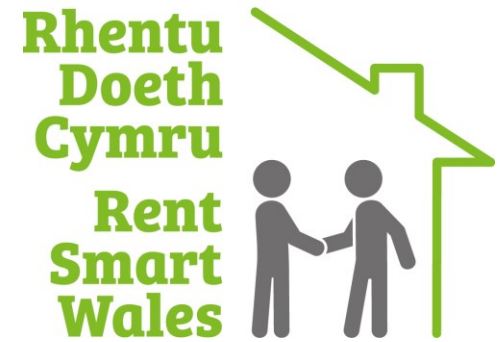




Bethan Jones

Rheolwraig Weithredol Operational Manager



Cefndir Deddfwriaethol yng Nghymru

Legislative Background in Wales

Does neb yn gwybod faint o landlordiaid yn union sydd i'w cael. Mae'r data ar gyfer hynny'n brin.

No one knows true number of landlords. Data very limited.

Mae'n Ddewis Tai Pwysig, ond yn draddodiadol dyma lle mae'r amodau gwaethaf, yn aml oherwydd diffyg dealltwriaeth.

Important Housing Option but traditionally poorest conditions; often due to lack of understanding

Yn 2011, rhoddwyd pwerau deddfu i Lywodraeth Cymru ac arweiniodd hyn at Ddeddf Tai (Cymru) 2014.

In 2011 Welsh Government granted law making powers led to Housing (Wales) Act 2014

Daeth y rhan fwyaf o Ran 1 i rym ar 23 Tachwedd 2015 a 2016.

Most of Part 1 came into force on 23 November 2015 and 2016

Gellir darllen yr holl ddeddfwriaeth yn:
www.legislation.gov.uk

All legislation can be read at:
www.legislation.gov.uk



Deddf Tai (Cymru) 2014 Rhan 1

Housing (Wales) Act Part 1



- Cyflwynodd y Ddeddf ofyniad cyfreithiol i bob landlord gofrestru eu hunain a'u heiddo rhent hefyd.
- Mae'n rhaid i landlordiaid ac asiantau a weithredir ar eu rhan, sy'n gosod neu sy'n rheoli eiddo rhent gael trwydded.
- Trwyddedu ar sail hyfforddiant (dim archwiliad)
- Perthnasol i denantiaethau sicr, byrddaliadau sicr a thenantiaethau rheoledig.
- Caiff Landlordiaid Cymdeithasol Preswyl eu heithrio rhag gorfod cofrestru; fodd bynnag os yw Landlord Cymdeithasol Cofrestredig yn gwneud gwaith gosod a rheoli ar ran landlord yn y sector rhentu preifat, mae'n rhaid iddo ddal trwydded.
- Act introduced a legal requirement for all landlords to register themselves and their rental addresses
- Landlords and agents who act on their behalf who let and/or manage rental properties must become licensed
- Licensing based on training (no inspection)
- Applicable to Assured, Assured Shorthold and Regulated tenancies
- Exempts Residential Social Landlords from registration; however if RSL does letting and management work on behalf of a PRS landlord they must be licensed

Sut y caiff ei gweinyddu?

How is it administered?

- Mae Gweinidogion Cymru wedi nodi mai Cyngor Caerdydd yw Awdurdod Trwyddedu Cymru.
- Mae Caerdydd yn cynnal y gofrestr ac yn gweinyddu ac yn caniatáu cofrestriadau a thrwyddedau.
- Un cais sydd angen i landlordiaid ac asiantau ei wneud ar gyfer y wlad gyfan.
- The Welsh Ministers have designated Cardiff Council as the licensing authority for Wales
- Cardiff maintains the register and administers and grants registrations and licences
- Landlords and agents have one application to cover them for whole country.



