

CYNGOR SIR CEREDIGION

Adroddiad i'r:	Cabinet
Dyddiad y cyfarfod:	7 Mawrth 2023
Teitl:	Cynllun Grant Cartrefi Gwag Cenedlaethol
Pwrpas yr adroddiad:	Cael cymeradwyaeth i gymryd rhan yn y cynllun
Er:	Penderfyniad
Portffolio Cabinet ac Aelod Cabinet:	Y Cynghorydd Matthew Vaux, Aelod Cabinet dros Bartneriaethau, Tai, y Gwasanaethau Cyfreithiol a Llywodraethu, a Diogelu'r Cyhoedd

Ar hyn o bryd mae gan Geredigion tua 800+ o eiddo gwag hirdymor, mewn cyfnod pan fo prinder cyflenwad ar draws y sir.

Mae eiddo gwag yn graith ar drefi a'r pentrefi o'u hamgylch, maent yn aml yn ddrud i ddelio â nhw ac maent yn cyfrannu at ddirywiad ardal, ond yr hyn sy'n bwysig hefyd yw eu bod nhw'n ased cymunedol nas defnyddir ddigon a hynny pan fo prinder tai ar gael.

Y llynedd, datblygodd yr Awdurdod Lleol Gynllun Gweithredu Eiddo Gwag a'i nod yw mynd i'r afael â'r broblem hon gan ddefnyddio mesurau amrywiol.

Yn ddiweddar, mae Llywodraeth Cymru wedi cymeradwyo cyflwyno cynllun cartrefi gwag cenedlaethol, gan adeiladu ar lwyddiant blaenorol y cynllun a ddarparwyd fel rhan o Dasglu'r Cymoedd.

Mae Llywodraeth Cymru wedi ymrwymo £50m i'r cynllun hwn, a rhennir yr arian yn gyfartal dros 2 flynedd (2023-24 a 2024-25).

Mae dyraniad dangosol ar gael ar gyfer Ceredigion, felly os cytunir i gymryd rhan yn y cynllun byddai'r Awdurdod Lleol yn derbyn £823,171.00 ar gyfer 2023/24 a £823,171.00 arall ar gyfer 2024/25. Mae'r dyraniad hwn yn seiliedig ar nifer yr eiddo gwag yn ystod 2022/23.

Disgwylir i bob Awdurdod Lleol gyfrannu cyfalaf sydd gwerth 10% o'i ddyrniad dangosol, felly ar gyfer Ceredigion uchafswm y costau fyddai £164,634.20 dros 2 flynedd.

Byddai'r cyllid hwn yn rhoi cyfle i'r Awdurdod Lleol hyrwyddo ymhellach y manteision o aildefnyddio eiddo at ddefnydd preswyl.

Bydd y cynllun yn cael ei redeg gan Gyngor Rhondda Cynon Taf fel yr awdurdod lleol arweiniol, a bydd pob cais yn mynd yn uniongyrchol atyn nhw gan ddefnyddio'r adnoddau a'r sgiliau sydd eisoes ar gael ganddynt yn dilyn gweithredu Tasglu'r Cymoedd yn llwyddiannus.

Mae'r meini prawf cymhwyso yn Atodiad 2(A); fodd bynnag byddai Ceredigion yn gofyn am gafeat o fewn y trefniant er mwyn sicrhau bod elfen o Gysylltiad Lleol yn cael ei chynnwys a bod angen bodloni hyn cyn y gall unrhyw gais fwrw yn ei flaen. Mae Llywodraeth Cymru eisoes wedi cytuno â'r elfen hon, pe bai'r Awdurdod Lleol

yn penderfynu cymryd rhan yn y cynllun. Y bwriad yw cadw at y gofynion ar gyfer Tai Fforddiadwy fel y cânt eu rhestru yn y meini prawf Cysylltiad Lleol:

Amodau Preswyllo

Cysylltiad lleol, sef mae'n ofynnol bod yr ymgeisydd wedi byw am gyfnod yng Ngheredigion neu mewn ardal cyngor cymuned / tref cyffiniol (neu gyfuniad o'r ddau) am gyfnod di-dor o 5 mlynedd.

Neu

Mae angen iddo / iddi fyw yng Ngheredigion i roi gofal sylweddol i berthynas agos neu i dderbyn gofal sylweddol gan berthynas agos.

Neu

Mae angen iddo / iddi fyw yng Ngheredigion at ddibenion cyflogaeth fel gweithiwr/wraig allweddol llawn-amser yn barhaol.

Felly byddai gofyn i Geredigion ddarparu cyllid fel y nodir uchod. Byddai angen ffurfio Cytundeb Lefel Gwasanaeth gyda Chyngor Rhondda Cynon Taf a gwneud taliadau grant cyfalaf i'r awdurdod arweiniol pan wneir cais llwyddiannus yn unol â'r meini prawf cymhwys. Mae'r arian cyfatebol wedi'i nodi o fewn y Rhaglen Gyfalaf.

Crynodeb o'r hyn byddai'n ofynnol i staff yr Awdurdod Lleol ddarparu:

- Byddai angen i'r Gwasanaethau Cyfreithiol gytuno ar y telerau ar gyfer y Cytundeb Lefel Gwasanaeth.
- Byddai angen darparu dolen at wefan Cyngor Rhondda Cynon Taf ar gyfer y cynllun hwn a hyrwyddo'r cynllun.
- Byddai angen cyfeirio pob ymgeisydd at y safle.
- Byddai angen i'r Gwasanaethau Tai bennu 'Un Pwynt Cyswllt' i drafod â Gwasanaeth Treth y Cyngor i ganfod pa mor hir y mae eiddo wedi bod yn wag a sicrhau bod yr ymgeisydd yn cwrdd â'r meini prawf o ran Cysylltiad Lleol.
- Byddai angen i'r Un Pwynt Cyswllt gysylltu â Chyngor Rhondda Cynon Taf i gadarnhau bod y ceisiadau'n cwrdd â'r gofynion cymhwys.
- Byddai angen i'r Awdurdod Lleol benodi syrfewr ar gyfer pob eiddo / cais sy'n llwyddiannus, gan adfer y costau'n llawn, ynghyd ag 1% i dalu am y gwaith gweinyddol.
- Byddai angen i'r Un Pwynt Cyswllt gysylltu â Gwasanaethau Cyllid Ceredigion i sicrhau y gellir bodloni'r gofynion o ran anfonebu sydd yn y Cytundeb Lefel Gwasanaeth, h.y. anfonebu Cyngor Rhondda Cynon Taf bob mis i adennill costau syrfewyr ochr yn ochr â phrosesu anfonebau oddi wrth Gyngor Rhondda Cynon Taf bob chwarter i ddarparu'r cyfraniad o 10%, hyd at yr uchafswm o £2,500 fesul cais.

Manteision y cynllun:

- Y potensial i weld dros £1,800,000 yn cael ei wario mewn cymunedau lleol ac ar fasnachau lleol.
- Ailddefnyddio eiddo gwag, a thrwy hynny, cynyddu'r cyflenwad.
- Y potensial i liniaru rhai o'r problemau ynghylch ffosffadau sy'n cyfyngu ar ddatblygu pellach.

	A gwblhawyd Asesiad Effaith Do Integredig? Os naddo, nodwch pam
Llesiant Cenedlaethau'r Dyfodol:	Crynodeb: Hirdymor: Cydwethio: Cynnwys: Atal: Integreiddio:
Argymhelliad / Argymhellion:	<ol style="list-style-type: none"> 1. Gofynnir i'r Aelodau ystyried y cynnig a chadarnhau a ydynt yn cytuno i'r Awdurdod Lleol gymryd rhan yn y Cynllun Grant Cartrefi Gwag Cenedlaethol ac os felly: 2. I ymrwymo i Gytundeb Lefel Gwasanaeth gyda'r Awdurdod Arweiniol ar gyfer gweithredu'r Cynllun. 3. I ddarparu'r £165,000 gofynnol o arian cyfatebol (10%) o Raglen Gyfalaf y Cyngor.
Rhesymau dros y penderfyniad:	Er mwyn cydymffurfio â'r broses ddemocrataidd.
Trosolwg a Chraffu:	Amherthnasol
Fframwaith Polisi:	Y Strategaeth Gorfforaethol Tai i Bawb: Strategaeth Tai Lleol i Geredigion 2018 - 2023
Amcanion Llesiant Corfforaethol:	Hybu'r Economi, Cefnogi Busnesau a Galluogi Cyflogaeth. Creu Cymunedau Cynaliadwy a Gwyrdd sydd wedi'u Cysylltu'n Dda â'i Gilydd.
Goblygiadau Cyllid a Chaffael:	Byddai angen hyd at £165k o arian cyfatebol o Raglen Gyfalaf y Cyngor dros 2 flwyddyn ariannol (23/24 a 24/25).
Goblygiadau Cyfreithiol:	Cymeradwyo'r Cytundeb Lefel Gwasanaeth gyda'r Awdurdod Arweiniol
Goblygiadau Staffio:	Ychydig o oblygiadau – Wedi'u rhestru yn yr adroddiad
Goblygiadau o ran Eiddo / Asedau:	Dim
Risg(iau):	Dim
Pwerau Statudol:	Amherthnasol
Papurau Cefndir:	Amherthnasol

Atodiadau: Atodiad 1- Llythyr Dyfarnu Cyllid
Atodiad 2- Llythyr oddi wrth Julie James, Aelod o'r Senedd
Atodiad 3- Aseiad Effaith Integredig

Swyddog Arweiniol Corfforaethol: Donna Pritchard, Swyddog Arweiniol Corfforaethol: Porth Gofal

Swyddog Adrodd: Llyr Hughes, Rheolwr Corfforaethol: Gwasanaethau Tai

Dyddiad: 09/02/2023



Llywodraeth Cymru
Welsh Government

Derek James
Cyngor Bwrdeistref Sirol Rhondda Cynon Taf
Swyddfeydd y Cyngor
The Pavillions
Parc Cambrian
Cwm Clydach
Tonypandy
CF40 2XX

1 Rhagfyr 2022

Annwyl Derek

Dyfarnu Arian mewn perthynas â'r Cynllun Grant Cartrefi Gwag Cenedlaethol

1. Dyfarnu Cyllid

- (a) Mae'n bleser gennym eich hysbysu bod eich Cais wedi bod yn llwyddiannus, a bod cyllid o hyd at **£50,267,000 (pum deg miliwn, dau gant chwe deg saith o bunnoedd** ('y Cyllid')) wedi cael ei ddyfarnu ichi ar gyfer y Dibenion (fel y'u diffinnir yn Amod 4(a)).
- (a) Mae'r cyllid yn ymwneud â'r cyfnod 1 Medi 2022 i 31 Mawrth 2025, a rhaid ei hawlio'n chwarterol yn ôl-weithredol yn unol â'r amserlenni a nodir yn y Proffil Taliadau Dangosol. Os byddwch yn methu â hawlio'r Cyllid yn llawn bob blwyddyn yn unol â'r amserlenni a nodir yn y Proffil Taliad Dangosol, bydd unrhyw ran o'r Cyllid blynyddol nad ydych wedi'i hawlio'n peidio â bod ar gael i chi.
- (b) Bydd y llythyr hwn yn effeithiol o ddyddiad y llofnod sy'n dynodi eich bod yn ei dderbyn fel y nodir yn y dudalen dderbyn isod.
- (c) Os oes gennych unrhyw gwestiynau ynghylch dyfarnu'r Cyllid hwn neu'r Amodau, cysylltwch â'r Swyddog yn Llywodraeth Cymru a fydd yn hapus iawn i'ch helpu.

2. Awdurdod statudol

Gwneir y dyfarniad Cyllid hwn ar yr Amodau hyn ac yn ddarostyngedig iddynt, ac o dan awdurdod y Gweinidog Newid Hinsawdd, un o Weiniidogion Cymru, sy'n gweithredu yn unol â swyddogaethau a drosglwyddwyd o dan adran 58A o Ddeddf Llywodraeth Cymru 2006.

3. Dehongli'r Amodau hyn

Mae unrhyw gyfeiriad yn yr Amodau hyn at:

'chi', 'eich' yn cyfeirio at Gyngor Bwrdeistref Sirol Rhondda Cynon Taf, Swyddfa'r Cyngor, y Pavillion, Parc Cambrian, Cwm Clydach, Tonypany, CF40 2XX

mae **'ni', 'ein'** yn cyfeirio at Weinidogion Cymru;

mae **'Swyddog Llywodraeth Cymru'** yn cyfeirio at

Robert Davis
Rheolwr Cartrefi Gwag
Llywodraeth Cymru
Parc Cathays
Caerdydd
CF10 1NA
Ffôn: 0300 025 5585
E-bost: robert.davis@llyw.cymru

neu unrhyw un o swyddogion eraill Llywodraeth Cymru y byddwn yn eich hysbysu amdano.

mae'r **'Rheolwr Prosiect'** yn cyfeirio at eich rheolwr prosiect sy'n gyfrifol am reoli'r dyfarniad Cyllid hwn o ddydd i ddydd:

Lowri John
Cyngor Bwrdeistref Sirol Rhondda Cynon Taf,
Swyddfeydd y Cyngor,
Tŷ Sardis
Heol Sardis
Pontypridd
CF37 1DU

Ffôn: **07385034137**
E-bost: Lowri.john@rctcbc.gov.uk

mae **'Cais'** yn cyfeirio at eich cais dyddiedig 28 Mehefin 2022 i weithredu'r Cynllun Grant Cartrefi Gwag ar ein rhan;

mae **'Diwrnod Busnes'** yn cyfeirio at ddiwrnod heblaw am ddydd Sadwrn, dydd Sul, dydd Nadolig, dydd Gwener y Groglith neu ŵyl banc yng Nghymru o dan Ddeddf Bancio a Thrafodion Ariannol 1971;

mae **'Amodau'** yn cyfeirio at y telerau a'r amodau a bennir yn y llythyr hwn a'r Atodlenni;

mae '**Costau a ysgwyddir**' yn cyfeirio at gost y nwyddau a/neu'r gwasanaethau yr ydych wedi'u derbyn ni waeth a ydych wedi talu amdanynt erbyn dyddiad eich hawliad ai peidio;

mae '**Costau a ysgwyddir ac a dalwyd**' yn cyfeirio at y gost ar anfoneb ar gyfer y nwyddau a/neu'r gwasanaethau yr ydych wedi'u cael ac wedi talu amdanynt drwy arian sydd wedi clirio erbyn dyddiad eich hawliad;

mae '**Digwyddiad Hysbysadwy**' yn cyfeirio at unrhyw ddigwyddiad a restrir yn Atodlen 3;

mae '**Proffil Taliadau Dangosol**' yn cyfeirio at y proffil taliadau dangosol a nodir yn Atodlen 4;

mae '**Personél**' yn cyfeirio at eich rheolwyr/cyflogeion a'ch cyflenwyr neu unrhyw berson arall a benodir neu a gyflogir gennych mewn perthynas â'r Dibenion;

mae '**Atodlen**' yn cyfeirio at yr atodlenni a atodir i'r llythyr hwn;

bydd **unrhyw gyfeiriad at ddeddfwriaeth**, boed yn gyfraith ddomestig neu ryngwladol, yn cynnwys yr holl ddiwygiadau ac amnewidiadau ac ailddeddfiadau o'r cyfryw ddeddfwriaeth sydd mewn grym o bryd i'w gilydd.

4. Defnyddio'r Cyllid

- (a) Rhaid ichi ddefnyddio'r Cyllid at y dibenion hynny a bennir yn Atodlen 1 ("y **Dibenion**") yn unig.
- (b) Rhaid ichi gyrraedd y targedau a chyflawni'r canlyniadau a bennir yn Atodlen 2 ("y **Targedau**").
- (c) Os bydd angen gwneud unrhyw newidiadau i'r Dibenion neu'r Targedau, bydd angen ichi gael ein caniatâd ysgrifenedig cyn gweithredu'r newidiadau hyn. Nodwch nad oes rhaid inni roi cydsyniad, ond byddwn yn ystyried pob cais ysgrifenedig rhesymol.
- (d) Ni chaniateir ichi ddefnyddio unrhyw ran o'r Cyllid ar gyfer unrhyw fath o weithgaredd a allai ddwyn anfri arnom yn ein barn ni, gan gynnwys ond nid yn gyfyngedig i (1) dibenion gwleidyddiaeth plaid, (2) hyrwyddo safbwyntiau seciwlar, crefyddol neu wleidyddol penodol, (3) gamblo, (4) pornograffi, (5) cynnig gwasanaethau rhywiol, neu (6) unrhyw fath o weithgareddau anghyfreithlon.
- (e) Ni chaniateir ichi ddefnyddio unrhyw ran o'r Cyllid ar gyfer: (1) prynu cyfarpar cyfalaf (ac eithrio fel y pennir yn y Dibenion), (2) eich ffioedd cyfreithiol mewn perthynas â'r llythyr hwn, (3) Costau a Ysgwyddir neu Gostau a Ysgwyddwyd ac a Dalwyd gennych wrth gyflawni'r Dibenion cyn y cyfnod y cyfeirir ato yn Amod 1(b).

