

Fforwm Landlordiaid RhCT Cylchlythyr



“Mae'r rhifyn hwn yn llawn cyngor ar sut i arbed arian, disgowntiau a nwyddau am ddim

Yn y rhifyn hwn:

Gwasanaeth am ddim fydd yn dod o hyd i denantiaid

Cynllun Achredu Eiddo Trefforest

Cynllun Adsefydlu Cyngor Rhondda Cynon Taf

Ardal Gweithredu Tai ac Iechyd Tylorstown

Cyfraddau Lwfans Tai Lleol

Cartrefi Gwag

Neges gan ein noddwyr: Mae chwarter cyntaf 2017 wedi bod yn debyg iawn i chwarter olaf 2016. Mae'r farchnad eiddo'n fywiog iawn ac mae'r ffigyrau gwerthu a rhentu a rheoli eiddo yn uwch nag erioed.

Mae Property Plus yn fusnes rhyngwladol, sydd â chleientiaid mor bell i ffwrdd â Seland Newydd, Awstralia, Singapore, ac amrywiaeth o wledydd eraill o bedwar ban byd sydd wedi dewis manteisio ar ein gwybodaeth a'n harbenigedd mewn perthynas â'r diwydiant eiddo. Rydyn ni wedi meithrin yr wybodaeth yma ar ôl buddsoddi'n llwyddiannus a rheoli portffolios eiddo gwerth miliynau o bunnoedd. Mae'r mwyafrif o'n cleientiaid yn deillio o atgyfeiriadau gan ein cleientiaid llwyddiannus, bodlon presennol.

Mae gennym ni bartneriaethau o fewn awdurdodau lleol sydd â nodau hir dymor o ddarparu safonau byw gwell i'r tenantiaid. Rydyn ni'n cynnig cefnogaeth a chymorth o safon uchel i'n Landlordiaid a'n Tenantiaid trwy gydol y denantiaeth a thu hwnt.

Rydyn ni wedi derbyn dros 2,500 o geisiadau gan denantiaid yn ystod y 4 mis cyntaf yn unig, a dyma'r nifer mwyaf erioed. Mewn nifer o ardaloedd, mae'r gofyn am eiddo'n fwy na'r cyflenwad. O ganlyniad i hyn, mae'r rhestrau aros yn hirach.

Mae gofynion sydd wedi'u gosod ar landlordiaid newydd yn cynnwys deddfau treth a thrwyddedu newydd. Mae hyn yn golygu bod dod o hyd i'r tenant cywir yn bwysicach nag erioed. Y bwriad o hyd yw dod o hyd i'r tenant cywir, nid y tenant cyntaf i wneud cais. Bydd tenant da yn edrych ar ôl yr eiddo ac yn talu'r rhent yn brydlon bob mis.

Os ydych chi'n landlord sydd wedi penderfynu ei bod hi'n amser i werthu'ch eiddo, neu pe hoffech chi fuddsoddi mewn eiddo a dod yn landlord - cysylltwch â Property Plus. Mae carfan Property Plus yma i'ch helpu chi a'ch busnes. Mae ein llwyddiant ni'n dibynnu ar lwyddiant ein cleientiaid.

Os oes gennych ddi-ddordeb mewn noddi Fforwm Landlordiaid Rhondda Cynon Taf neu eisiau hysbysebu drwy'r cylchlythyr hwn, mae croeso i chi gysylltu â:

Rob Antonio

Swyddog Sector Rhentu Preifat Cyngor Bwrdeistref Sirol RhCT

Ffon: 01443 425638

E-bost: FforwmLandlordiaidRhCT@rctcbc.gov.uk

propertyplus

Landlord Forum Newsletter



"This issue is packed full of saving advice, discounts and free products"

Inside this issue:

Free Tenant Finder Service

Treforest Property Accreditation Scheme

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Tylorstown Housing and Health Action Area

Local Housing Allowance

Empty Property Loans

Message from our sponsors:

The first quarter of 2017 started as 2016 ended - with record highs and a buoyant property market for both the sales side as well as the rental and property management.

Property plus has truly become an international business with clients from as far removed as New Zealand, Australia, Singapore and various other countries around the world who have chosen to use our expertise and knowledge within the property industry. This knowledge has been acquired by successful investing and managing multimillion pound property portfolios, with most of our new clients coming from referrals made by our existing successful and satisfied clients. We have active partnerships within local authorities where the long term goals are to provide better standards of living for tenants. We offer high levels of service and support for both Landlord and Tenant throughout the tenancy and beyond. Tenant applications have exceeded 2,500 in the first 4 months alone and are at an all time high. Indeed in many areas demand outstrips

supply and waiting lists for properties are getting longer.

Current demands imposed on new landlords include new tax and licensing laws to name but a few and this means that finding the right tenant has never become more important. The aim is to always find the right tenant and not the first tenant that comes along. A good tenant will look after the property and pay the rent on time every time.

If you are an existing landlord who has decided that it is now time to sell your property or portfolio or if you would like to invest in property and become a landlord then look no further than Property Plus. Our team at property plus are here to help you and your business: because our success is built on the success of our clients.

propertyplus

If you would be interested in sponsoring the RCT Landlords forum or advertising through this newsletter then please contact:
Rob Antonio
RCTCBC Private Rented Sector Officer
Tel: 01443 425638
E-mail: RCTLandlordsForum@rctcbc.gov.uk

Neges i Landlordiau !

Gwasanaeth am ddim fydd yn dod o hyd i denantiaid!

Oes gennych eiddo i'w osod? Mae'n bosibl bod gennyn ni ddarpar denantiaid yn barod i symud i mewn.

