

PWYLLGOR CRAFFU CYMUNEDAU, CARTREFI AC ADFYWIO

13 RHAGFYR 2023

CYNLLUN BUSNES 2024-27 Y CYFRIF REFENIW TAI RHAGLEN BUDDSODDIADAU TAI SIR GAERFYRDDIN

Y Pwrpas:

Ar ddechrau pob blwyddyn, rydym yn llunio cynllun busnes sy'n egluro ein gweledigaeth a'r rhaglenni buddsoddiadau tai tair blynedd i gynnal a chadw ein stoc a darparu mwy o dai fforddiadwy.

Mae'n bwysig bod y cynllun yn glir a bod pob darlennydd, gan gynnwys ein tenantiaid, yn deall ei gynnwys.

Mae'r incwm yr ydym yn ei dderbyn drwy renti tenantiaid a ffynonellau cyllid eraill yn ein galluogi i lunio rhaglen buddsoddiadau gwerth mwy na **£277m** (Cyfalaf - £113m a Refeniw - £164m) i gynnal ein gwasanaethau dros y tair blynedd nesaf. Mae'r cynllun yn rhoi sylw i gyflawniadau'r blynyddoedd blaenorol ac yn cadarnhau'r cynlluniau buddsoddi ariannol (yn seiliedig ar ragdybiaethau cyfredol) ar gyfer darparu mwy o dai fforddiadwy, gwella a chynnal a chadw ein stoc bresennol yn ogystal â datblygu safonau newydd i gyflawni ein hegwyddorion carbon sero net.

I gynnal y lefel hon o fuddsoddiad drwy gynllunio ariannol gofalus, rydym wedi llwyddo i gadw'r cynnydd rhent rhagamcanol i 6.5% (yn amodol ar gymeradwyaeth), sy'n is na chyfradd chwyddiant mis Medi o 6.7% a'r cynnydd rhent uchaf a bennir gan y Gweinidog Tai ar gyfer 2024/25. Yn y cynllun hwn bydd y rhan fwyaf o denantiaid yn cael cynnydd rhent o 6.39% ar gyfartaledd, sy'n sylweddol is na'r lefel a osodwyd gan Lywodraeth Cymru a gwerthoedd chwyddiant cyfredol.

Rydym hefyd wedi ymgorffori £330k o arbedion effeithlonrwydd refeniw yn ein rhagdybiaethau cynllunio ariannol dros y tair blynedd nesaf.

I helpu i gynnal ein rhaglen buddsoddiadau stoc dai, bob blwyddyn rydym yn gwneud cais am grant Lwfans Atgyweiriadau Mawr Llywodraeth Cymru. Rydym yn cael mynediad at y cyllid hwn drwy gael cynllun busnes manwl a pholisi cydymffurfio. Bydd y cais am y Lwfans Atgyweiriadau Mawr ar gyfer 2024/25 yn cyfateb i **£6.2m**.

GOFYNNIR I'R PWYLLGOR CRAFFU:-

Cyffredinol

1. Cadarnhau'r weledigaeth ar gyfer ein rhaglenni buddsoddiadau tai dros y tair blynedd nesaf.
2. Cytuno y gellir cyflwyno Cynllun Busnes 2024/25 i Lywodraeth Cymru;

Penodol

3. Nodi ein cynnig newydd o ran rheoli ystadau a thenantiaethau a fydd yn sicrhau bod ein swyddogion tai yn fwy gweladwy a hygyrch, gan gydbwyso'r cymorth sydd ei angen ar denantiaid a'r angen i gymryd camau gorfodi pan fo angen;

4. Cytuno i weithredu cynllun peilot "tasgmon" newydd ar ystadau sydd â blaenoriaeth;
5. Nodi ein hymrwymiad i gadw nifer yr eiddo gwag mor isel â phosibl;
6. Cadarnhau ein hymrwymiad i leihau nifer yr atgyweiriadau o ddydd i ddydd sydd yn aros i'w gwneud trwy ailgydbwyso'r rhaniad rhwng contractwyr mewnol ac allanol, a datblygu fframwaith gwaith bach newydd;
7. Cadarnhau ein blaenoriaeth i brynu tir ychwanegol a datblygu safleoedd mawr ar gyfer tai Cyngor yn unig a nodi'r cyfraniad y mae'r cynllun hwn yn ei wneud i gynyddu'r cyflenwad o dai fforddiadwy;
8. Nodi ein hymrwymiad i wneud ein holl dai yn fwy effeithlon o ran ynni i denantiaid, gan sicrhau sgôr perfformiad ynni Band C o leiaf, gosod Paneli solar ar doeau fel rhan o'n rhaglen ail-doi a datblygu achos busnes ar gyfer gosod paneli solar yn ehangach i gartrefi tenantiaid a chefnogi egwyddorion carbon sero net y Cyngor;
9. Cadarnhau ein hymrwymiad i barhau i gynyddu'r cyflenwad o dai arbenigol yn y sir; a
10. Nodi pwysigrwydd y buddsoddiad sydd wedi'i gynnwys yn y cynllun hwn a'i rôl o ran ysgogi'r economi leol a chreu swyddi a chyfleoedd hyfforddi lleol.

