

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 Charlotte Evans
(Rhif Ffôn: 01443 864210 Ebst: evansca1@caerphilly.gov.uk)

Dyddiad: Dydd Mercher, 23 Medi 2020

Annwyl Syr/Fadam,

Bydd cyfarfod digidol o'r **Cabinet** yn cael ei gynnal trwy Microsoft Teams ar **Dydd Mercher, 30ain Medi, 2020 am 10.30 am**. i ystyried materion a gynhwysir yn yr agenda canlynol. . Mae croeso i chi ddefnyddio'r iaith Gymraeg yn y cyfarfod, a dylid rhoi cyfnod rhybudd o 3 diwrnod gwaith os ydych yn dymuno gwneud hynny.

Bydd y cyfarfod hwn yn cael ei recordio a bydd ar gael i'w weld trwy wefan y Cyngor, ac eithrio trafodaethau sy'n ymwneud ag eitemau cyfrinachol neu eithriedig. Felly, bydd delweddau/sain yr unigolion sy'n bresennol ac/neu sy'n siarad yn ystod y Cabinet ar gael i'r cyhoedd trwy'r recordiad ar wefan y Cyngor: www.caerffili.gov.uk

Yr eiddoch yn gywir,

A handwritten signature in black ink, appearing to read 'Chrissy'.

Christina Harrhy
PRIF WEITHREDWR

A G E N D A

Tudalennau

1 I dderbyn ymddiheuriadau am absenoldeb

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

A greener place Man gwyrddach



I gymeradwyo a llofnodi'r cofnodion canlynol:-

3 Cynhaliwyd y Cabinet ar 9fed Medi 2020. 1 - 10

Nodi- Blaenraglen Waith y Cabinet.

4 Blaenraglen Waith y Cabinet. 11 - 12

I dderbyn ac ystyried yr adroddiad(au) canlynol y mae angen penderfyniadau gweithredol arnynt:-

5 Taliadau Prydleswyr. 13 - 24

6 Fframwaith Strategol ar gyfer Adferiad. 25 - 34

7 COVID 19 - Fframwaith Adferiad Economaidd. 35 - 42

Cylchrediad:

Cynghorwyr

S. Cook, N. George, C.J. Gordon, P.A. Marsden, S. Morgan, L. Phipps, J. Ridgewell, Mrs E. Stenner a R. Whiting,

A Swyddogion Priodol.

SUT FYDDWN YN DEFNYDDIO EICH GWYBODAETH

Bydd yr unigolion hynny sy'n mynychu cyfarfodydd pwyllgor i siarad/roi tystiolaeth yn cael eu henwi yng nghofnodion y cyfarfod hynny, weithiau bydd hyn yn cynnwys eu man gweithio neu fusnes a'r barnau a fynegir. Bydd cofnodion o'r cyfarfod gan gynnwys manylion y siaradwyr ar gael i'r cyhoedd ar wefan y Cyngor ar www.caerffili.gov.uk. ac eithrio am drafodaethau sy'n ymwneud ag eitemau cyfrinachol neu eithriedig.

Mae gennych nifer o hawliau mewn perthynas â'r wybodaeth, gan gynnwys yr hawl i gael mynediad at wybodaeth sydd gennym amdanoch a'r hawl i gwyno os ydych yn anhapus gyda'r modd y mae eich gwybodaeth yn cael ei brosesu.

Am wybodaeth bellach ar sut rydym yn prosesu eich gwybodaeth a'ch hawliau, ewch i'r [Hysbysiad Preifatrwydd Cyfarfodydd Pwyllgor Llawn](#) ar ein gwefan neu cysylltwch â Gwasanaethau Cyfreithiol drwy e-bostio grifff2@caerffili.gov.uk neu ffoniwch 01443 863028.



CABINET

COFNODION Y CYFARFOD O BELL A GYNHALIWDY DRWY MICROSOFT TEAMS DDYDD MERCHER, 9FED MEDI 2020 10.30 A.M.

YN BRESENNOL:

Y Cyngorydd P. Marsden (Arweinydd) - Cadeirydd

Cynghorwyr:

C. Cuss (Gofal Cymdeithasol), N. George (Gwastraff a Diogelwch y Cyhoedd), C.J. Gordon (Gwasanaethau Corfforaethol), S. Morgan (Economi a Menter), L. Phipps (Tai ac Eiddo), J. Ridgewell (Amgylchedd a Seilwaith), E. Stenner (Perfformiad a Gwasanaethau Cwsmeriaid) ac R. Whiting (Addysg a Chyflawniad).

Ynghyd â:

C. Harry (Prif Weithredwr), R. Edmunds (Cyfarwyddwr Corfforaethol – Addysg a Gwasanaethau Corfforaethol), M.S. Williams (Cyfarwyddwr Corfforaethol Dros Dro – Cymunedau).

Hefyd yn bresennol:

S. Harris (Swyddog Dros Dro S151), Shaun Couzens (Prif Swyddog Tai), Claire Davies (Rheolwr Tai'r Sector Preifat), Paul Hudson (Arweinydd Tîm Adnewyddu Menter Busnes), C. Hunt (Swyddog Cydlyniant Cymunedol Rhanbarthol), R. Kyte (Pennaeth Adfywio a Chynllunio), K. Peters (Rheolwr Polisi Corfforaethol), S. Pugh (Rheolwr Cyfathrebu), J. Roberts-Waite (Rheolwr Cydgysylltu Strategol), R. Tranter (Pennaeth Gwasanaethau Cyfreithiol a Swyddog Monitro), C. Evans (Swyddog Gwasanaethau Pwyllgor)

A. Dobbs (Wilmott Dixon), J. Duggan (Wilmott Dixon), Gemma Welsher (Wilmott Dixon)

Y Cyngorydd V. James (Arsylwi), y Cyngorydd C. Mann (Arsylwi)

CYHOEDDIAD YR ARWEINYDD

Croesawodd yr Arweinydd bawb i'r cyfarfod ac esboniodd, yn dilyn cynnydd diweddar mewn achosion positif o Covid-19, fod cyfyngiadau lleol wedi'u rhoi ar waith ym Mwrdeistref Sirol Caerffili, sy'n ein hatgoffa nad yw'r firws wedi diflannu ac mae wedi dod yn bwysicach byth i amddiffyn ein pobl a'n hardal.

Gofynnwyd i'r Aelodau nodi bod gan wefan Cyngor Bwrdeistref Sirol Caerffili ragor o wybodaeth am y cyfyngiadau, yn ogystal â chwestiynau cyffredin pe bai unrhyw ymholiadau.

1. YMDDIHEURIADAU AM ABSENOLDEB

Cafwyd ymddiheuriadau am absenoldeb gan D. Street (Cyfarwyddwr Corfforaethol – Gwasanaethau Cymdeithasol a Thai).

2. DATGAN BUDDIANNAU

Ni wnaed unrhyw ddatganiadau ar ddechrau'r cyfarfod nac yn ystod y cyfarfod.

3. CABINET – 22 GORFFENNAF 2020

PENDERFYNWYD bod cofnodion y cyfarfod a gynhaliwyd ar 22 Gorffennaf 2020 wedi'u cymeradwyo fel cofnod cywir.

4. CABINET – 30 GORFFENNAF 2020

PENDERFYNWYD bod cofnodion y cyfarfod a gynhaliwyd ar 30 Gorffennaf 2020 wedi'u cymeradwyo fel cofnod cywir.

5. BLAENRAGLEN WAITH Y CABINET - I'W NODI

Darparwyd Blaenraglen Waith y Cabinet i'r Cabinet, a oedd yn manylu ar yr adroddiadau a drefnwyd rhwng 9 Medi 2020 a 30 Medi 2020. Atgoffwyd yr Aelodau mai dogfen waith fyw yw Blaenraglen Waith y Cabinet ac felly y gallai fod newidiadau iddi.

Gofynnwyd i'r Cabinet nodi y bydd yr adroddiad ar Weithio Ystwyth/Hyblyg yn cael ei ystyried gan y Pwyllgor Craffu ddiwedd y mis ac y bydd yn cael ei ystyried gan y Cabinet yn dilyn hyn.

Gofynnodd Aelod o'r Cabinet i Flaenraglen Waith y Cabinet ddarparu rhagolygon hwy ar yr adroddiadau sydd ar y gweill, nodwyd y bydd hyn yn cael ei drafod ymhellach yng nghyfarfod y Fframwaith Polisi, lle gofynnir i'r Cabinet ystyried eu blaenoriaethau, a fydd yn ei dro yn llywio'r Flaenraglen Waith hirdymor.

Ar ôl ystyried a thrafod, cynigiwyd ac eiliwyd y dylid nodi'r Flaenraglen Waith. Drwy godi dwylo cytunwyd yn unfrydol ar hyn.

PENDERFYNWYD nodi Blaenraglen Waith y Cabinet.

MATERION YR OEDD ANGEN PENDERFYNIADAU GWEITHREDOL ARNYNT

6. CYNLLUN ADSEFYDLU'R DU (UKRS)

Roedd yr adroddiad yn rhoi'r wybodaeth ddiweddaraf i'r Cabinet am gyfranogiad yr awdurdod yng Nghynllun Adsefydlu Pobl Agored i Niwed y DU a'i gyfraniad at leddfu'r argyfwng dyngarol sy'n effeithio ar filiynau o bobl sydd wedi'u dadleoli yn Syria a gwledydd cyfagos yr Iorddonen, Twrci, y Lebanon a'r Aifft. Rhoddodd yr adroddiad drosolwg hefyd o sut mae'r rhaglen adsefydlu yn cael ei diwygio (ar ôl 2020) ac mae'n gofyn am arweiniad gan y Cabinet ar gyfranogiad yn y dyfodol yn y rhaglen adsefydlu olynol, Cynllun Adsefydlu'r DU, a/neu Gynllun Gwasgaru Ceiswyr Lloches y DU.

Nododd y Cabinet mai Cyngor Bwrdeistref Sirol Caerffili oedd un o'r awdurdodau cyntaf yn y DU i gefnogi Cynllun Adsefydlu Pobl Agored i Niwed y DU a hynny yn 2015; yn ystod y 4 blynedd diwethaf mae'r awdurdod wedi llwyddo i adsefydlu 7 teulu, sy'n cynnwys 35 o

ffoaduriaid. Roedd Cynllun Adsefydlu Pobl Agored i Niwed y DU yn ymrwymiad pum mlynedd sydd bellach wedi cyrraedd camau olaf y rhaglen – cefnogir ffoaduriaid am 5 mlynedd ar ôl eu setlo gan gymryd uchafswm cyfnod amser Cynllun Adsefydlu Pobl Agored i Niwed y DU i 10 mlynedd. Mae Llywodraeth y DU wedi cyhoeddi cynlluniau i barhau â'i chefnogaeth i ffoaduriaid o dan Gynllun Adsefydlu newydd y DU i ddechrau yn 2020. Mae'r cynllun newydd yn bwriadu adsefydlu tua 5,000 o ffoaduriaid mwyaf diamddiffyn y byd yn ei flwyddyn gyntaf.

Gofynnodd yr adroddiad hefyd am eglurhad o rôl yr awdurdod yn y rhaglen adsefydlu yn y dyfodol yn ogystal â chydabod dulliau amgen, megis y Cynllun Gwasgaru Ceiswyr Lloches, pe bai'r awdurdod yn dymuno parhau i gefnogi ymdrechion Llywodraeth y DU i gyflawni ei rhwymedigaethau rhyngwladol i ddarparu amddiffyniad dyngarol i'r rhai mewn angen.