5. Rhagamodau'r Cyllid

- (a) Ni fyddwn yn talu unrhyw ran o'r Cyllid ichi nes y byddwch chi wedi darparu'r wybodaeth a'r dogfennau canlynol inni:
- i) y llythyr hwn wedi'i lofnodi gennych chi;
 - ii) Cytundeb Lefel Gwasanaeth (SLA) rhyngoch chi a'r awdurdodau lleol sy'n cymryd rhan yn y cynllun.
 - iii) unrhyw wybodaeth, dogfen, barn neu sicrwydd arall y credwn eu bod yn angenrheidiol neu'n ddymunol (os ydym wedi'ch hysbysu yn unol â hynny) mewn cysylltiad â'r dyfarniad cyllid hwn neu'r Dibenion, neu mewn cysylltiad â derbyn y Cyllid neu eich perfformiad o dano, neu ddilysrwydd y dyfarniad Cyllid a gorfodi'r amodau.
- (b) Pan fydd angen ichi ddarparu gwybodaeth a dogfennau inni fel tystiolaeth eich bod wedi bodloni rhagamod neu amod benodol, neu i ategu cais, rhaid i'r wybodaeth a'r dogfennau fod yn dderbynol inni ym mhob ffordd. Rydym yn cadw'r hawl i wrthod unrhyw wybodaeth a dogfennau nad ydynt yn dderbynol i ni am unrhyw reswm, a/neu ofyn am unrhyw wybodaeth a/neu ddogfennau pellach neu ychwanegol i gefnogi'r cais am Gyllid

6. Sut i hawlio'r Cyllid

- (a) Cewch hawlio'r Cyllid bob chwarter mewn ôl-daliadau yn seiliedig ar y Costau a Ysgwyddwyd wrth gyflawni'r Dibenion fel y pennir yn y Proffil Taliadau Dangosol.
- (b) Rhaid ichi hawlio'r Cyllid yn unol â'r dyddiadau a nodwyd yn y Proffil Taliadau Dangosol. Rhaid ichi hawlio'r Cyllid yn brydlon. Rydym yn cadw'r hawl i dynnu'n ôl unrhyw ran o'r Cyllid na fyddwch wedi ei hawlio'n brydlon.
- (c) Rhaid ichi gyflwyno eich hawliadau ar gyfer talu'r Cyllid i Swyddog Llywodraeth Cymru.
- (d) Rhaid ichi ddefnyddio ein ffurflen hawlio (sydd ar gael gan Swyddog Llywodraeth Cymru) ac atodi'r wybodaeth a'r dogfennau canlynol ar gyfer pob hawliad:
- i) cadarnhad eich bod yn gweithredu'n unol â'ch cyfansoddiad ym mhob ffordd;
 - ii) cadarnhad eich bod wedi sefydlu systemau priodol ar gyfer prosesau ariannol, asesu risg a rheoli cyn defnyddio unrhyw ran o'r Cyllid i ddarparu grant neu i gaffael unrhyw nwyddau neu wasanaethau gan drydydd partïon;
 - iii) adroddiadau chwarterol ar gynnydd gan ddefnyddio templed y bydd eich swyddog yn Llywodraeth Cymru yn ei roi ichi;

- iv) adroddiadau cynnydd blynyddol ar ddiwedd pob blwyddyn, gan ddefnyddio templed adrodd y bydd eich swyddog Llywodraeth Cymru yn ei roi ichi;
 - v) ffurflen hawlio chwarterol, a roddir gan Lywodraeth Cymru.
- (e) Byddwn yn anelu at dalu pob hawliad dilys cyn gynted ag y bo modd ac fel arfer o fewn 20 diwrnod busnes ar ôl derbyn hawliad dilys a wnaed yn unol â darpariaethau'r llythyr hwn, a bob amser cyhyd â bod rhag-amodau'r Cyllid a nodir yn Amod 5 uchod wedi'u bodloni ac, ar ddyddiad yr hawliad a dyddiad talu'r Cyllid ichi:
- i) fod y datganiadau a wnaed yn Amod 8 isod yn wir ac yn gywir ac y byddant yn wir ac yn gywir yn union ar ôl i'r Cyllid perthnasol gael ei dalu ichi; a
 - ii) nad oes Digwyddiad Hysbysadwy yn mynd rhagddo neu nad oes posibilrwydd i Ddigwyddiad Hysbysadwy ddeillio o'r Cyllid arfaethedig.

7. Eich ymrwymïadau cyffredinol inni

Rhaid ichi:

- (a) diogelu'r Cyllid rhag twyll yn gyffredinol ac, yn benodol, rhag twyll ar ran eich Personél, a rhaid ichi ein hysbysu ar unwaith os bydd gennych reswm i amau bod twyll wedi digwydd yn eich sefydliad, yn digwydd neu'n debygol o ddigwydd, p'un a yw'n ymwneud â'r Cyllid ai peidio. Rhaid ichi hefyd gymryd rhan yn y cyfryw fentrau atal twyll ag a byddwn yn eu gwneud yn ofynnol o bryd i'w gilydd;
- (b) cynnal gweithdrefnau addas ar gyfer mynd i'r afael ag unrhyw wrthdaro buddiannau boed yn rhai gwirioneddol, posibl neu ganfyddedig;
- (c) cydymffurfio â'r holl gyfreithiau, rheoliadau neu gyfarwydddebau swyddogol cymwys, boed yn deillio o gyfraith ddomestig neu gyfraith ryngwladol;
- (d) parhau i gynnal yswiriant digonol ar gyfer y risgiau a allai godi mewn cysylltiad ag unrhyw eiddo neu unrhyw weithgaredd a gaiff eu gwneud wrth gyflawni'r Dibenion. Rydym yn cadw'r hawl i'w gwneud yn ofynnol ichi gyflwyno tystiolaeth o'ch yswiriant;
- (e) cynnal systemau priodol ar gyfer prosesau ariannol, asesu risg a rheoli cyn defnyddio unrhyw ran o'r Cyllid i ddarparu grant neu i gaffael unrhyw nwyddau neu wasanaethau o drydydd partïon;
- (f) cydweithredu'n llawn â Swyddog Llywodraeth Cymru ac unrhyw gyflogaion eraill o Lywodraeth Cymru neu unrhyw ymgynghorydd a benodir gennym ni i fonitro'r modd y defnyddiwch y Cyllid a'ch cydymffurfedd â'r Amodau;

- (g) rhoi gwybod inni ar unwaith os bydd unrhyw ddatganiad a wnaed yn Amod 8 yn anghywir mewn unrhyw fodd neu, pe bai'n cael ei ailadrodd ar unrhyw adeg gan gyfeirio at y ffeithiau a'r amgylchiadau sy'n bodoli bryd hynny, y byddai'n anghywir;
- (h) rhoi gwybod inni am unrhyw gyllid yr ydych wedi'i gael o unrhyw ffynhonnell a gaffaelir neu a ddefnyddir ar y cyd â'r Cyllid i gefnogi'r Dibenion yn uniongyrchol, gan gynnwys ond nid yn gyfyngedig i'ch darparwr yswiriant (yswiriant canslo/amharu ar fusnes), Cynllun Cadw Swyddi Llywodraeth y DU drwy gyfnod y Coronafeirws a/neu unrhyw gronfa/cynllun gan Lywodraeth Cymru ac unrhyw gyllidwyr eraill. Bwriad yr Amod hwn yw osgoi dyblygu cyllid mewn perthynas â'r Dibenion.

8. Datganiadau

Rydych yn datgan:

- (a) bod gennych y pŵer i ymgymryd â'r ymrwymadau a bennir yn yr Amodau hyn a'u cyflawni, a'ch bod wedi cymryd pob cam angenrheidiol i awdurdodi ymgymryd â'r ymrwymadau a'u cyflawni o dan yr Amodau;
- (b) na ragorir ar unrhyw gyfyngiad ar eich pwerau o ganlyniad i hawlio'r Cyllid, nac o ganlyniad i roi unrhyw sicrwydd a ystyrir gan yr Amodau;
- (c) nad yw ac na fydd ymgymryd â'r llythyr hwn, ei gyflawni gennych chi na'r trafodiadau a ystyrir ganddo yn mynd yn groes i'r canlynol nac yn gwrthdaro â'r canlynol:
 - i) eich dogfennau cyfansoddiadol;
 - ii) unrhyw gytundeb neu offeryn sy'n rhwymol arnoch chi neu'ch asedau neu sy'n gyfystyr â digwyddiad diffyg neu ddigwyddiad terfynu (sut bynnag y caiff ei ddisgrifio) o dan unrhyw gytundeb neu offeryn o'r fath; neu
 - iii) unrhyw ddeddf neu reoliad neu orchymyn barnwrol neu swyddogol, sy'n gymwys ichi;
- (d) nad oes Digwyddiad Hysbysadwy yn mynd rhagddo neu na ddisgwylir yn rhesymol i Ddigwyddiad Hysbysadwy ddeillio o ddarparu'r Cyllid ac nad oes digwyddiad nac amgylchiad arall sy'n gyfredol sy'n gyfystyr â (neu a fyddai, gyda therfyn ar gyfnod gras, rhoi hysbysiad, gwneud unrhyw benderfyniad neu unrhyw gyfuniad o'r pethau hyn, yn gyfystyr â) digwyddiad diffyg neu ddigwyddiad terfynu (sut bynnag y caiff ei ddisgrifio) o dan unrhyw gytundeb neu offeryn arall sy'n rhwymol arnoch chi neu y mae unrhyw un neu ragor o'ch asedau yn ddarostyngedig iddo;

- (e) nad oes achos o ymglyfreitha na chymrodeddu ar y gweill, yn yr arfaeth, nac wedi ei fygwth hyd y gwyddoch, sy'n cael, neu a allai gael, effaith anffafriol ar eich gallu i gyflawni a chydymffurfio ag unrhyw un neu rai o'r Amodau;
- (f) bod datgeliad llawn wedi ei wneud inni o'r holl ffeithiau neu amgylchiadau perthnasol y mae'n ofynnol eu datgelu er mwyn sicrhau y gallwn gael darlun gwir a chywir o'ch busnes a'ch gweithgareddau (cyfredol ac arfaethedig), neu y dylid eu darparu i unrhyw berson sy'n ystyried darparu Cyllid ichi;
- (g) bod unrhyw wybodaeth, ar ffurf ysgrifenedig neu electronig, a roddwyd gennych chi i ni mewn cysylltiad â'r Cyllid, ar yr adeg y'i darparwyd neu'r dyddiad y nodwyd ei bod wedi'i darparu (yn ôl y digwydd):
 - i) yn achos gwybodaeth ffeithiol, yn gyflawn, yn wir ac yn gywir ym mhob agwedd berthnasol;
 - ii) yn achos amcanestyniad neu ragamcan ariannol, wedi'i pharatoi ar sail gwybodaeth hanesyddol ddiweddar ac ar sail tybiaethau rhesymol ac ar ôl ystyriaeth ofalus;
 - iii) yn achos barn neu fwriad, wedi'i gwneud ar sail resymol ac ar ôl ystyriaeth ofalus a'i bod yn deg;
 - iv) nad yw gwybodaeth o'r fath yn gamarweiniol mewn unrhyw ffordd berthnasol, nac yn cael ei gwneud yn gamarweiniol drwy fethiant i ddatgelu gwybodaeth arall,

ac eithrio i'r graddau y cafodd ei diwygio, ei disodli neu ei diweddarau gan wybodaeth ddiweddarach a roddwyd gennych chi i ni.

- (h) eich bod wedi trafod a chytuno ar y Targedau gyda ni, a'ch bod yn hyderus eu bod yn realistig a chyraeddadwy;
- (i) nad oes unrhyw wrthdaro buddiannau mewn perthynas â'r Cyllid, boed yn rhai gwirioneddol, posibl neu ganfyddedig;
- (j) na fydd derbyn y Cyllid hwn yn arwain at ddyblygu cyllid mewn perthynas â'r gweithgareddau sydd eu hangen i gyflawni'r Dibenion. Mae hyn yn cynnwys ond heb fod yn gyfyngedig i unrhyw daliadau yr ydych wedi'u cael mewn perthynas ag effeithiau lledaeniad y coronafeirws (COVID-19) gan eich darparwr yswiriant (yswiriant canslo/amharu ar fusnes), Cynllun Cadw Swyddi Llywodraeth y DU drwy gyfnod y Coronafeirws a/neu unrhyw gronfa/cynllun gan Lywodraeth Cymru ac unrhyw gyllidwyr eraill;
- (k) Ystyrir y byddwch wedi ailadrodd y datganiadau yn yr Amod 8 hwn ar bob dyddiad pan allai fod gennych rywmedigaeth i ad-dalu'r dyfarniad Cyllid ini, a thrwy gyfeirio at y ffeithiau a'r amgylchiadau sy'n bodoli ar ddyddiad o'r fath.

9. Digwyddiadau Hysbysadwy a'u canlyniadau

- (a) Rhaid ichi ein hysbysu ni ar unwaith o unrhyw Ddigwyddiad Hysbysadwy sydd wedi digwydd neu'n debygol o ddigwydd ond yr ydym ni hefyd yn cadw'r hawl i'ch hysbysu chi pan fyddwn ni o'r farn bod Digwyddiad Hysbysadwy wedi digwydd neu'n debygol o ddigwydd;
- (b) Byddwn naill ai
- i) yn eich hysbysu chi ein bod ni'n ystyried, yn ôl ein disgresiwn absoliwt, nad oes modd unioni'r Digwyddiad Hysbysadwy; neu
 - ii) os byddwn ni'n ystyried, yn ôl ein disgresiwn absoliwt, fod modd unioni'r Digwyddiad Hysbysadwy, yn ceisio trafod y Digwyddiad Hysbysadwy â chi gyda'r bwriad o gytuno ar gamau gweithredu i fynd i'r afael â'r Digwyddiad Hysbysadwy.
- (c) Mae hawl gennym i gymryd unrhyw un o'r camau a restrir yn Amod 9(d):
- i) os na fyddwn, er gwaethaf ein hymdrechion, wedi llwyddo i drafod y Digwyddiad Hysbysadwy gyda chi; neu
 - ii) os byddwn yn eich hysbysu nad oes modd unioni'r Digwyddiad Hysbysadwy yn ein barn ni; neu
 - iii) os na chytunir gyda chi ar gamau gweithredu i fynd i'r afael â'r Digwyddiad Hysbysadwy a/neu i'w unioni; neu
 - iv) os cytunir gyda chi ar gamau gweithredu i fynd i'r afael â'r Digwyddiad Hysbysadwy a/neu i'w unioni a chithau wedyn yn peidio â dilyn y camau hynny, neu os na fodlonir unrhyw amod sy'n gysylltiedig â'r camau gweithredu (gan gynnwys, yn ddigyfyngiad, yr amserlen ar gyfer y cyfryw gamau gweithredu) mewn modd sydd wrth ein bodd ni; neu
 - v) os yw'r ffordd o weithredu yn methu ag unioni'r Digwyddiad Hysbysadwy mewn modd sydd wrth ein bodd ni.
- (d) Os digwydd unrhyw un o'r amgylchiadau a bennir yn Amod 9(c) gallwn eich hysbysu, yn ôl ein disgresiwn absoliwt, ein bod yn gweithredu fel a ganlyn:
- i) tynnu'r dyfarniad Cyllid yn ôl; a/neu
 - ii) ei gwneud yn ofynnol ichi ad-dalu'r cyfan neu ran o'r Cyllid; a/neu
 - iii) atal dros dro neu'n derfynol bob taliad pellach o'r Cyllid; a/neu
 - iv) gwneud pob taliad pellach o'r Cyllid yn ddarostyngedig i ba bynnag amodau a bennir gennym ni; a/neu
 - v) tynnu pob swm sy'n ddyledus inni o dan yr Amodau hyn o unrhyw gyllid arall yr ydym wedi'i ddyrannu ichi neu a allai gael ei ddyrannu i chi; a/neu

- vi) arfer yn eich erbyn unrhyw hawliau eraill a allai fod gennym mewn perthynas â'r Cyllid.
- (e) Rhaid i bob ad-daliad Cyllid gael ei wneud cyn pen 20 Diwrnod Busnes i'r dyddiad rydym wedi gofyn amdano.

