

Beth yw'r angen tai? What is housing need?



Cyngor Sir Gâr
Carmarthenshire
County Council



Clare Carver – Specialist
Housing Lead / Arweinydd Tai
Arbenigol
Matt Miller – Housing Needs
Lead / Arweinydd Anghenion Tai

- Proses newydd Cymru gyfan i asesu'r angen am fwy o gartrefi
- Ein ffordd i gynllunio am anghenion pobl ag anableddau – a sut i ddarparu'r cartrefi hyn
- New Wales-wide process for assessing the need for more homes
- Our approach to plan for the needs of people with disabilities – and how to provide these homes

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Beth yw ystyr 'angen tai'

What does 'housing need' mean?

- Gorboblogi
- Cartref ddim yn addas oherwydd anabledd
- Cartref ddim yn fforddiadwy
- Cyflwr gwael
- Dim yn ddiogel
- Digartrefedd
- Mewn lle anaddas
- Pobl sy ddim yn fforddio datrys y problemau hyn
- Overcrowding
- Home not suitable due to disability
- Unaffordable
- Poor condition
- Unsafe
- Homelessness
- Not in the right place
- People who can't afford to meet this need themselves



Pam ydy asesu angen tai'n pwysig? Why is assessing needs important?

- Mae tai'n ddrud
- Mae'n rhaid i ni adeiladu'r math a maint o gartrefi cywir, yn y lleoedd cywir
- Os dyn ni ddim yn llwyddo, gallai hynny danseilio cefnogaeth wleidyddol am y buddsoddiaeth anferth mewn cartrefi fforddiadwy
- Housing is very expensive
- We must build the right type and size of homes, in the right places
- If we don't, it could undermine political support for the massive investment that Wales needs in affordable homes



Be' sy' wedi newid?

What's new?

- System Cymru gyfan o asesu angen tai
- Wedi'i datblygu gan Llywodraeth Cymru mewn cydweithrediad ag awdurdodau lleol a chymdeithasau tai
- Bydd pob 22 awdurdod lleol yn defnyddio'r un system
- Wales-wide system of assessing housing need
- Developed by Welsh Government in collaboration with local authorities and housing associations
- All 22 authorities will use same system



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Pa wybodaeth ydyn ni'n defnyddio?

What information do we use?

- Amcanestyniadau poblogaeth ac aelwydydd
- Gwybodaeth tai lleol – digartrefedd, gor-lenwi, anabledd ac yn y blaen
- Prisiau tai
- Rhentu
- Incwm aelwydydd
- Newidiadau a ragwelir mewn prisiau a rhenti gan y Swyddfa Cyfrifoldeb Cyllidebol
- Population and household projections
- Local housing knowledge – homelessness, overcrowding, disability and so on
- House prices
- Rents
- Household incomes
- Predicted changes in prices and rents from Office for Budgetary Responsibility

AutoSave Off | CACI data 2021 Carmarthenshire wards and affordable prices only | Search (Alt+Q) | Matthew Miller

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Paycheck Directory - Llanelli Community Network Area

Area ID	Area Name	Household	0-5K	5-10K	10-15K	15-20K	20-25K	25-30K	30-35K	35-40K	40-45K	45-50K	50-55K	55-60K	60-65K	65-70K	70-75K	75-80K	80-85K	85-90K	90-95K	95-100K	100-120K	120-140K	140-160K	160-180K	180-200K
W05000460	Bigyn	2,870	85	333	398	389	306	261	210	187	145	123	88	74	56	41	33	28	28	22	14	12	23	9	3	1	0
W05000461	Burry Port	1,975	53	219	270	269	215	185	150	133	103	87	61	51	38	28	22	19	19	14	9	8	15	6	2	1	0
W05001002	Bynea	1,867	33	144	192	209	180	167	144	137	113	102	76	67	53	41	35	30	31	25	17	15	32	15	5	2	1
W05000470	Dafen	1,492	43	171	207	205	162	138	111	98	76	64	45	38	28	21	17	14	14	11	7	6	11	4	1	0	0
W05000471	Elli	1,507	35	154	195	197	158	137	112	102	80	69	50	43	33	25	20	18	18	14	9	8	17	8	3	1	0
W05000472	Fellifoel	844	34	122	134	123	91	75	58	50	37	30	21	17	12	9	7	6	5	4	2	2	4	1	0	0	0
W05000475	Glanymor	3,050	117	406	440	408	311	262	210	186	144	122	87	74	56	41	34	29	29	23	14	13	27	12	4	2	1
W05000479	Hengoed	1,784	28	138	198	219	187	169	143	132	106	93	68	59	46	34	29	25	25	20	13	12	24	11	4	2	1
W05001003	Llangennech	2,213	39	179	242	261	222	203	172	161	130	115	85	75	58	45	38	33	34	27	18	16	35	16	6	2	1
W05000498	Lliedi	2,418	61	260	326	327	261	225	183	163	127	108	76	65	49	36	29	24	24	19	12	10	20	8	3	1	0
W05000499	Llwynhendy	1,947	74	264	295	277	211	175	138	120	90	74	51	42	31	22	17	14	14	10	6	5	10	4	1	0	0
W05000501	Pembrey	1,783	31	145	200	216	184	166	141	130	105	92	67	58	45	34	29	25	26	20	13	12	25	12	4	2	1
W05000509	Swiss Valley	1,115	13	71	107	123	109	103	89	85	70	62	47	41	33	25	21	19	20	16	11	10	22	11	4	2	1
W05000513	Tyisha	2,039	90	316	335	299	219	176	135	115	85	69	47	38	27	19	15	12	12	9	5	4	8	2	1	0	0
		26,904	736	2,922	3,539	3,523	2,814	2,442	1,995	1,798	1,413	1,210	867	742	566	422	346	295	299	234	149	133	274	121	39	16	0