Nodwyd bod CLILC, drwy Bartneriaeth Ymfudo Strategol Cymru, wedi ysgrifennu'n ddiweddar at yr Arweinydd a'r Prif Weithredwr yn gofyn am lefel yr ymrwymiad y gall Cyngor Bwrdeistref Sirol Caerffili ei roi i Gynllun Adsefydlu'r DU.

Ychwanegodd y Swyddog fod y cynllun wedi'i ohirio oherwydd y pandemig presennol ac o ganlyniad roedd i fod i ddod i ben ym mis Ebrill. Rhagwelir y bydd yn dechrau'n fuan, ond ni fu unrhyw arweiniad ynghylch yr amserlenni ar gyfer gweithredu'r cynllun newydd, fodd bynnag, rhoddwyd sicrwydd i'r Cabinet fod y Swyddfa Gartref yn parhau i gefnogi a chynnal eu hymrwymiad parhaus i Gynllun Adsefydlu'r DU.

Diolchodd y Cabinet i'r Swyddog am yr adroddiad a chynhaliwyd trafodaeth.

Gofynnodd Aelod o'r Cabinet am ragor o wybodaeth am gyfradd llwyddiant y rhaglen, o ran canlyniadau, integreiddio a chynaliadwyedd. Esboniodd swyddogion fod 7 teulu wedi cael eu hadsefydlu yn y fwrdeistref hyd yma, ond esboniodd ei bod yn anodd mesur llwyddiant. Nodwyd, fodd bynnag, fod y cynefino ar gyfer pob teulu wedi mynd yn dda, er bod rhwystr iaith wedi achosi rhai problemau, ond bod rhaglen gymorth ar waith, gyda gwasanaeth dysgu gartref i oedolion 19 oed a hŷn. Mae rhaglen waith teuluol ar waith hefyd, sy'n cynnig cymorth a hyfforddiant i'r gweithle, ac o ganlyniad bydd aelod o deulu a adsefydlwyd yng Nghaerffili yn dechrau gradd Nyrsio israddedig cyn bo hir, sy'n gryn lwyddiant. Er ei bod yn anodd mesur llwyddiant y rhaglen benodol hon, rhoddwyd sicrwydd i'r Aelodau fod teuluoedd yn teimlo bod croeso iddynt a'u bod wedi ymgartrefu ac wedi cynefino.

Ar ôl ystyried a thrafod, cynigiwyd ac eiliwyd bod yr adroddiad yn cael ei gymeradwyo. Drwy godi dwylo, cytunwyd yn unfrydol ar hyn.

PENDERFYNWYD, am y rhesymau yn adroddiad y swyddog, y dylid cefnogi **Opsiwn 2** bod Cyngor Bwrdeistref Sirol Caerffili yn cymryd rhan yng Nghynllun Adsefydlu dilynol y DU ac y nodir bod heriau o ran argaeledd tai, Anghenion Dysgu Ychwanegol (ADY) a darpariaethau lles cyffredinol fel y nodir yn yr adroddiad.

7. GWYLIAU RHENT BUSNES COVID-19 (CAMPWS TREDOMEN)

Rhoddodd yr adroddiad fanylion i'r Cabinet am gynnig i roi gwyliau rhent tri mis i denantiaid busnes ar Gampws Tredomen, yn amodol ar fodloni meini prawf penodol.

Nodwyd bod gan y Cyngor bortffolio o adeiladau diwydiannol a swyddfeydd ar draws y fwrdeistref sirol sy'n cynnwys llety diwydiannol/diwydiannol ysgafn yn bennaf, ond gyda rhywfaint o lety swyddfa. Datblygwyd y portffolio dros amser fel elfen allweddol o amcanion Datblygu Economaidd y Cyngor a'r awdurdod blaenorol.

Mae'r pandemig wedi effeithio ar fusnesau ledled y fwrdeistref sirol mewn gwahanol ffyrdd, gyda llawer yn dilyn cyngor a rheoliadau Llywodraeth y DU a Llywodraeth Cymru i fabwysiadu arferion gwaith gwahanol, a thrwy fanteisio ar amrywiaeth o gynlluniau cymorth busnes COVID-19 cysylltiedig.

Y brif ffynhonnell gymorth i denantiaid busnes yn ystod cyfnod y cyfyngiadau fu'r Cynllun Grantiau Busnes Ardrethi Annomestig ledled y DU, a ddarparodd grant o naill ai £10k neu £25k i fusnesau cymwys. Mae gan gyfran sylweddol o bortffolio diwydiannol a swyddfeydd y Cyngor Werth Ardrethol o lai na £12k, a oedd yn caniatáu i'r trethdalwr (tenant) dderbyn grant o £10k. Yr eithriad nodedig yw Campws Tredomen, sy'n cael ei weithredu fel llety swyddfa â gwasanaethau. Mae'r cytundeb hwn yn golygu bod y tenantiaid yn talu rhent hollgynhwysol sy'n cynnwys Ardrethi Busnes ac sydd wedi arwain at denantiaid yn eu cael eu hunain yn anghymwys ar gyfer y cynllun grant gan mai'r Cyngor yw'r trethdalwr.

I ddechrau, gofynnodd nifer o denantiaid busnes am gymorth gan y Cyngor drwy gyfrwng gwyliau rhent. Mewn ymateb cyflwynodd Swyddogion opsiwn gohirio rhent i denantiaid busnes lle gohiriwyd y rhent a oedd yn ddyledus rhwng mis Ebrill a mis Mehefin 2020, ar gais, i gael ei ad-dalu dros 3, 6 neu 9 mis.

Mae'r cyfnod gohirio rhenti bellach wedi dod i ben, ond mae nifer o fusnesau'n dal i ddioddef effeithiau'r cyfyngiadau gyda llawer yn adrodd am broblemau gyda llif arian parod, galw gan gwsmeriaid a materion yn ymwneud â'r gadwyn gyflenwi. O'r herwydd, gwnaed rhai ceisiadau i Swyddogion am atal rhent yn hytrach na gohirio ychwanegol/estynedig.

Diolchodd y Cabinet i'r Swyddog am yr adroddiad a chynhaliwyd trafodaeth.

Amlinellodd yr Arweinydd nad y Cyngor oedd yn pennu'r meini prawf, ac mae'r adroddiad yn argymhell unioni anghysondeb er mwyn cefnogi ein busnesau lleol yn ystod yr argyfwng presennol.

Gofynnodd Aelod o'r Cabinet, wrth nodi'r gwaith sylweddol a wnaed i weinyddu grantiau i fusnesau cymwys, am ragor o wybodaeth am y busnesau hynny nad oeddent yn gymwys a'r effaith y mae'r pandemig wedi'i chael. Esboniodd swyddogion fod rhai busnesau wedi ceisio lleihau o ganlyniad i staff yn gweithio gartref, tra bod eraill wedi manteisio ar y cyfle i ehangu eu menter a cheisio grantiau dechrau busnes. Oherwydd bod y pandemig yn mynd rhagddo, gofynnwyd i'r Aelodau nodi nad yw'r goblygiadau llawn wedi'u sylweddoli eto.

Ar ôl ystyried a thrafod, cynigiwyd ac eiliwyd bod yr argymhelliad yn yr adroddiad yn cael ei gymeradwyo. Drwy godi dwylo cytunwyd yn unfrydol ar hyn.

PENDERFYNWYD am y rhesymau a geir yn adroddiad y swyddog: -

- i) bod y rhent sy'n ddyledus gan denantiaid preifat sydd wedi'u lleoli ar Gampws Tredomen yn cael ei atal rhwng mis Ebrill a mis Mehefin 2020 pan fodlonir y meini prawf canlynol: -
 - Byddai'r tenant wedi bod yn gymwys i gael Grant Busnes Ardrethi Annomestig pe bai wedi bod yn drethdalwyr cofrestredig ar y dyddiad cymhwyso, sef 20 Mawrth 2020.
 - Nid yw'r tenant wedi gallu manteisio ar gyllid o'r Gronfa Cadernid Economaidd.
- ii) bod yr incwm a gollwyd o hyd at £75k yn cael ei ariannu o gronfeydd wrth gefn penodol a glustnodwyd a gaiff eu sefydlu i dalu costau nas ariannwyd sy'n deillio o bandemig Covid-19.

8. CRONFA BUDDSODDI TAI PRIFDDINAS-RANBARTH CAERDYDD - SAFLEOEDD CRONFA BWLCH HYFYWEDD

Roedd yr adroddiad yn rhoi'r wybodaeth ddiweddaraf i'r Cabinet am raglen Cronfa Buddsoddi Tai Prifddinas-Ranbarth Caerdydd gyda'r nod o ddatgloi safleoedd tai sydd wedi'u gohirio ar

hyn o bryd oherwydd bwlch hyfywedd ac ystyried y cyfleoedd y mae'r rhaglen yn eu cynnig i ddatgloi tri safle:

- Glofa'r Windsor yn Abertridwr
- Tir yn Gellideg Height ym Maes-y-cwmwr; a
- Thir yn Heolddu Grove ym Margod;

Roedd yr adroddiad hefyd yn gofyn am gymeradwyaeth i Bennaeth Dros Dro y Gwasanaethau Eiddo, mewn ymgynghoriad â'r Aelod(au) Cabinet perthnasol, drafod a chwblhau gwerthiant Glofa'r Windsor i Gymdeithas Tai Unedig Cymru pe bai angen.

Nododd y Cabinet fanylion Cronfa Buddsoddi Tai Prifddinas-Ranbarth Caerdydd – Cartrefi i'r holl Ranbarth, yn benodol y Gronfa Bwlch Hyfywedd, a fydd yn darparu cyfleoedd argymhellion ariannu ar gyfer safleoedd sydd wedi'u hatal oherwydd costau seilwaith sylweddol neu gostau adfer.

Nododd yr Aelodau fod yr adroddiad yn ceisio cymeradwyaeth i symud ymlaen a chyflwyno ceisiadau cyllid ffurfiol ar gyfer cyllid Cronfa Buddsoddi Tai a Chronfa Bwlch Hyfywedd Prifddinas-Ranbarth Caerdydd mewn perthynas â thri safle â blaenoriaeth a all ddangos bwlch yn eu hyfywedd oherwydd costau seilwaith a/neu adfer.

Mae'r tri safle â blaenoriaeth naill ai'n ddyraniadau tai yng Nghynllun Datblygu Lleol Bwrdeistref Sirol Caerffili a fabwysiadwyd hyd at 2021 (CDLI), neu o fewn ffin yr anheddiad. Y safleoedd yw:

- Glofa'r Windsor yn Abertridwr
- Tir yn Gellideg Height ym Maes-y-cwmwr; a
- Thir yn Heolddu Grove ym Margod.

Nodwyd bod Glofa'r Windsor ym mherchnogaeth yr Awdurdodau Lleol. Mae cymeradwyaeth y Cabinet eisoes wedi'i rhoi i'r safle gael ei ddatblygu drwy 'fodel ar brydles' o ddatblygu er mwyn cynyddu'r ddarpariaeth tai fforddiadwy. Fodd bynnag, er mwyn gwireddu cynllun hyfw, efallai y bydd angen i'r datblygwr arfaethedig ar gyfer y safle sef Cymdeithas Tai United Welsh, brynu'r tir, a cheisiodd yr adroddiad hefyd gymeradwyaeth i swyddogion gynnal trafodaethau ar y gwerthiant pe bai angen.

Diolchodd y Cabinet i'r Swyddog am yr adroddiad a chynhaliwyd trafodaeth.

