

Pecyn Dogfen Cyhoeddus



At: Aelodau'r Cabinet

Dyddiad: 22 Gorffennaf 2020

Rhif Union: 01824712568

ebost: democrataidd@sirddinbych.gov.uk

Annwyl Gyngorydd

Fe'ch gwahoddir i fynychu cyfarfod y **CABINET** o bell a gynhelir am **10.00 am DYDD MAWRTH, 28 GORFFENNAF 2020**.

SYLWCH: YN SGIL Y CYFYNGIADAU AR DEITHIO A'R ANGEN I GADW PELLTER CYMDEITHASOL, NI GYNHELIR Y CYFARFOD HWN YN EI LEOLIAD ARFEROL. BYDD YN GYFARFOD O BELL TRWY FIDEO-GYNADLEDDA AC NI FYDD AR AGOR I'R CYHOEDD.

Yn gywir iawn

G Williams

Pennaeth Gwasanaethau Cyfreithiol, AD a Democrataidd

AGENDA

1 YMDDIHEURIADAU

2 DATGANIADAU O FUDDIANT

Yr Aelodau i ddatgan unrhyw gysylltiad personol neu gysylltiad sy'n rhagfarnu mewn unrhyw fater a nodwyd i'w ystyried yn y cyfarfod hwn.

3 MATERION BRYD

Hysbysiad o eitemau y dylid, ym marn y Cadeirydd, eu hystyried yn y cyfarfod fel materion brys yn unol ag Adran 100B(4) Deddf Llywodraeth Leol 1972.

4 COFNODION (Tudalennau 5 - 12)

Derbyn cofnodion cyfarfod y Cabinet a gynhaliwyd ar 30 Mehefin 2020 (copi'n amgaeedig).

5 TRWYDDEDU YCHWANEGOL TAI AMLFEDDIANNAETH (Tudalennau 13 - 108)

Ystyried adroddiad gan y Cynghorydd Tony Thomas, Aelod Arweiniol Tai a Chymunedau (copi'n amgaeedig) i geisio cymeradwyaeth y Cabinet ar gyfer ail-ddynodi Cynllun Trwyddedu Ychwanegol ar gyfer Tai Amlfeddiannaeth o fewn y Rhyl ac ymestyn y dynodiad i Brestatyn, Dinbych a Llangollen.

6 PROFI, OLRHAIN A DIOGELU - CYTUNDEB RHWNG AWDURDODAU (Tudalennau 109 - 114)

I ystyried adroddiad gan y Cynghorydd Mark Young, Aelod Arweiniol ar gyfer Cynllunio, Gwarchod y Cyhoedd a Chymunedau Mwy Diogel (copi'n amgaeedig) yn ceisio cymeradwyaeth y Cabinet o'r diwygiadau i ddirprwyo awdurdod i Bennaeth Cynllunio, Gwarchod y Cyhoedd a Gwasanaethau Cefn Gwlad i fynd i mewn i gytundeb.

7 ADRODDIAD CYLLID (Tudalennau 115 - 136)

Ystyried adroddiad gan y Cynghorydd Julian Thompson-Hill, Aelod Arweiniol Cyllid, Perfformiad ac Asedau Strategol (copi ynghlwm) ynglŷn â'r sefyllfa ariannol ddiweddaraf a'r cynnydd a wnaed o ran y strategaeth y cytunwyd arni ar gyfer y gyllideb.

8 BLAENRAGLEN WAITH Y CABINET (Tudalennau 137 - 140)

Derbyn Rhaglen Gwaith i'r Dyfodol amgaeedig y Cabinet a nodi'r cynnwys.

MEMBERSHIP

Y Cynghorwyr

**Hugh Evans
Bobby Feeley
Huw Hilditch-Roberts
Richard Mainon**

**Tony Thomas
Julian Thompson-Hill
Brian Jones
Mark Young**

COPIAU I'R:

Holl Gynghorwyr er gwybodaeth
Y Wasg a'r Llyfrgelloedd
Cynghorau Tref a Chymuned

DEDDF LLYWODRAETH LEOL 2000

Cod Ymddygiad Aelodau

DATGELU A CHOFRESTRU BUDDIANNAU

Rwyf i,
(enw)

*Aelod /Aelod cyfetholedig o
(*dileuer un)

Cyngor Sir Ddinbych

YN CADARNHAU fy mod wedi datgan buddiant ***personol / personol a sy'n rhagfarnu** nas datgelwyd eisoes yn ôl darpariaeth Rhan III cod ymddygiad y Cyngor Sir i Aelodau am y canlynol:-
(*dileuer un)

Dyddiad Datgelu:

Pwyllgor (nodwch):

Agenda eitem

Pwnc:

Natur y Buddiant:

(Gweler y nodyn isod)*

Llofnod

Dyddiad

Noder: Rhowch ddigon o fanylion os gwelwch yn dda, e.e. 'Fi yw perchennog y tir sy'n gyfagos i'r cais ar gyfer caniatâd cynllunio a wnaed gan Mr Jones', neu 'Mae fy ngŵr / ngwraig yn un o weithwyr y cwmni sydd wedi gwneud cais am gymorth ariannol'.

Mae tudalen hwn yn fwriadol wag

CABINET

Cofnodion cyfarfod o bell y Cabinet a gynhaliwyd yn Dydd Mawrth, 30 Mehefin 2020 am 10.00 am.

YN BRESENNOL

Y Cynghorwyr Hugh Evans, Arweinydd ac Aelod Arweiniol yr Economi a Llywodraethu Corfforaethol; Bobby Feeley, Aelod Arweiniol Lles ac Annibyniaeth; Huw Hilditch-Roberts, Aelod Arweiniol Addysg, Gwasanaethau Plant ac Ymgysylltu â'r Cyhoedd; Brian Jones, Aelod Arweiniol Gwastraff, Cludiant a'r Amgylchedd; Richard Mainon, Aelod Arweiniol Gwasanaethau Corfforaethol a Chyfeiriad Strategol; Tony Thomas, Aelod Arweiniol Tai a Chymunedau; Julian Thompson-Hill, Aelod Arweiniol Cyllid, Perfformiad ac Asedau Strategol; a Mark Young, Aelod Arweiniol Cynllunio, Gwarchod y Cyhoedd a Chymunedau Mwy Diogel.

Arsylwyr: Y Cynghorwyr Joan Butterfield, Ellie Chard, Jeanette Chamberlain-Jones, Ann Davies, Meirick Davies, Martyn Holland, Hugh Irving, Alan James, Barry Mellor, Peter Scott, Rhys Thomas, Graham Timms, ac Emrys Wynne

HEFYD YN BRESENNOL

Prif Weithredwr (JG); Cyfarwyddwyr Corfforaethol: Cymunedau (NS) ac Economi a'r Parth Cyhoeddus (GB); Penaethiaid Gwasanaeth: Y Gyfraith, Adnoddau Dynol a Gwasanaethau Democraidaidd (GW) a Chyllid ac Eiddo (SG), Rheolwr Gwasanaethau Democraidaidd (SP) a Gweinyddwr Pwyllgorau (KEJ)

Roedd y Gohebydd Democratiaeth Leol hefyd yn bresennol o bell er mwyn arsylwi'r cyfarfod.

PWYNT SYLW

Yn sgil y cyfyngiadau presennol ar deithio a'r gofyniad i gadw pellter cymdeithasol yn sgil pandemig y Coronafeirws, cynhaliwyd y cyfarfod o bell trwy gyfrwng fideo gynadledda ac nid oedd ar agor i'r cyhoedd. Cafodd pob aelod gyfle i fynychu fel arsylwyr a chafodd y Gohebydd Democratiaeth Lleol wahoddiad i arsylwi hefyd.

1 YMDDIHEURIADAU

Ni chafwyd unrhyw ymddiheuriadau.

2 DATGAN CYSYLLTIAD

Ni chafodd unrhyw gysylltiad ei ddatgan.

3 MATERION BRYS

Ni chodwyd unrhyw fater brys.

4 COFNODION

Cyflwynwyd cofnodion cyfarfod y Cabinet a gynhaliwyd ar 26 Mai 2020.

Materion yn Codi - Tudalen 6 Eitem Rhif 4 Cofnod:– Yn dilyn materion a godwyd gan y Cynghorydd Peter Scott ynglŷn â difrod storm diweddar yn y sir, dywedodd y Cynghorydd Brian Jones nad oeddynt wedi derbyn ymateb gan Lywodraeth Cymru eto ynglŷn â chyllid ar gyfer prosiectau penodol. Fe ychwanegodd y Cyfarwyddwr Corfforaethol Economi a Pharth Cyhoeddus fod adroddiad yn cael ei lunio er mwyn adolygu materion oedd yn codi yn sgil y stormydd diweddar a fyddai'n cael ei rannu gyda'r aelodau er mwyn ystyried sut i fwrw ymlaen.

PENDERFYNWYD *derbyn cofnodion y cyfarfod a gynhaliwyd ar 26 Mai 2020 a'u cadarnhau fel cofnod cywir.*

5 YMATEB CYNGOR SIR DDINBYCH I'R CORONAFEIRWS

Cyflwynodd y Cynghorydd Hugh Evans adroddiad yn diweddar y Cabinet ynglŷn ag effaith pandemig y Coronafeirws ar Sir Ddinbych a gogledd Cymru, ac roedd yn ceisio cytundeb ar y broses i reoli'r adferiad sydd wedi'i nodi yn yr adroddiad.

Tynnodd yr Arweinydd sylw at y dull unedig ac arloesol a gymerwyd wrth ymateb i'r Coronafeirws. Rhoddodd deyrnged i bawb sydd wedi bod yn cydweithio tra'n wynebu heriau anodd er mwyn cyflawni'r canlyniadau gorau, addasu trefniadau democrataidd a llywodraethu, a sicrhau penderfyniadau cyflym ac ymatebion amserol i gyhoeddiadau gweinidogol. Gan edrych ymlaen tuag at adferiad, cynigiwyd nifer o themâu eang ynghyd â mesurau i sicrhau ymgysylltiad aelodau wrth ffurfio a chyflwyno'r cynllun adferiad ac ailsefydlu prosesau democrataidd mwy arferol megis craffu.

Rhoddodd y Prif Weithredwr deyrnged hefyd i staff ac aelodau am eu gwaith a'u cefnogaeth ddiweddar. Fe aeth drwy'r adroddiad gyda'r aelodau fel a ganlyn -

- amlinellodd drefniadau cynllunio rhag argyfwng a rôl y Tîm Rheoli Argyfwng Strategol wrth fynd i'r afael â materion strategol a gweithredol a datblygu gwasanaethau a dulliau newydd o gyflwyno gwasanaethau
- fe soniodd am yr ymateb rhanbarthol sy'n cael ei oruchwylio gan y Grŵp Cydgysylltu Strategol
- dywedodd fod natur y pandemig yn golygu fod y cyfnod ymateb yn debygol o barhau am gryn amser ochr yn ochr â'r cyfnod adferiad
- fe eglurodd y byddai'r cyfnod adferiad yn golygu ailddechrau gwasanaethau'n ddiogel a chydweithio'n rhanbarthol wrth gynllunio adferiad effaith Covid-19 yn y dyfodol
- cynigiodd y byddai llywodraethu mewnol ynglŷn ag adferiad yn canolbwyntio ar nifer o brif themâu a byddai gan bob un swyddog arweiniol ac aelod arweiniol dynodedig
- cadarnhaodd y byddai'r broses adferiad yn rhanbarthol yn cael ei harwain gan Grŵp Cydlynu Adferiad aml asiantaeth a fyddai'n ymdrin â themâu rhanbarthol allweddol, a

- rhoddodd fanylion am effaith ariannol Covid-19 oedd eisoes yn sylweddol, a chadarnhaodd y byddai newyddion diweddaraf yn cael ei roi i aelodau'n rheolaidd.

Cyfeiriodd y Cynghorydd Richard Mainon at ei adroddiad i Arweinwyr Grwpiau (Atodiad 3 yr adroddiad) oedd yn manylu ar drefniadau dros dro i gynnwys aelodau ehangach y Cyngor yn yr ymateb adferiad, gyda phwyslais ar gynhwysiant, gan ystyried yr angen am her effeithiol a phenderfyniadau cyflym ac effeithlon. Roedd yr ymateb i'r cynigion wedi bod yn galonogol ac wedi'u derbyn yn gadarnhaol gan aelodau ac Arweinwyr Grwpiau wrth iddynt weithio gyda'u gilydd ac yn hyblyg i fynd i'r afael ag amgylchiadau gwahanol a'r angen am benderfyniadau ar frys.

Codwyd y pwyntiau canlynol yn ystod y drafodaeth a ddilynodd -

- Fe dynnodd y Cynghorydd Bobby Feeley sylw at waith gwerthfawr Denbighshire Leisure Limited (DLL) yn ystod y cyfnod clo, yn cynnwys adleoli staff i helpu meysydd gwasanaeth eraill, a rhoddodd deyrnged i'w gwaith caled yn ystod yr amser anodd yma i'r gwasanaeth. Roedd y Cabinet yn cydnabod ac yn gwerthfawrogi y rôl roedd DLL wedi'i chwarae.
- Diolchodd y Cynghorydd Mark Young i'r staff o adran Cynllunio a Gwarchod y Cyhoedd am eu holl waith caled, ymroddiad a phroffesiynoldeb wrth gynnal Rhaglen Profi, Orlhain a Diogelu a'u dyletswyddau eraill. Roedd y cyngor a chymorth gwerthfawr a ddarparwyd eisoes wedi cael ei gydnabod yn rhanbarthol yn eu hymateb i'r clwstwr o achosion ar Ynys Môn ac yn Wrecsam. O ystyried pwysigrwydd amlwg y Rhaglen Profi, Orlhain a Diogelu, gofynnodd am ymrwymiad i helpu sicrhau cyllid digonol er mwyn i'r adran barhau â'r gwaith. Roedd yr Arweinydd yn cydnabod rôl holl bwysig y Rhaglen Profi, Orlhain a Diogelu a mynegodd ei werthfawrogiad am waith y swyddogion oedd yn ogystal â'u dyletswyddau arferol. O ystyried ansicrwydd yn y dyfodol o ran yr adnoddau angenrheidiol a'r effaith posibl ar wasanaethau eraill mae'n debygol y bydd heriau wrth gyflwyno'r flaenoriaeth ranbarthol honno. Dywedodd y Prif Weithredwr fod y grŵp rhanbarthol wedi ail werthuso'r lefel o gyllid oedd ei angen ar gyfer y Rhaglen POD i ddarparu staff ychwanegol dros contract o ddeunaw mis a ddylai alluogi staff presennol i ddychwelyd i'w swyddi arferol dros amser. Yn sgil ansicrwydd yn y dyfodol byddai'r sefyllfa'n cael ei monitro'n agos. Mynegodd y Cynghorydd Bobby Feeley ei siom nad oedd lechyd Cyhoeddus Cymru wedi dechrau'r Rhaglen POD yn gynt.
- Rhoddodd y Cynghorydd Huw Hilditch-Roberts deyrnged i'r holl staff oedd wedi mynd y tu hwnt i'w dyletswyddau arferol i gefnogi preswylwyr, yn enwedig rheini ar y rheng flaen. Fel Aelod Arweiniol Addysg diolchodd i staff am eu hymdrechion i'w gwneud hi'n bosibl i ailagor ysgolion dros y tair wythnos nesaf a'r manteision a fyddai'n dod yn sgil hynny. Wrth ystyried yr ymateb adferiad a chyfranogiad aelodau, mynegodd bryder nad oedd nifer o brosiectau diweddar a grëwyd yn sgil Covid-19, wedi bod yn destun i'r un broses ddemocrataidd a'r lefel o graffu. Cyfeiriodd at y cyllid a gafwyd trwy'r Gronfa Ymateb i Covid Cludiant Cynaliadwy Lleol fel enghraifft. Roedd yr Arweinydd yn derbyn ei bwynt ac eglurodd y bu'n rhaid i'r Cyngor ymateb yn gyflym iawn i ddatganiadau gweinidogol er mwyn sicrhau cyllid ar gyfer prosiectau Covid penodol o ganlyniad i'r amgylchiadau presennol. O ystyried yr amgylchiadau hynny a'r angen am benderfyniadau cyflym, nid oedd digon o amser i fynd drwy'r

prosesau arferol wrth graffu ar effeithiolrwydd, derbyniwyd hefyd y gallai'r dull yma achosi problemau mewn rhai achosion, ond mewn amgylchiadau eraill gallai fod yn effeithiol iawn megis cyllid grant busnes. Gan ymateb yn benodol i'r cyllid Cludiant Cynaliadwy Lleol a sicrhawyd roedd y Cynghorydd Brian Jones wedi cefnogi'r prosiect gan ddweud sut y mynegwyd rhai o gynigion y prosiect gydag aelodau lleol, yn bennaf trwy'r Grwpiau Ardal yr Aelodau, ynghyd ag ymgysylltu â'r gymuned fusnes ehangach. Cadarnhaodd aelodau eraill natur a chanlyniad yr ymgynghoriadau ar y cynigion yn eu hardaloedd lleol

- Cyfeiriodd y Cynghorydd Graham Timms at yr agenda argyfwng hinsawdd ac ecolegol ac roedd yn gobeithio y byddai yna rywfaint o ddarpariaeth ar gyfer hynny yn y cynllun adferiad. Roedd yr Arweinydd a'r Prif Weithredwr yn cydnabod bod addasu i ffyrdd gwahanol o weithio o ganlyniad i'r pandemig wedi darparu cyfleoedd i ddatblygu'r agenda hwnnw, gydag effaith gadarnhaol ar leihau carbon, a fyddai'n cael ei sefydlu mewn ymarfer yn y dyfodol. Byddai monitro allyriadau carbon a gweithio i gyrraedd y targedau hynny yn cael ei gynnal trwy'r broses adferiad.
- gan ymateb i gais y Cynghorydd Martyn Holland am ddata ar fannau problemus o Coronafeirws yng ngogledd Cymru, cadarnhaodd y Prif Weithredwr eu bod wedi derbyn rywfaint o newyddion gan Fwrdd Iechyd Prifysgol Betsi Cadwaladr y bore hwnnw, byddai'n ei drafod gyda'r Aelod Arweiniol cyn dosbarthu nodyn briffio i'r holl aelodau wedyn.

PENDERFYNWYD bod y Cabinet yn nodi cynnwys yr adroddiad, yn cefnogi'r camau gweithredu sydd wedi eu cymryd ac yn cytuno ar y camau nesaf a nodir yn yr adroddiad.

6 ADRODDIAD ARIANNOL (SEFYLLFA ARIANNOL DERFYNOL 2019/20)

Cyflwynodd y Cynghorydd Julian Thompson-Hill yr adroddiad ar sefyllfa referniw derfynol 2019/20 a'r driniaeth arfaethedig o gronfeydd wrth gefn a balansau.

Tywyswyd yr aelodau drwy fanylion yr adroddiad a'r atodiadau. Yn fyr, roedd y sefyllfa derfynol ar gyllidebau corfforaethol a gwasanaeth (gan gynnwys ysgolion) yn orwariant o £0.928m (0.46% o'r gyllideb referniw net). Roedd y mwyafrif o sefyllfaoedd gwasanaeth a rhesymau dros amrywiaethau wedi cael sylw. Roedd meysydd eraill i'w nodi yn cynnwys 89% o arbedion yn 2019/20 a gafodd ei gyflawni gyda dyraniad wedi'i gymeradwyo i'w osod yn erbyn diffyg arbedion oedd yn cyfateb i 11% ynghyd â'r balans diffyg ysgolion cyffredinol o £1.388m fyddai'n cael ei gario drosodd. Cyfeiriwyd at y trosglwyddiadau rhwng cronfeydd wrth gefn a glustnodwyd a defnydd bwriadol o gyllid a oedd eisoes wedi'i neilltuo yn y gyllideb neu'i gymeradwyo. Fe nodwyd tanwariant yn ymwneud â chyllidebau corfforaethol (£2.401) ynghyd â'r Gronfa Wrth Gefn i liniaru ar y gyllideb. Gan ystyried sefyllfa gyffredinol y gwasanaethau a'r cyllid corfforaethol oedd ar gael, cynigiwyd bod y gwasanaethau yn dwyn ymlaen y tanwariant net a restrwyd fel balansau gwasanaethau ymrwymedig er mwyn helpu i gyflawni strategaeth cyllideb 2020/21 a bodloni ymrwymadau oedd yn bodoli eisoes.

Wrth ystyried yr adroddiad fe nodwyd na fu yna effaith ariannol sylweddol ar sefyllfa derfynol 2019/20 o ystyried cyfnod clo y DU a osodwyd ganol fis Mawrth. Trafododd

y Cabinet y cynnydd ym malansau diffyg ysgolion a rhoddwyd sicrwydd ynglŷn â'r broses sefydledig i ddelio ag ysgolion mewn anawsterau ariannol gyda chynlluniau adferiad unigol ar waith. Mae profiadau yn y gorffennol wedi dangos fod yr arferion presennol wedi gweithio ac roedd yna hyder yn y prosesau hynny. Darparwyd diweddariad hefyd am y gwaith a wnaed gyda'r ysgolion unigol sydd yn rhagweld diffygion. O ran effaith ariannol Covid-19 ar ysgolion, nid oedd yna gynigion i gymryd arbedion o ysgolion o ran gostyngiadau mewn ffioedd NDR a fyddai'n parhau yng nghyllidebau dirprwyedig ysgolion, a disgwylir y byddai modd hawlio cyllid grant i adennill costau cysylltiedig eraill a gafwyd. Er nad oedd yn gysylltiedig â'r adroddiad presennol, fe ymatebodd yr Aelod Arweiniol i gwestiwn gan y Cynghorydd Bobby Feeley ynglŷn â Threth y Cyngor, gan ddweud y cymerwyd safbwynt sympathetig o ran y preswylwyr oedd ag ôl-ddyledion Treth y Cyngor, ond roedd yna ddisgwyliad clir gan Lywodraeth Cymru y bydd yr ôl-ddyledion yn cael eu casglu dros weddill y flwyddyn. Nid oedd y posibilrwydd o ostwng Treth y Cyngor i breswylwyr wedi cael ei ystyried gan y byddai llai o incwm yn golygu torri gwasanaethau a chwtogi cyllidebau.

PENDERFYNWYD bod y Cabinet yn –

- (a) *nodi'r sefyllfa refeniw derfynol ar gyfer 2019/20;*
- (b) *cymeradwyo'r driniaeth arfaethedig o gronfeydd a balansau wrth gefn fel y manylir yn yr adroddiad ac yn Atodiadau 1, 2 a 3; a*
- (c) *nodi manylion y trosglwyddiadau rhwng Cronfeydd Wrth Gefn a Glustnodwyd fel y nodwyd yn Atodiad 4.*

7 ADRODDIAD CYLLID

Cyflwynodd y Cynghorydd Julian Thompson-Hill yr adroddiad yn rhoi manylion ynglŷn â'r sefyllfa ariannol ddiweddaraf a'r cynnydd a wnaed o ran y strategaeth y cytunwyd arni ar gyfer y gyllideb fel yr amlinellir isod -

- y gyllideb refeniw net ar gyfer 2020/21 oedd £208.302 miliwn (£198.538 miliwn yn 2019/20).
- rhagwelir gorwariant o £7.393m ar gyfer cyllidebau gwasanaeth a chorfforaethol (nid oedd y gorwariant yn rhagdybio unrhyw grant 'colli incwm' y gellir ei dderbyn)
- tynnwyd sylw at y risgiau a thybiaethau presennol yn ymwneud â meysydd gwasanaeth unigol ynghyd ag effaith ariannol Coronafeirws a chyllidebau Model darparu Amgen Hamdden
- arbedion ac arbedion effeithlonrwydd angenrheidiol o £4.448m i gael eu nodi a'u cytuno yn cynnwys arbedion corfforaethol sy'n ymwneud ag adolygiad actiwaraidd teirblwydd o Gronfa Bensiynau Clwyd (£2m); 1% arbedion ysgolion (£0.692m); arbedion gwasanaeth (£1.756m)
- rhoddwyd diweddariad cyffredinol am y Cynllun Cyfalaf, y Cyfrif Refeniw Tai a'r Cynllun Cyfalaf Tai.

Fe soniodd yr Aelod Arweiniol ragor am y sefyllfa ariannol ddiweddaraf gan ystyried effaith ariannol Covid-19 ond fe nodwyd fod yr ansicrwydd sylweddol yn golygu ei

bod yn eithriadol o anodd o ran cynllunio ariannol. Wrth dynnu sylw at y gorwariant a ragwelir, gobeithio y byddai'r ffigur yn lleihau dros y flwyddyn yn dilyn cadarnhad o ddyraniadau grant ac wrth i gyfyngiadau'r cyfnod clo lacio ac wrth i nifer o fesurau eraill gael eu hystyried.

Pwysleisiodd Pennaeth Cyllid bod y sefyllfa'n parhau i newid yn gyflym. Roedd hyd at £78m wedi cael ei gyhoeddi yn y gyllideb atodol ar gyfer colledion incwm yn Chwarter 1 yn erbyn 'hawliad ffug' oedd yn gyfanswm o £68m oedd wedi ei baratoi i'w gyflwyno gan awdurdodau lleol ar draws Cymru (roedd rhaid gosod gostyngiadau mewn gwariant yn erbyn colli incwm yn gostwng swm cyffredinol yr hawliad). Nid oedd cyhoeddiad ffurfiol wedi'i wneud o ran colledion incwm yn Chwarter 2. Fe nodwyd hefyd fod y grant gofal cymdeithasol wedi cael ei ymestyn ffurfiol i fis Mehefin 2020.

Trafododd y Cabinet y materion canlynol mewn mwy o fanylder -

- o ran y £78 a gyhoeddwyd yn y gyllideb atodol ar gyfer colledion incwm yn Chwarter 1, mynegodd y Cynghorydd Mark Young ei siom na fyddai'r swm llawn bellach ar gael gan fod Llywodraeth Cymru yn defnyddio rhywfaint o'r cyllid at ddibenion eraill. Eglurodd yr Aelod Arweiniol a Phennaeth Cyllid sut roedd lefel amcangyfrif yr incwm a gollwyd gan awdurdodau lleol wedi cael ei gyfrifo a thynnodd sylw at y newidiadau amrywiol a wnaed i'r cyfrifiadau hynny ers yr amcangyfrifon gwreiddiol oedd wedi arwain at hawliadau 'ffug' gostyngedig o tua £68m. Deallir y bydd cyfran o'r £78m yn cael ei ddyrannu at ddibenion adferiad ac roeddynt yn aros am benderfyniad a fyddai hawliad yr awdurdodau lleol am golli incwm yn cael ei dalu'n llawn.
- cyfeiriodd yr Arweinydd at y gwaith a wnaed a'r pwysau ariannol roedd awdurdodau lleol yn eu hwynebu oedd wedi cael ei gydnabod gan Weinidog Llywodraeth Leol.
Fe dynnodd sylw hefyd at yr angen am gefnogaeth ariannol briodol i gyflwyno mentrau Llywodraeth Cymru, megis Rhaglen Profi, Orlhain a Diogelu ac roedd y mater yma wedi cael ei godi gyda'r Gweinidog drwy Gymdeithas Llywodraeth Leol Cymru hefyd. Rhoddodd y Gweinidog rywfaint o sicrwydd y byddai awdurdodau lleol yn cael eu had-dalu'n llawn am gyflwyno'r mentrau newydd yma.

Wrth ymateb i gwestiwn gan y Cynghorydd Barry Mellor ynglŷn â'r broses i arwyddo'r datganiad o gyfrifon, cadarnhaodd Pennaeth y Gyfraith, Adnoddau Dynol a Gwasanaethau Democrataidd y byddai'r broses arferol yn cael ei dilyn. Bydd fersiwn ddrafft y datganiad o gyfrifon yn cael ei ystyried gan y Pwyllgor Llywodraethu Corfforaethol ym mis Gorffennaf yna eto ym mis Medi i roi cymeradwyaeth derfynol.

PENDERFYNWYD bod y Cabinet yn nodi'r cyllidebau a bennwyd ar gyfer 2020/21 a'r cynnydd a wnaed yn erbyn y strategaeth gyllidol a chytunwyd arni.

8 **BLAENRAGLEN WAITH Y CABINET**

Cyflwynwyd Rhaglen Waith i'r Dyfodol y Cabinet i'w hystyried a nododd yr aelodau'r eitemau canlynol ar gyfer cyfarfodydd yn y dyfodol.

PENDERFYNWYD nodi rhaglen gwaith i'r dyfodol y Cabinet.

Daeth y cyfarfod i ben am 11.40am.

Mae tudalen hwn yn fwriadol wag

Adroddiad i'r

Cabinet

Dyddiad y cyfarfod

28 Gorffennaf 2020

Aelod/Swyddog Arweiniol **Aelod Arweiniol Tai a Chymunedau**

Awdur yr Adroddiad

Rheolwr Gwarchod y Cyhoedd ac Amgylchedd Adeiladu

Teitl

Trwyddedu Ychwanegol i Dai Amlfeddiannaeth

1. Am beth mae'r adroddiad yn sôn?

- 1.1 Mae'r adroddiad yn sôn am gael cymeradwyaeth Aelodau ar ail-ddynodi Cynllun Trwyddedu Ychwanegol i Dai Amlfeddiannaeth yn y Rhyl ac ymestyn y dynodiad i eiddo perthnasol ym Mhrestatyn, Dinbych a Llangollen.

2. Beth yw'r rheswm dros wneud yr adroddiad hwn?

- 2.1. Mae'r Cyngor wedi bod yn gweithredu Cynllun Trwyddedu Ychwanegol ar gyfer Tai Amlfeddiannaeth yn y Rhyl ers bron i 10 mlynedd. Mae Deddf Tai 2004 yn mynnu ein bod yn adolygu dynodiad y cynllun Trwyddedu Ychwanegol bob 5 mlynedd.

3. Beth yw'r Argymhellion?

- 3.1. Mae swyddogion yn ceisio cael barn Aelodau ar ail-ddynodi Cynllun Trwyddedu Ychwanegol yn y Rhyl a hefyd ar y cynnig i ymestyn y dynodiad i Brestatyn, Dinbych a Llangollen.

4. Manylion am yr adroddiad

Cefndir

- 4.1. Cyflwynodd Deddf Tai 2004 ddyletswydd i awdurdodau lleol weithredu Cynllun Trwyddedu Gorfodol ar gyfer mathau penodol o dai amlfeddiannaeth sy'n cynnwys:

- 3 llawr neu ragor, gyda 5 neu ragor o breswylwyr gan ffurfio 2 aelwyd neu ragor.

- 4.2. Nod y Cynllun Trwyddedu Gorfodol yw sicrhau bod y Tai Amlfeddiannaeth yn cael eu rheoli'n iawn gan unigolion addas a phriodol, bod yr eiddo wedi'i ddodrefnu gyda chyfleusterau addas, a bod y trefniadau diogelwch tân yn dderbyniol. Fodd bynnag, dim ond nifer fechan o Dai Amlfeddiannaeth yn Sir Ddinbych sy'n disgyn o fewn meini prawf Trwyddedu Gorfodol fel sy'n ofynnol dan y Ddeddf.
- 4.3. Mae Deddf Tai 2004 hefyd yn cynnwys darpariaethau sy'n galluogi awdurdodau lleol i ymestyn cynllun trwyddedu i gategoriâu eraill o Dai Amlfeddiannaeth i fynd i'r afael â phroblemau penodol nad ydynt yn cael eu cynnwys yn y Cynllun Gorfodol. Gelwir hyn yn Drwyddedu Ychwanegol.
- 4.4. Ar 8 Medi, 2009, cafwyd cymeradwyaeth y Cabinet ar Drwyddedu Ychwanegol ar gyfer y Rhyl. Daeth y Cynllun hwn i rym ar 1 Ionawr, 2010. Adolygwyd y cynllun gan y Cabinet ym mis Rhagfyr 2004 a'i ymestyn am 5 mlynedd arall.
- 4.5. O 27 Ionawr, 2020, mae 145 o Dai Amlfeddiannaeth wedi cael eu trwyddedu drwy'r Cynllun Trwyddedu Ychwanegol a 33 wedi cael eu Trwyddedu drwy'r Cynllun Gorfodol h.y. cyfanswm o 178.

