

## DYDDIAD: 5 GORFFENAF 2022

<b>Yr Aelod Cabinet:</b>	<b>Portffolio:</b>
<b>Y Cynghorydd Linda Davies Evans</b>	<b>Cartrefi &amp; Dirprwy Arweinydd</b>

### CREU POLISI GOSODIADAU LLEOL AR GYFER DYLAN (CAM 3), Y BYNEA

#### Y Pwrpas:

Pwrpas yr adroddiad hwn yw creu Polisi Gosodiadau Lleol ar gyfer datblygiad adeiladu newydd y Cyngor yn Dylan (Cam 3), y Bynea.

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

Cymeradwyo'r Polisi Gosodiadau Lleol arfaethedig ar gyfer y tai newydd ar Gam 3 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 3) 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.

<b>Y Gyfarwyddiaeth</b> Cymunedau <b>Enw Pennaeth y Gwasanaeth:</b> Jonathan Morgan  <b>Awdur yr Adroddiad:</b> Lucy Roberts	<b>Dynodiad</b>  Y Pennaeth Tai  Swyddog Cartrefi Newydd	<b>Rhif Ffôn:</b> 01554 899285 <b>Cyfeiriad e-bost:</b> JMorgan@sirgar.gov.uk  <b>Rhif Ffôn:</b> 07890024891 <b>Cyfeiriad e-bost:</b> LRoberts@sirgar.gov.uk
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**Declaration of Personal Interest (if any):**

**Dispensation Granted to Make Decision (if any):**

**DECISION MADE:**

**Signed:**

DATE: \_\_\_\_\_

\_\_\_\_\_  
CABINETMEMBER

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 DECISION MEETING FOR HOMES AND DEPUTY LEADER

5<sup>TH</sup> JULY 2022

### CREATING A LOCAL LETTINGS POLICY FOR DYLAN (PHASE 3), BYNEA

#### Purpose

The purpose of this report is to create a Local Lettings Policy (LLP) for the Council new build development in Dylan (Phase 3), 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 3 of the development is covered in this LLP and will be handed over in August 2022.

#### Housing Need

The ward of Bynea is an area of high housing need. This need can be best addressed 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 3** which relates to this Local lettings Policy is **12 x 2-bedroom houses, 4 x 4-bedroom houses & 4 x 2-bedroom bungalows.**

DETAILED REPORT ATTACHED?

YES



# 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

Cllr. Michelle Donoghue- Bynea

Consulted on 21/06/2022 – full comments to be provided at meeting

## 3. Community / Town Council

n/a

## 4. Relevant Partners

RSL partnership board consulted on 17/06/22 and support the LLP.

## 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