

# Agenda



## Delegated Decisions - Cabinet Member for Housing and Planning

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Date: Thursday, 1 August 2024

To: Councillor S Adan

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Item		Wards Affected
1	<u>Ellen Ridge Gypsy Traveller Site - pitch fees and service charges</u> (Pages 3 - 26)	Ringland

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Date of Issue: 24 July 2024

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# Report

## Cabinet Member for Housing and Planning

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### Part 1

Date: 1 August 2024

**Subject** Ellen Ridge Gypsy Traveller Site – pitch fees and service charges

**Purpose** To seek approval of proposed pitch fees and service charges for 2024/25

**Author** Housing Strategy and Enabling Manager

**Ward** Ringland

**Summary** It is intended that the 3 pitches at Ellen Ridge, Newport City Council's (NCC) permanent Gypsy Traveller site will be occupied early in the new financial year and it is necessary to set the pitch fees and services charges before the individuals allocated the pitches can take up occupation. This report sets out the proposed fees and charges and seeks approval of them.

**Proposal** To approve the pitch fees and service charges for 2024/2025

**Action by** Head of Housing & Communities

**Timetable** Immediate

This report was prepared after consultation with:

- Head of Housing and Communities
- Head of Finance
- Head of People, Policy & Transformation
- Head of Legal Service
- Snr Finance Business Partner

**Signed**

## **Background**

Ellen Ridge is a permanent Gypsy Traveller (GT) site developed using grant funding from Welsh Government. The site will respond to evidenced need set out in NCC's Gypsy Traveller Accommodation Needs assessment and enable the council to meet its statutory duties.

The site has been complex to develop, due to archaeological finds on the site, illegal occupation of the site and vandalism. Work is now underway to get the site operational with activity focussing on:

- Finalising and signing the management contract with Elim Housing
- Remedial repairs to bring the site up to standard
- Setting pitch fees and service charges
- Finalising the pitch agreement for use with future clients

The units are let to households from within Newport Gypsy Traveller community who are registered on the Common Housing Register, using an allocation policy developed specifically for the project.

### **Pitch fees**

There is no legislation or guidance that sets out a methodology or a framework for setting the fees for these sites, therefore a methodology has been developed that seeks to be reasonable whilst ensuring that charges contribute adequately to the day-to-day cost of repairs (response and maintenance) and tenancy management. Appendix A provides a list of legislation, guidance and policies that were reviewed and considered.

When developing options for calculating the pitch fee there is an assumption that regard will be given to affordability for residents. Conversations with other Local Authorities indicate their fees are not aligned to Local Housing Allowance levels, but residents are receiving benefits that fully cover pitch fees and service charges. It should be noted that any shortfall between benefit entitlement and fees would be met by the resident.

Whilst other options have been considered the recommended approach for setting the pitch fees is to set them at 80% of the market rent. This is comparable with affordable "intermediate rents" set by Registered Social Landlords (RSLs). Using this methodology, pitch fees for 2024 would be set at £110 per week, which will bring in income of £17,160 per year if the three pitches remain fully occupied. As there are only three pitches available to let at present, and therefore at this stage income will not balance the expenditure. If fully developed the site could accommodate up to 35 pitches, but it would take some time to achieve that level of provision and will be contingent on NCC successfully securing further capital grants. In time, further development would enable the site to become financially sustainable.

### **Service charges**

Service charges are additional costs passed onto residents in addition to the pitch fee, to recover the costs incurred in providing specific or additional services to a site or estate. Services charges can be fixed or variable, variable are based on actual costs. To set fixed costs it is usual to base fees on the actual cost over the last 12 months. It is recommended that we use fixed costs for service charges, calculated using contract costs, current running costs and estimates where no other information is available.

Most service charges are eligible for housing benefit or Local Housing Allowance (LHA). Examples of benefit eligible service charges are buildings insurance, CCTV, cleaning of communal areas, communal gardening and grounds maintenance, communal utilities, streetlights, fire prevention equipment servicing, fire risk assessments, pest control and rubbish disposals. Personal consumption of electricity, water or rates charges would not be eligible.

Desktop research shows significant variations in levels and types of service charges to residents, with comparisons made against social housing providers and on GRT sites. No examples were found of

social landlords passporting the cost of health and safety testing to residents; therefore, it is recommended these costs are met through pitch fees.

It is recommended that following services are passported to tenants via a service charge: grounds maintenance, attenuation tank servicing, solar PV and thermal servicing, pest control and CCTV provision and maintenance.

These overall cost of managing and maintaining the site 2024/25 is £35k. To break even, with income from three operational pitches, the combined pitch fee and service charge would be £226 per pitch. This would include a £65 per week service charge. These charges would be unaffordable for most and are likely to be challenged.

The recommendation is to cap service charges at £20 per week resulting in £3,120 per week income, providing all three pitches are occupied. The combined pitch fee and service charge would then be £130 per week.