Allbynnau Outputs

- Angen cartrefi newydd
 - Perchen-feddiannaeth
 - Perchnogaeth cost isel / rhentu canolradd
 - Rhentu cymdeithasol
- Gan faint ac ardal y farchnad tai
- Need for new homes
 - Owner occupied
 - Low cost ownership / intermediate renting
 - Social rent
- By size and housing market area

	Households Requiring Housing				
	1-bedroom	2-bedroom	3-bedroom	4 + bedrooms	TOTAL
MARKET HOUSING					
Ammanford and the Amman Valley	+37	+403	+1,051	+342	+1,834
Carmarthen and the West	+80	+415	+928	+447	+1,870
Carmarthenshire Rural and Market Towns	+69	+240	+354	+105	+768
Llanelli and District	+83	+680	+1,793	+476	+3,031
TOTAL MARKET HOUSING	+270	+1,738	+4,125	+1,370	+7,503
AFFORDABLE HOUSING					
Ammanford and the Amman Valley	+92	+259	+158	+13	+522
Carmarthen and the West	+132	+231	+147	+20	+530
Carmarthenshire Rural and Market Towns	+37	+115	+5	-4	+154
Llanelli and District	+323	+355	+396	+24	+1,098
TOTAL AFFORDABLE HOUSING	+584	+960	+707	+53	+2,304

Sut rydym yn mesur yr angen am dai arbenigol

How we capture the need for specialist homes

- Mae timau gofal cymdeithasol arbenigol yn asesu anghenion unigolion
- Anabledd dysgu
- Iechyd meddwl
- Anableddau corfforol
- Individual needs assessed by specialist social care teams
- Learning disabilities
- Mental health
- Physical disabilities



Mae'r ffurflen atgyfeirio'n cynnwys ...

Referral form includes...

- Ble mae'r person yn byw nawr
- Yr angen am gofal a chymorth
- Pa fath o gartref?
- Ble ydy'r person eisiau byw?
- Dylunio arbenigol er enghraifft ...
 - Hygyrch i gadeiriau olwyn
 - Teclynnau codi
 - Gwrthsain ychwanegol
 - Nam ar y golwg
 - Storfa ar gyfer offer
 - Ystafelloedd ychwanegol ar gyfer amser allan, ystafell synhwyraidd a.y.y.b.
 - Technoleg gynorthwyol
- Where person lives now
- Care and support needed
- What kind of home?
- Where they would like to live
- Special design such as..
 - Wheelchair accessible
 - Hoists
 - Extra soundproofing
 - Visual impairment
 - Storage for equipment
 - Extra rooms for time out, sensory room etc.
 - Assistive technology



Proses ... Process...

- Gweithwyr cymdeithasol yn llenwi'r ffurflenni
- Mae' Tîm Comisiynu'n casglu'r wybodaeth
- Proses mapio'r angen
- Darpariaeth wedi'i gynllunio dros bedair blynedd
- Rhannu'r wybodaeth gyda'r gwasanaeth tai
- Social workers complete forms
- Commissioning gather the information
- Needs mapping exercise
- Housing needs provision planned over next four years
- Shared with housing



Darpariaeth newydd...

New provision...

- Mae'r Cyngor yn datblygu tai â chymorth yn fewnol
- Mae timau gofal cyndeithasol yn adnabod yr angen
- Rhan o'r cynllun cyflenwi Cartrefi fforddiadwy
- Opsiynau:
 - Addasu cartrefi presennol y Cyngor
 - Adeiladu cartrefi newydd
 - Prynu cartrefi ar y farchnad
- Gweithio'n agos gyda ...
 - Gofal Cymdeithasol i Oedolion
 - Gwasanaethau i Blant
 - Comisiynu
 - Y Bwrdd Iechyd
 - Asiantaethau gofal a chymorth
- The Council is developing its own supported housing
- Informed by needs identified by social care
- Feeds into our affordable homes delivery plan
- Options
 - Adapt existing Council homes
 - New build
 - Buy homes on the market
- Working closely with ...
 - Adult Social Care
 - Children's Services
 - Commissioning
 - Health Board
 - Care and support providers



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Teras Coleshill, Llanelli

Coleshill Terrace, Llanelli...

- Roedd yr adeilad yn swyddfa taliadau a chofrestrfa, a oedd wedi bod yn wag am amser hir
- Amgylchedd byw diogel ar gyfer pobl ag ystod o anghenion, er mwyn iddyn nhw'n gallu byw yn annibynnol yn y gymuned
- Pedwar fflat hunangynhwysol
- Pedwar ystafell wely en-suite gyda chyfleusterau wedi'u rhannu
- Technoleg arloesol ddiweddaraf ar gyfer effeithlonrwydd ynni
- Former Council cash office and registrar's office, which had been empty for some time
- Safe living environment for people with varying support needs, so they can live independently within the community
- Four self-contained flats
- Four en-suite bedrooms with shared communal areas
- Latest innovative technology for energy efficiency



Cwestiynau...
Any questions...



Diolch Thank you

Clare Carver, Arweinydd Tai Arbenigol / Specialist Housing Lead: cjcarver@sirgar.gov.uk

Matt Miller, Arweinydd Anghenion Tai / Housing Needs Lead: mmiller@sirgar.gov.uk

sirgar.llyw.cymru
carmarthenshire.gov.wales

