

Pecyn Dogfennau Cyhoeddus

Penallta House,
Tredomen Park,
Ystrad Mynach,
Hengoed CF82 7PG

Ty Penallta,
Parc Tredomen,
Ystrad Mynach,
Hengoed CF82 7PG



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Am unrhyw ymholiad yn ymwneud â'r agenda hwn cysylltwch â Amy Dredge
(Rhif Ffôn: 01443 863100 Ebst: dredga@caerphilly.gov.uk)

Dyddiad: Dydd Mercher, 23 Mai 2018

Annwyl Syr/Fadam,

Bydd cyfarfod **Cabinet** yn cael ei gynnal yn **Ystafell Sirhywi, Tŷ Penallta, Tredomen, Ystrad Mynach ar Dydd Mercher, 30ain Mai, 2018 am 2.00 pm.** i ystyried materion a gynhwysir yn yr agenda canlynol. Gall cynghorwyr a'r cyhoedd sy'n dymuno siarad am unrhyw eitem wneud hynny drwy wneud cais i'r Cadeirydd. Mae croeso i chi hefyd ddefnyddio'r Gymraeg yn y cyfarfod. Mae'r ddau gais hyn yn gofyn am gyfnod rhybudd o 3 diwrnod gwaith, a bydd cyfieithu ar y pryd yn cael ei ddarparu os gofynnir amdano.

Mae pob cyfarfod Pwyllgor yn agored i'r Wasg a'r Cyhoedd. Gofynnir i arsylwyr a chyfranogwyr ymddwyn gyda pharch ac ystyriaeth at eraill. Sylwer y bydd methu â gwneud hynny yn golygu y gofynnir i chi adael y cyfarfodydd ac efallai y cewch eich hebrwng o'r safle.

Yr eiddoch yn gywir,

Christina Harrhy
PRIF WEITHREDWR DROS DRO

A G E N D A

Tudalennau

- 1 I dderbyn ymddiheuriadau am absenoldeb

A greener place Man gwyrddach

Correspondence may be in any language or format | Gallwch ohebu mewn unrhyw iaith neu fformat



2 Datganiadau o Ddiddordeb.

Atgoffi'r Cynghorwyr a Swyddogion o'u cyfrifoldeb personol i ddatgan unrhyw fuddiannau personol a/neu niweidiol mewn perthynas ag unrhyw eitem o fusnes ar yr agenda hwn yn unol â Deddf Llywodraeth Leol 2000, Cyfansoddiad y Cyngor a'r Cod Ymddygiad ar gyfer Cynghorwyr a Swyddogion.

I gymeradwyo a llofnodi'r cofnodion canlynol:-

3	Cabinet a Gynhaliwyd ar 16eg Mai 2018	1 - 6
I dderbyn ac ystyried yr adroddiad(au) canlynol y mae angen penderfyniadau gweithredol arnynt		
4	Prosiectau Adfywio yn y Dyfodol - Trefniadau Llywodraethu Prosiectau Newydd	7 - 12
5	Llety Fflatiau ar Heol y Bont, Pontlotyn a'r Llwyni, Fochriw.	13 - 22
6	Lefelau Ffioedd Gofalyddion Maeth	23 - 28
7	I dderbyn ac ystyried yr adroddiad(au) canlynol sydd ym marn y Swyddog Priodol yn gallu cael ei drafod pan nad yw'r cyfarfod ar agor i'r cyhoedd ac i ystyried yn gyntaf os yw lles y cyhoedd yn golygu y dylai'r cyfarfod gael ei gau i'r cyhoedd ar gyfer ystyriaeth o'r eitem(au):-	29 - 30
8	Llwyfandir Un Parc Busnes Oakdale-Gwerthiant Posibl o dir sy'n berchen i'r Cyngor i Lywodraeth Cymru - EITEM EITHRIEDIG	31 - 40

Cylchrediad:

Cynghorwyr

C.J. Cuss, N. George, C.J. Gordon, Mrs B. A. Jones, P.A. Marsden, S. Morgan, L. Phipps, D.V. Poole a Mrs E. Stenner,

A Swyddogion Priodol.



CABINET

COFNODION Y CYFARFOD A GYNHALIWYD YN NHŶ PENALLTA, TREDOMEN AR DDYDD MERCHER, 16EG MAI 2018 AM 2.00 P.M.

YN BRESENNOL

Y Cynghorydd D. Poole - Cadeirydd

Cynghorwyr:

C. Cuss (Gofal Cymdeithasol a Lles), N. George (Gwasanaethau Cymdogaeth), Mrs B.A. Jones (Cyllid Perfformiad a Llywodraethu), P. Marsden (Addysg a Chyflawniad), S. Morgan (Economi, Isadeiledd a Chynaliadwyedd), L. Phipps (Cartrefi a Lleoedd) a E. Stenner (Yr Amgylchedd a Diogelwch y Cyhoedd).

Ar y cyd gyda:

C. Harrhy (Prif Weithredwr Dros Dro), M. S. Williams (Cyfarwyddwr Corfforaethol Dros Dro - Cymunedau), M. Williams (Pennaeth Gwasanaethau Eiddo Dros Dro), L. Donovan (Pennaeth Gwasanaethau Pobl), K. Cole (Prif Swyddog Addysg), I. Evans (Rheolwr Cytundebau - Caffaeliad) ac A. Dredge (Swyddog Gwasanaethau Pwyllgor).

1. YMDDIHEURIADAU DROS ABSENOLDEB

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth y Cynghorydd C. Gordon (Aelod Cabinet dros Wasasanaethau Corfforaethol) a D. Street (Cyfarwyddwr Corfforaethol - Gwasanaethau Cymdeithasol a Thai).

2. DATGANIADAU O DDIDDORDEB

Ni chafwyd datganiadau o ddiddordeb ar ddechrau nac yn ystod y cyfarfod.

3. COFNODION CABINET - 25AIN EBRILL 2018

Cymeradwywyd cofnodion cyfarfod y Cabinet a gynhaliwyd ar 25ain Ebrill 2018 fel cofnod cywir.

MATERION SYDD ANGEN PENDERFYNIADAU GWEITHREDOL

4. ADRODDIAD ADOLYGIAD EIDDO 2018

Roedd yr adroddiad yn gofyn am gymeradwyaeth y Cabinet o Adroddiad Adolygu Eiddo 2018. Mae'r adroddiad yn ceisio darparu trosolwg cryno a chofnod o'r hyn sy'n bortffolio eiddo annomestig mawr ac amrywiol iawn. Mae'n cyflwyno rhai metrigau allweddol, uwchleuo tueddiadau mewn cyfnodau penodol, yn crynhoi gwarediadau a chaffaeliadau ac yn nodi rhai

o'r heriau sydd ar y gweill. Nid yw'n gwneud unrhyw argymhellion. Mae'r adroddiad yn dilyn yr Adroddiad Cyflwr yr Ystad a gyhoeddwyd ym mis Mai 2016 ond mae'n seiliedig ar fformat mwy strwythuredig a fwriadwyd i hwyluso diweddarau a chymharu â fersiynau dilynol. Cynigir bod yr Adroddiad Adolygu Eiddo yn cael ei ddiweddarau a'i ailgyflwyno'n flynyddol.

Trafododd y Cabinet y Cydymffurfriad Statudol o archwilio a phrofi adeiladau, y mwyafriif ohonynt yn cael eu rheoli gan y Tîm Gwasanaethau Eiddo. Eglurwyd bod hyfforddiant wedi cael ei ddarparu i Reolwyr Adeiladau ac mae Llawlyfr Rheolwyr Adeiladau wedi cael ei gynhyrchu. Mae hyn yn cynnwys rhestr wirio cydymffurfiaeth gan fod y Cyngor nawr yn gweithredu dull dim goddefgarwch. Hysbyswyd yr Aelodau bod achosion rhagorol o brofi statudol wedi gwella'n sylweddol ac mae'r ffigurau hyn yn cael eu monitro bob chwarter gan y Tîm Rheoli Corfforaethol.

Gofynnwyd am eglurhad mewn perthynas â statws gwerthu cyn Safle Tŷ Darran yn Rhisga a chadarnhawyd y cyflwynir adroddiad yn fuan ynglŷn â defnydd y safle hwn ac adeiladau eraill y Cyngor yn y dyfodol.

Yn dilyn ystyriaeth a thrafodaeth, cynigiwyd ac eiliwyd bod yr argymhellion yn yr adroddiad yn cael eu cymeradwyo. Cytunwyd ar hyn yn unfrydol drwy godi dwylo.