### **Annual review of charges (pitch fees and service charges)**

Rents should be reviewed annually, and we recommend following the process as set out in the Mobile Home Wales Act 2013 for rent review. That Act applies to licenced sites, there was no requirement to obtain a licence for this site. However, following that process provides a framework for the annual review process. When determining the annual pitch fee review consideration would be given to:

- The current pitch fee
- Adjustment, linked to the Consumer Price Index
- Any recoverable costs for site improvements (this cannot include investment to make the site bigger and residents must have been consulted on the changes)

### **Financial Summary (Capital and Revenue)**

The cost and implications have been reviewed with our Finance Business Partner, and whilst there are some revisions to the budget proposed they remain within the net control total agreed by members for 2024/25.

### **Risks**

<b>Risk Title / Description</b>	<b>Risk Impact score of Risk if it occurs* (H/M/L)</b>	<b>Risk Probability of risk occurring (H/M/L)</b>	<b>Risk Mitigation Action(s)</b> What is the Council doing or what has it done to avoid the risk or reduce its effect?	<b>Risk Owner</b> Officer(s) responsible for dealing with the risk?
Pitch fees and service charges unaffordable for incoming residents	M	L	Consulted with DWP and colleagues in housing benefits, other providers and Elim. Methodology set for ensuring levels are affordable	Sarah Spicer, Housing Strategy and Enabling Manager
Pitch fee or service charge levels challenged	L	L	Consulted with other providers, reviewed legislation and guidance, consulted with Elim Housing	Sarah Spicer, Housing Strategy and Enabling Manager
Gap between income and expenditure for managing site	L	H	There will be a gap between income and expenditure, until the site is further developed.	Sarah Spicer, Housing Strategy and Enabling Manager

\* Taking account of proposed mitigation measures

## **Links to Council Policies and Priorities**

The proposal supports Newport's Local Development Plan (LDP) 2011-26 and Newport's Replacement LDP 2021-36, which must identify the level of need and deliver the necessary accommodation to support Gypsy and Traveller communities.

The Delivery Plan aligns with the Council's Corporate Plan 2022-27 vision of 'an ambitious, fairer, greener Newport for everyone', and supports its Well-being Objectives including Objective 1 (Economy, Education and Skills – Newport is a thriving and growing city that offers excellent education and aspires to provide opportunities for all). This includes the specific following action: 'Newport will have a robust economic strategy and replacement local development plan to support sustainable economic growth and strong placemaking across Newport's communities.'

## **Options Available and considered**

**To approve** the methodology and resulting pitch fees and service charge levels for 2024/25. This will generate income that will contribute to the management and maintenance of the site. Setting the charges is an essential step in allocating the pitches, as incoming residents must be advised of fees in advance. Setting rent at 80% of the market value increases the likelihood of residents being able to claim benefits that would cover the full cost of the pitch fee, ensuring affordability. Set combined pitch fee and service charge total at a level that aligns with 'industry norms' to ensure affordability and reduce the risk of challenge.

**Not to approve** the methodology and resulting pitch fees would mean that pitch allocations could not proceed, until the fee methodology and levels are agreed. The result would be further delays to income generation to offset ongoing expenditure to manage and maintain the site.

## **Preferred Option and Why**

**To approve** the methodology and resulting pitch fees and service charge levels for 2024/25. This will generate income that will contribute to the management and maintenance of the site. Setting the charges is an essential step in allocating the pitches, as incoming residents must be advised of fees in advance. Setting rent at 80% of the market value increases the likelihood of residents being able to claim benefits that would cover the full cost of the pitch fee, ensuring affordability. Set combined pitch fee and service charge total at a level that aligns with 'industry norms' to ensure affordability and reduce the risk of challenge.

## **Comments of Chief Financial Officer**

The report outlines the proposed pitch fee and service charge at the Ellen Ridge site. It is acknowledged that the income that is likely to be generated will not be sufficient to cover the day to day running costs of the site. However, a net budget exists for this site and it is anticipated that this, coupled with the income generated, will cover operational expenditure. The exception to this will be any unforeseen expenditure on additional maintenance and security, such as that incurred during recent financial years whilst the site has not been occupied. Should an overspend occur, it will be necessary for this to be managed as part of the overall Housing & Communities revenue budget. It will be important for fee levels to be kept under close review and adjusted in future years in line with anticipated increases in expenditure, so as not to introduce a new budget pressure.

## **Comments of Monitoring Officer**

There is no legislation or guidance that sets out any particular procedure or framework for setting fees for these sites. Consideration has been given to fairness and affordability and a reasonable methodology has been developed to calculate charges which take account of the costs of the day-to day running and maintenance of the site.

No negative impact has been identified in respect of equalities/protected characteristics.

## Comments of Head of People, Policy & Transformation

The principles of the Well-being of Future Generations (Wales) Act 2015 and its five ways of working have been fully considered, contributing to a majority of the Well-being Goals including: A Healthier Wales; and A More Equal Wales. Providing affordable housing (pitches) ensures the Authority is responding to its duty to meet the housing needs of the Gypsy Roma Travelling community over the long term; and has been developed in collaboration with partners such as Welsh Government, the DWP, other Local Authorities, and Social Housing providers.