Gofynnodd Aelod o'r Cabinet am ragor o wybodaeth am y prosiectau, yn enwedig am y cynigion carbon niwtral. Esboniodd swyddogion fod yr union strwythurau tai yn cael eu trafod ar hyn o bryd gyda'r darparwr United Welsh a'r gobaithe yw y caiff hyn ei gadarnhau'n fuan. Fodd bynnag, sicrhawyd y Cabinet fod ymgyrch tuag at dai di-garbon, sy'n rhad i'w cynnal a thai cynaliadwy fel rhan o bortffolio Cartrefi Caerffili ac mae trafodaethau ar y gweill, gyda'r nodau hyn mewn golwg.

Cynhaliwyd trafodaethau ynghylch 'Passivhaus' ac a oedd y model hwn yn rhywbeth i'w ystyried. Esboniodd swyddogion fod y safle yng Nghaerffili, sy'n cael ei ddatblygu ar hyn o bryd, yn anelu at fodloni'r safonau a nodir yn y model hwn, yn ogystal â datblygiadau pellach a gynigir o dan Gartrefi Caerffili.

Gofynnodd Aelod o'r Cabinet am ragor o wybodaeth am y defnydd o ddatblygwyr ac a fydd Busnesau Bach a Chanolig yn cael eu defnyddio i ddatblygu'r safleoedd a sut y caiff hyn ei reoli. Esboniodd swyddogion fod Cronfa BBaCh y Gronfa Buddsoddi Tai wrthi'n cael ei datblygu gan Brifddinas-Ranbarth Caerdydd a disgwylir manylion am yr elfen hon o'r Gronfa Buddsoddi Tai erbyn diwedd y flwyddyn. Sicrhawyd yr Aelodau y byddai unrhyw ddatblygiadau pellach yn ymwneud â'r Gronfa Busnesau Bach a Chanolig yn cael eu cyflwyno i'r Cabinet pan fyddai rhagor o wybodaeth ar gael.

Roedd aelod o'r Cabinet yn falch o nodi'r ffordd y dyrannwyd safleoedd tir llwyd fel rhan o'r rhaglen a nododd bwysigrwydd defnyddio'r safleoedd hyn a'r anawsterau oedd ynghlwm, a'u gwneud yn addas i'r diben.

Cododd Aelod o'r Cabinet ymholiad, a gyflwynwyd gan aelod lleol y ward ym Maes-y-cwmwr, mewn perthynas â safle Gellideg Heights. Cododd yr aelod lleol bryderon ynghylch effaith y datblygiad ar yr amgylchedd lleol, y seilwaith ffyrdd, lleoedd mewn ysgolion a meddygfeydd a'r datblygiadau arfaethedig yn cael effaith andwyol ar drigolion lleol. Esboniodd swyddogion fod rhan o'r safle ar hyn o bryd wedi derbyn caniatâd cynllunio, a bod rhan yn cael ei dyrannu yn y CDLI a fabwysiadwyd. Mae cynnig y Gronfa Buddsoddi Tai yn cyfuno'r rhain. Cynigir defnyddio'r mynediad presennol ar gyfer cynnig y Gronfa Buddsoddi Tai ac os yw'n dderbyniol byddai'r effaith ar y lletem las yn llai nag effaith y caniatâd cynllunio presennol, gan fod y cynllun hwn yn cynnig ffordd fynediad newydd a fyddai'n torri drwy ran sylweddol o'r lletem las. Sicrhawyd yr Aelodau y bydd angen i unrhyw gynnig gael caniatâd cynllunio a byddai'r holl ystyriaethau cynllunio perthnasol, gan gynnwys mynediad, effaith ar y lletem las, pryderon amgylcheddol ac ati, yn cael eu hystyried wrth benderfynu ar y cais. Byddai angen cymeradwyaeth y Corff Cymeradwyo Systemau Draenio Cynaliadwy ar y cynllun hefyd. Mae gwaith yn mynd rhagddo ar hyn o bryd i fodloni terfynau amser y Gronfa Buddsoddi Tai.

Ar ôl ystyried a thrafod, cynigiwyd ac eiliwyd bod yr argymhelliad yn yr adroddiad yn cael ei gymeradwyo. Drwy godi dwylo cytunwyd yn unfrydol ar hyn.

PENDERFYNWYD am y rhesymau a geir yn adroddiad y swyddog: -

- i) nodi'r cyfleoedd a gynigir gan raglen arfaethedig Cronfa Buddsoddi Tai Dinas-Ranbarth Caerdydd a rhaglen Y Gronfa Bwlch Hyfywedd
- ii) y dylid cyflwyno ceisiadau am gyllid y Gronfa Buddsoddi Tai a'r Gronfa Bwlch Hyfywedd i Ddinas-Ranbarth Caerdydd ar gyfer y safleoedd blaenoriaeth canlynol:
 1. Glofa'r Windsor yn Abertridwr;
 2. Tir yn Gellideg Height ym Maes-y-cwmwr; a
 3. Thir yn Heolddu Grove ym Margod.
- iii) bod Pennaeth Dros Dro'r Gwasanaethau Eiddo, mewn ymgynghoriad â'r Aelod/Aelodau Cabinet perthnasol, yn cynnal trafodaethau ar werthu Glofa'r Windsor i Gymdeithas Tai United Welsh os oes angen a'u cwblhau.

9. TAI'R SECTOR PREIFAT - Y TÎM CARTREFI GWAG ARFAETHEDIG I GYFLAWNI'R RHAGLEN CARTREFI GWAG, GAN GYNNWYS MENTER TASGLU'R CYMOEDD

Gofynnodd yr adroddiad am gymeradwyaeth y Cabinet i gymryd rhan yn y rhaglen waith arfaethedig ar gyfer cartrefi gwag ac i sefydlu tîm cartrefi gwag ar gyfer Tai'r Sector Preifat, gyda'r gost gysylltiedig yn cael ei thalu drwy Gronfeydd Cyfalaf a Glustnodwyd.

Roedd yr adroddiad hefyd yn gofyn am gymeradwyaeth y Cabinet i'r arian cyfalaf sydd ei angen i gefnogi'r gwaith o gyflawni Cam 2 'Grantiau Eiddo Gwag' drwy fenter Tasglu'r Cymoedd a sefydlu Tîm Cartrefi Gwag.

Gofynnwyd i'r Cabinet nodi, heb unrhyw adnodd staff penodedig i fynd ati'n rhagweithiol i ddatrys problemau cartrefi gwag, mai dim ond gyda chwynion adweithiol sy'n gysylltiedig ag eiddo gwag hirdymor y mae Cyngor Bwrdeistref Sirol Caerffili wedi gallu delio â nhw hyd yma. Mae Llywodraeth Cymru yn awyddus iawn i Awdurdodau Lleol fynd i'r afael yn rhagweithiol â'r problemau sy'n gysylltiedig ag eiddo gwag ac maent wrthi'n datblygu agenda orfodi ledled Cymru, gyda'r nod o sicrhau defnydd buddiol unwaith yn rhagor ar eiddo gwag, gan gynnwys cartrefi gwag. Amlinellodd yr adroddiad raglen waith cartrefi gwag y sector preifat sy'n

gysylltiedig ag agenda Llywodraeth Cymru a datblygu Tîm Cartrefi Gwag i ymgymryd â'r gwaith yn llwyddiannus yn ogystal â chyfrannu at y materion ehangach sy'n gysylltiedig ag eiddo gwag yn ein cymunedau.

Diolchodd y Cabinet i'r Swyddog am yr adroddiad a chynhaliwyd trafodaeth.

Gofynnodd Aelod o'r Cabinet, wrth nodi'r gwaith sy'n cael ei wneud ar hyn o bryd, a'r angen yn y fwrdeistref nid yn unig i sicrhau bod eiddo gwag yn cael ei ddefnyddio unwaith eto i liniaru ymddygiad gwrthgymdeithasol a delwedd gymunedol, ond er mwyn helpu i ateb y galw am dai, i gael rhagor o wybodaeth am y costau i ariannu'r tîm a nifer yr eiddo y ceisir eu defnyddio unwaith eto. Esboniodd y Swyddog fod 1 aelod o staff wedi'i neilltuo ar gyfer 1 diwrnod yr wythnos ar hyn o bryd i'r rhaglen ac o ganlyniad, dim ond camau gorfodi sy'n cael eu hystyried oherwydd amser a Chyllid cyfyngedig. Ers i Lywodraeth Cymru gyhoeddi bod Cyllid Tasglu'r Cymoedd ar gael, derbyniwyd ymholiadau gan 138 o berchnogion eiddo, sy'n awyddus i gymryd rhan yn y rhaglen a sicrhau defnydd o'u heiddo.

Ar ôl ystyried a thrafod, cynigiwyd ac eiliwyd bod yr argymhelliad yn yr adroddiad yn cael ei gymeradwyo. Drwy godi dwylo, cytunwyd yn unfrydol ar hyn.

PENDERFYNWYD am y rhesymau a geir yn adroddiad y swyddog: -

- i) bod yr adroddiad yn cael ei nodi;
- ii) cymeradwyo creu tîm cartrefi gwag a chyllid costau staffio cyfnod penodol o £275k i gyflawni'r rhaglen waith sy'n gysylltiedig ag agenda gorfodi eiddo gwag Llywodraeth Cymru.
- iii) bod dyraniad cyfalaf o hyd at £700k i gefnogi'r gwaith o gyflawni Cam 2 'Grantiau Eiddo Gwag' drwy Fenter Tasglu'r Cymoedd yn cael eu cymeradwyo.
- iv) dylid bodloni cyfanswm y gofyniad ariannu o hyd at £975k o Gronfeydd Wrth Gefn Cyfalaf a Glustnodwyd.

EITEM FRYS – DDIM YN DESTUN GALW I MEWN

10. CYNIGION DATBLYGU ARLOESOL CARTREFI CAERFFILI – RHODFA LLANFABON, TRETTHOMAS; Y CILGANT, TRECENYDD AC YSGOL GYFUN OAKDALE

Yn unol â Chyfansoddiad y Cyngor, roedd y Maer wedi cytuno bod y penderfyniad a gynigiwyd yn rhesymol o dan yr holl amgylchiadau ac y dylid ei drin fel mater o frys ac felly'n cael ei eithrio rhag camau Galw i mewn. Bydd y penderfyniad yn cael ei adrodd i gyfarfod nesaf y Cyngor.

Rhoddodd yr adroddiad y wybodaeth ddiweddaraf i'r Cabinet am y gwaith a wnaed hyd yma gyda Willmott Dixon i gynyddu nifer y tai fforddiadwy i'w rhentu'n gymdeithasol ym mhorthffolio Cartrefi Caerffili. Mae'r gwaith wedi canolbwyntio ar ddod ag arloesedd, graddfa a momentwm i ddymuniad uchelgeisiol y Cyngor i ddarparu 400 o gartrefi erbyn 2025.

Gofynnodd yr adroddiad am gymeradwyaeth gan yr Aelodau i ymgysylltu'n ffurfiol â Willmott Dixon drwy fframwaith SCAPE sy'n cydymffurfio â Chyfnodolyn Swyddogol yr Undeb Ewropeaidd (OJEU) i ddarparu tai pwrpasol newydd, wedi'u gwneud yng Nghaerffili yn Y Cilgant, Trecenydd; Rhodfa Llanfabon, Tretthomas a hen safle Ysgol Gyfun Oakdale ar ran Cartrefi Caerffili.

Gofynnodd yr adroddiad am gymeradwyaeth i wneud cais am arian gan Raglen Dai Arloesol Llywodraeth Cymru ar gyfer dau o'r tri safle a nodwyd uchod fel safleoedd peilot neu arddangos (Y Cilgant, Trecenydd a Rhodfa Llanfabon, Trethomas).