PENDERFYNWYD am y rhesymau a gynhwysir yn Adroddiad y Swyddog, cymeradwyo'r Adolygiad Adolygu Eiddo 2018.

5. RHAGLEN AM GAFFAELIAD (STRATEGAETH) 2018 – 2023

Roedd yr adroddiad yn gofyn am gymeradwyaeth y Cabinet ar gyfer gweithredu'r Caffael (Strategaeth) 2018 - 2023.

Cynghorwyd y Cabinet bod yr Awdurdod wedi ymrwymo i sicrhau ei fod yn cyflawni gwerth am arian o'i wariant caffael trydydd parti sydd ar hyn o bryd tua £170,000,000 y flwyddyn. Cydnabyddir gwerth defnyddio Caffael ac mae hyn yn cefnogi'r amcanion diwylliannol, cymdeithasol, economaidd ac amgylcheddol ehangach. Mae hyn yn cynnig gwir fanteision hirdymor i'r Gymuned y mae'n ei gwasanaethu a phobl Cymru tra'n cydbwysu materion Gwerth am Arian. Bydd y Rhaglen yn sicrhau bod gan yr Awdurdod gyfeiriad presennol o deithio ar gyfer Caffael sy'n cefnogi Amcanion Llesiant a Chynllun Corfforaethol yr Awdurdod, tra'n cynnal hyblygrwydd. Bydd hyn yn mynd i'r afael â'r tirlun Caffael sy'n datblygu yn dilyn Brexit a chanlyniad Adolygiad Caffael Cenedlaethol Llywodraeth Cymru.

Eglurwyd bod Strategaeth Gaffael ddiwethaf yr Awdurdod wedi cael ei gwneud yn 2015. Bu oedi wrth osod gweledigaeth ar gyfer Caffael oherwydd datblygiad y Gwasanaethau Caffael Cenedlaethol a'r ansicrwydd ynglŷn â Diwygio Llywodraeth Leol, Cydweithredu a Rhaglen Caffael Llywodraeth Cymru ei hun. Roedd Adroddiad Swyddfa Archwilio Cymru "Caffael Cyhoeddus yng Nghymru - Hydref 2017" yn feirniadol o fethiannau Awdurdodau Lleol i gynnal Strategaeth Gaffael weithgar. Daeth yr adroddiad i'r casgliad hefyd bod yna gwmpas clir ar gyfer gwelliannau mewn trefniadau caffael Cyrff Cyhoeddus. Mae'r Rhaglen arfaethedig ar gyfer Caffael (Strategaeth) yn diffinio'r hyn a olygir gan Gaffael a'r statws gallu presennol yn dilyn Gwiriad Ffitrwydd Llywodraeth Cymru yn 2014. Pennwyd amserlen o 5 mlynedd ar gyfer cyflwyno'r Rhaglen, fodd bynnag mae'r nodau strategol allweddol yn bellgyrhaeddol ac efallai y byddant yn ymestyn y tu hwnt i 2023. Llofnododd yr Awdurdod y Cod Ymarfer: Cyflogaeth Foesegol mewn Cadwyni Cyflenwi ym mis Tachwedd 2017 ('CY'). Mae'r Rhaglen yn cefnogi'r egwyddorion a nodir yn y Cod Ymarfer.

Diolchodd y Cabinet i'r Swyddogion am y fframwaith gwych sydd wedi cael ei ddatblygu wrth symud ymlaen. Cafwyd trafodaeth ynglŷn â'r Dangosyddion Perfformiad Allweddol ac esboniwyd y byddai'r Rheolwr Contractau a'r Pennaeth Caffael yn monitro cynnydd y Dangosyddion ac y byddant hefyd yn cael eu cynnwys yn yr Adolygiad Blynyddol a fydd yn cael eu cyflwyno i'r Pwyllgor Craffu Polisi ac Adnoddau. O ran y System Prynu Dynamig a

ddefnyddiwyd, cadarnhawyd bod hwn yn broses ddefnyddiol a darparwyd enghraifft yn ymwneud â'r Cynllun SATC. Mae'n caniatáu i'r Tîm symleiddio prosesau ac ymweld â busnesau a chyflenwyr lleol sy'n cysylltu â Datblygu Economaidd a'u cynorthwyo.

Yn dilyn ystyriaeth a thrafodaeth, cynigiwyd ac eiliwyd bod yr argymhellion yn yr adroddiad yn cael eu cymeradwyo. Cytunwyd ar hyn yn unfrydol drwy godi dwylo.

PENDERFYNWYD am y rhesymau a gynhwysir yn adroddiad y Swyddog:-

- (i) bod y Rhaglen Caffael (Strategaeth) 2018 – 2023, yn cael ei chefnogi;
- (ii) derbyn diweddariad cynnydd blynyddol mewn perthynas â'r Rhaglen Caffael (Strategaeth), Cod Ymarfer a Chyflogaeth Foesegol mewn Cadwyni Cyflenwi.

6. RHYBUDD O GYNNIG - FYDD CYNGOR BWRDEISTREF SIROL CAERFFILI YN CYFLWYNO CEFNOGAETH HYLENDID MENYWOD AM DDIM AR GYFER MENYWOD IFANC O FEWN EIN LLEOLIADAU YSGOL.

Gofynnodd yr adroddiad am gefnogaeth y Cabinet wrth sefydlu Gweithgor Gorchwyl a Gorffen i ystyried cyflwyno cefnogaeth hylendid benywaidd am ddim i bob menyw ifanc o fewn lleoliadau ysgol. Derbyniwyd Hysbysiad o Gynnig gan y Cynghorydd E. Forehead, gyda chefnogaeth y Cynghorydd J. Pritchard, sy'n bodloni'r meini prawf a nodir yng Nghyfansoddiad y Cyngor ac, yn unol â Rheolau Gweithdrefn y Cyngor.

Nodwyd i'r Cabinet fod yn cael ei dderbyn yn eang na all rhai menywod a merched yng Nghymru fforddio prynu cynhyrchion hylendid benywaidd hanfodol pan fydd eu hangen arnynt. Ym mis Mawrth 2018, derbyniodd yr Awdurdod daliad grant dewisol unwaith ac am byth o Lywodraeth Cymru o £41,657 i'w wario mewn perthynas â'r buddsoddiad i wella cyfleusterau toiledau a chaledwedd hylendid benywaidd mewn ysgolion. Yn ychwanegol, mae Llywodraeth Cymru wedi sicrhau bod cyllid grant refeniw ar gael o £13,206 ar gyfer blynyddoedd ariannol 2018/19 a 2019/20. Rhaid defnyddio'r arian hwn i ddarparu cynhyrchion hylendid benywaidd i'r menywod a'r merched hynny sydd fwyaf anghenus yn yr Awdurdod.

Esboniwyd bod 4,774 o ferched mewn Ysgolion Uwchradd (Blynyddoedd 7 i 11) yn ôl y data disgyblion diweddaraf. O ran y data hyn yn unig, amcangyfrifir y byddai'r gost o ddarparu cynhyrchion hylendid benywaidd i bawb oddeutu £100 mil. Mae hyn yn seiliedig ar gost fisol o £2 fesul disgybl. Mae'n hollbwysig bod gan bob disgybl (gan gynnwys bechgyn) fynediad cyfartal priodol at gwricwlwm Addysg Gymdeithasol Personol (AGP) a gaiff ei gyflwyno'n dda ac yn gyson ar draws ysgolion a lleoliadau addysgol eraill.

Yn yr ymchwil ddiweddaraf ar 'Thlodi Misglwyf', cydnabyddir bod yr anghydraddoldeb hwn yn effeithio ar gyfraddau presenoldeb o hyd at 2%, gan fod tystiolaeth nad yw merched wedi gallu aros yn yr ysgol pan na allant gael gafael ar gynhyrchion neu eu gwaredu'n ddigonol. Trafododd yr Aelodau baragraff 4.8. o adroddiad y Swyddogion yn fanwl. Mae hyn yn darparu rhestr o gamau i'w hystyried yn absenoldeb archwiliad cynhwysfawr o'r modd y mae ysgolion a lleoliadau addysg cyfarpar yn dosbarthu a gwaredu cynhyrchion glanweithiol ac felly mae'n anodd asesu'r angen am adnoddau ychwanegol.

Cefnogodd y Cabinet yr argymhelliad i sefydlu Gweithgor Gorchwyl a Gorffen ac i gynnwys argymhelliad pellach y dylai'r Cylch Gorchwyl y cytunwyd arno gan y Grŵp gael ei gyflwyno yn ôl ar gyfer cymeradwyaeth y Cabinet. Rhoddwyd pwyslais ar yr angen brys i sefydlu'r Gweithgor a chadarnhawyd bod y Cyfarfod ffurfiol cyntaf wedi'i drefnu ar gyfer dydd Iau, 17eg Mai 2018, lle y cytunir ar ddyddiad terfynol. Mae'r Grŵp yn cynnwys Swyddogion, Aelodau a Rhanddeiliaid sy'n cynnwys Bwrdd Iechyd Prifysgol Aneurin Bevan.

