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Mark James LLM, DPA, DCA
Prif Weithredwr,
Chief Executive,
Neuadd y Sir, Caerfyrddin. SA31 1JP
County Hall, Carmarthen. SA31 1JP

TUESDAY, 7 NOVEMBER 2017

TO: THE EXECUTIVE BOARD MEMBER FOR HOUSING

I HEREBY SUMMON YOU TO ATTEND A MEETING OF THE **EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING** WHICH WILL BE HELD IN **ROOM 72A, COUNTY HALL, CARMARTHEN, AT 2.00 PM, ON TUESDAY, 14TH NOVEMBER, 2017** FOR THE TRANSACTION OF THE BUSINESS OUTLINED ON THE ATTACHED AGENDA.

Mark James CBE

CHIEF EXECUTIVE



PLEASE RECYCLE

Democratic Officer:	Janine Owen
Telephone (direct line):	01267 224030
E-Mail:	JanineOwen@carmarthenshire.gov.uk
Ref:	AD016-001

A G E N D A

1. DECLARATIONS OF PERSONAL INTEREST
2. WATER CHARGES AT TY'R GELLI, LLANELLI 3 - 6
3. TO SIGN AS A CORRECT RECORD THE DECISION RECORD OF THE MEETING HELD ON THE 7TH SEPTEMBER 2017 7 - 8

EXECUTIVE BOARD MEMBER DECISION MEETING HOUSING

14TH NOVEMBER 2017

Executive Board Member: Cllr. Linda Davies Evans	Portfolio: Housing
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WATER CHARGES AT TY'R GELLI, LLANELLI

Purpose:

To explain the overpayment of water charges by current and former tenants at Ty'r Gelli Sheltered Scheme, Llanelli.

Recommendations / Key Decisions Required:

To refund the overpaid water charges to current and former tenants at Ty'r Gelli, Llanelli.

Reasons:

Welsh Water has been incorrectly charging the Council for the water supply at Ty'r Gelli Sheltered Scheme. These charges have then been passed onto tenants at the scheme to calculate the weekly water charges for the period 1/4/10 – 31/3/17.

Directorate Communities Name of Head of Service: Robin Staines Report Author: Jonathan Morgan	Designation: Head of Housing and Public Protection Income and Investment Manager	Tel No. 01267 228960 Tel No. 01554 899285 E Mail Address: RStaines@carmarthenshire.gov.uk JMorgan@carmarthenshire.gov.uk
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Declaration of Personal Interest (if any):

n/a

Dispensation Granted to Make Decision (if any):

N/A

DECISION MADE:

Signed:

DATE: _____

EXECUTIVE BOARD MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

EXECUTIVE SUMMARY

EXECUTIVE BOARD MEMBER DECISION MEETING FOR HOUSING

14TH NOVEMBER 2017

WATER CHARGES AT TY'R GELLI, LLANELLI

Purpose

To explain the overpayment of water charges by current and former tenants at Ty'r Gelli Sheltered Scheme, Llanelli.

Context

A review of Welsh Water charges within the council's sheltered schemes has identified that Welsh Water has been incorrectly charging the Council for the water supply at Ty'r Gelli from 1st April 2010 to 31st March 2017. These charges were then used to calculate the weekly water charges for tenants at the scheme.

Following discussions with Welsh Water we have now received amended charges for the identified period. This has resulted in a large number of tenants being entitled to a refund. The refund totals £33,086.42 with the average refund per tenant being £973.13.

Both tenant and former tenants will be refunded the money owed and they will be given the choice as to how they would like the money refunded. Should the former tenant be deceased the money will be repaid to the outstanding estate.

Recommendation:

- To refund the overpaid water charges to current and former tenants at Ty'r Gelli, Llanelli.

DETAILED REPORT ATTACHED?

NO

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **Robin Staines**

Head of **Housing and Public Protection**

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
NONE	NONE	YES	NONE	NONE	NONE	NONE

3. Finance

The total amount of refund is £33,086.42 for all tenants. This will be financed from existing revenue resources.

CONSULTATIONS

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

Signed: **Robin Staines**

Head of **Housing and Public Protection**

1. Scrutiny Committee - N/A

2. Local Member(s) - The Local Member, Cllr. Derek Cundy, has been consulted and is supportive of the recommendation.

3. Community / Town Council - N/A

4. Relevant Partners - Tenants at Ty'r Gelli and Welsh Water have been fully consulted and are supportive of the recommendation

5. Staff Side Representatives and other Organisations - N/A

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

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

THERE ARE NONE

EXECUTIVE BOARD MEMBER DECISIONS MEETING FOR HOUSING

7TH SEPTEMBER 2017

PRESENT: Councillor: L.D. Evans (Executive Board Member).

The following officers were in attendance:

J. Owen, Democratic Services Officer

R. Staines, Head of Housing and Public Protection

Room 65, County Hall, Carmarthen – 10:10am - 10:20 am

1. DECLARATIONS OF PERSONAL INTEREST

There were no declarations of personal interest.

2. TO OUTLINE A PLAN FOR REVIEWING THE EFFECTIVENESS OF LOCAL LETTINGS PLANS

The Executive Board Member considered a report which provided a plan for reviewing the effectiveness of Local Letting Plans and included a list of local lettings policies currently in operation, the main reason for introduction and a proposed timescale for review.

The Head of Housing and Public Protection explained that following the guidance produced in 2016 as part of the Housing (Wales) Act, Local Authorities are required to regularly review their local lettings policies in order to ensure that the requirements of guidance are met.

The Executive Board Member for Housing noted that prior to introducing local lettings policies, local authorities must be satisfied that they have clear evidence of need.

The Head of Housing informed the Executive Board Member that since 2011, eight local letting policies had been adopted which required regular review in order to ensure that they were relevant and appropriate. The review would include measuring the effectiveness of each policy which would involve appropriate consultation with partners, tenants and elected members, thus requiring a planned approach.

Furthermore, the policy relating to the Tyshia ward was currently being reviewed on the basis it had been in existence the longest and involved the most properties. The work would inform requests received from local members for local lettings policies to be considered for Glanymor and Llwnhendy wards.

The Head of Housing and Public Protection stated that evidence on the set criteria would be based on data from a wide range of available sources and that reviews would be reported to appropriate Executive Board Member meetings.

It was recommended that the existing local lettings policies be reviewed in accordance with the programme set out in Appendix 1 of the report.

It was RESOLVED:

- 2.1 To receive the report which outlined a plan for reviewing the effectiveness of Local Letting Plans;**
 - 2.2 To approve the review programme for existing Local Letting Policies as set out in Appendix 1 of the report.**
- 3. TO SIGN AS A CORRECT RECORD THE DECISION RECORD OF THE MEETING HELD ON THE 6TH MARCH, 2017**

RESOLVED that the decision record of the meeting held on 6th March, 2017 be signed as a correct record.

EXECUTIVE BOARD MEMBER

DATE