Nododd y Cabinet, er mwyn dod â graddfa, cyflymder a momentwm i uchelgais y Cyngor i ddarparu 400 o gartrefi newydd rhwng 2020 a 2025 a chyflawni'r ymrwymiad i sicrhau bod Caerffili yn fwrdeistref ddi-garbon erbyn 2030, mae swyddogion wedi bod yn gweithio'n agos gyda Willmott Dixon drwy'r fframwaith SCAPE.

Nodwyd bod SCAPE yn fframwaith sy'n cydymffurfio â'r OJEU sy'n caniatáu i'r Cyngor ymrwmo i drefniant cydweithredol drwy gcontract NEC gyda Willmott Dixon a oedd wedi tendro am

ac wedi ennill elfen waith mawr y fframwaith SCAPE ac sy'n gallu darparu gwaith ar ran cleientiaid sydd â gwerth rhwng £2 miliwn ac £20 miliwn.

Un o fanteision allweddol ymgysylltu â phartner adeiladu drwy'r Fframwaith yw'r ffaith bod yr holl waith dichonoldeb cychwynnol, ymlaen llaw yn cael ei wneud yn rhad ac am ddim. Dim ond pan fydd cleientiaid yn fodlon bod y gwaith dichonoldeb yn cadarnhau bod safle'n hyfyw, y byddwch chi'n mynd i'r cam nesaf, sef y cam 'cyn-adeiladu' ac ymrwmo i drefniant contract ffurfiol lle codir ffioedd.

Nododd y Cabinet fod Willmott Dixon wedi cwblhau astudiaethau dichonoldeb ar Rodfa Llanfabon, Trethomas a'r Cilgant, Trecenydd. Mae astudiaeth ddichonoldeb amlinellol lefel uchel wedi'i chwblhau ar hen safle Ysgol Gyfun Oakdale.

Mae'r Cilgant, Trecenydd a Rhodfa Llanfabon, Trethomas ill dau yn safleoedd sy'n dod o fewn Cyfrif Refeniw Tai'r Cyngor. Mae hen safle Ysgol Gyfun Oakdale yn dod o fewn Cronfa Gyffredinol y Cyngor ac o ganlyniad rhaid dosrannu'r broses o gaffael y safle ar y gyfradd a bennir gan y Prisiwr Dosbarth.

Nodwyd bod pob astudiaeth yn dangos bod pob safle'n hyfyw i'w ddatblygu a bod Swyddogion ar y pwynt lle mae'n rhaid llunio trefniant contract ffurfiol er mwyn i Willmott Dixon ddechrau'r ymchwiliadau a'r arolygon manwl sy'n ofynnol ar bob un o'r tri safle. Bydd y cam hwn o'r Fframwaith SCAPE, sef y cam 'cyn-adeiladu', yn galluogi Willmott Dixon i ymgymryd â'r arolwg a'r gwaith dylunio sydd ei angen i ddarparu proffil cost manwl cyn i'r Cyngor ymrwmo i symud y cynlluniau ymlaen i'r cam nesaf, sef y cam 'contract datblygu'.

Amcangyfrifir mai cost y cam 'cyn-adeiladu' yw £814k ar gyfer y tri safle. Hyd yma, mae'r gwaith dichonoldeb ac ymchwil a datblygu a wnaed gan Willmott Dixon wedi'i gynnal yn rhad ac am ddim.

Nododd yr Aelodau mai'r mandad ar ddechrau'r trafodaethau gyda chynrychiolwyr Willmott Dixon oedd darparu cartrefi o ansawdd uchel sy'n effeithlon o ran ynni, yn iachach, yn hygyrch ac yn hyblyg a fyddai'n cefnogi'r economïau sylfaenol a chylchol, yn lliniaru effeithiau newid yn yr hinsawdd ac yn creu cyfleoedd newydd ar gyfer datblygu sgiliau, hyfforddiant a chyflogaeth. Gan ystyried y gofynion hyn, mae Willmott Dixon wedi gweithio'n agos gyda Caledan Cyf, a leolir ar Ystad Ddiwydiannol Penallta, i ddatblygu cynnyrch ffrâm ddur arloesol a gwydn o ran yr hinsawdd yn lleol ac sy'n darparu datrysiad Passivhaus, nad yw'n hylosg, gan sicrhau bod unrhyw gartrefi rhent cymdeithasol newydd yn sicrhau'r effeithlonrwydd ynni gorau posibl, yn creu amgylchedd mewnol iach, yn datblygu mannau hardd ac yn sicrhau costau rhedeg is i denantiaid.

Esboniodd swyddogion fod Llywodraeth Cymru, ar 30 Gorffennaf, wedi lansio pedwerydd blwyddyn y Rhaglen Tai Arloesol sydd â ffocws ar Ddulliau Adeiladu Modern. Nid yw Cartrefi Caerffili wedi gallu gwneud cais am arian o'r gronfa hon o'r blaen oherwydd y ffocws ar gwblhau SATC ac absenoldeb rhaglen ddatblygu. Mae cyfle bellach i Gartrefi Caerffili wneud cais am gyllid o hyd at 58% tuag at gostau symud y ddau safle arddangos ymlaen a hyd at 100% o'r costau sy'n gysylltiedig â chostau ychwanegol arloesi.

Nododd y Cabinet fod y dyddiad cau a'r broses ar gyfer cyflwyno cais am gyllid yn heriol gyda disgwyliad gan Lywodraeth Cymru y bydd cynlluniau cymwys yn cael eu cyflwyno i'w hystyried gan Gomisiwn Dylunio Cymru ddiwedd Awst a dechrau mis Medi ac y bydd ceisiadau'n cael eu cyflwyno erbyn 25 Medi. Mae'r Rhaglen Tai Arloesol yn ei gwneud yn ofynnol i gontractau adeiladu wedi'u llofnodi fod ar waith erbyn 5 Mawrth 2021 a chynlluniau i ddechrau ar y safle erbyn 30 Ebrill 2021 fan bellaf.

O ganlyniad, ceisir cymeradwyaeth frys yn awr i fynd â'r gwaith hwn i gamau nesaf y Fframwaith SCAPE sef y cyfnod cyn-adeiladu ar gyfer hen safle Ysgol Gyfun Oakdale, Y Cilgant, Trecenydd a Rhodfa Llanfabon, Trethomas am amcangyfrif o £814k.

Ceisiodd yr adroddiad gymeradwyaeth i fynd â safleoedd Y Cilgant, Trecenydd a Rhodfa Llanfabon, Trethomas drwy i'r cam cynllunio llawn ac wedi hynny eu datblygu ar gost o £3.7 miliwn. Bydd adroddiad pellach yn cael ei gyflwyno i'r Cabinet yn dilyn y gwaith cyn-adeiladu ar safle Oakdale cyn i'r cyfnod contract datblygu nesaf gychwyn.

Ceisir cymeradwyaeth hefyd i wneud cais am arian gan Raglen Tai Arloesol Llywodraeth Cymru ar gyfer camau contract cyn-adeiladu a datblygu'r fframwaith SCAPE sy'n ymwneud â'r Cilgant, Trecenydd a Rhodfa Llanfabon, Trethomas. Ni fydd safle Oakdale yn gymwys i gael y cyllid grant hwn gan na ragwelir y caiff ei ddatblygu ar gyfer tai fforddiadwy yn unig sy'n ofyniad allweddol ar gyfer y dyfarniad grant.

Sicrhawyd y Cabinet y bydd y tri chynllun yn ddarostyngedig i ofynion cynllunio a'r Corff Cymeradwyo Systemau Draenio Cynaliadwy. Mae proses rag-gymhwyso ar y gweill ar gyfer safleoedd Trecenydd a Threthomas. Mae'r Cyfrif Tai Refeniw wedi cynnwys datblygu adeiladau yn ei bortffolio ac mae cynigion wedi'u cyflwyno yng Nghynllun Busnes Tai 2020/21, a gadarnhaodd ar adeg ei gyflwyno fod y Cyfrif Tai Refeniw yn parhau'n hyfyw a bod y gofyniad benthyca, yn fforddiadwy. Cyflwynwyd hyn cyn pandemig Covid-19.

Diolchodd y Cabinet i'r Swyddog am yr adroddiad a chroesawyd Mr A. Dobbs – Wilmott Dixon a'i gydweithwyr i'r cyfarfod i roi cyflwyniad ar y cynllun, yn amlinellu deunyddiau, costau a therfynau amser, yn ogystal â ffactorau cynaliadwyedd a chysylltiadau â mantra Deddf Llesiant Cenedlaethau'r Dyfodol 2015.

Diolchodd y Cabinet i Mr Dobbs am ei gyflwyniad a chafwyd trafodaeth ddilynol.

Roedd yr Aelod Cabinet dros Dai ac Eiddo am fynegi eu diolch i Wilmott Dixon, a Jane Roberts-Waite a'i thîm am weithio'n ddiflino i ddod â'r adroddiad gerbron heddiw a nododd frys yr eitem oherwydd y terfynau amser a osodwyd gan Lywodraeth Cymru.

Gofynnodd Aelod o'r Cabinet am ragor o wybodaeth am gostau a dyraniad cyllid y rhaglen. Esboniodd y Swyddog fod y Rhaglen Tai Arloesol yn ei phedwaredd flwyddyn, ac nid yw Caerffili wedi gallu gwneud cais amdani hyd yma. Nodwyd y rhagwelir y bydd costau mewn perthynas â'r arloesedd a'r fframiau dur ar gyfer yr eiddo yn cael 100% o gyllid ond bydd costau'r arolwg ac ati yn cael 58%.

Ar ôl ystyried a thrafod, cynigiwyd ac eiliwyd bod yr argymhelliad yn yr adroddiad yn cael ei gymeradwyo. Drwy godi dwylo, cytunwyd yn unfrydol ar hyn.

PENDERFYNWYD am y rhesymau a geir yn adroddiad y swyddog: -

- i) y dylid cymeradwyo'r symudiad at gam cyn-adeiladu'r Fframwaith SCAPE ar gyfer Y Cilgant, Trecenydd, Rhodfa Llanfabon, Trethomas a hen safle Ysgol Oakdale ar gost o £814k.

- ii) y dylid cymeradwyo'r symudiad o gam cyn-adeiladu'r Fframwaith SCAPE i'r cam cynllunio llawn ac i'r cam datblygu ar gyfer safleoedd Y Cilgant, Trecenydd a Rhodfa Llanfabon, Trethomas am gost amcangyfrifedig o £3.7miliwn.
- iii) y cyflwynir cynnig ariannu y Rhaglen Tai Arloesol i ariannu hyd at 58% o'r costau sy'n gysylltiedig â'r cam cyn-adeiladu a datblygu safleoedd Trecenydd a Threthomas a hyd at 100% o'r costau sy'n gysylltiedig ag arloesi.

Daeth y cyfarfod i ben am 12:06.

Cymeradwywyd a llofnodwyd y cofnodion fel cofnod cywir yn amodol ar unrhyw gywiriadau a wneir yn y cyfarfod a gynhelir ar 30 Medi 2020.