PENDERFYNWYD yn amodol ar argymhelliad ychwanegol ym mharagraff 10.1. yn

adroddiad y Swyddog i'w gynnwys, dylid ddod â'r Cylch Gorchwyl i'w gytuno gan y Gweithgor Gorchwyl a Gorffen i'w gymeradwyo gan y Cabinet ac am y rhesymau a geir yn adroddiad y Swyddogion: -

- (i) cefnogi'r Hysbysiad o Gynnig a sefydlu Gweithgor Gorchwyl a Gorffen;
- (ii) dwyn y Cylch Gorchwyl y cytunir arno gan y Gweithgor Gorchwyl a Gorffen ar gyfer cymeradwyaeth y Cabinet.

7. POLISIAU HYBLYGRWYDD GWEITHLU'R YSGOLION

Roedd yr adroddiad yn gofyn am gymeradwyaeth y Cabinet ar gyfer y Tîm Addysg - Adnoddau Dynol (AD) i Ymgynghori ag Ysgolion ar Gynllun Diswyddo Gwirfoddol y Cyngor a'r Strategaeth Penodol Ysgolion sy'n cefnogi ailgyfeirio arian a glustnodwyd ar gyfer taliadau diswyddo yn ôl i Ysgolion Caerffili, Strategaethau Hyblygrwydd y Gweithlu.

Cynghorwyd y Cabinet y gall cau ysgol, cyfuno ac ad-drefnu strwythur staffio'r ysgol mewn perthynas â chyllideb, gan gynnwys gostyngiadau mewn cyllid grant, a cholli swyddi penodol arwain at ymgynghoriad diswyddo. Am yr holl resymau hyn, bu angen diffiniedig yn y Cyngor i gefnogi rhai ysgolion i leihau costau eu strwythurau staffio. Eleni, mae nifer o Ysgolion Caerffili wedi cael eu heffeithio gan y fformiwla ariannu sy'n gysylltiedig â chweched dosbarth a niferoedd disgyblion llai. Hefyd, mae lefelau cyllido Grant Amddifadedd Disgyblion sy'n dibynnu'n unig ar rifau Cinio Ysgol am Ddim. Mae gostyngiad mewn niferoedd Prydau Ysgol am Ddim mewn Ysgolion wedi cael effaith sylweddol ar y dyraniad cyllid cyffredinol ar gyfer yr ysgol honno. Nodwyd y bydd Ysgol Uwchradd Cwmcarn hefyd yn cau'n swyddogol ar 10 Hydref 2018.

Eglurwyd cyn datgan y sefyllfa diswyddo mewn unrhyw gapasiti, bod ysgolion yn gweithio'n weithredol gyda Thimau Adnoddau Dynol a Chyllid y Cyngor i gymryd pob cam rhesymol er mwyn osgoi diswyddo a bod ysgolion wedi gorfod dibynnu'n fawr ar Gynllun Ymdeoliad Cynnar Gwirfoddol y Cyngor (YCG) i gefnogi'r nod hwn. Mae Cynllun YCG y Cyngor yn gynllun poblogaidd ond wrth i Reoliadau Pensiwn newid a'r costau sy'n gysylltiedig â'r cynllun YCG gynydd yn unol ag oedrannau staff pensiwn y wladwriaeth statudol (hy 65 - 68 oed), mae'r costau sy'n gysylltiedig â rhyddhau pensiwn yn wirfoddol yn gallu dod yn waharddol, tua £100mil. Cynlluniau YCG a Diswyddo'r Cyngor yw'r unig Strategaethau Gweithlu sydd wedi'u hargymell i Ysgolion hyd yn hyn ac mae Ysgolion yn dibynnu llawer ar y Cynllun YCG er mwyn osgoi datgan sefyllfa diswyddo.

Bydd y Strategaethau Gweithlu yn rhoi llawer mwy o ryddid i Ysgolion i ddenu ymgeiswyr o pob ystod oedran sy'n dymuno gadael eu cyflogaeth. Gyda chyflwyniad y Strategaethau hyn, bydd yr Ysgolion a'r Cyngor yn parhau i weithio ar y cyd i ddarparu cyfleoedd trawsgludo a fydd o fudd i Ysgolion Caerffili i gadw athrawon a staff cymorth a all gyflwyno'r cwricwlwm er lles gorau addysg y disgyblion.

Roedd y Cabinet yn falch o nodi mai bwriad y broses hon yw osgoi diswyddiadau gorfodol lle bynnag y bo hynny'n bosibl, a chael effaith gadarnhaol ar yr ysgolion yr effeithir arnynt gan gadw Athrawon a Staff Cymorth sy'n dymuno aros yn y proffesiwn a phwy all gyflwyno'r cwricwlwm yn y budd gorau i'r ysgolion. Wrth wneud hynny, bydd y Cyngor yn buddsoddi cyllid ar gyfer gwella addysg barhaus lle bynnag y bo'n bosibl yn hytrach na gwneud taliad ariannol i gynorthwyo gweithwyr i adael cyflogaeth y Cyngor.

Yn dilyn ystyriaeth a thrafodaeth, cynigiwyd ac eiliwyd bod yr argymhellion yn yr adroddiad yn cael eu cymeradwyo. Cytunwyd ar hyn yn unfrydol drwy godi dwylo.

PENDERFYNWYD am y rhesymau a gynhwysir yn adroddiad y Swyddog:-

- (i) ehangu cwmpas Strategaethau Hyblygrwydd y Gweithlu Ysgolion trwy ddefnyddio'r trefniadau ariannu a amlinellir yn Adran 7 o Adroddiad y Swyddog, i gynnwys Cynllun Diswyddo Gwirfoddol y Cyngor a'r Strategaeth Penodol Ysgolion a argymhellir fel y manylir ym mharagraff 4.7, i gael ei gytuno;
- (ii) awdurdodi'r Tîm Addysg Adnoddau Dynol (AD) i ymgynghori â Phrifathrawon ac argymhell y Strategaethau hyn i Ysgolion.

Terfynwyd y cyfarfod am 2.47 p.m.

Cymeradwywyd a llofnodwyd fel cofnod cywir yn amodol ar unrhyw gywiriadau a wneir yn y cyfarfod a gynhelir ar 30ain Mai, 2018.

CADEIRYDD

Gadewir y dudalen hon yn wag yn fwriadol



REPORT TO CABINET – 30TH MAY 2018

SUBJECT: FUTURE REGENERATION PROJECTS – NEW PROJECT GOVERNANCE ARRANGEMENTS

REPORT BY: INTERIM CORPORATE DIRECTOR (COMMUNITIES)

1. PURPOSE OF REPORT

- 1.1 To seek Cabinet approval to introduce a new Governance structure for the development of Regeneration Projects.
- 1.2 To agree the proposed membership of the Regeneration Project Board and its Terms of Reference.

2. SUMMARY

- 2.1 The advent of the Cardiff Capital Region (CCR) and the endorsement by the Council on 28th March 2018 of the Joint Working Agreement Business Plan, presents significant opportunities for Caerphilly County Borough Council to lever in funding for regeneration projects.
- 2.2 In addition to the CCR opportunities there are a number of other Welsh Government regeneration initiatives such as the Valleys Task Force and Targeted Regeneration Investment Programme which may lead to significant capital funds being made available for local projects in the future.
- 2.3 In order to take advantage of funding that may become available it is necessary to develop a number of “shelf ready” projects which have been effectively planned and developed to a stage where they are ready to progress to an implementation stage.
- 2.4 At present the Authority does not have projects in a “shelf ready” position where delivery could be progressed. In this regard the key issues that need to be addressed include:-
 - The need for clear strategic direction on projects and identification of key projects to be progressed.
 - The lack of capacity in internal teams (Procurement, legal, property, engineering consultancy) that would be required to assist in project development.
 - The need for clear project management arrangements to be put in place.
 - The need for cross party member agreement in relation to projects to be developed.
- 2.5 This report therefore recommends a new governance structure (in the form of a cross party, regeneration board) in accordance with project management principles.