Hoffech chi ragor o fanylion? Neu hoffech chi hysbysebu eich eiddo? Croeso i chi gysylltu â'r Swyddog Sector Rhentu Preifat.

Ffôn : 01443 425638

Ebost: Robert.Antonio@rctcbc.gov.uk

Ebost: RCTLandlordsForum@rctcbc.gov.uk

Cynllun Achredu Eiddo Trefforest

*"Godi safon tai
i'w rhentu a
chefnogi
landlordiaid da i
ddenu a chadw
tenantiaid"*

Cafodd Cynllun Achredu Eiddo Trefforest ei gyflwyno gyda'r bwriad o godi safon tai i'w rhentu a chefnogi landlordiaid da i ddenu a chadw tenantiaid.

Mae'r Cynllun yn derbyn cymorth a chefnogaeth Prifysgol De Cymru a Chyngor Bwrdeistref Sirol Rhondda Cynon Taf. Mae'r ddau yn cydnabod cyfraniad cadarnhaol landlordiaid i'w tenantiaid ac i'r gymuned leol drwy ddarparu eiddo i'w rhentu o ansawdd da sy'n cael ei

reoli yn effeithiol. Bydd eiddo achrededig yn cael eu hyrwyddo gan y Brifysgol drwy restru wedi'u blaenoriaethu. Bydd modd i landlordiaid fanteisio ar ddisgowntiau wrth wneud cais am drwydded Tai Amlfeddiannaeth. Mae'r Cynllun, wedi'i gefnogi gan Gymdeithas Landlordiaid Preswyl, yn cynnig disgownt ar gost aelodaeth Cymdeithas Landlordiaid Preswyl i landlordiaid sy'n berchen ar eiddo achrededig pum seren.

Am ragor o wybodaeth am y Cynllun a'r safonau achredu mae modd i chi eu gweld, ewch i [Cynllun Achredu Eiddo Trefforest](#) a chliciwch ar 'Cymraeg' ar frig y dudalen. Mae croeso i chi ffonio Swyddog Sector Rhentu Preifat ar 01443 425638 neu e-bostio CynllunAchreduEiddo@rctcbc.gov.uk

Cynllun Adsefydlu Cyngor Rhondda Cynon Taf

Mae Cyngor Rhondda Cynon Taf yn chwilio am dai dwy a thair ystafell wely yn ardaloedd tref Pontypridd, tref y Porth a thref Tonypany. Mae modd i ni ddarparu'r canlynol:

- [Gwarant rhent](#)
- [Gwasanaethau cefnogi gwell](#)
- [Trefniadau tenantiaeth tymor hir](#)

Bydd yr eiddo yn cael eu defnyddio fel llety i deuluoedd. Bydd angen i'r eiddo fod o ansawdd da, gyda gardd yn addas i blant ifainc

Am ragor o fanylion cysylltwch â chydlynnydd y cynllun

Janine Thomas

Ffôn : 01443 425673 or 01443 570095

Ebost: Catherine.J.Thomas@rhondda-cynon-taff.gov.uk

*"Gwarant rhent,
Gwasanaethau
cefnogi gwell ac
Trefniadau
tenantiaeth tymor
hir"*

ATTENTION

Landlords !

Free Tenant Finder Service!

If you have a property for let, we may have prospective tenants ready and waiting.

For further details or to advertise your property please contact the PRS officer:

Tel: 01443 425638

E-mail: Robert.Antonio@rctcbc.gov.uk or

E-mail: RCTLandlordsForum@rctcbc.gov.uk

Treforest Property Accreditation Scheme

“Raising the standards of rented accommodation and supporting good landlords to attract and retain tenants”

The Treforest Property Accreditation Scheme has been introduced as a means of raising the standards of rented accommodation and supporting good landlords to attract and retain tenants.

The scheme is supported by the University of South Wales and Rhondda Cynon Taff CBC who recognise the positive contribution private landlords are able to provide both to their tenants and the local

community, through the provision of good quality well managed rented accommodation. Accredited properties will be promoted by the University by means of priority listings and landlords will be able to benefit from discounts in the cost of HMO licence applications and renewals. The scheme is also endorsed by the Residential Landlords Association who provides a discount on the cost of RLA membership to landlords

of 5 Star Accredited Properties.

For full information on the scheme and the accreditation standards you are able to access the [Treforest Property Accreditation Scheme](#) or call the Private Rented Sector officer on 01443 425638 or email PropertyAccreditation-Scheme@rctcbc.gov.uk

RCT Re-settlement Scheme

RCT council require 2 and 3 bedroom houses in the Pontypridd town, Porth town and Tonypany town areas.

We are able to provide:

- **Rent guarantees**
- **Enhanced support services**
- **Long term tenancy arrangements**

The properties will be used as family accommodation and will need to be of good quality with a garden suitable for young children.

For further details Please contact the scheme co-ordinator

Janine Thomas

Tel: 01443 425673 or 01443 570095

Email: Catherine.J.Thomas@rhondda-cynon-taff.gov.uk

“Rent guarantees, enhanced support services and long term tenancy arrangements”

Ardal Gweithredu Tai ac Iechyd Tylorstown



Mae modd dweud bod tai yn gatalydd ar gyfer gwella iechyd a lles. Mae'r ardal lle rydyn ni'n byw yn effeithio, nid yn unig ar ein lles, ond hefyd ar ein perthnasoedd a chyfleoedd y dyfodol. Bydd tai o ansawdd gwael yn aml yn arwain at salwch ac mae damweiniau yn y cartref yn costio miliynau o bunnoedd bob blwyddyn i'r Gwasanaeth Iechyd Gwladol.

