

Pwyllgor Craffu Cymunedau, Cartrefi ac Adfywio

26 Ionawr 2023

Y Pwnc: GRŴP GORCHWYL A GORFFEN – PWYLLGOR CRAFFU CYMUNEDAU, CARTREFI AC ADFYWIO: POLISI DYRANNU TAI CYMDEITHASOL BRYG

Y PWRPAS: - Rhoi canfyddiadau ac argymhellion ei Grŵp Gorchwyl a Gorffen i'r Pwyllgor

GOFYNNIR I'R PWYLLGOR CRAFFU: Ystyried canfyddiadau ei Grŵp Gorchwyl a Gorffen a sefydlwyd i ddatblygu Polisi Dyrannu Tai Cymdeithasol Brys ac argymhell i'r Cabinet a'r Cyngor eu bod yn ei fabwysiadu fel mesur dros dro tra'n aros i adolygiad o'r Polisi Dyrannu Tai Cymdeithasol gael ei gwblhau, hynny yw:-

1. Argymhell bod y Cyngor yn cymeradwyo'r Polisi Dyrannu Tai Dros Dro Brys;
2. Argymhell bod y Cyngor yn cymeradwyo bod y Polisi Gosodiadau ar sail Dewis presennol yn cael ei atal tua blwyddyn, a bod y Polisi Dyrannu Tai Cymdeithasol Dros Dro Brys yn cael ei weithredu;
3. Argymhell bod y Pwyllgor Craffu yn cael y wybodaeth ddiweddaraf ym mhob cyfarfod gan swyddogion ynghylch effeithiolrwydd y newid;
4. Argymhell bod cynnwys yr adroddiadau diweddarau yn cynnwys data ynghylch y cyfnod blaenorol sy'n cyfeirio at:
 - Cyfran yr eiddo a barwyd yn uniongyrchol a'r rhai a hysbysebwyd
 - Bandiau cleientiaid a barwyd yn uniongyrchol
 - Nifer yr eiddo a barwyd yn uniongyrchol ac a hysbysebwyd gan bob ardal cysylltiad cymunedol, y math o eiddo a landlord
 - Cyfran yr achosion o baru uniongyrchol a oedd yn llwyddiannus
 - Nifer yr achosion o baru uniongyrchol lle mae'r cleient yn gofyn am adolygiad o'r dyraniad, a chanlyniad yr adolygiadau hynny
 - Nifer yr achosion o baru uniongyrchol lle mae'r cleient yn gwrthod y dyraniad ond nid yw'n gofyn am adolygiad

Y Rheswm/Y Rhesymau

Mae angen mabwysiadu'r Polisi Dyrannu Tai Cymdeithasol Brys er mwyn mynd i'r afael â'r galw presennol digynsail am Dai Cymdeithasol.

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO: - Y Cyngorydd Linda Davies – yr Aelod Cabinet dros Gartrefi a Dirprwy Arweinydd

Y Gyfarwyddiaeth: Y Prif Weithredwr	Swyddi:	
Awdur yr Adroddiad	Cadeirydd y Grŵp Gorchwyl a Gorffen	
Y Cyngorydd Deryk Cundy	Swyddog Gwasanaethau Democrataidd	kjthomas@sirgar.gov.uk
Kevin Thomas		

EXECUTIVE SUMMARY

PRE- SCRUTINY TASK AND FINISH GROUP – EMERGENCY SOCIAL HOUSING ALLOCATIONS POLICY

At its meeting held on the 29th September 2022 the Communities, Homes and Regeneration Scrutiny Committee agreed to establish a Pre-Scrutiny Task & Finish Group to develop an Emergency Social Housing Allocations Policy for Carmarthenshire to address the unprecedented situation where the Council, as with all Welsh Local Authorities and Registered Social Landlords, was facing increased demand for social housing that was exceeding the level of supply, with the position having significantly worsened over recent weeks due to a number of external factors.

In selecting this topic for review the committee identified:

- A severe shortage of affordable housing across the county both in Social Housing and the Private Rented Sector
- The Authority had a duty to house persons who were presenting as homeless or facing homelessness
- With more and more applicants for social housing in severe need, the current letting policy was not fit for purpose and the Council needed to create an interim fairer, more transparent housing register better suited to the current situation in the county

Main Scope and Aims of the Group

The main Scope and Aims of the group were agreed as follows:

- To agree a simplified Interim Social Housing Allocations Policy based on data and evidence
- To create a transparent process for allocating homes during the current emergency period
- To align the development of a policy with the current review of the Social Housing Allocations Policy and the development of the Rapid Re-Housing Transition Plan in line with Welsh Government Policy to make homelessness rare, brief and unrepeatable
- To develop an Emergency Interim Housing Allocations Policy and make recommendations to the Cabinet and Council for approval

The attached report details the Task and Finish Group's findings and recommendation to the Cabinet / Council for approval

DETAILED REPORT ATTACHED?

YES

1 Task and Finish Report

2. Draft Emergency Social Housing Allocations Policy

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: **Linda Rees-Jones** **Head of Administration and Law**

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	YES	NONE	NONE

Policy

A thorough Equality Impact Assessment is being carried out and will be made available once completed

Legal

Advice from Counsel has been received to ensure that the policy complies with all current legislation

Finance

As outlined in the 2023/24 Draft budget published on 13 December 2022, additional funding has been allocated to the Homelessness Prevention Budget line. This funding is to support local authorities to continue our 'no-one left out' approach and support ongoing homelessness prevention and relief interventions across Wales.

'No one left out' funding

Of this funding, WG are allocating **£15m** in 2023/24 to support the continuation of the 'no-one left out' approach. The purpose of the funding will be in line with the funding WG allocated in 2022/23. The 2023/24 allocation formula is 85% based on demand (in terms of average numbers in TA, TA costs and statutory demand for services).

The indicative allocation of 'No one left out' funding for Carmarthenshire for 2023/24 is £622,348.

Risk Management Issues

Failure to introduce the interim policy will risk people being homeless for longer than they need be and also an increase in people in temporary accommodation and people in TA for too long.

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

YES

Councillor Linda Davies Evans – Housing and Deputy
Leader**Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:**

THERE ARE NONE