



Tai Gwag / Empty Homes



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Cyd-destyn Cenedlaethol a Rhanbarthol

National and Regional Context

- **Taclo tai gwag yn elfen graidd o Strategaeth Dai Cenedlaethol Llywodraeth Cymru**
- **Tai gwag yn cael ei gweld fel un bloc o'r jig-so ar gyfer cyfarfod anghenion tai.**
- **Llywodraeth Cymru wedi lansio Cynllun "Troï Tai'n Gartrefi" gyda Chronfa Benthyciadau Ailgylchadwy o £10m ar gyfer cefnogi gwaith ar dai gwag ar draws Cymru gyfan.**
- **Tackling Empty homes a core part of the Welsh Government's National Housing Strategy.**
- **Empty Homes seen as one block of the jig-saw for meeting housing need**
- **Government launch a National "Houses into Homes" initiative with a £10m recyclable loan fund to support work on empty homes across Wales.**

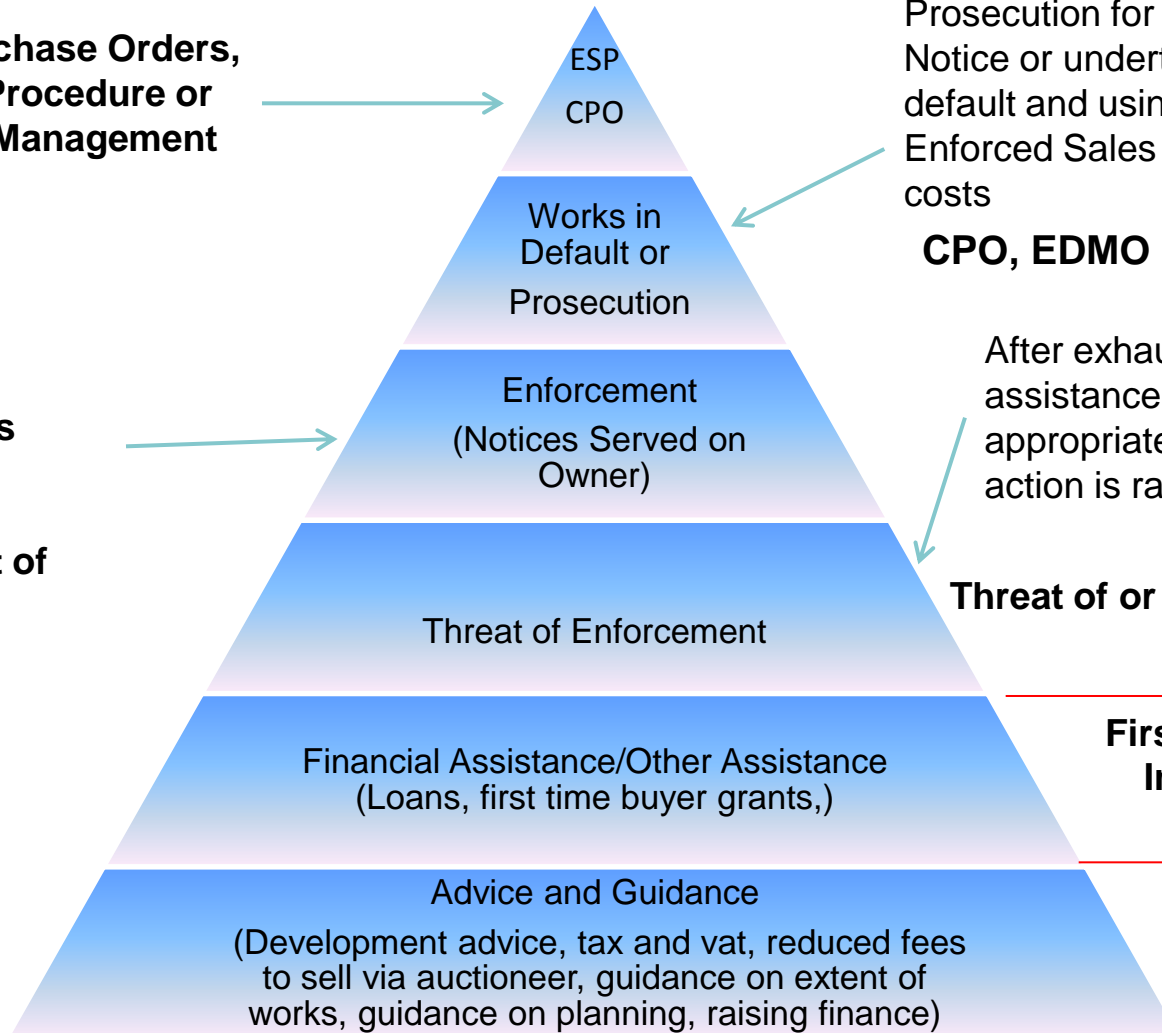
Cyd-destyn Lleol/Local Context

- 27,000 o dai preifat ar yr Ynys
- Oddeutu 750 (2.7%) yn wag
- Buddsoddiad o £400k ar gyfer dod a thai gwag yn ôl i ddefnydd.
- £300k (75%) o'r arian yn ail-gylchadwy.
- 84 (11.2%) wedi dod yn ôl i ddefnydd rhwng Hydref 2011 a Rhagfyr 2012
- 27,000 private houses on the Island
- Approximately 750 (2.7%) are empty.
- Investment of £400k to bring empty properties back into use.
- £300k (75%) of funding recyclable.
- 84 (11.2%) empty homes returned to use between October 2011 and December 2012