Cafodd dull Ardal Gweithredu Tai ac Iechyd ei ddatblygu er mwyn mynd i'r afael â risgiau o lety o ansawdd gwael ac i ddiogelu iechyd a lles tenantiaid a pherchenogion preswyl mewn cymuned benodol. Cafodd y Cynllun ei roi ar waith yn gyntaf yn nhref Tylorstown ym mis Chwefror 2015.

"Mae'r Cynllun wedi bod

yn allweddol wrth wella

safonau byw 123

aelwydydd yn ardal

Tylorstown "



Dyma amcanion allweddol dull Ardal Gweithredu Tai ac Iechyd:

Lleihau nifer y peryglon categori 1 a chategori 2 mewn perthynas â'r canlynol:

Oerfel gormodol

Lleithder a llwydni

Baglu a chwympiadau

Lleihau nifer yr eiddo gwag yn yr ardal

Galluogi cydbwysedd daliadaeth a hyrwyddo cymunedau cynaliadwy

Sicrhau gwelliannau mewn iechyd a lles

Mae gan bob cartref yn yr Ardal Gweithredu Tai ac Iechyd hawl i gael gwiriad 'Cartrefi Iach' **AM DDIM** sy'n canolbwyntio ar wella iechyd a diogelwch cyffredinol yr eiddo. Bydd tenantiaid eiddo sydd wedi cael arolwg yn derbyn 'Pecyn Cartrefi Iach' **AM DDIM**. Mae'r pecyn yn cynnwys cyngor, gwybodaeth, a nwyddau gwerth dros £40.

Mae'r Cynllun wedi bod yn allweddol wrth wella safonau byw 123 aelwyd yn ardal Tylorstown drwy fesurau megis boeleri ynni-effeithlon am ddim a chael gwared ar beryglon posibl yn y sector rhentu a sector perchenogion preswyl.

Am Becyn 'Cartrefi Iach' neu i drefnu eich arolwg 'Cartrefi Iach', cysylltwch â: Carfan Strategaeth a Safonau Tai ar 01443 425678 neu e-bostio:

iechydycyhoeddathai@rctcbc.gov.uk



Tylorstown Housing and Health Action Area



The role that housing can play as a catalyst to improve health and wellbeing is well documented. Where we live impacts not only on our wellbeing but also our relationships and overall life chances. Poor quality housing often leads to ill health while accidents in the home cost the NHS millions of pound a year in treatment costs.

The Housing and Health Action Area approach has been developed as a means of addressing the risks of poor quality accommodation and safeguarding the health and wellbeing of both tenants and owner occupiers within a specific community. The scheme was first implemented in Tylorstown in February 2015.

*“Improving the living
standards of 123
households in
Tylorstown”*



The key aims of the Housing and Health Action approach are to:

- Reduce the number of category 1 and 2 hazards, in relation to:
 - *Excess cold*
 - *Damp and Mould*
 - *Trips and falls*
- Reduce the number of empty properties in the area
- Enable tenure balance and promote sustainable communities
- Improvement in health and wellbeing.

Every home in the Housing and Health Action area is entitled to a **FREE** “Healthy Homes” check which focuses on improving the overall health and safety of the property. Tenants of surveyed properties are provided with a **FREE** “Healthy Homes Pack” containing advice, information and goodies worth over £40.

The scheme has been instrumental in improving the living standards of 123 households in the Tylorstown area, through measures such as free energy efficient boilers and the removal of potential hazards in both the private rented and owner occupier sectors.

For a free Healthy Homes Pack and to book your “Healthy Homes” survey, please contact:
Housing Strategy & Standards Team
Telephone: 01443 425678
E-mail: publichealthhousing@rctcbc.gov.uk



YDYCH CHI'N LANDLORD SY AM WNEUD Y CANLYNOL

- GWELLA EFFEITHLONRWYDD YNNI EICH CARTREFI? ✓
- CYNNIG TENANTIAETHAU CYNALIADWY? ✓
- LLEIHAW PROBLEMAU ANWEDD A LLWYDNI YN EICH CARTREFI? ✓
- HELPU TENANTIAID SY Â PHROBLEMAU ARIANNOL? ✓

DYMA GYNGOR EIN HARBEDWR PŴER ...

Ydych chi'n gymwys i dderbyn
Cynllun Nyth Llywodraeth
Cymru?
Ffôn 0808 808 2244



Atgyfeiriwch eich tenantiaid i
Wasanaeth Effeithlonrwydd
Ynni'r Cyngor
Ffôn: 01443 425725

MAE NYTH YN NEWID - GWEITHREDWCH NAWR!

Mae'n bosib na fydd modd i eiddo preifat wedi'u rhentu dderbyn cefnogaeth drwy gynllun NYTH o ganlyniad i newidiadau arfaethedig sydd ar y gweill. Peidiwch ag oedi wrth gysylltu â NYTH er mwyn cael gwybod a ydych chi'n gymwys i dderbyn cymorth (ar sail incwm eich tenant)

Oes unrhyw gyfyngiadau ar geisiadau am Gynllun Nyth?