10. Gofynion monitro

Rhaid ichi:

- (a) darparu inni'r cyfryw ddogfennau, gwybodaeth ac adroddiadau y gallwn yn rhesymol ofyn amdanynt o bryd i'w gilydd, er mwyn inni fonitro eich bod yn cydymffurfio â'r Amodau, gan gynnwys:
 - i) astudiaethau achos, yn y fformat a nodir gan Lywodraeth Cymru, o gynlluniau wedi'u hariannu sydd wedi cael eu cwblhau yn ôl y gofyn;
 - ii) adrodd cyfnodol ar ddata mewn fformat a nodir gennym ni;
 - iii) sefydlu a rheoli grŵp gweithredol, yn cynnwys cynnal cyfarfodydd bob chwarter o leiaf y bydd Swyddog Llywodraeth Cymru yn eu mynychu.
- (b) cyfarfod â Swyddog Llywodraeth Cymru a pha rai bynnag eraill o'n cynrychiolwyr y gallwn yn rhesymol ofyn ichi gyfarfod â nhw o bryd i'w gilydd
- (c) sicrhau bod y Rheolwr Prosiect (neu'r cyfryw berson arall y cytunwyd arno), ynghyd ag unrhyw un arall a nodir gennym, yn bresennol ym mhob un o'r cyfarfodydd gyda Swyddog Llywodraeth Cymru.

11. Gofynion Archwilio

- (a) Rhaid ichi:
 - ii) cynnal cofnodion cyfrifyddu cyflawn, cywir a dilys sy'n nodi'r holl incwm a gwariant mewn perthynas â'r Dibenion;
 - iii) yn ddi-dâl, ganiatáu i unrhyw swyddog neu swyddogion o Lywodraeth Cymru, Swyddfa Archwilio Cymru neu unrhyw gorff gorfodi cymorthdaliadau'r DU, ar unrhyw adeg resymol ac ar ôl ichi dderbyn cyfnod rhesymol o rybudd (dan amgylchiadau eithriadol, megis atal neu ganfod twyll, efallai na fydd yn ymarferol rhoi rhybudd rhesymol ichi), ymweld â'ch mangre a/neu arolygu unrhyw un neu rai o'ch gweithgareddau a/neu archwilio a gwneud copïau o'ch llyfrau cyfrifon a pha bynnag ddogfennau neu gofnodion eraill, sut bynnag y'u cedwir, a allai, ym marn resymol y swyddog, ymwneud mewn unrhyw ffordd â'r modd y defnyddiwyd y Cyllid. Nid yw'r ymgymeriad hwn yn lleihau dim ar effaith unrhyw hawliau a phwerau statudol eraill sy'n arferadwy gan Lywodraeth Cymru, Swyddfa Archwilio Cymru neu unrhyw

gorff gorfodi cymorthdaliadau'r DU, neu unrhyw swyddog, gwas neu asiant unrhyw un o'r uchod, ac y mae'r ymgymeriad yn ddarostyngedig i'r cyfryw hawliau a phwerau statudol hynny;

- iv) cadw'r llythyr hwn a'r holl ddogfennau gwreiddiol sy'n ymwneud â'r Cyllid hyd nes inni roi gwybod ichi yn ysgrifenedig ei bod yn ddiogel eu dinistrio.
 - v) darparu Datganiad Blynyddol ar Wariant inni, yn unol â'r gofynion a nodwyd yn Atodlen 5.
- (b) O dan baragraff 17 o Atodlen 8 i Ddeddf Llywodraeth Cymru 2006, mae gan Archwilydd Cyffredinol Cymru hawliau mynediad eang i ddogfennau a gwybodaeth sy'n ymwneud ag arian a ddarperir gan Lywodraeth Cymru. Mae'r pŵer ganddynt hwy a'u swyddogion i'w gwneud yn ofynnol i bersonau perthnasol sy'n rheoli neu'n dal dogfennau, roi pa gymorth, gwybodaeth ac esboniadau bynnag y gofynnant amdanynt; a'i gwneud yn ofynnol i'r personau hynny ymddangos ger eu bron i'r cyfryw ddiben. Caiff yr Archwilydd Cyffredinol a'i staff arfer yr hawl hon ar unrhyw adeg resymol.

12. Rhwymedigaethau i drydydd parti

- (a) Nid oes dim yn yr Amodau hyn sydd yn gosod unrhyw rwymedigaeth arnom ni mewn perthynas ag unrhyw rwymedigaeth sy'n ddyledus gennych chi i unrhyw drydydd parti (gan gynnwys, yn ddigwyfyngiad, cyflogeion a chontractwyr).
- (b) Rhaid i chi ein hindemnio ni rhag unrhyw rwymedigaethau, hawliadau, achosion cyfreithiol, galwadau am dâl, colledion, costau a threuliau, y bu i ni eu dioddef neu eu hachosi yn uniongyrchol neu'n anuniongyrchol, o ganlyniad i unrhyw fethiant ar eich rhan chi i gyflawni, yn llawn neu'n rhannol, unrhyw rwymedigaeth a allai fod arnoch i drydydd parti, neu sy'n gysylltiedig â methiant o'r fath.

13. Hawliau eiddo deallusol a chyhoeddusrwydd

- (a) Nid oes dim yn yr Amodau yn trosglwyddo i ni unrhyw hawliau mewn eiddo deallusol a grëir gennych chi o ganlyniad i'r Dibenion.
- (b) Rhaid ichi gydnabod y cymorth a gewch gennym mewn perthynas â'r Dibenion. Rhaid i'r gymeradwyaeth honno fod ar ffurf a gymeradwyir gennym ni, a rhaid iddi gydymffurfio â chanllawiau brandio Llywodraeth Cymru.
- (c) Rhaid ichi ddarparu i'r Swyddog Llywodraeth Cymru fanylion pob cymeradwyaeth a restrir yn Amod 13(b) i'w cymeradwyo gennym ni cyn defnyddio'r cyfryw ddeunydd ac ni chaniateir ichi ddefnyddio manylion o'r fath heb gael ein cymeradwyaeth ysgrifenedig ni

ymlaen llaw. Byddwn yn ceisio ymateb i bob cais ysgrifenedig am gymeradwyaeth o fewn 15 Diwrnodau Busnes.

- (d) Rydych yn cytuno bod hawl gennym, o ddyddiad y llythyr hwn hyd at bum mlynedd o ddyddiad taliad olaf y Cyllid, i gynnwys manylion am eich sefydliad a'ch busnes chi ac am y Cyllid a'r Dibenion mewn deunyddiau hyrwyddo ar gyfer Llywodraeth Cymru, ac yr ydych yn cytuno ymhellach i gydweithredu â cheisiadau rhesymol gennym ni at y diben o baratoi deunyddiau o'r fath.

14. Gwybodaeth

- (a) Rydych yn cydnabod ein bod yn ddarostyngedig i ofynion Deddf Rhyddid Gwybodaeth 2000 ('yr FOIA'), Rheoliadau Gwybodaeth Amgylcheddol 2004 ('yr EIR') a Deddf Diogelu Data 2018 ('y DPA') a fersiwn cyfraith yr UE a gedwir o'r Rheoliad Cyffredinol ar Ddiogelu Data ((UE) 2016/679) ('GDPR y DU').
- (b) Rydych yn cydnabod mai ni, yn ôl ein disgrisiwn absoliwt, sy'n gyfrifol am benderfynu naill ai:
 - i) datgelu unrhyw wybodaeth a gawsom o dan neu mewn cysylltiad â'r Cyllid, i'r graddau y mae'n ofynnol ein bod yn datgelu'r cyfryw wybodaeth i berson sy'n gwneud cais am ddatgeliad o dan yr FOIA neu'r EIR; a/neu
 - ii) esemptio unrhyw wybodaeth o'r gofynion datgelu o dan y Cod, yr FOIA neu'r EIR.
- (c) Rydych yn cydnabod y gallwn rannu unrhyw ddata yr ydych yn ei ddarparu inni ag asiantaethau atal twyll a thrydydd partïon at ddibenion atal a chanfod twyll. Bydd unrhyw ddata personol a gesglir gennym yn cael ei reoli yn unol â'n Hysbysiad Preifatrwydd sydd ar gael yma [Datganiad Preifatrwydd: Grantiau Llywodraeth Cymru | LLYW.CYMRU](#)

15. Prynu nwyddau a gwasanaethau

- (a) Os penderfynwch brynu unrhyw nwyddau a/neu wasanaethau i gyflawni'r Dibenion, rhaid eu prynu mewn modd cystadleuol a chynaliadwy er mwyn dangos eich bod (i) wedi sicrhau'r gwerth gorau wrth ddefnyddio arian cyhoeddus, a (ii) wedi cydymffurfio â'ch polisi gwrthdaro buddiannau ar yr adeg berthnasol.
- (b) O bryd i'w gilydd, cawn ofyn am dystiolaeth gennych i ddangos eich bod yn cydymffurfio â'r Amod 15 hwn. Gallai dystiolaeth o'r fath fod ar ffurf dystiolaeth eich bod:
 - i) yn cydymffurfio ag unrhyw reoliadau, deddfwriaeth neu ganllawiau caffael sydd mewn grym o bryd i'w gilydd yr ydych chi, neu unrhyw berson sy'n cynnal busnes neu swyddogaeth

o'r un natur â chi neu natur debyg ichi, yn ddarostyngedig iddynt; neu

- ii) yn cydymffurfio â'ch polisi caffael sydd mewn grym ar yr adeg berthnasol; neu
- iii) wedi cael o leiaf dri dyfynbris ysgrifenedig ar gyfer y nwyddau a/neu'r gwasanaethau perthnasol.

Rhaid ichi ddarparu tystiolaeth o'r fath i ni'n brydlon ar ôl ein cais ysgrifenedig am dystiolaeth o'r fath.

16. Hysbysu

- (a) Rhaid i bob hysbysiad angenrheidiol a roddir o dan yr Amodau hyn fod yn ysgrifenedig (nid yw hyn yn cynnwys e-bost, ond gall gynnwys llythyr a atodir i e-bost) a rhaid iddo arddangos yn amlwg y pennawd canlynol:

'Hysbysiad mewn perthynas â'r Cynllun Grant Cartrefi Gwag cenedlaethol'.

- (b) Mae'r cyfeiriad a'r manylion cyswllt at ddibenion cyflwyno hysbysiad o dan yr Amodau fel a ganlyn

Chi: y Rheolwr Prosiect yn y cyfeiriad a nodir yn Amod 3.

Ni: Swyddog Llywodraeth Cymru yn y cyfeiriad a nodir yn Amod 3.

- (c) Ystyrir bod hysbysiad wedi ei gyflwyno'n briodol fel a ganlyn:-

Post dosbarth cyntaf rhagdaledig: ar yr ail Ddiwrnod Busnes ar ôl y dyddiad postio.

Â llaw: ar yr adeg y mae'n cael ei drosglwyddo i'r cyfeiriad, neu'r Diwrnod Busnes nesaf os yw'n cyrraedd ar ôl 4pm neu ar benwythnos neu wyliau cyhoeddus.

Drwy atodiad e-bost: ar yr adeg y'i hanfonir, neu'r Diwrnod Busnes nesaf os yw'n cael ei anfon ar ôl 4pm neu ar benwythnos neu wyliau cyhoeddus.

17. Cydraddoldeb

Rhaid ichi fod â pholisïau cydraddoldeb ar waith sy'n ymdrin â chyflogaeth, defnyddio gwirfoddolwyr a darparu gwasanaethau, yn unol â Deddf Cydraddoldeb 2010, a sicrhau eich bod yn dilyn y polisïau hyn.

18. Y Gymraeg

- a) Mae Llywodraeth Cymru wedi ymrwymo i gefnogi'r Gymraeg a'i diwylliant ac mae strategaeth Cymraeg 2050: Miliwn o siaradwyr Cymraeg yn darparu gweledigaeth ar gyfer tyfu a datblygu'r Gymraeg ymhellach.
- b) Pan fo'r Dibenion yn cynnwys neu'n ymwneud â darparu gwasanaethau yng Nghymru, rhaid iddynt gael eu darparu yn Gymraeg ac yn Saesneg oni bai ei bod yn afresymol neu'n anghymesur gwneud hynny. Rhaid iddynt gael eu darparu mewn modd nad yw'n trin y Gymraeg yn llai ffafriol na'r Saesneg, yn unol â Mesur y Gymraeg (Cymru) 2011.
- c) Pan fo darparu gwasanaethau yn rhan o'r Dibenion, rhaid ichi weithredu'n unol â Mesur y Gymraeg (Cymru) 2011 ac amcanion Cymru 2050. Yn ymarferol, bydd hyn yn cynnwys y canlynol:
 - i) Sicrhau bod unrhyw ddeunydd ysgrifenedig a gynhyrchir, gan gynnwys deunydd digidol, yn ddwyieithog.
 - ii) Sicrhau bod unrhyw arwyddion yn ddwyieithog.
 - iii) Sicrhau y cynhelir unrhyw ddigwyddiadau hyfforddi neu ddigwyddiadau cyhoeddus yn ddwyieithog.
 - iv) Hyrwyddo a hwyluso'r Gymraeg yn weithredol (gan gynnwys darparu gwasanaethau a chynyddu cyfleoedd i ddefnyddio'r Gymraeg) o fewn gweithgareddau a ariennir.
- d) I gael cyngor cyffredinol ynghylch darparu gwasanaethau'n ddwyieithog ac i gael gwybodaeth am sefydliadau a all eich helpu, cysylltwch â 'Helo Blod', sef gwasanaeth sy'n rhoi cyngor ar y Gymraeg, drwy ffonio 03000 258888 neu anfon eich ymholiad at heloblod@llyw.cymru

19. Datblygu cynaliadwy

Rhaid i'ch defnydd o'r Cyllid gyfrannu at gyflawni amcanion llesiant Llywodraeth Cymru sydd wedi'u nodi yn Rhaglen Lywodraethu Llywodraeth Cymru. Rhaid ichi weithio mewn ffordd gynaliadwy (egwyddor datblygu cynaliadwy) wrth gyflawni'r Dibenion, er mwyn sicrhau eich bod yn gweithio mewn ffordd ataliol, integredig, hirdymor a chydweithredol, ac yn cynnwys pobl sy'n adlewyrchu amrywiaeth Cymru. Gweler Atodlen 1 am ragor o wybodaeth.

20. Swyddogaethau Gweinidogion Cymru

Rydych yn cydnabod bod gan Weinidogion Cymru ystod o swyddogaethau a fydd yn parhau i gronni a chael eu diwygio, a bod rhaid i Weinidogion Cymru wneud penderfyniadau ynglŷn â phob swyddogaeth unigol yng ngoleuni'r holl ystyriaethau perthnasol, gan

eithrio pob ystyriaeth amherthnasol. Rydych yn cytuno na fydd unrhyw beth yn yr Amodau neu sydd ymhlyg ynddynt, neu sy'n codi o danynt, neu mewn cysylltiad â hwy, yn niweidio, yn llyffetheirio, neu'n effeithio mewn unrhyw ffordd ar swyddogaethau Gweinidogion Cymru neu unrhyw rai ohonynt, nac yn rhwymo Gweinidogion Cymru, neu unrhyw rai ohonynt i arfer eu swyddogaethau, neu ymatal rhag eu harfer, mewn unrhyw fodd penodol.