Elfennau i'w Hystyried:

Yr ardal ddaearyddol sy'n cael ei chynnwys gan "Drwyddedu Ychwanegol".

- 4.6. Ar hyn o bryd, mae'r cynllun Trwyddedu Ychwanegol yn gymwys i eiddo perthnasol yn y Rhyl yn unig. Argymhellodd Swyddogion bod y cynllun yn cael ei ehangu i gynnwys Tai Amlfeddiannaeth ym Mhrestatyn, Dinbych a Llangollen.

Y math o Dai Amlfeddiannaeth sy'n cael eu cynnwys gan "Drwyddedu

Ychwanegol"

- unrhyw fath o Dai Amlfeddiannaeth a ddiffinnir gan Adran 254 Deddf Tai 2004, nad ydynt yn disgyn o fewn y cynllun trwyddedu gorfodol, ac sy'n cynnwys 3 neu ragor o unigolion, gan ffurfio dwy aelwyd neu ragor.
- Eiddo Tai Amlfeddiannaeth sydd wedi'u diffinio o fewn Adran 257 y Ddeddf Tai; Tai Amlfeddiannaeth sydd wedi'u creu drwy drawsnewid adeiladau i fflatiau, ond nid ydynt yn bodloni Rheoliadau Adeiladu 1991, ac o ganlyniad nid ydynt wedi dod i'r safonau perthnasol

Cyfiawnhad a thystiolaeth dros ail-ddynodi cynllun Trwyddedu Ychwanegol

4.7. Er mwyn dynodi Cynllun Trwyddedu Ychwanegol, mae Deddf Tai 2004 yn nodi bod angen i'r Awdurdod Lleol fod yn **fodlon** ei fod yn bodloni meini prawf penodol. Mae (**Atodiadau 1, 3, 4 a 5**) yr adroddiad hwn yn darparu llythyrau o gefnogaeth ar gyfer Trwyddedu Ychwanegol gan NWP a NWFRS ynghyd â rhagor o dystiolaeth i gefnogi estyniad o'r cynllun.

Yr Amodau i'w gweithredi fel rhan o'r cynllun Trwyddedu Ychwanegol

4.8. Mae Amodau a Safonau'r Trwyddedu wedi cael eu hadolygu a'u diweddarau fel y mabwysiadwyd y safonau presennol yn ôl yn 2010. Mae'r amodau arfaethedig wedi cael eu hamlinellu yn **Atodiad 2**. Y prif newidiadau yw:

- Trawsnewid **safonau gofod ystafell** ychydig i fod yn unol â Lloegr.
- **Amodau Arbed Ynni** i'w diwygio yn unol â Rheoliadau Arbed Ynni Newydd (Eiddo a rentir yn breifat) (Cymru a Lloegr) 2015.
- Amodau manylach ar **storio a gwaredu sbwriel**.
- Diwygiadau o **ymddygiad Gwrthgymdeithasol**.
- **Diogelwch Nwy** - Mae'n rhaid gosod larwm carbon monocsid (CO) i unrhyw ystafell a ddefnyddir fel llety preswyl ac sy'n cynnwys cyfarpar tanwydd nwy.

Ffioedd i'w ychwanegu i gynllun Trwyddedu Ychwanegol

4.9. Mae'r ffioedd Trwyddedu wedi cael eu hadolygu hefyd. Rydym yn cynnig mabwysiadu'r Strwythur Ffioedd presennol gyda buddion a gostyngiadau ychwanegol i landlordiaid am gydymffurfio a rheoli'n dda. Mae ffioedd yn cael eu hatodi'n **Atodiad 6**.

Y sylwadau a dderbyniwyd o ymgynghoriad ffurfiol

4.10. Gellir canfod crynodeb o'r sylwadau a dderbyniwyd o'r ymarfer ymgynghori yn **Atodiad 8** ac unrhyw newidiadau a wnaed o ganlyniad i sylwadau wedi'u hamlygu'n goch ar y dogfennau perthnasol.

Ystyriaeth o bryd y dylid cyflwyno'r cynllun

4.11. Yn ystod pandemig presennol Covid-19, rhannwyd canllawiau anstatudol LIC sy'n awgrymu y dylai Awdurdodau Lleol ystyried oedi cyflwyniad cynlluniau trwyddedu nad ydynt yn orfodol, fel rydym wedi gwneud ers y 2 fis diwethaf. Fodd

bynag, rydym yn ystyried bod buddion cyflwyno'r cynllun i'r gymuned, a diogelwch tenantiaid yn cymryd blaenoriaeth dros oedi pellach. Os yw'r Cabinet yn cymeradwyo'r Cynllun Trwyddedu Ychwanegol, yna bydd yn dechrau mewn 3 mis, ac yn unol â'r Statud.

5. Sut mae'r penderfyniad yn cyfrannu at y Blaenoriaethau Corfforaethol?

- 5.1. Cydnabyddir bod angen i sicrhau bod tai ar gael i fodloni anghenion preswylwyr Sir Ddinbych a bod hyn yn elfen bwysig mewn cadw neu atynnu pobl ifanc i fyw yn yr ardal. Mae rheoli effeithiol a effeithlon y sector rhentu preifat, a Thai Amlfeddiannaeth yn benodol yn allweddol wrth sicrhau bod yr amcan hwn yn cael ei gyflawni i denantiaid, preswylwyr a landlordiaid.
- 5.2. Mae rheoli Tai Amlfeddiannaeth yn cyfrannu at ddarpariaeth ystod eang o lety ar gael i weddu gwahanol anghenion hefyd, ac mae'n cyfrannu i un o'r camau gweithredu sef cefnogi pobl ifanc i gael mynediad i dai addas y maent yn gallu eu fforddio.
- 5.3. Yn Ardal Adfywio Gorllewin y Rhyl, rydym yn bwriadu creu cymdogaeth atyniadol lle byddai pobl sy'n gweithio eisiau byw, ac mae angen i'r Tai Amlfeddiannaeth sy'n weddill eu rheoleiddio'n gymesur i gyflawni hyn.

6. Faint fydd hyn yn ei gostio a sut y bydd yn effeithio ar wasanaethau eraill?

- 6.1. Bydd costau'n cael eu cynnwys o fewn cyllidebau gwasanaeth, ac fe gynhigir bod y ffioedd trwyddedu presennol yn cael eu cadw.

7. Beth yw prif gasgliadau'r Asesiad o Effaith ar Les?

- 7.1. Y prif gasgliadau o'r Asesiad o Effaith ar Les yw bod y canlyniad yn cyfrannu'r gadarnhaol yn gyffredinol i'r nodau lles. Byddai cynllun trwyddedu tai fel hwn yn cael effaith gadarnhaol eang ar les cymdeithasol, effaith amgylcheddol ac ar welliannau economaidd i'r ardal ehangach. Mae'r adroddiad hwn wedi amlygu bod angen canolbwyntio ar gynhwysiad cymdeithasol a datblygiad. **Gweler Atodiad 7 am gopi o'r Asesiad o Effaith ar Les.**

8. Pa ymgynghoriadau sydd wedi eu cynnal gyda Chraffu ac eraill?

8.1 Mae ymgynghori ffurfiol wedi cael eu cynnal gyda'r Craffu Partneriaethau, y MAG perthnasol, yr Aelod Arweiniol a gwasanaethau eraill o fewn CSDd a Phartneriaid, a bu ymgynghoriad ffurfiol ar Borth Ymgynghori CSDd am 10 wythnos. Yn gyffredinol, roedd y sylwadau'n gefnogol o gyflwyno Cynllun Trwyddedu Ychwanegol ar gyfer Tai Amlfeddiannaeth, ond roedd un her ffurfiol ac fe'i derbyniwyd gan Gymdeithas Genedlaethol Landlordiaid Preswyl (NRLA). Mae crynodeb o'r ymatebion i'w weld yn Atodiad 8.

9. Datganiad y Prif Swyddog Cyllid

9.1. Dylai unrhyw gostau sy'n gysylltiedig â'r cynllun hwn gael eu cynnwys mewn cyllidebau presennol ac felly nid oes unrhyw oblygiadau ariannol amlwg yn yr adroddiad.

10. Pa risgiau sydd yna ac a oes unrhyw beth y gallwn ei wneud i'w lleihau?

10.1. Gallai'r gallu i weinyddu a gweithredu'r cynllun fod yn risg. Fodd bynnag, rydym yn ystyried bod yr adnoddau presennol o ran staff yn ddigonol. Fodd bynnag, os ydym ni'n nodi'r angen, yna byddai'r incwm a gynhyrchir gan y cynllun yn cael ei ddefnyddio yn erbyn costau cyflogi staff dros dro ychwanegol.

11. Pŵer i wneud y Penderfyniad

11.1. Mae Adran 56 Deddf Tai 2004 (y Ddeddf) yn rhoi pŵer i'r awdurdod lleol naill ai ddynodi ardal eu rhanbarth neu ardal o fewn eu rhanbarth fel un sy'n destun cynllun trwyddedu ychwanegol mewn perthynas â disgrifiad o Dai Amlfeddiannaeth a nodir yn y dynodiad.

Mae Adran 65 (2) y Ddeddf yn rhoi pŵer i'r awdurdod lleol osod safonau lleol uwch yn ogystal â'r safonau a ragnodir gan ddeddfwriaeth.

Mae Adran 63(3) y Ddeddf yn datgan y gall yr awdurdod lleol ofyn am ffi ynghlwm wrth gais trwyddedu, a osodir gan yr awdurdod lleol.

Mae tudalen hwn yn fwriadol wag



**PLANNING, PUBLIC PROTECTION AND COUNTRYSIDE
SERVICES**

PROPOSAL

**Proposed designation of an Additional Licensing
scheme for Houses in Multiple Occupation (HMOs)
within the four wards of Rhyl, Prestatyn, Llangollen
and Denbigh**

**Denbighshire County Council Additional Licensing Scheme
(Houses in Multiple Occupation) Scheme 2020**

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Proposed designation of an Additional Licensing scheme for Houses in Multiple Occupation (HMOs) within the four wards of Rhyl, Prestatyn, Llangollen and Denbigh

1. Introduction

The Housing Act 2004 changed and improved the way in which Houses in Multiple Occupation (HMO's) are regulated. The Act introduced a new duty for Local Authorities to operate a mandatory licensing scheme for certain types of HMO's which consist of three or more storeys and with five or more occupants, forming two or more households.

The aim of the licensing scheme is to ensure that HMO's are properly managed by 'fit and proper' people; that the premises are suitably equipped with adequate amenities and facilities and that fire safety arrangements are acceptable. A licence will also specify the maximum number of people who may live in the HMO and includes specific standard licence conditions.

Denbighshire only had a small number of HMOs in Denbighshire that fell within the criteria laid down by the Act that are subject to the mandatory scheme. A total of 29 HMO properties are subject to this scheme and have since been licensed. All these properties are in Rhyl.

Out of the total number of housing stock in Denbighshire up to 3.1% of this stock are estimated to be HMO properties. There is 43,400 total stock, 7,157 of these are privately rented (Source - The Welsh Government Stats Wales). Of these 1,333 are HMO stock (Source - Housing Enforcement database). Of the total housing stock the highest of HMO stock are in town of Rhyl (1.9%), followed by Prestatyn (0.37%), Llangollen (0.28%), Denbigh (0.19%), St Asaph (0.11%), Ruthin (0.1%) Corwen (0.05%). **(Tables 1&2)**

Of the total known HMO's in Denbighshire the highest concentration of HMO are within Rhyl which equates to 63% of the total HMO stock, with Prestatyn with next highest with 12% of HMO stock, 9.1% in Llangollen, 6.3% in Denbigh, 3.7% in St Asaph, 3.4% in Ruthin 1.73% in Corwen, and all other Denbighshire towns combined with less than 0.77%.

The Housing Act 2004 also contains provisions enabling local authorities to extend to other categories of HMO to address particular problems that may exist in HMO not covered by the mandatory scheme due to the number of persons / households in occupation and also in sub-standard, converted, self-contained flats.

To deal with these types of HMO the Council took up these discretionary powers and on the 8th September 2009, the Council's Cabinet approved the "designation" of an "Additional Licensing" scheme in Denbighshire. This meant that many more HMOs were "captured" by a licensing regime that can seek to deliver improving living conditions within HMOs and limit the impact HMOs might have on the wider community. This Scheme was for a 5 year period and expired on 31st December 2014.

On 16th December 2014, The Council's Cabinet again approved the "designation" of an "Additional Licensing" scheme in Denbighshire. The current Houses in Multiple Occupation (HMO) Additional licensing scheme is due to expire on the 31st March 2020.

The report outlines the proposal to re-designate Additional Licensing scheme within four specified geographical areas, the types of HMO to be included in the scheme and the Licensing Standard and Fees applicable to the scheme.

It is our aim to ensure that all tenants are safe from the risk of fire and other potential hazards and that multi occupied housing is of a high standard with regards to their general facilities, amenities and living conditions. The private rented sector has an increasingly important role in the provision of housing options for those who are either not able to consider home ownership, or for whom social housing is not a viable option and also for work opportunities which is seasonal in nature. It is therefore imperative that the achievements already attained to date are built upon in the coming years by re-designating the Additional Licensing Scheme to include all houses in Multiple Occupation within the town of Rhyl and to introduce this for the first time to Prestatyn, Llangollen and Denbigh.

2. Legal Requirements

Section 56 Housing Act 2004 gives power to Local Authorities to designate areas, or the whole of the area, within their district, as subject to additional licensing in respect of some or all of the HMOs in its area that are not already subject to mandatory licensing.

The Housing Act 2004 states that before making an Additional HMO licensing designation for a particular type of HMO, or for a particular area, a Local Authority must be satisfied that the following criteria are met:

Criteria 1: Consider that a significant proportion of the HMOs of that description in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public, and, have regard to any information regarding the extent to which any codes of practice approved under section 233 have been complied with by persons managing HMOs in the area in question.

Criteria 2: Consult persons likely to be affected by the designation and consider any representations made.

Criteria 3: Ensure that the exercise of the power is consistent with their overall housing strategy;

Criteria 4: Seek to adopt a coordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector as regards combining licensing with other action taken by them or others;

Criteria 5: Consider whether there are any other courses of action available to them (of whatever nature) that might provide an effective method of dealing with the problem or problems in question, and;

Criteria 6: That making the designation will significantly assist them to deal with the problem or problems (whether or not they take any other course of action as well).

In meeting the above Criteria, evidence is contained within this report supporting the re-designation of an Additional HMO Licensing Scheme. In meeting Criteria 2 in particular, views of the public will be taken into consideration on the proposed designation as contained within the report. This report forms part of the Consultation process.

3. How Does Additional Licensing Work?

Application Process and Licensing Conditions

The scheme involves sending out Application Packs consisting of an application form and covering letter. Landlords are given 4 weeks to complete the forms and provide all necessary documentation and fee. The licensing procedure does not commence until a complete application is received.

Following receipt of a completed application form, properties are then either licensed or exempted from the scheme. The following are some reasons why properties may be **exempt** from the Denbighshire County Council's Additional Licensing Scheme:

- the number of occupants in the property is below the threshold for licensing
- It is a building which consists of self-contained flats where two thirds or more are owner occupied
- Where the owner or manager is a public body
- The property is a guest house or hotel
- The property is in single occupation etc.

Prior to licensing, all properties will have an inspection under the Housing Health and Safety Rating System (HHSRS) and any enforcement action required to remedy hazards identified will be carried out. At the same time, all licensed properties are risk rated which determines the next date for future inspection. All licensed properties will be revisited and a full inspection carried out at least once during the 5 year licence period.

Failure to apply for a HMO licence where required and breaking any of the licensing conditions are criminal offences and as such penalties are issued in accordance with the statutory levels.

Additional HMO Licensing allows for extra conditions and additional measures of control to be applied to the licence which would not be dealt with under the reactive inspections under the Housing Health and Safety Rating System (HHSRS).

The Authority must grant a licence if it is satisfied that:

- The HMO is reasonably suitable for occupation by the number of people allowed under the licence.
- The proposed licensed holder is **a fit and proper person** and the most appropriate person to hold the licence. This means that the licence holder has to declare any unspent convictions.
- The proposed manager, is a fit and proper person
- The management arrangements are satisfactory.
- It is satisfied that the property is Registered and the managing agent is Licensed with Rent Smart Wales.

A licence also includes the following conditions, which apply to every licence.

- A valid current gas safety certificate, which is renewed annually, must be provided upon request.
- Proof that all electrical appliances and furniture are kept in a safe condition.
- Proof that all smoke alarms/emergency lighting are correctly positioned and installed.
- Each occupier must have a written statement of the terms on which they occupy the property, for example, a tenancy agreement.

- The licence also specifies the maximum number of persons and households who may live in the HMO.
- Restrictions or prohibitions on the use of parts of the HMO by occupants may also be made.

In addition, the licence holder must not only satisfy to the authority that reasonable procedures are in place with regards to anti-social behaviour, **but that they also have robust management arrangements in place throughout the period of the licence to deal with emergencies as they arise.**

Imposing these additional standards and conditions not only allows for extra powers to ensure good living conditions for tenants in the private rented sector, but also ensures that poor landlords who provide badly managed accommodation can no longer compete unfairly by undercutting the majority of landlords who are responsible and provide reasonable conditions for their tenants.

See **Appendix 2** for the proposed Denbighshire County Council HMO Licence Conditions.

4. The Current Additional Licensing Scheme

Scope of Scheme

In 2014 Denbighshire County Council designated the five electoral wards of **Rhyl** as subject to Additional Licensing. The Scheme is known as **Denbighshire County Council Additional Licensing Scheme for Houses in Multiple Occupation (Rhyl) 2015** which came into force on the 1st April 2015 and is due to expire on the 31st March 2020. The Designation is in accordance with the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006.

This scheme was introduced to capture certain types of HMO properties within the settlement limits of Rhyl. The scheme also set out the fees which would apply for licensing those HMO's and to cover administration of the scheme for the period of the licence, which was for a maximum of 5 years. The scheme also has in place specific standard licensing conditions which were also adopted by the Council at the time of the designation, these standards would apply across the board to any HMO licensed under the scheme.

Evidence obtained during the consultation period prior to the scheme supported the need for HMO Additional Licensing within the Rhyl wards. The scheme includes properties that meet one of the following criteria:

- any type of HMO as defined by Section 254 of the Housing Act 2004 which does not fall within the mandatory licensing scheme, occupied by three or more persons, forming two or more households
- HMO properties which are defined within the scope of Section 257 of the Housing Act; HMO's created by converting buildings into flats, but do not meet the 1991 Building Regulations and they have not been subsequently brought up to the relevant standards

Much work has been undertaken within the scope of this Additional HMO Licensing scheme to ensure that any eligible properties were licensed. As of the 31st March 2019, just over 4 years into the life of the scheme, 144 HMO properties have been licensed. Of these HMOs all have

been inspected to assess them against the standard licensing Conditions and all have been inspected in accordance with the Housing Health and Safety Rating Scheme inspection system.

5. Supporting Evidence for the Scheme

Complaints and Housing Health & Safety Rating System (HHSRS)

The Public Protection (Environmental Health) Service receive complaints from tenants of private rented properties. These complaints may relate to: general disrepair, failure in Management, the lack of amenities or lack of, or inadequate fire detection.

Following receipt of a complaint, each property is visited and a full HHSRS inspection is carried out. The HHSRS is the means of evaluating the potential risks to health and safety from any deficiencies in the dwellings. The Rating System is about the assessment of 29 hazards and their potential effects on the condition of the property.

Once a deficiency is identified during an inspection, the likelihood of a member of the vulnerable age group suffering a potentially harmful occurrence in the next 12 months is assessed. Finally, the possible harm outcomes that could result from such an occurrence is judged. This scoring procedure is repeated for all 29 hazards that are considered to be worse than average for the housing stock. Hazards can be scored as **Category 1** or **Category 2** hazards (A hazard band for all scored hazards are recorded Category 1 (A-C) and Category 2 (D-J)). Local Authorities have a duty to deal with Category 1 hazards and discretion to deal with Category 2 hazards. The following are examples of a few of the 29 Hazards:

- Damp and Mould Growth
- Excess Cold
- Food Safety
- Falling on Level Surfaces
- Fire

Over the last 4 years, 1,567 Housing Health & Safety Rating Scheme Assessments have been carried by the Housing Enforcement Team in Denbighshire. Of those assessments, 1004 (64%) were of HMO properties and the remainder, 563 (36%) were single occupancy rented properties. **(See Tables 3 and 4)**

61% of the HMOs inspected contained a Category 1 Hazard (406) compared to only 39% in non-HMOs. Additionally, 61% of the HMOs inspected also contained a Category 2 Hazard (778) compare to only 39% (491) in single occupancy properties.

Over the last **4 years 3561** hazards have been identified within properties in the private housing sector. **(See Tables 5 & 6)**

Of the total high risk hazards (Category 1) identified **56% (579)** were from HMO properties with the remaining **44% (463)** from single occupancy properties.

Of the Category 2 hazard identified **53%** were from HMO properties which equates to **1193** identified hazards, the remaining **47% (1326)** hazards were from single occupied properties.

Of all the Hazards identified (Cat 1 & 2) **1905** were from HMO properties with **1656** from single occupied properties, this equates to **53%** within HMO properties.

According to Denbighshire County Council statistics the total number of Private Rented Dwellings within Denbighshire is 7157. The total number of HMOs is 1,333 (19%) and the total number of single dwellings is 5,819 (81%). **(See Table 7)**

Since 2015, the total number of Housing related complaints received by Public Protection Housing Enforcement was 939, of which 475 (50.6%) were from HMO Properties and 464 (49.4%) were from single dwellings. **(See Table 8)**.

475 Complaints were received from 36% of the total HMO Stock **(See Table 9)** compared to only 464 complaints which equates to 8% of the total single dwelling stock **(See Table 10)**. We are therefore 4 times more likely to receive a complaint about a HMO property than we are a Single Occupied rented dwelling.

Enforcement Action

Following the HHSRS assessment stage, **enforcement action** is taken by means of one of the following:

- **Hazard Awareness Notices** (This notice advises the person on whom it is served of the existence of hazards on the residential premises concerned which arises as a result of the deficiency on the premises)
- **Improvement Notices** (stating the deficiency giving rise to the hazard which remedial action to be taken and time for taking such action)
- **Prohibition Orders** (An order imposing such prohibitions on the use of the premises)

Another form of enforcement action which is specific to HMO are:

- **Interim and Final Management Orders** (Interim Management Orders transfers the management of a residential property to the Local Authority for a period of up to twelve months. A local authority must take enforcement action in respect of a licensable property by making an Interim Management Order (IMO) if the property ought to be licensed, but is not, and the Local Authority considers there is no reasonable prospect of it granting a licence in the near future.

The procurement of a third Management Order Contract with an external agent / manager is currently being undertaken.

Since April 2015, 1,483 types of enforcement action were taken across the county. The results of enforcement action taken have resulted in Category 1 hazards being removed from 445 properties within Denbighshire. **(See Table 11)**

Fire Related Complaints and Incidents in Denbighshire

In collating fire related data evidence were gathered from our own database, but also evidence was provided by North Wales Fire & Rescue Service.

From evidence provided by North Wales Fire & Rescue Service relating to reported dwelling fires in Denbighshire during the period 2010 to 2019, there were a total 703 incidents of which 178 (25%) occurred in flats or HMO properties. **(See Tables 12 -15)**

Of the 178 reports of fires which relate to flats or HMOs throughout Denbighshire, 102 (57%) related to reports of fire from the town of Rhyl **(see Tables 16-17)**, which is logical when this is Denbighshire largest town and contains the most HMOs; this results in 76 (43%) reported fires elsewhere over Denbighshire.

In addition, **Appendix 3** is a letter from North Wales Fire and Rescue Service which supports the need for the continuation of an Additional Licensing Scheme in Rhyl and its expansion to other areas within Denbighshire.

Additional Supporting Information

In October 2012, a Fire Resulting in 5 fatalities occurred in Prestatyn which is currently outside the remit of HMO Additional Licensing. This property was a Section 257 HMO consisting of 2 Poorly Converted Flats over 3 Storeys. This tragic incident may have been prevented had the Licensing Scheme been widened to other wards within Denbighshire.

HMO Proactive Fire Risk Assessment Project

Between November 2017 and March 2018, Officers carried out proactive Fire Safety Inspections of 135 (91%) out of 149 Licensed HMO properties within Rhyl that were eligible for an inspection. In total 621 individual flats / dwellings were inspected. Note: All properties are risk rated for inspection when a license is issued and this determines the next date for inspection; therefore not all licensed properties were due an inspection.

This was a scheme which was carried out in conjunction with guidance from the North Wales Fire Service. Visits were carried out to ensure that the properties were being adequately managed for fire safety. Landlords are required to have an update when required a fire safety risk assessment of their properties. In addition to ensuring this was in place, each visit also involved inspection of communal areas, including all fire doors, Automatic Fire Detection systems (to ensure they were in proper working order) and all had current Fire Safety and Emergency Lighting Certification. The visits revealed the following:

- 86% of properties had a suitable fire risk assessment.
- 424 of fire doors were defective in 79% of the properties inspected e.g. damaged or missing intumescent strips / seals, inadequate lock, holed etc. – These required either replacing or repairing.
- 13% of properties had means of escape issues identified during the inspection e.g. objects causing obstruction, defective emergency lighting etc.
- 4% of properties with fire detection panels were found to be defective.
- In total 74% of the properties inspected required formal enforcement action being taken in relation to fire safety issues identified. **(See Tables 18-22)**

In conjunction with the North Wales Fire and Rescue Service data, these statistics demonstrate that although there has been a general reduction in the number of fires in HMOs over the last 5 years, there is still a need to inspect and regulate HMOs on a regular basis; this can be achieved through the re-designation of the Additional Licensing Scheme for Rhyl and the other areas proposed.

Police Related Statistics – Anti Social Behaviour

Anti-social behaviour is a broad term used to describe the day-to-day incidents of crime, nuisance and disorder that make many people's lives a misery – from litter and vandalism, to public drunkenness or aggressive dogs, to noisy or abusive neighbours. Such a wide range of behaviours means that responsibility for dealing with anti-social behaviour is shared between a number of agencies, particularly the police, councils and social landlords.

There have been a total of 6,407 ASB incidents in Denbighshire from the 1st April 2016 until the 31st August 2019. (See Table 23)

From the wards within Denbighshire, the majority of the incidents have occurred in Rhyl, specifically Rhyl West.

Between the dates 1st April 2016 until the 31st August 2019, Rhyl as a whole had 2903 ASB incidents, making up 45% of all incidents in Denbighshire.

Rhyl West specifically consisted of 1530 ASB incidents, making up 24% of all ASB incidents in Denbighshire.

It is clear that in the whole of Denbighshire between the dates of 1st April 2016 until the 31st August 2019, the ASB incidents over the period have decreased in total from 1835 to 1213. This is a decrease of 34%. The majority of wards have decreased in number of ASB incidents, with exception to a few. Rhyl's ASB incidents have shown a clear decrease from 839 to 558. This was a decrease of 33%.

It is evident that ASB incidents are more prominent not only in Rhyl, but in the following wards:

- 1) **Prestatyn – 1051 incidents** between the dates 1st April 2016 until the 31st August 2019
- 2) **Denbigh - 713 incidents** between the dates 1st April 2016 until the 31st August 2019
- 3) **Llangollen – 319 incidents** between the dates 1st April 2016 until the 31st August 2019

Overall, there has been a steady decrease in the number of ASB incidents over Denbighshire as a whole, although Rhyl continues to have the highest total number of ASB incidents, the above three wards have been identified with the second, third and fourth highest number of ASB incidents within the County.

The Additional Licensing Scheme applies conditions which aim to tackle antisocial behaviour within HMO properties.

Appendix 4 Is a letter from North Wales Police which supports the need for the continuation of an Additional Licensing Scheme.

The above figures, and attached supporting letter demonstrates the ongoing need for an Additional Licensing not only in Rhyl but to other areas within the County.

Waste Enforcement

Evidence obtained from the Waste and Recycling Manager and the Senior Environmental Crime officer of Denbighshire County Council's Environmental Services, see **Appendix 5**, shows there is a correlation between areas with a large HMO concentration and the amount of fly-tipping in those areas.

Fly tipping is often accumulations of black waste sacks (presented on other days to the designated collection day) and bulky waste.

The statistics below show the disproportionate number of formal requests we have received to respond to fly tipping in the West Rhyl area (Around 30% in the last two months) compared to the County monthly total.

<u>Month</u>	<u>No. of Incidents in W. Rhyl</u>	<u>Total for Month Denbighshire</u>
May 2019	10	60
June 2019	15	71
July 2019	24	106
August 2109	19	107
September 2019	26	63
October 2109	21	67

There is also a correlation with the amount of fly-tipping associated with HMO's in other areas i.e. Prestatyn, Denbigh, Ruthin and Llangollen. The problem is not confined to West Rhyl. However, data for this area is more readily available due to this area being a Council priority.

The Additional Licensing Scheme allows for conditions on waste management to be imposed e.g. provision and adequate number of suitable recycling and waste containers

The evidence provided indicates the need to continue with the Additional Scheme so as to ensure that waste issues in areas with HMO properties are addressed and improved.

Welsh Index of Multiple Deprivation 2019 (WIMD)

The Welsh Index of Multiple Deprivation (**WIMD**) is the Welsh Government's official measure of relative deprivation for small areas in Wales. It identifies areas with the highest concentrations of several different types of deprivation. WIMD ranks all small areas in Wales from 1 (most deprived) to 1,909 (least deprived).

Table 24 identifies the 10 most deprived areas in Wales. Wards in Rhyl are identified as numbers 1 and 2 most deprived areas.

Table 25 however shows the detailed comparison of the Housing Domain WMID figures for Denbighshire in 2014 and 2019.

The Housing Domain identifies inadequate housing in terms of the presence of physical hazards such as excess cold and specifically the proportion of people living in overcrowded houses.

These results show that although the two wards highlighted in Table 24 Rhyl West 1 and Rhyl West 2 have deteriorated overall on WIMD, for the Housing Domain this has improved. These wards are areas of high HMO concentration and Additional Licensing has contributed to this improvement in standards not only for here but for other areas within Rhyl.

Additional Licensing requires a pre licence inspection which ensures any hazards identified are remediated and also this is followed up by further risk based inspections throughout the five year period of the licence. Overcrowding has been prevented through Additional Licensing by ensuring strict room space standards are adhered to. The re designation of Licensing in Rhyl will ensure the current standards are maintained and improved.

However other areas within Denbighshire appear to have declined in in the Housing Domain which supports the need for Additional Licensing to be expanded to other areas e.g. Llangollen and Denbigh.

Energy Efficiency

A recent change is the introduction of the Energy Efficiency (Private Rented Property) (England & Wales) Regulations 2015. An Energy Performance Certificate (EPC) is required, under the Energy Performance of Buildings (England and Wales) Regulations 2012, whenever a property is built, sold or rented. The certificate contains information about the property's energy use, typical energy costs and provides recommendations about how to reduce energy use and save money. The energy performance of a building is rated on a scale of A to G, A being highly efficient, G being low efficiency.

These regulations phase in obligations for landlords of private rented domestic properties in relation to their energy performance. The Regulations set the minimum energy efficiency rating for all private rented properties and make it unlawful for properties with an energy performance rating of F or G to be let. Essentially a landlord who rents a property with an EPC rating below an E will be required to undertake work to improve its energy performance.

Additional Licensing as stated above, imposes conditions which will ensure HMO properties which are licensed meet these new legal requirements on Energy Efficiency, ensuring that all tenants live in warmer and more energy efficient homes.

6. Landlord Obligation

Rent Smart Wales

As part of the Additional Licensing Scheme, the Council is keen to promote high standards of management and encourage good well intentioned landlords through the requirements of **Rent Smart Wales** and the **Landlords Roadshow**.