- ✓ Mae modd i landlord preifat atgyfeirio uchafswm o dri eiddo i Gynllun Nyth
- ✓ Rhaid i landlord preifat gofrestru gyda Rhentu Doeth Cymru yn gyntaf, ac mae rhaid iddo roi rhif a thystysgrif cofrestru i ni
- ✓ Rhaid i denantiaid preifat fod wedi byw yn yr eiddo am isafswm o chwe mis o leiaf cyn gwneud cais am Nyth



Rhaid i denantiaid preifat fod â chytundeb tenantiaeth sydd â chwe mis yn weddill



Bydd raid i denantiaid preifat roi tystiolaeth o breswlio neu gyfeiriad i'r aseswr tŷ cyfan er mwyn profi eu bod nhw wedi byw yn y tŷ ers 6 chwe mis cyn gwneud cais (er enghraifft, bil cyfleustod neu fil Treth y Cyngor) a chytundeb tenantiaeth dilys



Bydd raid i landlord preifat gyflwyno ei gofnod diogelwch nwy dilys, a'i anfon i Nyth unwaith i eiddo gael ei atgyfeirio



Bydd Nyth yn derbyn eiddo preswyl yn unig. Mae rhaid sicrhau nad yw eiddo wedi cael ei ddefnyddio at ddibenion busnes neu anfonebu 12 mis cyn y cais



Rhan o raglen Cartrefi Cylid Llywodraeth Cymru
Part of the Welsh Government Warm Homes programme



ARE YOU A LANDLORD INTERESTED IN...

- IMPROVING THE ENERGY EFFICIENCY OF YOUR HOMES? ✓
- PROVIDING SUSTAINABLE TENANCIES? ✓
- REDUCING CONDENSATION AND MOULD ISSUES IN YOUR HOMES? ✓
- HELPING TENANTS IN FINANCIAL DIFFICULTY? ✓

THEN PENNY THE POWERSAVER SUGGESTS...

Find out if you are eligible for the Welsh Government's NEST Scheme
Tel 0808 808 2244



Refer your tenants to the Council's Housing Energy Efficiency Service
Tel 01443 425725

NEST IS CHANGING SO ACT NOW

There are proposed changes due in the near future whereby private rented properties may no longer be able to receive assistance via the NEST scheme. Contact NEST without delay to find out if you are eligible to receive assistance (based on your tenant's income)

Are there any restrictions on applications to the Nest scheme?

- ✓ A private landlord can refer a maximum of 3 properties to the Nest scheme
- ✓ A private landlord must be registered with Rent Smart Wales and be able to provide us with their registration number and certificate
- ✓ Private tenants must have resided in the property for a minimum of 6 months prior to a Nest application



Private tenants must have a valid tenancy agreement with 6 months left to run, as a minimum



Private tenants will need to show proof of residency/address to the whole house assessor to demonstrate they have been in the property for 6 months prior to application (e.g. utility bill or council tax bill) and a valid tenancy agreement



A private landlord will need to produce their valid gas safety record and send to Nest once a property has been referred



Nest will only accept residential properties. The property cannot have been used for business purposes or invoicing 12 months prior to the application



Swyddog Ynn Tai

A wyddoch chi fod y Cyngor yn cynnig Gwasanaeth Cyngor Ynni? Mae'n bosibl y bydd hyn o gymorth i'ch tenantiaid arbed arian ar filiau ynni drwy'u helpu nhw gyda dyledion ynni a thariffau cyfnewidiol. Bydd hyn yn ei dro yn effeithio ar eu gallu i gadw tenantiaeth yn hirach. Bydd modd i'r Gwasanaeth helpu gyda chartrefi sydd â diffyg gwres a'r effeithiau o ganlyniad i gyflwr yr eiddo.

Rydyn ni'n cynnig cyngor ar broblemau anwedd a llwydni hefyd, ac yn helpu tenantiaid gyda ffactorau ffordd o fyw sy'n gallu dylanwadu ar y rhain. Yn ogystal â hynny, mae modd i ni nodi'r tenantiaid sy'n gymwys i dderbyn grant pellach ar gyfer mesurau effeithlonrwydd ynni.

Ffoniwch 01443 425725, a bydd aelod o'r garfan yn rhoi rhagor o wybodaeth.

Yma i'ch helpu chi i arbed arian ar eich biliau ynni!

- Cyngor diduedd gan Wasanaeth Effeithlonrwydd Ynni'r Cyngor
- Dim rhwymedigaeth, dim ffwdan, gwasanaeth didrafferth
- Cyngor a chymorth ynglŷn â dyledion biliau ynni
- Cyngor cyffredinol ar ynni ar gael hefyd
- Am ddim i drigolion RhCT

Mae modd i ni'ch helpu chi os ydych chi'n ei chael hi'n anodd i dalu biliau ynni neu rydych chi'n mwyn dylet. Ffalon yr hoffech chi eiddych ar eich tariff i weid a oes un rhatach ar gael. Cysylltwch â ni i gael rhagor o wybodaeth.

Ffôn: 01443 444511
E-bost: GwresogiacArbed@rctcbc.gov.uk
i fynegi'ch diddordeb

GwresogiacArbed

RHONDDA CYNON TAF
RHONDDA CYNON TAF
RHONDDA CYNON TAF

Newyddion diweddaraf am gynllun Rhentu Doeth Cymru

Cyflwynodd Llywodraeth Cymru gynllun Rhentu Doeth Cymru ym mis Tachwedd 2015 er mwyn codi safonau'r sector rhentu preifat. Yn ôl ffigurau Rhentu Doeth Cymru a gafodd eu diweddarau ym Mai 2017, mae dros 4,800 o landlordiaid mewn RhCT wedi cwblhau'u proses cofrestru.

Mae Cyngor Bwrdeistref Sirol Rhondda Cynon Taf yn hapus gyda chydweithrediad y landlordiaid.

Os oes gennych unrhyw gwestiynau ffoniwch 01443 425001 neu e-bostio: iechydycyhoeddathai@rctcbc.gov.uk.