Cofrestrriad Registration

Mae'n rhaid i landlordiaid wneud y canlynol:

- Rhoi gwybodaeth am ohebiaeth
- Rhoi cyfeiriadau'r holl eiddo rhent
- Talu ffi
- Nodi pwy sy'n gosod a rheoli pob eiddo

Landlord Must:

- Provide correspondence info
- Give address of all rental property
- Pay a fee
- Identify who does letting and management at each property



Proses arlein (gan gynnwys taliad ffi)

On – line process
(including fee payment)



Symml, cyflym a awtomataidd

Simple, quick and automated



Nid yw'r cofrestr yn gyhoeddus; ond gall tenantiaid gwirio landlord

Register is not public; but tenants can verify landlords

Cartref

Chwiliwch y gofrestr
am landlordiaid ac asiantau

Landlordiaid

Y gyfraith a sut i gydymffurfio

Asiantau

Y gyfraith a sut i gydymffurfio

Tenantiaid

Dysgu am eich hawliau a'ch rhwymedigaethau

Amdanom ni

Cefndir Rhentu Doeth Cymru

Gwneud Cais

Dechreuwch y broses ar-lein

Cartref > Gwirio Cofrestr

Gwirio'r Gofrestr

Mae Deddf Tai (Cymru) 2014 yn nodi yn Atodlen 1 pa wybodaeth y mae'n rhaid ei rhoi am landlord cofrestredig, eiddo neu landlord neu asiant trwyddedig os gwneir cais i'r Awdurdod Trwyddedu.

Defnyddiwch y chwiliad isod i weld mwy am wybodaeth ar y gofrestr gyhoeddus.

Sylwer: mae'r chwiliad hwn a'r canlyniadau a roddir ar gyfer pob cyfeiriad eiddo yng Nghymru sydd â chyfeiriad post. Felly, nid yw dod o hyd i'r cyfeiriad yn dangos bod yr eiddo'n cael ei rentu nawr neu wedi ei rentu yn y gorffennol.

Cyfeiriad Eiddo

Landlord

Asiant

Rhif Cyfeirnod

Rhowch gyfeiriad neu god post eiddo rhent yng Nghymru

- Naill ai -

Enw Tŷ/Rhif (nid yn orfodol)

Heb ddod o hyd i'r hyn roeddech chi'n chwilio amdano?

Os na allwch ddod o hyd i'r hyn rydych chi'n chwilio amdano, **cysylltwch â ni.**

Rhentu Doeth Cymru
Rent Smart Wales

Sign in

Contact us

Cymraeg

Follow us

Search

Home

Check register
Search the public register

Landlord
The law and how to comply

Agents
The law and how to comply

Tenants
Know your rights and obligations

About
Background to Rent Smart Wales

Apply
Start the process online

Home > Check Register

Check Register

The Housing (Wales) Act 2014 states in Schedule 1 what information must be provided about a registered landlord, property or licensed landlord or agent if a request is made to the Licensing Authority.

Use the search below to find out information on the public register.

Please note: this search and the results presented are on all property addresses within Wales which have a postal address. Therefore finding the address is no indication that the property is, or has even been, rented.

Property Address

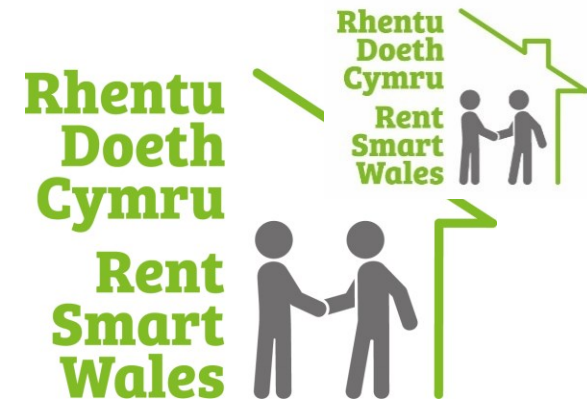
Landlord

Agent

Reference Number

Enter an address or postcode of a rental property in Wales

SEARCH



Ystadegau'r Mis

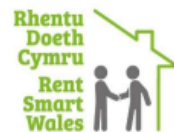
Monthly Statistics

Cyhoeddir yn fisol ar ein gwefan ac mae ar daflen Ffioedd a Chanllawiau dan 'Tudalennau Poblogaidd'.

Published monthly on our website and can be found on the Leaflets Fees and Guides under Popular Pages.