A Fairness and Equalities Impact Assessment has been completed, with no negative impacts on people that share protected characteristics, or people who experience inequalities as a result of socio-economic disadvantage. There are no staffing or HR related issues arising directly from this report.

## Comments of Non-Executive Members

Councillor Evans requested a meeting to discuss the report:

Present:

Councillor Adan, Cabinet Member for Housing and Planning  
Councillor Evans  
David Walton, Head of Housing and Communities  
Sarah Spicer, Housing Strategy and Enabling Manager

*Councillor Adan declared that he worked for the Department of Work and Pensions (DWP) before the meeting commenced*

### Rents:

Councillor Evans requested:

I would like to meet with the cabinet member to discuss concerns about setting rent at 80% of market value as opposed to market value, and the potential shortfall of revenue which the council can ill afford to do.

Council Adan introduced the session stating that it was important to provide an affordable housing offer to this group not least due to their characteristics and the challenges they face in accessing housing.

The Housing Strategy and Enabling Manager advised that the social rent element in terms of cost was also important as well as the costs of 20%

The Housing Strategy and Enabling Manager explained the reasons why the council felt it appropriate to charge a social rent:

- Local Authorities have a duty to assess the housing needs of the Gypsy Traveller community and to respond to those needs.
- DWP have advised that when considering housing costs support for a Universal Credit claim, they will determine if the property sits in the Social Rented Sector. Their test is that the accommodation must be let below market rate and made available via a prioritisation process to those furthest from the commercial housing market. The general test for this is – is the accommodation let via a local authority housing register or defined allocation policy. .
- It is important that these pitches are affordable to any household that may move on, including those reliant on benefits. If the site is categorised as private sector rent it could result in a benefit shortfall, resulting in either rent arrears or financial difficulties for the resident.
- Demand for the site could be affected if rent levels are unaffordable.

## **Number of pitches and make up of site:**

Councillor Evans asked whether there were three pitches and so three caravans.

The Housing Strategy and Enabling Manager explained that each pitch had a day unit with kitchen, living room and bathroom and residents were not allowed to sleep in the day unit and there was a hardstanding for the trailer. Each pitch is for one family, when children reach a certain age it is common from them to move into separate nighttime accommodation. There is specific provision within the pitch agreement to allow families to have an additional caravan for use by family members. To ensure fire safety there are specific requirements about the spacing of these caravans. .

The Housing Strategy and Enabling Manager confirmed that all allocations will be made in line with the council's allocations policy. This means that in theory people from outside Newport could be placed. After some discussion the Housing and Communities manager suggested that based on the information provided it appears that all 3 families currently allocated to pitches have a local connection to Newport.

It was confirmed that this is a permanent site and that site management management arrangements are in place.

Councillor Evans felt that the site was costly and that NCC should ask WG for the funding to cover the costs.

The Housing Strategy and Enabling Manager advised that NCC was pulling together a capital bid to increase the number of units available for rent. There will be economies of scale which may the site more viable as occupancy increases.

Councillor Evans asked would there be demand from working travelling families. The Housing Strategy and Enabling Manager advised that known demand is based on households on the register, seeking social housing and affordable rent levels.

Councillor Evans asked how officers knew that they were people genuinely from Newport. The Housing Strategy and Enabling Manager advised that checks would be put in place to find out where people were living but policy did allow for people outside of Newport to apply.

The policy does give priority to Newport residents, or those with a connection to the area.

Councillor Evans asked if the site could expand? The Housing Strategy and Enabling Manager advised there were up to 35 pitches. However, at this time we are not actively working to expand the sit to that size.

Councillor Evans asked what the likelihood would be of a challenge.

There were two risks highlighted, first the risk of a judicial review if Newport City Council allocates pitches outside of the agree allocation policy (Gypsy and Traveller Site Allocations Policy – May 2018).

Second, the site was funded utilising grant funding from Welsh Government, specifically for the provision of meeting the accommodation needs of the Gypsy Traveller community. The terms and conditions of the grant funding would need to be reviewed to ensure any changes to rent levels or allocations remain compliant with the terms of the funding.

Councillor Evans asked did WG have criteria, or legislation for setting the fees for sites. The Housing Strategy and Enabling Manager was not aware of anything in place from WG.

The Cabinet Member would write to Jayne Bryant in light of this requesting legislation be put in place.