“ Mae Cyngor Bwrdeistref Sirol Rhondda Cynon Taf yn hapus gyda chydweithrediad y landlordiaid ”



Peidiwch ag oedi, cofiwch gydymffurfio
Don't delay, comply now



Housing Energy Officer

Did you know that the Council also provides an Energy Advice Service which may help your tenants save money on energy bills by helping them with energy debts and changing tariffs. This in turn can have an impact upon them sustaining their tenancy for longer and also help with homes that are currently under-heated and the subsequent impact of this with property conditions.

Advice is also offered on condensation and mould problems and helping tenants with lifestyle factors that can influence these. We can also help identify tenants that may also be eligible for further grant assistance for energy efficiency measures.

Telephone 01443 425725 where a member of the team can provide further assistance.



The poster features a blue background with a string of lit light bulbs forming the word 'Switch'. A house icon with a globe inside is shown with a red arrow pointing to the right. The text 'heat & save' is at the bottom left, and the Rhondda Cynon Taf Council logo is at the bottom right.

Helps you save money on your energy bills!

- Impartial advice provided by the Council's Energy Efficiency Service
- Provides advice and assistance on energy bill debts
- No obligation, no fuss, no hassle service
- Other general energy advice also available
- Free of charge for RCT residents

We can help if you are having difficulty paying energy bills, are in debt or would just like to review your tariff to see if there are cheaper deals available please contact us for further information.

Telephone: 01443 444511
or email: heatandsave@rctcbc.gov.uk
to register your interest

heat & save

PRINCIPAL OFFICE | PRINCIPAL OFFICE
RHONDDA CYNON TAF
RHOSELYN - RHONDDA CYNON TAF

Rent Smart Wales Update

Rent Smart Wales was introduced in November 2015 by the Welsh Government to raise standards of private rented sector. Figures from Rent Smart Wales revealed that as of May 2017, over 4800 landlords in RCT have completed their registration.

Rhondda Cynon Taf County Borough Council are pleased with the landlords' co-operation.

Any queries please contact 01443 425001
or email: publichealthhousing@rctcbc.gov.uk

*“ Rhondda
Cynon Taf
County
Borough
Council are
pleased with
the landlords'
co-operation ”*



Peidiwch ag oedi, cofiwch gydymffurfio
Don't delay, comply now





Mae bron 5 mlynedd wedi mynd heibio ers lansio Cynllun Troi Tai'n Gartrefi. Dyma gyfle da i roi enghreifftiau o lwyddiant y Cynllun. Lansiodd Llywodraeth Cymru Gynllun Benthyciadau Eiddo Gwag 'Troi Tai'n Gartrefi' yn 2012, gan gyhoeddi buddsoddiad o £5 miliwn yng Nghymru. Cynyddodd y ffigwr yma i £10 miliwn ar ôl nodi llwyddiant potensial y Cynllun.

Yn Rhondda Cynon Taf, rydyn ni wedi rhoi benthyciadau gwerth £1,700,000 gan greu dros 75 o adeiladau llety wedi'u hadnewyddu. Bydd modd i bobl eraill a'u prosiectau newydd fanteisio ar fenthyciadau wedi'u had-dalu o dai sydd wedi'u hadnewyddu yn barod. Dyma'r rheswm pam mae'r Cynllun yn ffynhonnell reolaidd o arian i ddatblygwyr newydd ac i'r rheiny sydd wedi dychwelyd i'r byd datblygu tai.

Unwaith i'r eiddo gwag yma gael eu hadnewyddu a'u defnyddio eto ac i'r benthyciad gael ei ad-dalu, bydd modd i bobl eraill fanteisio ar yr arian wrth iddyn nhw adnewyddu tai gwag eraill.



Os oes gennych chi ddi-ddordeb mewn gwneud cais am fenthyciad di-log i adnewyddu tŷ, cysylltwch â'r Swyddog Cartrefi Gwag, a fydd yn trafod eich prosiect gyda chi.

Crynodeb o'r cynllun benthyciadau:

- Rhaid i'r eiddo fod yn wag ers chwe mis neu'n fwy.
- Benthyciad di-log hyd at uchafswm o £25,000 fesul adeilad tuag at gostau adnewyddu.
- Cyfnod ad-dalu 3-5 o flynyddoedd os yw'r eiddo i'w rentu. Cyfnod ad-dalu 2 flynedd os yw'r eiddo ar werth.
- Mae modd i unigolyn neu gwmni fenthycia uchafswm o £250,000 ar unrhyw adeg, e.e. er mwyn adnewyddu 10 uned.
- Does dim modd i fenthyciad fod yn uwch na 80% o werth y farchnad yn bresennol, gan gynnwys morgais presennol.
- Mae'r benthyciad yn cael ei warantu fel ffi yn erbyn eiddo. Bydd y ffi yma yn diflannu unwaith i'r benthyciad gael ei ad-dalu.
- Mae modd gwneud ceisiadau am fenthyciadau er mwyn troi eiddo masnachol gwag yn llety preswyl.

Ar hyn o bryd, mae ceisiadau yn cael eu hystyried ar sail y cyntaf i'r felin ond mae'n bosib y bydd eiddo gwag mewn ardaloedd o alw uchel am dai yn cael blaenoriaeth.