Ystadegau'r Mis Monthly Statistics

Ar As of 31/12/18



Landlordiaid wedi'u Cofrestru
Landlords Registered

95,019

Cofrestriadau Anghyflawn
Incomplete Registrations

768

Landlordiaid Trwyddedig
Landlords Licensed

34,394

Trwyddedau Landlordiaid wrthi'n cael eu hasesu
Landlord Licences being assessed

183

Asiantau Trwyddedig
Agents Licensed

3,935

Trwyddedau Asiantau wrthi'n cael eu hasesu
Agent Licences being assessed

34

Cyfrifon Defnyddiwr a Grëwyd
User Accounts created

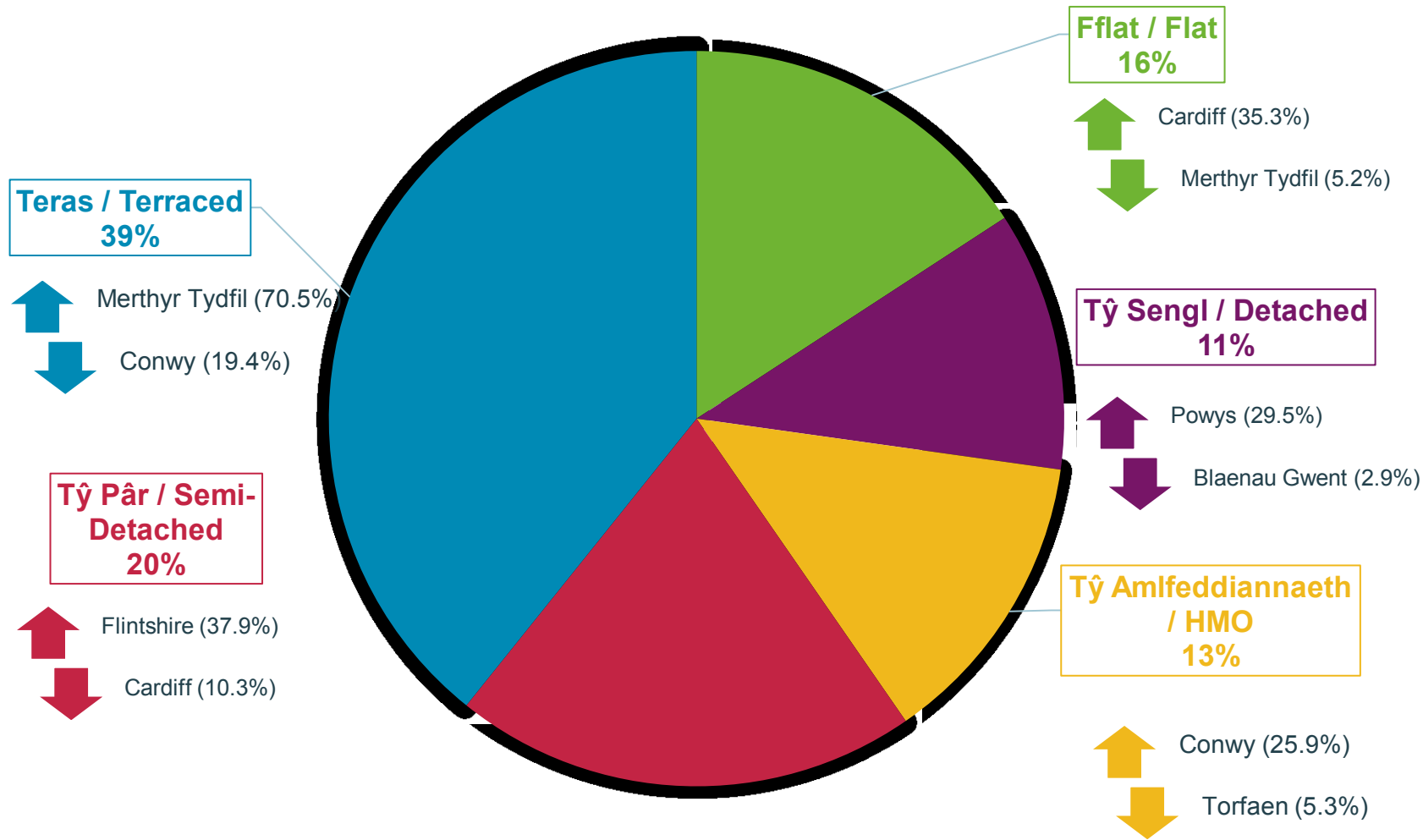
121,925

Eiddo wedi'u cofrestru
Properties registered

196,016

Eiddo Rhent Cofrestredig yng Nghymru

Registered Rental Properties in Wales



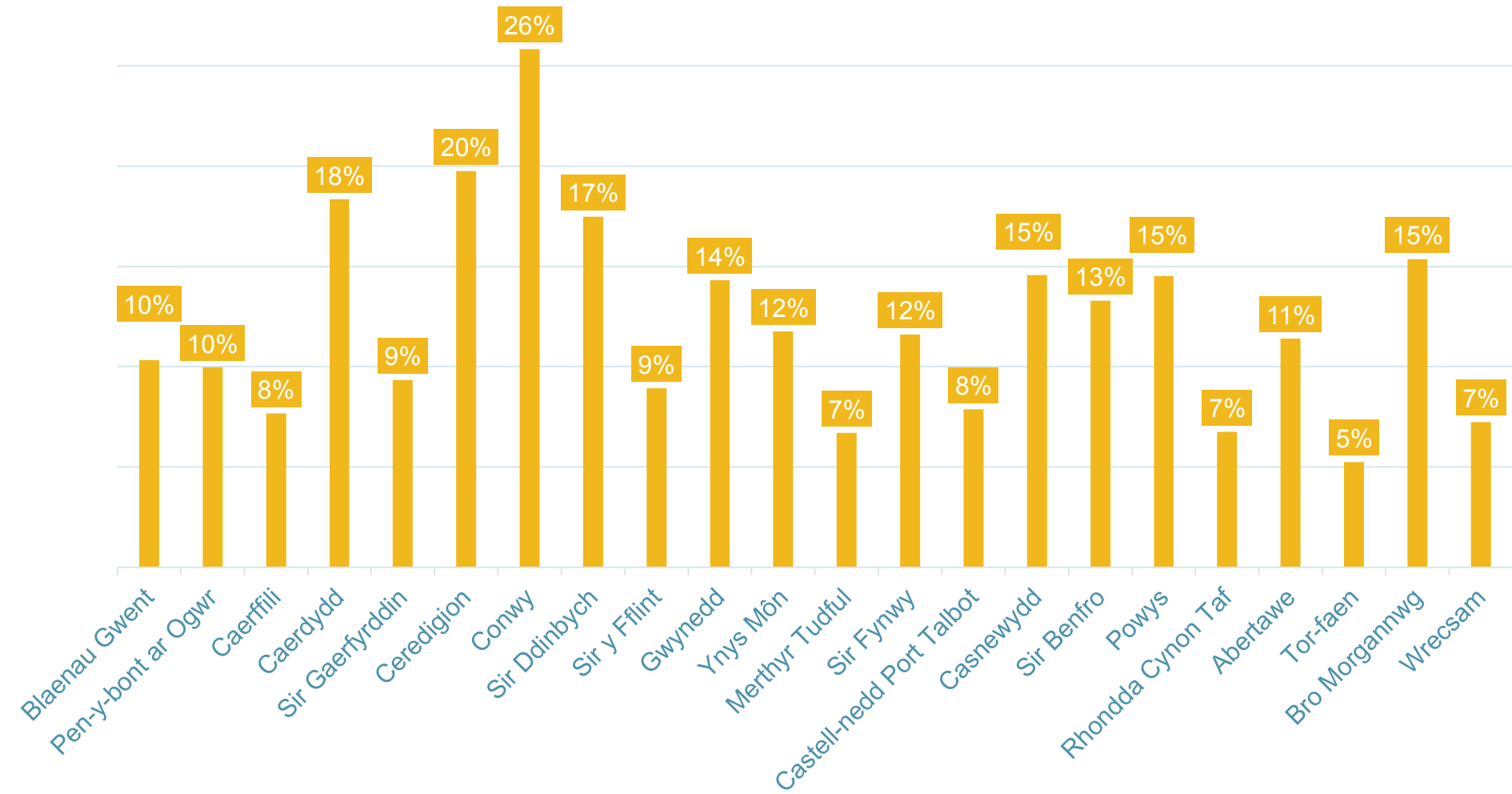
Eiddo Rhent Cofrestredig yng Nghymru

Registered Rental Properties in Wales

Math o Dŷ House Type	Nifer Cyffredin Ystafelloedd Gwely Average Bedrooms
Fflat / Flat	1.72
Tŷ Sengl / Detached	3.09
Tŷ Amlfeddiannaeth / HMO	1.71
Tŷ Pâr / Semi Detached	2.73
Teras / Terrace	2.63
Pob un / All	2.38

