

CABINET

20 CHWEFROR 2023

Y Pwnc: ADRODDIAD GRŴP GORCHWYL A GORFFEN Y PWYLLGOR CRAFFU CYMUNEDAU, TAI AC ADFYWIO - POLISI DYRANNU TAI CYMDEITHASOL BRYS

Y Pwrpas: Rhoi canfyddiadau ac argymhellion y Grŵp Gorchwyl a Gorffen i'r Cabinet

Yr argymhellion / penderfyniadau allweddol sydd eu hangen:

Ystyried canfyddiadau Grŵp Gorchwyl a Gorffen y Pwyllgor Craffu Cymunedau, Tai ac Adfywio, a sefydlwyd i ddatblygu Polisi Dyrannu Tai Cymdeithasol Brys ac argymell 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. Argymell bod y Cyngor yn cymeradwyo'r Polisi Dyrannu Tai Dros Dro Brys;
2. Argymell 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. Argymell bod y Pwyllgor Craffu yn cael y wybodaeth ddiweddaraf ym mhob cyfarfod gan swyddogion ynghylch effeithiolrwydd y newid;
4. Argymell 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
 - Gosod cleientiaid mewn bandiau sy'n paru'n uniongyrchol.
 - Nifer yr eiddo sy'n paru'n uniongyrchol ac yn cael eu hysbysebu gan bob ardal cysylltiad cymunedol, 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 rhesymau:

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

Angen i'r Cabinet wneud penderfyniad

OES - 20 Chwefror 2023

Angen i'r Cyngor wneud penderfyniad

Na

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:- Y Cynghorydd Linda Evans - Cartrefi a Dirprwy Arweinydd

Y Gyfarwyddiaeth: Enw Pennaeth y Gwasanaeth: Awdur yr Adroddiad: Deryk Cundy Kevin Thomas	Swyddi: Cadeirydd y Pwyllgor Craffu Cymunedau, Cartrefi ac Adfywio Swyddog Gwasanaethau Democrataidd	Ffôn: Cyfeiriadau e-bost: 01267 224017 kjthomas@sirgar.gov.uk
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**EXECUTIVE SUMMARY
CABINET
20 FEBRUARY 2023**

SUBJECT

**COMMUNITIES, HOMES AND REGENERATIONS SCRUTINY COMMITTEE
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, Crime & Disorder and Equalities

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.

CONSULTATIONS

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

Signed: Linda Rees Jones

Head of Administration and Law

(Please specify the outcomes of consultations undertaken where they arise against the following headings)

1. Scrutiny Committee request for pre-determination

NO – this is a report produced by the Scrutiny Committee

Scrutiny Committee

Date the report was considered:-

Scrutiny Committee Outcome/Recommendations:-

2. Local Member(s)

Not applicable

3. Community / Town Council

Not applicable

4. Relevant Partners

Registered Social Landlords who are part of the Common Allocations Policy

5. Staff Side Representatives and other Organisations

Not applicable

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

YES

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

THERE ARE NONE