Under the Housing (Wales) Act 2014, there are legal obligations on landlords who have rental property in Wales. Any landlord who has a rental property in Wales which is rented on an assured, assured shorthold or regulated tenancy is required to Register with Rent Smart Wales. Additionally, whoever manages the property must also be Licensed.

As part of the Additional Licensing Scheme, the requirements of Rent Smart Wales must be adhered prior to the application being accepted.

Landlord Roadshow

The Council established a private Landlords Roadshow back in 2002. This Roadshow is held at least once a year and provides an opportunity for regular legislative updates, training events and networking opportunities for landlords, agents, managers and relevant partners.

7. HMO Additional Licensing Scheme Proposal

Area to be covered

It is proposed that Additional Licensing should be re-designated and should cover not only the town of Rhyl, but should also be expanded to the areas of Prestatyn, Llangollen and Denbigh.

Which properties will require licensing?

It is proposed that the new Additional Scheme will continue to deal with properties that meet one of the following criteria:

- any type of HMO as defined by Section 254 of the Housing Act 2004 which does not fall within the mandatory licensing scheme, occupied by three or more persons, forming two or more households
- HMO properties which are defined within the scope of Section 257 of the Housing Act; HMO's created by converting buildings into flats, but do not meet the 1991 Building Regulations and they have not been subsequently brought up to the relevant standards

The power within the Act to designate Additional Licensing does not permit the Council to require buildings listed or referred to in Schedule 14 of the Housing Act 2004 to be subject to Additional Licensing e.g. local housing authority / social housing.

All landlords who own a property that fall under either one of the above criteria and located within the areas of Rhyl, Prestatyn, Llangollen and Denbigh will need to apply for a licence.

The Licensing Conditions and Standards have been reviewed and updated as the current standard where originally adopted back in 2007, the proposed Conditions have been outlined in **Appendix 2**.

The Licensing fees have also been reviewed, however there has been little change in overall costs since the initial fees were set and we therefore propose to adopt the existing Fee Structure as adopted by the Mandatory and current Additional Licensing scheme (**See Appendix 6**). We further propose to continue with additional incentives and discounts where a full application is received on time; late applications will be charged the full application fee without discount.

8. Conclusion:

Benefits of Additional Licensing

- Reduces the risk of fire and other hazards in all types of HMOs.
- Improves standards of HMOs relating to amenities and repair.
- Existing legislation (HHSRS) allows us to deal with reactive complaints from residents whereas Licensing allows us to proactively inspect and improve conditions within the whole property.
- All licensed HMO properties are subject to a programmed HHSRS inspection as well as a risk based assessment throughout the life of the licence. Proactive risk based inspections can be carried out targeting resources to those properties in poor conditions with poor management. Properties of high standards and good management are subject to less frequent inspections.
- Additional requirements are imposed, which include the requirement to provide certification: Fire Safety, Electrical Safety, Emergency Lighting, Gas Safety, Energy Performance Certificates, in addition to meeting Anti-Social Behaviour and Rent Smart Wales requirements.
- Allows for conditions on waste management to be imposed e.g. provision and adequate number of suitable recycling and waste containers.
- Ensures overcrowding is prevented due to strict conditions on room standards.
- The Licence / holder or Manager has to ensure that the property is sufficiently managed and also has to be a “fit and proper person.”
- Information and support is available to landlords/ managers at all times and access to relevant information and changes in legislation is made available through the Landlord Roadshow.
- Improving the standard of accommodation through Licensing contributes to more sustainable tenancies, less void properties and a reduction in fly tipping, which are positive benefits to the wider community.
- Not only does Additional Licensing identify the whereabouts of HMO properties within the selected areas, but it also ensure a level playing field across the tenure by ensuring all HMOs meet the same standards and conditions.
- The WIMD 2019 report recognises that housing conditions have improved in areas where we have HMO Additional Licensing is enforced.
- The HMO Proactive Fire Risk Assessment Project demonstrates that although the majority of HMOs inspected have suitable fire risk assessments and precautions in place, there were still a significant number of fire related hazards identified. This highlights that there is a need to continue with the current Licensing Scheme and subsequent proactive inspections.

- The evidence obtained in this report and attached supporting letters from North Wales Fire and Rescue Service, North Wales Police and Denbighshire County Council's Environmental Service demonstrates the ongoing need for an Additional Licensing not only in Rhyl but to other areas within Denbighshire.
- As outlined in this report the Council receive numerous complaints in relation to housing conditions, landlord and tenants disputes, harassment and illegal eviction including noise nuisance, accumulation of refuse and general anti-social behaviour. Complaints are generally received from tenants, members of the public and other statutory bodies. The complaints generally related to all types of HMO's and the Council considers the re-designation of Additional Licensing within the areas of Rhyl, Prestatyn, Llangollen and Denbigh would greatly increase the Council's ability to continue with all the work which has already been done to regulate and improve the management and condition of these properties.
- One of Denbighshire's Corporate Priorities is to ensure that "everyone is supported to live in homes that meet their needs." Introducing an Additional HMO Licensing Scheme will contribute towards this priority by ensuring the effective and efficient management of our private rented sector HMO properties.
- A further priority is that "the Council works with people and communities to build independence and resilience." Vulnerable people are protected and are able to live as independently as possible if they so choose to live in the private rented sector, with better regulated rented accommodation with better managements in place and fit and proper persons running those accommodations.
- The Additional Licensing Scheme is consistent with the Council's Local Housing Strategy and Links to its Empty Property Strategy and Homelessness initiatives, to engage with private landlords to provide better quality of accommodation for those residents unable to access home ownership or social housing.

9. Consultation and Publication

In proposing the re-designation of Additional Licensing to cover 3 storey HMOs which do not fall within the remit of Mandatory Licensing within the towns of Rhyl, Prestatyn, Llangollen and Denbigh the Council aims to:

- **Engage with landlords to assist them with improving their management arrangements and improving general standards**

The Council invites comments in response to this consultation from all landlords, agents, tenants and all other interested parties. Please either use the reply form included with this consultation report and send it back to the address provided below:

Planning, Public Protection & Countryside Services,
Caledfryn, Smithfield Road,
Denbigh, Denbighshire,
LL16 3RJ,
Or e-mail: envhealth@denbighshire.gov.uk

10. Statistics & Tables

Table 1 – Showing the Dwelling Stock Type in Denbighshire

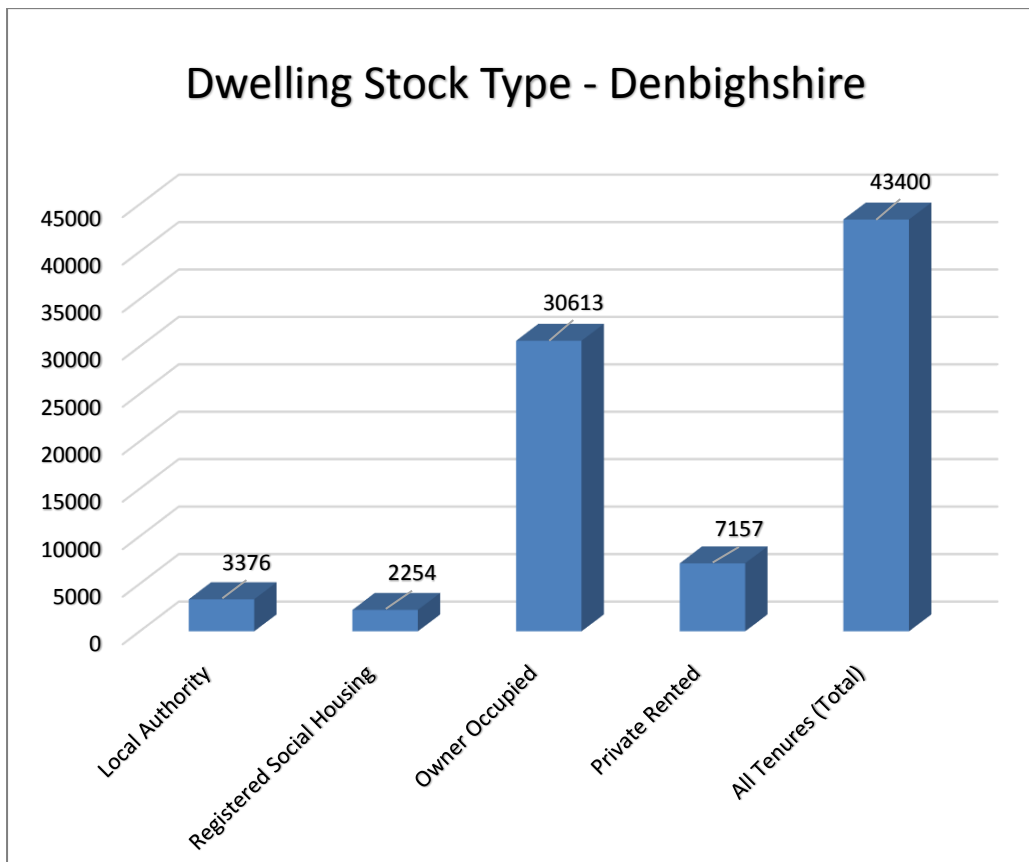


Table 2 – Showing the Stock HMO in % within Denbighshire

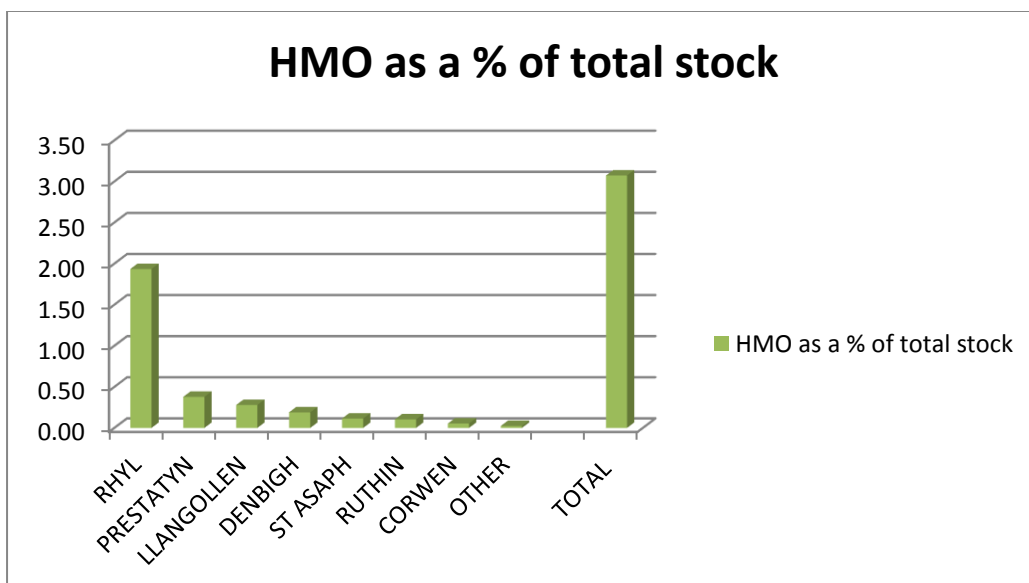


Table 2 clearly shows that the majority of DCC’s HMO stock are in Rhyl (1.9%). The area with the second and third largest of HMO dwellings are Prestatyn (0.37%), Llangollen (0.28%) and the fourth largest is Denbigh (0.19%)

Table 3 – Number of Housing Health & Safety Rating Scheme Assessments Carried Out Where Hazards Found (2015 to 2019):

	HMO	Non-HMO
Total Number of Assessments Carried out	1004 (64%)	563 (36%)
Contained Category 1 Hazards	406 (61%)	261 (39%)
Contained Category 2 Hazards	778 (61%)	491 (39%)
Total No of Properties Where Cat 1 & Cat 2 Hazards identified	1184 (61%)	752 (39%)

Table 4 – Number of Housing Health & Safety Rating Scheme Assessments Carried Out Where Hazards Found (2015 to 2019)

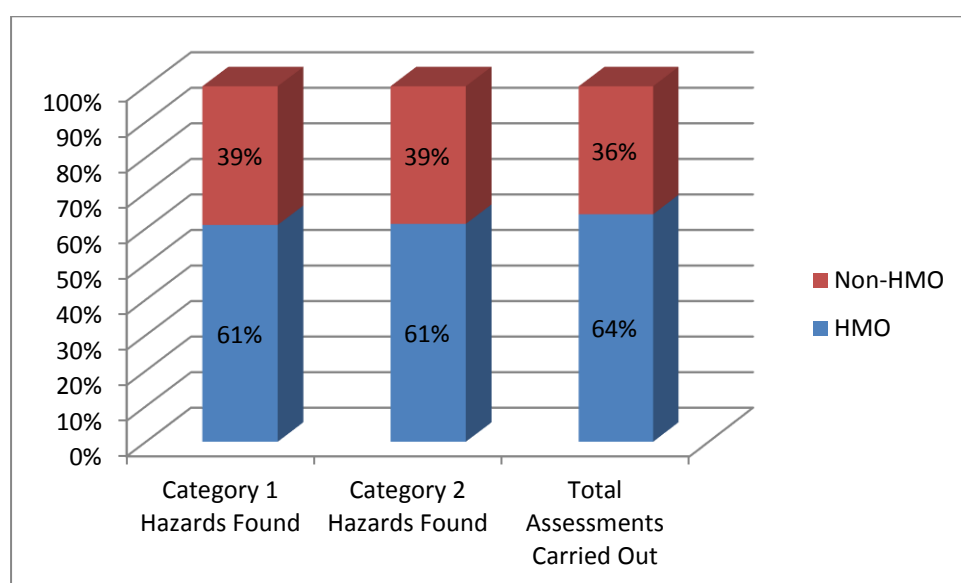


Table 5 – Housing Health & Safety Rating Scheme identified hazards

	HMO	Non-HMO
Category 1	579 (56%)	463 (44%)
Category 2	1193 (53%)	1326 (47%)
Total Hazards identified	1905 (53%)	1656 (47%)

Table 6 – Total Hazards Identified from 2015 to 2019

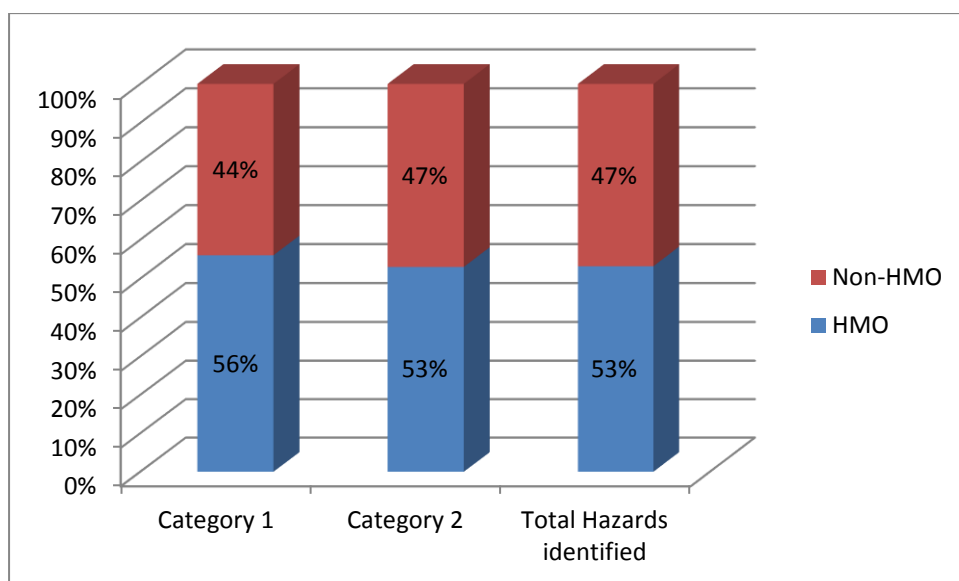


Table 7 – Showing the ratio of HMO to single dwelling stock

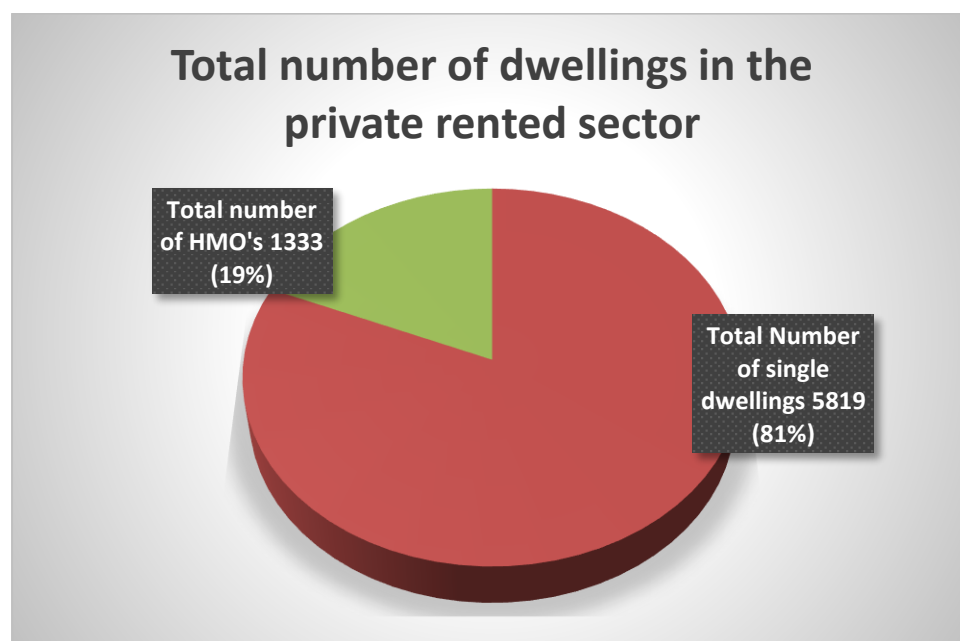


Table 8 – Showing the total number of Housing Related Complaints

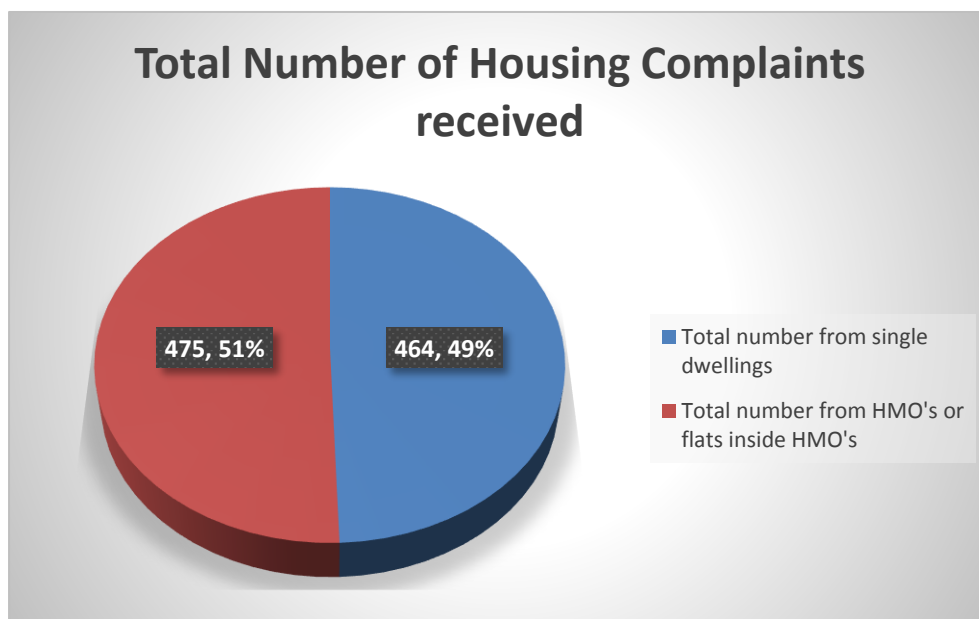


Table 9 - Showing the total number of complaints received from the HMO Stock as a whole

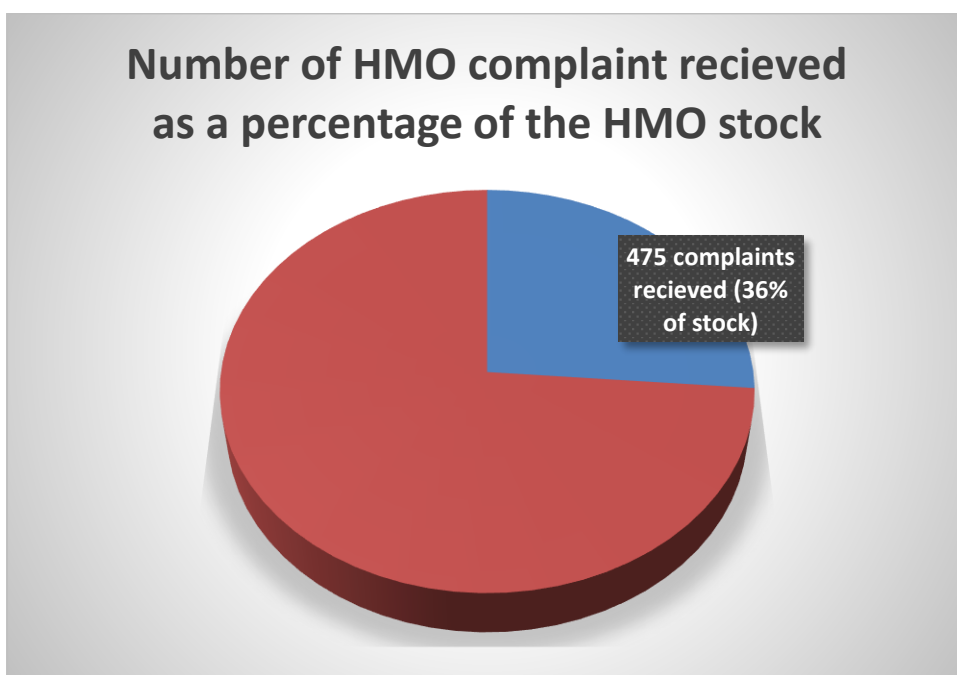


Table 10 - Showing the total number of complaints received from the Single Private Rented Stock as a whole

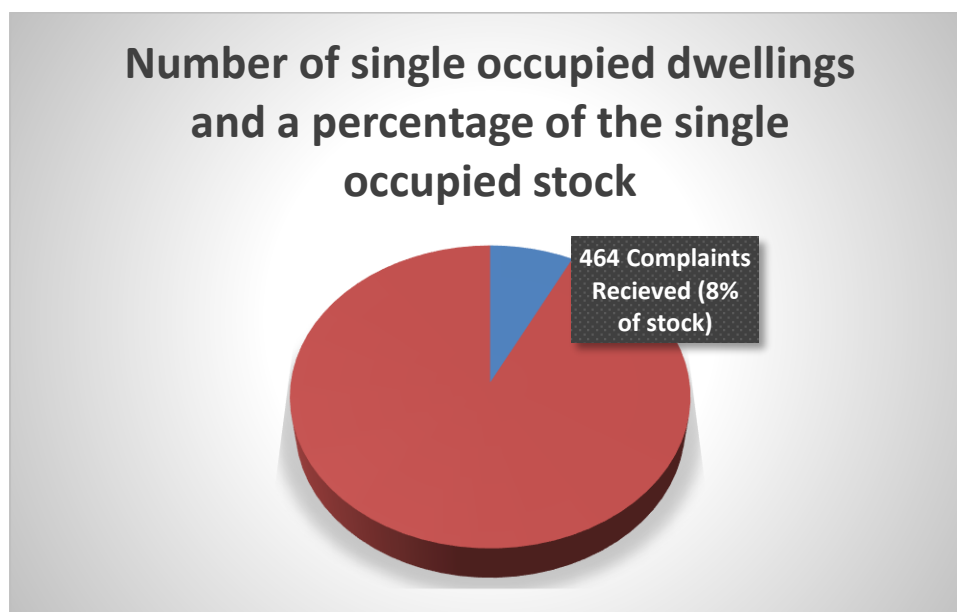


Table 11 - Enforcement action (*all properties*) which has been taken by the Housing Enforcement Team since April 2015 to April 2019:

	Calendar Years					Total
	2015/16	2016/17	2017/18	2018/19	April - Nov19	
Improvement Notices	34	11	15	17	9	86
Prohibition /Emergency Prohibition Orders	3	4	1	1	5	14
Hazard Awareness Notices	243	264	377	214	134	1232
Emergency Remedial	0	0	2	1	0	3
IMO	0	0	0	0	0	0
Total Action	280	279	393	232	148	1483
Number of Dwellings where Category 1 hazards have been remediated	89	117	87	81	71	445

Table 12 - The number of Dwelling fires which have occurred in Denbighshire over the last ten years

Fire Cause	FinancialYear									
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Accidental	88	59	58	79	68	48	45	61	64	43
Deliberate - others property	3	7	6	4	4	3	4	5	6	1
Deliberate - own property	2	1	5		1	1	4	2	2	3
Deliberate - unknown owner	4	5	1	1			1	1	1	1
Not known		1	3	1			1	1	2	2
Grand Total	97	73	73	85	73	52	55	70	75	50

Table 13 - The number of dwelling fires which have occurred in Denbighshire between 2010 and 2019

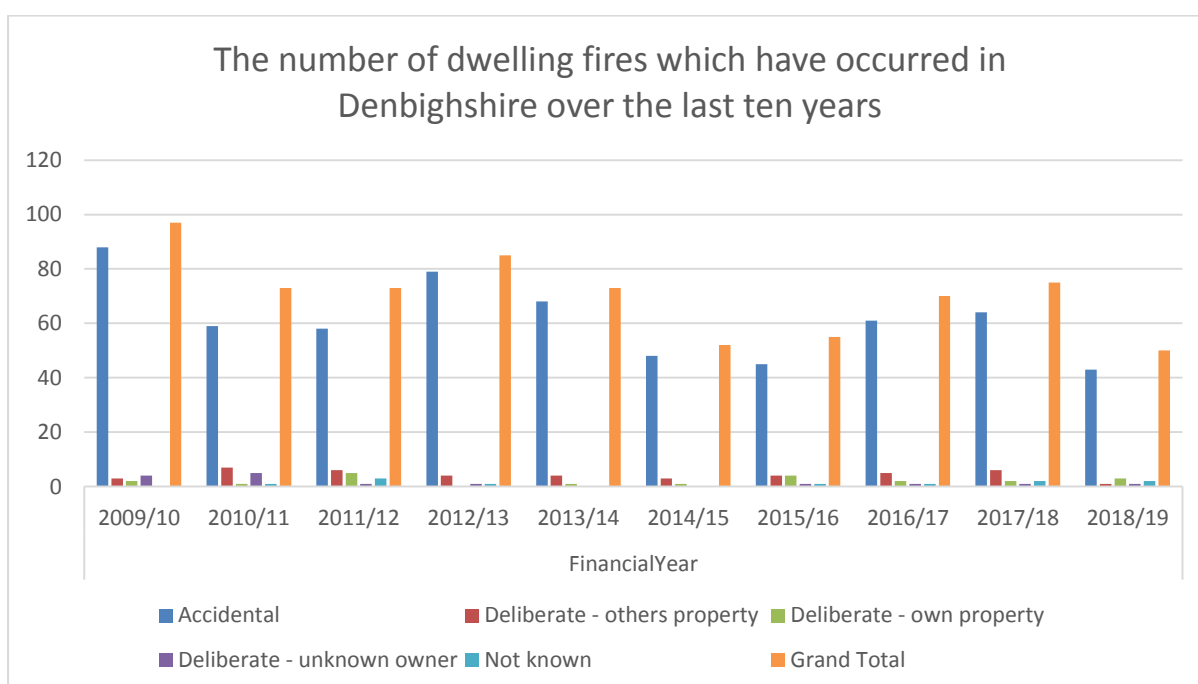


Table 14 - The number of dwelling fires in Denbighshire which related to Flats or HMO

Property Type	FinancialYear									
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Converted Flat/Maisonette - n	7	10	9	8	6	7	6	8	7	3
Licensed HMO	2			3		1				
Purpose Built Flat/Maisonette	14	11	7	13	5	7	11	9	11	8
Unknown if licensed HMO		2								
Unlicensed HMO		1				1			1	
Grand Total	23	24	16	24	11	16	17	17	19	11

Table 15 - The number of dwelling fires which have occurred in Denbighshire between 2010 and 2019 (Flats or HMOs)

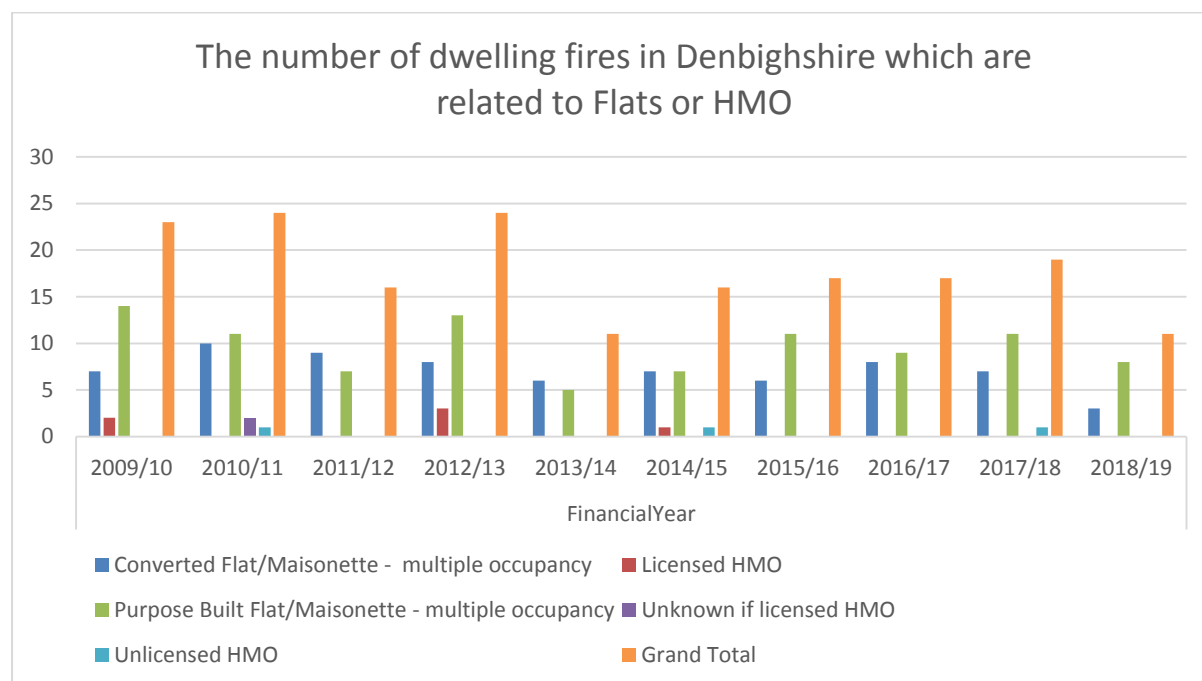


Table 16 - The number of dwelling fires in Rhyl which related to Flats or HMO

Property Type	Financial Year									
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Converted Flat/Maisonette - n	4	6	9	5	4	4	3	7	3	2
Licensed HMO	2			3		1				
Purpose Built Flat/Maisonette	8	7	6	6	2	3	5	4	2	2
Unknown if licensed HMO		2								
Unlicensed HMO		1				1				
Grand Total	14	16	15	14	6	9	8	11	5	4

**Data is based on incidents attended within the station ground area of Rhyl fire station*

Table 17 - The number of dwelling fires which have occurred in Rhyl between 2010 and 2019 (Flats or HMOs)