Am ffurflen gais neu sgwrs anffurfiol mae croeso i chi gysylltu â:

Owain Griffiths,
Swyddog Iechyd yr Amgylchedd (Cartrefi Gwag),
Iechyd a Diogelwch y Cyhoedd,
Tŷ Elái,
Dwyrain Dinas Isaf,
Trewiliam,
Tonypany,
CF40 1NY
Ffôn: 01443 425565
lechydaDiogelwchyCyhoedd@rctcbc.gov.uk



The Houses into Homes Loan Scheme is approaching 5 years since it was first launched so it is a good time to illustrate examples of the success of the scheme. In 2012 The Welsh Government launched the 'Houses into Homes' Empty Property Loan Scheme with the announcement of £5 Million investment in Wales. This was soon increased to £10 Million with the potential success of the scheme identified.

In Rhondda Cynon Taff we have now issued loans to the value of £1,700,000 creating over 75 renovated units of accommodation. Repaid loans from completed renovations are being recycled to new projects therefore the scheme is proving to be a regular source of cash flow for new and returning developers.

Once these empty properties are renovated, returned to use and the loan repaid the money will be recycled to bring other empty homes back into use.

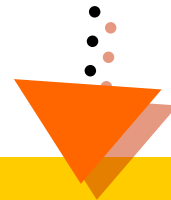


If you are interested in applying for the interest free renovation loan contact the Empty Homes Officer who can discuss the merits of your project.

Summary of the loan scheme:

- The Property must have been empty 6 months or longer.
- Interest free loan up to Max £25,000 per unit towards renovation costs.
- 3-5 year payback if property for rent. 2 year payback if property for Sale.
- An individual or company can borrow Max £250,000 at any one time e.g. renovate 10 units.
- Loan can not exceed 80% of current market value, including current mortgage.
- Secured as charge against property which is removed when loan repaid.

Applications for loans to convert empty commercial properties into residential accommodation can also be considered. At the moment applications are being dealt with on a first come first serve basis, however empty properties in areas of high housing demand may receive preference.



For an application pack or an informal discussion contact:
 Owain Griffiths,
 Environmental Health Officer (Empty Homes),
 Public Health & Protection,
 Ty Elai,
 Dinas Isaf East,
 Williamstown,
 Tonypany,
 CF40 1NY
 01443 425565
PublicHealthHousing@rctcbc.gov.uk

Peidiwch â cholli'r manteision sydd ar gael i Aelodau'r Fforwm!

TradePoint

Mae Fforwm Landlordiaid Rhondda Cynon Taf wedi ffurfio partneriaeth â chwmni TradePoint ac wedi cytuno ar brisoedd is ar gyfer pob aelod. Bydd modd talu llai am filoedd o nwyddau allweddol o gatalog cwmni TradePoint yn erbyn pris masnach gyfanwerthu.

Mae cwmni TradePoint yn darparu nwyddau sydd eu hangen o ddydd i ddydd ar gyfer gwaith adeiladu, cynnal a chadw. Maen nhw'n gwerthu nwyddau brand am brisiau cystadleuol, ac mae hyn i gyd dan yr un to.

Wrth siopa gyda chwmni TradePoint, mae rhaid sicrhau eich bod chi'n sganio eich cerdyn TradePoint wedi'i gofrestru yn Rhondda Cynon Taf. Dyma'r cerdyn sy'n llawn prisoedd cystadleuol ar eich cyfer.

- 12,000 o nwyddau am brisiau masnach gyfanwerthu
- 4,000+ o eitemau wedi'u dewis o'r tu ôl i gownter cwmni TradePoint
- Dosbarthu nwyddau i'r safle
- Cerdyn talu 60 diwrnod
- Disgownt ychwanegol ar eitemau llawr siop cwmni B&Q
- Brandiau masnach dibynadwy
- Prynu yn y siop, ar-lein, neu dros y ffôn

Fel mantais ychwanegol i aelodau, bydd cwmni TradePoint yn cynnig synhwyrdd CO2 AM DDIM i'r 10 person cyntaf sy'n gwneud cais.



Discount Electrics Pontypridd

Byddwn ni'n rhoi disgownt 10% ar ddau neu ragor o offer mawr wedi'u prynu oddi wrthym ni gan landlordiaid cofrestredig.*

Rydyn ni ar agor Dydd Mawrth/Dydd Mercher a Dydd Gwener/Dydd Sadwrn
Discount Electrics, 4 Church St
Pontypridd CF37 2TH
Ffôn: 07379 520566

(*Rhaid dangos tystiolaeth o'r broses Gofrestru Landlord)

E-mail: discountelectricsponty.co.uk

Web: www.discountelectricsponty.co.uk

DISCOUNT ELECTRICS
PONTYPRIDD

Discount Electrics Pontypridd

Local Discount Store

Huge Savings on Domestic Appliances

Don't miss out on these Forum Member benefits!

TradePoint

RCT Landlord Forum have partnered with TradePoint and agreed negotiated pricing for all members on thousands of key products from the TradePoint catalogue, against the standard trade price.

TradePoint supply products needed day in day out for building and maintenance, with trusted brands at competitive prices all under one roof.

Whenever you shop at TradePoint ensure you always scan your RCT registered TradePoint card.

Only this card is loaded with your negotiated pricing.