21. Cyffredinol

- (a) Os digwydd i unrhyw un o'r Amodau, ar unrhyw adeg, fynd, neu gael ei ystyried, yn annilys, yn anghyfreithlon neu'n anorfodadwy mewn unrhyw ffordd o dan unrhyw gyfraith, nid effeithir ac nid amherir mewn unrhyw ffordd ar ddilysrwydd, cyfreithlondeb a gorfodadwyedd gweddill y darpariaethau.
- (b) Ni fydd methiant neu oedi ar ein rhan ni i arfer unrhyw bŵer, hawl neu rwymedi o dan yr Amodau hyn yn golygu y gellir hepgor y cyfryw bŵer, hawl neu rwymedi, nac yn ein rhwystro rhag arfer y cyfryw bŵer, hawl neu rwymedi ymhellach, neu arfer unrhyw bŵer, hawl neu rwymedi arall. Mae'r pwerau, yr hawliau neu'r rhwymedïau a ddarperir drwy hyn yn rhai cronnus, ac nid ydynt yn eithrio unrhyw bwerau, hawliau neu rwymedïau a ddarperir drwy gyfraith.
- (c) Rhaid i unrhyw ddiwygiad neu amrywiad i'r Amodau hyn fod yn ysgrifenedig a chael ei lofnodi gennym ni a chennych chi, yn yr un modd â'r llythyr hwn (neu fel y cytunir fel arall gennym ni'n ysgrifenedig o bryd i'w gilydd).
- (d) Ni chaniateir ichi aseinio na gwaredu, mewn unrhyw ffordd arall, eich hawliau, eich buddion, eich rhwymedigaethau neu'ch dyletswyddau o dan yr Amodau hyn.
- (e) Bydd Amodau 7, 9, 11, 13, 14, a 21(e), a'r cyfryw Amodau eraill y mae angen iddynt, drwy oblygiad, barhau y tu hwnt i daliad olaf y Cyllid, yn parhau felly yn eu llawn rym ac effaith.
- (f) I chi yn unig y dyfernir y Cyllid ac nid oes gan neb arall hawl i wneud unrhyw hawliad mewn perthynas â'r Cyllid, nac ychwaith i ddibynnu ar unrhyw un neu unrhyw rai o'r Amodau hyn neu eu gorfodi.
- (g) Dan amgylchiadau lle'r ydych yn cynnwys dau neu fwy o bersonau neu gyrff, bydd rhwymedigaethau'r personau neu'r gyrff hynny ar y cyd ac yn unigol, ac fe fydd diffyg dalu ar ran un o'r personau neu gyrff yn cael ei gyfrif yn ddiffygdalu gan bob un.
- (h) Llywodraethir a dehonglir yr Amodau hyn, ac unrhyw anghydfod neu hawliad (gan gynnwys unrhyw anghydfodau neu hawliadau digontract) sy'n codi mewn cysylltiad â, neu yn sgil, eu ffurfio neu eu maes pwnc, yn unol â chyfreithiau Cymru a Lloegr fel y'u

cymhwysir yng Nghymru, ac y mae'r partïon i'r Amodau hyn yn ymostwng i awdurdodaeth unigryw llysoedd Cymru a Lloegr.

22. Sut i dderbyn y Cyllid a gynigir

- (a) Er mwyn derbyn y Cyllid a gynigir rhaid ichi lofnodi a dychwelyd copi o'r llythyr hwn at y Swyddog Llywodraeth Cymru. Ni fydd dim o'r Cyllid hwn yn cael ei dalu ichi tan y byddwn wedi derbyn eich llythyr wedi'i lofnodi.
- (b) Rhaid i'ch llythyr wedi'i lofnodi ddod i law ar neu cyn 15 Rhagfyr 2022 (o fewn 14 diwrnod i ddyddiad y llythyr hwn) neu bydd y Cyllid a gynigir yn cael ei dynnu'n ôl yn awtomatig.

Yn gywir,



Llofnodwyd gan:
Stuart Fitzgerald
Dirprwy Gyfarwyddwr yr Is-adran Cartrefi a Lleoedd
Tai ac Adfywio
o dan awdurdod y Gweinidog Newid Hinsawdd, un o Weinidogion Cymru

ATODLEN 1 Y Dibenion

Pwrpas y Cyllid yw eich cefnogi chi i gyflwyno y Cynllun Grant Cartrefi Gwag Cenedlaethol ('y Cynllun') ledled Cymru.

Mae'r Cynllun yn cynnig grant o hyd at £25,000 i ymgeiswyr er mwyn i eiddo, sydd wedi ei gofrestru gyda'r adran dreth gyngor berthnasol fel un gwag am o leiaf 12 mis, ac sydd dan eu perchnogaeth, ddechrau cael ei ddefnyddio unwaith eto. Mae'n cefnogi'r gwaith o gyflawni ein blaenoriaeth i fuddsoddi er mwyn i eiddo gwag ddechrau cael ei ddefnyddio unwaith eto, i helpu i adfywio cymunedau, i ddarparu rhagor o ddewis a llety addas i drigolion.

Byddwch yn gyfrifol am gyflawni a rheoli'r Cynllun sy'n gweithredu ym mhob awdurdod lleol sy'n cymryd rhan.

Byddwch yn sicrhau bod pridiant cyfreithiol a chyfyngiad yn cael eu sicrhau yn erbyn pob eiddo sy'n elwa ar y Cyllid hwn. Dylid sicrhau pridiant cyfreithiol a chyfyngiad o'r fath am gyfnod o bum mlynedd ar ôl i waith sydd wedi derbyn grant gael ei ardystio.

Byddwch yn cyflwyno diweddariadau rheolaidd gan gynnwys yng nghyfarfodydd Grwpiau Gweithredol.

Byddwch yn ymrwymo i Gytundeb Lefel Gwasanaeth (SLA) rhyngoch chi a'r awdurdodau lleol sy'n cymryd rhan yn y cynllun. Byddwch yn gweithio gyda'r awdurdodau lleol sy'n cymryd rhan i sicrhau eu bod yn deall sut y bydd y Cynllun yn gweithredu ac yn cael ei reoli o fewn eu hardaloedd, a'r hyn y disgwylir iddynt hwy ei wneud i gefnogi'r gwaith o gyflwyno'r Cynllun yn llwyddiannus. Byddwch hefyd yn cytuno gyda'r awdurdodau lleol ar eu mecanwaith i gyfrannu eu cyllid cyfatebol o 10% cyn i unrhyw gais gael ei gyflwyno i Lywodraeth Cymru. Cewch ddechrau cyflwyno'r cynllun yn yr awdurdodau lleol hynny ar ôl ichi dderbyn Cytundebau Lefel Gwasanaeth wedi'u llofnodi yn cytuno i delerau'r cynllun ar gyfer yr ardal honno.

Rhaid gweithredu'r Cyllid yn unol â meini prawf cymhwysedd y cynllun, gan gynnwys unrhyw feini prawf cymhwysedd unigol ar gyfer pob awdurdod lleol y cytunir arnynt gyda Llywodraeth Cymru cyn i geisiadau gael eu prosesu yn yr ardal honno.

Gellir defnyddio hyd at £267,000 o'r Cyllid ar gyfer staffio a chostau gweinyddol i weithredu'r Cynllun ar ein rhan yn ystod 2022–23. Yn ogystal, bydd hyd at £50,000,000 yn cael ei ddyrannu o 2023–24 i 2024–25 i ddarparu grantiau i berchen-feddiannwyr, landlordiaid cymdeithasol cofrestredig, grwpiau tai cymunedol ac awdurdodau lleol ('y buddiolwr') ac ar gyfer costau staffio a gweinyddol. Bydd dyraniadau tybiannol yn cael eu gwneud i bob awdurdod lleol bob blwyddyn yn seiliedig ar nifer yr adeiladau gwag ym mhob ardal awdurdod lleol. Bydd yr wybodaeth hon yn cael ei rhoi ichi gan swyddogion Llywodraeth Cymru.

Os bydd buddiolwr yn dymuno gwerthu ei eiddo tra bydd eich pridiant cyfreithiol ar waith, neu os bydd eiddo'n parhau i fod yn wag am chwe mis neu fwy ar ôl i'r grant gael ei dalu i'r buddiolwr, yna bydd rhaid i'r buddiolwr ad-dalu'r grant ichi yn llawn.

Os bydd y grant yn cael ei ad-dalu ichi hyd at 31 Mawrth 2025, yna gall arian o'r fath gael ei aildefnyddio a'i dalu i fuddiolwr arall yn unol â'r Cynllun. Wrth reswm rhaid defnyddio unrhyw gyfraniad gan awdurdod lleol yn yr ardal awdurdod lleol honno. Os bydd unrhyw grant yn cael ei ad-dalu ar ôl 1 Ebrill 2025, yna rhaid ichi hysbysu Swyddog Llywodraeth Cymru a thrafod ei ad-daliad i Llywodraeth Cymru a'r awdurdod lleol perthnasol fel y bo'n briodol.

Y Cynllun Grant Trydydd Parti

Pwrpas y cyllid yw i chi ddarparu grantiau i berchen-feddiannwyr, landlordiaid cymdeithasol cofrestredig, grwpiau tai cymunedol ac awdurdodau lleol (y 'buddiolwyr'). Y grant mwyaf fesul buddiolwr yw £25,000 fesul eiddo, a rhaid iddo gael ei ddefnyddio gan y buddiolwr ar gyfer y Cynllun Grant Cartrefi Gwag (y 'Cynllun').

Rhodddwyd hyd at £50,000,000 at y diben hwn. Rhaid i'r cyllid hefyd ariannu'r ffioedd staffio a gweinyddu ar gyfer 2023–24 a 2024–25. Rhaid cytuno ar y gwariant ar gyfer staffio a gweinyddu gyda Llywodraeth Cymru ymlaen llaw.

Chi sy'n gyfrifol am reoli'r holl grantiau i fuddiolwyr, a sicrhau bod yr holl weithdrefnau a phrosesau ar waith cyn bod unrhyw grantiau'n cael eu rhoi.

Rhaid ichi gynnal diwydrwydd dyladwy cyn dyfarnu unrhyw gyllid i fuddiolwr.

Rhaid ichi gynnal asesiad cynhwysfawr o'r cynllun i sicrhau ei fod yn cydymffurfio â Chyfundrefn Cymhorthdal y DU. Rhaid ichi hefyd ystyried goblygiadau cymhorthdal pob grant unigol a chael y dogfennau a'r wybodaeth sydd eu hangen gan bob buddiolwr er mwyn cydymffurfio â Rheoliadau Cymhorthdal y DU.

Rhaid ichi bennu telerau ac amodau priodol ar gyfer y grant a sicrhau eu bod yn unol â'r gofynion a amlinellir yn yr amodau hyn, ac nad ydynt yn mynd yn groes iddynt.

Rhaid ichi gytuno ar ddiben clir ar gyfer pob grant a sut y byddwch yn mesur llwyddiant y buddiolwr o ran cyflawni'r dibenion hynny. Rhaid ichi gytuno ar dargedau CAMPUS â'r Buddiolwyr.

Yn unol ag Amod 10, efallai y byddwn, o bryd i'w gilydd, yn gofyn am wybodaeth am y Cynllun ac unrhyw grant a dalwyd o dan y Cynllun. Rhaid i'r wybodaeth y byddwch yn ei rhoi inni gydymffurfio â'ch cais. Caiff unrhyw fethiant ar eich rhan i ddarparu gwybodaeth ddigonol ei ystyried yn Ddigwyddiad Hysbysadwy.

Ni fydd unrhyw beth yn yr Atodlen yn eich rhyddhau rhag cyflawni unrhyw un o'ch rhwymedigaethau i ni fel y'u nodir yn yr amodau.

ATODLEN 2

Y Targedau

2022–23

- Byddwch yn rhoi prosesau cynllun perthnasol ar waith, gan gynnwys digon o adnoddau i reoli'r cynllun erbyn lansiad y cynllun ym mis Ionawr 2023.
- Byddwch yn cysylltu ag awdurdodau lleol unigol ac yn rhoi cytundebau lefel gwasanaeth drafft i bob awdurdod lleol erbyn mis Ionawr 2023 fan bellaf.
- Byddwch yn sicrhau bod cytundeb lefel gwasanaeth ar waith gyda phob awdurdod lleol sy'n cymryd rhan cyn i unrhyw geisiadau gael eu prosesu drwy'r cynllun.
- Byddwch yn dechrau prosesu ceisiadau o fis Ionawr 2023.

2023–24 – 2024–25

- Dylai'r holl waith sy'n derbyn grant arwain at wella effeithlonrwydd ynni pob eiddo.
- Dylid adrodd ar wahân ar y gwaith effeithlonrwydd ynni a wneir ym mhob eiddo, a chyflwyno adroddiadau i Lywodraeth Cymru.
- Rydym yn disgwyl y bydd hyd at 2,000 eiddo yn dechrau cael eu defnyddio unwaith eto o ganlyniad i'r cynllun, os bydd yr uchafswm grant yn cael gymhwyso i bob grant a roddir

Mae'r dyraniadau dangosol ar gyfer pob awdurdod lleol yn Nhabl 1 isod, yn seiliedig ar y rhagdybiaeth y bydd pob awdurdod lleol yn cymryd rhan yn y cynllun:

Tabl 1: Dyraniadau dangosol i bob awdurdod lleol

Awdurdod Lleol	Nifer yr eiddo gwag (2022/23)	Dyraniad 2023/24*	Dyraniad dangosol 2024/25*
Abertawe	1701	£1,920,732	£1,920,732
Blaenau Gwent	798	£901,084	£901,084
Bro Morgannwg	749	£845,754	£845,754
Caerdydd	1395	£1,575,203	£1,575,203
Caerffili	1023	£1,155,149	£1,155,149
Casnewydd	1015	£1,146,116	£1,146,116
Castell-nedd Port Talbot	1060	£1,196,929	£1,196,929
Ceredigion	729	£823,171	£823,171
Conwy	686	£774,616	£774,616
Gwynedd	1349	£1,523,261	£1,523,261
Merthyr Tudful	550	£621,048	£621,048
Pen-y-bont ar Ogwr	1101	£1,243,225	£1,243,225
Powys	952	£1,074,977	£1,074,977
Sir Benfro	1322	£1,492,773	£1,492,773
Sir Ddinbych	789	£890,921	£890,921
Sir Fynwy	605	£683,153	£683,153
Sir Gaerfyrddin	2259	£2,550,813	£2,550,813
Sir y Fflint	865	£976,739	£976,739
Rhondda Cynon Taf	2121	£2,394,986	£2,394,986
Torfaen	422	£476,513	£476,513

Wreccsam	309	£348,916	£348,916
Ynys Môn	340	£383,921	£383,921
Cyfanswm	22,140	£25,000,000	£25,000,000

***Dyraniadau dangosol yn seiliedig ar ystadegau blynyddol ar eiddo gwag. Gall y rhain fod yn is yn dilyn tynnu costau gweinyddu.**

ATODLEN 3

Digwyddiadau Hysbysadwy

Rhestrir y Digwyddiadau Hysbysu y cyfeirir atynt yn Amod 9 isod:

1. bod ad-dalu unrhyw ran o'r Cyllid yn ofynnol yn unol ag unrhyw ddeddfwriaeth berthnasol;
2. eich bod yn methu â chydymffurfio ag unrhyw un neu rai o'r Amodau;
3. nad yw'r cyllid, yn llawn neu'n rhannol, yn cael ei ddefnyddio at y Dibenion;
4. eich bod yn methu â chyrraedd unrhyw un neu'r cyfan o'r Targedau;
5. bod cynnydd anfoddhaol tuag at gwblhau'r Dibenion, gan gynnwys bodloni'r Targedau;
6. eich bod yn methu â darparu gwybodaeth am y Dibenion yr ydym ni neu unrhyw gorff gorfodi cymorthdaliadau'r DU, neu unrhyw rai o'i archwilwyr, asiantau neu gynrychiolwyr, yn gofyn amdani;
7. bod rheswm gennym i gredu eich bod chi a/neu unrhyw rai o'ch Personél yn cymryd rhan mewn gweithgarwch twyllodrus neu wedi bod yn rhan o weithgarwch twyllodrus [wrth i'r Dibenion gael eu cyflawni];
8. ein bod ni wedi gordalu Cyllid i chi;
9. bod cyllid dyblyg mewn perthynas ag unrhyw ran o'r Dibenion. Mae hyn yn cynnwys ond heb fod yn gyfyngedig i unrhyw daliadau yr ydych wedi'u cael mewn perthynas ag effeithiau lledaeniad y coronafeirws (COVID-19) gan eich darparwr yswiriant (yswiriant canslo/amharu ar fusnes), Cynllun Cadw Swyddi Llywodraeth y DU drwy gyfnod y Coronafeirws a/neu unrhyw gronfa/cynllun gan Lywodraeth Cymru.
10. bod unrhyw ddatganiad a wnaed yn Amod 8 yn anghyflawn, yn anghywir neu'n gamarweiniol mewn unrhyw fodd neu, pe bai'n cael ei ailadrodd ar unrhyw adeg gan gyfeirio at y ffeithiau a'r amgylchiadau sy'n bodoli bryd hynny, y byddai'n anghywir ;
11. bod addasiad i farn yr archwilydd (sy'n golygu bod y farn honno yn un amodol, yn anffafriol neu dan ymwadiad) am eich datganiadau ariannol;
12. bod digwyddiad neu amgylchiad wedi codi sy'n gyfredol ac sy'n gyfystyr â (neu a fyddai, gyda therfyn ar gyfnod gras, rhoi hysbysiad, gwneud unrhyw benderfyniad neu unrhyw gyfuniad o'r pethau hyn, yn gyfystyr â) digwyddiad diffyg neu ddigwyddiad terfynu (sut bynnag y caiff ei ddisgrifio) o dan unrhyw gytundeb neu offeryn arall sy'n rhwymol arnoch chi neu y mae unrhyw un neu ragor o'ch asedau yn ddarostyngedig iddo;