3. LINKS TO STRATEGY

- 3.1 The Wellbeing of Future Generations (Wales) Act 2015 is about improving the social, economic, environmental and cultural wellbeing of Wales. It requires public bodies to think more about the long term, working with people and communities, looking to prevent problems and take a more joined up approach. This will create a Wales that we all want to live in, now and in the future. The Act puts in place seven wellbeing goals and the contents of this report which will hopefully contribute to significant levels of community regeneration and infrastructure development potentially links into all seven wellbeing goals.
- 3.2 A Foundation for Success is the Draft Regeneration Strategy for Caerphilly County Borough which sets out the strategic priorities for the regeneration and enhancement of Caerphilly County Borough which identifies four strategic themes on which regeneration efforts should be focussed namely: Supporting People; Supporting Business; Supporting Quality of Life and Connecting People and Places.

4. THE REPORT

- 4.1 There have recently been 2 developments in terms of the Authority's involvement with the Cardiff Capital Region (CCR)/City Deal. These include the agreement by Council on 28th March 2018 of the joint business plan and the Cabinet decision of 11th April 2018 to earmark £300,000 of community directorate reserves as a project development fund to facilitate the development of regeneration projects to a "shelf ready state".
- 4.2 At the Council meeting on 28th March there was some debate over the role of members in relation to oversight of projects to be developed.
- 4.3 It is therefore proposed to set up a "Regeneration Project Board" comprising the Interim Corporate Director (Communities), relevant Cabinet members (Cabinet Member for Regeneration, Infrastructure & Sustainability and Cabinet Member for Environmental & Public Protection), additional members on a politically balanced basis and key Heads of Service and/or service managers dependent on the agenda. Nominations for the Board have been requested from all political parties.
- 4.4 In accordance with project management principles, it is anticipated that the Regeneration Project Board will act as the Board to provide strategic direction and set tasks which will be completed by a group of key service officers (the "Project Team") in accordance with any timescales set by the Board.
- 4.5 The Regeneration Project Board would also provide reports to Cabinet and/or the Regeneration and Environment Scrutiny Committee as appropriate.
- 4.6 Draft Terms of Reference for the proposed Regeneration Project Board are attached as Appendix 1.

5. WELLBEING OF FUTURE GENERATIONS

- 5.1 This report potentially contributes to all seven wellbeing goals as set out in the Links to Strategy section above. These include:-
- A globally responsible Wales
 - A prosperous Wales
 - A resilient Wales
 - A healthier Wales
 - A more equal Wales
 - A Wales of cohesive communities
 - A Wales of vibrant culture and thriving Welsh language

6. EQUALITIES IMPLICATIONS

- 6.1 There are no potential equalities implications associated with this report for any specific groups or individuals therefore a full Equalities Impact Assessment has not been carried out.

7. FINANCIAL IMPLICATIONS

- 7.1 As stated above, an initial project development fund of £300,000 has been approved by Cabinet and will allow a project team of officers to develop projects ready for implementation once funding becomes available.
- 7.2 The suggested governance arrangements will allow key member input and facilitates the use of the project development fund in accordance with Project management principles.

8. PERSONNEL IMPLICATIONS

- 8.1 There are no personnel implications associated with this report.

9. CONSULTATIONS

- 9.1 This report reflects the views of the listed Consultees.

10. RECOMMENDATIONS

- 10.1 It is recommended that Cabinet agrees the new governance structure and associated Terms of Reference for the Regeneration Project Board as set out in section 4 and Appendix 1 to this report.

11. REASONS FOR RECOMMENDATIONS

- 11.1 To enable the Authority to develop a suitable suite of regeneration projects that are ready for implementation in order that any externally sourced funds can be efficiently and effectively utilised.
- 11.2 To allow members to have an affective level of input into the development of strategic Regeneration Projects.

12. STATUTORY POWER

- 12.1 Local Government Act 2000.

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Consultees: Steve Harris, Interim Head of Corporate Finance
Rhian Kyte, Head of Planning and Regeneration
Councillor Sean Morgan, Cabinet Member for Economy, Infrastructure,
Sustainability & Wellbeing of Future Generations
Councillor Eluned Stenner, Cabinet Member for Environment & Public Protection

Lisa Lane, Interim Monitoring Officer
Marcus Lloyd Head of Infrastructure

Background Papers:

- 1) Report to Special Council 28th March 2018 – Approval of Cardiff Capital Region City Deal Joint Working Agreement Business Plan
- 2) Report to Cabinet 11th April 2018 – Future Regeneration Projects – Use of directorate reserve for Project Development Funding

APPENDIX 1

REGENERATION PROJECT BOARD

TERMS OF REFERENCE

PURPOSE

1. To consider the Central Government and Regional priorities for Regeneration, the likely impacts and opportunities for Caerphilly County Borough and to consider potential projects that could be developed for the County Borough in accordance with these priorities.
2. To provide clear strategic direction in relation to the Regeneration Project Team (officers) in relation to specific regeneration projects to enable the Authority to react to calls for expressions of interest in short timescales.
3. To agree the range of projects to be developed by the project team of officers in order to take advantage of regeneration investment opportunities.
4. To critically evaluate individual projects in accordance with the evaluation criteria set by external or collaborative external bodies such as Welsh Government (WG), Cardiff Capital Region (CCR) Joint Cabinet etc.
5. To provide periodic updates on project development to the Authority's Regeneration and Environment Scrutiny Committee and Cabinet.
6. To agree mechanisms for the submission of expressions of interest (EOI's) for project funding streams 7.
7. To recommend the formal submission of projects to the Authority's Cabinet so that submission to external funding bodies can be made and/or Authority budgets can be committed accordingly.

MEMBERSHIP

1. The Regeneration Project Board will include a politically balanced membership of:-
 - Cabinet Member for Economy, Infrastructure, Sustainability & Wellbeing of Future Generations Champion
 - Cabinet Member for Environment & Public Protection
 - Labour Ward Member
 - Independent Ward Member
 - Plaid Cymru Ward Member
2. A number of key officers will attend all board meetings including:-
 - Corporate Director (Communities)
 - Head of Regeneration & Planning
 - Head of Infrastructure
 - Head of Corporate Finance

3. Additional attendees may be invited to attend the board meetings in accordance with agenda requirements.

4. CHAIR/VICE CHAIR

The Chair and Vice Chair will be selected from those County Borough Councillors sitting on the Board

POWERS

The Regeneration Project Board has recommendatory powers only. Regeneration projects and activities should be integrated with other programmes and initiatives to ensure a holistic approach. This is particularly relevant to any investment programme which should be developed and managed in such a way that it brings wider regeneration benefits to communities and supports the creation of local and wider regional job opportunities.

FREQUENCY

It is anticipated that the Regeneration Project Board will meet every 6-8 weeks to reflect the Council's cycle of meetings. However, there may be additional meetings if circumstances dictate this. Additional or ad hoc meetings may be convened with the agreement of the Chair and Vice-Chair to deal with urgent matters.

Meetings will normally be held in Penallta House. However, alternative locations around the County Borough may be used where relevant to the agenda and/or specific projects.



CABINET – 30TH MAY 2018

SUBJECT **FLAT ACCOMMODATION AT RIVER ROAD, PONTLOTTYN AND THE GROVE, FOCHRIW**

REPORT BY: **CORPORATE DIRECTOR – SOCIAL SERVICES AND HOUSING**

- 1.1 The attached report, which was presented to the Caerphilly Homes Task Group on 17th May 2018 and considered by the Policy and Resources Scrutiny Committee on 29th May 2018, prior to its referral to Cabinet.

- 1.2 The views expressed at the meeting and the recommendations of the Scrutiny Committee will be reported verbally to Cabinet.

