

Tai Amlfeddiannaeth (HMOs) – Hysbysiad Cyhoeddus o Drwydded Ychwanegol

Dyma hysbysiad bod Cyngor Bwrdeistref Sirol Rhondda Cynon Taf ar y 27ain o Dachwedd 2018 wedi cadarnhau dynodi cynllun trwyddedu ychwanegol mewn perthynas â thai amlfeddiannaeth ar gyfer pob ward etholiadol yn Rhondda Cynon Taf. Enw'r cynllun fydd Cynllun Trwyddedu Ychwanegol (Tai Amlfeddiannaeth) Cyngor Bwrdeistref Sirol Rhondda Cynon Taf 2019 ("Y Cynllun"). Mae cadarnhau'r dynodiad yn unol ag Adranau 56 i 60 o Ddeddf Tai 2004, a Rheoliad 9 o Reoliadau Trwyddedu a Rheoli Tai Amlfeddiannaeth a Thai Eraill (Darpariaeth Amrywiol) (Cymru) 2006.

Mae'r cynllun y mae'r dynodiad yn berthnasol iddo wedi cael Cymeradwyaeth Gyffredinol Llywodraeth Cynulliad Cymru dan y Ddeddf Tai 2004 (Trwyddedu Tai Amlfeddiannaeth Ychwanegol Cymru). Daeth Cymeradwyaeth Gyffredinol 2007 i rym ar 13eg Mawrth 2007.

Mae'r Cynllun yn cynnwys yr holl Dai Amlfeddiannaeth yn yr ardal sydd wedi'i nodi uchod, heblaw'r rhai sydd wedi'u heithrio gan adranau perthnasol o'r Ddeddf a'r rheiny sy'n drwyddedadwy o dan y Gorchmynion a Rheoliadau yn unol ag Adran 55 (2)(a) o Ddeddf Tai 2004 (Trwyddedu Gorfodol).

Bydd y Cynllun yn dod i rym ar 1 Ebrill 2019 ac os na fydd yn cael ei ddiddymu cyn hynny neu'i ymestyn, fe ddaw i ben ar 31ain Mawrth 2024.

Bydd Cynllun Trwyddedu Ychwanegol (Tai Amlfeddiannaeth) Cyngor Bwrdeistref Sirol Rhondda Cynon Taf 2014 yn cael ei ddiddymu ar 31ain Mawrth 2019. Caiff trwyddedau a gyflwynwyd o dan y cynllun ac sy'n parhau mewn grym ar 31ain Mawrth 2019 eu trosglwyddo i'r cynllun newydd a byddan nhw'n parhau'n ddilys nes y byddan nhw'n dod i ben neu'n cael eu diddymu gan y Cyngor neu'u hildio.

Dylai unrhyw landlord, person sy'n rheoli neu denant yn Rhondda Cynon Taf ofyn am gyngor gan y Tîm Safonau Tai, Gwasanaeth Iechyd a Diogelwch y Cyhoedd yngly'n â pha eiddo y mae'r Cynllun hwn yn effeithio arno.

Bydd rhaid i berson sydd â gofal dros HMO trwyddedadwy neu sy'n rheoli HMO yn yr ardal ddynodedig wneud cais i Gyngor Bwrdeistref Sirol Rhondda Cynon Taf am drwydded.

Mae methu â chyflwyno cais am drwydded yn drosedd o dan Adran 72(1), Deddf Tai 2004 a gallai hynny olygu dirwy o hyd at £20,000. Mae modd hefyd gyflwyno cais i'r Tribiwnlys Eiddo Preswyl i baratoi Gorchmyn Ad-dalu Rhent lle mae gofyn ad-dalu hyd at 12 mis o rent a gasglwyd yn ystod y cyfnod roedd yr eiddo heb drwydded.

Rhaid i'r cais am drwyddedu HMO fod mewn fformat rhagnodedig, gan gynnwys manylion penodol ac mae rhaid cynnwys y ffi angenrheidiol.

Bydd gwybodaeth yngly'n â dynodi'r cynllun newydd ar wefan y Cyngor www.rctcbc.gov.uk; neu gysylltu â'r Tîm Safonau Tai, Tŷ Elái, Hen Ystad Ddiwydiannol Dinas Isaf, CF40 1NY; ffôn (01443) 425001; ebost iechydycyhoeddathai@rctcbc.gov.uk

Houses in Multiple Occupation (HMOs) - Additional Licensing Public Notice

Notice is hereby given that on the 27th November 2018 Rhondda Cynon Taf County Borough Council has confirmed the designation of an additional licensing scheme in respect of Houses in Multiple Occupation covering all electoral wards in Rhondda Cynon Taf. This scheme will be known as Rhondda Cynon Taf County Borough Council Additional Licensing (Houses in Multiple Occupation) Scheme 2019 ("The Scheme"). The confirmation of the designation is in accordance with Section 56 – 60 of The Housing Act 2004 and Regulation 9 of The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006.

The Scheme to which the designation applies has General Approval of the Welsh Assembly Government under the Housing Act 2004 (Additional HMO Licensing Wales) General Approval 2007 that came into force 13th March 2007.

The Scheme applies to all Houses in Multiple Occupation (HMOs) within the area described above, except those exempted by the relevant sections of the Act and those licensable under the Orders and Regulations made pursuant to Section 55 (2)(a) of the Housing Act 2004 (Mandatory Licensing). **The Scheme will be effective from 1st April 2019 and unless revoked beforehand or extended will cease to have effect on 31st March 2024.**

The Rhondda Cynon Taf County Borough Council Additional Licensing (Houses in Multiple Occupation) Scheme 2014 shall be revoked on the 31st March 2019. All licences issued under this scheme that remain in force at 31st March 2019 shall transfer to the new scheme and remain valid until they expire or are otherwise revoked by the Council or are surrendered.

Any landlord, person managing or tenant in Rhondda Cynon Taf should seek advice from the Housing Standards Team of the Public Health and Protection Service of Rhondda Cynon Taf County Borough Council as to whether their property is affected by the designation of this Scheme.

A person having control of or managing a licensable HMO in the designated area must apply to Rhondda Cynon Taf County Borough Council for a licence.

Failure to apply for a licence is an offence under Section 72(1) of The Housing Act 2004 for which a person may be fined up to £20,000. An application may also be made to the Residential Property Tribunal to make a Rent Repayment Order requiring the repayment of up to 12 months' rent collected during the time the property was unlicensed.

An application to license a HMO must be in a prescribed format, must contain certain particulars and must be accompanied by the requisite fee.

Information relating to the designation of the new scheme is available on the Council's website www.rctcbc.gov.uk or by contacting The Housing Standards Team, Public Health and Protection, Tŷ Elái, Williamstown, CF40 1NY or telephone (01443) 425001 or e-mail publichealthhousing@rctcbc.gov.uk