Empty Homes Initiative - Pathway Plan

Compulsory Purchase Orders, Enforced Sales Procedure or Empty Dwelling Management Order

Statutory Notices under a range of legislation. (Owner has right of appeal)



Prosecution for non-compliance of Notice or undertaking the works in default and using the County Court or Enforced Sales Procedure to recover costs

CPO, EDMO & Enforced Sales (4)

After exhausting of voluntary assistance, threat of appropriate enforcement action is raised with the owner

Threat of or Actual Enforcement (3)

First Time Buyer Grant, Interest Free Loans (2)

Advice & Guidance (1)

Cynlluniau bethyciadau ailgylchadwy a di-lôg Recyclable Interest Free Loan Schemes

1. Cynllun Adnewyddu i Osod
ar gyfer Perchenogion/
Landlordiaid Masnachol.

2. Cynllun Adnewyddu i
Werthu ar gyfer
Perchenogion Tai Gwag.

1. Renovate to let Scheme
for Owners/ Commercial
Landlords

2. Renovate to sell Scheme
for Owners of Empty
Properties.

Cynllun Adnewyddu i Osod ar gyfer Perchnogion/Landlordiaid Masnachol

Renovate to let Scheme for Owners/ Commercial Landlords

- Benthyciad hyd at £25k tuag at gostau adnewyddu eiddo gwag i safon addas i'w osod
- Benthyciad yn un di-log ac mae'n rhaid ei ad-dalu cyn pen 3 blynedd i'w gymeradwyo.
- Bydd arwystl ariannol yn caei ei gofrestru yn erbyn yr eiddo gyda'r Gofrestra Tir hyd amser y benthyciad i ddiogelu'r benthyciad.
- Loan of up to £25k towards the renovation costs of an empty property to bring it up to habitable standards to let.
- Loan is interest-free and repayable within 3 years of the loan being approved.
- A financial charge is registered with the Land Registry for the duration of the loan to as security for the loan.

Cynllun Adnewyddu i Werthu ar gyfer Perchnogion Tai Gwag

Renovate to sell Scheme for Empty Property Owners

- Benthyciad hyd at £25k tuag at adnewyddu eiddo gwag fel ei fod yn addas i'w werthu.
- Mae'r benthyciad yn un di-log ac mae'n rhaid ei ad-dalu cyn pen 2 flynedd i'w gymeradwyo neu'n gynt os gwerthir yr eiddo yn y cyfamser.
- Byd arwystl ariannol yn caei ei gofrestru yn erbyn yr eiddo gyda'r Gorfrestra Tir hyd amser y benthyciad.
- Loan of up to £25k towards the renovation costs of an empty property to bring it up to habitable standards to sell.
- Loan is interest-free and repayable within 2 years of the loan being approved or earlier if the property is sold sooner.
- A financial charge registered with the Land Registry against the property for the duration of the loan.

Grant adnewyddu tai gwag ar gyfer Prynwyr Tro Cyntaf/

Empty Homes Renovation Grant for first Time Buyer

- Ar gael i brynwyr tro cyntaf.
- Gall alluogi pobl ar incwm isel gael mynedfa i'r farchnad dai.
- Gall fod yn ddewis gwahanol a fforddiadwy i rentio
- Gall lincio i fyny gyda Homebuy.
- Available to first time buyers.
- May enable people on low income to enter the housing market.
- May be an affordable alternative to renting.
- May be linked in with Homebuy.

BUDDSODDIADAU/INVESTMENTS

Cronfa/Fund	Cyfanswm Costau Prosiect/ Total Project Cost	Arian Llywodraeth Leol neu GTC/ Local Authority Funding or SHG	Cost I berchennog yr eiddo Neu LLC/ Cost to Home Owner or RSL	Nifer o Grantiau/ Benthyciadau / No. Grants /Loans	Nifer o Gartrefi yn ol i Ddefnydd/ Number of Homes Back Into Use
Empty Homes Grant Apr 10 – Mar 12	£176,111	£134,645	£41,466	8	8
First Time Buyer Grant Apr 12 – Jan 13	£101,050	£92,890	£8,160	6	6
Houses into Homes Loans Sep 12 – Jan 13	£475,919	£286,987	£188,932	5	12
Registered Social Landlord	£1,011,305	£586,557	£424,748	8	8

Rôl y Cynghorau /Role of the Councils

- Gwybodaeth leol
- Adnabod tai gwag
- Helpu i adnabod eu perchenogion
- Helpu i lunio hanes yr eiddo
- Codi ymwybyddiaeth yn lleol ynglyn a'r help sydd ar gael i berchenogion tai gwag a phrynwyr tro cyntaf
- Hyrwyddo pobl at y Swyddog Tai Gwag os oes ganddynt eiddo gwag
- Local Knowledge
- Identify Empty Properties
- Help to Identify Owners
- Help to map history of the property
- Raise local awareness about the help available to empty property owners and first time buyers
- Signpost people to the Empty Homes Officer if they have an empty property

Manylion Cyswllt/Contact Details:

Gwenda Owen, Swyddog Tai Gwag/Empty Homes Officer

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