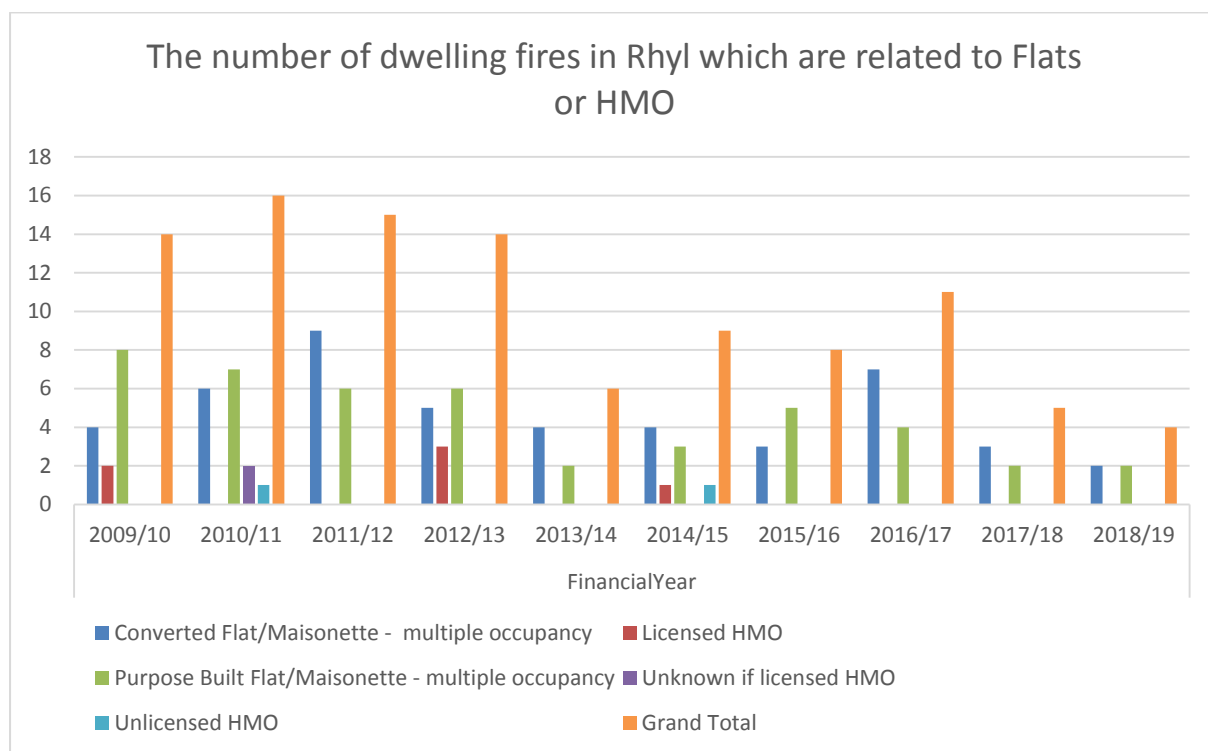


Table 18 – DCC Proactive Fire Safety Inspections in HMO licensed properties – Presence of suitable Fire Risk Assessment



Table 19 – DCC Proactive Fire Safety Inspections in HMO licensed properties – Fire Door Condition

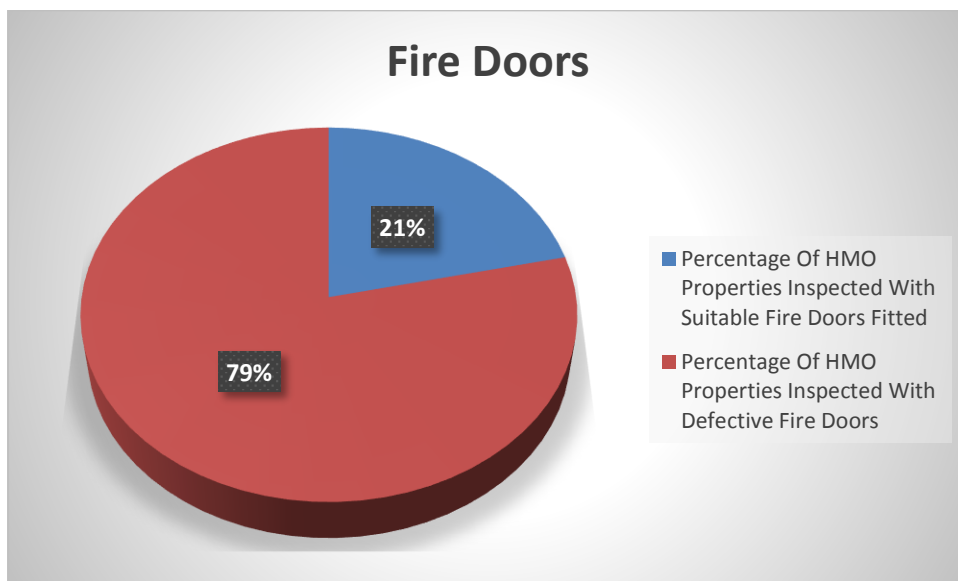


Table 20 – DCC Proactive Fire Safety Inspections in HMO licensed properties – Means of Escape

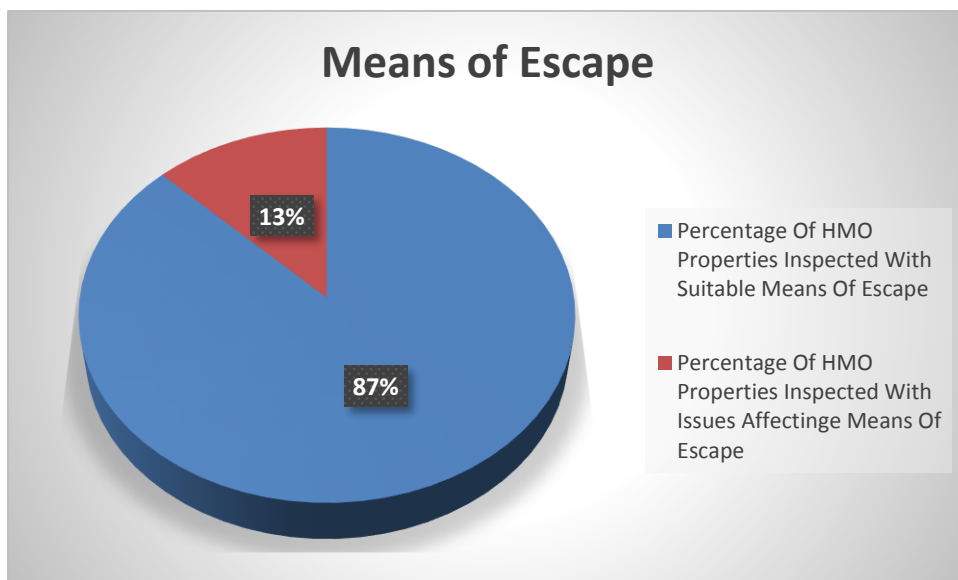


Table 21 – DCC Proactive Fire Safety Inspections in HMO licensed properties – Fire Panel Condition

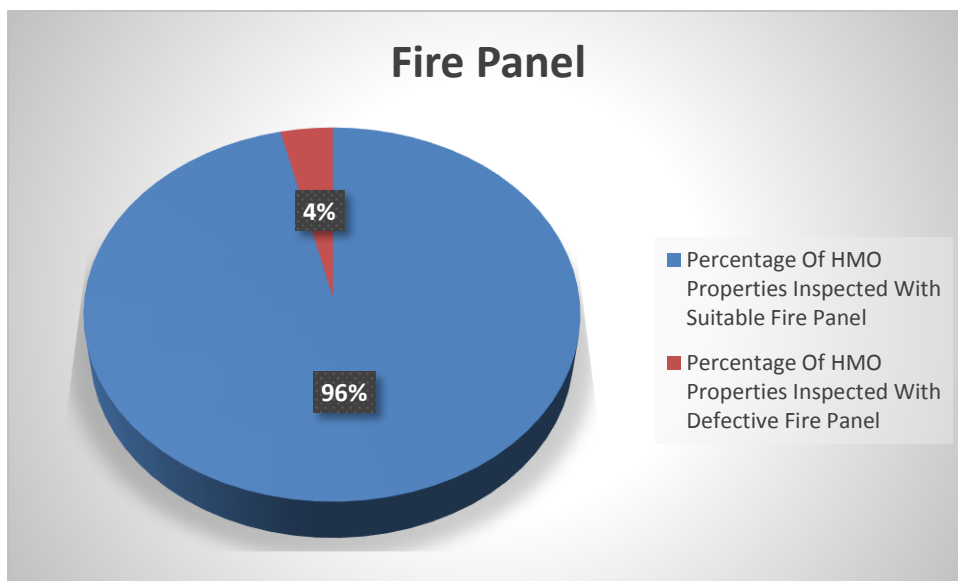


Table 22 – DCC Proactive Fire Safety Inspections in HMO licensed properties – Enforcement action Taken for fire safety matters

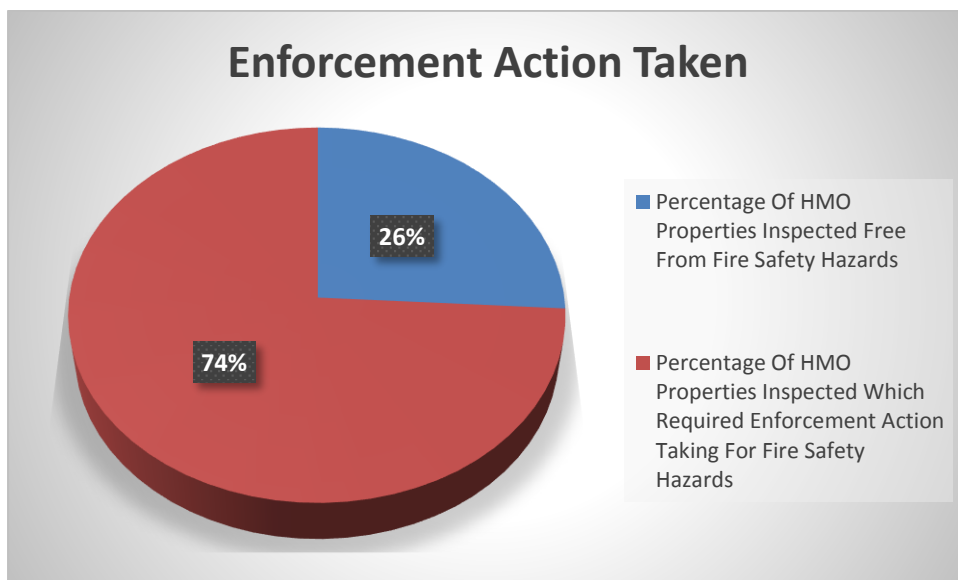


Table 23 - North Wales Police Incidents In Denbighshire (2016 – 2020)

Denbighshire - ASB Incidents (YTD = 1 st April – 31 st August)					
Ward Code – Ward Name	2016/17 (YTD)	2017/18 (YTD)	2018/19 (YTD)	2019/20 (YTD)	Total
CRW03 - Trefnant	7	18	15	15	55
CRW04 - St. Asaph West	19	27	16	18	80
CRW05 - St. Asaph East	11	14	32	28	85
CRW06 - Tremeirchion	8	8	8	3	27
CRW07 - Denbigh Upper/Henllan	106	117	88	39	350
CRW08 - Denbigh Central	58	70	58	56	242
CRW09 - Denbigh Lower	55	21	26	19	121
CRW10 - Llandyrnog	8	11	10	9	38
CRW11 - Ruthin	88	101	66	34	289
CRW12 - Llanbedr DC/Llangynhafal	1	4	3	3	11
CRW13 - Llanarmon-yn-Ial/Llandegla	19	28	12	16	75
CRW14 - Llangollen	102	76	92	49	319
CRW15 - Llanfair DC/Gwyddelwern	30	15	12	7	64
CRW16 - Corwen	30	21	13	14	78
CRW17 - Llandrillo	11	6	5	5	27
CRW18 - Efenechtyd	12	17	17	8	54
CRW19 - Llanrhaeadr-Yng_Nghinmeirch	8	11	5	7	31
DCW06 - Bodelwyddan	35	39	41	45	160
DCW07 - Rhuddlan	46	44	33	40	163
DCW08 - Rhyl South	58	52	23	26	159
DCW09 - Rhyl South West	150	169	139	125	583
DCW10 - Rhyl West	439	471	350	270	1530
DCW11 - Rhyl East	84	69	78	60	291
DCW12 - Rhyl South East	108	90	65	77	340
DCW13 - Dyserth	23	26	23	17	89
DCW14 - Prestatyn Meliden	14	26	31	24	95
DCW15 - Prestatyn South West	36	43	26	14	119
DCW16 - Prestatyn North	78	106	73	83	340
DCW17 - Prestatyn Central	93	67	51	40	251
DCW18 - Prestatyn East	98	98	83	62	341
Total	1835	1865	1494	1213	6407

Table 24 - The ten most deprived areas in Wales, together with three areas that were ranked between 1 and 10 in WIMD 2014, but have moved out of that group

LSOA	Local authority	LSOA name	WIMD 2014 Rank	WIMD 2019 Rank
W01000240	Denbighshire	Rhyl West 2	2	1
W01000239	Denbighshire	Rhyl West 1	11	2
W01001421	Caerphilly	St. James 3	1	3
W01001274	Rhondda Cynon Taf	Tylorstown 1	5	4
W01000991	Bridgend	Caerau (Bridgend) 1	6	5
W01001209	Rhondda Cynon Taf	Penrhiwceiber 1	15	6
W01001308	Merthyr Tydfil	Penydarren 1	14	7
W01001428	Caerphilly	Twyn Camo 1	7	8
W01000413	Wrexham	Queensway 1	3	9
W01001662	Newport	Pillgwenlly 4	10	10
W01001874	Cardiff	Splott 6	4	12
W01001303	Merthyr Tydfil	Merthyr Vale 2	8	34
W01001222	Rhondda Cynon Taf	Pen-y-waun 2	9	15

Table 25 – Comparison of WIMD Housing Domain in 2014 and 2019

WARDS	WIMD 2014	WIMD 2019	HOUSING 2014	HOUSING 2019
Bodelwyddan	898	1002	328	875
Corwen 1	1002	953	357	97
Corwen 2	846	700	973	472
Denbigh Central	701	602	453	278
Denbigh Lower 1	1780	1870	1644	1777
Denbigh Lower 2	1718	1730	1190	1089
Denbigh Lower 3	1620	1581	1559	1511
Denbigh Upper/Henllan 1	163	170	105	876
Denbigh Upper/Henllan 2	720	519	396	271
Dyserth 1	1484	1471	986	423
Dyserth 2	751	779	696	1035
Efenechtyd	1518	1334	1129	189
Llanarmon-yn-Ial/Llandegla	1578	1508	1224	676
Llanbedr Dyffryn Clwyd/Llangynhafal	1663	1607	1196	647
Llandrillo	869	1192	780	637

Llandyrnog	1387	1253	867	150
Llanfair Dyffryn Clwyd/Gwyddelwern	1511	1155	721	56
Llangollen 1	862	625	220	39
Llangollen 2	1071	1058	488	926
Llangollen 3	1587	1318	1332	1067
Llanrhaeadr-yng-Nghinmeirch	1341	1123	729	58
Prestatyn Central 1	1543	1591	1483	1537
Prestatyn Central 2	288	400	94	522
Prestatyn East 1	458	389	341	313
Prestatyn East 2	1779	1764	1757	1490
Prestatyn East 3	652	572	693	919
Prestatyn Meliden	808	845	258	599
Prestatyn North 1	786	592	514	966
Prestatyn North 2	959	836	997	916
Prestatyn North 3	647	780	1081	1419
Prestatyn South West 1	633	646	588	1236
Prestatyn South West 2	1039	1025	1158	1357
Rhuddlan 1	1522	1369	1402	1792
Rhuddlan 2	1332	1329	505	1029
Rhuddlan 3	1164	1210	1203	1293
Rhyl East 1	389	351	436	1005
Rhyl East 2	1234	973	727	795
Rhyl East 3	99	133	537	581
Rhyl South 1	549	587	1425	1498
Rhyl South 2	1343	1327	1050	1205
Rhyl South East 1	894	782	697	870
Rhyl South East 2	1066	1152	1029	1593
Rhyl South East 3	1157	917	1058	944
Rhyl South East 4	182	192	253	1159
Rhyl South East 5	1527	1453	1355	1824
Rhyl South West 1	100	57	20	300
Rhyl South West 2	20	19	80	340
Rhyl South West 3	655	651	147	268
Rhyl West 1	11	2	57	174
Rhyl West 2	2	1	5	52
Rhyl West 3	19	11	130	233
Ruthin 1	1060	1041	755	798
Ruthin 2	1593	1447	1178	862
Ruthin 3	1850	1887	1623	1750
St. Asaph East	1631	1556	1340	1298
St. Asaph West	783	1020	628	1177
Trefnant	1146	1114	1152	799
Tremeirchion	1340	1243	725	138

LICENSING CONDITIONS

Minimum Licensing Standards for Houses in Multiple Occupation

In accordance with Section 65, Part 2 of the Housing Act 2004, these are the Authority's Standards for deciding the suitability for occupation of a House in Multiple Occupation (HMO).

The licence holder/manager is required to comply with these Standards together with the Housing Health and Safety Rating System (HHSRS) Operating Guidance, the Management of Houses in Multiple Occupation (Wales) Regulations 2006, the Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (Wales) Regulations 2007 and the Housing (Wales) Act 2014 (Rent Smart Wales).

Certain HMOs will require planning consent depending on the number of residents and the nature of the works carried out to convert the property. You are therefore advised to contact the Authority's Planning Department prior to carrying out any improvement works to meet these Standards.

If the property is deemed unsuitable for the number of occupiers occupying the property at the time of the licence application, the Authority may require work to be carried out to comply with the Standards and/or impose restrictions or prohibition on the use or occupation of particular parts of the HMO. In all cases, properties will be required to meet minimum levels of safety and repair and comply with Building Regulations.

If you are in any doubt about any of these Standards, please contact the Public Protection (Environmental Health) Department of the Authority for clarification.

1) SPACE STANDARDS

These Standards detail three types of premises, namely bedsit rooms, self-contained flats and shared accommodation.

Reductions to the specified standard may be treated as meeting the standard where the Authority considers the room adequately meets the occupier's needs, that the reduction in size is not more than 5% of the full floor standard.

The location/absence of internal obstructions such as chimney breasts will be a key factor in deciding whether a room of lower floor area is acceptable.

Any room less than 4.64 m² cannot be used as sleeping accommodation and the licence holder will be required to notify the local authority of any room in the HMO with a floor space of less than 4.64m².

When determining the area of the room, any part of the room where the height of the ceiling is less than 1.5 meters will not be taken into account.

The obligate sharing of rooms by persons of the opposite sex over the age of 10 and who do not live as partners shall not be permitted.

Bedsit Room

One room unit of accommodation with cooking, living and sleeping facilities:

- One room for one person – 14 m²
- One room for 2 persons – 20.5 m²

Self-contained flats

Two or more room units with cooking, living and sleeping facilities.

- Each single bedroom – 6.51m² for persons over 10 years of age or not less than 4.64 m² for one person aged under 10 years.
- Each double bedroom not less than 10.22 m² for two persons over 10 years of age.
- Each living room, single person units not less than 9m²
- Each living room, two persons units not less than 12m²
- Each living/kitchen, or living/bedroom, single person unit not less than 11.5m²
- Each living/kitchen, or living/bedroom, two person unit 14m²

Shared Accommodation

- Single Bedroom (without separate living room) not less than 10 m²
- Double Bedroom (without separate living room) not less than 15 m²
- Single Bedroom (with separate living room) not less than 6.51m²
- Double Bedroom (with separate living room) not less than 10.22 m²
- Living room/dining room not less than 8.5 m² for 1-3 persons and not less than 11 m² for 4-6 persons.
- Kitchens not less than 5m² for 1-3 persons, not less than 6m² for 4 persons, not less than 7 m² for 5 persons, not less than 9 m² for 6 persons.

Bathrooms and Separate Water Closet (WC) Compartment Standards

- All bathrooms and separate WC compartments should be of an adequate size and layout. There must be sufficient functional space for the occupier to use the facilities provided.

2) NATURAL LIGHTING

All habitable rooms shall have an adequate level of natural lighting provided via a clear glazed window or windows and/or doors. The glazed area is to be equivalent to at least 1/10th of the floor area and to extend normally to a point 1.75m above floor level.

Basement rooms used as habitable rooms, kitchens, bathrooms and WC compartments should comply with above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with Section 3 – Artificial Lighting.

All glazing to windows in bathrooms and WC compartments shall be of obscured glass.

All staircases, landings and passages shall be provided with an area of clear glazing in a window. Where this is not practicable, adequate artificial lighting shall be provided in accordance with Section 3.0 – Artificial Lighting.

3) ARTIFICIAL LIGHTING

All rooms and circulation areas within the property shall be adequately lighted by electricity.

Time switches will only be allowed to common landings, passages and staircases and should stay on for an adequate time to allow a person to climb the stairs, etc., and enter a room. There should be sufficient switches to operate the artificial lighting on each landing corridor or passage and each switch should allow adequate lengths of corridors, passages and stairways to be illuminated at the same time.

All lighting to the common parts must be provided, maintained and paid for by the landlord (or their agent). The supply shall be via a landlord's supply and not a card meter.

4) VENTILATION

All habitable rooms, kitchens, bathrooms and WC compartments require suitable and adequate floor to ceiling height to allow proper circulation of air and shall have a minimum floor to ceiling height of 2.14m, except in the case of existing underground and attic rooms, which shall have a minimum height of 2.14m over an area of the floor equal to not less than three-quarters of the area of the room, measured on a plane 1.5m above the floor.

All habitable rooms shall be ventilated directly to the external air by a window which has an openable area not less than 1/20th of the floor area of the room. Neither an openable door giving access directly to the external air, nor a louvered opening in such a door will be acceptable for the purpose of this requirement.

All kitchens, bathrooms and WC compartments shall comply with above, but where this is not practicable, suitably sited mechanical ventilation providing a minimum of three air changes per hour shall be provided. Such an installation shall be fitted with an overrun device for a minimum of 15 minutes and be operated from the lighting circuit of the room. For kitchens, mechanical ventilation providing one air change per hour will be deemed sufficient.

Basement rooms used as habitable rooms should be provided with natural ventilation direct to the external air. In addition, there should generally be an unobstructed space immediately outside the window opening which extends the entire width of the window or more and has a depth of not less than 0.6m measured from the external wall or not less than 0.3m in the case of a bay window with side lights.

Suitable and sufficient permanent means of ventilation shall be provided and-maintained in any room in which there is a gas heating appliance.

A suitable permanent means of ventilation in the form of a flue, airbrick, hit and miss ventilator or louvered window shall be provided in all kitchens, dining/kitchens, bathrooms, WC compartments and any other room containing either cooking and/or washing facilities

5) WATER SUPPLY

Each separate occupancy shall be provided with an adequate supply of hot and cold running water suitable for drinking and food preparation purposes.

The cold water supply to wash hand basins should normally be supplied from the rising main, or by such other means as are acceptable to the Water Authority.

The hot water supply must be of sufficient capacity, temperature and flow for any wash hand basin, bath or shower and be available at all times.

Hot water may be provided by any of the following methods:-

- a) Piped from storage and boiler, e.g. condensing boiler
- b) Immersion heater
- c) Fixed gas appliance, e.g. multipoint or combination boiler
- d) Instantaneous heaters (only to wash hand basins and electric showers) having a minimum rating of 6KW and 9KW respectively.

The cold and hot water supplies are to be sited over a sink or wash-hand basin.

A turn off valve should be provided in the rising main for each letting.

The water pressure to all fittings shall comply with the minimum requirements laid down by the relevant Water Authority at all times.

All water supplies shall, where necessary, be protected from frost damage.

6) PERSONAL WASHING FACILITIES

Each occupancy shall be provided with its own bath or shower in a separate room. Where this is not practicable, a readily accessible bath, of minimum dimensions 1700mm x 760mm, in a bathroom, or a shower of minimum dimensions 800mm x 800mm, in a suitable shower room with adequate drying and changing space shall be provided not more than one floor in distance from any user in the following ratios -

1 - 4 persons	At least 1 bathroom and 1 WC (the bathroom and WC may be combined). A wash hand basin is required in the bathroom and in separate WC if provided)
5 persons	1 bathroom AND 1 separate WC with WHB (but the WC and wash hand basin can be contained within a second bathroom).
6 – 10 persons	2 bathrooms AND 2 separate WCs with wash hand basins (but one of the WCs can be contained within one of the bathrooms).
11-15 persons	3 bathrooms AND 3 separate WCs with wash hand basins (but two of the WCs can be contained within 2 of the bathrooms).

A two course tiled splash back to the bath and wash hand basin are to be provided. All joints should have an adequate waterproof seal. Any shower cubicles provided should have fully tiled walls or be complete self-standing cubicles.

Baths and showers shall not be provided in kitchens and external WCs shall not be considered.

All bathrooms, shower rooms and separate WC compartments must be suitably and adequately heated and ventilated.

The walls and floor of any bathroom, shower room or separate WC compartments should be reasonably smooth, non-absorbent and capable of being easily cleaned.

A privacy lock must be provided to all bathrooms, shower rooms and separate WC compartments.

7) DRAINAGE

The HMO shall be provided with an effective system, both above and below ground for the drainage of foul, waste and surface water.

8) FACILITIES FOR STORAGE, PREPARATION AND COOKING OF FOOD AND FOR THE DISPOSAL OF WATER

Each household shall have a kitchen for its own exclusive use. Where this is not practicable, a shared kitchen may be provided.

The design and layout of the shared kitchen and of the facilities provided must permit the safe storage and preparation of food and hot drinks and make it relatively easy to maintain clean and hygienic conditions.

Whether for the occupier's exclusive use or if it is shared, the kitchen must be equipped with the following, which must be fit for purpose and supplied in a sufficient quantity for the number of those sharing the facilities:-

Facility	Standard Required	Up to and including 5 Persons	6 – 10 Persons
Worktop or table for the preparation of food	Worktop or table should be securely fixed, of an impervious material and capable of being readily cleansed and maintained in a hygienic condition.	1000mm (length) x 500mm (depth)	Additional 500mm length per user
A sink with an adequate supply of cold and constant hot water supplied to each sink	A metal or ceramic sink which is fixed on a stable base, impervious and of minimum dimension 500mm x 600mm with a drainer. The sink should be provided with an adequate and	One sink unit with draining board	Two sink units (or double bowl sink with drainer)

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	wholesome (potable) supply of cold water and an adequate supply of constant hot water which is connected to the drainage system via a suitable trap		
Installation or equipment for the cooking of food in shared kitchens	A cooker with three or four rings or hot plates together with grill and a full sized oven	One full size cooker	Two full size cookers
Cupboards for the storage of food or kitchen and cooking utensils	Single cupboard (wall or floor mounted) of minimum capacity 0.16m ³ . This excludes the space in a base unit below the sink)		Capacity to be increased proportionately for each additional occupant
In shared kitchens, refrigerator with an adequate freezer compartment (or, where the freezer compartment is not adequate, provide a suitable separate freezer) The cold water supply to wash hand basins must be potable (drinking water quality).	A refrigerator with a minimum capacity of 0.15m ³	One standard sized combined refrigerator / freezer	Two standard sized combined refrigerator / freezer

Kitchen floors must be water resistant, impervious and easily cleansable. Kitchen walls adjacent to cookers, sinks and food preparation areas should be provided with impervious splash backs, and all joints shall be adequately sealed.

9) ENERGY EFFICIENCY

The requirements of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 must be met.

- Properties with an energy performance rating of F or G should not be let for private rental

- A landlord who rents a property with an EPC rating below an E will be required to undertake work to improve its energy performance. (Unless an exemption has been granted)

The licence holder/manager must provide a copy of the most recent Energy Performance Certificate for the HMO, including the recommendation report with suggestions on how to reduce energy use and carbon dioxide emissions.

For further information on Energy Efficiency see:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824037/Domestic_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf

10) SPACE HEATING

Each unit of living accommodation in a HMO must be equipped with an adequate means of space heating. Heating must be safely and properly installed and maintained, and be provided with controls to allow the occupants to regulate the temperature.

The heating should be appropriate to the design, layout and construction, such that the whole of the dwelling can be adequately and efficiently heated.

Heating should be provided in every habitable room and bathroom. All appliances should be of a sufficient output so as to adequately heat the rooms they serve. The recommended room temperatures are 19 degrees centigrade generally, in all habitable rooms and bathrooms, regardless of the weather conditions.

The heating may be by means of:-

- a) Central heating; OR
- b) Gas heaters which are connected to a suitable flue and terminal outlet; OR
- c) Oil heaters which are connected to a suitable flue and terminal outlet, OR
- d) Electrical heaters which must be a fixed installation and if new or replacement, must be Lot 20 compliant, OR
- e) Solid fuel in the form of an authorized smokeless fuel or alternatively solid fuel burnt in a smokeless appliance. If solid fuel is used, proper fuel storage facilities shall be provided outside the building in a readily accessible position for each unit of accommodation.

All heating appliances shall be fixed and positioned so as to direct heat towards the centre of the room.

The use of portable paraffin or oil filled heaters and liquefied petroleum gas heaters (LPG Bottled Gas heaters) shall not be acceptable under any circumstances, whether provided by the landlord or tenant.

11) ELECTRICITY SUPPLY

The minimum requirement for the provision of electrical socket outlets shall be as follows:-

Kitchen / kitchen areas

Two, two gang power sockets or four one gang sockets are to be provided and located above the work top for the use of portable appliances (in addition to those serving large kitchen appliances such as fridge, washing machine etc).

Electric cookers shall be provided with a dedicated cooker point outlet suitable for the rating of the cooker and which is positioned immediately adjacent to the work top, or a suitable gas point.

Living room

Two, two gang sockets or four, one gang sockets.

Bedroom

One, two gang socket or two, one gang sockets

Bedroom / living room area

Where the living and bedroom areas are combined, three two gang sockets or six one gang sockets shall be provided.

In addition to the above, all habitable rooms which are provided with a fixed electrical heating appliance shall be provided with a dedicated socket outlet with a suitable fuse rating.

All electrical sockets shall be located in positions which permit their safe, convenient and proper use at all times, having regard to likely room layout. They shall not be positioned where vulnerable to damage, likely to be obstructed or where the resulting appliance cables are likely to pose a safety hazard.

Earth Bonding (kitchens / kitchen areas / bathrooms)

Where there is an increased risk of electric shock due to likely contact between substantial areas of the body and earth potential, these locations should be earth bonded in accordance with the current wiring Regulations.

12) STORAGE & DISPOSAL OF REFUSE

Cleanliness

The Authority requires that refuse is not allowed to accumulate in either individual rooms or common parts of the HMO, including the outside areas within the curtilage of the entire property.

Waste Receptacles

The Local Authority will only service waste containers that are provided by Denbighshire County Council. The licence holder / manager must provide a full set of Authorised containers for each address, on a scale adequate to the requirements of the occupiers, to a maximum capacity permitted by the Local Authority (The Local Authority will confirm this).

It is the responsibility of the licence holder / manager to ensure that Council owned containers are present and serviceable at the beginning of each tenancy in the property.

Additional containers may be provided by the licence holder / manager at their discretion and emptied at their own expense through a commercial arrangement with the Council or private registered waste carrier.

All containers should be situated on an external hard standing area with suitable and convenient access by occupants for cleansing of the area and removal/ presentation of containers for collection (Where a kerbside presentation point is designated). The waste storage area must be within the curtilage of the property. Waste containers must not be stored on the public highway at any time.

If there is no adequate space to store refuse within the boundaries of the property from week to week and no way of providing extra space, the licence holder / manager shall be required to make arrangements for additional collections at their own expense.

Where there is adequate space, individual waste containers for separate tenancies are required, as opposed to the sharing of containers. The licence holder/manager should take all reasonable steps to ensure that tenants only use containers allocated to them. This may include providing lockable containers (unlocked on collection day for access by waste collection operatives).

Designated Collection points

Waste receptacles must be placed out at the designated collection point on the waste collection day and taken back onto the property as soon as possible after collection. Where tenants share communal waste containers, it is the responsibility of the licence holder / manager to agree (and enforce) with their tenants how their waste containers are presented and return to the curtilage of the property; where the tenants have their own dedicated bins, it is their responsibility.

In order to reduce the amount of waste escaping into the locality, and to reduce contamination of recycling bins/ fly tipping, the Council will agree to the collection of waste containers from the external storage area of the property wherever practicable and where access is granted by the licence holder / manager.