The Author: R. Barrett, Committee Services Officer
 Ext. 4245

Appendices:
Appendix 1 Covering Report to Policy and Resources Scrutiny Committee – 29th May 2018
Appendix 2 Flat Accommodation at River Road, Pontlottyn And The Grove, Fochriw Report



POLICY AND RESOURCES SCRUTINY COMMITTEE – 29TH MAY 2018

SUBJECT: FLAT ACCOMMODATION AT RIVER ROAD, PONTLOTTYN AND THE GROVE, FOCHRIW

REPORT BY: CORPORATE DIRECTOR – SOCIAL SERVICES AND HOUSING

- 1.1 The attached report, which was presented to the Caerphilly Homes Task Group on 17th May 2018, sought the views of Members on proposals to demolish the block of flats known as 1 to 9, River Road, Pontlottyn and to take 3 to 6, The Grove, Fochriw, out of the Housing stock with a view to demolition of the block in future years. It was noted that following consideration by the Task Group, the report would be presented to the Policy and Resources Scrutiny Committee as an item for discussion, prior to its referral to Cabinet for a decision on the recommendations contained therein.
- 1.2 Officers explained that issues associated with lack of demand are being experienced by all partner landlords with housing stock in the Upper Rhymney Valley. Whilst there is unmet need for single person accommodation throughout the county borough, demand for two and three bed flats in the Upper Rhymney Valley is low with waiting lists regularly exhausted.
- 1.3 Members were advised that 1 to 9 River Road comprises a mix of 1, 2 and 3 bed flats, and 1 to 6, The Grove comprises two active shop units at ground floor, trading as a single business, with two 2 bed flats located on each of the upper floors. Both blocks have been affected by high levels of antisocial behaviour, crime and substance misuse. In addition, the flats are very hard to let due to their location and property mix, in recent years have largely been home to transient households, and are not conducive to community cohesion. Both blocks are currently vacant and have been secured, and surveys have identified that significant investment is required due to the external and internal fabric and boundaries in order to bring them up to the Welsh Housing Quality Standard.
- 1.4 The report therefore recommended the demolition of both blocks, but that in recognition of the presence of a successful business operating out of The Grove, the demolition of that block be deferred until such time as the current lease expires or other arrangements transpire. It was noted that consultation had been carried out with the local and neighbouring ward Members and police, who had actively supported the proposal.
- 1.5 Discussion took place regarding the general store operating from The Grove and Members expressed the need to protect its occupants and maintain local amenities and services in the village. Officers confirmed that the leaseholders are supportive of the proposals, and it was noted that there are approximately 22 years left to run on the lease. It was explained that the Council recognises the value of the store to the community and are seeking to provide alternative accommodation for the occupants, although there are limitations to what funding can be obtained for commercial premises. Officers also provided clarification on the Council's ownership of Flat 1, River Road.

- 1.6 Members of the Task Group expressed their support for the proposals but suggested that the Housing Revenue Account should not be used to meet the costs of providing a replacement shop facility. Officers confirmed that they are looking at alternative funding sources in this regard, but the store did support the local community which was predominantly council owned properties and that the income received from the commercial lease was retained within the HRA. A Member also suggested that it would be useful for a map/photograph of the relevant area to be incorporated into any similar reports in the future.
- 1.7 Following consideration of the report, the Caerphilly Homes Task Group unanimously recommended to the Policy and Resources Scrutiny Committee (and thereafter Cabinet) that for the reasons contained therein:-
- (i) the block known as 1 to 9 River Road be demolished;
 - (ii) the principle to proceed with demolition be agreed in respect of 1 to 6, The Grove, Fochriw, but that the demolition be deferred until the current lease of 1 and 2, The Grove expires, a suitable alternative premises is identified for the business currently operating out of the block or the ongoing liability incurred by the Council in maintaining the mothballed building is no longer considered financially viable.
- 1.8 The Scrutiny Committee are asked to consider the recommendations.

Author: R. Barrett, Committee Services Officer, Ext. 4245

Appendices:

Appendix 1 Report to the Caerphilly Homes Task Group on 17th May 2018 - Agenda Item 4



CAERPHILLY HOMES TASK GROUP – 15TH MAY 2018

SUBJECT: FLAT ACCOMMODATION AT RIVER ROAD, PONTLOTTYN & THE GROVE, FOCHRIW

REPORT BY: CORPORATE DIRECTOR - SOCIAL SERVICES AND HOUSING

1. PURPOSE OF REPORT

- 1.1 This report seeks the views of members on proposals to demolish the block of flats known as 1 to 9, River Road, Pontlottyn and to take 3 to 6, The Grove, Fochriw, out of the Housing stock with a view to demolition of the block in future years, prior to the report being presented to the Policy and Resources Scrutiny Committee for information and thereafter to Cabinet for a decision.

2. SUMMARY

- 2.1 Issues associated with lack of demand are being experienced by all partner landlords with housing stock in the Upper Rhymney Valley. Whilst there is unmet need for single person accommodation throughout the County Borough, demand for two and three bed flats in the Upper Rhymney Valley is low with waiting lists regularly exhausted.
- 2.2 The block of Council owned flats known as 1 to 9 River Road comprises a mix of 1, 2 and 3 bed flats. The block known as 1 to 6, The Grove comprises two active shop units at ground floor, trading as a single business, with two 2 bed flats located on each of the upper floors.
- 2.3 Both blocks have been affected by high levels of antisocial behaviour, crime and substance misuse. In addition, the flats are very hard to let due to their location and property mix and in recent years have largely been home to transient households. All flats in both blocks are currently vacant and the blocks have been secured.
- 2.4 Surveys of the blocks have identified disrepair to the external and internal fabric and boundaries, and significant investment is necessary to bring them up to the Welsh Housing Quality Standard.
- 2.5 The report recommends that both blocks be demolished, however, in recognition of the presence of a successful business operating out of The Grove, it is recommended that the demolition of that block be deferred until such time as the current lease expires, alternative funding becomes available, a suitable alternative premises is identified for the business, or the ongoing liability incurred by the Council in maintaining the structure and exterior of the building whilst the flats are 'mothballed' is no longer considered financially viable.

3. LINKS TO STRATEGY

- 3.1 **Improving Lives and Communities; Homes in Wales** (WG 2010) sets out the national context on improving homes and communities.

- 3.2 The **Caerphilly Delivers -Single Integrated Plan 2013-2017** has a priority to “improve standards of housing and communities, giving appropriate access to services across the County Borough” and ensure people are supported to live in their own homes and communities in safety.
- 3.3 The **Community Strategy: Living Environment Objective 1:** Encourage the development and maintenance of high quality, well designed and efficient, sustainable homes and environments which can meet all needs.
- 3.4 Caerphilly County Borough Council **2013/17 Corporate Priorities** include: CP7 - Invest in our Council homes and their communities to transform lives.
- 3.5 Caerphilly County Borough Council’s **Well-being Objectives in 2017/18** include: WBO5 – Investment in Council homes to transform lives and communities.
- 3.6 The **Wellbeing of Future Generation (Wales) Act 2015** is about improving the social, economic, environmental and cultural wellbeing of Wales. It requires public bodies to think more about the long-term, working with people and communities, looking to prevent problems and take a more joined up approach. This will create a Wales that we all want to live in, now and in the future. The content of this report links to the following Act well-being goals:
- A prosperous Wales.
 - A resilient Wales.
 - A healthier Wales.
 - A more equal Wales.
 - A Wales of cohesive communities.
 - A globally responsible Wales.

4. THE REPORT

River Road Flats

- 4.1 River Road is located within the Pontlottyn ward. The block of flats known as 1 to 9 River Road is a traditional brick built block comprising three floors, each containing one 1 bed, one 2 bed and one 3 bed flat. It is the only block in the Council’s stock with this configuration. The block is fully owned by the Authority.
- 4.2 Flat 1 had previously been sold in June 2000 under the Right to Buy, and later sold on several times by subsequent owners and in July 2017 it was put up for auction in poor condition. In light of officer and local residents’ concerns about the block’s detrimental impact on the local community and future viability for residential use it was determined that it would be appropriate for the Authority to try to regain full ownership and control of the block by purchasing the flat. It was subsequently bought by the Council for £17,000 at auction.
- 4.3 In recent years there have been instances of antisocial behaviour, crime and substance misuse in the vicinity of this block which has contributed to the flats becoming difficult to let. This block of flats has been very hard to let due to its location and property mix and is reported by local residents to be regarded locally as a ‘no go’ zone.
- 4.4 The mix of accommodation in this block is not conducive to sustainable and cohesive communities and results in households with very different lifestyles and priorities sharing a living environment. The stigma associated with these flats has led to potential tenants refusing offers of accommodation despite the accommodation lending itself to families, couples and single people who may have been affected by welfare reform. In the last five years the average void period for this block has been 155 days compared with 25 days for a neighbouring block in Broad Street. In recent months the number of let flats reduced to four, with one of those being investigated for non-occupation.