% Tai Amlfeddiannaeth fesul Awdurdod Lleol

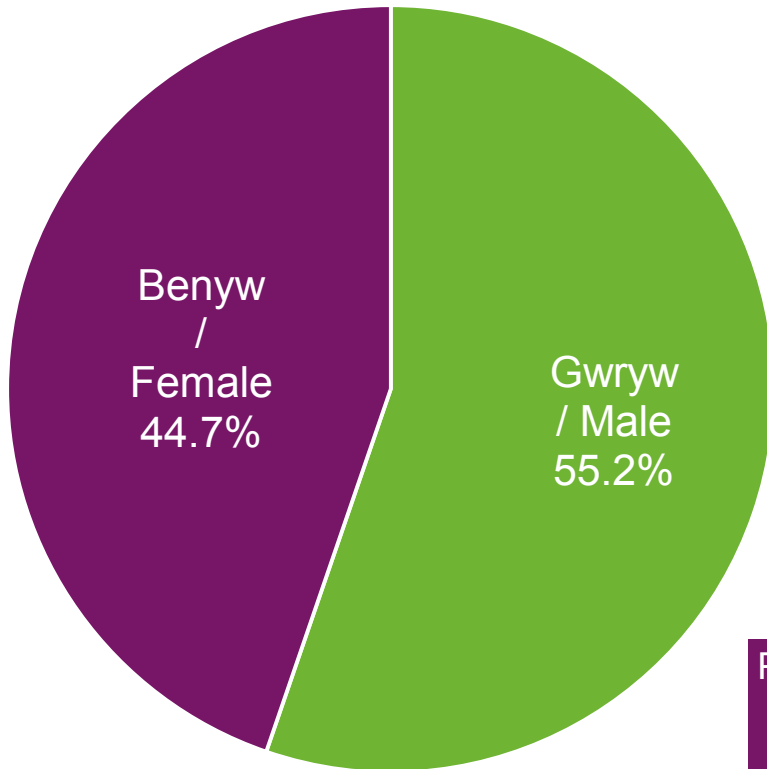
% HMOs by Local Authority



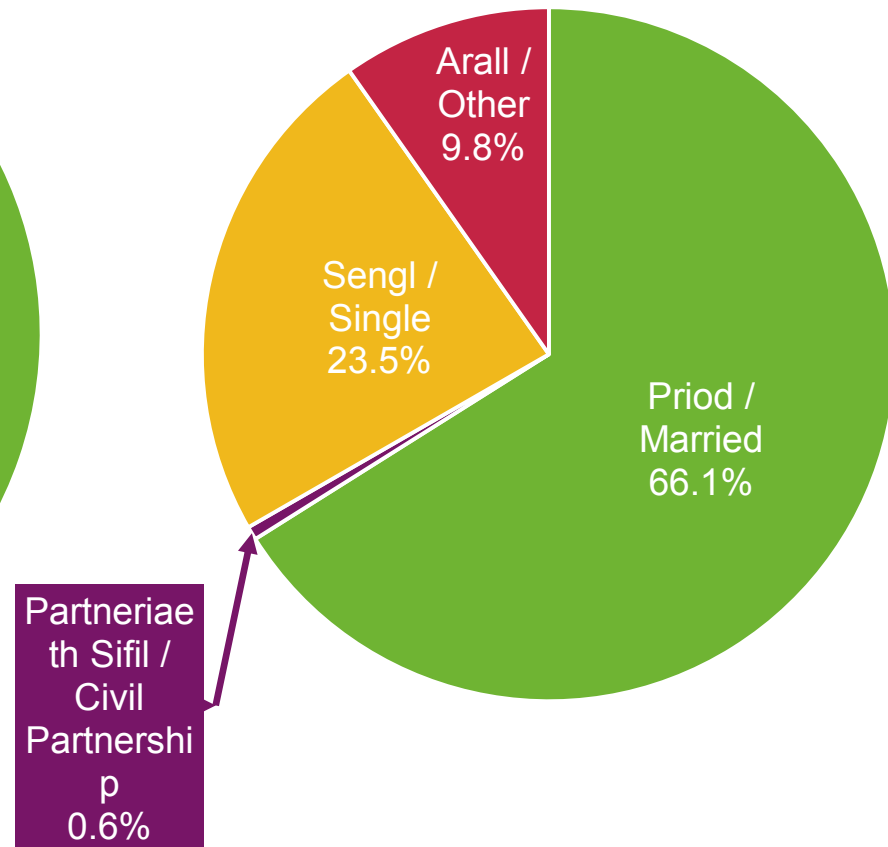
Demograffeg Asiantau a Landlordiaid

