is made up of a mix of households and not all high need cases. The aim is to establish community cohesion and sustainable homes for the new development seeing a brand-new community coming together.

REPORT ATTACHED?	YES
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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	NONE

Policy, Crime & Disorder and Equalities

The development of the Local Lettings scheme is aligned with the Council's overarching Access to Social Housing Policy.

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 Board 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.

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. Dorian Williams – Abergwili

Consulted on 10/03/2022 – full comments to be provided at meeting

3. Community / Town Wales & West Housing

n/a

4. Relevant Partners

RSL partnership board consulted - 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