- 4.5 In addition there are wider issues of low demand being experienced by all partner landlords with stock in the Upper Rhymney Valley. Whilst there is unmet need for single person accommodation throughout the County Borough, demand for two and three bed flats in the Upper Rhymney Valley, including Pontlottyn, is low. Traditionally flats have always been lower demand than houses as they are not considered by all to be suitable family accommodation, particularly flats above ground floor. As a result, families willing to move into low demand flats tend to stay only a short time, as a stepping stone into a house, particularly if subjected to antisocial behaviour.
- 4.6 Between January 2016 and November 2017 the Police and the Tenancy Enforcement Section received 19 reports of anti-social behaviour related to River Road and 7 crime related reports, including criminal damage, theft, burglary and vehicle related crime. Despite a multi-agency approach to offending, the provision of security doors and the strict enforcement of tenancy conditions, Police officers were still required to regularly patrol the area as many of the flats remained unoccupied and the location was being used by youths to congregate. A decision was therefore taken in late 2017 to relocate the few remaining tenants of the block to alternative accommodation in order to secure the building and reduce the likelihood of incidents of crime and antisocial behaviour in the locality.
- 4.7 Surveys of the block have identified disrepair to the external fabric and boundaries and a significant investment is necessary to bring it up to the WHQS. Whilst a small number of the flats have benefitted from some investment most of them require significant internal repairs and improvements to meet the WHQS. This work will be required to be fully completed if the flats are to remain as part of the Council's stock, despite significant concerns about future demand and associated housing management implications of letting the flats.
- 4.8 Initial consideration has been given to redesigning the interior layout of the block to facilitate a better household mix and/or an alternative use but costs are considered prohibitive and options are limited, particularly in an area where demand is low for all property types.
- 4.9 If demolished a significant open space would be created that could be considered for sale or for a use that would enhance the quality of the local environment and complement improvements being made to other Council owned stock within the community. Local residents have already enquired as to the possibility providing additional car parking for the Boys and Girls Club situated directly opposite the block, thereby improving a local community facility and this would be given consideration if approval were to be given to proceed with demolition.
- 4.10 In November 2017 the local ward Member presented a petition at Council, signed by 341 local residents. They believed that the Authority may have been considering alternative uses for the block known as 1 to 9, River Road, and called for it to be demolished, highlighting the negative impact the block was having on the community. The petition contained allegations of anti-social behaviour, drug dealing and drug use within the flats, and associated concerns for child safety. The petition was accompanied by many letters and comments from local residents, detailing their personal experiences of the flats, fears and concerns and highlighted residents' perception that since many of the tenants had been moved out of the block the situation had improved.
- 4.11 Following a review of available information and discussions with Police and the local Ward Member, together with consideration of the expenditure required to bring this block up to the WHQS, officers have concluded that Members should give consideration to the demolition of this block of flats.

The Grove

- 4.12 The Grove, Fochriw is a three storey block located within the Darran Valley ward. It comprises two shop units at ground floor with two 2 bed flats located on each of the upper floors. The block has a central internal stairway providing access to the flats via the front of the building between the two shop units. Two neighbouring three storey blocks of flats were

previously demolished by Rhymney Valley District Council due to problems with anti-social behaviour and low demand but this block was retained, due in part, to the presence of the shops.

- 4.13 The two shop units known as 1 and 2, The Grove are currently let on a single 25 year lease, running from 2015, to a local company who operate a thriving general store and Post Office out of the premises. This is the only such enterprise within the village, located centrally, and officers recognise that the shop is an important local amenity, supporting sustainability of the community.
- 4.14 In addition to these flats the Council have 12 two bed bungalows, 34 two bed and 104 three bed houses in Fochriw. As highlighted in paragraph 4.5 there is very little demand in the Upper Rhymney Valley, including Fochriw, for first or second floor two bed flats, from couples or families, with waiting lists for two bed houses in the area also regularly exhausted. The location of the flats at The Grove is a traditional and natural congregation point within the village and they have previously been a repeated focus of anti-social and nuisance behaviour, thereby impacting on both tenants and the wider community.
- 4.15 In the last five years of letting the 4 flats had 16 different tenants with 10 ending their tenancies within a year highlighting the ongoing transient nature of these tenancies. Due to the anti-social behaviour, together with lack of demand and the need for significant investment prior to them being re-let, the flats have now effectively been 'mothballed', having been void and secured since April 2015, to prevent illegal access and discourage anti-social behaviour in the area.
- 4.16 If it were to be re-let the block now requires significant investment in order to achieve WHQS, which is likely to include renewal of the roof and external render and removal of the chimney stacks. The interior of the flats themselves are now in poor condition having had no WHQS investment to date, low rates of repair reporting and having been void for a considerable period of time.
- 4.17 The local ward Member and leaseholders of the shop are supportive of the flats remaining mothballed and have indicated that there has been a significant reduction in antisocial behaviour experienced in the vicinity of the block since the flats have been secured, which has had a positive impact on the ground floor business. The leaseholders have also demonstrated a willingness to consider relocation if required, to facilitate refurbishment or demolition of the block were the Council able to provide suitable alternative premises within the local community, but to date no such suitable alternative has been identified.
- 4.18 The potential feasibility of retaining the ground floor of the building for the shop business, whilst removing the structure of the upper floors and associated ongoing liability has been considered. Whilst it has been established that it would be technically possible to demolish the upper two floors whilst retaining the shops it is not considered a cost viable option at present. The demolition would need to be slow and measured and the shops below would need to shut for the duration for safety reasons. It is recognised that it may be cheaper option to demolish the block in its entirety and build a new shop if a funding opportunity arises in the future and it is hoped that opportunities may present themselves for this latter option, perhaps as part of a wider regeneration initiative.
- 4.19 Officers consider that demolition of the whole block would be an appropriate course of action but recognise the importance of supporting, as far as possible, the successful business currently trading out of the premises to the benefit of the local community. It is therefore, requested that Members consider approving the principle of demolition of the block but that the flats remain mothballed for the time being and that this decision to demolish not be implemented at least until the current commercial lease expires, a suitable alternative premises is identified for the business, or the ongoing liability incurred by the Council in maintaining the structure and exterior of the building whilst the flats are mothballed is no longer considered financially viable. During this interim period officers would also continue to actively investigate funding opportunities that may become available to the Authority in relation to the block and/or the shop business that would enable the business to remain in the community whilst allowing for demolition of all or part of the block.

5. WELL-BEING OF FUTURE GENERATIONS

5.1 This report contributes to the Well-being Goals as set out in Links to Strategy above. It is consistent with the five ways of working as defined within the sustainable development principle in the Act in that it is:

- Long Term – supports the sustainability of cohesive communities for tenants and residents.
- Prevention – recognises and addresses the impact of low demand properties and anti-social behaviour on the wider community.
- Integration – provides for balanced and sustainable communities where people want to live.
- Collaboration – Joined up working arrangements within the organisation and with outside agencies to provide sustainable, stable and cohesive communities in pursuit of shared objectives.
- Involvement – Engaging with tenants, residents and local stakeholders in determining the most appropriate course of action.

6. EQUALITIES IMPLICATIONS

6.1 An EIA screening has been completed in accordance with the Council's Strategic Equality Plan and supplementary guidance. No potential for unlawful discrimination and/or low level or minor negative impact has been identified, therefore a full EIA has not been carried out.

7. FINANCIAL IMPLICATIONS

7.1 The anticipated cost of internal and external repairs and improvements to achieve WHQS at 1 to 9, River Road has been calculated at £150,000. This would be off-set by the demolition and clearance of the site which is broadly estimated at £100,000 inclusive of fees. There would therefore be a potential net saving of £50,000 however consideration will need to be given to possible future uses of the site. Landscaping of the site footprint has been estimated at £35,000.

7.2 The anticipated cost of internal and external repairs and improvements to achieve WHQS at 3 to 6, The Grove has been calculated at £135,000. This would be off-set by the demolition and clearance of the site which is broadly estimated at £50,000, inclusive of fees. There would therefore be a net saving of £85,000 however consideration will need to be given to possible future uses of the site.

7.3 The ongoing voids in River Road and The Grove have resulted in an ongoing loss of rental income. Anticipated rental loss for 2018/19 is £32,879 for River Road and £16,435 for the Grove. The reduction of thirteen flats would result in a minor adjustment to the housing stock which will have minimal impact in respect of rental income in view of the previous history of the areas.

8. PERSONNEL IMPLICATIONS

8.1 Due to the specialist nature of the demolition work at River Road and The Grove an appropriate contractor would need to be appointed.

9. CONSULTATIONS

9.1 The proposal to demolish the block of flats known as 1 to 9 River Road has been discussed with and actively supported by the local ward Member and Police. There are currently no tenants in the block with whom to consult, however, as mentioned previously, a petition has recently been received, signed by 341 local residents, calling for the demolition of the block.

- 9.2 Initial discussions have been held with the leaseholder of the shops and will continue at the relevant time should the property be demolished or refurbished.
- 9.3 Comments received from the Consultees listed below have been incorporated into this report.

10. RECOMMENDATIONS

- 10.1 CHTG are asked to provide their views on the recommendations as set out below which will be provided to Policy and Resources Scrutiny Committee for information and presented to Cabinet together with the recommendations below:
- 10.1.1 That the block known as 1 to 9 River Road be demolished.
- 10.1.2 That the principle to proceed with demolition be agreed in respect of 1 to 6, The Grove, Fochriw, but that the demolition be deferred until the current lease of 1 and 2, The Grove expires, a suitable alternative premises is identified for the business currently operating out of the block or the ongoing liability incurred by the Council in maintaining the mothballed building is no longer considered financially viable.