CADEIRYDD

Cabinet Date	Title	Key Issues	Author	Cabinet Member
30/09/20 10:30	Taliadau Rheoli Lesddeiliaid	Ceisio cymeradwyaeth y Cabinet i gynyddu taliadau gwasanaeth lesddeiliaid i adennill costau gwirioneddol ac osgoi cymhorthdal parhaus gan y Cyfrif Refeniw Tai	Couzens, Shaun;	Y Cyng. Phipps, Lisa;
30/09/20 10:30	Fframwaith Adferiad Economaidd	Rhoi trosolwg i'r Cabinet o'r fframwaith arfaethedig ar gyfer adfer economaidd mewn ymateb i argyfwng COVID.	Kyte, Rhian;	Y Cyng. Morgan, Sean;
30/09/20 10:30	Fframwaith Adfer COVID	Cynnig egwyddorion cynlluniau adfer COVID y Cyngor	Harrhy, Christina;	Y Cyng. Marsden, Philippa;
14/10/20 10:30	Gweithio Ystwyth/Hyblyg	Cynnig model gweithio hyblyg i'r Cyngor	Edmunds, Richard (Ed);	Y Cyng. Gordon, Colin J;
14/10/20 10:30	Cynnig ar gyfer diwygio dull y Cyngor o drin arian parod	Rhoi'r mecanweithiau angenrheidiol ar waith i alluogi casglu arian parod yn y tymor byr yn ogystal â gwneud nifer o gynigion ar gyfer newid dull y Cyngor o drin arian parod dros y tymor canolig i'r tymor hir.	Harris, Stephen R;	Y Cyng. Stenner, Eluned;
14/10/20 10:30	Adroddiad Cydraddoldeb Blynyddol 2018/2019	Ceisio cymeradwyaeth y Cabinet ar gyfer adroddiad Blynyddol Statudol 2018/19	Cullinane, Anwen;	Y Cyng. Stenner, Eluned;
14/10/20 10:30	Arlwyo di-arian	Diweddarau'r aelodau ar y sefyllfa bresennol o ran datrysiad arlwyo di-arian y Cyngor mewn ysgolion a cheisio cymeradwyaeth am gyllid i ehangu'r ddarpariaeth.	Richards, Sue;	Y Cyng. Whiting, Ross;
28/10/20 10:30	(16) Polisi Trosglwyddo Asedau Cymunedol	Cynllun Strategol - Datblygu polisi ac opsiynau i ddarparu fframwaith ar gyfer Trosglwyddo Asedau Cymunedol	Peters, Kathryn;Broadhurst, Timothy;	Y Cyng. Phipps, Lisa;

28/10/20 10:30	Gweithdrefn Recriwtio Mwy Diogel	I'r Cabinet ystyried y weithdrefn recriwtio mwy diogel a Pholisi'r Gwasanaeth Datgelu a Gwahardd sy'n amlinellu'n glir ymrwymiad y Cyngor i recriwtio diogel ac arfer y Gwasanaeth Datgelu a Gwahardd ac atebolrwydd swyddogion i sicrhau hyn. Mae polisi'r Gwasanaeth Datgelu a Gwahardd sy'n ymwneud ag Ysgolion hefyd yn dangos ymrwymiad i sicrhau arfer y Gwasanaeth Datgelu a Gwahardd cadarn mewn ysgolion	Donovan, Lynne;	Y Cyng. Gordon, Colin J;
28/10/20 10:30	Rhyddid y Fwrdeistref Sirol - Y Llang Brydeinig Frenhinol	Ceisio cymeradwyaeth y Cyngor i roi'r Rhyddid y Fwrdeistref i'r Llang Brydeinig Frenhinol	Forbes-Thompson, Cath;	Y Cyng. Marsden, Philippa;
28/10/20 10:30	Trwyddedau Palmant	Adolygu a diweddarau dull y Cyngor o roi trwyddedau palmant ar gyfer gosod eitemau a masnachu ar y briffordd.	Williams, Mark S;	Y Cyng. Ridgewell, John



CABINET – 30TH SEPTEMBER 2020

SUBJECT: LEASEHOLDER CHARGES

REPORT BY: CORPORATE DIRECTOR FOR EDUCATION AND CORPORATE SERVICES

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1. The attached report was considered by the Housing and Regeneration Scrutiny Committee on 17th September 2020. The report outlined a proposal to revise existing recharges to leaseholders prior to consideration by Cabinet, so that Caerphilly Homes can recover the actual costs incurred for providing the service and the establishment of a leasehold buy back policy. Members were asked to note an amendment in the report at point 5.6 that the first increased payment would not be requested until September 2022 not 2021.
 2. Members were assured that leases include details of the leaseholder responsibilities for these charges and that copies could be provided if requested.
 3. Clarification regarding the statutory process for informing leaseholders of planned works was outlined with Members advised that leaseholders are contacted to inform them of any planned works and they can suggest suitable contractors that may be included in the tender process, however any nominated contractor must still meet the criteria for the tender process.
 4. The scrutiny committee were advised of the dispute process where leaseholders can query the costs, but the Council have the right to proceed as stated in the lease. Leaseholders can question the standard of work carried out and any substandard works will be rectified. There are plans to introduce a survey once works are completed in order to ascertain the views of leaseholders
 5. Following consideration and discussion the Housing and Regeneration Scrutiny Committee unanimously agreed to recommend to Cabinet that:
 - (I) The proposed increase in leaseholder management fees and the introduction of recharges for providing specific services be approved.
 - (II) A phased increase of the leaseholder management fees as outlined in section 5.6, option 2 of the attached report to become effective from April 1st 2021, be approved.
 - (III) To establish a Caerphilly Homes leasehold property 'buy back' policy, to be implemented in consultation with the Cabinet Member for Housing and Property.

Author: Catherine Forbes-Thompson, Scrutiny Manager – forbec1@caerphilly.gov.uk

Appendices: Report to Housing and Regeneration Scrutiny Committee 17th September
2020 – Agenda Item 9



HOUSING AND REGENERATION SCRUTINY COMMITTEE – 17TH SEPTEMBER 2020

SUBJECT: LEASEHOLDER CHARGES

REPORT BY: CORPORATE DIRECTOR OF SOCIAL SERVICES & HOUSING

1. PURPOSE OF REPORT

- 1.1 To recommend to Members that they support the proposal to revise existing recharges to leaseholders prior to consideration by Cabinet so that Caerphilly Homes can recover the actual costs incurred for providing the service and the establishment of a leasehold buy back policy.

2. SUMMARY

- 2.1 This report sets out Caerphilly Homes' proposal to increase the leaseholder management fee currently charged to reflect the actual costs incurred for providing the service, these costs are currently subsidised by tenants via the Housing Revenue Account.
- 2.2 Also to introduce charging for specific services that are recoverable under the terms set out in the various leases that are in place.
- 2.3 Currently the Housing Revenue Account (HRA) bears the burden of unrecovered costs incurred from providing services to leaseholders. However, Caerphilly Homes should neither subsidise the services received by leaseholders nor seek to make a surplus income from the levied charges. Therefore, it is important that Caerphilly Homes adopts a more robust and transparent charging policy in order to demonstrate fairness and value for money.
- 2.4 Officers recognise the financial impact the proposals contained within this report will have on leaseholders and have therefore included, for your information, the mechanisms in place to assist leaseholders in meeting the various costs incurred and proposals for introducing a leasehold property buy back policy.

3. RECOMMENDATIONS

- 3.1 That members consider the proposed increase in Leaseholder Management fees and the introduction of recharges for providing specific services, prior to submission to Cabinet.
- 3.2 That members consider a phased increase of the Leaseholder Management Fees as outlined in section 5.6, option 2., prior to submission to Cabinet.

- 3.3 That members consider the establishment and implementation of a Caerphilly Homes leasehold property 'buy back' policy prior to submission to Cabinet which would be implemented in consultation with the Cabinet Member for Housing and Property.

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To ensure that Caerphilly Homes has a robust charging policy that reflects the actual costs incurred in providing the leaseholder service and has suitable mechanisms in place to assist leaseholders in meeting their associated costs.

5. THE REPORT

- 5.1 There are currently 408 flats within the council's housing stock owned by leaseholders following their sale under the Right to Buy (RTB) scheme. Many of these flats would have been sold onto others since the original purchase from the council. Due to local government reorganisations there are currently at least four different leases in use depending on when the RTB was exercised and who their landlord was at the time of sale. In addition, approximately 173 of these leasehold properties are sub-let bringing in rental income for the leaseholder who is thereby acting as the landlord.
- 5.2 Caerphilly Homes as lessor has the responsibility to maintain and repair the exterior and structure (including communal areas) of the block of flats in accordance with the terms set out in the lease. The legislation that covers leasehold matters including charging for services provided is the Landlord and Tenant Act 1985 (as amended by the Commonhold and Leasehold Reform Act 2002).
- 5.3 The following table shows the charges that leaseholders are currently required to pay in accordance with the terms set out in their property lease.

Type of Charge	Amount	Comments
Ground Rent	Varies either 10 pence or 10 pounds	Recharged annually
Buildings Insurance	Varies in accordance with sum insured	Recharged annually
Management & Administration Fee	£10.00	Recharged annually The Management Fee covers: Leaseholder Officers costs, maintenance of accounts/ records, producing annual service charges/quarterly reports, provision costs, issuing invoices, cost recovery, dealing with queries, general and support costs, management of the building and estate. Providing information for and attending Leaseholder

Response Repairs	Varies in accordance with day to day works undertaken on the structure and exterior of the property	Valuation Tribunals. Support services - customer support, Central repairs, Finance, Tenant involvement, Communication, Business improvement, IT and Corporate Recharged annually where relevant
Major Works which includes an administration charge of 10% on all works undertaken (which is currently capped at £300 on WHQS works)	Varies in accordance with works undertaken	Formal consultation undertaken with leaseholders in accordance with relevant legislation. Recharged on completion of contract

5.4 As the council's HRA is a ring-fenced revenue account it is required to contain only those charges directly related to the management of the council's housing stock. In order to comply with this, leaseholder charges need to reflect the true cost of maintaining the block of flats in which their property forms a part in accordance with the terms set out in their lease. This prevents the situation occurring where tenants are subsidising the cost of leaseholders who have purchased their properties.

5.5 The leasehold management charge has been reviewed over the past year to reflect the actual cost of providing the leasehold service (*see Appendix 1*). A desktop exercise has also been undertaken with 6 other social housing providers in the area to compare charges (*see Appendix 2*) and all charge significantly more than the current Caerphilly Homes £10 management fee. The actual cost of providing the service is calculated to be £199 per leasehold property, based on 2019/20 actual costs.

5.6 There are 2 options for consideration regarding the proposed increase of the management fee.

Option 1 - Increase the recharge for the management fee to £199 with effect from 1 April 2021 to reflect the full amount payable. Review of costs completed annually, and recharges amended accordingly.

Option 2 – Phased increase over two-year period – year 1 in the sum of £100 and Year 2 at £199 to provide a transition period for leaseholders. After the initial two-year fixed period costs would then be reviewed annually, and charges amended accordingly.

Officers preferred option would be option 2.

Although for both options the first increase date would be 1st April 2021, service charge bills are issued annually in September of each year, so the first increased payment would not be requested until September 2021.

- 5.7 In addition to the proposal to increase the management fee is the introduction of recharging for specific services provided as highlighted in table below.

Task	Charge	Comments
Pre-contract enquiries – Form LPE1	£150	Leasehold information pack – issued to solicitors when a flat is being sold.
Communal lighting		To be considered for charging in the future when actual costs incurred are available. Leaseholders would be fully informed prior to any changes being implemented.
Grounds maintenance		To be considered for charging in the future when actual costs incurred are available. Leaseholders would be fully informed prior to any changes being implemented.
Communal cleansing		To be considered for charging in the future when actual costs incurred are available. Leaseholders would be fully informed prior to any changes being implemented.

