

PWYLLGOR CRAFFU CYMUNEDAU

DYDDIAD: 29 MEDI, 2016

PWNC:

Cam 1 Rhaglen Adeiladu Tai Fforddiadwy Newydd 2016-2017

Y Pwrpas:

Pwrpas yr adroddiad hwn yw amlinellu Cam 1 y rhaglen ddatblygu ar gyfer adeiladu tai fforddiadwy newydd gan y Cyngor a Chymdeithasau Tai.

Ystyried y materion canlynol a chyflwyno sylwadau arnynt:

Gofynnir i'r Pwyllgor Craffu i argymhell y canlynol i'r Bwrdd Gweithredol:

1. Cadarnhau y bydd rhaglen adeiladu tai newydd y Cyngor yn dechrau drwy ddatblygu 61 o dai fforddiadwy yn y pedwar safle y rhoddir y flaenoriaeth fwyaf iddynt, fel y nodir yn yr adroddiad (Dylan Llwynhendy, Garreglwyd Pen-bre, Maespiode Llandybïe a Phantycelyn Llanymddyfri).
2. Cadarnhau bod yr amserlen ar gyfer darparu tai fforddiadwy ar ran o'r safle Ysgol Pantycelyn yn cyd-fynd â'r cynigion datblygu'r ysgol.
3. Cadarnhau y bydd safleoedd â blaenoriaeth 5, 6 a 7 yn yr adroddiad (Y Waun Llwynhendy, Nantydderwen Drefach a Gwynfryn Rhydaman) yn cael eu datblygu yn ôl trefn blaenoriaeth pan fydd cyllid ychwanegol ar gael.
4. Cadarnhau mai dulliau adeiladu traddodiadol fydd y fanyleb a ddefnyddir ar gyfer rhaglen adeiladu tai newydd y Cyngor, ac y bydd yr holl dai newydd yn cael eu codi'n unol â Lefel 3+ y Côd Cartrefi Cynaliadwy, y Gofynion Ansawdd Dylunio a'r Safon Tai am Oes.
5. Cadarnhau bod Cam 1 rhaglen adeiladu tai newydd y Cyngor yn cael ei gaffael drwy Fframwaith Contractwyr Rhanbarthol De-orllewin Cymru.
6. Cadarnhau y caiff ystyriaeth ei rhoi i lunio contract fframwaith adeiladu tai newydd penodol i gaffael Cam 2 rhaglen adeiladu tai newydd y Cyngor.
7. Cadarnhau y gellir defnyddio'r Grant Tai Cymdeithasol yn 2016/17 i brynu saith o dai yn y sector preifat.
8. Cadarnhau bod ein partneriaid sy'n Gymdeithasau Tai yn gallu blaenoriaethu eu cynlluniau adeiladu tai newydd ar yr wyth safle a restrir yn yr adroddiad ac yn defnyddio'r Grant Tai Cymdeithasol i gefnogi'r datblygiad, os bydd angen.
9. Parhau i fabwysiadu ymagwedd hyblyg at lefelau rhenti ar gyfer datblygiadau Grant Tai Cymdeithasol.
10. Cadarnhau bod y Cyngor yn gallu gwneud cais i Lywodraeth Cymru am ddiwygio'r trefniadau parthau cyfredol ar gyfer y sir, os oes risg sylweddol na fanteisir ar gyllid grant a chyfleoedd adfywio eraill.

Y Rhesymau:

- Cyflawni ein Cynllun Darparu Tai Fforddiadwy ar gyfer 2016-21. Mae'r Cynllun hwn yn ymrwymo i ddarparu dros fil yn fwy o dai fforddiadwy dros y cyfnod o bum mlynedd. Bydd adeiladu tai newydd yn un o'r ffyrdd y cyflawnir hyn.
- Pwysleisio ein hymrwymiad i ddarparu cynifer o dai ychwanegol â phosibl, gan sicrhau ein bod yn manteisio'n llawn ar gyfleoedd pan fyddant yn codi. Mae'r adroddiad yn cynnig adeiladu mwy na 60 o dai Cyngor newydd dros y ddwy flynedd nesaf – ein targed gwreiddiol yn y Cynllun Darparu oedd 45 o dai dros y cyfnod llawn o bum mlynedd.
- Sicrhau bod y tai newydd a adeiladir yn cael eu blaenoriaethu mewn perthynas ag anghenion tai, y tir sydd ar gael, ymarferoldeb safleoedd, a'r gallu i gyflawni – un o brif egwyddorion ein hymrwymiad i dai fforddiadwy.
- Sicrhau ein bod yn creu cysylltiadau â blaenoriaethau ehangach y Cyngor fel rhan o'r rhaglen ddatblygu ar gyfer adeiladu tai newydd.
- Bod yn glir ynghylch pa safonau a manylebau a gymhwysir, a sut y caiff y cam cyntaf ei gaffael, er mwyn sicrhau gwerth yr arian a sicrhau bod ein buddsoddiad yn rhoi bod i gynifer o'r buddion cymunedol ehangach â phosibl, creu swyddi, cyfleoedd hyfforddiant a chefnogi'r gadwyn gyflenwi leol.
- Esbonio ym mhle y bydd y Cymdeithasau Tai yn buddsoddi cyllid y Grant Tai Cymdeithasol dros y ddwy flynedd nesaf, gan sicrhau y cydymffurfir â rhaglen adeiladu tai newydd y Cyngor ac egwyddorion y Cynllun Darparu Tai Fforddiadwy.
- Mabwysiadu ymagwedd hyblyg at bennu rhenti Cymdeithasau Tai, ar sail yr angen yn yr ardal a hyfywedd y cynllun.
- Bod mewn sefyllfa lle mae posibilrwydd y gallwn weithio mewn partneriaeth ag ystod helaethach o Gymdeithasau Tai, sicrhau cynifer o gyfleoedd cyllido allanol â phosibl, rhannu arferion da, a darparu'r atebion sydd eu hangen i gynyddu'r cyflenwad o dai fforddiadwy yn y sir.
- Llunio barn am faterion sydd i'w cyflwyno gerbron y Bwrdd Gweithredol / Cyngor i'w hystyried.

Angen cyfeirio'r mater at y Bwrdd Gweithredol / Cyngor er mwyn gwneud penderfyniad: OES

Bwrdd Gweithredol	-	17 Hydref, 2016
Cyngor	-	9 Tachwedd, 2016

YR AELOD O'R BWRDD GWEITHREDOL SY'N GYFRIFOL AM Y PORTFFOLIO:-

Y Cyng. Linda Evans (Deiliad y Portffolio Tai)

Y Cyng. Hazel Evans (Deiliad Portffolio yr Amgylchedd)

Y Cyng. David Jenkins (Dirprwy Arweinydd a Deiliad y Portffolio Adnoddau)

Y Gyfarwyddiaeth: Cymunedau

Swyddi:

Enw Pennaeth y Gwasanaeth:
Robin Staines

Pennaeth Tai a Diogelu'r
Cyhoedd

Awduron yr Adroddiad:
Jonathan Morgan

Rheolwr y Gwasanaethau Tai –
Buddsoddiad a Chymorth

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EXECUTIVE SUMMARY
COMMUNITY SCRUTINY COMMITTEE
DATE: 29TH SEPTEMBER, 2016

SUBJECT:

Affordable Homes New Build Programme Phase 1 2016-2017

The Purpose

The purpose of this report is to outline the Phase 1 development programme for new build Council and Housing Association affordable homes. The report sets out how we will maximise the funding opportunities available over the next two years and deliver over 200 new build homes, with a total investment of over £15m.

The report also confirms the sites available to develop, the specification for new build Council homes and the procurement options available.

The context

The delivery plan aims to increase the supply of affordable homes using a range of innovative solutions including managing private sector homes (social lettings), bringing empty homes back into use, buying private sector homes as well as providing additional homes through Council and Housing Association new build schemes.

We outline how the Council and our Housing Association partners can make the best use of financial resources currently available to maximise the supply of new build homes in 2016 and 2017.

We propose to build over 60 new Council homes over the next two years, further emphasising our commitment to providing as many additional homes as we can, making sure we fully utilise opportunities when they arise. Our original target in the Delivery Plan was 45 homes over the full five year period.

