TAFLEN BENDERFYNIAD AELOD CABINET
CABINET MEMBER'S DECISION NOTICE

PWNC/SUBJECT: Cynllun Trwyddedu Ychwanegol/Additional Licensing Scheme

AELOD CABINET/CABINET MEMBER : Cyng. Ioan Thomas

PENDERFYNIAD/DECISION

I gymeradwyo dynodi holl ardal weinyddol Cyngor Gwynedd yn unol ag Adran 56 i 60 o Deddf Tai 2004 yn Ardal Trwyddedu Ychwanegol ar gyfer Tai-mewn Aml-Ddeiliadaeth (TAD) am gyfnod pellach o 5 mlynedd o'r 1af o Ebrill 2016.

I fabwysiadu ffi trwydded ar sail £140 y llofft mewn llety gaiff ei rannu, neu fesul fflat hunangynhaliol mewn adeiladau sydd wedi eu troi yn fflatiau a bod hyn yn parhau am gyfnod o 5 mlynedd.

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To confirm the designation of the whole of the administrative area of Gwynedd Council as an Additionnal Licencing Area for Houses in Multiple Occupancy (HMO) in accordance with Section 56 to Section 60 of the Housing Act 2004, for a further period of 5 years from the 1st of April 2016.

To adopt a licence fee on the basis of £140 per room within properties which are shared, or per self contained flat in buildings which have been converted to flats, and that this remains for a period of 5 years.

RHESYMAU DROS Y PENDERFYNIAD/REASONS FOR THE DECISION

Cynhaliwyd ymgynghoriad o'r bwriad ac adroddir ar ganlyniadau'r drefn o fewn yr Atodiad ynghyd a'r ymateb. Mae'r rhesymau manwl dros y penderfyniad sy' n dwyn canlyniadau'r ymgynhoriad i ystyriaeth wedi hamlinellu yn yr atodiad.

Pum mlynedd yw'r cyfnod hiraf y gall dynodiad TAD "HMO designation" fod mewn grym yn unol ac adran 60 (2) Deddf Tai 2004. Bwriad yr argymhelliad o fewn y daflen yma yw dynodi am gyfnod pellach o 5 mlynedd.

Cyflwynwyd y cynllun ar gyfer cofrestru eiddo TAD sy'n syrthio y tu allan i ofynion y Cynllun Trwyddedu Gorfodol. Mae'n gosod ffioedd i drwyddedu'r TAD hynny gan ystyried costau gweinyddu'r cynllun am gyfnod y drwydded, sef y pum mlynedd nesaf. Mae'r cynllun yn gosod safonau penodol yn eu lle sydd wedi eu hymgorffori fel amodau'r drwydded a fyddai yn berthnasol i holl anheddau trwyddedig.

Credir fod y drefn yn holl bwysig o ran gwarchod a chynnal safon eiddo a diogelu landlordiaid a thenantiaid.

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A consultation was held regarding the proposal and the results of that process

together with the responses are reported on in the attached Appendix. The detailed reasons for taking the decision, which takes into account the results of the consultation, are set out in the Appendix.

Under section 60(2) of the Housing Act 2004 the maximum period of HMO designation is 5 years. The intention of this proposal is to designate for a further period of 5 years.

The scheme was introduced to allow the registration of HMO's which fell outside the complusory Registration Scheme. It confirms the registration fees which will apply for HMOs with regard to the cost of adminstrating the scheme which will apply for the next five years. The scheme confirms set standards which will be incorporated within the licence conditions and which will apply to all licsenced residencies

This arrangement is essential in order to safeguard and maintain the quality of properties and to protect landlords and tenants.

YSTYRIAETHAU PERTHNASOL/ RELEVANT CONSIDERATIONS

Mae'r Adran wedi paratoi 'r ddogfen yn dilyn ymgynghoriad gyda:-

- Landlordiaid
- Asiantwyr Tai
- Awdurdod Tân Gogledd Cymru
- Heddlu Gogledd Cymru
- Prifysgol Bangor
- Cynghorwyr Cyngor Gwynedd
- Swyddfa Gartref – Uned Mewnfudo

Mae asesiad ffioedd wedi gwblhau gan ddefnyddio canllaw safonol ac mae'r ffigyrau wedi hasesu gan yr Adran Gyllid.

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The Department have prepared the document following consultation with :-

- *Landlords*
- *Housing Agents*
- *North Wales Fire Service*
- *North Wales Police Service*
- *Bangor University*
- *Gwynedd Councillors*
- *Home Office – Immigration Unit*

The fee assessment has been undertaken using a standard guidance and the figures have been scrutinised by the Finance Department.

BARN Y SWYDDOGION STATUDOL/VIEWS OF STATUTORY OFFICERS

1. Y Prif Weithredwr/Chief Executive:-

"Rwy'n nodi'r trafod a'r ymgynghori sydd wedi digwydd hyd yma ar gyfer y cynllun hwn, y mae'n rhaid i'r Cyngor ei fabwysiadu. Nid oes gennyf unrhyw beth pellach i'w ychwanegu"

"I note the discussion and consultation which has been undertaken to allow the Council to implement this important scheme. There is nothing further that I can add"

2. Swyddog Monitro/ Monitoring Officer:-

"Rydym yn fodlon bod ystyriaethau o dan anghenion y Ddeddf Tai 2004 wedi eu bodloni."

"We are satisfied that considerations in line with the requirements of the Housing Act 2004 have been met."

3. Prif Swyddog Cyllid/Chief Finance Officer:-

"Gallaf gadarnhau bod yr Adran Gyllid wedi gwirio'r ffi arfaethedig, a rwyf yn fodlon ei bod yn seiliedig ar y canllaw / model safonol. Rwyf yn cefnogi'r penderfyniad a geisir, yn enwedig o ystyried bod diwygio lles yn cynyddu'r galw am dai o'r math yma."

"I can confirm that the Finance Department has verified the proposed fee, and I am satisfied that it is based on the guidance /standard model. I support the decision sought, particularly when considering that welfare reform is increasing demand for such housing."

BARN YR AELOD LLEOL/VIEW OF LOCAL MEMBER

Nid yw'n fater lleol

LLOFNOD /SIGNED

DYDDIAD/DATE
29/12/15