Where access to the external waste container storage area is agreed, the council require the following:

- Uninhibited access to all waste containers to be emptied
- Waste to be fully contained within the bin and not overfilled (bin lids should be able to fully close).

Information to HMO occupants

The occupants must be informed in writing at the beginning of their tenancy on which days refuse and recycling collections take place. Occupants must also be notified where their designated waste collection point is. This information should be provided in their tenancy information pack/agreements. This information should also be permanently displayed in a prominent position within the HMO (Foamex durable signage (A3 size) available free of charge from the Council's Waste and Recycling Service.

13) MEANS OF ESCAPE IN EVENT OF A FIRE/FIRE SAFETY STANDARDS

The property must be provided with an adequate means of escape from fire, together with adequate automatic fire detection and other fire precaution measures in accordance with the HHSRS Operating Guidance and the Local Government Regulation publication: Local Authorities Coordinators of Regulatory Services (LACORS) Housing - Fire Safety Guide.

The licence holder/manager must ensure that a fire risk assessment is carried out. This is a legal requirement, enforced by the Fire Authority, under the Regulatory Reform (Fire Safety) Order 2005.

14) TESTING OF FIRE ALARMS AND EMERGENCY LIGHTING

The licence holder/manager must provide a logbook of the testing of the fire alarm and emergency lighting for inspection by the Authority. The logbook will need to demonstrate that correct maintenance of the systems have been carried out which Fire Alarm maintenance should now be carried out every 6 months and certificates provided, in accordance with British Standard 5839 Part 6 and 1.

The Licence Holder/manager must ensure that inspection and servicing of the emergency lighting system, where fitted, should be carried out in at least 12 monthly intervals by a competent person (a person with relevant current training and experience, and with access to the requisite tools, equipment and information, and capable of carrying out the defined task) and a log kept of the inspection/servicing details.

15) ANTI-SOCIAL BEHAVIOUR

The licence holder / manager shall take all reasonable and practicable steps to prevent or reduce anti-social behaviour by occupiers of or visitors to the property. This shall include:

- a) Setting out in writing to each occupier what is meant by anti-social behaviour;
- b) Explaining the impact of anti-social behaviour on others in the area;
- c) Recording details of all complaints received directly in respect of anti-social behaviour;
- d) Invoking appropriate tenancy sanctions where necessary.

The licence holder / manager shall ensure that the property is inspected on a regular basis to assess if there is evidence of anti-social behaviour; this should be at least quarterly, but more frequently if anti-social behaviour has been established. Records should be kept of such inspections and any action taken.

The licence holder / manager will provide the names of the current occupiers to the Council on demand and will co-operate with the Council in order to eradicate problems relating to noise or anti-social behaviour.

The licence holder / manager will, on request, demonstrate that they have taken reasonable and practicable steps to manage the problem including evidence of verbal or written warnings that they have issued in connection with the problem.

Where the licence holder / manager has reason to believe that criminal activity is taking place at the property, they must ensure that the appropriate authorities are informed.

16) GAS SAFETY

If gas is supplied to the property, the licence holder/manager must provide the Authority with a copy of the current gas safety certificate(s) for the common parts and all rented parts of the property. The certificate(s) should state that the full gas installation covering the supply pipes, flues and gas appliances are safe for operation.

The annual inspection should be carried out by a Gas Safe registered engineer.

The licence holder/manager will ensure that a gas safety certificate of not more than twelve months old is produced to the Authority within seven days of a request being made.

The gas safety certificate(s) must be retained for at least two years following its issue.

A working carbon monoxide (CO) alarm must be fitted to any room that is used wholly or partly as living accommodation and also contains any appliance which burns, or is capable of burning, solid fuel, mains gas or LPG (liquid petroleum gas) fuel.

17) ELECTRICAL SAFETY

All electrical appliances made available by the licence holder/manager must be in a safe condition.

The licence holder/manager must provide the Authority with a copy of a periodic inspection report based in line with British Standard 7671 which is used when carrying out routine periodic inspection and testing of existing electrical installations. The report must cover the entire installation.

The inspection must be carried out and certified by a qualified electrical engineer, which can include the Electrical Contractors Association (ECA), the National Inspection Council for Electrical Installation and Contracting (NICEIC), National Association of Professional Inspectors & Testers (NAPIT) or the Institute of Electrical Engineers (MIEE) to show that the installation is safe and satisfactory and has been commissioned within the last five years or as recommended by the engineer.

As a minimum requirement, the licence holder/manager must carry out all work required to rectify recommendations by the inspection report classified as C1 – 'Danger Present' and C2 – 'Potentially Dangerous'.

18) FURNISHINGS

All upholstered furniture, whether new or second-hand, supplied by the landlord to tenants as part of their tenancy agreement for agreements must comply with the safety requirements of the Furniture and Furnishings (Fire)(Safety) Regulations 1988 (as amended) there are some exemptions.

Responsibility to comply with the Regulations rests with the licence holder/manager.

A fact sheet on your responsibility can be obtained from the Housing Enforcement Section Public Protection (Environmental Health) Department of the Authority or the Trading Standards Section.

19) PROPERTY SECURITY

In order to assist crime prevention, the following security measures should be provided to the HMO:

- The main entrance door of the premises should be fitted with a surface or flush mounted night latch lock release mechanism (e.g. Yale lock), or for a higher standard an electromagnetic lock.
- Other external doors and frames should be fitted with secure locking systems.
- Ground floor windows and other accessible windows should be fitted with security locks.
- The licence holder / manager shall ensure that the system and locks are maintained in good repair and working order at all times.
- Glass situated close to the entrance door locking mechanism should be Georgian wired, toughened or laminated glass.
- All entrances to the property should be well lit, especially ground floor/basement rooms and external staircases.

20) REQUIREMENT TO KEEP RECORDS

The licence holder/manager should keep up to date copies of the following:

- a) Copy of HMO Standards;
- b) Gas safety certificate(s);
- c) Fire alarm inspection/emergency lighting certificate(s);
- d) Fire Risk Assessment;
- e) Fire alarm and emergency lighting logbook;
- f) Electrical system periodic inspection certificates;
- g) Documentation relating to the safety of electrical appliances provided by the licence holder (including PAT testing);
- h) Energy Performance Certificates;
- i) Anti-social behaviour procedures and records of complaints received;
- j) Records of periodic inspections carried out

A copy of the above records should be made available to the Local Authority within seven days of such a request being made.

21) DISPLAY OF LICENCE AND RELEVANT INFORMATION

A copy of the licence shall be clearly displayed in a prominent position in the communal hallway of the property.

A notice containing the contact details of the licence holder and/or manager which includes an emergency contact number must be displayed in the communal hallway of the property. Ensure that any necessary amendments are made to this notice.

Other relevant information which must be displayed include:

- Building floorplans
- Copies of Anti-Social Behavior Procedure
- Dates of refuse and recycling collections

The above should be ideally protected with a perspex cover or similar material.

22) ASBESTOS

Any asbestos in the property must be adequately protected against damage and dispersal of fibres into the air. Particular care must be taken when contractors are on site as their work may disturb asbestos. Please ensure that all works regarding asbestos conform to the requirements of the Control of Asbestos Regulations 2012.

23) EQUALITY

The licence holder / manager has legal responsibility under the Equality Act 2010 to take reasonable steps to ensure that people within the protected characteristics (which are age; disability; gender-reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation) are not discriminated against directly or indirectly.

Licence holders / managers must demonstrate their knowledge of equality responsibilities. This can be achieved through attending Council run or equivalent training events on Equality. Regular attendance of the Landlord Roadshows also satisfies this requirement if equality issues are discussed during the meetings.

The Equality Act 2010

This firstly extends the pre-existing duty of landlords and property managers to make 'reasonable adjustments' if disabled tenants or other occupiers of their premises would otherwise be placed at a substantial disadvantage. The duty applies irrespective of the type of property involved.

Under the extended duties landlords and managers must:

- a) Change processes that create a substantial disadvantage - for example, by requiring information to be given to disabled tenants in a different, more accessible format.
- b) Change physical features – for example, by altering access.
- c) Provide auxiliary aid – for example, by installing a hearing loop for tenants who are hard of hearing.
- d) Failure to comply is discrimination – and the landlord or manager is not allowed to charge the disabled tenant.

Second, a new rule introduced by the Act says that disabled tenants (or other occupiers) of premises that are their "only or main home" can ask their landlord or property manager to take reasonable steps to change physical features of common areas that mean the tenant suffers a disadvantage. For example, a disabled tenant might ask that a stair lift be installed if they live on the first or a higher floor, and the premises have stairs but no lift. The right applies only to residential or mixed-use properties.

The landlord or property manager needs to decide if the steps proposed are reasonable. The landlord or property manager must consult with everyone he or she thinks may be affected by the changes, which usually means every other tenant or occupier in the building.

The Disability Discrimination Act

The Disability Discrimination Act (DDA) makes it unlawful to discriminate against a disabled person for a reason related to their disability in relation to disposal and management of premises and the withholding of licence or consent. More detailed explanations of the requirements relating to disability discrimination are available in a Code of Practice on the Disability Discrimination Act, produced by the Disability Rights Commission. Chapters 13 to 18 explain in more detail the duties of providers of premises, including landlords.

The Race Relations Act (RRA)

The Race Relations Act (RRA) defines discrimination on racial grounds as including race, colour, nationality (including citizenship) or ethnic or national origins. All racial groups are protected from unlawful racial discrimination or harassment under the RRA. The RRA applies to landlords, agents and property managers and other service providers including contractors.

Under section 21 of the RRA, it is unlawful for all landlords, private or social, including landlords of leasehold properties, to discriminate against a person, or harass them, on racial grounds, in either the management or letting of premises.

24) GENERAL

The number of persons and households residing at the property shall not exceed the maximum number stated on the licence.

The use and level of occupancy of each room shall not be changed without the approval of the Authority.

Any material change of circumstances in respect of the licence holder, manager or anyone else involved with the property or its management must be notified to the Authority within seven days of such a change occurring.

The licence holder/manager must ensure that the exterior of a property is kept in such a condition so as not to distract from the amenity or appearance of the locality of which it is situated.

25) FURTHER INFORMATION

If you require any further information or wish to view this document in another language or format, please contact:-

Planning, Public Protection and Countryside Services
Denbighshire County Council
Caledfryn
Smithfield Road
Denbigh
Denbighshire
LL16 3RJ

Telephone: 01824 706389

E-mail: envhealth@denbighshire.gov.uk

Website: www.denbighshire.gov.uk



**Gwasanaeth Tân ac Achub
Fire and Rescue Service**

Simon A. Smith
Prif Swyddog Tân / Chief Fire Officer

Miriam Evans
Public Protection Officer (Environmental
Health)
Planning and Public Protection Services
Denbighshire County Council
PO Box 62
Ruthin
LL15 9AZ
e-mail miriam.evans@denbighshire.gov.uk

Ein Cyf/Our Ref: DWR
Dyddiad/Date: 13th July 2019
Gofynner am/Ask for: David Roberts
Rhif Union/Direct Dial: 01745 352777

Statement in support of additional licensing.

"The risk of fire deaths and injuries in the county's HMO/bed-sit properties could be reduced by an additional licensing scheme which would assist in tackling rogue and/or absentee landlords.

It is noted that the current licencing scheme for HMO in Rhyl has been running for ten years. During this period North Wales Fire & Rescue Service have experienced a reduction in fires and complaints in relation to HMO in the Rhyl area. Previously these premises posed a potentially high fire and risk to life due to the combination of poor management and lack of maintenance/fire safety provision. We wish to express our support for the scheme and encourage the scheme to be widened to include the whole of Denbighshire.

Under existing legislation, problem landlords of HMO's are sometimes hard to target, despite the best efforts of the fire service and Denbighshire County Council's enforcement team, who work closely together as part of the forward work programme, where a dedicated team has been set up to tackle the problems within these type of premises and carry out joint enforcement and visits.

High risk premises are targeted and many issues are discovered on the visits – Absentee landlords with little or no management on the premises, inadequately maintained fire safety systems or provisions, combustible materials on the means of escape, insecure premises increasing the risk of arson within the premises.

Despite the extensive combined efforts of the HMO enforcement group, problems are still being discovered within HMO's.

Yours faithfully

Compliance Manager

Mae tudalen hwn yn fwriadol wag



HEDDLU GOGLEDD CYMRU
Gogledd Cymru diogelach

NORTH WALES POLICE
A safer North Wales

Police Constable 2373 Edwards
Partnership Officer Denbighshire
Rhyl Police Wellington Road
Rhyl, Denbighshire
LL18 1BA

Mobile 07896171482

Stephen.Edwards@nthwales.pnn.police.uk

Friday 10th January 2020

I am Police Constable Steve Edwards and I am employed by North Wales Police as an Operational Partnership Officer, my last 13 years' service has been spent in Rhyl, Denbighshire as a community Beat Manager covering Rhyl West Ward which has a great deal of HMO type accommodation.

North Wales Police receive a great deal of demand from HMO tenants and landlords. The type of incidents reported include anti-social behaviour, criminal damage to properties, theft/burglary and violent crime. In a lot of cases, these incidents need some partnership work, where the police will work with Denbighshire Housing Enforcement Officers to deal with a wide range of housing enforcement issues. In each case, the person involved can be the victim, the offender or even in some cases the Landlord.

The Police, in partnership with the HMO Housing Enforcement Team, have had and again will continue to have a good working relationship. Information has been successfully shared and many joint visits have taken place in order to address these issues directly with the landlords/managers of the HMO's. This type of partnership working has encouraged landlords to improve their properties.

In addition to the above, the Local Neighbourhood Policing Team and Housing Enforcement Officers have jointly worked together after attending meetings with a group called the West Rhyl Neighbourhood Management Group. The aims of this group is to address environmental issues including fly tipping and accumulations of rubbish that is often left behind from HMO's or rented family homes.

As the Partnership Officer for Denbighshire, I welcome this joined up working with the Council's Housing Enforcement Team. I would encourage and like to see the Additional Licensing Scheme continue within Rhyl but also be extended and rolled out to other towns and wards throughout the County of Denbighshire.

I believe that the joint working we do helps to address many issues within HMO's and that many people have been supported and helped along the way.

Yours faithfully

Steve Edwards

PC 2373 Steve Edwards

Mae tudalen hwn yn fwriadol wag

Storage and Disposal of Refuse – HMO Properties and evidence to support additional licencing conditions.

It is widely recognised and accepted that the Local Environmental Quality in the West Area of Rhyl is adversely affected by waste related issues and that these issues are compounded by the high concentration of HMO's in the area. We estimate that approximately 30% of in-field officer time (Enforcement officers x 2 and Recycling technical Officers/ advisors x 5) is spent in the area of West Rhyl alone, in an attempt to resolve fly tipping and non-compliant waste behaviours amongst residents). The number of occupiers in HMO properties is often higher than in individual properties, and the transient nature of the tenancies means that the management of household waste can be more challenging. It is proposed that the current licencing conditions are enhanced to encourage greater compliance and accountability for waste management at HMO properties so that the Council are able to deliver an effective waste management service. The proposals seek to improve local environmental quality in the area, which has recently been defined as the most deprived area in Wales.

Evidence to support the inclusion of additional requirements from HMO landlords/ property Management companies:

Fly Tipping

Analysis of the Council's data sources shows a correlation between areas with a large HMO concentration and the amount of fly-tipping in those areas. Fly tipping is often accumulations of black waste sacks (presented on other days to the designated collection day) and bulky waste.

The statistics below show the disproportionate number of formal requests we have received to respond to fly tipping in the West Rhyl area (Around 30% in the last two months) compared to the County monthly total.

<u>Month</u>	<u>No. of Incidents re W. Rhyl</u>	<u>Total for Month Denbighshire</u>
May 2019	10	60
June 2019	15	71
July 2019	24	106
August 2109	19	107
September 2019	26	63
October 2109	21	67

There is also a correlation with the amount of fly-tipping associated with HMO's in other areas i.e. Prestatyn, Denbigh, Ruthin and Llangollen. The problem is not confined to West Rhyl. However, data for this area is more readily available due to this area being a Council priority.

It is well known that fly-tippers tend not to travel too far from source, especially where car ownership is low. Areas of West Rhyl, in particular, John Street, River Street & Butterson Road seem to be the focus of the problem, although there are frequent calls to Sussex Lane where properties on Water Street and Queen Street back onto and which also has a high HMO concentration.

Several other problems also contribute to the levels of unauthorised waste being left out on the highways (Which is also a major source of litter as seagulls tear apart unauthorised waste sacks).

Limitations of Enforcement Powers to occupants of HMO properties.

For the Council to be able to take enforcement action (Under Section 46 of the EPA) against an occupier who fails to manage their waste correctly, it is necessary for each family/individual to have their own waste container, and for them to be able to prevent others sharing the property from using their container. Where occupiers of HMO's share communal waste receptacles, the receptacles are often contaminated with the wrong materials. The Council is unable follow through on its four stage education/enforcement policy as we are unable to issue a fixed penalty (stage 4) unless there is evidence relating to a specific individual. This means our whole process is undermined as residents learn that they cannot be individually be held to account. This issue is commonplace across the UK. It is therefore extremely important that additional measures are put in place by the landlords of HMO properties to encourage good waste management behaviours of their tenants, and that they co-operate fully with the Council in managing waste issues relating to their properties. The Council is able to reach stage three of its enforcement procedure and reserve the right not to collect waste from a property unless it is presented as prescribed in a legal notice. At this stage it is important that the Council and Landlord take all necessary steps to prevent waste from accumulating on the property (Landlord responsibility) or being fly tipped on the adopted highway (Council responsibility).

The transient nature of HMO properties means that information available to the Council on property occupancy is not always up to date. This means that it is not always possible for us to service enforcement notices on all occupiers of a property in a timely manner. HMOs on Bodfor Street in Rhyl is a prime example of this. An enforcement officer found that at just one location he was able to only serve 1 out of 16 notices due to inaccurate information, and the people residing in the properties, in the main were not those listed on the Council's Council Tax System (Acadmi).

Additional steps are therefore required to ensure that the Council can be proactive in contacting new tenants about the waste collection service within the confines of GDPR requirements (**Appendix A**).

Abuse of free wheeled bin replacement service

The Council have evidence to demonstrate that the high turnover of occupants in HMO's, and the lack of ownership over individual waste containers leads to an excessive demand on the Council's free container replacement service. The cost of supplying containers in 2018/19 across the County was £86547. There is a proportionally high percentage of replacement bins issued by the Council in areas close to high concentrations of HMO properties for the following reasons:

- Tenants are not made aware of the Council’s waste collection requirements so blue bins are contaminated and abandoned.
- Bins are frequently reported as stolen in areas where HMO’s are in high concentrations, as tenants attempt to acquire more residual bin capacity than their entitlement to avoid having to recycle.
- Bins are left unemptied within the private curtilage of HMO properties as new bins are requested

Contamination of Recycling / Failure to recycle

Tonnage data available to the Council indicates that the percentage of waste recycled in West Rhyl is lower than in any other part of the County. It is the only area where we have to operate a scheduled collection of unauthorised non-recyclable waste on a weekly basis, due to the amount of unsegregated waste being put out by residents living in the area (including those in HMOs and other tenanted properties. There is a lack of knowledge and understanding about the service amongst residents and it is more challenging for the Council to make sure direct mailshots get to each tenant in HMO’s, compared to individual households. Therefore compliance amongst HMO tenants as to how to segregate and present their waste is low, requiring additional steps to be put in place to help signpost residents to the Council services and instruct them how, where and when to present their waste. Information displayed at the property will help overcome this issue, especially as some tenants may be unwilling to contact the Council.

The Council has a team of Technical Recycling Officers, which has been boosted by 2 FTE’s since July 2019 to focus on enhancing the engagement and enforcement of our waste collection requirements in West Rhyl and other areas where tenants are often on a sack collection service due to a lack of outside storage space for bins. At least every two weeks, the Council now carry out enforcement events on waste collection day in West Rhyl to identify people who are not presenting their waste correctly – either by dumping black sacks (unauthorised waste) or by not separating out recyclables. Officers have found that many residents who are “caught” claim they are unaware of the correct council procedures and have had no information supplied by their landlords.

Below, provides an example of additional work that has been carried out in West Rhyl in just one day, in order to manage abandoned and contaminated wheeled bins.

Location of bin	Bin type	Date for collection	Reason for abandonment
Aquarium street	blue-240	03/12/2019	not Known
Coast Road	green	03/12/2019	not Known
alley by mill bank pub	x2 green	03/12/2019	not Known
alley by mill bank pub	blue -240	03/12/2019	owner deceased

Proposed Licencing Conditions for HMO’s in relation to the “Storage and Disposal of Refuse”

Cleanliness

The Authority requires that refuse is not allowed to accumulate in either individual rooms or common parts of the HMO, including the outside areas within the curtilage of the entire property

Waste Receptacles

The Local Authority must provide all containers that are to be serviced by the local authority. The landlord must provide a full set of Authorised containers for each address, on a scale adequate to the requirements of the occupiers, to a maximum capacity permitted by the local authority (The local authority will confirm this). There is a delivery charge to the landlord for all new and replacement containers/ sacks required at the start of a new tenancy. The charge for replacing containers during a tenancy is the responsibility of the tenant only if the tenant (or tenants "family" have sole use of the container. It is the responsibility of the landlord to ensure that Council owned containers are present and serviceable at the end of each tenancy in the property and that disposable pink/clear sacks are provided to new tenants where the property is on a sack collection service.

By 31st July 2020 all re-useable waste containers at each property must be registered to the Landlord through the Council's Microchipping Service. The Council will retrofit all microchips to existing waste containers free of charge. The Landlord is responsible for arranging for waste containers to be microchipped by completing the relevant microchipping request form. All new containers supplied after from 1st August 2020 will be automatically be registered. This will assist both the Council and the monitor the tenants use of the service (recover stolen or abandoned bins, identify contaminated bins etc.). Microchips must not be removed from the waste container. The landlord is responsible for booking a visit to their property to have all waste containers microchipped by the 31st July 2020 (**Appendix B** Booking Form).

Council owned reusable waste containers must be empty, clean and serviceable at each change of tenancy.

Additional containers may be provided by the Landlord at their discretion and emptied at their own expense through a commercial arrangement with the council or private registered waste carrier.

All containers should be situated on an external hard standing area with suitable and convenient access by occupants for cleansing of the area and removal/ presentation of containers for collection (Where a kerbside presentation point is designated). The waste storage area must be within the curtilage of the property. Waste containers must not be stored on the public highway at any time.

If there is no adequate space to store refuse within the boundaries of the property from week to week and no way of providing extra space, the license holder/manager shall be required to make arrangements for additional collections at their own expense.

Where there is adequate space, individual waste containers for separate tenancies are required, as opposed to the sharing of containers. The landlord should take all reasonable steps to ensure that tenants only use containers allocated to them. This may include providing lockable containers (unlocked on collection day for access by waste collection operatives), use of CCTV, for example, should non-compliance amongst tenants result in regular rejection of waste containers by the Council.

Designated Collection points

Waste receptacles must be placed out at the designated collection point on the designated waste collection day and taken back onto the property as soon as possible after collection. This is the responsibility of the tenants, where individual tenancies have designated bins. Where tenants share communal waste containers, this is the responsibility of the Landlord to agree (and enforce) with their tenants how their waste containers are presented and return to the curtilage of the property.

In order to reduce the amount of waste escaping into the locality, and to reduce contamination of recycling bins/ fly tipping, the Council will agree to the collection of waste containers from the external storage area of the property wherever practicable and where access is granted by the landlord (through open access or key code entry) **Appendix C** can be completed by the landlord to arrange a review of designated collection point.

Where access to the external waste container storage area is agreed, the council require the following:

- Access uninhibited to all waste containers to be emptied
- All waste types to be contained within the correct waste containers provided as prescribed by the Council to the tenants through a legal notice (Section 46 of the Environmental protection Act, 1990).
- Waste to be fully contained within the bin and not overfilled (Bin lids should be able to fully close).

Information to HMO occupants

The occupants must be informed in writing at the beginning of their tenancy on which days refuse and recycling collections take place. Occupants must also be notified where their designated waste collection point is. This information should be provided in their tenancy information pack/agreements. This information should also be permanently displayed in a prominent position within the HMO (Foamex durable signage (A3 size) available free of charge from the Council's Waste and Recycling Service from 1st February 2020). Should the agreed waste collection point be changed by the Council, this signage must be updated by the Landlord within 14 days of the Council notifying the Landlord.

The Landlord should notify the Council Waste and Recycling Service every time there is a change of tenancy to a property to enable all occupiers to be served a Waste Compliance Notice (Section 46 Notice). The personal details of the tenant is not required (In order to be GDPR compliant). The form on which to complete the required information is detailed in **Appendix A**.

Appendix A (DRAFT)



Please complete in BLOCK CAPITALS and black ink

Change of Tenancy Notification (HMO Licencing requirement)				
Name of landlord				
Tel:				
Email:				
Mailing address of Landlord incl. postcode				
HMO Property Address incl. postcode				
Please circle the tenancy relevant information	Property is now empty		A new tenant (s)	
How many tenants are in your property?	Adults (18+)		Children / or depend ants up to age 18)	
Please sign and date the following 3 statements:				
I confirm that I have provided the new tenant aware of the waste management arrangements at the property				
	Name Printed	Name Signed	Date	
I confirm I have supplied the new tenants with access to a full set of operable waste receptacles at the property				
	Name Printed	Name Signed	Date	
I confirm that permanent signage is displayed at the property to inform the tenant about the waste collection arrangements				
	Name Printed	Name Signed	Date	
Please state here if you or your tenant(s) require any support from the Council in relation to Waste Management				

Please return this form to: FAO: Waste and Recycling Team, Kinmel Park Depot, Bodelwyddan, Denbighshire, LL18 5UX **OR** email it to XXXXXXXXXXXXXXXX. You will receive an email acknowledgement with 10 working days.

Appendix B (Draft)



Please complete in BLOCK CAPITALS and black ink

Booking Form: Microchip Containers (Please complete for each individual property)			
Name of landlord			
Tel:			
Email:			
Mailing address of Landlord incl. postcode			
HMO Property Address incl. postcode			
How many separate tenancies are active at your property			
How many tenants are in your property in total?	Adults (18+)		Children/ or dependants up to age 18)
Current Waste Container provision – please state number of each container			
	Blue bins	Black bins	Food waste caddies
Do you think have enough bin capacity for all your occupants?	Yes	No	Unsure
Do your separate tenancies have their own waste containers, or are they shared?	Own	Shared	Both / unsure
Can the Council gain access to the containers to microchip the containers?	YES (provide details)		NO
Please list here all Flat / bedsit numbers that should be registered to individual sets of bins, e.g. 13a only. If bins are shared, please indicate which flats/bedsits share bins (e.g. 13a,b,c; 13d,e,f;)			
Please state here if you or your tenant(s) require any other support from the Council in relation to Waste Management			

Please return this form to: FAO: Waste and Recycling Team, Kinmel Park Depot, Bodelyyddan, Denbighshire, LL18 5UX **OR** email it to XXXXXXXXXXXXXXXX. You will receive an email acknowledgement with 10 working days. A recycling advisor will contact you directly to arrange the bins at your property to be microchipped. All additional or replacement containers supplied through the microchipping process will be delivered free of charge.

Appendix C (DRAFT)



Please complete in **BLOCK CAPITALS** and black ink

Waste and Recycling Collection Point Review request Form			
Name of landlord			
Tel:			
Email:			
Mailing address of Landlord incl. postcode			
HMO Property Address incl. postcode			
How many separate tenancies are active at your property	A new tenant (s)		
How many tenants are in your property in total?	Adults (18+)		Children/ or dependants up to age 18)
Current Waste Container provision – please state number of each container			
	Blue bins	Black bins	Food waste caddies
Do you think have enough bin capacity for all your occupants?	Yes	No	Unsure
Do your separate tenancies have their own waste containers, or are they shared?	Own	Shared	Both / unsure
Who puts out the waste containers for collection?	Tenants		Landlord or appointed person
Whereabouts are the waste containers currently presented/ emptied on collection day?			
Where are the waste containers stored when they are not presented for collection?			
Would you be prepared to leave your bin storage area accessible to the waste and recycling collection crews on the designated collection day (from 6.30am)?			
Please state how you propose to make the bin storage area accessible (e.g. leave gate unlocked/ provide a key code / agree to supply a master key etc...			

Please return this form to: FAO: Waste and Recycling Team, Kinmel Park Depot, Bodelwyddan, Denbighshire, LL18 5UX **OR** email it to XXXXXXXXXXXXXXXX. You will receive an email acknowledgement with 10 working days. A recycling advisor will contact you directly about your application.

Review of HMO Licence Fees

The Act allows the Council to fix fees for licensing HMO properties, which covers all costs associated with carrying out their functions in relation to HMO Licensing, which includes recovering costs incurred in enforcing the Conditions and Standards

Fees must be transparent, accountable and reflect the actual cost of licensing. It is proposed that the existing licensing fees, discounts and incentives for Mandatory Licensing and the current Additional Licensing are retained with a minor change; i.e. it is proposed to reduce the cost of licensing for single and two storey properties to take into account the reduced likelihood of hazards and associated level of enforcement action required.

Many local authorities have adopted differing fee levels to provide a financial incentive to reward good practice and deter poor management.

Table of Licensing Fees Charged and Incentives Offered by a Sample of Local Authorities

Name of Local Authority	Fees Charged/Conditions Imposed	Any Incentives/discounts Offered
Bristol City Council	Full cost for application paid upfront if no application is made (unlicensed property) - £1450 Total cost: £1255 (in two payments)	Discount of £50 if landlord has accredited membership of "Rent With Confidence Scheme" £150 discount for provision of gas safety certificates, EPC and EICR report within timeframe specified
Wrexham County Borough Council	£816 to licence a Mandatory of Additional HMO Licence. (2 payments)	Renewal (Mandatory Licence Only) £497
Cardiff Council	Mandatory Licence Grant of Licence - £620 Duration 5 years. Additional Licence Grant of Licence - £550.00. Duration 5 years. . HMO fee varies according to the condition of the property and is determined on receipt of a correct application. Current fees are £50 where records show that the property is fully up to standard and no inspection is required, and £330 if our records show that the property is not up to standard and an inspection is deemed necessary.	Mandatory Renewal: £515. Duration 5 years. Additional : Grant of Licence to accredited landlords £475.00. Duration 5 years

APPENDIX 6

Conwy County Borough Council	£595 for up to 8 lettings, £20 per let thereafter. Condition of licence is to attend LAW training within 1 year of receiving licence	There are no incentives/discounts offered for landlords
Bournemouth	The cost of a new licence is £695 for a property up to 10 units. There is an additional charge of £15 per unit above 10. If applications are returned incomplete or additional works are undertaken to investigate unlicensed Houses in Multiple Occupation, additional costs will be charged at an hourly rate to recover all reasonable expenses incurred by the authority. If a DBS check is requested, this will incur an additional fee of approximately £60 .	The renewal of an existing licence is charged at the rate of £595, assuming there are no major changes to the property or its occupancy.
Rhonda Cynnon Taff	New Application = £420 plus £170 per household up to 12 units, then £50 per unit thereafter.	Renewal = £400 plus £140* per household unit up to 12 units then £35* per unit thereafter 10% discount if property is accredited as part of Tre-forest Property Accreditation Scheme
Powys	Basic fee for 3 storey £750 and an additional fee of £100 per flat for larger HMOs over 3 storeys	
Swansea Council	Swansea charge on a sliding scale depending on number of occupiers. New licence application £714 for 3 or 4 occupiers Each additional occupier +£51 5 occupiers = £765 6 occupiers = £816 7 occupiers = £867 8 occupiers = £918 9 occupiers = £969 10 occupiers = £1,020 Application to renew an existing licence by the same applicant submitted after the existing licence has expired £714 for 3 or 4 occupiers Each additional occupier +£51 5 occupiers = £765 6 occupiers = £816 7 occupiers = £867 8 occupiers = £918 9 occupiers = £969 10 occupiers = £1,020 ... There is no fee for administrative changes when varying a licence (e.g. for change of licence holder's address), but any application to increase the maximum number of occupiers under the licence requires the licence holder to	Application to renew an existing licence by the same applicant submitted within the two months prior to the expiry of the existing licence £644 for 3 or 4 occupiers Each additional occupier +£51 5 occupiers = £695 6 occupiers = £746 7 occupiers = £797 8 occupiers = £848 9 occupiers = £899 10 occupiers = £950....

	pay a fee of £51 for each additional occupier of the property.	
Gwynedd Council	Additional HMO licensing fee is £140 per unit of accommodation.	There are no incentives/discounts offered for landlords

The fee charged for renewal is generally lower, representing the anticipated lower resource implications required for a second application.