## **Scrutiny Committees**

No consultation with Scrutiny Committees

### **Fairness and Equality Impact Assessment:**

- **Wellbeing of Future Generation (Wales) Act**
- **Equality Act 2010**
- **Socio-economic Duty**
- **Welsh Language (Wales) Measure 2011**

Summary of the Fairness and Equality Impact Assessment (FEIA):

- No negative impacts have been identified on people that share Protected Characteristics, people who experience inequalities as a result of socio-economic disadvantage or the Welsh language
- Providing affordable housing (pitches) ensures the Authority is responding to its duty to meet the housing needs of the Gypsy Roma Traveller community.
- The proposed Scheme would contribute to most of the Well-being Goals set out in the Wellbeing of Future Generations (Wales) Act 2015, but in particular: a healthier Wales and a more equal Wales.
- Consultation has taken place with Welsh Government, the DWP, other Local Authorities and Social Housing providers to identify legalisation, policy and practice to inform the methodology and identify market rents levels and affordability.

## **Consultation**

No other consultation

## **Background Papers**

Mobile Homes Act 1983

Mobile Homes (Wales) Act 2013

Mobile Homes (Wales) Act 2013 – Information Sheet Pitch Fees

Mobile Homes (Pitch Fees) Act 2023

Pitch review form

Elim Housing Rent and Service Charging Policy (confidential)

**Dated: 24 July 2024**

# Fairness and Equalities Impact Assessment (FEIA)

Version 3.6 May 2017

The purpose of this assessment is to provide balanced information to support decision making and to promote better ways of working in line with equalities (Equalities Act 2010), Welsh language promotion (The Welsh Language (Wales) Measure 2011), sustainable development (Wellbeing of Future Generations (Wales) Act 2015), and the four parameters of debate about fairness identified by the Newport Fairness Commission (NFC Full Report to Council 2013).

**Completed by:** Sarah Spicer      **Role:** Manager

**Head of Service:** David Walton      **Date:** 14/03/2024

**I confirm that the above Head of Service has agreed the content of this assessment**

Yes

**When you complete this FEIA, it is your responsibility to submit it to**

impact.assessments@newport.gov.uk

## **1. Name and description of the policy / proposal being assessed. Outline the policy's purpose.**

The proposal is to set Ellen Ridge pitch fees at 80% of market rent and to cap service charge fees.

Local Authorities have a duty to meet the housing needs of the Gypsy Roma Traveller (GRT) community. To enable those needs to be met Newport City Council have developed a permanent GRT site, called Ellen Ridge.

A decision is sought regarding the methodology and level and which to set fees. Consideration has been given to ensuring that fees are affordable, and they are set at levels which could be fully covered by benefits for those households eligible for financial assistance.

## **2. Outline how you have/ will involve stakeholders who will be affected by the policy/proposal**

We have consulted with a range of organisations to obtain technical advice regarding options and impacts including:

- Other Local Authorities that manage pitches and fees
- Other Residential Social Landlords with experience of managing pitches and pitch fees
- Department of Work and Pensions.

**3. What information/evidence do you have on stakeholders? e.g. views, needs, service usage etc. Please include all the evidence you consider relevant.**





Information and view collected evidence that some households moving onto pitches will be in receipt of/need to claim housing benefit or Universal Credit to cover the cost of pitch fees and service charges.


In order for the fee to be assessed as a social rent, the fee must be below market rent and pitches allocated to those in need.

#### 4. Equalities and Welsh language impact

Protected characteristic	Impact:			Provide further details about the nature of the impact in the section below. Does it: 1. Promote equal opportunity 2. Promote community cohesion 3. Help eliminate unlawful discrimination/ harassment/ victimisation?
	Positive	Negative	Neither	
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incoming residents could be in receipt of housing benefit or universal credit, depending upon their age. By ensuring fees are affordable and classified as social rent, households should be eligible to claim financial support (benefits) to cover costs.
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ensure rents are affordable for all incoming residents
Gender reassignment/transgender	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Marriage or civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Pregnancy or maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gypsy Roma Travellers are recognised as a distinct ethnic group. Ensuring that their housing needs are met and that provision is affordable will have a positive impact.
Religion or Belief or non-belief	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Sex/ Gender Identity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## 5 How has your proposal embedded and prioritised the sustainable development principle in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? Describe how.
 <p>Long Term</p> <p>Balancing short term need with long term needs</p>	<p>Provision of a permanent GRT site ensures the needs of the GRT communities are met.</p> <p>The site currently has three pitches, which capacity for future expansion.</p>
 <p>Collaboration</p> <p>Working together to deliver objectives</p>	<p>The maintenance of the site will be managed by Newport Norse, tenancy management will be procured from an external provider with relevant experience and tenancy support for the GRT community in Newport is procured from Travelling Ahead.</p>
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>Consultation has been limited to organisations and partners with expertise in rent and pitch fee setting and benefit eligibility, to ensure proposals are affordable and households will not be financially unable to manage associated costs.</p>
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>Responding to demand for GRT needs is a statutory responsibility, with commitments contained within Newport's Local Development Plan.</p> <p>Work is underway finalising the updated Gypsy Traveller Accommodation Assessment, to ensure that future levels of need are clearly understood.</p> <p>Connected Communities team are currently reviewing the approach take dealing with unauthorised encampments.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? Describe how.
 <p>Considering impact on all wellbeing goals together and on other bodies</p>	<p>Affordable GRT pitch provision has a positive impact on the Well-being goals.</p> <p>Provision of secure, affordable accommodation with good facilities and amenities will enable a good quality of life for residents. It will positively impact on health and wellbeing, and tackle health inequalities facing these communities. The GRT face issues with social exclusion, and provision of accommodation helps tackle that exclusion.</p> <p>This provision contributes to the following priorities:</p> <ul style="list-style-type: none"> <li>• Long &amp; health life for all</li> <li>• People have access to a stable home in a sustainable supportive community</li> </ul> <p>In turn these priorities contribute to most of the well-being goals, but particularly:</p> <ul style="list-style-type: none"> <li>• A healthier Wales</li> <li>• A more equal Wales</li> </ul>