Y rhesymau:

- Parhau â'n gweledigaeth o ran buddsoddiadau tai, gan gefnogi tenantiaid drwy'r argyfwng costau byw, buddsoddi yn y tai presennol a chynyddu'r cyflenwad o dai fforddiadwy i fodloni lefelau digynsail o anghenion tai a digartrefedd yn y sir;
- Cyflwyno'r cynnig newydd o ran rheoli ystadau a thenantiaethau a fydd yn darparu dull cytbwys o gefnogi tenantiaid a chymryd camau gorfodi pan fo angen;
- Parhau i gefnogi tenantiaid drwy fuddsoddi yn eu tai, gan gynnal y safon a gwneud ein tai'n fwy effeithlon o ran ynni (sicrhau sgôr perfformiad ynni Band C o leiaf), gan helpu i hybu cynhesrwydd fforddiadwy a lliniaru effeithiau tlogi tanwydd. Cynllunnir buddsoddiad cyffredinol o £121m ar gyfer y stoc dai bresennol dros y tair blynedd nesaf, gan gynnwys dros £20m ar fesurau datgarboneiddio ac effeithlonrwydd ynni.
- Lleihau nifer yr atgyweiriadau sydd yn aros i'w gwneud a chadw nifer y tai cyngor gwag mor isel â phosibl;
- Parhau i gynyddu'r cyflenwad o dai fforddiadwy ac arbenigol yn y sir, gan fuddsoddi dros £52m i gynyddu'r cyflenwad o dai drwy'r cynllun hwn;
- Cysylltu ein rhaglen buddsoddiadau tai â mentrau adfywio ehangach gan roi pwyslais gwirioneddol ar ddatblygiadau yn ward Tyisha, Pentre Awel, canol trefi, a threfi a phentrefi gwledig.
- Sicrhau bod aelodau'n ymwybodol bod cyflawni'r Cynllun Busnes yn dibynnu ar gynydd rhent cyffredinol o 6.5% ar gyfartaledd, gyda chynnydd mwyaf posibl o £1 ar gyfer y tenantiaethau hynny o dan y rhent targed.
- Cael grant o'r Lwfans Atgyweiriadau Mawr gan Lywodraeth Cymru (£6.2m) ar gyfer 2024/25 i helpu i gynnal a chadw ein tai presennol.

YR AELOD CABINET SY'N GYFRIFOL AM Y PORTFFOLIO:-

Y Cynghorydd Linda Evans (Dirprwy Arweinydd a Deiliad y Portffolio Tai)

Y Cynghorydd Alun Lenny (Deiliad y Portffolio Adnoddau)

Y Gyfarwyddiaeth Cymunedau Enw Pennaeth y Gwasanaeth: Jonathan Morgan Awdur yr Adroddiad: Rachel Davies Nathan Hartley	Swydd: Pennaeth Tai a Diogelu'r Cyhoedd Rheolwr y Gwasanaeth Buddsoddi a Datblygu Swyddog Partneriaeth Arloesi	Cyfeiriadau E-bost a Rhifau Ffôn: JMorgan@sirgar.gov.uk 01267 228960 RaMDavies@sirgar.gov.uk 07884 235714 NJHartley@sirgar.gov.uk 07827 808865
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EXECUTIVE SUMMARY

HOUSING REVENUE ACCOUNT BUSINESS PLAN 2024-27 CARMARTHENSHIRE HOUSING INVESTMENT PROGRAMME

1. Purpose of the Business Plan

At the start of each year, we develop a business plan which explains our vision and the three-year housing investment programmes to maintain our stock and deliver more affordable homes.

It is important that the plan is clear and that all readers, including our tenants, understand its contents.

The income that we receive from tenants' rents and other funding sources enables us to build an investment programme exceeding **£277m** (Capital - £113m and Revenue - £164m) to run our services over the next three years. The plan reflects on previous years achievements and confirms the financial investment plans (based on current assumptions) for delivering more affordable homes, improving and maintaining our existing stock as well as developing new standards to meet our net zero carbon principles.

To maintain this level of investment through careful financial planning we have managed to keep the projected rent increase to 6.5%, which is below the September inflation rate of 6.7% and the maximum rental increase specified by the Housing Minister for 2024/25. In this plan most tenants will receive a 6.39% average rent increase which is significantly below level set by WG and current inflation values.

We have also incorporated £330k of revenue efficiencies into our financial planning assumptions over the next three years.

To help maintain our housing stock investment programme, each year we apply for Welsh Government's Major Repair Allowance (MRA) grant. We access this funding by having a detailed business plan and compliance policy. The MRA application for 2024/25 will equate to **£6.2m**.

2. Our priorities and direction of travel

The plan is set within the context of continuing cost of living issues that will require further support for our tenants, high inflation, increased costs associated with investment in homes (both construction and repair and maintenance). In addition, there is an unprecedented housing need and homelessness demand due to making sure "no one is left out", a changing private rented market that is affecting supply and that we take our proportionate share to meet our responsibilities around resettlement schemes.