Recommendations:-

A standard fee should be charged to those who delay in complying with their licensing obligations, and an 'early bird' discounted fee should apply to those who apply promptly. Prompt applicants, i.e. applicants are likely to manage their HMOs to a higher standard, resulting in a lesser demand on the Authority's resources.

HMO Licensing Fee Structure

Fee Structure 1 – New Applications

The basic fee to be £820 based on **5 habitable rooms** which is a **bedsit, separate living room or bedroom** in a **3 storey or greater building**.

For properties with between 6 and 10 habitable rooms there is additional charge of £30 for each habitable room. Properties with 11 or more habitable rooms the charge will be £40 per habitable room over and above 11 habitable rooms.

In summary the proposed fees for HMO licensing are as follows:

Habitable rooms (bedsit, living room or bedroom)	Total fee of licence for 5 years (3 storey or more Building)	Total fee of licence for 5 years (2 storey Building)	Total fee of licence for 5 years (Single storey Building)
5 or less	£820	£620	£420
6*	£850	£650	£450
7*	£880	£680	£480
8*	£910	£710	£510
9*	£940	£740	£540
10*	£970	£770	£570
11#	£1,010	£810	£610
12#	£1,050	£850	£650
13#	£1,090	£890	£690
14#	£1,130	£930	£730
15#	£1,170	£970	£770
16#	£1,210	£1,010	£810
17#	£1,250	£1,050	£650
18#	£1,290	£1,090	£690
19#	£1,330	£1,130	£730
20#	£1,370	£1,170	£770

Example:

A 3 storey property consisting of 5 habitable rooms with a fee of £820 for five years will cost:

- £164 per habitable room for 5 years
- £32.80 per habitable room a year
- 63 pence a week for each habitable room

Additional Discounts Available on First Application	Total Discount
Full application received within 8 weeks of notification of Licensing requirement.	£200
For Charitable Organisations, the fee is 50% of the original fee.	50%

Fee Structure 2 – Renewal of Licence

Renewal of an existing Licence will attract a 50% discount on the fees detailed in Fee Structure 1 provided a “Full” application (see check list on page 2) is received 8 weeks prior to the date the existing licence expires. Renewals will not be subject to “additional discounts”.

Fee Structure 3 – Change of HMO Ownership

Licenses are non transferable to another person or property and fees are not refundable. If the property were sold on as a HMO, the new landlord would need to apply for a new license, the fee structure remain unchanged given such circumstances.

Fee Structure 4 - Enforcement Activities

Enforcement action is based on application forms being completed and no further action being required. But some time has been added for the occasions when enforcement action is required, such as, Incomplete Applications, Minded to Refuse Licence and Consider & Respond To Representations.

In addition to the fee outlined above additional charges will be payable for Enforcement Activities carried out at the time of the activity:

- Appeals to Residential Property Tribunal (RPT)
- Variations To Licence
- Revocation of Licence
- Interim Management Orders
- Final Management Orders
- Rent Repayment Orders
- HMO Declarations
- Prosecutions

These will be charged at £50 per hour of work. As some of the functions listed above will depend on the complexity of the case it is difficult to judge the total cost per function.

Mae tudalen hwn yn fwriadol wag

Additional Licensing Scheme

Well-being Impact Assessment Report


This report summarises the likely impact of the proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number:	736
Brief description:	Identify and assess any impacts (both positive and negative) that may have occurred in respect of the implementation of the additional HMO licensing scheme in 2015. In addition to assessing the re-designation of the scheme to the extended wards.
Date Completed:	30/01/2020 15:16:00 Version: 2
Completed by:	Miriam Evans
Responsible Service:	Planning & Public Protection
Localities affected by the proposal:	Denbigh, Prestatyn, Rhyl, Llangollen,
Who will be affected by the proposal?	Tenants, landlords, managing agents, rent smart wales, local community, emergency services, NHS, Department of Works & Pension (universal credit), construction workers, local council services e.g. social services, waste management, council tax
Was this impact assessment completed as a group?	Yes

IMPACT ASSESSMENT SUMMARY AND CONCLUSION

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

Score for the sustainability of the approach

 (3 out of 4 stars) Actual score : 24 / 30.

Implications of the score

Ensure that any short term need is addressed and that the long term need is subsequently achieved.

The introduction of the additional licensing scheme will improve standards and conditions in HMOs and people's wellbeing, thereby it is anticipated that the burden on the emergency services, NHS and other services will decrease.

Proactive licensing inspections and improvements can increase tenant's sense of pride in accommodation and they are therefore more likely to want to stay in accommodation. The landlords are happier that communal areas and properties are being kept better. Current tenants in certain HMOs have created support/social networks and take pride in their environment.

Additional licensing assists in identifying and remedying hazards e.g. fire safety, damp & mould, electrical safety, gas safety and overall improves property management thereby preventing harm to occupiers and the extended community.

Summary of impact

Well-being Goals

A prosperous Denbighshire

A resilient Denbighshire

A healthier Denbighshire

A more equal Denbighshire

A Denbighshire of cohesive communities

A Denbighshire of vibrant culture and thriving Welsh language

A globally responsible Denbighshire

Positive

Positive

Positive

Positive

Positive

Neutral

Positive



Main conclusions

The main conclusion from the Well-being Impact Assessment is that the result contributes positively overall to the wellbeing goals. A housing licensing scheme such as this can have wide-ranging positive impacts for social wellbeing, environmental impact and on economic improvements to the wider area. The report has highlighted that a real focus needs to be made on social inclusion and development.

Evidence to support the Well-being Impact Assessment

- We have consulted published research or guides that inform us about the likely impact of the proposal
- We have involved an expert / consulted a group who represent those who may affected by the proposal
- We have engaged with people who will be affected by the proposal

THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

A prosperous Denbighshire

Overall Impact	Positive
Justification for impact	The introduction of a HMO additional licensing scheme is seen as having a 'positive' impact overall for Denbighshire as its aims and objectives are to improve housing quality which can have a positive effect on education, health, wellbeing and the economy (a prosperous Denbighshire)
Further actions required	By identifying any negative impact and taking steps to address them we can ensure that any negatives are minimised as much as possible. In identifying the positives we can take steps to ensure the maximum impact of the scheme is realised.

Positive impacts identified:

A low carbon society	Improvement in the minimum energy efficiency of properties.
Quality communications, infrastructure and transport	Increase in coverage could give a greater choice of better living accommodation through improving property standards and utilities such as gas, electrics & water therefore encouraging more sustainable tenancies
Economic development	<p>Better housing with lower living costs could see an increase in more disposable income which could encourage people to spend more in their local community e.g. shops, restaurants, etc.</p> <p>No evidence that rents have increased significantly</p> <p>Better living conditions may support improved prospects for individuals. If individuals feel better mentally and in their wellbeing they may make other improvements and feel more confident to seek employment.</p> <p>Building works employing local tradesmen</p> <p>Opportunities for tenants employment ie to manage property on behalf of an absent landlord</p> <p>Some employed as caretakers/handyperson</p>
Quality skills for the long term	Improved housing can lead to better educational opportunities and improved work
Quality jobs for the long term	Better living conditions may support improved prospects for individuals. If individuals feel better both mentally and physically they may make other improvements to their overall wellbeing and feel more confident to seek employment. There is evidence that improved housing conditions can result in increased concentration levels of occupants and improved morale to seek employment
Childcare	Increase of occupants in employment can result in an increase need for childcare.

Negative impacts identified:

A low carbon society	Upgrading properties will have a short term impact on the carbon footprint.
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Quality communications, infrastructure and transport	Increase burden on transport system as a result of people commuting to and from work.
Economic development	Additional licensing may discourage landlords from buying properties due to fees etc. NB : There has been no evidence to suggest this with the current scheme There may be less work undertaken by local tradesmen and subsequently less support for local trade if management within HMOs are not up to standard.
Quality skills for the long term	N/A
Quality jobs for the long term	N/A
Childcare	Lack of childcare facilities and affordable childcare in particular areas.

A resilient Denbighshire

Overall Impact	Positive
Justification for impact	The introduction of a HMOs additional licensing scheme overall will have a 'positive' impact for Denbighshire because there is a problem with waste storage in HMOs and the greater education and the inclusion of specific licensing conditions can only improve the situation.
Further actions required	By identifying the negatives and taking steps to address them we can ensure that any negatives are minimised as much as possible. In identifying the positives we can take steps to ensure the maximum impact of the scheme is realised.

Positive impacts identified:

Biodiversity and the natural environment	N/A
Biodiversity in the built environment	N/A
Reducing waste, reusing and recycling	Licence can ask for provision of waste management system through recycling facilities and education of occupants
Reduced energy/fuel consumption	Licensing Scheme includes conditions regarding the minimum standards for provision of heating and energy efficiency
People's awareness of the environment and biodiversity	Increase in awareness in recycling, re use and reduction in carbon
Flood risk management	N/A

Negative impacts identified:

Biodiversity and the natural environment	N/A
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Biodiversity in the built environment	N/A
Reducing waste, reusing and recycling	Managing waste system can be difficult even after provision of bins. Lack of tenant responsibility/abuse of system and there is no system in place re who enforces. Communal areas - no recognised responsibility for placing out bins or waste is mixed up leading to refuse collectors refusing to collect. Therefore, this continues the waste issue. Made worse in certain areas/streets due to lack of space for appropriate receptacles Waste provision- no place in certain properties to put waste out have to store inside 2 weekly collection and this causes problems
Reduced energy/fuel consumption	Affordable warmth dilemma - requirements to improve provision and have been made to improve heating. However, the tenant has not able to afford to use it Licensing cannot ask for central heating only minimum heating system
People's awareness of the environment and biodiversity	N/A
Flood risk management	N/A

A healthier Denbighshire

Overall Impact	Positive
Justification for impact	Overall it is perceived a `positive' impact as improved housing conditions can lead to an improvement in both psychological wellbeing and physical wellbeing of the occupants.
Further actions required	By identifying the negatives and taking steps to address them we can ensure that any negatives are minimised as much as possible. In identifying the positives we can take steps to ensure the maximum impact of the scheme is realised.

Positive impacts identified:

<p>A social and physical environment that encourage and support health and well-being</p>	<p>Licence identifies HMOs and improves conditions ie some landlords have improved significant conditions but not increased rents. Licensed properties are inspected and hazards highlighted and improvements are made Licensing Scheme includes conditions regarding the minimum standards for provision of heating, Community safety i.e. all ground floor window locks Landlords have to have procedures in place to manage ASB Reduction in noise nuisance Evidence (statistical) to show immense improvement in condition following implementation of licence Safety reduction in hazards - reduction in injuries/5 yr electrical safety check/fire regulations /gas checked annually or on change of tenancy Provision for PAT test in licence plus furnishing has to meet minimum requirements Decrease in homelessness presentations to Housing Department due to accommodation improvements. Can reduce over-crowding Fire regulations included in licence conditions Improves overall attractiveness of the area – contributes to Rhyl as a whole</p>
<p>Access to good quality, healthy food</p>	<p>The provision of better cooking facilities and more disposal money means healthier meals and less takeaways thereby increasing better health and less obesity</p>
<p>People’s emotional and mental well-being</p>	<p>Improved housing conditions can have a positive effect on physical and emotional health and wellbeing</p>
<p>Access to healthcare</p>	<p>N/A</p>
<p>Participation in leisure opportunities</p>	<p>Occupants living in improved homes can be likely to have the ability to participate in leisure opportunities due to improvements in their health and wellbeing</p>

Negative impacts identified:

<p>A social and physical environment that encourage and support health and well-being</p>	<p>Affordable warmth dilemma - requirements to improve provision and to improve heating. However, the tenant may not be able to afford to use it. Licensing cannot ask for central heating only minimum heating system i.e.electric heater and these are not the most cost effective measures. Tenants may require knowledge to challenge standards No tenants groups within private tenant’s accommodation. Difficult area for engagement</p>
<p>Access to good quality, healthy food</p>	<p>Increased in need for provision food waste recycling.</p>
<p>People’s emotional and mental well-being</p>	<p>N/A</p>
<p>Access to healthcare</p>	<p>N/A</p>
<p>Participation in leisure opportunities</p>	<p>N/A</p>

Overall Impact	Positive
Justification for impact	Overall a `positive' impact as access to better quality housing can be seen to reduce the gap between those people who are in poverty and those who are not, through improvements in living conditions and access to education and jobs.
Further actions required	By identifying the negative impacts an improvement to the housing stock can have on access to housing we can strive to reduce these barriers by reducing the negative impact to an acceptable level through effective policies and management.

Positive impacts identified:

Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation	<p>Additional Licensing regulates overcrowding levels thereby reducing risk taking behaviour by tenants and potentially reducing sexual activity and sexual abuse of vulnerable groups</p> <p>A better relationship between tenant and landlord</p>
People who suffer discrimination or disadvantage	<p>Closely managed HMO's ensures discrimination is identified and addressed</p> <p>Anti social behaviour policies and procedures means safer homes for vulnerable persons</p> <p>Additional Licensing regulates overcrowding levels thereby reducing risk taking behaviour by tenants and potentially reducing sexual activity and sexual abuse of vulnerable groups</p>
Areas with poor economic, health or educational outcomes	<p>Access to better quality accommodation will reduce ill health resulting from hazards such as damp and mould. Increase in standards within wards of Denbighshire attracts more people into these areas</p>
People in poverty	<p>The introduction of a licensing scheme will address fuel poverty by introducing a minimum energy efficiency standard reducing outgoings</p>

Negative impacts identified:

Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation	N/A
People who suffer discrimination or disadvantage	An increase in regulation could deter landlords from offering accommodation to some vulnerable groups
Areas with poor economic, health or educational outcomes	Possible increase in overcrowding due to demand for better housing attracting more tenants to certain areas
People in poverty	Affordability may become an issue although minimum standards would improve conditions. An adverse effect may be that they are not the most cost effective therefore the dilemma of 'heat or eat'. Although facilities would be provided to promote better lifestyle behaviours, these may cost too much for tenants to utilise

A Denbighshire of cohesive communities

Overall Impact	Positive
Justification for impact	By identifying the positive impacts an improvement to the housing stock can have on access to housing we can strive to maximise the outcomes by improving the impact on social cohesion too a high level through effective policies and management.
Further actions required	By identifying the negative impacts an improvement to the housing stock can have on access to housing we can strive to reduce these barriers by reducing the negative impact to social cohesion too an acceptable level through effective policies and management.

Positive impacts identified:

Safe communities and individuals	<p>Landlords have to have procedures in place to manage ASB</p> <p>Reduction in noise nuisance</p> <p>Evidence (statistical) to show immense improvement in condition following implementation of licence</p> <p>Safety reduction in hazards - reduction in injuries/5 yr electrical safety check/fire regulations /gas checked annually or on change of tenancy</p> <p>Provision for PAT test in licence plus furnishing has to meet minimum requirements</p> <p>Decrease in homelessness presentations to Housing Department due to accommodation improvements</p> <p>Can reduce over-crowding</p> <p>Fire regulations included in licence conditions.</p>
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Community participation and resilience	Consultation is an integral stage of the licensing scheme. This includes determining the appropriate conditions to impose. Consultation will be available to all sectors of the community including the vulnerable groups
The attractiveness of the area	Improves overall attractiveness of the area – contributes to the wards as a whole Education for tenants needed re waste management
Connected communities	N/A
Rural resilience	The majority of HMOs will be concentrated in town centres as opposed to rural communities

Negative impacts identified:

Safe communities and individuals	N/A
Community participation and resilience	All comments can be considered but not all can be implemented
The attractiveness of the area	Managing waste system can be difficult even after provision of bins. Lack of tenant responsibility/abuse of system and there is no system in place re who enforces Communal areas - no recognised responsibility for placing out bins or waste is mixed up leading to refuse collectors refusing to collect. Therefore continues waste issue. Made worse in certain areas/streets due to lack of space for appropriate receptacles Waste provision- no place in certain properties to put waste out have to store inside 2 weekly collection and this causes problems
Connected communities	N/A
Rural resilience	N/A

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact	Neutral
Justification for impact	By identifying the positive impacts an improvement to the housing stock can have on access to housing we can strive to maximise the outcomes of a vibrant culture and thriving Welsh language to a high level through effective policies and management.
Further actions required	By identifying the negative impacts an improvement to the housing stock can have on access to housing we can strive to reduce the impacts on a vibrant culture and thriving Welsh language to an acceptable level through effective policies and management.

Positive impacts identified:

People using Welsh	Increase in better housing standards means tenant likely to stay in the area which also encourages sustainable employment. This empowers Welsh speakers to remain in the local area.
Promoting the Welsh language	All correspondence and documentation relating to this scheme, including the consultation will be bi lingual Welsh and English

Culture and heritage	N/A
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Negative impacts identified:

People using Welsh	N/A
Promoting the Welsh language	There will be an increase cost for translation services but this is accounted for within the corporate budget
Culture and heritage	N/A

A globally responsible Denbighshire

Overall Impact	Positive
Justification for impact	By identifying the negative impacts and carrying out improvements to the housing stock, we can can strive to ensure Denbighshire is globally responsible through effective policies and management.
Further actions required	By identifying the negative impacts and carrying out improvements to the housing stock, we can can strive to ensure Denbighshire is globally responsible through effective policies and management.

Positive impacts identified:

Local, national, international supply chains	A better standard of housing and the introduction of the Licensing ASB conditions will have a positive effect on the community
Human rights	Reduces Anti Social Behaviour (ASB) – documented through Police Pathway close monitoring of ASB Potential to enhance relationships between owner/occupier and social tenants/vulnerable tenants due to physical improvements Landlords of licensed properties are given support on dealing with incidents of ASB and crime and procedures are in place as a condition of licensing (training is required as part of licensing conditions)
Broader service provision in the local area or the region	Close working relationship with partner agencies such the Fire Service, the Police and Homeless Prevention allows collaborative thinking and working Fits in with the Homeless and Vulnerable Groups Health Action Plan/strategy

Negative impacts identified:

Local, national, international supply chains	N/A
Human rights	N/A
Broader service provision in the local area or the region	N/A

Mae tudalen hwn yn fwriadol wag

Consultation Responses

As part of the 10 week consultation exercise the relevant documents were placed on Denbighshire County Council's on-line consultation portal and hard copies placed in each of the libraries affected by the scheme – Rhyl, Prestatyn, Llangollen and Denbigh. All County Councillors and the relevant Community Councils were also informed of the consultation exercise along with Rent Smart Wales mailshot going out to 1276 landlords in Denbighshire. We also contacted local letting agencies, trade associations, and existing HMO Licence Holders. The majority of the responses received were in favour of the scheme and a summary of the responses along with our comments can be found below:

	National Residential Landlords Association (NRLA) - Response	LA Comments
Opening Statement	Thank you for the opportunity to respond to this consultation. The National Residential Landlords Association (NRLA) is grateful for this chance to give our views as an organisation on Denbighshire Council's proposal to re-declare Rhyl as an additional licensing area, and extending the Scheme to Prestatyn, Denbigh, and Llangollen. We have read through your consultation documents, and though we appreciate the issues that the Council have mentioned, the NRLA is opposed to the proposed Additional Licensing Scheme. Our reasons are explained below.	No comment
1.1 Effectiveness of the Scheme	The consistent problem that runs throughout the proposal document is that it has not been evidenced that the scheme has hitherto been a success, nor why it should be expanded to three different towns. In the section that details the number of Housing Health & Safety Rating System faults found in Homes of Multiple Occupation (HMOs), the Council has not mentioned how many of these were rectified as a result of the Scheme. The Council has identified correlation, but not causation	Part way through the previous HMO Additional Licensing scheme a decision was made to change our Public Protection software provider which resulted in us not having accurate housing data for 2016-17. However, the data for the remaining 4 years is accurate and over 1000 inspections were carried out in HMOs. 579 Category 1 hazards and 1193 Category 2 hazards were identified. Most of these hazards have since been remediated or reduced in severity with over 193 units of HMO accommodation having all of their Category 1 hazards resolved as a result of Local Authority action.

		<p>We consider that the evidence provided in the proposal, and the supporting documentation from North Wales Police and North Wales Fire & Rescue Service, does suggest that the scheme has been successful and that this should be expanded. E.g. a quote from NWFRS “During this period, NWFRS have experienced a reduction in fires and complaints in relation to HMOs in the Rhyl area. Previously these premises posed a potentially high fire and risk to life due to the combination of poor management and lack of maintenance / fire safety provision. We wish to express our support for the scheme and encourage the scheme to be widened to include the whole of Denbighshire”.</p> <p>A fire which occurred in a town which wasn’t covered by Additional Licensing resulted in 5 deaths in 2012. This tragic incident may have been prevented had the Licensing Scheme been in place in other areas at this time.</p> <p>Finally, during the consultation exercise, none of the existing licence holders or landlords in Denbighshire made any representation for or against the scheme. The lack of interaction would suggest that people aren’t opposed to the renewal of the existing scheme nor to the expansion to other areas in Denbighshire which can only be seen as encouraging.</p>
1.2	Additional Licensing Schemes exist not only to identify low standards in HMOs but to correct them too. If it has not done so to a decent level, then the Scheme cannot be judged to be successful and should be replaced by more effective methods, which we outline near the end of our response.	We agree, there are other statutes and regulations available for dealing with HMOs, but we consider it more appropriate to use Additional Licensing to tackle property conditions, standards & management of the property:

	<p>In the Conclusion section of the proposal document, the Council asserts the following are benefits of additional licensing:</p> <ul style="list-style-type: none"> • Reduces the risk of fire and other hazards in all types of HMOs • Improves standards of HMOs relating to amenities and repair • Information and support are available to landlords at all times and access to relevant information, and changes in legislation are made available through the Landlord Roadshow. • Ensures overcrowding is prevented due to strict conditions on room standards. • The Licence holder or Manager has to ensure that the property is sufficiently managed and also has to be a “fit and proper person.” <p>The NRLA believes they can be dealt with outside a local licensing regime. Two examples: being a “fit and proper person” is already a part of Rent Smart Wales (RSW) and anyone can engage with the Landlord Roadshow, which has a duty to inform local landlords of legislative changes regardless.</p>	<p>Other statutes available include:</p> <ol style="list-style-type: none"> 1. Rent Smart Wales 2. HHSRS (Housing Act 2004) 3. Management Regulations <p><u>1. Rent Smart Wales</u></p> <p>Both Additional Licensing and Rent Smart Wales complement each other and should work hand in hand together.</p> <p>Rent Start Wales (RSW) is a national Welsh registration and licensing scheme introduced by Welsh Government in 2014. Its purpose is to:</p> <ul style="list-style-type: none"> • Secure improved management standards across the sector through training, information sharing and application of licence conditions and assessment of the fitness and Properties of licence applicants and people associated to them. • Collect information about the sector to provide strategic data that will allow national and local government to plan strategically and • Raise landlord and tenant awareness of their rights and responsibilities. <p>To achieve this the legislation requires that landlords register themselves and their properties and that any person involved in letting or managing property applies for a licence. The licence process involves submission of training evidence and a fitness and propriety assessment is completed as required by section 20 of the Housing (Wales) Act 2014. This is similar to the assessment</p>
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		<p>undertaken under the Housing Act 2004. If it is considered appropriate to award the licence, it is issued with conditions.</p> <p>The key difference between RSW and an Additional Licensing Scheme (ALS) is that its focus is the person managing, their competence and knowledge. Licence award does not involve a property inspection and conditions applied to the licence are rarely property specific. An ALS can assist the local authority with securing specific property standard improvement in an efficient way ensuring that standards are met when licence applications are made. Without ALS the LA relies on enforcement alone, this tends to be a reactive process (normally following tenant complaint) and is time-consuming due to access often being frustrated and administration burdens. Tenants are very often vulnerable, by the time they contact the LA the relationship with the landlord has often broken down and contact with the LA is the last resort. Consequently, securing improvement through licensing is more efficient because the landlord is arranging access and has requested LA involvement and has only a positive impact on the relationship between the landlord and tenant.</p> <p>Fit and Proper Person can be dealt with by both RSW and Licensing, however, for the reasons mentioned above, Licensing is still required as it is RSW does not deal with the property condition.</p> <p><u>2. Housing, Health & Safety Rating System (HHSRS)</u></p> <p>Action can be taken in accordance with the requirements of the</p>
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		<p>Housing Act 2004, however, this is a reactive process whereby properties are visited and full inspections undertaken after for example, the receipt of a complaint from the occupying tenant. The Licensing Scheme is proactive, properties identified are visited and action taken where necessary.</p> <p>Also, with Additional Licensing, each property is risk assessed at the commencement of the licensing procedure. This determines the need for further visits to the property over the course of the five years. All properties will require at least one further full visit during the duration of the licence, with higher risk rated properties which typically have a lower standard of management and / or conditions requiring more frequent inspections, which can be as often as 3 monthly.</p> <p><u>3. Management Regulations</u></p> <p>This is again reactive. This is ineffective for ensuring that any defects identified on an inspection are remediated. However, failure to comply with the Regulations can lead to a prosecution.</p>
<p>2.1 Fees</p>	<p>The proposed fee structure is excessively high for a landlord to pay, especially considering that they apply per property. Landlords will apply for licences and, likely, pass the cost on to tenants in the form of increased rents to cover the cost of applying for a licence, doing nothing to address affordability. In contrast, criminal landlords will simply ignore the scheme.</p>	<p>The existing Licensing Scheme has been operating for 10 years and the fees have not increased during this time despite operational costs increasing. Incentives and discounts for the fees payable were introduced in 2005 which we have continued with and a further reduction in fees has been introduced which takes into account the number of storeys the building has.</p> <p><u>Example costs:</u></p> <p>A 3 storey property consisting of 5 habitable rooms with a fee of £820 for five years will cost:</p>

		<ul style="list-style-type: none"> • 63 pence a week for each habitable room <p>For a 2 storey property consisting of 5 habitable rooms with a fee of £620 for five years will cost:</p> <ul style="list-style-type: none"> • 48 pence a week for each habitable room <p>The identification of “criminal” landlords will be addressed by a number of ways (see 2.4 below)</p>
2.2	<p>We would add that landlords are already in a position where they are under high financial pressure given Rent Smart Wales registration and licensing fees, the likely increase fees as a result of the Renting Homes (Fees, etc.) (Wales) Act, reduction in mortgage relief tax, and deal with rent arrears on their properties. Adding a layer of local licensing fees could force landlords to push costs onto tenants through higher rent.</p>	<p>We have taken into account the fees and costs resulting from other Legislation, including Rent Smart Wales. This is why we have not increased our fees over the past few schemes and have introduced further reductions.</p>
2.3	<p>The NRLA also has serious concerns regarding Fee Structure 4 in Appendix 6. Firstly, it is unlawful to charge to vary or revoke a licence. Secondly, we do not believe the Council is in a position to try to deter landlords from going to tribunal by threatening charges as, if it is successful at the tribunal, the enforcement authority will either secure costs or civil penalty. Therefore, Denbighshire Council could be accused of nudging landlords away from their right to have their say in court. Thirdly, councils can only recover costs from successful prosecutions, and only when they can demonstrate the costs. Therefore, a flat rate of £50 will not be judged acceptable to the court. Fourthly, we would remind the local authority that there is no mechanism for them to recover costs for Rent Repayment Orders, as such a decision is in the gift of the tribunal,</p>	<p>After comments received, we have reviewed “Fee Structure 4 – Enforcement Activities” from the Fees document and have now removed this section.</p>

	and it could recover costs from rent or sale of property if it imposes management orders.	
2.4	The proposal's conclusion also states: "Not only does Additional Licensing identify the whereabouts of HMO properties within the selected areas, but it also ensure "a level playing field across the tenure by ensuring all HMOs meet the same standards and conditions". This is incorrect – it only identifies the HMO landlords that volunteer to apply for a licence, leading to criminal landlords evading justice as the Council's priority becomes processing licenses rather than rooting out rogues.	There is a legal requirement for Landlords / Managing Agents to apply for a Licence and many do approach the Team voluntarily. However, more often than not, the Council are proactive in seeking out "rogue" landlords who try to evade the scheme by not applying. This is achieved by the Team carrying out on-site visits (in response to complaints), street surveys and desktop investigations e.g. Council Tax Checks and Estate Agent Property Website searches.
2.5	Although the NRLA welcomes the discount incentives proposed by the Council, the caveats that go along with them are counterintuitive. The 50% discount for renewing should not apply only if the application is received eight weeks before expiration, but any time until the expiration. We would note that the current wording in Fee Structure 2 in Appendix 6 means the discount only applies if the application is received precisely eight weeks before expiry.	After receiving comments, we have reworded this section in the fees document to explain the reason for the 8 weeks' timeframe. In order to allow sufficient time for a new application to be processed and that there isn't a break in licence from the old to the new, we need 8 weeks to do this. If the application is received with less than 8 weeks of the old licence to run, then the application will not be processed in time before old one runs out which could lead to complications, e.g. not being able to serve Section 21 eviction notice as the property will be unlicensed.
2.6	Gaskin v Richmond 2018 & Fees Mr Gaskin, a Landlord with a portfolio of HMO properties, refused to pay the £1,799 HMO licensing fees charged by Richmond Council in London. The fee was charged by the council upon Mr Gaskin applying to renew his licence and the council justified the charge by stating that it included both a charge for running the council's HMO scheme as well as the cost of processing his application. The High Court's decision when considering the validity of the fee was that it was indeed unlawful. It	We will be offering applicants the option of paying for the Licence in 2 instalments – the first, on initial application and the second, once licence has been granted. However, to clarify things we have introduced a new section into the fees document to confirm this. The discount provided for renewals is an incentive to ensure that fully completed applications with associated documents are received on-time so that the new licence can be processed and issued without a

	<p>found that the fee, including as it did an upfront charge for the administration of the scheme, breached European Union rules because Mr Gaskin, as someone engaged in a self-employed economic activity (i.e. controlling and managing the rental of properties), was a “service provider”. This meant that the fee for the administration of what amounted to an “authorisation” scheme was unlawful under the EU Services Directive (Directive 2006/123/EC).</p> <p>The council must take into consideration the court ruling of the above case, which states that councils split their licence fee into two parts: stage one for the processing costs of the licence, and stage two if the licence is granted which covers enforcement costs of the licence. Only if a licence has been granted can the council request the second part of the licence fee. For a renewal of a licence for existing licence holders, the council must charge less as the necessary stage one information has already been obtained.</p>	<p>break in licensing from the old to new scheme.</p> <p>Late, partially completed applications, or ones received with missing documentation take longer to administer and chase-up and therefore will be charged at the full cost and not the reduced rate unless there is a justifiable reason for doing so.</p>
<p>3.1 Licensing Conditions</p>	<p>The NRLA has concerns with the following <i>condition</i>: “<i>The licence holder must not only satisfy to the authority that reasonable procedures are in place with regards to ASB, but must also require a local connection, i.e. be locally based or within one-hour travelling distance of the licensed house.</i>”</p> <p>The Council has taken the position that it is the licensee’s responsibility to ensure their tenants do not exhibit ASB. It is why anti-ASB clauses are virtually always a part of a tenancy agreement and are often why PRS landlords would serve a Section 21 notice. The Council should instead be working closely with landlords to deal with problem tenants rather than make it a</p>	<p>Overall, there has been a steady decrease in the number of ASB incidents over Denbighshire as a whole, although Rhyl continues to have the highest total number of ASB incidents, the above three wards have been identified with the second, third and fourth highest number of ASB incidents within the County.</p> <p>The Additional Licensing Scheme applies conditions which aim to tackle antisocial behaviour within HMO properties.</p> <p>We work closely with landlords and are happy to assist them where necessary in dealing with problem tenants. The majority of landlords do</p>