- 5.8 Again, this is to ensure that the HRA is not subsidising services provided to leaseholders. It is proposed that the pre-contract enquiries charge is implemented by the 1st January 2021.
- 5.9 The Tenant & Community Involvement Team propose to inform Leaseholders of the changes prior to implementation. This will take the form of a letter detailing why the charges are being increased or introduced, the actual costs involved and an opportunity for them to contact the team for further information. In addition, if any leaseholders have concerns about paying the additional costs then the Leaseholder Services officers will be available to carry out one to one meetings to discuss the options available to them if required.
- 5.10 There are already a variety of payment options available to leaseholders to assist them with repaying charges levied. These are a repayment plan, Private Sector Housing loan, Private Sector Life-time loan, Voluntary registered charge (in exceptional circumstances only and now largely superseded by the Life-time loan option).
- 5.11 In addition, consideration is being given to the option of Caerphilly Homes buying back the property in exceptional cases e.g. if the leaseholder is in severe financial difficulties. This would not be a blanket policy applicable to all, it would be subject to satisfying certain criteria and evidence of financial position. Such criteria for example would include vacant possession of the property, potential financial investment required to enable it to be let as social housing, including meeting WHQS, housing need and demand for the specific property, and value for money. Any decision on individual buy back properties would be made by the Chief Housing Officer or

Housing Services Manager in consultation with the Cabinet Member for Housing and Property.

6. ASSUMPTIONS

- 6.1 The information contained in this report has been based on data collected over the previous years and therefore it has not been necessary to make assumptions.

7. LINKS TO RELEVANT COUNCIL POLICIES

7.1 Corporate Plan 2018-2023.

This report links to objective 3 and objective 6 of the Corporate Plan 2018-2023. By ensuring that the services received by leaseholders are recharged in accordance with the terms of their lease and not subsidised by the HRA. To address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being. To support citizens to remain independent and improve their well-being

- 7.2 CCBC Strategic Equality Plan 2016-2020. The Consultation and Engagement Framework would support several key areas of the Strategic Equality Plan 2016-2020, not least the objective *'to ensure that the consequences of all new and updated policies and initiatives on specific groups are considered during the council's consultation and decision making processes'*.

- 7.3 Caerphilly Homes Service Plan 2018 – 2023.

- 7.4 Improving Lives and Communities: Homes in Wales (Welsh Government, 2010), which sets out the national context for improving homes and communities, including the energy efficiency of existing homes.

8. WELL-BEING OF FUTURE GENERATIONS

- 8.1 Effective financial planning contributes to the following well-being goals within the Well-being of Future Generations Act (Wales) 2015

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A globally responsible Wales

- 8.2 The report recommendations are consistent with the five ways of working of the sustainable development principle, listed in the Act as defined below:

- Long Term – The importance of balancing short-term needs with the need to safeguard the ability of future generations to meet their long-term needs
- Prevention - How acting to prevent problems occurring, or getting worse, may help public bodies meet their objectives
- Integration – Considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives

of other public bodies

- Collaboration – Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives
- Involvement – The importance of involving people with an interest in achieving the well-being goals and ensuring that those people reflect the diversity of the area which the body serves.

9. EQUALITIES IMPLICATIONS

- 9.1 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.

10. FINANCIAL IMPLICATIONS

- 10.1 There would be financial implications for leaseholders by raising the management fee and by the introduction of new charges.
- 10.2 There are implications for the HRA by not recovering the actual costs of managing the leasehold service. Any non-recovery increases the amount that must be subsidised from tenant's rent payments.
- 10.3 There would be a financial impact on the HRA for the potential buy back of any leasehold property and therefore value for money will need to be demonstrated due to the impact this could have on the Housing business plan.

11. PERSONNEL IMPLICATIONS

- 11.1 There are no personnel implications associated with the report.

12. CONSULTATIONS

- 12.1 This report has been sent to the consultees listed below and all comments received are reflected in this report.

13. STATUTORY POWER

- 13.1 Commonhold and Leasehold Reform Act 2002 and the Council's Financial Regulations.

Author: Mandy Betts, Tenant & Community Involvement Manager,
Bettsm@caerphilly.gov.uk

Consultees:

Dave Street	- Director of Social Services and Housing
Cllr Lisa Phipps	- Cabinet Member for Housing and Property
Cllr Andrew Whitcombe	- Chair of Housing & Regeneration Scrutiny Committee
Cllr Christine Forehead	- Vice Chair of Housing & Regeneration Scrutiny Committee

Stephen Harris
Lesley Allen
Robert Tranter
Todd Rawson

- Interim Head of Business Improvement and S151 Officer
- Principal Group Accountant (Caerphilly Homes)
- Head of Legal Services & Monitoring Officer
- Solicitor

Background Papers:

Policy and Resources Scrutiny Committee – 17th January 2017. Leaseholder Charges, author Mandy Betts, Tenant and Community Involvement Manager.

Leaseholder Handbook

Leaseholder Payment Options Flyer

Appendices:

Appendix 1 - Information regarding actual costs 2019/20

Appendix 2 – Desk top exercise comparing costs 2017/18 and 2019/20

Appendix 1

Leaseholder Services Review of Management Fee - MAY 2020					
<i>Figures based on 2019-20 actuals</i>					
Description	%	Salary cost £	Total £	% Allocate d cost £	Notes
Leaseholder Officer	81%	28198	28198	28198	Full
Leaseholder Officer	100%	29786	29786	29786	Full
Tenant Participation Officer - Consultation	10%	41645	41645	4165	10%
Tenant & Community Involvement Manager	10%	47934	47934	4793	10%
Estate Management Officer	2%	39582	39582	792	2%
Chief Housing Officer					Included in 12% over heads
Clerical Officer	10%	13055	13055	1306	10%
IT support over and above Service Level Agreement (SLA)	5%	33845	33845	1692	5%
Overheads/Stationery/telephone calls/SLA's/mileage	12%	86320	86320	10358	12%
Sundry Debtors					Included in 12% over heads
Insurance					Included in 12% over heads
Legal					Included in 12% over heads
IT Services					Included in 12% over heads
				81090	
Number of Leaseholders				408	
Annual Cost to each Leaseholder				199	

Comparison of Leasehold Management Fees

Organisation	2017/18	2019/20
Bron Afon	£170.00	£191.31
Cardiff Council	£163.00	No response
Monmouthshire Homes	£90.00	£92.13
Newport City Homes	£58.00	£180.00 (approximate)
Merthyr Valley Homes	No response	£70.00
V2C	No response	£200 - £300

Gadewir y dudalen hon yn wag yn fwriadol



CABINET - 30TH SEPTEMBER 2020

SUBJECT: A STRATEGIC FRAMEWORK FOR RECOVERY

REPORT BY: CHIEF EXECUTIVE

1. PURPOSE OF THE REPORT

- 1.1 To agree a Strategic Framework for Recovery that will support the Council and the wider County Borough to recover whilst continuing to support the Wellbeing Objectives set out in the Corporate Plan 2018-23.

2. SUMMARY

- 2.1 The Covid 19 pandemic has provided an unprecedented set of challenges to Council's and the communities they serve since March 2020. During this time the Council's strategic focus has been to "protect people and place".
- 2.2 Cabinet received a report in June 2020 that provided an update on the significant work that had been undertaken by the Council and its staff to support these strategic aims. The same report was received by full Council on the 10th September 2020.
- 2.3 The events of late August and early September have revealed that the pandemic is still "live" and the growth in cases within the County Borough proves categorically that we remain with the response phase. Such occurrences can lead to re-prioritisation of resources and disruption to routine work schedules as staff concentrate on an immediate emergency response. However, prior to these recent events, the council has been beginning to plan for and move to recovery. It is therefore important that a Framework for managing the recovery across Caerphilly is in place to guide next steps and a new strategic focus is adopted.
- 2.4 This report sets out a strategic aim for our Recovery together with a set of underlying principles and values through which our recovery work will be guided.

3. RECOMMENDATIONS

- 3.1 That Cabinet Agree:
- a) The Strategic Recovery Framework for Caerphilly

4. REASONS FOR THE RECOMMENDATIONS

The Strategic Recovery Framework provides the overarching framework through which the Council and its communities can work together to bring about a successful recovery.

5. THE REPORT

5.1 The Council has previously agreed six Wellbeing Objectives within its Corporate Plan 2018-2023. These are as follows:

- **Well-being Objective 1** – Improve education opportunities for all
- **Well-being Objective 2** – Enabling employment
- **Well-being Objective 3** – Address the supply, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's health and well-being
- **Well-being Objective 4** – Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
- **Well-being Objective 5** – Creating a County Borough that supports a Healthy Lifestyle in accordance with the Sustainable Development Principle within the Well-being of Future Generations (Wales) Act 2015
- **Well-being Objective 6** – Support citizens to remain independent and improve their well-being

5.2 These well-being objectives were set using intelligence and data from the Well-being Assessment that was carried out to inform the Public Service Board's Well-being Plan. This exercise captured directly the concerns of residents at the time and the areas that they would like to see improved over the medium to long term. Progress towards these well-being objectives will continue to be a focus for the organisation moving forward.

5.3 The recovery of the organisation and the wider county borough will be organised and delivered through the Framework set out within this report. This Recovery Framework must be considered as an addendum to the delivery of the Corporate Plan, and is intended to provide an initial focus and a means of building momentum as the Council and the Community seek to recover from the significant impact of the COVID-19 pandemic.

5.4 The Council is proposing two overarching Strategic Recovery Aims:

Recovery Aim 1 - Reassure our communities and steady our economy to enable us to create together, a positive and vibrant future

Recovery Aim 2 - Reshape the organisation to proactively respond to social, economic and environmental needs

5.5 In order to support these two strategic Aims, the Council's immediate work programme will be based on the following Strategic Principles:

Strategic Principle 1 – Service Reintroduction

Reintroduce services around the needs of individuals and communities in accordance with Covid19 regulations and other legislative requirements. It should be

noted that some of the services listed below when reintroduced may not function in the same way that they had done prior to lockdown.

The projects and programmes that will support the Service Reintroduction Principle are as follows:

- Returning all learners to School (Primary, Secondary and Preschool Settings)
- Recommencing Social Services Day Opportunities
- Increasing Respite Care for adults and children with a disability
- Recommencing Housing Non-Emergency Repairs
- Recommending Planning Enforcement
- Return to Full Decision-Making and Scrutiny
- Reopening Libraries
- Reopening Leisure Centres
- Youth Service Provision
- Catering
- Building Cleaning
- Transport (Public/Social Services/Education, SEN and EOTAS)

Strategic Principle 2 – Future Wave Preparation

Prepare for further waves of the virus and reduce the impact on people and place as much as possible.

The projects and programmes that will support the Future Wave Preparation Principle are as follows:

- Reflections on COVID Response
- Wave 2 Service Planning
- Supporting Strategic Coordinating Group (LRF)
- Supporting Gwent Test, Trace and Protect Service

Strategic Principle 3 – Supporting Businesses

Provide support to assist business stability and growth

The projects and programmes that will support the Supporting Businesses Principle are as follows:

- Economic Recovery Framework
- WG Economic Resilience Fund

Strategic Principle 4 – Caerphilly Cares

Wrap support around individuals and communities, to enable them to help themselves prosper and grow.

The projects and programmes that will support the Caerphilly Cares Principle are as follows:

- Buddy Scheme
- Caerphilly Cares Branding and Concept Promotion
- Corporate Volunteering Policy

Strategic Principle 5 – Service Transformation

Reframe Council services based upon COVID learning and embed change through the TeamCaerphilly - Better together principles and transformation plans.