This year's plan has been developed around five key themes and the following actions are the

priorities which will define our direction of travel over the next three years.

We will:

3. Introduce a new estate and tenancy management “offer” that will ensure housing officers are more visible and accessible on our estates. This “offer” will balance support for our tenants with enforcement activity where it is appropriate to do so. This will also be aligned to the implementation of a new pilot “handyperson” scheme on priority estates in Carmarthen, Ammanford, Llanelli and rural areas;
4. Continue to keep the number of void properties at a low level and reduce the current backlog of day to day repairs. We plan to increase our in-house provision around day to day repairs and re-balance the current split between internal and external contractors;
5. Continue to invest in making sure homes are cheaper to run for our tenants and in addition to installing solar panels as we replace roofs, we will develop a business case for the introduction of a wider programme of rooftop solar panels on estates;
6. Due to the significant demand for new build homes, we will proactively acquire more land. This will include larger sites where there will be exclusive use for Council housing. This will put further pace and scale into our development programme;
7. Further invest in specialist type housing (e.g. learning disability, older people and young person supported housing) to ensure needs are met in the most appropriate way. This will include smaller, more dispersed accommodation in different wards. This investment will also ensure a move away from expensive and inappropriate out of county placements for certain client groups; and
8. Procure a new minor works framework for day-to-day repairs and wider improvement projects to ensure a quicker response and to support smaller local contractors across the County.

9. Business Plan Themes

The five key themes that will drive our business forward over the next three years, include:

10. Theme 1 – Our Estate and Tenancy Management Offer;
11. Theme 2 – Investing in Homes;
12. Theme 3 – Promoting Affordable Warmth and Decarbonising our Housing Stock;
13. Theme 4 – Delivering More Homes; and
14. Theme 5 – Local Economy, Community Benefits and Procurement.

15. Recommendations

General

1. To confirm the vision for our housing investment programmes over the next three years;
2. To agree that the 2024/25 Business Plan can be submitted to Welsh Government;

Specific

3. To note our new estate and tenancy management offer that will ensure our housing officers are more visible and accessible, balancing the support required by tenants and the need to take enforcement action when required;
4. To agree the implementation of a new pilot “handyperson” scheme on priority estates;
5. To note our commitment to keeping the number of void properties as low as possible;
6. To confirm our commitment to reduce the number of back-logged day to day repairs by rebalancing the split between internal and external contractors, and developing a new small works framework;
7. To confirm our priority to purchase additional land and develop large sites exclusively for

Council housing and to note the contribution this plan makes to increasing the supply of affordable homes;

8. To note our commitment to make all our homes more energy efficient for tenants, achieving a minimum Band C energy performance rating (EPC C), installing rooftop solar panels as part of our re-roofing programme and developing a business case for the wider installation of solar panels to tenants homes and supporting the Council's net zero carbon principles;
9. To confirm our commitment to continue to increase the supply of specialist housing in the county; and
10. To note the importance of the investment included in this plan and its role in stimulating the local economy and creating local jobs and training opportunities.

DETAILED REPORT ATTACHED?

YES – HRA Business Plan 2024/2027

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 & Public Protection

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

1. Policy, Crime & Disorder and Equalities

The HRA Business Plan will act as the framework for policy development across Housing and Public Protection and will contribute to wider agendas and programmes.

2. Legal

The Housing (Wales) Act 2014 sets out our statutory duty to maintain the Welsh Housing Quality Standard in our existing stock.

3. Finance

Maintaining and investing in our housing stock will continue to present significant financial challenges and risks to the County Council.

A capital investment of £231m has been undertaken to deliver the WHQS by 2015. This included £117m of unsupported borrowing. Since achieving the WHQS, a further £115m will have been spent on maintaining the standard and £80m on providing additional affordable homes in the HRA by the end of 2023/24.

Through careful management, the financial model remains viable to not only maintain the housing stock and evolve the current standard but also delivers more affordable homes. A summary of investment over the next three years is included in the plan.

An overall rent increase of 6.5% with a maximum £1 progression for those below target rent for 2024/25 is also assumed in the plan.

4. Risk Management

The housing investment programme is identified as a moderate risk in the Council's Risk Management Plan. A risk management plan has been developed to mitigate and review all risks associated with the programme.

Failure to deliver a viable Business Plan to Welsh Government by the end of March 2024 will mean the MRA of £6.2m for 2024/25 being withdrawn.

5. Physical Assets

The housing investment programme will involve the management, maintenance and improvement of the Council's housing stock. This will be carried out within the context of our asset management principles which are defined within the plan. Any decision to acquire, convert or dispose of homes, land and/or garage areas will be considered in line with these principles.

This plan will also result in an increase in the number of homes in the Council's housing stock through the Council new build and purchasing private sector homes programmes.

**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:**

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
HRA Business Plan 2024/2027	Housing General Files	Council website- Democratic Services