13. bod moratoriwm mewn perthynas â'r cyfan neu unrhyw un o'ch dyledion neu'ch asedau, neu fod compôwnd neu gytundeb gyda'ch credydwy, wedi'i gytuno, ei orchymyn neu'i ddatgan;
14. eich bod yn atal neu'n gohirio talu unrhyw ddyledion neu nad ydych yn gallu talu'ch dyledion, neu eich bod yn cyfaddef yn ysgrifenedig nad ydych yn gallu talu eich dyledion;
15. bod gwerth eich asedau yn llai na'ch rhwymedigaethau (gan ystyried rhwymedigaethau digwyddiadol a darpar rwymedigaethau);
16. eich bod yn dechrau negodiadau, neu'n ymgymryd ag unrhyw gompôwnd, cytundeb cyfaddawdol, aseiniad neu drefniant, gydag un neu ragor o'ch credydwyr gyda golwg ar ad-drefnu unrhyw un neu ragor o'ch dyledion (oherwydd anawsterau ariannol gwirioneddol neu ddisgwyliedig);
17. bod unrhyw gamau, achos neu weithdrefn yn cael eu cymryd mewn perthynas â chi ynghylch:
 - (a) gohirio taliadau, moratoriwm mewn perthynas ag unrhyw ddyled, dirwyn i ben, diddymu, mynd i ddwylo gweinyddwyr neu ad-drefnu (gan ddefnyddio trefniant neu gynllun gwirfoddol neu fel arall); neu
 - (b) compôwnd, cytundeb cyfaddawdol, aseiniad neu drefniant gydag unrhyw un neu ragor o'ch credydwy; neu
 - (c) penodi diddymwr, derbynnydd, derbynnydd gweinyddol, gweinyddwr, rheolwr gorfodol neu swyddog tebyg arall mewn perthynas â chi neu unrhyw un neu ragor o'ch asedau.
18. bod archeb statudol wedi ei chyhoeddi yn eich erbyn;
19. eich bod chi'n rhoi'r gorau, neu'n bygwth gohirio neu roi'r gorau, i gynnal y cyfan neu ran berthnasol o'ch busnes;
20. bod newid yn eich cyfansoddiad, eich statws, eich rheolaeth neu'ch perchnogaeth a/neu fod un o'ch archwilwyr allanol yn ymddiswyddo;
21. eich bod yn methu â chydymffurfio ag unrhyw rwymedigaethau adrodd statudol sy'n gymwys i chi (gan gynnwys ond nid yn gyfyngedig i ofynion ffeilio ar gyfer Tŷ'r Cwmnïau, y Comisiwn Elusennau, yr Awdurdod Ymddygiad Ariannol);
22. bod unrhyw newid, parhaol neu dros dro, yn eich cyfranddalwyr, eich cyfarwyddwyr, eich ymddiriedolwyr neu'ch partneriaid a/neu Bersonél a all effeithio ar eich gallu i gyflawni'r Dibenion;

23. bod unrhyw ddigwyddiad, neu unrhyw amgylchiadau'n codi, sydd, yn ein barn ni, yn rhoi sail resymol dros gredu y gallai darparu'r Cyllid, a/neu barhau â'r trefniadau a ystyrir gan y llythyr hwn, ddwyn anfri arnom.
24. bod unrhyw ddigwyddiad, neu unrhyw amgylchiadau'n codi, sydd, yn ein barn ni, yn rhoi sail resymol dros gredu y gallech beidio â chyflawni neu gydymffurfio ag unrhyw un o'ch rhwymedigaethau o dan yr Amodau hyn, neu y gallech fod yn analluog i wneud hynny.

ATODLEN 4
Proffil Taliadau Dangosol
(cyfeiriwch at Amodau 5(b), 6(a) a (b))

Os byddwch yn methu â hawlio'r Cyllid yn llawn bob blwyddyn yn unol â'r amserlenni a nodir yn y Proffil Taliadau Dangosol hwn, bydd unrhyw ran na chafodd ei hawlio o'r Cyllid blynyddol yn peidio â bod ar gael ichi.

Rhif y rhandaliad	Y rhandaliad uchaf	Y dyddiad cynharaf y gellir ei hawlio	Y dyddiad olaf y gellir ei hawlio	Dogfennau mae'n rhaid eu cynnwys gyda'r ffurflen hawlio
2022-23				
1	£267,000	1 Ebrill 2023	30 Ebrill 2023	Ffurflen Hawlio Adroddiad Data Misol Tystysgrif Archwilio yn unol ag Amod 11(a)(iv)
2023-24				
2	£25,000,000 (rhandaliadau bob chwarter yn dibynnu ar gostau a ysgwyddwyd yn ystod y cyfnod)	Ch1 – 1 Gorffennaf 2023 Ch2 – 1 Hydref 2023 Ch3 – 1 Ionawr 2024 Ch4 – 1 Ebrill 2024	Ch1 – 31 Gorffennaf 2023 Ch2 – 31 Hydref 2023 Ch3 – 31 Ionawr 2024 Ch4 – 30 Ebrill 2024	Ffurflen Hawlio Chwarterol Adroddiad Data Misol Adroddiad Cynnydd Diwedd Blwyddyn Datganiad Blynyddol yn unol ag Amod 11(a)(iv)
2024-25				
3	£25,000,000 (rhandaliadau bob chwarter yn dibynnu ar gostau a ysgwyddwyd yn ystod y cyfnod)	Ch1 – 1 Gorffennaf 2024 Ch2 – 1 Hydref 2024 Ch3 – 1 Ionawr 2025 Ch4 – 1 Ebrill 2025	Ch1 – 31 Gorffennaf 2024 Ch2 – 31 Hydref 2024 Ch3 – 31 Ionawr 2025 Ch4 – 30 Ebrill 2025	Ffurflen Hawlio Chwarterol Adroddiad Data Misol Adroddiad Cynnydd Diwedd Blwyddyn Datganiad Blynyddol yn unol ag Amod 11(a)(iv)

ATODLEN 5

Datganiad Blynyddol ar Wariant Grant

Tystysgrif Dyrannu Awdurdodau Lleol

Adroddiad ar incwm/gwariant diwedd blwyddyn ariannol

a) Cyfanswm y grant a dderbyniwyd ar gyfer 2022–23 £

Gwariant Gwirioneddol £

Grant i'w adennill gan Weinidogion Cymru (a–b) £

Rwy'n cadarnhau bod y nodau a'r amcanion y cytunwyd arnynt wedi'u cyflawni.

Tystysgrif y Prif Swyddog Cyllid

Rwy'n tystio, hyd eithaf fy ngwybodaeth a'm cred:

- Bod yr wybodaeth a roddir uchod yn gywir a bod yr holl wariant yn cofnodi'n gywir y symiau gwirioneddol a ysgwyddwyd gan yr awdurdod mewn perthynas â'r Dibenion a'r costau wedi'u cymeradwyo gan Lywodraeth Cymru fel rhai sy'n gymwys o dan y grant;
- Bod y gweithgarwch wedi'i gyflawni yn erbyn y nodau a'r amcanion y cytunwyd arnynt yn unol â'r Llythyr Dyfarnu a Thelerau ac Amodau cysylltiedig y grant;
- Bod systemau a mesurau rheoli yn eu lle i sicrhau bod y grant yn cael ei ddefnyddio at y Dibenion y bwriadwyd, p'un a yw'n cael ei wario'n uniongyrchol, neu'n cael ei drosglwyddo i sefydliadau eraill;
- Na wnaed unrhyw hawliadau am gyllid arall gan Lywodraeth Cymru nac unrhyw gorff arall mewn perthynas â'r gwariant a ddangosir ar y datganiad hwn; a
- Bod trefniadau monitro ar waith i sicrhau bod y gweithgarwch wedi mynd rhagddo fel y'i cofnodwyd ar unrhyw gynllun cyflawni y cytunwyd arno.

Ynghlwm ceir adroddiad sy'n amlinellu pam na allaf ardystio'r uchod.

Llofnod:

Dyddiad:

Swydd: Y Prif Swyddog Cyllid/Cyfarwyddwr Cyllid (dilëwch fel y bo'n briodol)

MAE ANGEN LLOFNOD DAU BERSON

Rydym yn datgan bod gennym yr awdurdodiad priodol i dderbyn y Cyllid a ddyfarnwyd ar gyfer cyflawni'r cynllun Grant Cartrefi Gwag Cenedlaethol a'r Amodau sy'n ymwneud â'r Cyllid.

_____ Llofnod
Llofnodydd awdurdodedig ar ran **Cyngor Bwrdeistref Sirol Rhondda Cynon Taf**

_____ Enw

_____ Teitl Swydd

_____ Dyddiad

_____ Llofnod
Llofnodydd awdurdodedig ar ran **Cyngor Bwrdeistref Sirol Rhondda Cynon Taf**

_____ Enw

_____ Teitl Swydd

_____ Dyddiad

Julie James AS/MS
Y Gweinidog Newid Hinsawdd
Minister for Climate Change



Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref
Ein cyf/Our ref

17 Tachwedd 2022

Annwyl Gynghorydd

Fel y gwyddoch, cefais gymeradwyaeth yn ddiweddar i gyflwyno cynllun cartrefi gwag cenedlaethol, gan adeiladu ar lwyddiant blaenorol y cynllun a ddarperir fel rhan o dasglu'r Cymoedd. Mae Llywodraeth Cymru yn ymrwymo £50m i'r cynllun hwn, wedi ei rannu'n gyfartal dros 2 flynedd (2023-24 & 2024-25).

Sefydlodd fy swyddogion weithgor gyda 12 awdurdod lleol i ddatblygu'r cynllun. Gwahoddwyd pob awdurdod lleol hefyd i gyfarfod unigol i drafod y cynllun ac mae 21 awdurdod lleol wedi cyfarfod â'm swyddogion wedi hynny. Rwy'n falch iawn o lefel y brwdfrydedd a'r parodrwydd i ystyried cymeryd rhan yn y cynllun.

Rwyf am ddechrau buddsoddi yn y Cynllun Grant Cartrefi Gwag cenedlaethol cyn gynted â phosibl, ac felly rwy'n gobeithio lansio'r cynllun ym mis Ionawr 2023 er mwyn dechrau prosesu ceisiadau i mewn i 2023-24. Dyma brif delerau'r cynllun:

- Byddai angen i'r eiddo fod yn wag am 12 mis er mwyn bod yn gymwys i gael y grant;
- Rhaid i'r ymgeisydd fyw yn yr eiddo fel eu prif breswylfa am 5 mlynedd ar ôl cwblhau'r gwaith;
- Dim ond un cais y person;
- Uchafswm y grant fesul cais fydd £25,000;
- Bydd gwelliannau effeithlonrwydd ynni yn ofynnol fel rhan o'r gwaith a wneir ar yr eiddo;
- Bydd angen cyfraniad o leiaf 15% gan ymgeiswyr;
- Rhaid i'r ymgeisydd dalu unrhyw gostau eraill sy'n uwch na'r grant a'r cyfraniad; a
- Bydd dyraniad tybiannol yn cael ei roi i bob awdurdod lleol sy'n cymryd rhan yn seiliedig ar nifer yr eiddo gwag hirdymor yn eu hawdurdod ar gyfer pob blwyddyn ariannol.

Credaf yn gryf fod Tai Gwag yn faes cyfrifoldeb ar y cyd rhwng Llywodraeth Cymru ac awdurdodau lleol. Gyda hynny mewn golwg, ac fel gyda Chynllun Tai Gwag blaenorol Tasglu'r Cymoedd, er mwyn i bob awdurdod lleol gymryd rhan yn y cynllun, byddaf yn gofyn am gyfraniad ariannol gan bob awdurdod lleol ar gyfer pob blwyddyn o'r cynllun (2023-24 & 2024-25). Bydd hyn ar gyfradd ymyrraeth o 10% o ddyraniad pob awdurdod lleol.

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:
0300 0604400

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1SN

Gohebiaeth.Julie.James@llyw.cymru
Correspondence.Julie.James@gov.Wales

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Gyda'u profiad o weithredu cynllun blaenrool tasglu'r Cymoedd, ein bwriad yw penodi CBS RhCT fel yr arweinydd cyflawni ar ran yr holl awdurdodau lleol.

Bydd RhCT yn gweithio gyda'ch swyddogion i fwrw ymlaen â'r gwaith hwn. Byddwn yn ddiolchgar iawn pe gallech sicrhau bod eich swyddogion ac yn benodol eich adrannau Treth Cyngor, wedi ymrwymo i gefnogi'r cynllun hwn trwy gysylltu â RhCT pan fo angen.

I gefnogi lansiad y cynllun hwn yn ddiweddarach eleni, allech chi gadarnhau bwriad eich awdurdod lleol i gymryd rhan yn y cynllun erbyn 30 Tachwedd 2022 a darparu manylion cyswllt ar gyfer arweinydd enwebedig eich awdurdod lleol at HousingSupply@gov.wales

Edrychaf ymlaen at glywed gennych a diolch am eich cefnogaeth a'ch ymrwymiad i ddefnyddio eiddo gwag unwaith eto.

Yn gywir



Julie James AS/MS
Y Gweinidog Newid Hinsawdd
Minister for Climate Change

WELSH GOVERNMENT INTEGRATED IMPACT ASSESSMENT

Title of proposal:	National Empty Homes Grant Scheme
Official(s) completing the Integrated Impact Assessment (name(s) and name of team):	Robert Davis
Department:	Housing Supply - Homes & Places
Head of Division/SRO (name):	Stuart Fitzgerald
Cabinet Secretary/Minister responsible:	Minister for Climate Change
Start Date:	30 January 2023

SECTION 1. WHAT ACTION IS THE WELSH GOVERNMENT CONSIDERING AND WHY?

Background

Empty homes are a blight and nuisance on our communities. Not only do they attract anti-social behaviour, pose environmental health problems and contribute to a general decline in their neighbourhoods, but they are also a wasted resource. This is particularly frustrating when housing is in short supply.

Local Government regulations define a home as “long-term empty” if it has been unoccupied for over 6 months. As the process of selling a home can take longer than 6 months, the figures for empty properties include houses that are on the market for sale. This can give a distorted impression.

Numbers of empty properties

For 2021-22 the overall number of long-term empty homes chargeable for council tax was **25,701**.

The latest council tax figures for 2022-23 have the overall number of chargeable long term empty homes in Wales as **22,140**, a reduction of 3,561 in the number from 2021-22.

(N.B. These figures only relate to those homes which are chargeable for council tax.

There are, in addition, a number of classes of properties which are vacant which are exempt from council tax e.g., property vacant on death; dwellings left unoccupied by students; properties empty and unfurnished; etc. In total, these categories amount to over 21,000 properties empty/vacant but exempt from council tax in each of the last 3 years. However, it is considered that the majority of these properties would only be vacant for less than 6 months and therefore would not qualify as long-term empty homes).

**The figures relating to council tax chargeable dwellings in 2021-22 and 2022-23 may have been influenced by COVID-19 and LAs’ assumptions about what would be happening to the housing market in the forthcoming year. The 2021-22 data is very different compared to previous years for short term exemptions for empty and unfurnished properties for example. As such it would be best not to concentrate on figures for one particular year affected by the pandemic.*

Purpose of the scheme

The scheme is designed primarily to assist local authorities to further increase housing supply and home ownership opportunities for people in Wales by bringing more empty properties back into use. Bringing long-term empty properties back into use will help to increase the supply of housing and extend choice, improve housing conditions and meet housing need. Through the investment of the scheme, it is anticipated up to 2, 000 homes will be brought back into use.

The scheme will not only benefit people who may not otherwise be able to access home ownership, but also supports the house building, repairs and maintenance industry, supply chains, economy and jobs.

A safe warm home has many benefits including playing an important role in ensuring occupants reach their full potential and have the opportunity to maintain good health. By improving the energy efficiency of the existing homes, the scheme will also help to ensure household bills for energy are minimised.

According to [research](#) undertaken by the Building Research Establishment (BRE) on behalf of the BRE Trust (2019 Briefing Report - The full cost of poor housing in Wales), in 2017-18, there were an estimated 238,000 dwellings with a Category 1 hazard in Wales, or around 18 per cent of the total housing stock, with the most common hazards relating to falls in the home, and the consequences of living in cold housing.