**6 Will the proposal/policy have a disproportionate impact on a specific geographical area of Newport?**

**7 How does the proposal/policy relate to the parameters of debate about Fairness identified by the Newport Fairness Commission**

**8 Taking this assessment as a whole, what could be done to mitigate any negative impacts of your policy and better contribute to positive impacts?**

**9 Monitoring, evaluating and reviewing**

**10 Involvement**

This FEIA will form part of the Cabinet Member report which will be published by the Council.

**11 Summary of Impact (for inclusion in any report)**

**Equality Act 2010 AND Welsh Language**

The proposal will have a positive impact on some protected characteristics and no negative impacts are noted.

There is no Welsh Language impact.

**Wellbeing of Future Generations (Wales) Act 2015**

The proposed Scheme will support a number of the Well-being goals set out in the Act.

# Asesiad o'r Effaith ar Degwch a Chydraddoldeb (AEDCh)

Fersiwn 3.6 Mai 2017

Diben yr asesiad hwn yw cyflwyno gwybodaeth gytbwys i gefnogi'r gwaith o wneud penderfyniadau a hyrwyddo dulliau gwell o weithio yn unol â chydraddoldeb (Deddf Cydraddoldeb 2010), hyrwyddo'r Gymraeg (Mesur y Gymraeg (Cymru) 2011), datblygu cynaliadwy (Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015), a phedwar paramedr y drafodaeth ynghylch tegwch a nodwyd gan Gomisiwn Tegwch Casnewydd (Adroddiad Llawn CTC i'r Cyngor 2013).

**Cwblhawyd gan:** Sarah Spicer      **Swydd:** Rheolwr

**Pennaeth Gwasanaeth:** David Walton      **Dyddiad:** 14/03/2024

**Rwy'n cadarnhau bod y Pennaeth Gwasanaeth uchod wedi cymeradwyo cynnwys yr asesiad hwn**

Ydw

**Ar ôl cwblhau'r Asesiad hwn, eich cyfrifoldeb chi fydd ei gyflwyno i [impact.assessment@newport.gov.uk](mailto:impact.assessment@newport.gov.uk)**

## **1. Enw a disgrifiad o'r polisi/cynnig sy'n cael ei asesu. Amlinellwch ddiben y polisi.**

Y cynnig yw gosod ffioedd am leiniau yn Ellen Ridge ar 80% o rent y farchnad a chapio ffioedd tâl gwasanaeth.

Mae gan Awdurdodau Lleol ddyletswydd i ddiwallu anghenion tai cymuned Sipsiwn, Roma a Theithwyr (SRTh). Er mwyn galluogi'r rhai sydd angen eu diwallu, mae Cyngor Dinas Casnewydd wedi datblygu safle SRTh parhaol, o'r enw Ellen Ridge.

Ceisir penderfyniad ynghylch y fethodoleg a'r lefel i osod ffioedd arni. Rhoddwyd ystyriaeth i sicrhau bod ffioedd yn fforddiadwy, a'u bod yn cael eu gosod ar lefelau y gellid talu'n llawn amdanynt trwy fudd-daliadau ar gyfer yr aelwydydd hynny sy'n gymwys i gael cymorth ariannol.

## **2. Amlinellwch sut rydych chi wedi/sut byddwch chi yn cynnwys rhanddeiliaid y bydd y polisi/cynnig hwn yn effeithio arnynt**

Rydym wedi ymgynghori ag amrywiaeth o sefydliadau i gael cyngor technegol ynghylch opsiynau ac effeithiau, gan gynnwys:

- Awdurdodau Lleol eraill sy'n rheoli lleiniau a ffioedd
- Landlordiaid Cymdeithasol Preswyl Eraill sydd â phrofiad o reoli lleiniau a ffioedd am leiniau
- Yr Adran Gwaith a Phensiynau.

**3. Pa wybodaeth/dystiolaeth sydd gennych am randdeiliaid? (E.e. barn, anghenion, defnydd o wasanaethau) Nodwch yr holl dystiolaeth sy'n berthnasol yn eich barn chi.**

Gwybodaeth a thystiolaeth a gasglwyd y bydd rhai aelwydydd sy'n symud i leiniau yn derbyn/angen hawlio budd-dal tai neu Gredyd Cynhwysol i dalu cost ffioedd am y lleiniau a thaliadau gwasanaeth.