The projects and programmes that will support the Service Transformation Principle are as follows:

- Corporate Review - Walk in Services
- Corporate Review - Remote Contact
- Corporate Review - Front Line Service Delivery
- Corporate Review - Support Services
- Corporate Review - Flexible Working
- Corporate Review – Sustainable Financial Planning
- Corporate Review - Workforce Development
- Corporate Review - Corporate Volunteering
- Corporate Review - Information Insight and Intelligence
- Corporate Review - Decision-Making
- Future approach to Handling Cash

- 5.6 The Values embedded within the TeamCaerphilly Transformation programme will be extended to this Strategic Recovery Framework. Every stakeholder involved in supporting the recovery effort will aim to be:

Innovative	-	Empowered, to develop innovative and creative responses to challenges faced within a safe culture of mutual respect.
United & Connected	-	We share a vision that serves the common good; we will actively collaborate & engage in healthy communication. We will celebrate our success together.
Trusted	-	We will act credibly, reliably and will foster, support and maintain positive relationships.
Resilient	-	We will work together maximising our collective strengths to rise to the challenges we face and adapt to any adverse conditions.
Open and Transparent		We will communicate with each other openly, share information, listen and appreciate other perspectives, gives prompt feedback and learn from our mistakes.

- 5.7 The diagram attached at Appendix 1 sets out graphically the Strategic Recovery Framework.

- 5.8 The detail set out within 5.5 provides the overarching work through which the Council and its communities can aim to bring about a successful recovery. It should be noted, however, that this Recovery work will be delivered alongside existing services, which are all at risk, should a second or future wave of COVID-19 give rise to further building or service closures, movement restrictions or reductions in available

resources.

- 5.9 Ordinarily, a Framework of this nature would include a timeframe for delivery and a set of success measures. With Caerphilly in a local lockdown and signs of a second wave continuing to develop, it is likely that response rather than recovery will continue to be the Council's primary focus over the short term. This Strategic Recovery Framework will need to be refreshed and developed further over time as additional detail becomes available.
- 5.10 It will be important that the Strategic Recovery Framework for Caerphilly complements and aligns to the wider recovery work and arrangements across our regional partners. At present, the Council's own Recovery Group which reports to Corporate Management Team (CMT), the Gwent Recovery Coordinating Group and Regional Partnership Board which both include CMT representation, provide that alignment. These arrangements may need to be adjusted over time and will be kept under review.

6. ASSUMPTIONS

- 6.1 None.

7. LINKS TO RELEVANT COUNCIL POLICIES

- 7.1 Caerphilly's Wellbeing Objectives 2018 to 2023. This Framework is designed to support the delivery of all six stated wellbeing objectives:
- **Well-being Objective 1** – Improve education opportunities for all
 - **Well-being Objective 2** – Enabling employment
 - **Well-being Objective 3** – Address the supply, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's health and well-being
 - **Well-being Objective 4** – Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
 - **Well-being Objective 5** – Creating a County Borough that supports a Healthy Lifestyle in accordance with the Sustainable Development Principle within the Well-being of Future Generations (Wales) Act 2015
 - **Well-being Objective 6** – Support citizens to remain independent and improve their well-being

8. WELL-BEING OF FUTURE GENERATIONS

- 8.1 The Well-Being 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 Act puts in place seven well-being goals:
- 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.
- A globally responsible Wales.

8.2 The Act sets out the sustainable development principle against which all public bodies in Wales should assess their decision-making. The aim of the legislation is to ensure the well-being of future generations through maximising the contribution public bodies make towards the well-being goals. In using the sustainable development principle, it is incumbent that the Council considers the whole of the population it serves and considers the effect of its actions on future generations. The principle, also known as the five ways of working is assessed below:

- **Long Term** – This is an opportunity to drive the recovery of the Council and the community of Caerphilly and to provide a foundation upon which the county borough can thrive over the long term.
- **Prevention** – One of the Frameworks’ Strategic Aims is to “Reshape the organisation to proactively respond to social, economic and environmental needs”. In essence, this Framework seeks to drive activity that will enable the organisation, and its partners to better meet the specific needs of our Communities.
- **Integration** – The five strategic principles set out in 5.5 demonstrate how a range of disparate workstreams can be aligned to further the Council’s strategic recovery aims. TeamCaerphilly review work is being combined with COVID response activity, Health Surveillance, the development of Community Capacity and support for the Business Community all feature.
- **Collaboration** – The Council will work collaboratively with the full range of stakeholders and partners that can help drive our collective recovery and support our communities at times of need. The work set out within the Framework includes partners such as the Welsh Government, Public Health Wales, Gwent Policy, Neighbouring Local Authorities, Volunteering Wales and GAVO.
- **Involvement** – This Framework, alongside the TeamCaerphilly transformation programme, is intended to be inclusive actively encouraging residents, businesses, elected members, staff and volunteers to get involved in driving the recovery and ongoing success of the County Borough.

9. EQUALITIES IMPLICATIONS

9.1 At this stage there are no Equality implications identified and arising from the adoption of this Framework.

10. FINANCIAL IMPLICATIONS

10.1 The economic impact of COVID will be significant upon our communities. Welsh Government have committed to providing COVID support funding to Councils to cushion the impact of the pandemic over the current financial year.

10.2 The costs of supporting service delivery and the ongoing recovery will be kept under close monitoring and review and will be incorporated into our budget setting process for 2021/22.

10.3 This Framework provides a lens through which the recovery effort of the Council and some of its partners can be focused in order to mitigate on the Community as much as possible.

11. PERSONNEL IMPLICATIONS

11.1 Significant staff and financial resources are required to continue with the Council response to the pandemic. Both factors are reviewed and prioritised accordingly with resource and operational plans.

12. CONSULTATIONS

12.1 The draft report was distributed as detailed below. All comments received have been reflected in this version of the report.

13. STATUTORY POWER

13. Local Government Acts 1972 and 2000 and Local Government (Wales) Measure 2011.

Author: Christina Harray, Chief Executive

Consultees: Philippa Marsden, Leader
Richard Edmunds (Ed), Corporate Director for Education & Corporate Services
Dave Street, Corporate Director Social Services & Housing
Mark S Williams, Interim Corporate Director – Communities
Robert Tranter, Head of Legal Services
Stephen Harris, Interim Head of Business Improvement Services & Acting S151 Officer
Lynne Donovan, Head of People Services
Leadership Team

Appendix: Strategic Recovery Framework

Strategic Recovery Framework

Recovery Aim

1

Reassure our communities and steady our economy to enable us to create together, a positive and vibrant future.

Recovery Aim

2

Reshape the organisation to proactively respond to social, economic and environmental needs.

Strategic Principle

01

SERVICE REINTRODUCTION

Reintroduce services around the needs of individuals and communities in accordance with Covid19 regulations and other legislative requirements.

Strategic Principle

02

FUTURE WAVE PREPARATION

Prepare for a second wave of the virus and reduce the impact on people and places as much as possible.

Strategic Principle

03

SUPPORTING BUSINESSES

Provide support to assist business stability and growth.

Strategic Principle

04

CAERPHILLY CARES

Wrap support around individuals and communities, to enable them to help themselves prosper and grow.



Strategic Principle

05

SERVICE TRANSFORMATION

Reframe Council services based upon COVID learning and embed change through the TeamCaerphilly - Better together principles and transformation plans.

Page 32

Our Values:

Innovative



Trusted



United & Connected



Resilient



Open & Transparent



Fframwaith Adfer Strategol

Nod Adfer

1

Tawelu meddwl ein cymunedau a sadio ein heconomi i'n galluogi i greu dyfodol cadarnhaol a bywiog gyda'n gilydd.

Nod Adfer

2

Ail-lunio'r sefydliad i ymateb yn rhagweithiol i anghenion cymdeithasol, economaidd ac amgylcheddol.

Egwyddor Strategol

01

AILGYFLWYNO GWASANAETHAU

Page 33

Ailgyflwyno gwasanaethau i ddiwallu anghenion unigolion a chymunedau yn unol â rheoliadau COVID-19 a gofynion deddfwriaethol eraill.

Egwyddor Strategol

02

PARATOI AT AIL DON YN Y DYFODOL

Paratoi at ail don o'r feirws a lleihau'r effaith ar bobl a lleoedd cymaint â phosibl.

Egwyddor Strategol

03

CEFNOGI BUSNESAU

Darparu cefnogaeth i gynorthwyo sefydlogrwydd a thwf busnes.

Egwyddor Strategol

04

GOFALU AM GAERFFILI

Cymorth cofleidiol ar gyfer unigolion a chymunedau i'w galluogi i helpu eu hunain i ffynnu a thyfu.



Egwyddor Strategol

05

TRAWSNEWID GWASANAETHAU

Ail-fframio gwasanaethau'r Cyngor yn seiliedig ar yr hyn a ddysgwyd oherwydd COVID-19 ac ymgorffori newid drwy egwyddorion a chynlluniau trawsnewid 'Tîm Caerffili - Yn Well gyda'n Gilydd'.

Ein Gwerthoedd:

Arloesol



Dibynadwy



Unedig a Chysylltiedig



Gwydn



Agored a Thryloyw



Gadewir y dudalen hon yn wag yn fwiadol



CABINET – 30TH SEPTEMBER 2020

SUBJECT: COVID 19 – ECONOMIC RECOVERY FRAMEWORK

REPORT BY: INTERIM CORPORATE DIRECTOR OF COMMUNITIES

1. PURPOSE OF REPORT

1.1 This report provides Cabinet with an overview of our economic recovery framework which comprises three distinct phases as follows:

- The Restart phase.
- The Revive phase.
- The Renew phase.

2. SUMMARY

2.1 The Covid-19 pandemic is causing unprecedented disruption to our communities and the local economy. In response the Council has prepared a framework for recovery which aims to support the Council and the wider county borough to recover. The framework sets out 5 underlying principles, one of which includes “Business support”.

2.2 The County Borough faces immediate challenges as the effects of Covid is impacting across all sectors, businesses and jobs. Business Partners face the urgent task of understanding the evolving implications of Covid-19 for their businesses and are struggling to understand how to respond. For our part we are trying to support businesses and people who are facing redundancy with the massive challenges that lie ahead. The Economic recovery framework supports the “Business support” principle and this report outlines the economic recovery framework we are using based on three distinct phases as outlined above.

3. RECOMMENDATIONS

3.1 To acknowledge the significant government response and rapid roll out of financial and business support that has taken place in the Restart Phase to help businesses in the County Borough.

3.2 To note the research that is being undertaken during the Revive Phase to understand any longer lasting impacts of Covid and a potential no deal Brexit on the local economy.

3.3 To agree the Strategic Direction proposed for the Renew Phase.

4. REASONS FOR THE RECOMMENDATIONS

4.1 To provide a cohesive framework for economic recovery.

5. THE REPORT

5.1 The Covid-19 pandemic is causing unprecedented disruption to our communities and the local economy. In response the Council has prepared a framework for recovery which aims to support the Council and the wider county borough to recover. The framework sets out 5 underlying principles, one of which includes “Business support”.

5.2 The Covid-19 pandemic is causing unprecedented disruption to the local economy. The initial economic shock is expected to lead to recession, and the timing and pace of economic recovery is highly uncertain, added to this we face a potential no deal Brexit which will place even further pressure on the economy. The County Borough faces immediate challenges as the effects of Covid is impacting across all sectors, businesses and jobs. Business Partners face the urgent task of understanding the evolving implications of Covid-19 for their businesses and are struggling to understand how to respond. For our part we are trying to support businesses and people who are facing redundancy with the massive challenges that lie ahead.