11. REASONS FOR THE RECOMMENDATIONS

- 11.1 Demolition is recommended due to a recognition of the ongoing lack of demand for such accommodation in the Upper Rhymney Valley, the level of investment required in order to achieve WHQS in these low demand blocks prior to them being re-let, and the significant impact of crime and antisocial behaviour associated with the letting and management of these blocks which is detrimental to the local communities.

12. STATUTORY POWER

- 12.1 Housing Act 1985.

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(Email: wilkife@caerphilly.gov.uk, Tel: 01443 811407)

Consultees: Christina Harrhy, Interim Chief Executive,
David Street, Director of Social Services and Housing
Councillor Lisa Phipps, Cabinet Member for Homes and Places
Councillor Gaynor Oliver, Local Ward Member, Pontlottyn
Councillor David Hardacre, Local Ward Member, Darran Valley
Shaun Couzens, Chief Housing Officer
Rachel Thornett, Tenancy Enforcement Manager
Sandra Isaacs, Rents Manager
Debbie Bishop, Area Housing Manager
Mandy Betts, Tenant and Community Involvement Manager
Paul Smythe, Housing Repair Operations Manager
Richard Crane, Senior Solicitor
Anwen Cullinane, Senior Policy Officer, Equalities and Welsh Language
Lesley Allen, Principal Accountant
Natalie Kenny, Community Safety
Lisa Lane Interim Monitoring Officer

Gadewir y dudalen hon yn wag yn fwriadol



CABINET – 30TH MAY 2018

SUBJECT: FOSTER CARER FEE LEVELS

REPORT BY: CORPORATE DIRECTOR - SOCIAL SERVICES AND HOUSING

- 1.1 The attached report, which was considered by the Health, Social Care and Wellbeing Scrutiny Committee on 1st May 2018, asked Members to support the implementation of a revised fee structure for Caerphilly foster carers, which will bring the Council in line with other local authorities in South Wales and will assist Children's Services to recruit additional foster carers. It was noted that the report also sought a referral to Cabinet on the recommendations contained therein.
- 1.2 Members were reminded of the service pressures faced across Children's Services with the increased complexity of difficulties being presented by families, the significant increase of over 100 Looked After Children, the relentless demands of increased court proceedings and the resultant budget overspend. These pressures have been compounded by the availability of sufficient in-house foster care placements. Given the increase in looked after children, Children's Services have to commission foster care placements from independent fostering agencies (IFAs), which adds to the cost pressures placed on the Authority. In addition, and despite continuous recruitment activity, Caerphilly has experienced a net loss in the total number of available placements over the last few years and the age profile of existing carers suggests that more will be retiring over coming years.
- 1.3 It has also become apparent that a number of potential applicants are choosing to apply to other Councils or the IFAs based on the remuneration packages offered, and therefore a need for Caerphilly Council to offer more competitive placement allowances has been identified. Officers outlined the current payment structure, with it noted that the fee comprises of either a mainstream or career allowance, together with a child allowance. These fees were last reviewed in 2004 and place mainstream carers at a disadvantage compared to career carers and those carers in other local authorities.
- 1.4 It was therefore proposed to streamline the fee structure in line with the age bandings for the National Minimum Allowance (NMA) set annually by Welsh Government, and which will equalise payments to mainstream and career carers. Further details of the proposed structure were set out in the report. The report also proposed an annual fee increase in line with the Council's agreed pay award percentage, and that a Birthday Allowance of £100 and a Christmas Allowance of £200 be implemented. Members were also asked to note that two weeks annual leave allowance will be payable across the board for all carers. As it has been recognised that a number of existing career carers will be at risk of detriment with the implementation of the new fees due to the ages of the children currently in placement, the report proposed that existing fee levels for those carers are protected for the duration of the current placement or until the transition through to a higher age band (whichever comes first).
- 1.5 The Scrutiny Committee were advised that consultation has been carried out with Caerphilly's Foster Care Forum, with mainstream carers supportive of the level of equality that will be set via the standardised fees. There has been some apprehension amongst career carers but they are satisfied with the level of fee protection offered. Both parties appreciate the recognition of their efforts arising from the annual leave allowance and annual fee increase.

- 1.6 Discussion took place on whether career carers might opt to foster less challenging cases due to the removal of the enhanced fee. Officers explained that this will be a choice for each individual and expressed the need to introduce an equitable level of payment in view of the demands and pressures being faced by the service. A Member queried whether it was a realistic expectation for the additional costs to be met through the Children's Services budget from 2019 onwards and Officers explained that in addition to the savings that would be made through the use of IFAs, additional savings would be made in other areas of this budget if necessary in order to meet the demands of this essential service area. Officers also responded to queries regarding the current level of recruitment for foster carers, and agreed to circulate further information to the Scrutiny Committee regarding the number of carers in training. Discussion also took place regarding out of county and reciprocal fostering arrangements between local authorities, and it was emphasised that the Authority consider all relevant factors in order to provide the most stable placement for children in care.
- 1.7 Following consideration of the report, the Policy and Resources Scrutiny Committee unanimously recommended to Cabinet that for the reasons contained therein:-
- (i) the revised fee structure as detailed in the report be implemented;
 - (ii) Birthday and Christmas Allowances be reintroduced;
 - (iii) fee payment protection for those career carers with younger aged children in placement be applied;
 - (iv) the use of service reserves to fund the proposals for the remainder of 2018/19 be approved;
 - (v) the level of savings achieved as a result of placements returning to Caerphilly carers be monitored throughout 2018/19 and be used to fund the recurring impact of the revised fee structure from April 2019 onwards.
- 1.8 Cabinet are asked to consider the recommendations and to note that if the revised fee structure is approved, arrangements will be made to implement the payments with immediate effect from 1st June 2018.

Author: R. Barrett, Committee Services Officer, Ext. 4245

Appendices:

Appendix 1 Report to Health, Social Care and Wellbeing Scrutiny Committee on 1st May 2018 - Agenda Item 10



HEALTH, SOCIAL CARE AND WELLBEING SCRUTINY COMMITTEE - 1ST MAY 2018

SUBJECT: FOSTER CARER FEE LEVELS

REPORT BY: CORPORATE DIRECTOR, SOCIAL SERVICES

1. PURPOSE OF REPORT

- 1.1 To seek Scrutiny Committee support to implement a revised fee structure for Caerphilly foster carers which will bring the Council in line with other Local Authorities in South Wales and will assist Children's Services to recruit additional foster carers.

2. SUMMARY

- 2.1 Scrutiny Committee are already aware of the service pressures faced across Children's Services with the increased complexity of difficulties being presented by families, the significant increase of over 100 Looked After Children, the relentless demands of increased court proceedings and the resultant budget overspend. These pressures have been compounded by the availability of sufficient in-house foster care placements.
- 2.2 The Children's Services Commissioning Strategy clearly expects children and young people to be placed with in-house foster carers in the first instance. The average in-house foster placement costs £16k per annum. Given the significant increase in LAC numbers, all in-house provision is full. As a result, Children's Services have to commission foster care placements from Independent Fostering Agencies (IFA's). The average cost of an IFA placement is £35-45k per annum.
- 2.3 Despite continuous recruitment activity, Caerphilly has experienced a net loss in the total number of available placements over the last few years and the age profile of existing carers suggests that several more will be retiring over coming years. The reduction in numbers of carers has, in part, been impacted by an improved quality assurance approach to reviewing the standards of care being provided which has resulted in several carers being de-registered.
- 2.4 Scrutiny Committee are aware of Cabinet's agreement to fund a radio advertising campaign which has generated increased enquiries leading to an increase in assessments. However, the Fostering Team are aware that a number of potential applicants are choosing to apply to other Councils or the IFA's based on the remuneration packages offered.
- 2.5 This report identifies that Caerphilly's mainstream foster carer fee level is now one of the lowest in South Wales and this is inevitably impacting on our ability to recruit the additional foster carers that are required to meet demand.

3. LINKS TO STRATEGY

- 3.1 Social Services & Well Being (Wales) Act 2014.
- 3.2 Children's Services Commissioning Strategy 2015-2020.

- 3.3 Statutory Foster Care Regulations.
- 3.4 Well-Being of Future Generations Act (Wales) 2015.