Er mwyn i'r ffi gael ei hasesu fel rhent cymdeithasol, rhaid i'r ffi fod yn is na rhent y farchnad a bod lleiniau'n cael eu dyrannu i'r rhai mewn angen.





**4. Effaith ar y Gymraeg a Chydraddoldeb**


Nodwedd Warchoddedig	Effaith:			Rhowch ragor o fanylion am natur yr effaith yn yr adran isod. A yw'n: 4. Hyrwyddo cyfle cyfartal 5. Hyrwyddo cydlyniad cymunedol 6. Helpu i leihau gwahaniaethu/aflonyddu/erlid yn anghyfreithlon?
	Cadarnhaol	Negyddol	Y naill na'r	
Oedran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gallai preswylwyr sy'n dod i mewn fod yn derbyn budd-dal tai neu gredyd cynhwysol, gan ddibynnu ar eu hoedran. Trwy sicrhau bod ffioedd yn fforddiadwy ac yn cael eu dosbarthu fel rhent cymdeithasol, dylai aelwydydd fod yn gymwys i hawlio cymorth ariannol (budd-daliadau) i dalu am gostau.
Anabledd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sicrhewch fod rhenti'n fforddiadwy i bob preswlydd sy'n dod i mewn
Ailbennu rhywedd/trawsrywedol	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dim effaith wedi'i nodi
Priodas neu bartneriaeth sifil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dim effaith wedi'i nodi
Beichiogrwydd neu famolaeth	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dim effaith wedi'i nodi
Hil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mae Sipsiwn, Roma a Theithwyr yn cael eu cydnabod fel grŵp ethnig gwahanol. Bydd sicrhau bod eu hanghenion tai yn cael eu diwallu a bod y ddarpariaeth yn fforddiadwy yn cael effaith gadarnhaol.
Crefydd neu Gred neu Ddiffyg Cred	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dim effaith wedi'i nodi
Rhyw/Hunaniaeth Rhywedd	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



Nodwedd Warchoddedig	Effaith:			Rhowch ragor o fanylion am natur yr effaith yn yr adran isod. A yw'n: 4. Hyrwyddo cyfle cyfartal 5. Hyrwyddo cydlyniad cymunedol 6. Helpu i leihau gwahaniaethu/aflonyddu/erlid yn anghyfreithlon?
	Cadarnhaol	Negyddol	Y naill na'r	
Cyfeiriadedd Rhywiol	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dim effaith wedi'i nodi
Y Gymraeg	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## 12 Sut mae eich cynnig wedi gwreiddio a blaenoriaethu'r egwyddor datblygu cynaliadwy wrth ei ddatblygu?

Egwyddor Datblygu Cynaliadwy	A yw eich cynnig yn dangos eich bod wedi bodloni'r egwyddor hon? Disgrifiwch sut.
 <p>Long Term</p> <p>Cydbwysu angen byrdymor ag anghenion hirdymor</p>	<p>Mae darparu safle SRTh parhaol yn sicrhau bod anghenion cymunedau SRTh yn cael eu diwallu.</p> <p>Ar hyn o bryd mae gan y safle dair llain, gyda lle i ehangu yn y dyfodol.</p>
 <p>Collaboration</p> <p>Cydweithio i gyflawni amcanion</p>	<p>Bydd y gwaith o gynnal a chadw'r safle yn cael ei reoli gan Newport Norse, a bydd rheolaeth denantiaeth yn cael ei chaffael gan ddarparwr allanol sydd â phrofiad perthnasol a chaiff cymorth tenantiaeth ar gyfer y gymuned SRTh yng Nghasnewydd yn cael ei ddarparu gan Travelling Ahead.</p>
 <p>Involvement</p> <p>Cynnwys pawb sydd â diddordeb a cheisio eu barn</p>	<p>Mae'r ymgynghoriad wedi'i gyfyngu i sefydliadau a phartneriaid sydd ag arbenigedd mewn gosod rhenti, ffioedd am leiniau a chymhwysedd budd-daliadau, er mwyn sicrhau bod cynigion yn fforddiadwy ac na fydd aelwydydd yn gallu ymdopi'n ariannol â'r costau cysylltiedig.</p>
 <p>Prevention</p> <p>Defnyddio adnoddau i atal problemau rhag digwydd neu waethygu</p>	<p>Mae ymateb i'r galw am anghenion SRTh yn gyfrifoldeb statudol, gydag ymrwymadau wedi'u cynnwys yng Nghynllun Datblygu Lleol Casnewydd.</p> <p>Mae gwaith yn mynd rhagddo i gwblhau'r Aseiad Llety Sipsiwn a Theithwyr wedi'i ddiweddarau, er mwyn sicrhau bod lefelau angen yn y dyfodol yn cael eu deall yn glir.</p> <p>Ar hyn o bryd mae Tîm Cymunedau Cysylltiedig yn adolygu'r dull o ddelio â gwersylloedd anawdurdodedig.</p>