At the time, the cost to reduce the hazards in these poor homes to an acceptable level is estimated to be £2,455 per home, on average - a total cost of £584 million for the whole stock. This however is likely to have increased due to the recent cost increases in labour and materials.

If remedial works were undertaken 'up-front' to mitigate these Category 1 hazards, it is estimated that there would be a benefit to the NHS of some £95 million per year.

Therefore, by removing category 1 hazards from empty properties brought back into use, there would also be a significant financial saving to the NHS.

In addition, the scheme will contribute to the reduction of housing cost induced poverty and will also help to address mental and physical health issues, inequalities and improve life chances for those living in insecure, poor-quality accommodation. A secure, affordable, home has significant benefits for well-being and quality of life more generally.

Evidence from the [evaluation report](#) of the Welsh Government Houses into Homes scheme (2015) undertaken by Sheffield Hallam University also would suggest the following benefits will be realised to the wider policy area:

- provide an uplift in wider empty homes activities;
- help promote a greater dialogue between local authorities and owners of empty properties;
- help develop new partnerships with departments within local authorities, promoting better inter-departmental working around empty homes within local authorities in their region.
- help local authorities address strategic priorities in other policy areas including regeneration, neighbourhood renewal, public health, homelessness, affordable housing, housing needs, and training and employment.

SECTION 2. WHAT WILL BE THE EFFECT ON SOCIAL WELL-BEING?

2.1 People and Communities

Concerns have been expressed in some parts of Wales about young people and families being priced out of their local communities by high rental and purchase house prices. The proposed scheme will increase the supply of housing in communities by bringing additional properties back into occupation, therefore freeing up properties that were previously in use to reduce the demand for social or rented homes. This impact will have a positive impact on individuals and families, but the impact is likely to be moderate to minimal as there is a huge demand for social and rented housing in Wales. The scheme is available across Wales and so this positive impact will, in theory, not be restricted to certain geographical areas or certain groups.

The scheme will also positively impact communities by transforming empty properties which can be a blight and nuisance on communities and attract anti-social behaviour, pose environmental health problems and contribute to a general decline of communities.

2.2 Children's Rights

Due regard has been given to the United Nations Convention on the Rights of the Child.

Living in poor quality housing can be detrimental to children and young people's health and wellbeing. In particular, the physical quality of the home is key to a child's life chances and will affect their ability to study and thrive. The proposed scheme will enable us to help to provide an adequate stock of housing which will play an important role in increasing the quality and affordability of homes. This will help protect potentially vulnerable families and children.

Housing plays a critical role in supporting young people and low-income families to achieve better outcomes. Living in poor quality housing can be detrimental to children and young people's health and wellbeing, with effects lasting into adulthood. In particular, the physical quality of the home is key to children's life chances and will affect their ability to study and thrive. Improving the supply and quality of housing will also make an important contribution to reducing health and educational inequalities.

Having a settled and secure home is also important for parents. Without this, they are less likely to secure training and long-term employment opportunities, which in turn affect their income. They are therefore more at risk of living in poverty.

This scheme is one of a number of housing options available in the market sector and therefore a Children's Rights Impact Assessment has not been completed.

2.3 Equality

Consideration has been given to the Welsh Ministers' duty under section 149 of the Equality Act 2010 to have due regard to the need to eliminate unlawful discrimination,

harassment and victimisation as well as to advance equality of opportunity and foster good relations between people who share characteristics and those who do not.

The scheme is available across Wales to all groups and is not considered to have any negative implications for people with protected characteristics.

The assessment is available at **annex A** below.

2.4 Rural Proofing

Concerns have been expressed about young people and families being priced out of their local communities by high rental and purchase house prices. It is recognised that there are specific problems in relation to housing supply in rural communities, where due to limited supply, there may be relatively few dwellings available for local people on modest incomes. There is also the potential for areas with particular problems as a result of high numbers of second homes; Welsh Government has a separate strand of work tackling this issue and, as part of this, there is an obvious link between the impact of empty and second homes.

It is also acknowledged amongst Housing Associations and the development industry as being more complex and more expensive to build new homes in the National Parks and in rural areas where planning consent can be complex to obtain.

According to the '[Welsh Housing Conditions Survey 2017-18: Energy Efficiency of Dwellings](#)', Dwellings in rural areas tend to be less energy efficient than dwellings in urban areas.

According to the 2020 Future Generations [report](#), rurality can also compound housing supply issues, due to tourism, agriculture, or residents buying second homes, making it difficult for people in rural areas to buy housing.

House prices are also often higher in rural areas and there is sometimes competition for properties with second homeowners.

By bringing back more existing properties back into use in these areas, it will help these communities to continue to exist and thrive.

This scheme should help increase the supply of housing in rural areas but by utilising existing properties and as such a full Rural Proofing Impact Assessment is not required.

2.5 Health

A good quality, safe and warm home is a key factor in a healthy life. A home that is free from damp, is warm and is in a safe environment enables families, individuals and children to thrive.

As supported by the 2021 Welsh Government [report](#) 'Implementing the Socio-economic Duty: A review of evidence on socio-economic disadvantage and inequalities of outcome', the physical features of housing can also impact on mental health as families try to cope with the stress of living in cold, damp conditions.

Mental illness is commonplace; one in six adults experience a problem or diagnosable mental health issue at any given time. Effective care and support for people with mental health problems helps to ensure their independence and social inclusion. A stable situation in respect of an individual's home or accommodation is important as otherwise it can lead to, or worsen, social exclusion and risky behaviour. Mental health problems and mental illness can cause significant problems, some of which can lead to losing a place to live. The prevalence of mental health problems among the population – from relative minor to serious – is increasing. There is growing recognition of this increase, and of the need to help people so that problems, if they occur, can be prevented from becoming more complex and more costly in terms of treatment and impact. There is good evidence that poor quality housing and housing-related problems can all cause mental health problems or, for some people, make existing problems worse.

Those living in bad housing are disproportionately at greater risk of poorer general health, low mental wellbeing and respiratory problems including asthma and breathlessness.

A secure, affordable, home has significant benefits for people's mental and physical health, well-being and quality of life more generally.

Age related groups, income related groups, groups who suffer discrimination or other social disadvantage, and geographical groups will benefit from the Scheme as more accommodation is made available.

Good quality affordable housing supports healthy lifestyles, with, for example, good heating systems, space for family life etc. Communal spaces enable people to socialise and to have the benefits of a healthy outdoor life. This living environment can contribute to positive mental health and a reduction in stress.

Properties that have been empty for more than 12 months are generally recognised to often be in a poorer physical condition and to have less efficient heating and energy conservation measures. Poor housing conditions can have a negative effect on health outcomes on all, and particularly for children and older people, as well as those with particular health conditions (e.g., respiratory disease).

2.6 Privacy

Will the proposal involve processing information that could be used to identify individuals?

The National Empty Homes Grant scheme will be administered on behalf of the Welsh Government by Rhondda Cynon Taf County Borough Council (RCTCBC) and therefore will not involve Welsh Government processing information that could be used to identify individuals as the scheme is not administered by the Welsh Government. All data received from RCTCBC will be anonymised.

The assessment is available at **annex B** below.

SECTION 3. WHAT WILL BE THE EFFECT ON CULTURAL WELL-BEING AND THE WELSH LANGUAGE?

3.1 Cultural Well-being

Access to good quality, affordable housing enables, families, children and individuals to flourish. Participation in the scheme is available to all local authorities across Wales. Some of the applicant eligibility of the scheme are that the home being brought back into use through the scheme must be in Wales, must be the applicant's only home and the applicant must live in that property as their only place of residence for a minimum of 5 years.

3.2 Welsh Language

In some parts of Wales, including Welsh speaking communities, people can encounter difficulties in finding an affordable home due to high house prices. It has been suggested this can be to the detriment of the Welsh language. Ensuring there is adequate availability of affordable housing for local people in their communities is a particularly important way of helping rural Welsh speaking communities to continue to exist and thrive.

The proposed scheme will be delivered by a local authority on behalf of WG and despite their own requirements to meet Welsh Language Standards including the need to prepare a plan to promote the Welsh language, it will be a requirement of the grant that certain standards are met, including providing a bilingual service and producing all documentation / marketing in both Welsh and English.

The assessment is available at **annex C** below.

SECTION 4. WHAT WILL BE THE EFFECT ON ECONOMIC WELL-BEING?

4.1 Business, the general public and individuals

According to an [evaluation report](#) of the Welsh Government Houses into Homes scheme (2015) undertaken by Sheffield Hallam University, figures show that for every £1 spent on renovating property as part of the scheme, £1.67 is generated for the economy. This is further supported by Scottish Government figures which show that every £1 spent on renovating property in Scotland generates £1.60 for the economy.

In addition, a required 10% investment from local authorities and a minimum 15% contribution of the overall cost of works from the applicant (private sector leverage) will result in significant additional funding being levered in as part of the proposed scheme.

Aside from the wider investment, a number of perceived economic benefits are considered likely through the implementation of the proposed scheme, as set out below:

Impact on owner occupiers

Owner occupiers who benefit from the scheme could benefit financially by being in receipt of grant to undertake the works. This scheme is open to all applicants that meet the scheme criteria and therefore does not benefit one particular individual or group over another.

There may also be a financial benefit in the uplift in value of the property as a result of the works undertaken (see impact on house prices below).

According to the [briefing report](#) 'The full cost of poor housing in Wales' 2019 provided by the Building Research Establishment (BRE) on behalf of the BRE Trust, a number of potential additional benefits of provided funding to bring empty properties back into use include:

- A reduction in maintenance costs
- A reduction in energy and running costs
- A reduction in carbon emissions
- Insurance premiums may be lower

Impact on general public / communities

There is no impact envisaged on the general public, except that this scheme may impact on house prices and therefore benefit people who live in the proximity of the property (see impact on house prices below).

Impact on house prices

The scheme is expected to result in an increase in capital value to the property and neighbouring properties.

An [evaluation report](#) of the Welsh Government Houses into Homes scheme (2015) undertaken by Sheffield Hallam University provided evidence that empty homes can have a detrimental impact on the surrounding local community. For instance, they can become a

focus for anti-social behaviour and crime (such as vandalism, arson, squatting and fly tipping). As a result, evidence suggests empty homes can reduce local house prices by up to 10 per cent* based on the assumption that up to 2 houses either side (4 properties in total) would see a potential benefit.

** Two figures are widely quoted by local authorities across the UK regarding the impact of empty properties on the value of neighbouring properties. Many local authorities quote a 10 per cent figure. Others reference an estimate attributed to The Royal Institute of Chartered Surveyors that empty homes can devalue adjoining homes by as much as 18%. We presumed a reduction in value of 10 per cent for the nearest four properties.*

Impact on local businesses

Completing works to bring empty properties back into use has a positive economic impact on the Welsh economy. This is in the form of demand for goods and services, both directly from suppliers and indirectly within the intermediate supply chain. The economic impact can be measured through output expenditure and full time equivalent (FTE) jobs supported.

An [evaluation report](#) of the Welsh Government Houses into Homes scheme (2015) undertaken by Sheffield Hallam University evidenced a large majority of redevelopments under the scheme involved a local contractor, suggesting that the majority of expenditure bringing empty properties back into use would remain in the local economy.

4.2 Public Sector including local government and other public bodies

Impact on the National Health Service (NHS)

Category 1 hazards are identified through the Housing Health and Safety Rating System (HHSRS or the Rating System) which is a tool used to evaluate the potential risks to health and safety from any deficiencies identified in dwellings ([Housing Health and Safety Rating System Operating Guidance - February 2006 Office of the Deputy Prime Minister: London](#)).

The underlying principle of the HHSRS is that any residential premises should provide a safe and healthy environment for any potential occupier or visitor. To satisfy this principle, a dwelling should be designed, constructed and maintained with non-hazardous materials and should be free from both unnecessary and avoidable hazard.

According to research undertaken by the Building Research Establishment (BRE) on behalf of the BRE Trust ([2015 Briefing Report; The cost of poor housing to the NHS](#)), the cost of poor housing to the NHS (based on the first-year treatment costs to the NHS of leaving people in the poorest 15% of the housing stock in England) is £1.4 billion per annum.

When the definition is expanded to include all homes which have a significant HHSRS hazard, this figure rises to £2.0bn per annum, for England. This figure is estimated to equate to £2.5bn for the United Kingdom.

This is, in fact, expected to be higher as it does not account for minor hazards, however, it is clear that the continued raising of housing standards in both the existing and new housing stock will also accrue health benefits, which the NHS and society as a whole will benefit from.

According to [research](#) undertaken by the Building Research Establishment (BRE) on behalf of the BRE Trust (*2019 Briefing Report; The full cost of poor housing in Wales*), in 2017-18, there were an estimated 238,000 dwellings with a Category 1 hazard in Wales, or around 18 per cent of the total housing stock, with the most common hazards relating to falls in the home, and the consequences of living in cold housing.

At the time, the cost to reduce the hazards in these poor homes to an acceptable level is estimated to be £2,455 per home, on average - a total cost of £584 million for the whole stock. This however is likely to have increased due to the recent cost increases in labour and materials.

If remedial works were undertaken 'up-front' to mitigate these Category 1 hazards, it is estimated that there would be a benefit to the NHS of some £95 million per year.

Remedial works to mitigate Category 1 hazards would pay for themselves in reduced NHS costs within six years. The costs of improving cold homes are some of the most expensive, but also the most effective in reducing costs to the NHS.

These costs represent first year treatment costs to the NHS alone, following an accident or illness related to housing. The annual cost to the NHS represents around 10% of the full economic cost to society of leaving people in unhealthy housing in Wales, which is estimated at £1bn per year. The payback to society if remedial work were undertaken 'up-front' would be around six months

A breakdown of the common Category 1 hazards and the savings for each is provided in the table below:

Table 7: The costs, and benefits to the NHS, of reducing HHSRS Category 1 hazards to an acceptable level, Wales 2017-18.

Hazard	Total cost to mitigate hazard (£)	Savings to the NHS per annum if hazard mitigated (£)	Payback (years)
Excess cold	197,738,955	41,280,093	4.8
Falls on level surfaces	36,520,670	16,639,713	2.2
Falls associated with stairs and steps	103,926,228	15,967,003	6.5
Falls between levels	103,421,010	8,968,744	11.5
Damp and mould growth	48,622,769	3,028,167	16.1
Fire	25,723,000	3,608,665	7.1
Other (combined)	68,246,506	5,789,115	-
Totals	584,199,138*	95,281,500	6.1**

*This is the total number of category 1 hazards multiplied by the average cost to mitigate all such hazards. It assumes that all required remedial work is undertaken up front and so removes the double counting of costs where repair work/energy improvements mitigate more than one hazard

**Pay back years = Total cost to mitigate hazard/Total savings to the NHS

In summary, by removing category 1 hazards from empty properties and bringing them back into use, there would be a significant financial saving to the NHS.

Impact on local government and other public bodies

Aside from the cost savings to the NHS, the proposed scheme will provide an additional means by which local authorities can reduce the number of empty properties in their areas, whilst also increasing housing supply. This will further contribute to reducing issues such as homelessness as the increase in stock will have a knock-on effect on the housing supply chain, enabling more people access to affordable housing.

A number of local authorities have, however, highlighted a risk of lack of resource / staffing to administer the scheme and therefore this could potentially impact on the ability of the LAs to participate in the scheme, or have a knock-on effect on other schemes / priorities. This will be mitigated by regular dialogue between WG and the participating LAs, including exploring options on how the impacts could be reduced / removed.

The scheme has a positive impact on the delivery of public policy, such as planning policy and housing policy. It supports the delivery of homes needed to deliver against the estimates of future housing need, prepared by Welsh Government statisticians.

Some of the problems associated with empty homes will also require the local authority, the Police or the Fire Service to take actions that may not be recoverable from the property owner. Therefore, the reduction of empty properties will help to reduce this impact.

4.3 Third Sector

No impact other than potential benefits to those organisations who support low-income households due to the increase in wider supply of housing.

4.4 Justice Impact

No impact.

SECTION 5. WHAT WILL BE THE EFFECT ON ENVIRONMENTAL WELL-BEING?

5.1 Natural Resources

5.1a How will the proposal deliver one or more of the National Priorities in the Natural Resources Policy (NRP)?

The Scheme will use existing resources, i.e., already built properties, to help deliver increase the supply of housing in communities.

5.1b Does the proposal help tackle the following national challenges and opportunities for the sustainable management of natural resources?

There is a requirement, as part of the scheme, for each successful applicant to make energy efficiency improvements to the property as part of the works.

5.2 Biodiversity

See annex E below.