	<p>licensing condition here. Otherwise, the message to landlords is that they will be punished with the revocation of a licence rather than the guilty tenant. It is not an equitable situation to force landlords who have invested in providing a home for those in Denbighshire, increasing local economic activity and housing provision for young people. Additionally, the local connection requirement is unreasonable, especially given this will be a retrospective change for those in Prestatyn, Denbigh, and Llangollen that might not satisfy these requirements at present yet are still good landlords. Also, the hour travelling distance rule is arbitrary – what if the landlord lives one hour and five minutes away? Does this make them less capable or less responsible than a bad landlord that lives nearby? Rent Smart Wales already has a 200-mile rule, so this condition will mean the Council contradicting another standard of Wales’ single licensing authority. This will be hugely problematic for landlords who will have two contradictory distance requirements causing confusion based on no empiric evidence. The NRLA would also argue that it infringes on Rent Smart Wales’ mandate and is an example of overreach by the local authority.</p>	<p>have procedures in place to deal with ASB incidents and such problematic tenants. We have however, also identified landlords who do not deal with anti-social behaviour and bad tenants and who don’t carry out the required necessary checks. In light of this, a tighter and more robust scheme with stricter ASB Conditions is required to deal with these minority landlords. This has been supported by North Wales Police.</p> <p>Agreed with NLRA response - LA to change the one-hour requirement rule to the same as Rent Smart Wales, i.e. the onus is put onto the licence holder to ensure that robust management arrangements are in place for the five-year duration of the licence. This includes regular visits to the property at appropriate intervals by the licence holder / manager.</p>
<p>4.1 Waste Management</p>	<p>It should be noted that the impact assessment published by the Council admits that <i>“Managing waste system can be difficult even after provision of bins. Lack of tenant responsibility/abuse of the system and there is no system in place re who enforces. Communal areas - no recognised responsibility for placing out bins or waste is mixed up, leading to refuse collectors refusing to collect. Therefore, this continues the waste issue.”</i> Given that better</p>	<p>We acknowledge that waste is an ongoing issue and a big challenge in the Rhyl area; Fly tipping in particular being a problem from HMO’s due to the transient population of the properties. We further acknowledge that the past two schemes have not fully addressed the waste problem. However, we have consulted with our Waste Team on what they recommended should be done to improve the situation. This is the reason the existing conditions on waste enforcement have been</p>

	<p>waste management is one of the main reasons given by local authorities to introduce additional licensing, admitting the issue continues years after implementation hugely undermines the Council’s arguments in favour of renewal and expansion.</p> <p><i>Appendix 5 notes that the Council estimates that “approximately 30% of in-field officer time (Enforcement officers x 2 and Recycling technical Officers/ advisors x 5) is spent in the area of West Rhyl alone, in an attempt to resolve fly-tipping and non-compliant waste behaviours amongst residents).”</i> Given this strain on Council staff to focus on <i>one</i> part of enforcement in <i>one</i> area where the scheme is <i>already</i> active, how can landlords and tenants have confidence in the Council’s ability to implement the Scheme effectively elsewhere?</p>	<p>amended and strengthened to overcome the highlighted deficiencies.</p> <p>Through the introduction of a more proactive “prevention better than cure” approach, we anticipate the waste situation to improve with a reduced requirement for enforcement thereby increasing our capacity to cope with the problems.</p>
<p>5.1 General issues with local licensing schemes</p>	<p>There is little evidence that licensing schemes improve housing standards. The focus of staff becomes the processing and issue of licences, while prosecutions centre on whether a property is licensed or not, rather than improving management standards and property conditions. Furthermore, the Renting Homes (Wales) Act 2016 will introduce a new universal standard for renting. The use of further licensing schemes would be seen to undermine the Welsh Government's work as well as reducing the overall effectiveness of the provisions relating to Fitness for Human Habitation standards. There are over 140 Acts of Parliament that affect the PRS in Wales, and three significant pieces of housing legislation have passed through the Assembly since 2014, never mind countless regulations. When combined with RSW, there is plenty of information available to enforce correctly. Councils should</p>	<p>We disagree with this comment “There is little evidence that licensing schemes improve housing standards” - Please see previous response in section 1.1 above.</p> <p>Our priority is to ensure that the condition and standard of a property is improved and the health and safety of occupying tenants are protected. Prosecution is a last resort and mainly applies to those landlords who attempt to evade the scheme.</p> <p>We disagree with the comment “Councils should use the enforcement powers already granted to them to root out rogue landlords”</p> <p>LA’s should make use of all available legislation in order to improve the management and condition of the properties. As stated in Section 1.2, all legislation, including that of RSW should work hand in hand together.</p>

	<p>use the enforcement powers already granted to them to root out rogue landlords.</p> <p>Landlords, especially those with properties outside the licence area will become risk-averse in terms of the tenants they let to. Tenant problems such as ASB are impossible for the landlord to address alone and they will not wish to risk a breach of licensing conditions that may affect their ability to let properties elsewhere. Some may seek to evict already challenging tenants, resulting in additional costs to other local authority services and further burden on local housing services.</p>	<p>The Renting Homes (Wales) Act 2016 is not yet in force and there is no clear date for implementation now due to delays that are inevitable given the Covid-19 pandemic.</p> <p>With regards to ASB, the LA has Full Support of North Wales Police. The LA can assist Landlords with problem tenants, guiding them on their legal responsibilities and advising them on the best course of action where necessary, including giving the Licence Holder advice on their anti-social behaviour policy or the eviction process. Hopefully with such assistance or advice from the LA, the need to always and immediately evict problem tenants can be avoided thereby avoiding further burden on the local housing services</p>
<p>6.1 Conclusion</p>	<p>In conclusion, the NRLA opposes the scheme as we do not believe it has evidenced that progress has been achieved because of additional licencing. There are plenty of less burdensome and more effective ways to improve standards in the PRS available. We all want to see bad landlords driven out of the PRS, but licensing is not the answer. All it does is identify and tax the good landlords who register. They do nothing to flush out criminals who stay under the radar. Instead, councils should use the wealth of data they can already access to find landlords to target resources to properly enforce the full range of powers they have to deal with unsafe and sub-standard rented housing.</p> <p>Rather than expanding an ineffective licensing scheme, the NRLA advocates Denbighshire Council use council tax records to identify private rented properties and landlords. Unlike licensing, this does not require self-identification by landlords, making it harder for the</p>	<p>We disagree with this comment - Please see comment response section 1.1 above</p> <p>The Licensing Scheme is proactive in that council tax records are checked prior to sending out application forms. In doing this, DCC is actively searching for and is identifying the whereabouts of HMOs which require licensing. Once identified, and whether owned by good or bad landlords, the same Licensing process is then followed to ensure the properties are in a safe sound condition for the occupying tenants. Failure to licence may result in the service of an Interim Management Order on the non-compliant / "rogue" landlord (DCC has served 2 IMOs and is in the process of procuring a third IMO Contract).</p>

	<p>small minority of criminals to operate under the radar. We understand this means giving up on a licensing scheme on which the Council has worked hard. However, using council tax records to identify criminals would allow a local authority to proactively tackle criminals quickly, instead of adding a layer of bureaucracy to good landlords.</p>	
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Other Consultation Responses:

	Consultee Response	LA Comments
Cllr Barry Mellor	<p>It would be good to know if the licensing we have in place has worked, is strong enough. We have some bad landlords in Rhyl the more we can tighten up the better. When planning comes in for a house to be changed into an HMO is it explained to the owners our licensing policy on HMOs?</p>	<p>See Appendix 3 - Letter from Fire Service for confirmation of success of the scheme with regards to Fire Safety. Conditions have been adapted where we are aware that they need to be improved. We have close working relations with Planning & so they are aware of the requirements for HMO Licensing.</p>
Cllr Joan Butterfield	<p>I'm very much in favour of this scheme being extended to the areas you have mentioned. It would be good before we proceed to the inclusion of other areas to give us the Information of how successful the licensing has been in the area it already serves. Have the number of licensed premises increased since the licensing regulations changed? E.g. Landlords with properties with over five flats have had to be Licensed, but this number has since been reduced.</p> <p>I wanted to know because as we are able to Licence premises with, (I think three flats), we might have increased the numbers of Licensable properties.</p>	<p>We have received positive letters of support from NWFRS and also NWP in favour of the existing scheme for Rhyl and they would like this expanding county wide. Over the 5-year period that the scheme has been in operation over 1000 inspections have been carried out in HMOs identifying 579 Cat 1 Hazards and 1193 Category 2 hazards. Most of these hazards have since been remediated with over 193¹ units of HMO accommodation having all of their Category 1 hazards resolved as a result of Local Authority action</p> <p>¹ This figure does not include statistics from 2016-17 when we changed databases.</p>

		The number of properties eligible for licensing has increased as a result of the introduction of HMO Additional licensing. Originally there were just 33 Mandatory HMO licenses, but with the introduction of Additional Licensing, this has increased to a total 178 Licensed properties in Denbighshire (which includes 145 Additional Licensed properties).
Cllr Jeanette Chamberlain Jones	I am happy with the new arrangement for Additional licensing as there are still far too many HMO's. The more properties licensed the better it will be to improve the areas of deprecation. I hope we can license as many as possible.	No comment
Cllr T Melvyn Mile	No, I'm fine with the HMO licensing proposal. It will help safeguard the vulnerable and put more responsibility on landlords.	No comment
Cllr Tony Thomas	Thank you for the email. As Lead Member you have my full support on this very comprehensive document building on the solid work that has been done on Licencing in Rhyl over the last 10 years.	No comment

Mae tudalen hwn yn fwriadol wag

Adroddiad i'r	Cabinet
Dyddiad y Cyfarfod	28 Gorffennaf 2020
Aelod/Swyddog Arweiniol Y Cyng. Mark Young, Aelod Arweiniol Cynllunio, Gwarchod y Cyhoedd a Chymunedau Mwy Diogel	
Awdur yr Adroddiad	Emlyn Jones, Pennaeth Gwasanaethau Cynllunio, Gwarchod y Cyhoedd a Chefn Gwlad
Teitl	Profi, Olrhain a Diogelu - Cytundeb Rhwng Awdurdodau

1. Am beth mae'r adroddiad yn sôn?

- 1.1. Ar 13 Mai 2020 cyhoeddodd Llywodraeth Cymru strategaeth genedlaethol a oedd yn cynnwys gofyniad i olrhain lledaeniad Covid-19 yng Nghymru. Byddai hyn yn cynnwys staff y Cyngor yn cynnig cyngor i'r rheiny sydd wedi dod i gysylltiad â rhywun sydd wedi derbyn prawf Covid-19 positif.
- 1.2. Wrth i Lywodraeth Cymru lacio mesurau'r cyfnod clo, bydd y prosiect hwn yn hanfodol i reoli lledaeniad Covid-19 ac i ddarparu ymateb cyflym i helpu'r rheiny sydd wedi'u heffeithio.
- 1.3. Fel rhan o'r strategaeth genedlaethol, mae awdurdodau lleol gogledd Cymru wedi sefydlu timau olrhain cysylltiadau lleol. Hyd at rŵan mae hwn wedi bod yn fesur dros dro gan fod y staff sy'n gwneud y gwaith wedi'u hadleoli o swyddi eraill.
- 1.4. Wrth i'r Cyngor ddechrau ailagor mwy o wasanaethau bydd yn rhaid i'r aelodau hyn o staff ddychwelyd i'w dyletswyddau arferol. O ganlyniad, cyn bo hir bydd staffio'r timau olrhain cysylltiadau yn dod yn fater argyfyngus.
- 1.5. Mae Llywodraeth Cymru wedi cymeradwyo cyllid ar gyfer y prosiect hwn, sy'n £11.2 miliwn ar gyfer gogledd Cymru; mae'r swm hwn i bara hyd at ddiwedd y flwyddyn ariannol bresennol.

- 1.6. Bydd Cyngor Sir y Fflint yn cyflogi'r holl staff ychwanegol a fydd yn sicrhau nad oes dyblygiad mewn gweithdrefnau nac ymdrechion, na chystadleuaeth ddiangen rhwng cynghorau ar gyfer gweithlu.
- 1.7. Bydd y berthynas rhwng Cyngor Sir y Fflint, fel yr awdurdod sy'n cyflogi, a'r 5 awdurdod lleol arall wedi'i nodi mewn Cytundeb Rhwng Awdurdodau.
- 1.8. Mae angen cymeradwyaeth ar gyfer ymrwymo i'r cytundeb hwn.

2. Beth yw'r rheswm dros wneud yr adroddiad hwn?

- 2.1. Ceisio cymeradwyaeth i ymrwymo i Gytundeb Rhwng Awdurdodau gydag awdurdodau lleol eraill y gogledd, i lywodraethu'r broses o recriwtio a rheoli staff ychwanegol i weithredu elfen olrhain cysylltiadau y prosiect Profi, Olrhain a Diogelu.

3. Beth yw'r Argymhellion?

- 3.1. Rhoi awdurdod dirprwyedig i Bennaeth Gwasanaethau Cynllunio, Gwarchod y Cyhoedd a Chefn Gwlad, yn dilyn ymgynghoriad ag Aelod Arweiniol Gwasanaethau Cynllunio, Gwarchod y Cyhoedd a Chefn Gwlad, Swyddog Adran 151 a'r Swyddog Monitro, i gytuno ar a llofnodi'r Cytundeb Rhwng Awdurdodau i sicrhau bod y Cyngor yn cefnogi'r strategaeth genedlaethol a rhanbarthol i geisio atal lledaeniad Covid-19.

4. Manylion yr Adroddiad

- 4.1. Diben y strategaeth Profi, Olrhain a Diogelu yw gwella gwylidwriaeth iechyd yn y gymuned drwy gynnal proses olrhain cysylltiadau effeithiol ac eang a thrwy gefnogi pobl sydd angen hunan-ynysu.
- 4.2. Mae'n cynnwys gofyn i bobl roi gwybod am symptomau, profi unrhyw un yn y gymuned sydd â symptomau ac olrhain y rheiny y maent wedi dod i gysylltiad agos â nhw. Cynghorir y cysylltiadau i hunan-ynysu.
- 4.3. Mae olrhain cysylltiadau yn ddull iechyd y cyhoedd effeithiol a sefydledig i atal heintiau rhag lledaenu ymhellach, ac mae wedi bod yn ddull effeithiol i reoli Covid-19 mewn gwledydd eraill.

- 4.4. Mae'r dull rhanbarthol i weithredu'r cynllun wedi'i wneud drwy dîm prosiect rhanbarthol dan arweiniad Iechyd Cyhoeddus Cymru. Mae wedi'i sefydlu gyda chynrychiolaeth gan BIPBC, Iechyd Cyhoeddus Cymru a bob un o'r awdurdodau lleol.
- 4.5. Mae gan y tîm prosiect rhanbarthol hwn lawer o ffrydiau gwaith, gan gynnwys gweithlu, llywodraethu, cyllid, cyfathrebu, TGCh, cell ranbarthol ac adrodd ar ddata. Mae pob awdurdod wedi'i gynrychioli ar y ffrydiau gwaith.
- 4.6. Ers 1 Mehefin mae'r Cyngor wedi bod yn defnyddio adnoddau presennol (gweithlu, TGCh, offer ac ati) i gyflawni'r rolau newydd hyn. Mae'r rolau clinigol arweiniol yn cael eu darparu gan BIPBC, i ddarparu gwybodaeth glinigol arbenigol i'r timau olrhain cysylltiadau.
- 4.7. Anfonir rhestr o achosion positif o Covid-19 at y tîm cyswllt lleol. Mae'r rheiny sy'n olrhain wedyn yn cysylltu â phob achos (dros y ffôn) ac yn darparu cyngor ar hunan-ynysu. Mae yna hefyd ddarpariaeth i gyfeirio materion at arweinwyr clinigol.
- 4.8. Mae'n rhaid i ni gofio y bydd angen gweithredu'r prosiect Profi, Olrhain a Diogelu am hyd at ddwy flynedd efallai, ac y bydd ein gweithlu dros dro yn gorfod dychwelyd i'w rolau arferol yn fuan iawn.
- 4.9. Felly mae cynghorau gogledd Cymru wedi bod yn gweithio ar fodel cyflogi sengl i recriwtio a rheoli staff newydd i gyflawni'r rolau hyn, ac maent wedi derbyn cyllid grant gan Lywodraeth Cymru i ariannu'r gwaith ychwanegol.
- 4.10. Mae Cyngor Sir y Fflint wedi gwirfoddoli i gydlynu'r model recriwtio. Mae'r Cytundeb Rhwng Awdurdodau yn cael ei drafod ar hyn o bryd er mwyn pennu'r trefniadau llywodraethu.
- 4.11. Manteision model cyflogi sengl yw:
- 4.11.1. Cyfres gyffredin o delerau ac amodau cyflogaeth a thâl er mwyn osgoi cystadleuaeth recriwtio;
 - 4.11.2. Un proses recriwtio proffil uchel nad yw'n dyblygu gwaith AD nac Adrannau Cyflogau ar draws yr awdurdodau;

4.11.3. Banc o weithwyr wrth gefn (heb oriau contract) i gysylltu â nhw os digwydd i ni gael cynnydd annisgwyl yn y galw. Byddai hwn yn adnodd hyblyg a fyddai'n cael ei ddyrannu yn ôl yr angen;

4.11.4. Un partner ar gyfer gweinyddu grant Llywodraeth Cymru

4.12. Bydd y Cytundeb Rhwng Awdurdodau yn ymdrin â materion fel:

4.12.1. Cyfnod y cytundeb a'r cyllid

4.12.2. Strategaeth gwblhau mewn deunaw mis neu ddwy flynedd pan ddaw'r prosiect Profi, Orlhain a Diogelu i ben neu pan gaiff ei leihau neu ei ddisodli, a

4.12.3. Materion mawl yn ymwneud â darpariaethau cyflogi

4.13. Mae Llywodraeth Cymru wedi cadarnhau y bydd yn ariannu'r model cyflogi gyda digon o adnoddau ar gyfer pob Cyngor i gael o leiaf 3 cell/tîm. Wrth gwrs, bydd y timau a gaiff eu recriwtio yn cael eu rheoli'n hyblyg i gwrdd â'r galw.

5. Sut mae'r penderfyniad yn cyfrannu at y Blaenoriaethau Corfforaethol?

5.1. Mae'r dasg allweddol hon, i gefnogi ymdrechion rhanbarthol a chenedlaethol i reoli/atal lledaeniad Covid-19, yn effeithio ar bob agwedd ar bolisi ac arferion y Cyngor, gan gynnwys amcanion a blaenoriaethau Cynllun y Cyngor a chynlluniau partneriaethau ac adrannau eraill.

6. Faint fydd hyn yn ei gostio a sut y bydd yn effeithio ar wasanaethau eraill?

6.1. Mae Llywodraeth Cymru wedi cadarnhau eu bod am ariannu'r costau ychwanegol a ysgwyddir mewn perthynas â'r prosiect Profi, Orlhain a Diogelu yn llwyr, sef £11.2 miliwn ar gyfer gogledd Cymru.

7. Beth yw prif gasgliadau'r Asesiad o'r Effaith ar Les?

7.1. Ni chwblhawyd asesiad o'r effaith ar les.

8. Pa ymgynghoriadau sydd wedi'u cynnal gyda Chraffu ac eraill?

8.1. Nid yw'r adroddiad hwn wedi bod yn destun ymgynghoriad penodol.

9. Datganiad y Prif Swyddog Cyllid

9.1. Croesewir y ffaith bod cyllid wedi'i sicrhau ar gyfer costau prosiect y rhanbarth ar gyfer y flwyddyn ariannol 2020/21. Mae hefyd yn croesawu'r ffaith bod elfen o hyblygrwydd a fyddai'n caniatáu i hyn gael ei adolygu pe bai'r costau'n cynyddu mewn ymateb i'r sefyllfa waethygu. Fodd bynnag, mae'n bwysig nodi'r canlynol:

- Ni chyhoeddwyd arian eto ar gyfer 2021/22 blwyddyn ariannol – bydd y sefyllfa yn cael ei monitro'n ofalus
- Mae'n debygol y bydd rhai costau na ellir eu hadennill o'r grant-yn enwedig costau ymadael ar ddiwedd y prosiect. Mae'r Cytundeb Rhwng Awdurdodau yn ymdrin â hyn ar sail gyfartal.

Er gwaethaf y materion hyn mae'r prosiect yn cael ei gefnogi'n llawn.

10. Pa risgiau sydd yna ac a oes unrhyw beth y gallwn ei wneud i'w lleihau?

10.1. Bydd methu â gweithredu'r cynllun a lleihau lledaeniad Covid-19 yn arwain at niwed pellach a mwy o farwolaethau yn ein cymuned.

11. Pŵer i wneud y Penderfyniad

11.1. Dan y Ddeddf Argyfyngau Sifil Posibl mae'n ddyletswydd statudol ar y Cyngor i ymateb yn effeithiol i reoli argyfyngau a dan Ddeddf Iechyd y Cyhoedd (Rheoli Clefydau) mae'n ddyletswydd statudol arnom i reoli clefydau trosglwyddadwy.

Mae tudalen hwn yn fwriadol wag

Adroddiad i'r	Cabinet
Dyddiad y cyfarfod	28 Mehefin 2020
Aelod/Swyddog Arweiniol	Julian Thompson Hill
Awdur yr Adroddiad	Steve Gadd, Pennaeth Cyllid ac Eiddo
Teitl	Adroddiad Cyllid (Mehefin 2020/21)

1. Am beth mae'r adroddiad yn sôn?

Mae'r adroddiad yn rhoi manylion am gyllideb refeniw ac arbedion y Cyngor fel y'u cytunwyd ar gyfer 2020/21. Mae'r adroddiad hefyd yn rhoi diweddariad cryno o'r Cynllun Cyfalaf yn ogystal â'r Cyfrif Refeniw Tai a'r Cynllun Cyfalaf Tai.

2. Beth yw'r rheswm dros wneud yr adroddiad hwn?

Pwrpas yr adroddiad yw rhoi'r wybodaeth ddiweddaraf am sefyllfa ariannol bresennol y Cyngor, a chadarnhau'r cyllidebau gwasanaeth y cytunwyd arnynt ar gyfer 2020/21.

3. Beth yw'r Argymhellion?

3.1 Bod yr Aelodau'n nodi'r cyllidebau a bennwyd ar gyfer 2020/21 a'r cynnydd yn erbyn y strategaeth y cytunwyd arni.

4. Manylion yr Adroddiad

Mae'r adroddiad yn crynhoi cyllideb refeniw'r Cyngor ar gyfer 2020/21 fel y nodwyd yn Atodiad 1. Cyllideb refeniw net y Cyngor yw £208.302miliwn (£198.538 miliwn yn 19/20). Rhagwelir y bydd gorwariant o £7.585 miliwn ar wasanaethau a chyllidebau corfforaethol (£7.393m mis diwethaf). Nid yw'r gorwariant hwn yn rhagdybio unrhyw grant 'colled incwm' y gellir ei dderbyn gan Lywodraeth Cymru gan nad yw'n hysbys ar hyn o bryd faint o grant sydd ar gael, sut y bydd y grant yn cael ei ddyrannu a pha categorïau o golled fydd yn

gymwys. Ar hyn o bryd amcangyfrifir y gall Sir Ddinbych dderbyn rhwng £2-4m am golledion yn ystod Chwarter 1.

Amlinellir y naratif o amgylch y risgiau a'r rhagdybiaethau presennol sy'n sail i'r asesiad hwn yn Adran 6 ac Atodiad 2.

Roedd cyllideb 2020/21 yn gofyn bod gwerth £4.448m o arbedion gwasanaethau ac arbedion effeithlonrwydd yn cael eu darganfod a'u cytuno arnynt fel a ganlyn:

- Arbedion corfforaethol yn ymwneud â'r adolygiad actiwaraidd teirblwydd o Gronfa Bensiwn Clwyd (£2m)
- Arbedion ysgolion o 1% (£0.692m)
- Arbedion effeithlonrwydd ac arbedion gwasanaethau (£1.756m) – gweler Atodiad 3 am y manylion

Mae'r arbedion corfforaethol eisoes wedi'u cyflawni a dirprwywyd arbedion yr ysgolion i'r cyrff llywodraethu i'w monitro a'u cyflawni. Ar ben hyn, roedd £1.086m o'r arbedion gwasanaeth wedi'u dynodi'n wreiddiol fel arbedion sydd eisoes wedi'u gwireddu. Fodd bynnag, o dan y sefyllfa bresennol sy'n newid yn gyflym, mae'n bwysig iawn ein bod yn adolygu ac yn monitro cyflawniad yr arbedion hyn. Bydd dadansoddiad llawn yn cael ei wneud ac adroddiad yn cael ei gyflwyno i'r Cabinet ym mis Medi.

5. Sut mae'r penderfyniad yn cyfrannu at y Blaenoriaethau Corfforaethol?

Mae rheoli cyllidebau refeniw a chyfalaf y cyngor yn effeithiol a chyflawni'r strategaeth gyllidebol y cytunwyd arni yn sylfaen i weithgarwch ym mhob maes, gan gynnwys blaenoriaethau corfforaethol.

6. Faint fydd yn ei gostio a beth fydd yr effeithio ar wasanaethau eraill?

Manylir ar naratifau gwasanaethau arwyddocaol sy'n egluro amrywiadau a risgiau yn Atodiad 2, ond dylid nodi'r canlynol hefyd:

Effaith y Coronafeirws - Cyflwynwyd adroddiad llawn i'r Cabinet fis diwethaf a oedd yn rhoi manylion ynghylch yr effaith ariannol posibl a'r strategaeth ariannol yn nodi sut y bydd

y Cyngor yn ymdopi â'r pwysau hwn. Mae'r strategaeth fyrdymor gyfredol o weithio gyda Llywodraeth Cymru wedi helpu i sicrhau'r cyllid canlynol:

- Mae Grantiau Mawr i Gymru gyfan wedi'u cyhoeddi - hawliwyd pob un trwy'r un broses:

£30m Cronfa Galedi gychwynnol – gweithio'n dda (ar gyfer C1)

£40m Grant Gofal Cymdeithasol (Ebrill, Mai ac yn awr Mehefin)

£33m Grant Prydau Ysgol am Ddim ychwanegol (tan ddiwedd Awst)

Mae'r tabl isod yn crynhoi'r sefyllfa gyda hawliadau CSDd. Mae'r golofn 'Dal' yn nodi eitemau y mae LIC yn gofyn am ragor o wybodaeth yn eu cylch:

HAWLIADAU REFENIW COVID 19 I LYWODRAETH CYMRU					
Mis	Cyfanswm Hawliad Gwreiddiol	Gwrthodwyd	Addasiad y mis blaenorol	Yn cael ei ddal	Hawliad net a dalwyd hyd yma
Mawrth 2020	£61,701	£0	£0	£0	£61,701
Ebrill 2020	£666,927	0	-£8,865	£0	£658,062
Mai 2020	£1,200,170	-£6,025	-£54,538	-£203,732	935,875
Cyflwynwyd hyd yma	£1,928,798	-£6,025	-£63,403	-£203,732	£1,655,638
Mehefin 2020	£1,027,489				
Cyfanswm grant	£2,956,287				

- Cyhoeddwyd hyd at £78m yn y Gyllideb Atodol ar gyfer colledion incwm yn Chwarter 1. Ni fydd yr holl arian hwn ar gael gan fod LIC eisiau ei ddefnyddio ar gyfer pethau eraill fel adferiad. Mae hawliad 'ffug' wedi cael ei gyflwyno ac rydym yn dal i aros am adborth ar hyn a fydd gyda gobaith yn rhoi syniad o faint a pha eitemau a fydd neu na fydd ddim yn cael eu hariannu.

- Mae CSDd wedi llunio a chyflwyno arolwg ar gyfer gwariant Chwarter 2 a'r pwysau ar incwm. Nid oes unrhyw gyllid wedi'i gyhoeddi eto ar gyfer y rhan fwyaf o'r pwysau hyn.

Model Darparu Amgen Hamdden – Mae'r llinell gyllideb hon yn cynnal y cyllidebau gweddilliol sy'n gysylltiedig â Hamdden, gan gynnwys y ffi reoli sy'n talu am y gwasanaethau a fyddai'n cael eu darparu yn ystod blwyddyn arferol. Mae'r gorwariant a adroddir yma yn seiliedig ar y golled incwm a ragwelir ar gyfer chwarteri 1 a 2 heb unrhyw lacio sylweddol ar y cyfnod clo. Y gobaith yw y bydd cyhoeddiadau LIC dros yr wythnosau nesaf yn caniatáu i'r sector agor rhywfaint, ond os bydd y cloi yn parhau drwy'r flwyddyn, yna gellid gweld diffyg pellach o £1.9m. Mae Hamdden Sir Ddinbych Cyf yn adrodd yn fisol i'r Bwrdd Rheoli Contractau ar y sefyllfa ariannol sy'n newid yn gyflym yn y maes hwn. Mae'r Cyngor wedi cymeradwyo trefniadau i helpu gyda llif arian y cwmni tra disgwylir cyhoeddiadau LIC.

Cyllidebau Corfforaethol - Er yn dangos dim amrywiant ar hyn o bryd, mae'n debygol y bydd yr holl wariant dewisol ac arian wrth gefn yn cael eu rhyddhau er mwyn helpu i ariannu'r sefyllfa. Fodd bynnag, mae risgiau'n ymwneud a'r setliad cyflogau ar gyfer 2020/21, Incwm o Dreth y Cyngor a'r Cynllun Lleihau Treth y Cyngor o hyd, a allai ddileu'r tanwariant hwnnw. Cafodd Balansau Cyffredinol heb eu clustnodi o £7.135m eu dwyn ymlaen i 2020/21, gydag isafswm lefel darbodus o £5m neu 2% o'r Gyllideb Refeniw Net (£4.2m) p'un bynnag yw'r uchaf. Efallai y bydd angen adolygu hyn yn y tymor byr os na chyhoeddir cyllid pellach gan Lywodraeth Cymru.

Ysgolion - Roedd y gyllideb a gytunwyd gan y Cyngor ar gyfer 2020/21 yn cynnwys cyfanswm buddsoddiad ychwanegol net o ychydig dros £2.9m yng nghyllidebau dirprwyedig ysgolion (heb gynnwys cynnydd mewn grantiau gan Lywodraeth Cymru). Y rhagamcaniad diweddaraf ar gyfer balansau ysgol i'w dwyn ymlaen i 2021/22 yw balans diffyg net o £1.876m, sy'n cynrychioli cynnydd o £0.488m yn y balansau diffyg sydd wedi'u dwyn ymlaen i 2020/21 o £1.388m. Mae tanwariant bychan o £55k yn y gyllideb heb ei dirprwyo.

Y Cyfrif Refeniw Tai (CRT) Mae'r sefyllfa refeniw ddiweddaraf yn tybio y bydd gostyngiad o £1,090k mewn balansau ar ddiwedd y flwyddyn, sydd £877k yn fwy na'r gostyngiad o £213k yn y gyllideb oherwydd y cynllun diwygiedig i gynyddu'r cyfraniad refeniw cyfalaf. Felly rhagwelir y bydd balansau'r CRT yn £1.576m ar ddiwedd y flwyddyn. Mae'r Gyllideb

Gyfalaf o £19.2m yn cael ei rhannu'n bennaf rhwng gwelliannau arfaethedig i'r stoc dai bresennol (£5.3m) a chaffaeliadau a datblygiadau tai newydd (£13.8m).

Rheoli'r Trysorlys - Ar ddiwedd mis Gorffennaf, roedd cyfanswm benthyciadau'r cyngor yn £246.8m ar gyfradd gyfartalog o 3.93%. Roedd y balansau buddsoddi yn £34.7m ar gyfradd gyfartalog o 0.02%.