New Funding Opportunities for the Council New Build

The delivery plan originally committed to investing £5.6m into building 45 new Council homes over the next 5 years. Since writing the plan in March of this year, additional funding opportunities have become available from Welsh Government (WG) called the Housing Finance Grant 2 (HFG). The aim of the grant is to enable Local Authorities and Housing Associations to build 2,000 additional affordable homes in Wales by 2020.

In total, the new HFG programme and the Council's own new build funding will generate a total new build programme for the Council of £8.5m in the first two years.

Council New Build Sites

New build feasibility studies have been carried out on land held within the HRA and Council Fund (CF) with the ability to accommodate more than 4 homes per site. The study has prioritised the sites based on housing need, build costs, land availability, new build options and deliverability.

The results of the study are shown in the table below. Based on the Council's assessment of need each development will be a mix of two and four bedroom homes. Our current funding availability would enable us to progress with the four sites in greatest priority delivering approximately 61 homes in 2016 and 2017. The timescale for the delivery of the Pantycelyn site will align with the school re-development proposals. We plan to include this within the contract for the re-development of the school in 2017.

Council New Build Sites prioritised by housing need, development costs, land availability and deliverability.

Priority	Site	Action Area	Number of Homes	Estimated Cost of Development
1	Dylan Llwynhendy	Llanelli & District	36	£5m
2	Garreglwyd, Pembrey	Llanelli & District	12	£1.6m
3	Maespiode, Llandybie	Ammanford & Amman Valley	8	£1.2m
4	Pantycelyn, Llandovery	Carmarthenshire Rural & Market Towns	5	£0.7m
5	Y Waun, Llwynhendy	Llanelli & District	26	£3.7m
6	Nantydderwen Drefach	Ammanford & Amman Valley	14	£2.2m
7	Gwynfryn, Ammanford	Ammanford & Amman Valley	28	£4m
			129	£18.4m

Recommendation 1

To confirm that the Council new build programme will begin by developing 61 homes in the four highest priority sites identified in Table 1.

Recommendation 2

To confirm that the timescale for the delivery of affordable homes on part of the Pantycelyn site is aligned with the school development proposals.

Recommendation 3

To confirm that sites with priority 5, 6 and 7 in Table 1 will be developed in order of priority when funding becomes available.

Council New Build Specification

The specification we use to design the new Council homes will be key to the success of our programme. In order to understand the various new build specification options available, a detailed study has been conducted assessing the different options. The results of the study are summarised in Appendix 1 of the main report.

Recommendation 4

To confirm that the specification used for Council new build homes will be traditional construction with all new homes built to meet the Code for Sustainable Homes Level 3 plus, DQR and the Life Time Homes Standard.

Procurement Options for Delivering New Council Homes

There are three main ways the Council could procure the new build scheme, these include:

- Using the Council's existing South West Wales Regional Contractor Partnering Framework.
- Using an open market approach
- Using a hybrid approach using the Council's existing contractor partnering framework for two of the schemes and using the open market approach for the other two new build schemes

Due to the long timescale required to meet procurement rules, it is recommended that for Phase 1 of the Council new build programme a contractor is appointed through the South West Wales Regional Framework. Before commencing Phase 2 of the Council new build programme, consideration should be given to setting up a new framework specifically for new build. To avoid unnecessary delays and to increase the level of certainty with costs, preliminary investigations to be carried out by Environment Department and provided to bidders.

Recommendation 5

To confirm that Phase 1 of the Council new build programme is procured through the South West Wales Regional Contractors Framework.

Recommendation 6

To confirm that consideration will be given to setting up a specific new build framework contract to procure Phase 2 of the Council new build programme.

The Social Housing Grant (SHG) Programme and Housing Association New Build Sites

The Council is currently working in partnership with two Housing Associations, Pobl Group and Bro Myrddin Housing Association. The SHG programme for 2016 and 2017 will enable both Housing Associations to build approximately 144 new affordable homes. It will also enable Bro Myrddin Housing Association to buy a total of 7 private sector homes. A summary of the current and proposed new build sites are provided in the table below.