- 12,000 products at low trade prices
- 4000+ items picked from behind the TradePoint counter
- Bulk delivery to site
- 60 days payment card
- Additional discount on B&Q shop floor items
- Trusted trade brands
- Buy in store, online & by phone

As an additional benefit to members, TradePoint will provide the first 10 applicants with a FREE CO2 detector

To apply for your RCT Landlord Forum Registered TradePoint Card Email: RCTLandlordsForum@rctcbc.gov.uk



Discount Electrics Pontypridd

Discount Electrics will give a 10% discount on two or more large appliances bought from them by registered landlords.*

They are open Tues/Weds & Fri/Sat

Discount Electrics,

4 Church Street,

Pontypridd CF37 2TH

Tel: 07379 520566

E-mail: discountelectricsponty.co.uk

Web: www.discountelectricsponty.co.uk

(* Proof of Landlord Registration Required)

DISCOUNT ELECTRICS
PONTYPRIDD

Discount Electrics Pontypridd

Local Discount Store

Huge Savings on Domestic Appliances

Cyfraddau Lwfans Tai Lleol

| Merthyr Tudful / Cwm Cynon | Bob mis calendr | Bob Wythnos |
|----------------------------|-----------------|-------------|
| Tai sy'n cael eu rhannu | 208.57 | 48.00 |
| 1 ystafell wely | 294.43 | 67.76 |
| 2 ystafell wely | 350.01 | 80.55 |
| 3 ystafell wely | 381.29 | 87.75 |
| 4 ystafell wely | 498.31 | 114.68 |
| Taf neu Gwm Rondda | Bob mis calendr | Bob Wythnos |
| Tai sy'n cael eu rhannu | 208.57 | 48.00 |
| 1 ystafell wely | 293.30 | 67.50 |
| 2 ystafell wely | 374.99 | 86.30 |
| 3 ystafell wely | 398.94 | 91.81 |
| 4 ystafell wely | 550.02 | 126.58 |

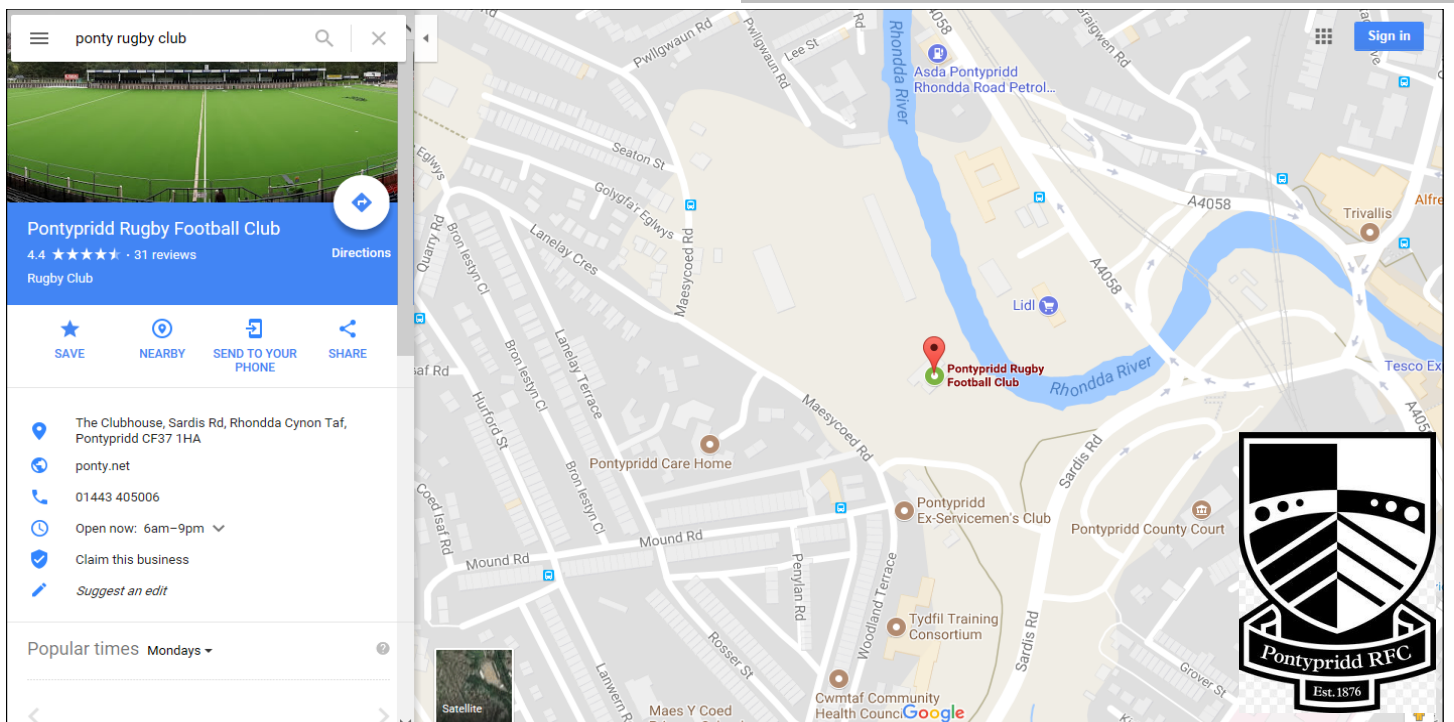
Lleoliad Newydd ar gyfer Cyfarfodydd y Fforwm

Rydyn ni wedi sicrhau lleoliad newydd a dyddiadau ar gyfer cyfarfodydd Fforwm Landlordiaid Rhondda Cynon Taf.

Mae Clwb Rygbi Pontypridd wedi'i leoli ym Mhontypridd. Mae'n agos i'r orsaf drenau ac mae pob ardal Rhondda Cynon Taf o fewn cyrraedd. Mae lleoedd parcio am ddim ar gael.

