CYNGOR AM EIDDO GWAG

Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

Ceir mwy na 1200 o eiddo gwag ar hyn o bryd yn ardal Merthyr Tudful, mae dros 600 o'r rhain wedi bod yn wag ers dros 6 mis; maent yn cynrychioli gwastraff, cost ariannol a chyfle a gollwyd.

Fel Cyngor rydym yn ymroddedig i ddyfod ag eiddo gwag yn ôl i'w defnyddio a gallwn gynnig amrywiaeth o gyngor a chymorth i'ch galluogi chi i wneud hynny; gan gynnwys:

1. **Benthyciadau Di-log:** mae arian ar gael gennym i ddarparu benthyciadau di-log i berchnogion eiddo gwag hyd at £25,000. Mae'r benthyciadau hyn ar gael pan fo'r perchennog am werthu neu rentu ei eiddo. Maen nhw'n cael eu darparu ar sail y cyntaf i'r felin. Am ragor o wybodaeth cysylltwch ag Alison Reddy ar 01685 725000.

2. **Gwerthu eich eiddo:** Os oes diddordeb gennych mewn gwerthu, rydym wedi negodi gostyngiad o 50% i'r cyfraddau gwerthu gydag All Wales Auction. Maen nhw hefyd yn cynnig 'dim gwerthiant, dim ffi' ac nid oes ffi mynediad. Am ragor o wybodaeth ffoniwch 0800 905 905.

   Neu os wnewch chi fy hysbysu o'ch dymuniad i werthu eich eiddo gwag, gallaf eich rhoi mewn cysylltiad â nifer o adeiladwyr/ datblygwyr lleol a allai fod â diddordeb mewn prynu eich eiddo.

3. **Rhentu eich eiddo:** Mae ein tîm tai yn cynnig gwasanaeth dod o hyd i denant AM DDIM, pan fyddwn yn cyfeirio tenantiaid posibl atoch chi. Caiff pob tenant posibl ei gyfweld a'i asesu i sicrhau ei gymhwysedd i'ch gofynion cyn ei gyfeirio atoch chi, a'ch dewis chi yn llwyr fydd ei dderbyn fel tenant ai peidio. Am ragor o wybodaeth cysylltwch â'r Tîm Atebion Tai ar 01685 725000. Neu gallwch ddewis prydlesu a rheoli eich eiddo eich hun drwy asiant prydlesu lleol. Os fyddwch yn penderfynu rhentu eich eiddo bydd angen i chi fod yn ymwybodol o Rent Smart Wales a'r goblygiadau cyfreithiol ar landlordiaid yng Nghymru. Mae rhagor o wybodaeth ar gael yn www.rhentudoeth.llyw.cymru/cym/ neu wrth ffonio 03000 133344.

4. **Gostyngiad TAW:** Os oes angen atgyweirio neu uwchraddio eich eiddo a'i fod wedi bod yn wag ers mwy na 2 flynedd, bydded yn hysbys eich bod yn gymwys am ostyngiad i'r gyfradd TAW o 5%. Mae hyn yn gymwys i lafur a deunyddiau sy'n gysylltiedig ag atgyweirio, addasiadau, adeiladu garej cysylltiedig a thirlunio caled. Rhaid bod eich adeiladwr wedi ei gofrestru fel adeiladwr TAW felly nid yw hyn ar gael ar gyfer gwaith DIY. Bydd angen i chi ddarparu llythyr i'ch adeiladwr i gadarnhau hyd yr amser y bu'r eiddo'n wag; cysylltwch â mi os oes angen hyn arnoch.

5. **Llyfryn Cyngor:** Rydym wedi datblygu llyfryn cyngor yn arbennig ar gyfer Perchnogion Eiddo Gwag. Y mae'n darparu gwybodaeth ddefnyddiol am eiddo gwag a'r ffyrdd amrywiol o ddyfod â nhw'n ôl i'w defnyddio; o ddod o hyd i adeiladwr i ddod o hyd i denant neu brynwr posibl i'ch eiddo. Ceir hefyd gwybodaeth am ostyngiad treth a gostyngiad TAW y gallech fod yn gymwys amdanynt. Cysylltwch â publichealth@merthyr.gov.uk neu ffonio 01685 725000 os hoffech dderbyn copi.

VACANT PROPERTY ADVICE

Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

There are currently more than 1200 empty properties in the Merthyr Tydfil area; over 600 of these have been empty for more than 6 months; these represent waste, financial expense and missed opportunity.

As a Council we are committed to bringing empty properties back into use and we can offer a range of advice and assistance to enable you to do this; this includes:

1. **Interest Free Loans:** we have funding available to provide owners of empty properties with an interest free loan of up to £25,000. These loans are available where the owner wishes to sell or rent their property. They are provided on a first come first served basis. For more information contact Alison Reddy on 01685 725000.

2. **Selling your property:** If you are interested in selling, we have negotiated a 50% discount on the selling rates with All Wales Auction. They also offer 'no sale; no fee' and there is no entry fee. For more information please ring 0800 905 905.

   Alternatively, if you advise me of your wish to sell your vacant property and I will put you in touch with a number of local builders / developers who may be interested in purchasing your property.

3. **Renting your property:** Our housing team are offering a FREE tenant find service, where we will refer prospective tenants to you. All prospective tenants are interviewed and assessed to ensure their suitability to your requirements prior to a referral being made and whether you accept them as tenants will be completely your choice. For more information please contact Housing Solutions Team on 01685 725000. Alternatively you may choose to let and manage your property yourself or through a local letting agent.

   If you decide to rent your property you will need to be aware of Rent Smart Wales and the legal obligations for landlords in Wales. More information is available at www.rentsmart.gov.wales/en/ or by calling 03000 133344.

4. **Reduced VAT:** If your property is in need of repair or upgrading and has been empty for more than 2 years, please be advised that you will be eligible for a reduced VAT rate of 5%. This applies to labour and materials associated with repairs, alterations, construction of associated garages and hard landscaping. Your builder must be a Vat registered builder so this is not available for DIY work. You will need to provide a letter to your builder confirming length of time property has been vacant; please contact me if you require this.

5. **Advice Booklet:** We have developed an advice booklet specifically for Owners of Empty Properties. It provides useful information on empty properties and the various ways to bring them back into use; from finding a builder to finding a tenant or a potential buyer for your property. There is also information provided on various tax and VAT reliefs you may be entitled to. Please contact publichealth@merthyr.gov.uk or telephone 01685 725000 if you would like a copy.