5.3 This report provides Cabinet with an overview of our economic recovery which supports the underlying principle of “Business Support” detailed within the Council’s Framework for Recovery. The Economic recovery framework comprises of three distinct phases as follows:

- The Restart phase.
- The Revive phase.
- The Renew phase.

The Restart phase

5.3 The Restart phase is very much a ‘led by government’ period supporting the phased lifting of restrictions. It is envisaged that this could take up to a year during which time there will be a continued need for some form of Government financial support which will be critical to ensure that this phase is successful.

5.4 The response to date by Government at all levels has been rapid. Outlined below is a brief overview of the Restart phase to date:

- The Council has set up an **Emergency Business Support Team** Chaired by the Head of Regeneration & Planning, comprising officers from: Regeneration, Finance, NNDR, Procurement, Communications, Rural Development Plan, Housing and Leisure Services, Welsh Government, Caerphilly Business Club Representatives and the Cabinet Member Cllr Sean Morgan.
- General information, communication and signposting to Business Wales and other forms of government relief and guidance and the creation of a dedicated E-Newsletter for Business. 8,000 contacts made on average per week through the Business Newsletter

- **Financial Business Support** in the form of the administration of a multitude of grants as follows:
 - NNDR - £32.2 m – 2781 applications
 - Phase 2 of the ERF Caerphilly - Micro 158, and 14 Sole Traders and 20 SME applications across Food and Drink, Construction and Tourism,
 - Start Up Grant - an allocation of money has been given to each Local Authority and Caerphilly have been allocated £210K which equates to 84 grants at £2500 each but is over-subscribed.
 - Caerphilly Enterprise Retail Safety Grant - £50k allocation which equates to 250 grants at £200 – to support retailers to reopen (on a first come basis).
 - Streamlined the Caerphilly Enterprise Fund to make it more reactive and broadened the eligibility to enable businesses to diversify business to react to Covid.
 - Working with Charities and Sports clubs to access Sport Wales grants.
 - RDP Post Covid Grants for rural business.
 - Rent Deferral Scheme for Council tenants requiring support in the short term.

- **Supplier Relief**
 - Supplier risk analysis and targeted support to supply chain companies;
 - Prompt support for companies at risk;
 - Prompt administration of payments;
 - Targeted intervention to ensure suppliers continue to be paid;
 - Ongoing monitoring of business needs.

- **Employer Support**
 - Working with multiple companies and training local people in readiness to take up work opportunities as they arise e.g. Transcend, Universal Glass, pharmacy positions, Shadow Scaffolding, William Hare etc;
 - Set up a Redundancy Response Team comprising Community Regeneration Officers, Careers Wales, Department of Work and Pensions, Coleg y Cymoedd etc to develop a response to the increasing unemployment rate.
 - Relunched the Caerphilly Business Club with 150+ members already signed up.

- **Reopening Towns**
 - Set up a working group to consider physical interventions such as road closures, street widening etc., comprising Regeneration, Planning, Highways, Licensing, Trading Standards and the Police.
 - Implemented initial social distancing measures and signage and advice;
 - Grants to business for safety measures;
 - Business Survey – online and in person in all Principal Towns to determine business requirements and the ability to trade safely outside where required
 - Design team set up to develop the measures required to support outdoor opening.
 - £400k active travel grant from WG to support physical intervention measures.
 - Repurposed Targeted Regeneration Initiative Thematic to provide grant aid for modifications for businesses to trade outdoors.

- Eat Out to Help Out discount scheme provided a 50% reduction for sit-down meals in registered cafes, restaurants and pubs from Monday to Wednesday every week throughout August 2020.
- **Tourism Recovery**
 - Tourism Recovery Group comprising Head of Regeneration & Planning, Transformation Manager Regeneration Officers and Venue Managers set up to prepare Tourism Attractions Recovery Plan.
 - Recovery Plan prepared to inform reopening and transformation of venues to the new way of working.
- **Economic Recovery Plan**
 - Commissioned research to better understand the potential implications for local businesses. The research will focus on understanding how the pandemic, which is leading to a sharp recession and possible depression, is impacting on the business community. The research will also consider the implications of a no deal Brexit on top of the Covid-19 fallout and inform the development of the Economic Recovery Plan.
 - Working with Planning Services to consider how planning policy should change to allow towns to diversify.
- **Identification of major construction projects**
 - Caerphilly Placemaking Plan
 - Working with the WLGA on shovel ready schemes for financial support to kick start the economy.
 - Social Procurement – training opportunities/local supply chain opportunities.

The Revive phase

- 5.5 The Revive Phase may take between 12 to 18 months and will be tied to progress with testing, a readily available vaccine and public confidence in getting back to something like normal. Proactive plans and interventions led by public authorities will be of key importance.
- 5.6 The full impact of Coronavirus on the local economy is not known, and it is too soon to say which businesses have suffered the most. There are lots of questions to answer such as:
- Will the economy experience a phased and lengthy return to normal?
 - Will there be an immediate economic bounce back?
 - What new trends and customer behaviours have been embedded in our daily lives longer term?
- What is certain is that we will be living with Coronavirus for some time and the firing up of the economy will be risky because protecting public health is the national priority.
- 5.7 To better understand this we have commissioned a short piece of research to focus on how the pandemic, which is leading to a sharp recession, is impacting on the business community in the county borough. The research will also consider the implications of a no deal Brexit on top of the Covid-19 fallout. It will stress test

scenarios to look at how different scales of economic impact may adversely affect the Caerphilly economy and the different sectors of the business community.

- 5.8 The research will review wider literature on both the potential economic implications of Covid-19, including changes to working practices, and a no deal Brexit. Primary quantitative and qualitative survey responses will be collected from the business community using online and telephone approaches to canvas a wide audience. A sample framework will also be drawn up to specify the key sectors in Caerphilly to target them for their views and comment on the impacts to date, and potential future risks.
- 5.9 This evidence will be analysed using basic economic modelling to understand the scale of the potential risk for the Caerphilly business community. These findings, including a review of the potential Brexit scenarios will be key to informing the Renew phase.

The Renew Phase

- 5.10 Picking up where A Foundation for Success and our Masterplans Plans had started by addressing the structural and strategic improvements that are necessary to drive local economic growth, the Renew Phase will include renewed policy interventions, financial support and the delivery of major construction projects to create opportunities for the local economy and local supply chains and work for local people and will include for example:
- Securing funds from the regional and UK Landscape to overcome high-level public sector challenges working closely with business to use innovative new solutions (SBR/CCR Challenge Fund).
 - Understanding the future industrial growth areas as shaped by the Covid19 pandemic and working with business to inform our place in the local and regional economy in the future.
 - Driving the delivery of major construction projects to kick start economic recovery.
 - Renewing policy interventions based on the findings of the research via the Replacement Local Development Plan to:
 - Enable people to work from home and reduce the need to travel;
 - Allow businesses to grow and prosper through the delivery of suitable land and premises to meet the needs of business;
 - Enable the diversification of our towns to be vibrant places to live, work and visit with services at the heart of the local economy;
 - Support town centre re-invention and capitalise on the 'town first' principle with appropriate land use interventions;
 - Release land for new housing development;
 - Facilitating Active travel and modal shift.
 - Accelerating Caerphilly Placeshaping 2020 with a focus on 21st Century Schools, Caerphilly Homes, New Leisure Facilities, etc.
 - Accelerating Caerphilly Placemaking plan projects with the initial focus on Caerphilly Interchange, HQ Building and Ness Tar.
 - Ensuring that the significant public sector investment has the maximum social impact for the local and regional economy.
 - Improving access to the digital front door and addressing digital poverty as a barrier to employment.

- Influence regional and Welsh policy and programme development – role as member of CCR Regeneration Group, WG regional town centre group etc. through a continued dialogue with the WLGA.
- Build on developing relationship with WG Business Wales, WG Regeneration Team and WG Valleys Taskforce so we can dovetail support packages.
- During this stage we could concentrate on developing a coherent marketing strategy for the county borough to attract in new investment.
- Reinvigorating Blackwood Town Centre Masterplan emphasising public realm improvements.
- Prepare and Finalise the Final Masterplans for:
 - Heads of the Valleys (completed in Draft form 2019/20);
 - Newbridge to Risca Corridor.

Conclusion

- 5.11 Whilst this report gives an overview of the framework for economic recovery and provides an overview of the work that is being undertaken to aid economic recovery at the time of writing, it should be noted that this is a fast moving policy environment with new initiatives being announced on an almost daily basis. Officers are working collectively to ensure that as new initiatives are announced they are acted upon and rolled out.

6. ASSUMPTIONS

- 6.1 At the time of writing it is assumed that additional government support will be forthcoming for additional business sectors through both UK and Welsh Government and this support will be rolled out by the appropriate teams in the Council.
- 6.2 That there will be further future spikes in the Covid Pandemic which will result in the intermittent lockdown of parts of the economy over the coming 12 months.
- 6.3 That we are facing a no-deal Brexit which will further impact on our economic recovery.

7. LINKS TO RELEVANT COUNCIL POLICIES

Corporate Plan 2018-2023.

- 7.1 The report contributes towards or impacts predominantly on the following Corporate Well-being Objectives:

Objective 2 - Enabling employment.

Objective 3 - Addressing the availability, condition and sustainability of homes throughout the county borough.

Objective 4 - Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment.

Objective 5 – Creating a County Borough that supports a Healthy Lifestyle in accordance with the Sustainable Development Principle within the Well-being of Future Generations (Wales) Act 2015.

Objective 6 – Supporting citizens to remain independent and improve their well-being.

A Foundation for Success 2018-2023.

7.2 The report recommendations contribute towards the following Regeneration Objectives to:

- Build a more resilient and diversified economy for the county borough;
- Support economic growth, innovation and enterprise;
- Create an environment that nurtures business;
- Enhance the competitiveness of the county borough;
- Boost business support;
- Enhance opportunities for physical improvement and investment through active place making; and
- Improve the delivery and diversity the housing stock across all tenures within the county borough to meet housing need and create strong cohesive communities.

8. WELL-BEING OF FUTURE GENERATIONS

8.1 This Economic Recovery Framework contributes to the Well-being objectives as set out above. It is consistent with the five ways of working as defined within the sustainable development principle in the Act and it is aimed at improving the economic, environmental, social and cultural well-being and recovery of the area.

8.2 As such it aligns with the following well-being goals:

- A Prosperous Wales – Providing more jobs and housing in the area will create more wealth for the local population.
- A Resilient Wales – Providing additional and more diverse employment and housing opportunities will make the area more resilient to external economic factors.
- A Wales of Cohesive Communities – providing local employment and more diverse housing options will help to stabilise and develop local communities and prevent outmigration.

8.3 The report recommendations are consistent with the five ways of working as defined within the sustainable development principle in the Act. The five ways of working of the sustainable development principle, listed in the Act are:

- Long Term – The importance of balancing short-term needs with the need to safeguard the ability of future generations to meet their long-term needs;
- Prevention - How acting to prevent problems getting worse, may help public bodies meet their objectives;
- Integration – Considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies;
- Collaboration – Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives;
- Involvement – The importance of involving people with an interest in achieving

the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.

9. EQUALITIES IMPLICATIONS

9.1 There are no specific equalities implications associated with this report for any specific groups or individuals therefore a full equalities impact assessment has not been carried out.

10. FINANCIAL IMPLICATIONS

10.1 None

11. PERSONNEL IMPLICATIONS

11.1 None

12. CONSULTATIONS

12.1 All consultation responses are reflected in the report.

13. STATUTORY POWER

13.1 The Local Government Acts 1998 and 2003.

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