Dyddiadau Cyfarfodydd y Fforwm

| | |
|----------------|-------------|
| 21 Medi 2017 | 5:30—8:30pm |
| 24 Ionawr 2018 | 5:30—8:30pm |
| 16 Mai 2018 | 5:30—8:30pm |



Local Housing Allowance Rates

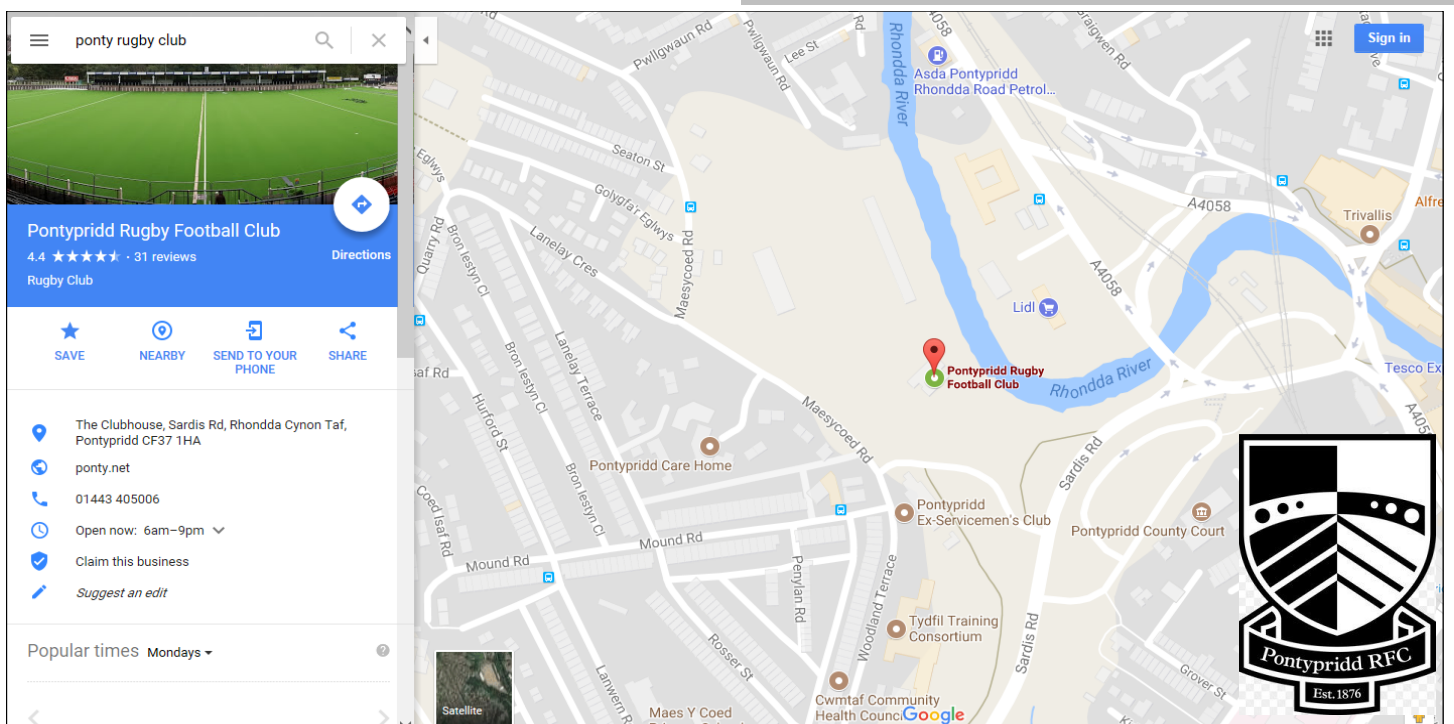
| Merthyr / Cynon | PCM | Per Week |
|----------------------|--------|----------|
| Shared Accommodation | 208.57 | 48.00 |
| 1 Bedroom | 294.43 | 67.76 |
| 2 Bedroom | 350.01 | 80.55 |
| 3 Bedroom | 381.29 | 87.75 |
| 4 Bedroom | 498.31 | 114.68 |
| Taff / Rhondda | PCM | Per Week |
| Shared Accommodation | 208.57 | 48.00 |
| 1 Bedroom | 293.30 | 67.50 |
| 2 Bedroom | 374.99 | 86.30 |
| 3 Bedroom | 398.94 | 91.81 |
| 4 Bedroom | 550.02 | 126.58 |

New Venue for the Forum Meetings

We have secured a new venue and dates for the RCT Landlords Forum meetings. Pontypridd Rugby Club is located in Pontypridd, close to the train station with easy access to all parts of Rhondda Cynon Taff. Free Parking is available.

Forum meeting dates

| | |
|---------------------|-------------|
| 21st September 2017 | 5:30—8:30pm |
| 24th January 2018 | 5:30—8:30pm |
| 16th May 2018 | 5:30—8:30pm |



Always pay your rent
with a smile. I tried but
my landlord
wanted money!



Codi eich Proffil Busnes yn Rhondda Cynon Taf

Os oes gennych ddi-ddordeb mewn noddi Fforwm Landlordiaid Rhondda Cynon Taf neu eisiau hysbysebu drwy'r cylchlythyr hwn, mae croeso i chi gysylltu â:

Rob Antonio
Swyddog Sector Rhentu Preifat Cyngor Bwrdeistref Sirol RhCT
Tel: 01443 425638
E-mail: RCTLandlordsForum@rctcbc.gov.uk

“Codi eich
Proffil mewn
RhCT!!”



Always pay your rent
with a smile. I tried but
my landlord
wanted money!



Raising your Business Profile in Rhondda Cynon Taff

If you would be interested in sponsoring the RCT Landlords forum
or advertising through this newsletter then please contact:

Rob Antonio
RCTCBC Private Rented Sector Officer
Tel: 01443 425638
E-mail: RCTLandlordsForum@rctcbc.gov.uk

"Raise your
profile in RCT!!"