5.3 Climate Change

Climate change has been identified as one of the biggest threats facing our future generations. We need to reduce our emissions through decarbonisation action (5.3a) and to adapt to the impacts of climate change by increasing our resilience (5.3b).

5.3a Decarbonisation

There is a requirement, as part of the scheme, for each successful applicant to make energy efficiency improvements to the property as part of the works.

Where applicable, this will also complement other existing funding schemes, such as the Welsh Government NEST scheme where individuals in receipt of certain means-tested benefits may be able to access free energy efficiency measures.

5.3 b Adaptation

How (either positively or negatively), and to what extent (significant/moderate/minimal impact), will the proposal affect ability to adapt to the effects of climate change?

Positive but minimal impact – see previous answer.

5.4 Strategic Environmental Assessment (SEA)

N/A. The scheme has no potential impact as it will be applicable to existing properties only.

5.5 Habitats Regulations Assessment (HRA)

N/A. The scheme has no potential impact as it will be applicable to existing properties only.

5.6 Environmental Impact Assessment (EIA)

N/A. The scheme has no potential impact as it will be applicable to existing properties only.

SECTION 6. SOCIO-ECONOMIC DUTY WHAT WILL BE THE IMPACT ON SOCIO-ECONOMIC DISADVANTAGE?

6.1 The Socio-economic Duty.

Although the scheme is not designed to support those who are socio-economically disadvantaged directly, it will increase the supply of housing in communities by bringing additional properties back into occupation, therefore freeing up properties that were previously in use to reduce the demand for social or rented homes to assist those most in need of safe, warm, secure, affordable housing.

In addition, where evidence of income tested benefit can be provided, we will consider the mandatory 15% applicant contribution to be waived for applicants in financial hardship.

Age related groups, income related groups, groups who experience discrimination and/or social disadvantage, and geographical groups will benefit from the Scheme as more accommodation is made available.

SECTION 7. RECORD OF FULL IMPACT ASSESSMENTS REQUIRED

Impact Assessment	Yes/No	If yes, see
Children's rights	No	
Equality	Yes*	Annex A
Socio-economic Duty	Yes	Annex D
Rural Proofing	No	
Health	No	
Privacy	Yes	Annex B
Welsh Language	Yes*	Annex C
Economic / RIA	No	
Justice	No	
Biodiversity	Yes*	Annex E
Climate Change	No	
Strategic Environmental Assessment	No	
Habitat Regulations Assessment	No	
Environmental Impact Assessment	No	

SECTION 8. CONCLUSION

(Please note that this section will be published)

8.1 How have people most likely to be affected by the proposal been involved in developing it?

A working group with local authorities from each region of Wales has been established to develop the scheme. This ensures that the scheme is developed to enable it to support local authorities to further reduce the number of empty properties in their areas. As part of the development, the Welsh language requirements were considered and documents to be provided to local authorities will be provided in both English and Welsh.

8.2 What are the most significant impacts, positive and negative?

The scheme is designed primarily to assist local authorities to further increase housing supply and home ownership opportunities for people in Wales by bringing more empty properties back into use. Bringing long-term empty properties back into use will help to increase the supply of housing and extend choice, improve housing conditions and meet housing need. Through the investment of the scheme, it is anticipated up to 2,000 homes will be brought back into use.

The scheme will not only benefit people who may not otherwise be able to access home ownership, but also supports the house building, repairs and maintenance industry, supply chains, economy and jobs.

A safe warm home has many benefits including playing an important role in ensuring occupants reach their full potential and have the opportunity to maintain good health. By improving the energy efficiency of the existing homes, the scheme will also help to ensure household bills for energy are minimised.

As referenced in the [research](#) undertaken by the Building Research Establishment (BRE) on behalf of the BRE Trust (2019 Briefing Report - The full cost of poor housing in Wales), in 2017-18, there were an estimated 238,000 dwellings with a Category 1 hazard in Wales, or around 18 per cent of the total housing stock, with the most common hazards relating to falls in the home, and the consequences of living in cold housing.

At the time, the cost to reduce the hazards in these poor homes to an acceptable level is estimated to be £2,455 per home, on average - a total cost of £584 million for the whole stock. This however is likely to have increased due to the recent cost increases in labour and materials.

If remedial works were undertaken 'up-front' to mitigate these Category 1 hazards, it is estimated that there would be a benefit to the NHS of some £95 million per year.

Therefore, by removing category 1 hazards from empty properties and bringing them back into use, there would also be a significant financial saving to the NHS.

In addition, the scheme will contribute to the reduction of housing cost induced poverty and will also help to address the mental and physical health issues associated with poor quality

housing and tackle inequalities and poor life chances associated with living in insecure, poor-quality accommodation. A secure, affordable, home has significant benefits for well-being and quality of life more generally.

Evidence from the [evaluation report](#) of the Welsh Government Houses into Homes scheme (2015) undertaken by Sheffield Hallam University also would suggest the following benefits will be realised to the wider policy area:

- provide an uplift in wider empty homes activities;
- help promote a greater dialogue between local authorities and owners of empty properties;
- help develop new partnerships with departments within local authorities, promoting better inter-departmental working around empty homes within local authorities in their region.
- help local authorities address strategic priorities in other policy areas including regeneration, neighbourhood renewal, public health, homelessness, affordable housing, housing needs, and training and employment.

8.3 In light of the impacts identified, how will the proposal:

- **maximise contribution to our well-being objectives and the seven well-being goals; and/or,**
- **avoid, reduce or mitigate any negative impacts?**

The scheme works towards the 7 goals and 5 sustainable development ways of working as set out in the Wellbeing of Future Generations (Wales) Act 2015 by contributing towards a healthy and more equal Wales. This is demonstrated by the clear health benefits of having a good quality home which is affordable and located in a safe environment. Investing in housing supply contributes to local economies, creating and supporting jobs and training opportunities as well as improving people's health, wellbeing and quality of life.

The scheme will be run by a local authority who will have their own systems in place for avoiding, reducing or mitigating any negative impacts. Welsh Government will provide guidance to this effect.

8.4 How will the impact of the proposal be monitored and evaluated as it progresses and when it concludes?

There will be regular monitoring of scheme progress and updates will be provided on a quarterly basis to a monitoring board which will be established. Data provided from these will be compared to the national data on the number of empty properties. All information will be collated to provide an annual evaluation of the ongoing success of the scheme.

SECTION 9. DECLARATION

Declaration

I am satisfied that the impact of the proposed action has been adequately assessed and recorded.

Name of Senior Responsible Officer / Deputy Director:

Stuart Fitzgerald, Deputy Director, Homes & Places Division

Department:

Housing and Regeneration, EPS

Date:

30 January 2023

FULL IMPACT ASSESSMENTS

A. EQUALITY IMPACT ASSESSMENT

1. Describe and explain the impact of the proposal on people with protected characteristics as described in the Equality Act 2010.

Housing plays a fundamental role in everyone's life. Homes and the communities in which they are located directly influence our access to key social and economic opportunities and they affect our wellbeing.

According to the 2021 [report](#) Implementing the Socio-economic Duty A review of evidence on socio-economic disadvantage and inequalities of outcome, socio-economic disadvantage can result in long-term inequalities of outcome, including a greater chance of living in less than adequate housing

The National Empty Homes Grant Scheme has been developed to address the need to support individuals and families who would like to purchase / move into an existing home but need financial assistance to bring the property up to a liveable standard.

In January 2019 the Welsh Government published updated estimates of housing need and demand. These estimates were produced independently by Welsh Government statisticians under the principles of the Code of Practice for Statistics and were informed by a stakeholder group including representatives from Welsh local authorities and the Welsh Local Government Association (WLGA).

It is estimated that on average, between 6,700 and 9,700 additional housing units will be required annually in Wales during 2018-19 to 2022-23, with a central estimate of 8,300. This will address newly arising households as well as those households who are in existing need. In June we have published additional information on housing need by tenure. Under the central estimate, an average of approximately 4,400 market housing units and 3,900 affordable housing units would be required each year from 2018/19 to 2022/23.

These estimates suggest that on average, under the central estimates, 53% of additional housing units should be market housing with the remaining 47% affordable housing (intermediate rent or social) throughout 2018/19 to 2022/23.

By bringing more existing, empty properties back in use, the scheme will boost the supply of housing in the market sector, which in turn can take some stress off the Private Rented Sector and the social rented sector.

Record of Impacts by protected characteristic:

It is considered that the programme will have only positive impacts on protected groups and on community cohesion by providing additional affordable and market housing opportunities.

Protected characteristic or group	What are the positive or negative impacts of the proposal?	Reasons for your decision (including evidence)	How will you mitigate Impacts?
Age (think about different age groups)	All individuals accommodated under the scheme will be positively impacted, but there may be a higher positive impact on children and older people as research suggests they are most effected by poor living conditions in terms of negative impacts on their health.	<p>Good quality housing, providing a safe, warm and secure home, is essential for children and adults of all ages.</p> <p>Whilst the scheme is not specifically aimed at particular age group, the overall benefits of the scheme could positively impact on anyone, through the removal of category 1 hazards from the home and therefore the health benefits that are related to this.</p> <p>According to the 2021 report Implementing the Socio-economic Duty A review of evidence on socio-economic disadvantage and inequalities of outcome, the evidence suggests that damp housing is strongly associated with ill-health in children – with aches and pains, respiratory problems, diarrhoea and headaches more common amongst children in damp housing. Similarly, children in homes with visible mould have been shown to suffer more vomiting and sore throats.</p> <p>Adults in damp and mouldy housing are also more likely to experience nausea, vomiting, blocked nose, breathlessness, backache, fainting and poor nerves, so any improvements to Social Housing will be beneficial to the adult population living there.</p>	N/A

		<p>Frailer older people tend to live in less fit accommodation and have high rates of multiple morbidities/ chronic illnesses which are associated with frequent hospital admissions putting them further at risk. Reducing these admissions is a critical part of the better management of chronic conditions and unscheduled care.</p>	
Disability (think about different types of disability)	<p>Disabled tenants will be positively impacted by the ability, through undertaking the improvements to the home, to enable the internal lay out of a home to be amended to meet the needs of an applicant.</p>	<p>Good quality housing can provide a positive impact by providing a warm, safe, secure environment, improvements in family life and offers increased independence, confidence and self-reliance among people with disabilities.</p> <p>Although the scheme is not specifically aimed at this group, the overall benefits of the scheme could positively impact on anyone from this group through the additional opportunities to secure warm, safe and secure housing and tailoring of homes to meet need.</p> <p>Disabled people are more likely to be living in the most deprived areas of Wales than the least deprived.</p> <p>A higher proportion of people with an impairment or health condition live in the most deprived (31%) than in the least deprived (17%) areas of Wales.</p> <p>According to a report by the Equalities and Human Rights Commission, In 2015, around 25 per cent of the population of</p>	N/A

		<p>Wales were disabled according to the Equality Act 2010 definition. This figure was similar for males and females.</p> <p>In addition, a study carried out by Shelter in 2006 suggested that children in bad housing conditions, including cold homes, are more likely to have mental health problems, such as anxiety and depression, to contract meningitis, have respiratory problems, experience long-term ill health and disability, experience slow physical growth and have delayed cognitive development.</p> <p>https://www.gov.uk/government/statistics/welsh-health-survey-annual-report-2013</p>	
Gender Reassignment (the act of transitioning and Transgender people)	Neither positive nor negative impacts	We have been unable to find evidence to determine what the impact will be.	N/A
Pregnancy and maternity	Neither positive nor negative impacts	Whilst the Programme is not specifically aimed at any new or expectant mothers, there will be obvious health impacts on pregnant women and their unborn children or women with young children with improving the quality of the home.	N/A
Race (include different ethnic minorities, Gypsies and Travellers and Migrants, Asylum seekers and Refugees)	Neither positive nor negative impacts	We have been unable to find evidence to determine what the impact will be.	N/A

Religion, belief and non-belief	Neither positive nor negative impacts	We have been unable to find evidence to determine what the impact will be.	N/A
Sex / Gender	Neither positive nor negative impacts	We have been unable to find evidence to determine what the impact will be.	N/A
Sexual orientation (Lesbian, Gay and Bisexual)	Neither positive nor negative impacts	We have been unable to find evidence to determine what the impact will be.	N/A
Marriage and civil partnership	Neither positive nor negative impacts	We have been unable to find evidence to determine what the impact will be.	N/A
Children and young people up to the age of 18	Positive in that many families with children have been able to access to opportunities to secure warm, safe and secure housing and tailoring of homes to meet need	<p>Good quality housing, providing a safe, warm and secure home, is essential for children and adults of all ages.</p> <p>Whilst the scheme is not specifically aimed at a particular age group, the overall benefits of the scheme could positively impact on anyone, through the removal of category 1 hazards from the home and therefore the health benefits that are related to this.</p> <p>The evidence suggests that damp housing is strongly associated with ill-health in children – with aches and pains, respiratory problems, diarrhoea and headaches more common amongst children in damp housing. Similarly, children in homes with visible mould have been shown to suffer more vomiting and sore throats.</p> <p>According to a report by the Joseph Rowntree Foundation, Child poverty and unequal educational opportunities have been linked, as children who</p>	N/A

		experience disadvantages growing up (e.g. children in poorer families, who live in more deprived areas, or live in inadequate housing) are less likely to gain qualifications in school and have worse educational performance and prospects.	
Low-income households	An increase in the supply of market housing will lead, indirectly, to greater availability of homes in the Private Rented Sector and Social homes.	Improving existing homes to ensure that the most vulnerable can live in warm, decent, affordable homes that meet their needs. This in turn reduces potential impacts on health and social care provision, allows children to fulfil their potential and creates local jobs and training opportunities.	N/A

Human Rights and UN Conventions

Do you think that this policy will have a positive or negative impact on people's human rights? (Please refer to point 1.4 of the EIA Guidance for further information about Human Rights and the UN Conventions).

Human Rights	What are the positive or negative impacts of the proposal?	Reasons for your decision (including evidence)	How will you mitigate negative impacts?
<p>Human rights are the basic rights and freedoms that belong to every person in the world, from birth until death.</p> <p>They are based on shared values like dignity, fairness, equality, respect and independence.</p> <p>The Human Rights Act 1998 sets out the fundamental rights and freedoms that everyone in the UK is entitled to.</p>	<p>The proposal has positive impacts as good quality housing, providing a safe, warm and secure home, is essential for children, families and adults of all ages.</p> <p>A good quality home enables children and young people to</p>	<p>Good quality housing, providing a safe, warm and secure home, is essential for children and adults of all ages.</p> <p>Whilst the scheme is not specifically aimed at a particular age group, the overall benefits of the scheme could positively impact on</p>	N/A

<p>The following Articles will have most relevance in this area.</p> <ul style="list-style-type: none"> • Article 8 - Respect for family and private life • Protocol 1 article 1 - The right to peaceful enjoyment of your property 	<p>flourish and achieve their potential.</p>	<p>anyone, through the removal of category 1 hazards from the home and therefore the health benefits that are related to this.</p>	
---	--	--	--

B. DATA PROTECTION IMPACT ASSESSMENT SCREENING

Please send your assessment to the Information Rights Unit
 (DataProtectionQueries@gov.wales) copied to your Information Asset Owner.
 Confirmed by Colin Chapman

Title of proposal – National Empty Homes Grant Scheme	
Name of Information Asset Owner – Colin Chapman	
PIA reference number (A unique number to identify this PIA such as DivDate or this document's ishare id) – H&PDEC22	
Please describe your proposal:	
<p>(i) Welsh Government are launching the national rollout of an empty homes scheme that provide grant funding to owner occupiers to bring properties back into use by removing HHSRS category 1 hazards from the home.</p> <p>(ii) In addition to the grant incentives above, local authorities will be able to claim for costs that the local authority incurs as a result of undertaking the necessary checks / visits to consider the works required.</p> <p>(iii) The local authority will have control of all data relating to both the property and its owner(s). Any personal data will not be shared with any 3rd parties, including Welsh Government.</p> <p>(iv) Through the scheme, Welsh Government will be monitoring:</p> <ul style="list-style-type: none"> • Number of empty homes brought back into use as part of the scheme, • Type of works delivered through the scheme; • Energy efficiency improvements as a result of the works; • Number of defaults, • Number of grants issued. <p>(v) None of the above will involve Welsh Government receiving or processing personal data.</p> <p>(vi) The proposal will not involve the development of new legislation/measures that will require the processing of personal data by Welsh Government or any other parties.</p>	
Has data protection impact screening or assessment already been carried out?	
<p>It is considered that WG are not determining the means or nature of the processing of any personal data associated with the allocation of funds. This would be determined by RCT in their discussions with LAs who engage with the scheme. This would mean that RCT are Data Controller for personal data processed in the delivery of this Grant.</p>	
Does the proposal involve the processing of personal data by Welsh Government or any other parties? No	
<ul style="list-style-type: none"> • No: there is no need to complete the remainder of this form. Please return it to DataProtectionQueries@gov.wales, copied to your Information Asset Owner 	
Personal	
Name	Telephone numbers

Name address Business address Postcode Email address	Date of birth Driving licence number Passport / ID card number Photographs / images (which could be used to identify an individual) Other (please specify)
Special Category	
Racial / ethnic origin Political opinions Religious / philosophical beliefs Trade union membership Physical / mental health conditions Sexual life Sexual orientation Criminal & court records (inc. alleged offences)	Biometric data e.g., DNA, fingerprints
If special category personal data is being processed, is this data being collected mandatorily (i.e., without the data subjects having an option to not provide it)? <ul style="list-style-type: none"> No 	
Do any of the data subjects whose personal data will be processed fall into the following categories? Children (under the age of 12) Patients Asylum Seekers Welsh Government employees <ul style="list-style-type: none"> No 	
Please give an indication of the scale of the processing (e.g., pan-Wales, targeted group) Details: Pan-Wales	
For the personal data being processed, please indicate	
Who the data controller is?	Details: Rhondda Cynon Taf CBC
Any data processors?	Details: Local Authorities
Will the data be shared?	Details: Yes – between RCT & LAs
What is the statutory basis for processing the data? NB – GDPR itself does <u>not</u> provide a statutory legal basis to process personal data. N/A	
Have legal Services confirmed that the basis outlined above provides the necessary statutory gateway for processing (including any proposed sharing)? <ul style="list-style-type: none"> N/A 	
Will the proposal involve new or significantly changed processing of personal data about each individual? <ul style="list-style-type: none"> N/A 	
Will the personal data be consolidated, linked or matched with data from other sources?	