Egwyddor Datblygu Cynaliadwy	A yw eich cynnig yn dangos eich bod wedi bodloni'r egwyddor hon? Disgrifiwch sut.
 <p data-bbox="65 651 331 752">Ystyried yr effaith ar bob nod llesiant ar y cyd ac ar gyrff eraill</p>	<p data-bbox="400 226 1321 286">Mae darpariaeth cae SRTh fforddiadwy yn cael effaith gadarnhaol ar y nodau llesiant.</p> <p data-bbox="400 327 1394 524">Bydd darparu llety diogel, fforddiadwy gyda chyfleusterau ac amwynderau da yn galluogi ansawdd bywyd da i breswylwyr. Bydd yn cael effaith gadarnhaol ar iechyd a lles, ac yn mynd i'r afael ag anghydraddoldebau iechyd sy'n wynebu'r cymunedau hyn. Mae'r gymuned SRTh yn wynebu problemau allgáu cymdeithasol, ac mae darparu llety yn helpu i fynd i'r afael â'r allgáu hwnnw.</p> <p data-bbox="400 562 1251 591">Mae'r ddarpariaeth hon yn cyfrannu at y blaenoriaethau canlynol:</p> <ul data-bbox="448 598 1302 707" style="list-style-type: none"> <li>• Bywyd hir ac iach i bawb</li> <li>• Mae pobl yn gallu byw mewn cartref sefydlog mewn cymuned gynaliadwy a chefnogol</li> </ul> <p data-bbox="400 741 1362 801">Yn eu tro, mae'r blaenoriaethau hyn yn cyfrannu at y rhan fwyaf o'r nodau llesiant, ond yn benodol:</p> <ul data-bbox="448 808 743 882" style="list-style-type: none"> <li>• Cymru iachach</li> <li>• Cymru fwy cyfartal</li> </ul>

**13 A fydd y cynnig/polisi'n cael effaith anghymesur ar ardal ddaearyddol benodol yng Nghasnewydd?**

**14 Sut mae'r cynnig/polisi'n perthyn i'r paramedrau trafod ynghylch Tegwch a nodwyd gan Gomisiwn Tegwch Casnewydd**

**15 Gan ystyried yr holl asesiad, beth gellir ei wneud i leihau unrhyw effeithiau negyddol eich polisi a chyfrannu'n well at effeithiau cadarnhaol?**

**16 Monitro, gwerthuso ac adolygu**

**17 Cyfranogiad**

Bydd yr AEDCh hwn yn rhan o adroddiad yr Aelod Cabinet a fydd yn cael ei gyhoeddi gan y Cyngor.

**18 Crynodeb o Effaith (i'w gynnwys mewn unrhyw adroddiad)**

**Deddf Cydraddoldeb 2010 A'R Gymraeg**

Bydd y cynnig yn cael effaith gadarnhaol ar rai nodweddion gwarchoddedig ac ni nodir unrhyw effeithiau negyddol.

Does dim effaith ar y Gymraeg.

**Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015**

Bydd y Cynllun arfaethedig yn cefnogi nifer o'r nodau Llesiant a nodir yn y Ddeddf.

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# Fairness and Equalities Impact Assessment (FEIA)

Version 3.6 May 2017

The purpose of this assessment is to provide balanced information to support decision making and to promote better ways of working in line with equalities (Equalities Act 2010), Welsh language promotion (The Welsh Language (Wales) Measure 2011), sustainable development (Wellbeing of Future Generations (Wales) Act 2015), and the four parameters of debate about fairness identified by the Newport Fairness Commission (NFC Full Report to Council 2013).

**Completed by:** Sarah Spicer      **Role:** Manager

**Head of Service:** David Walton      **Date:** 14/03/2024

**I confirm that the above Head of Service has agreed the content of this assessment**

Yes

**When you complete this FEIA, it is your responsibility to submit it to**  
impact.assessments@newport.gov.uk

## **1. Name and description of the policy / proposal being assessed. Outline the policy's purpose.**

The proposal is to set Ellen Ridge pitch fees at 80% of market rent and to cap service charge fees.

Local Authorities have a duty to meet the housing needs of the Gypsy Roma Traveller (GRT) community. To enable those needs to be met Newport City Council have developed a permanent GRT site, called Ellen Ridge.

A decision is sought regarding the methodology and level and which to set fees. Consideration has been given to ensuring that fees are affordable, and they are set at levels which could be fully covered by benefits for those households eligible for financial assistance.

## **2. Outline how you have/ will involve stakeholders who will be affected by the policy/proposal**

We have consulted with a range of organisations to obtain technical advice regarding options and impacts including:

- Other Local Authorities that manage pitches and fees
- Other Residential Social Landlords with experience of managing pitches and pitch fees
- Department of Work and Pensions.