The Housing Associating New Build Sites for 2016 and 2017

Site	Housing Association	Number of Homes	Action Area
Thomas Terrace, Llandeilo	Bro Myrddin	4	Carmarthenshire Rural and Market Towns
Llanfallteg, Whitland	Bro Myrddin	3	Carmarthenshire Rural and Market Towns
Cae Bryn Drain, Carmarthen *	Bro Myrddin	4	Carmarthen & the West
Pentrefelin Street, Carmarthen *	Bro Myrddin	28	Carmarthen & the West
Jobs Well Road, Carmarthen *	Pobl Group	27	Carmarthen & the West
Priory Street, Carmarthen	Bro Myrddin	38	Carmarthen & the West
Tir y Dail Lane, Ammanford	Pobl Group	18	Ammanford & Amman Valley
Buckleys Site, Llanelli	Pobl Group	22	Llanelli & District
		144	

** Schemes previously approved and on site.*

Housing Associations can set rents at the social housing rent level or an intermediate rent level.

Recommendation 7

To confirm that SHG can be used in 2016/17 to purchase 7 private sector homes.

Recommendation 8

To confirm that our Housing Association partners can prioritise their new build schemes on the sites listed in Table 4 and utilise SHG to support the development, if required.

Recommendation 9

To continue with a flexible approach around rent levels with SHG developments.

Revising the Current Housing Association Zoning Arrangements

There are currently four Housing Associations zoned with Carmarthenshire but only two, Pobl Group and Bro Myrddin are actively involved in developing new homes at the current time. This does increase the risk to the Council of not being in a position to maximise all grant funding (and accessing any other funding). It also restricts the Council from learning and developing the various skills and expertise offered by many other Housing Associations in Wales around building new homes, town centre redevelopments and other regeneration opportunities, including non-residential developments.

Recommendation 10

To confirm that the Council can apply to WG to revise the current zoning arrangements for the county, if there is a significant risk of not taking up grant funding and other regeneration opportunities.

DETAILED REPORT ATTACHED?

YES – Affordable Homes New Build Programme Phase 1- 2016 and 2017

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: Robin Staines

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 and Disorder and Equalities

This report is in line with the recommendation made from the Affordable Homes Delivery Plan that was agreed by Council on 10th March 2016 i.e. increasing the supply of affordable homes using a range of innovative solutions including new build Council and Housing Association homes.

2. Legal

The legal implications of the Phase 1 new build programme are:

- Ensuring that all Council and Housing Association new build homes comply with the requirements set by Welsh Government in the Design Quality Standards. This will ensure that the new build schemes are eligible for SHG and HFG.
- Ensuring that procurement rules are followed which can be achieved by procuring Phase 1 of the new build programme through the South West Wales Regional Contractors Framework.

3. Finance

The funding for the delivery of the Phase 1 new build programme will come from the HRA, SHG and HFG (2).

The current HRA Business Plan has allowed sufficient resources (£5.6m) to deliver the programme of Council new build subject to a degree of re-profiling. This programme is set within context of the overall HRA investment of £31m over the next five years on affordable housing solutions.

4. Risk Management

Failing to maximise the funding opportunities and delivering Phase 1 of our new build programme will result in less affordable homes being delivered to meet housing need in the county. The gap between what is needed and what can be delivered will get larger and a greater number of households will be in a position where they are unable to afford a home that meets their needs.

5. Physical Assets

The Council new build programme will increase the physical assets held and managed through the HRA.

CONSULTATIONS

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

Signed: Robin Staines

Head of Housing & Public Protection

1. Local Member(s)

Relevant local members will be actively engaged as part of the development of the new build schemes in their area.

2. Community / Town Council

Relevant Community and Town Councils will be consulted as part of the development of the new build schemes in their area.

3. Relevant Partners

Housing Association partners have been consulted throughout the development of the Phase 1 new build programme

4. Staff Side Representatives and other Organisations

Staff have been involved in the development of the new build programme.

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THESE ARE DETAILED BELOW

Affordable Homes Delivery Plan 2016-20		3, Spilman Street, Carmarthen
Our commitment to Affordable Homes 2015-20		3, Spilman Street, Carmarthen