<ul style="list-style-type: none"> • N/A
<p>Will the personal data be used for automated decision making?</p> <ul style="list-style-type: none"> • N/A
<p>Will the personal data result in systematic monitoring of data subjects?</p> <ul style="list-style-type: none"> • N/A
<p>Does the proposal involve new or changed data collection, retention or sharing policies/practices for personal data?</p> <ul style="list-style-type: none"> • N/A
<p>Do you have a clear retention policy and what practical things are in place for you to ensure that your Retention Policy is applied?</p> <ul style="list-style-type: none"> • N/A
<p>Will the proposal involve the introduction of privacy-intrusive technologies such as</p> <ul style="list-style-type: none"> • Smart cards • RFID tags • Biometrics • Visual surveillance (e.g., CCTV) • Digital image and video recording • Profiling, data mining or logging electronic traffic • Locator technologies (e.g., GPS, mobile phone tracking) • Other (please provide details) <ul style="list-style-type: none"> • N/A
<p>Will the proposal involve new or changed identity management or authentication processes?</p> <ul style="list-style-type: none"> • N/A
<p>Will the proposal have the effect of enabling identification of individuals who were previously anonymous?</p> <ul style="list-style-type: none"> • N/A

Please send your assessment to the Information Rights Unit
(DataProtectionQueries@gov.wales) copied to your Information Asset Owner.
For completion by Information Rights Unit

<p>Is a Data Protection Impact Assessment (DPIA) required for this proposal?</p> <ul style="list-style-type: none"> • No
<p>Has advice on General Data Protection Regulation (GDPR) compliance been provided?</p> <ul style="list-style-type: none"> • Yes
<p>Does the proposal require a Privacy Notice to be drafted?</p> <ul style="list-style-type: none"> • No
<p>Does the proposal require consultation with the ICO under GDPR Art 36(4)?</p> <ul style="list-style-type: none"> • No

Does the proposal require a contract between Welsh Government as data controller and a third-party processor?

- No

Does the proposal require a data sharing agreement to be drafted?

- No

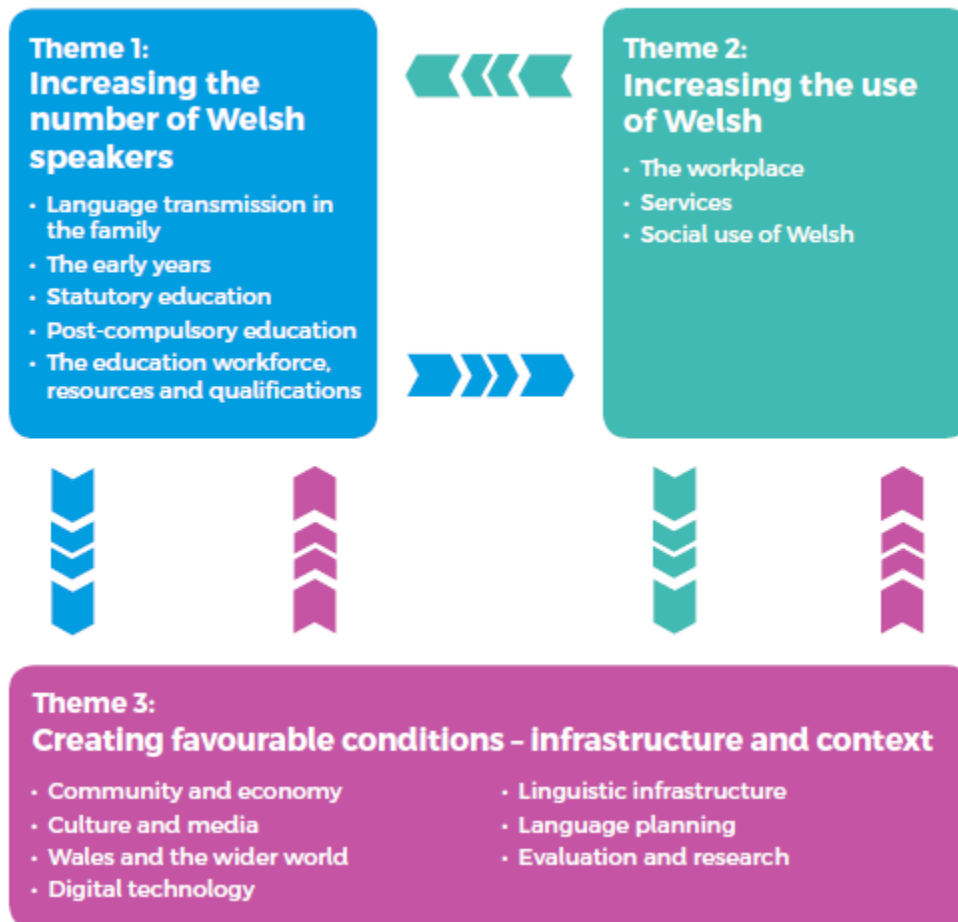
C. WELSH LANGUAGE IMPACT ASSESSMENT

Cymraeg 2050 is our national strategy for increasing the number of Welsh speakers to a million by 2050.

The Welsh Government is fully committed to the new strategy, with the target of a million speakers. A thriving Welsh language is also included in one of the 7 well-being goals in the Well-being of Future Generations (Wales) Act 2015.

We also have a statutory obligation to fully consider the effects of our work on the Welsh Language. This means that any Welsh Government policy should consider how our policies affect the language and those who speak it.

The *Cymraeg 2050* strategy has three themes:



The headings under each theme outline the scope of activities that can affect the language.

As a general rule, if your policy has the potential to impact on people, it will impact in some way on Welsh speakers and therefore on the Welsh language.

1. Welsh Language Impact Assessment reference number (completed by the Welsh Language Standards Team, email: Safonau.Standards@gov.wales): **02/11/2022**
2. Does the proposal demonstrate a clear link with the Welsh Government's strategy for the Welsh language? – *Cymraeg 2050 A million Welsh speakers* and the related Work Programme for 2017-2021?

Yes, this proposal has a direct link with the Welsh Government's strategy for the Welsh language by providing support for individuals to live within their local communities. The proposal links closely with Theme 3 of the Cymraeg 2050 strategy, by creating favourable conditions in ensuring the sustainability of communities and the Welsh language by providing homes that will enable people to stay in their local communities. Many Welsh speaking communities are located in rural and coastal communities where the availability of housing is a problem. This scheme will support housing supply by bringing more properties back into use.

The proposed scheme will be delivered by a local authority on behalf of WG and despite their own requirements to meet Welsh Language Standards including the need to prepare a plan to promote the Welsh language, it will be a requirement of the grant that certain standards are met, including providing a bilingual service and producing all documentation / marketing in both Welsh and English. Compliance with Welsh language standards is monitored by the Welsh language Commissioner.

In some parts of Wales, including Welsh speaking communities, people can encounter difficulties in finding an affordable home due to high house prices. It has been suggested this can be to the detriment of the Welsh language. Ensuring there is adequate availability of affordable housing for local people in their communities is particularly important way of helping rural Welsh speaking communities to continue to exist and thrive.

3. Describe and explain the impact of the proposal on the Welsh language and explain how you will address these impacts, in order to improve outcomes for the Welsh language. How will the proposal affect Welsh speakers of all ages (both positive and/or adverse effects)? You should note your responses to the following in your answer to this question, along with any other relevant information:
- ◆ How will the proposal affect the sustainability of Welsh speaking communities¹ (both positive and/or adverse effects)?
This will have a positive effect on Welsh speaking communities as it will increase the supply of housing for all, especially local people which in many communities include a high proportion of Welsh speakers. This proposal has the potential to help people stay or return to the communities they were brought up. The consultation on the draft Welsh language Community Housing Plan received nearly 800 responses. Many of the responses were concerned of the possible effects second homes and empty properties can have on the long-term sustainability of communities and the Welsh language. With some responses advocating that empty properties do not contribute or benefit communities.
 - ◆ How will the proposal affect Welsh medium education and Welsh learners of all ages, including adults (both positive and/or adverse effects)?
See previous answer/as above.

¹ These can be close-knit rural communities, dispersed social networks in urban settings, and in virtual communities reaching across geographical spaces.

- ◆ How will the proposal affect services² available in Welsh (both positive and/or adverse effects)? (e.g., health and social services, transport, housing, digital, youth, infrastructure, environment, local government etc.)
See previous answer/see above – should be positive and local authorities must meet their Welsh language statutory duties.
- ◆ How will you ensure that people know about services that are available in Welsh and are able to access and use them as easily as they can in English? What evidence / data have you used to inform your assessment, including evidence from Welsh speakers or Welsh language interest groups?
Legal documents and guidance will be provided in English and Welsh to the participating local authorities and the Welsh Government will ensure that its own standards are complied with when dealing with local authorities / producing its own marketing content for the scheme.
- ◆ What other evidence would help you to conduct a better assessment?
N/A
- ◆ How will you know if your policy is a success?
We will undertake regular monitoring of the scheme, within which we will seek to understand how the proposal has supported the Welsh language.

² The Welsh Language Strategy aims to increase the range of services offered to Welsh speakers, and to see an increase in use of Welsh-language services.

D. SOCIO-ECONOMIC DUTY ASSESSMENT

Undertaking the impact assessment

What evidence has been considered to understand how the proposal contributes to inequalities of outcome experience as a result of socio-economic disadvantage?

Although predominantly aimed at the owner occupier market, the proposed scheme will increase the supply of housing in communities by bringing additional properties back into occupation, therefore freeing up properties that were previously in use to reduce the demand for social or rented homes. This impact will have a positive impact on individuals and families, but the impact is likely to be moderate to minimal as there is a huge demand for social and rented housing in Wales.

Improving existing homes ensures that the most vulnerable can live in warm, decent, affordable homes that meet their needs. This in turn reduces potential impacts on health and social care provision, allows children to fulfil their potential and creates local jobs and training opportunities.

As supported by the 2019 Welsh Government 'Welsh Housing Conditions Survey 2017-18: Energy Efficiency of Dwellings', Wales has older housing stock in comparison to the rest of the UK and therefore has a higher proportion of poor-quality housing.

The scheme is designed to help those who are potentially more vulnerable and/or disadvantaged, including socio-economically disadvantaged, to access affordable, secure and suitable accommodation.

Have protected characteristics been considered?

Yes – see Equalities IA above.

Have communities of interest and places interest been considered. (Refer to page 8 in the statutory [guidance](#)).

Age related groups, income related groups, groups who experience discrimination or other social disadvantage, and geographical groups will benefit from the Scheme as more accommodation is made available. See also Equalities IA above.

What information has been considered regarding future trends?

The latest statistical data published by the WG on Estimate of Housing Need was published in August 2020 and provides estimates of future housing need. The shortage of housing at all levels is impacting on low-income households looking for affordable accommodation of a suitable standard.

What data has been considered (National and local)

See evidence throughout the IIA.

According to [research](#) by the Joseph Rowntree Foundation, the number of people in “housing cost-induced poverty” – those who are not living in poverty/socio-economic disadvantage before housing costs are taken into account and are living in poverty once housing costs are considered - has increased over the past two decades. The shortage of housing at all levels is impacting on low-income households looking for affordable accommodation of a suitable standard.

Provide a summary of evidence and links

See evidence throughout the IIA and above evidence in this section.

How could the proposal potentially further exacerbate inequality of outcome experienced as a result of socio-economic disadvantage?

Please provide detail regarding inequalities of outcome likely to be impacted and those people and communities likely to be impacted

It is not expected the scheme will exacerbate inequalities of outcome as a result of socio-economic disadvantage. The scheme aims to address concerns around housing cost induced poverty, including communities where families and young people are priced out of affordable home ownership. It also addresses the mental and physical health issues associated with poor quality housing and tackles inequalities and poor life chances associated with living in insecure, poor-quality accommodation.

Provide a summary of evidence and links

N/A

How could the decision potentially improve outcomes for those who experience socio-economic disadvantage?

Please provide detail regarding outcomes that will be improved and for who.

According to the 2021 [report](#) Implementing the Socio-economic Duty A review of evidence on socio-economic disadvantage and inequalities of outcome, evidence suggests that living in inadequate housing affects mental and physical health. The scheme is designed to reduce inequalities of income by enabling low income and economically disadvantaged people access to affordable, quality, secure accommodation.

Provide a summary of evidence and links

N/A

How will you monitor the impact of this decision? (Please consider wider outcomes)

We will undertake regular monitoring of the scheme from the outset and reported on periodically throughout the lifespan of the scheme.

Provide a summary of evidence and links

N/A

E. BIODIVERSITY IMPACT ASSESSMENT

The Nature Recovery Action Plan for Wales contains six objectives to reverse the decline of biodiversity which should be used to assess the impacts on biodiversity. They can also help develop and guide actions to comply with the S6 duty. They have been simplified as a set of questions to guide you through the impact assessment.

These questions should be considered whether your proposal has a land management element or not, although some will be particularly relevant if your policy area relates to land management in any way.

You should take a pro-active approach to considering the potential impacts on biodiversity – this is one area where unintended consequences are often overlooked, either through lack of awareness, or because it is difficult to assign a monetary value to biodiversity. Moreover, the duty requires that we positively seek opportunities to maintain and enhance biodiversity, both directly (where the intervention involves land management or construction), and indirectly (for example, where there may be an opportunity to raise awareness of the importance of biodiversity). In completing this assessment consider how enhancing biodiversity and promoting resilience of ecosystems contribute reciprocally to the aims of your policy or project.

You will need to record decisions and impacts arising from this assessment. Please note how you have answered each question, or you can use the template at the end of the assessment. Further guidance is available on the intranet.

Consider Questions 1 - 9 for ALL policies:

Embedding biodiversity

1. How will your proposal integrate biodiversity into decision making?

The Scheme will use existing resources, i.e., already built properties, to help deliver increase the supply of housing in communities and therefore consideration of biodiversity is limited.

2. Has your proposal ensured biodiversity is accounted for in business decisions?

The Scheme will use existing resources, i.e., already built properties, to help deliver increase the supply of housing in communities and therefore consideration of biodiversity is limited.

3. How does your proposal improve understanding and raise awareness of the importance of biodiversity, encouraging others to act?

N/A

Improving our evidence, understanding and monitoring

4. Have you used the best available evidence of biodiversity to inform your proposal and this assessment?

N/A

5. Have you used up to date knowledge of the key impacts on biodiversity to make evidence-based decisions?

N/A

6. Can your proposal contribute to our body of knowledge for biodiversity?

No

Governance and support for delivery of biodiversity action

7. Can your proposal support biodiversity action in any way?

No

8. Can your proposal help to build capacity for biodiversity action?

No

9. Have you recorded decisions and actions to maintain and enhance biodiversity?

None

If your proposal concerns construction or management of land and/or sea, please also consider Questions 10 – 16:

N/A