4. THE REPORT

- 4.1 Foster carers financial remuneration consists of two elements which are paid weekly:
 1. An allowance in respect of each child in line with the National Minimum Allowance (NMA) set annually by Welsh Government. The NMA varies based on age bands; 0-4, 5-10, 11-15 and 16+ years.
 2. A professional fee reflecting the skills, training and experience of the foster carer. Currently, there are two fee levels in Caerphilly; a mainstream carer fee is £68 and a career carer fee is £176. All other Local Authorities have a single fee level for all foster carers at a similar level to Caerphilly’s career carer rate.
- 4.2 Caerphilly has 38 mainstream carers and 38 career carers. As stated above, the NMA is set annually by Welsh Government and increases annually. The fee levels are agreed by the Local Authority and the current fees were set in 2004 with no increases made since that time.
- 4.3 The NMA levels for 2018/19 are as follows:

Age band:	National Minimum Allowance:
0 – 4	£175
5 – 10	£159
11 – 15	£159
16 +	£199

- 4.4 Children and young people in the 11 to 15 age band are the most difficult to place. Using this age group, the following table identifies the current remuneration rates across neighbouring Local Authorities together with the average IFA cost:

Local Authority:	Fee:	Child allowance:	Total placement cost:
Caerphilly	Mainstream: £68.41 Career: £176.73	£159	£227.41 £335.73
Blaenau Gwent	£175	£159	£334
Torfaen	£103.75	£168.50	£272.25
Monmouthshire	£75	£174	£249
Newport	£150	£159	£309
Merthyr	£160	£159	£319
Rhondda Cynon Taff	£165.50	£159	£324.50
Cardiff	£175.83	£159	£334.83
Average IFA			£770

In addition, with the exception of Caerphilly, all the Local Authorities make additional Birthday and Christmas payments ranging from £100 to £300.

- 4.5 Recent consultation undertaken with Caerphilly foster carers in response to the National Fostering Framework highlighted that although carers felt very satisfied with the support they received from the Fostering Team, mainstream foster carers felt that their fee levels did not reflect the level of commitment they are required to provide and as a result they felt undervalued. Many carers stated that they had to consider seeking alternative employment which would limit their availability to accept placements.

- 4.6 Having reviewed the remuneration packages across the region, in an attempt to address the varying allowance and fee levels and the inequity between the current mainstream and career carers, the following fee structure is proposed:

Age band:	Allowance:	Single Fee:	Total:
0 – 4	£175	£125	£300
5 – 10	£159	£161	£320
11 – 15	£159	£181	£340
16+	£199	£181	£380

- 4.7 Implementation of the proposed fee structure will place Caerphilly in a strong position to compete within the region. In order to maintain this position it is proposed that the fees increase annually in line with the Council's agreed pay award percentage. In addition, it is proposed that a Birthday Allowance of £100 and a Christmas Allowance of £200 is implemented.
- 4.8 On the basis that the new fee structure is linked to the NMA age bands, a number of existing Career Carers will be at risk of detriment with the implementation of the new fees due to the ages of the children currently in placement. As a result, it is proposed that existing fee levels for those carers are protected for the duration of the current placement or until the transition through to a higher age band whichever comes first.
- 4.9 Consultation has included Caerphilly's Foster Carer Forum and the final proposals will be presented to Foster Carers on 18th April. Given the reporting timescales it is not possible to include feedback in this report but a verbal update will be provided to Scrutiny Committee.

5. WELL-BEING OF FUTURE GENERATIONS

- 5.1 Social Services contribute to the Well-being Goals and the 5 ways of working in the context of strategy and vision, preventing problems occurring or getting worse and collaborating to meet agreed objectives specifically:
- Corporate planning
 - Risk management
 - Workforce planning
 - Performance management
 - Financial planning.

6. EQUALITIES IMPLICATIONS

- 6.1 The Council's EIA process does not need to be applied in this matter.

7. FINANCIAL IMPLICATIONS

- 7.1 There are significant financial implications involved in addressing the remuneration challenges.
- 7.2 The costs of implementing the revised fee structure are:

Fees:	£175,305
Protection for existing Career Carers:	£ 53,666
Total:	£228,971

- 7.3 Reintroduction of the Birthday Allowance at £100 and Christmas Allowance at £200 for children in mainstream foster care (129) and Kinship foster care (78) will cost £62,100.

- 7.4 Therefore, the total full year cost of implementing both the revised fees and additional allowances is £291,071.
- 7.5 Part year implementation effective from 1st June 2018 will cost £242,559 or from 1st July 2018 will cost £218,295.
- 7.6 It is proposed that for 2018/19, Service reserves are utilised to fund the proposal. However, from 2019 onwards, the costs will need to be met through savings within the Children's Services budget.
- 7.7 The total annual cost could be offset by savings if a minimum of 8 children currently placed in the independent sector were able to be returned to Caerphilly carers.

8. PERSONNEL IMPLICATIONS

- 8.1 There are no HR implications resulting from this report.

9. CONSULTATIONS

- 9.1 The report reflects the views of the consultees.

10. RECOMMENDATIONS

- 10.1 Scrutiny Committee are requested to note the content of this report and support the following:
- i) Implementation of the revised fee structure as detailed in this report;
 - ii) Re-introduction of Birthday and Christmas Allowances;
 - iii) Fee payment protection for those Career Carers with younger aged children in placement and;
 - iv) The use of Service reserves to fund the proposals for the remainder of 2018/19.
 - v) The level of savings achieved as a result of placements returning to Caerphilly carers will be monitored throughout 2018/19 and will be used to fund the recurring impact of the revised fee structure from April 2019 onwards.

11. REASONS FOR THE RECOMMENDATIONS

- 11.1 To ensure Scrutiny Committee is fully aware of the foster care recruitment pressures and the need to address the fee structures and allowances in order attract additional carers to meet the service demands.

12. STATUTORY POWER

- 12.1 Social Services and Well Being (Wales) Act 2014.

Author: Gareth Jenkins, Assistant Director – Children's Services
Consultees: Cllr Carl Cuss, Cabinet Member
Dave Street, Corporate Director – Social Services
Mike Jones, Interim Financial Services Manager – Social Services
Social Services Senior Management Team
Corporate Management Team
Children's Services Divisional Management Team
Caerphilly Foster Carer Forum



CABINET – 30TH MAY, 2018

PUBLIC INTEREST TEST – EXEMPTION FROM DISCLOSURE OF DOCUMENTS PARAGRAPH 14 SCHEDULE 12A LOCAL GOVERNMENT ACT 1972

**SUBJECT: OAKDALE BUSINESS PARK PLATEAU ONE – POTENTIAL SALE OF
COUNCIL OWNED LAND TO WELSH GOVERNMENT**

REPORT BY: INTERIM MONITORING OFFICER

I have considered grounds for exemption of information contained in the report referred to above and make the following recommendations to the Proper Officer:-

EXEMPTIONS APPLYING TO THE REPORT:

Information relating to the financial or business affairs of any particular person (including the Authority holding that information) to any terms proposed or to be proposed by or to the Authority in the course of negotiations for contracts for the acquisition of or disposal of property or the supply of goods or services (paragraph 14).

FACTORS IN FAVOUR OF DISCLOSURE:

There is a public interest in the way in which the Council enters into contractual arrangements and manages its financial affairs.

PREJUDICE WHICH WOULD RESULT IF THE INFORMATION WERE DISCLOSED:

The report contains detailed information about the current negotiations regarding the potential sale of Council owned land to Welsh Government, who have not yet obtained ministerial approval to the proposal. As such revealing this information at this stage has the potential to prejudice the successful outcome of the project and the Council's longer term proposals.

MY VIEW ON THE PUBLIC INTEREST TEST IS AS FOLLOWS:

That paragraph 14 should apply. I am mindful of the need to ensure the transparency and accountability of public authorities for decisions taken. However disclosure of the information contained in the report at this stage could potentially prejudice the successful outcome of the project and the Council's longer term proposals.

The information is not affected by any other statutory provision which requires the information to be publicly registered.

On that basis I feel that the public interest in maintaining the exemption outweighs the public interest in disclosing the information. Members are asked to consider these factors when determining the public interest test, which they must decide when considering excluding the public from this part of the meeting.

RECOMMENDED DECISION ON EXEMPTION FROM DISCLOSURE:

On the basis set out above I feel that the public interest in maintaining the exemption outweighs the

public interest in disclosing the information, and that the report should be exempt.

Signed: *Kirsty Jane* Dated: 23rd May 2018

Post: **Interim Monitoring Officer**

I accept/~~do not~~ the recommendation made above.

Signed: *Harry*
Proper Officer

Date: 23/5/18

Document is Restricted

Gadewir y dudalen hon yn wag yn fwriadol