**3. What information/evidence do you have on stakeholders? e.g. views, needs, service usage etc. Please include all the evidence you consider relevant.**

Information and view collected evidence that some households moving onto pitches will be in receipt of/need to claim housing benefit or Universal Credit to cover the cost of pitch fees and service charges.




In order for the fee to be assessed as a social rent, the fee must be below market rent and pitches allocated to those in need.



**4. Equalities and Welsh language impact**

Protected characteristic	Impact:			Provide further details about the nature of the impact in the section below. Does it: 1. Promote equal opportunity 2. Promote community cohesion 3. Help eliminate unlawful discrimination/ harassment/ victimisation?
	Positive	Negative	Neither	
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incoming residents could be in receipt of housing benefit or universal credit, depending upon their age. By ensuring fees are affordable and classified as social rent, households should be eligible to claim financial support (benefits) to cover costs.
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ensure rents are affordable for all incoming residents
Gender reassignment/ transgender	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Marriage or civil partnership	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Pregnancy or maternity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gypsy Roma Travellers are recognised as a distinct ethnic group. Ensuring that their housing needs are met and that provision is affordable will have a positive impact.
Religion or Belief or non-belief	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Sex/ Gender Identity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Protected characteristic	Impact:			Provide further details about the nature of the impact in the section below. Does it: 1. Promote equal opportunity 2. Promote community cohesion 3. Help eliminate unlawful discrimination/ harassment/ victimisation?
	Positive	Negative	Neither	
Sexual Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No impact identified
Welsh Language	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## 5 How has your proposal embedded and prioritised the sustainable development principle in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? Describe how.
 <p>Long Term</p> <p>Balancing short term need with long term needs</p>	<p>Provision of a permanent GRT site ensures the needs of the GRT communities are met.</p> <p>The site currently has three pitches, which capacity for future expansion.</p>
 <p>Collaboration</p> <p>Working together to deliver objectives</p>	<p>The maintenance of the site will be managed by Newport Norse, tenancy management will be procured from an external provider with relevant experience and tenancy support for the GRT community in Newport is procured from Travelling Ahead.</p>
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>Consultation has been limited to organisations and partners with expertise in rent and pitch fee setting and benefit eligibility, to ensure proposals are affordable and households will not be financially unable to manage associated costs.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? Describe how.
 <p data-bbox="233 477 333 499">Prevention</p> <p data-bbox="145 510 421 651">Putting resources into preventing problems occurring or getting worse</p>	<p data-bbox="459 304 1401 409">Responding to demand for GRT needs is a statutory responsibility, with commitments contained within Newport's Local Development Plan.</p> <p data-bbox="459 454 1390 560">Work is underway finalising the updated Gypsy Traveller Accommodation Assessment, to ensure that future levels of need are clearly understood.</p> <p data-bbox="459 600 1278 667">Connected Communities team are currently reviewing the approach take dealing with unauthorised encampments.</p>
 <p data-bbox="248 1037 333 1059">Integration</p> <p data-bbox="145 1070 421 1211">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="459 674 1390 741">Affordable GRT pitch provision has a positive impact on the Well-being goals.</p> <p data-bbox="459 786 1401 1003">Provision of secure, affordable accommodation with good facilities and amenities will enable a good quality of life for residents. It will positively impact on health and wellbeing, and tackle health inequalities facing these communities. The GRT face issues with social exclusion, and provision of accommodation helps tackle that exclusion.</p> <p data-bbox="459 1043 1187 1077">This provision contributes to the following priorities:</p> <ul data-bbox="507 1081 1262 1189" style="list-style-type: none"> <li data-bbox="507 1081 863 1115">• Long &amp; health life for all</li> <li data-bbox="507 1120 1262 1189">• People have access to a stable home in a sustainable supportive community</li> </ul> <p data-bbox="459 1227 1374 1294">In turn these priorities contribute to most of the well-being goals, but particularly:</p> <ul data-bbox="507 1299 823 1368" style="list-style-type: none"> <li data-bbox="507 1299 788 1332">• A healthier Wales</li> <li data-bbox="507 1337 823 1368">• A more equal Wales</li> </ul>

**6 Will the proposal/policy have a disproportionate impact on a specific geographical area of Newport?**

**7 How does the proposal/policy relate to the parameters of debate about Fairness identified by the Newport Fairness Commission**

**8 Taking this assessment as a whole, what could be done to mitigate any negative impacts of your policy and better contribute to positive impacts?**



## 9 Monitoring, evaluating and reviewing

## 10 Involvement

This FEIA will form part of the Cabinet Member report which will be published by the Council.

## 11 Summary of Impact (for inclusion in any report)

### **Equality Act 2010 AND Welsh Language**

The proposal will have a positive impact on some protected characteristics and no negative impacts are noted.

There is no Welsh Language impact.

### **Wellbeing of Future Generations (Wales) Act 2015**

The proposed Scheme will support a number of the Well-being goals set out in the Act.

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