Mae crynodeb o **Gynllun Cyfalaf** y Cyngor ynghlwm yn Atodiad 4. Mae'r cynllun cyfalaf a gymeradwywyd yn £47.23m gyda gwariant hyd yma o £6.06m. Mae Atodiad 5 yn rhoi diweddariad ar brosiectau mawr yn cynnwys y Cynllun Cyfalaf hollgynhwysfawr. Yn dilyn trafodaethau gyda Llywodraethwyr Ysgol Stryd Rhos daeth cynnig i gynyddu'r lleiniau caled ar safle Glasdir yr ysgol. Gall cost y gwaith, oddeutu £200k, ddod o'r dyraniad cyffredinol ar gyfer prosiectau Rhuthun yn 2016 fel rhan o gyfraniad Sir Ddinbych at y Rhaglen Ysgolion yr 21 ganrif. Mae rhagor o fanylion ar gael yn Atodiad 5.

7. Beth yw prif gasgliadau'r Asesiad o'r Effaith ar Les?

Cafodd Asesiadau o'r Effaith ar Les ar gyfer y codiad yn Nhreth y Cyngor ei gyflwyno i'r Cyngor ar 21 Ionawr.

8. Pa ymgynghoriadau sydd wedi'u cynnal gyda Chraffu ac eraill?

Yn ogystal â'r adroddiadau rheolaidd i'r Pwyllgor Llywodraethu Corfforaethol, cafodd proses y gyllideb ei hystyried gan y Tîm Gweithredol Corfforaethol, yr Uwch Dîm Arweinyddiaeth a chyfarfodydd Briffio'r Cabinet a Briffio'r Cyngor. Mae'r Fforwm Cyllideb Ysgol wedi'i gynnwys yn y cynigion drwy'r flwyddyn. Ymgynghorwyd ag Undebau Llafur drwy'r Cydbwyllgor Ymgynghorol Lleol. Eleni roedd yna hefyd ymarfer ymgysylltu gyda'r cyhoedd gam ddefnyddio cyfryngau cymdeithasol, a byddwn yn adeiladu ar hyn yn y blynyddoedd i ddod.

9. Datganiad y Prif Swyddog Cyllid

Wrth gwrs, mae'r ffocws pennaf ar hyn o bryd ar yr ymateb ariannol ac adferiad mewn perthynas â'r pandemig Covid-19. Er bod y pwysau yn sylweddol iawn, mae'r Cyngor yn dechrau'r cyfnod hwn gyda'r manteision canlynol:

- Hanes blaenorol cadarn o reolaeth ariannol mewn ymateb i dros 10 mlynedd o ostyngiadau yn y gyllideb mewn termau real. Dylai'r systemau a'r prosesau ar waith helpu Cyngor Sir Ddinbych yn ei ymateb.
- Mae gan y Cyngor gronfeydd ariannol wrth gefn a balansau cymharol iach.
- Roedd y Setliad a'r Gyllideb a osodwyd ar gyfer 2020/21 yn caniatáu i'r Cyngor fynd i'r afael â llawer o bwysau o fewn Gofal Cymdeithasol, gwasanaethau Gwastraff, Cludiant Ysgol, Addysg ac Ysgolion. Nid yw hyn yn golygu nad oes yna bwysau busnes fel arfer cyfredol, fodd bynnag mae'n golygu ein bod mewn sefyllfa well na blynyddoedd blaenorol.

Bydd yr Adroddiad Cyllideb rheolaidd i'r Cabinet yn rhoi'r wybodaeth ddiweddaraf i'r aelodau a darperir diweddariadau rheolaidd i gyfarfodydd anffurfiol o'r Cabinet o hyd.

Mae meysydd o risg yn parhau ar gyllidebau gofal cymdeithasol (Oedolion a Phlant), Cludiant i'r Ysgol a Gwasanaethau Gwastraff er gwaethaf y buddsoddiad a gynhwyswyd yng nghyllideb 2020/21 (cyfanswm o £6.1m). Caiff y meysydd hyn eu monitro'n agos drwy'r flwyddyn.

10. Pa risgiau sydd yna ac a oes unrhyw beth y gallwn ei wneud i'w lleihau?

Mae'n amlwg mai dyma'r cyfnod ariannol mwyaf heriol y mae Cyngor Sir Ddinbych wedi'i wynebu. Nod y Strategaeth Ariannol y cytunwyd arni gan y Cabinet ym mis Mai yw lliniaru'r risgiau allweddol canlynol:

- Gall methu cael strategaeth ariannol gadarn effeithio ar sefydlogrwydd a chynaliadwyedd ariannol y Cyngor.
- Effaith ar allu'r Cyngor i ddarparu gwasanaethau craidd.
- Effaith ar allu'r Cyngor i gyflawni ei flaenoriaethau.

11. Pŵer i wneud y Penderfyniad

Dan Adran 151 Deddf Llywodraeth Leol 1972, mae'n ofynnol i awdurdodau lleol wneud trefniadau i weinyddu eu materion ariannol yn briodol.

Appendix 1

DENBIGHSHIRE COUNTY COUNCIL REVENUE BUDGET 2020/21

Jun-20	Net Budget	Budget 2020/21			Projected Outturn							Variance
	2019/20	Expenditure	Income	Net	Expenditure	Income	Net	Expenditure	Income	Net	Net	Previous Report
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%	£'000
Communities and Customers	3,339	4,345	-1,019	3,326	4,310	-971	3,339	-35	48	13	0.39%	0
Education and Children's Service	16,027	35,004	-17,945	17,059	21,206	-3,874	17,332	-13,798	14,071	273	1.60%	70
Business Improvement and Modernisation	4,501	5,330	-898	4,432	5,374	-983	4,391	44	-85	-41	-0.93%	-48
Legal, HR and Democratic Services	2,597	3,818	-1,350	2,468	3,593	-1,171	2,422	-225	179	-46	-1.86%	-40
Finance and Property	4,836	8,995	-4,389	4,606	8,614	-3,848	4,766	-381	541	160	3.47%	159
Highways, Facilities and Environmental Services	15,768	32,098	-15,079	17,019	27,750	-8,663	19,087	-4,348	6,416	2,068	12.15%	2,176
Planning and Public Protection	9,246	16,867	-7,133	9,734	16,091	-5,958	10,133	-776	1,175	399	4.10%	218
Community Support Services	35,775	55,534	-17,512	38,022	52,119	-13,217	38,902	-3,415	4,295	880	2.31%	979
Leisure - ADM	2,109	2,957	0	2,957	6,836	0	6,836	3,879	0	3,879	131.18%	3,879
Total Services	94,198	164,948	-65,325	99,623	145,893	-38,685	107,208	-19,055	26,640	7,585	7.61%	7,393
Corporate	16,888	45,943	-29,223	16,720	45,943	-29,223	16,720	0	0	0	0.00%	0
Precepts & Levies	4,806	4,899	0	4,899	4,899	0	4,899	0	0	0	0.00%	0
Capital Financing	13,652	13,724	0	13,724	13,724	0	13,724	0	0	0	0.00%	0
Total Corporate	35,346	64,566	-29,223	35,343	64,566	-29,223	35,343	0	0	0	0.00%	0
Council Services & Corporate Budget	129,544	229,514	-94,548	134,966	210,459	-67,908	142,551	-19,055	26,640	7,585	5.62%	7,393
Schools & Non-delegated School Budgets	68,994	81,604	-8,268	73,336	81,422	-7,652	73,770	-182	616	434	0.59%	210
Total Council Budget	198,538	311,118	-102,816	208,302	291,881	-75,560	216,321	-19,237	27,256	8,019	3.85%	7,603
Housing Revenue Account	157	16,833	-16,620	213	17,428	-16,337	1,091	595	283	878		878

Mae tudalen hwn yn fwiadol wag

Appendix 2 - Service Variance Narrative

Service	Variance Last Month £000	Variance This Month £000	Movement £000	Description
Communities and Customers	0	13	13	
Education and Children's Service	70	273	203	This is despite new monies of £1.5M being allocated to Children's Services this financial year. The movement from last month largely relates to a new residential placement costing a projected additional £239k which is offset by additional grant income. No costs have been included for any new placements commencing throughout the year. The budget will obviously be monitored carefully over the coming months.
Business Improvement and Modernisation	-48	-41	7	Underspend due to a vacancy saving and one-off external income for a specific project.
Legal, HR and Democratic Services	-40	-46	-6	Underspends due to vacancy savings following delay due to Covid 19
Finance and Property	159	160	1	The overspend relates to the shortfall in income due to the decision to forego rents for industrial units for April to July in response to the Covid pandemic. These costs are offset by vacancy savings (Chief Accountant post) due to the lockdown and an overall cost reduction exercise in case WG help with income loss is not forthcoming.
Towns, Facilities and Environmental Services	2,176	2,068	-108	£1.25m of the overspend relates to the loss of income from schools meals - this projection assumes no income for term 3 and a reduced level for the beginning of term 1. £695k relates to the spend required on legacy tips - a lot of which was delayed from last year due to the lockdown restrictions at year end. A further £337k relates to Waste due to reduced income in quarter (green waste, trade waste etc). It is hoped that funding will be forthcoming for the reduction in income.
Planning and Public Protection	218	399	181	The overspend in car parking and planning fees is offset by a reduction in costs relating to school transport (75% contract payments). The movement from last month largely relates to changes in expected recovery in parking and enforcement income and school transport costs relating to the Hubs. The service is also holding some vacancies which have further mitigated the losses.
Community Support Services	979	880	-99	The project is due to additional costs over and above the £2.6m estimated and included in the budget for 2020/21. The main areas of concern are homelessness and Community Care packages. The projection assumes that the service will again receive the £800k Workforce & Sustainability Grant. No assumption has been made about grant funding for winter pressures which tend to be announced by WG in the autumn and during the winter itself.
Leisure - ADM	3,879	3,879	0	See body of report for details
Corporate & Miscellaneous	0	0	0	See body of report for details
Precepts & Levies	0	0	0	There are no risks in this area
Capital Financing	0	0	0	The position on capital financing is very much related to progress on capital projects and variances do not crystallise until later in the financial year.
Council Services & Corporate Budget	7,393	7,585	192	

Mae tudalen hwn yn fwiadol wag

SERVICE EFFICIENCY SAVINGS 2020/21

Ref	SERVICE	TITLE	RAYG Status	2020/21 £000	Service Totals
SERVICE SAVINGS AND EFFICIENCIES THAT HAVE ALREADY BEEN IMPLEMENTED					
BIM001 to 4	Business Improvement and Modernisation	Non-filling of vacant post/hours	GREEN	100	110
BIM005	Business Improvement and Modernisation	Review of ICT training provision	GREEN	6	
BIM006	Business Improvement and Modernisation	Remove unrequired Corporate Plan production budget due to more efficient printing	GREEN	4	
C&C001 & 2	Communities and Customers	Non-filling of vacant post/hours	GREEN	35	91
C&C004	Communities and Customers	Reduce annual contribution to Major Events reserve - National and Urdd Eisteddfod will be funded - other events funded from corporate in-year contingencies	YELLOW	5	
C&C005	Communities and Customers	Website Income Target following successful pilot of advertising on the corporate website with no negative impact.	GREEN	2	
C&C007	Communities and Customers	Increased capacity to the Contact Centre team to be time-limited due to completion of project	YELLOW	30	
C&C008	Communities and Customers	Tourism blog to be produced in-house, rather than contracting out	GREEN	1	
C&C010	Communities and Customers	Youth Service - Reduce Programme Budget by sourcing other funding streams	GREEN	6	
C&C011	Communities and Customers	Oak Tree Centre - Increased Income - Increase room hire opportunity for external use, implement activity programmes that generate income	GREEN	5	
C&C012	Communities and Customers	Oak Tree Centre - Increased Income budget to match actual income received as Childcare take-up continues to increase (NB this relates to increase in numbers and not any increase in actual charge)	GREEN	3	
C&C013	Communities and Customers	Family Information Service - Budget Reduction by sourcing other funding streams	GREEN	4	
PPR002	Planning and Public Protection	Reduction in Head of Service contingency budget	GREEN	20	
PPP001,4 & 6	Planning and Public Protection	Non-filling of vacant post/hours	GREEN	74	
HES008	Highways and Environmental Services	Non-filling of vacant post/hours	GREEN	11	39
FAH010	Highways and Environmental Services	School Re-organisation savings - impact on catering provision	GREEN	18	
FAH014	Highways and Environmental Services	Office Accomodation - Civic Office Housekeeping	GREEN	10	
LHRDS001	Legal, HR and Democratic Services	Welsh Translation - increase in fees for grant funded translation to reimburse DCC administration costs	GREEN	6	65
LHRDS004	Legal, HR and Democratic Services	Adminstration Management - full cost recovery	GREEN	25	
LHRDS005	Legal, HR and Democratic Services	Civic Budget -remove regular surplus at year end	GREEN	2	
LHRDS007	Legal, HR and Democratic Services	Renegotiation of System Contracts	GREEN	12	
LHRDS008	Legal, HR and Democratic Services	HR Postage Savings as a result of implementing electronic recruitment process	YELLOW	5	
LHRDS010	Legal, HR and Democratic Services	Miscellaneous Surplus Budget following budget realignment exercise	GREEN	15	
FIN001	Finance	CIVICA Contract Savings - extension of contract agreed by Cabinet	GREEN	100	172
FIN002	Finance	Non-filling of vacant post/hours	GREEN	52	
FIN003	Finance	External income maximisation - regional grant funding	GREEN	20	
ECS001	Education and Children's Service	EAL Service - reinstatement of grant income	GREEN	60	180
ECS007	Education and Children's Service	Reprofiling of 21st century schools programme	GREEN	120	

Ref	SERVICE	TITLE	RAYG Status	2020/21 £000	Service Totals
CSS001	Community Support Services	Reduction in Voluntary Organisation Grants currently unallocated	GREEN	100	335
CSS002	Community Support Services	Removal of agency and professional fees budget across Workforce Development and Admin to reflect current underspend	GREEN	22	
CSS004	Community Support Services	Non-filling of vacant post/hours	GREEN	45	
CSS006, 7, 9 & 11	Community Support Services	Review of service requirements and restructure in line with Corporate Services Review	YELLOW	138	
CSS008	Community Support Services	Tighter Efficiency Controls / Virtual meetings - reduce travel / Pool Car Use / Personal Mobiles / Stationery & Printing	GREEN	30	
					1086

SERVICE SAVINGS AND EFFICIENCIES THAT HAVE NOT YET BEEN IMPLEMENTED

BIM007	Business Improvement and Modernisation	Reduce core budget in Programme Office - reduced capacity to provide unfunded projects	YELLOW	10	20
BIM008	Business Improvement and Modernisation	Increased income Generation by Records Bureau through expansion of box storage facility to external organisations	YELLOW	10	
C&C006	Communities and Customers	Non-filling of vacant post/hours	AMBER	54.3	54.3
PPP003	Planning and Public Protection	New income from Primary Authority partnerships in Public Protection - Income from new partnerships with businesses to provide regulatory advice.	YELLOW	10	30
PPP010	Planning and Public Protection	Countryside & Heritage budget reduction - various minor reduction in support budgets, charges etc	GREEN	20	
HES002	Highways and Environmental Services	Review charging and income policy for waste service	GREEN	100	123
HES007	Highways and Environmental Services	Increase Streetworks charges to utility companies for works on the highway	GREEN	5	
HES009	Highways and Environmental Services	Cemetery fees increase in line with Fees and Charges Policy	GREEN	5	
FAH007	Highways and Environmental Services	Community Buildings - Waste Management Contracts Review	GREEN	4	
FAH017	Highways and Environmental Services	Office Accomodation - Water Coolers	GREEN	9	
LHRDS003	Legal, HR and Democratic Services	Registration service - full cost recovery	GREEN	15	43
LHRDS006	Legal, HR and Democratic Services	Delaying recruitment for all posts within the service by 1 month	AMBER	25	
LHRDS009	Legal, HR and Democratic Services	Travel Cost Reductions	AMBER	3	
ECS002	Education and Children's Service	Non-filling of vacant post/hours	GREEN	89	366
ECS004	Education and Children's Service	Review of Recoupment Fees to ensure full cost recovery	AMBER	77	
ECS006	Education and Children's Service	Realignment of grant expenditure in line with regional practice	AMBER	200	
CSS003	Community Support Services	Maes y Felin Community Building lease arrangements	GREEN	5	34
CSS005	Community Support Services	Reduce Regional Emergency Duty Team Contribution	GREEN	20	
CSS013	Community Support Services	Local Authority community living schemes	AMBER	9	
					670

Denbighshire County Council - Capital Plan 2020/21 - 2023/24

APPENDIX 4

Position to end June 2020

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Capital Expenditure

Total Estimated Payments - Other

Total Estimated Payments - Major Projects:

Housing Improvement Grants

Rhyl, New 3-16 Catholic School

Ysgol Llanfair, New School

Ysgol Carreg Emlyn, New School

Highways Maintenance

East Rhyl Coastal Defence Scheme

Rhyl Waterfront and Waterpark

Waste Service Remodelling

Contingency

Total

Capital Financing

External Funding

Receipts and Reserves

Prudential Borrowing

Unallocated Funding

Total Capital Financing

	2020/21 ORIGINAL ESTIMATE £000s	2020/21 LATEST ESTIMATE £000s	2021/22 LATEST ESTIMATE £000s	2022/23 LATEST ESTIMATE £000s	2023/24 LATEST ESTIMATE £000s
Total Estimated Payments - Other	13,293	24,741	690	350	350
Total Estimated Payments - Major Projects:					
Housing Improvement Grants	1,200	1,200			
Rhyl, New 3-16 Catholic School	1,010	1,422			
Ysgol Llanfair, New School	399	236			
Ysgol Carreg Emlyn, New School	822	812			
Highways Maintenance	3,253	5,294			
East Rhyl Coastal Defence Scheme	11,660	11,953	10,000	5,575	
Rhyl Waterfront and Waterpark	36	73			
Waste Service Remodelling	9,475	1,000	13,172		
Contingency	500	500	500	500	
Total	41,648	47,231	24,362	6,425	350
External Funding	18,163	23,256	11,009	4,809	4,809
Receipts and Reserves	3,874	7,046	1,000		
Prudential Borrowing	19,611	16,929	16,662	5,925	350
Unallocated Funding	0	0	(4,309)	(4,309)	(4,809)
Total Capital Financing	41,648	47,231	24,362	6,425	350

Note: 2020-21 Original Estimate is the position as approved by Council on 25th February 2020

Mae tudalen hwn yn fwiadol wag

Appendix 5 - Major Capital Projects Update – June 2020

21st Century Schools Programme – Ysgol Llanfair	
Total Budget	£5.051m
Expenditure to date	£4.872m
Estimated remaining spend in 20/21	£0.179m
Future Years estimated spend	£0.000m
Funding	WG £0.180m; DCC £4.871m
Narrative:	
<p>This scheme is within the Band A proposals for 21st Century Schools Programme. The project has provided a new school building on a new site in Llanfair DC.</p> <p>The school Moved in to the new site in February this year. Due to the Coronavirus pandemic the settling in period for the school has been disrupted, however the school have settled in to the new site and are reaping the benefits of the new environment. The contractor has been very responsive where possible to any teething issues supporting the school to run with no disruptions.</p> <p>The Coronavirus pandemic has impacted on the decommissioning of the former site. Plans are now in place to resume the decommission process in the coming weeks, now that lockdown restrictions have been eased to allow work on site to resume with the correct social distancing controls in place.</p> <p>The swap in land whereby the Church in Wales St. Asaph Diocese will receive the footprint of the land at the new school site and the Council will receive ownership of the land in Diocese ownership at the former school site is currently still in progress. Negotiations are ongoing between the both parties and it is hoped that a completion can be reached shortly. Once the former site is in the Council's possession, discussions on the future use for the former school site will commence.</p>	
Forecast In Year Expenditure 20/21	£0.236m

21st Century Schools Programme – Glasdir

Total Budget	£11.714m
Expenditure to date	£11.514m
Estimated remaining spend in 20/21	£0.200m
Future Years estimated spend	£0.000m
Funding	DCC £3.066m; WG £8.648m

Narrative:

This project has delivered a new shared school building site for Rhos Street School and Ysgol Penbarras at Glasdir, Ruthin which has been used by the schools since April 2018.

The final account has now been settled.

Following discussions with Governors at Rhos Street School a proposal has emerged to increase the hardstanding at the Glasdir site for the school. The project delivered hard standing that met the overall size requirements but due to the topography and layout of the site this provision provided significant challenges for the school. Feasibility work has been undertaken on proposals to convert a grassed area near to Foundation Phase classrooms to hardstanding. This work has been mindful to ensure that this additional hardstanding complies with the overall flood risk measures developed as part of the project. The works will have to be commissioned separately as the main project has now been completed. The costs of the works, approximately £200k, can be absorbed from the overall allocation to the Ruthin projects in 2016 as part of Denbighshire's contribution to the 21st Century Schools Programme.

Forecast In Year Expenditure 20/21	£0.200m
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21st Century Schools Programme – Ysgol Carreg Emlyn

Total Budget	£4.357m
Expenditure to date	£3.545m
Estimated remaining spend in 20/21	£0.812
Future Years estimated spend	£0.000m
Funding	WG £0.221m; DCC £4.136m

Narrative:

This scheme is within the Band A proposals for 21st Century Schools Programme. The project has provided a new school building on a new site in Clocaenog to allow the two sites located in Cyffylliog and Clocaenog to be declared surplus.

The school successfully moved into the new building and opened on the 4th June 2019. Following the school taking occupancy of the site, any defects and teething issues have been logged via the defect recording process. The contractor has responded quickly to attempt to resolve any issues which has resulted in minimal disruption for the school. The Defect period has now finished and currently the contractor is completing any outstanding works. With the current restrictions in place with the Coronavirus pandemic, this has impacted on the completion of some aspects of this work, but DCC and the contractor are progressing the works where possible to ensure the safety of contractors, staff and pupils during the pandemic.

Work to decommission the old sites has now been completed. Over the coming months the sites will be declared surplus and considered as part of the corporate asset management strategy.

Forecast In Year Expenditure 20/21	£0.812m
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21st Century Schools Programme – Rhyl, Christ the Word School	
Total Budget	£23.558m
Expenditure to date	£22.403m
Estimated remaining spend in 20/21	£ 1.155m
Future Years estimated spend	£ 0.000m
Funding	WG £5.541m; DCC £18.017m
Narrative:	
<p>This scheme is within the Band A proposals for 21st Century Schools Programme.</p> <p>The external areas were handed over to the school on 16th June 2020.</p> <p>Officers continue to work alongside the Contractor and the school to deal with any snagging issues as they arise. Contractors will be working at the school over the summer holidays in order to complete the outstanding snags before the pupils return in September.</p>	
Forecast In Year Expenditure 20/21	£1.422m

Rhyl Queens Market Redevelopment	
Total Budget	£4.963m
Expenditure to date	£4.438m
Estimated remaining spend in 20/21	£0.525m
Future Years estimated spend	£0.000m
Funding	WG £2.811m (Additional £2.5m subject to formal confirmation. DCC Asbestos £0.252m. DCC £1.900m
Narrative:	
<p>The Council completed the acquisition of the former Savoy Hotel and the Queen's Market, Theatre and Hotel in Rhyl on 11th March 2019 after formally accepting a £2.5m grant from the Welsh Government.</p> <p>All existing tenants from the Market Hall have now vacated either to alternative premises or ceased trading, and it is not accessible by the public. All buildings will finish being cleared in the next few weeks. Asbestos has been removed from the Savoy and Queen's Hotel, but a substantial amount of sprayed asbestos has been identified above the Arcade. This will be very time consuming and costly to remove, which the asbestos team are working on options for currently. A number of updates took place during June with Cabinet Briefing, Rhyl MAG, the MP and AM, prior to commencing consultation with the public in August. Aiming to start demolition work on site before the turn of the year. There is currently a gap in the funding required which options being considered with various funders to fill.</p>	
Forecast In Year Expenditure 20/21	£1.072m

Waste Service Remodelling	
Total Budget	£16.430m
Expenditure to date	£2.375m
Estimated remaining spend in 20/21	£0.883m
Future Years estimated spend	£13.172m
Funding	WG £9.345m , DCC £7.085m
<p>Narrative:</p> <p>Work is ongoing in preparation for a change to the household waste collection model. The new service model will see a move to weekly collection of kerbside sorted recyclable material with a 4 weekly collection of residual/non-recyclable waste. Weekly food waste collection will continue as at present and additional services around collection of absorbent hygiene products (AHP), textiles, small electricals and batteries will also be available and will be introduced in the run up to or during the main roll out of the new service.</p> <p>A number of work streams are being taken forward to include:</p> <ul style="list-style-type: none"> • Development of a new single central waste transfer station depot on land adjacent to the Colomendy Industrial Estate in Denbigh. Purchase of the site was completed late March 2020 and Planning for the development was granted at Planning Committee on March 11th with issue of Decision Notice on May 18th following completion of S106 Agreement. Work is ongoing on detailed design with aim to issue a Tender for the works in Autumn 2020 with a site start in early 2021. • Specification of the new fleet required to support the new model is now completed following a number of trials/tests with the aim to undertake a procurement exercise for the new waste collection vehicles required towards the end of 2020 / early 2021 with delivery of the new fleet anticipated in the three months leading up to the planned new service roll out. • An Options Appraisal exercise with key stakeholders and interested parties on the detail of the new recycling container design is now due to be undertaken in Autumn 2020 prior to formal approval of a preferred option, followed by a subsequent tender and delivery schedule in time for roll out associated with proposed service change. A number of mobilisation and communication activities are ongoing to prepare for the service change and include developing the new collection routes; planning for any staffing changes/requirements and ongoing engagement and communication with stakeholders and residents. 	
Forecast In Year Expenditure 20/21	£1.000m

East Rhyl Coastal Defence Scheme	
Total Budget	£27.528m
Expenditure to date	£3.851m
Estimated remaining spend in 20/21	£8.102m
Future Years estimated spend	£15.575m
Funding	WG £23.400m; DCC £4.128m
<p>Narrative:</p> <p>This planned coastal defence scheme at East Rhyl will provide an appropriate standard of flood protection for around 1650 properties.</p> <p>Work on site is progressing well and is on time and within budget. The site perimeter fences have been set up and work is underway to construct a haul road on top of the existing promenade, which has been suitably protected. A diversion route for pedestrians and cyclists will be in place for the next 2 years while the promenade is closed. A Public Liaison Officer has been appointed, who will be based at the newly opened site visitor centre.</p>	
Forecast In Year Expenditure 20/21	£11.953m

Mae tudalen hwn yn fwriadol wag

Rhaglen Gwaith i'r Dyfodol y Cabinet

Cyfarfod	Eitem (Disgrifiad / Teitl)		Pwrpas yr Adroddiad	Angen penderfyniad y Cabinet (oes/nac oes)	Awdur - Aelod Arweiniol a Swyddog Cyswllt
22 Medi	1	Drafft terfynol Strategaeth a Chynllun Gweithredu Tai a Digartrefedd diwygiedig	Ceisio cefnogaeth y Cabinet ac argymhell bod y Cyngor yn cymeradwyo'r ddogfen	Oes	Y Cyng. Tony Thomas / Angela Loftus
	2	Adolygiad Perfformiad Blynyddol	Ystyried y perfformiad presennol yn erbyn blaenoriaethau Cynllun Corfforaethol 2019-2020	I'w gadarnhau	Y Cyng. Julian Thompson-Hill / Iolo McGregor
	3	Bwriad i werthu tir a arferai fod yn rhan o Fferm Lodge yn Ninbych	Ceisio cymeradwyaeth y Cabinet i'r gwerthiant arfaethedig.	Oes	Y Cyng. Julian Thompson-Hill / Mair Jones
	4	Adroddiad Cyllid	Rhoi'r wybodaeth ddiweddaraf i'r Cabinet am sefyllfa ariannol bresennol y Cyngor.	I'w gadarnhau	Y Cyng. Julian Thompson-Hill / Steve Gadd
	5	Eitemau o'r Pwyllgorau Craffu	Ystyried unrhyw fater a godwyd gan y Pwyllgorau Craffu at sylw'r Cabinet	I'w gadarnhau	Cydlynnydd Craffu
20 Hydref	1	Adroddiad Cyllid	Rhoi'r wybodaeth ddiweddaraf i'r Cabinet am sefyllfa ariannol bresennol y Cyngor.	I'w gadarnhau	Y Cyng. Julian Thompson-Hill / Steve Gadd

Rhaglen Gwaith i'r Dyfodol y Cabinet

Cyfarfod	Eitem (Disgrifiad / Teitl)		Pwrpas yr Adroddiad	Angen penderfyniad y Cabinet (oes/nac oes)	Awdur - Aelod Arweiniol a Swyddog Cyswllt
	2	Eitemau o'r Pwyllgorau Craffu	Ystyried unrhyw fater a godwyd gan y Pwyllgorau Craffu at sylw'r Cabinet	I'w gadarnhau	Cydlynnydd Craffu
24 Tachwedd	1	Adroddiad Perfformiad Chwarter 2 y Cynllun Corfforaethol	Monitro cynnydd y Cyngor o ran cyflawni Cynllun Corfforaethol 2017-22	I'w gadarnhau	Y Cyng. Julian Thompson-Hill / Iolo McGregor
	2	Prosiect Archifau ar y cyd Sir Ddinbych a Sir y Fflint	Cymeradwyo'r cynigion a darparu adeilad newydd ac ymrwmo i ddyrannu arian cyfatebol ar gyfer y prosiect	Oes	Y Cyng. Tony Thomas / Alan Smith / Helen Vaughan-Evans
	3	Bargen Dwf Bwrdd Uchelgais Economaidd Gogledd Cymru: Trefniant Llywodraethu ar gyfer partneriaid perthnasol	Ceisio cymeradwyaeth i argymell Cytundeb Llywodraethu 2 i'r Cyngor llawn	I'w gadarnhau	Y Cyng. Hugh Evans / Graham Boase
	4	Adroddiad Cyllid	Rhoi'r wybodaeth ddiweddaraf i'r Cabinet am sefyllfa ariannol bresennol y Cyngor.	I'w gadarnhau	Y Cyng. Julian Thompson-Hill / Steve Gadd
	5	Eitemau o'r Pwyllgorau Craffu	Ystyried unrhyw fater a godwyd gan y Pwyllgorau Craffu at sylw'r Cabinet	I'w gadarnhau	Cydlynnydd Craffu

Rhaglen Gwaith i'r Dyfodol y Cabinet

Cyfarfod	Eitem (Disgrifiad / Teitl)		Pwrpas yr Adroddiad	Angen penderfyniad y Cabinet (oes/nac oes)	Awdur - Aelod Arweiniol a Swyddog Cyswllt
15 Rhagfyr	1	Rheolau'r Weithdrefn Gontractau	Ystyried rheolau adolygedig y weithdrefn gontractau y bydd angen eu mabwysiadu ac a fydd yn ffurfio rhan o gyfansoddiad y Cyngor	I'w gadarnhau	Y Cyng. Julian Thompson-Hill / Lisa Jones / Helen Makin
	2	Adroddiad Cyllid	Rhoi'r wybodaeth ddiweddaraf i'r Cabinet am sefyllfa ariannol bresennol y Cyngor.	I'w gadarnhau	Y Cyng. Julian Thompson-Hill / Steve Gadd
	3	Eitemau o'r Pwyllgorau Craffu	Ystyried unrhyw fater a godwyd gan y Pwyllgorau Craffu at sylw'r Cabinet	I'w gadarnhau	Cydlynnydd Craffu

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Nodyn i swyddogion - Dyddiadau Cau Adroddiadau i'r Cabinet

<i>Cyfarfod</i>	<i>Terfyn Amser</i>	<i>Cyfarfod</i>	<i>Terfyn Amser</i>	<i>Cyfarfod</i>	<i>Terfyn Amser</i>
<i>Medi</i>	8 Medi	<i>Hydref</i>	6 Hydref	<i>Tachwed</i>	10 Tachwedd

Rhaglen Gwaith i'r Dyfodol y Cabinet

Diweddarwyd 02/07/2020 - KEJ

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