Demographics of Agents and Landlords

Rhywedd / Gender



Statws Priodasol / Marital Status

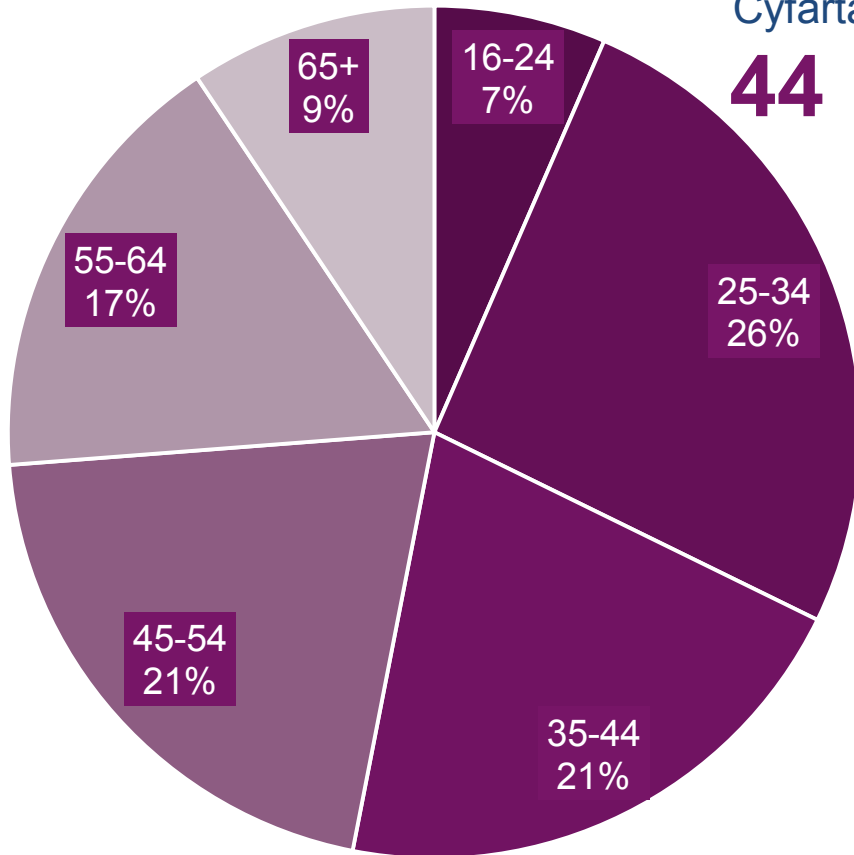


Demograffeg Asiantau a Landlordiaid

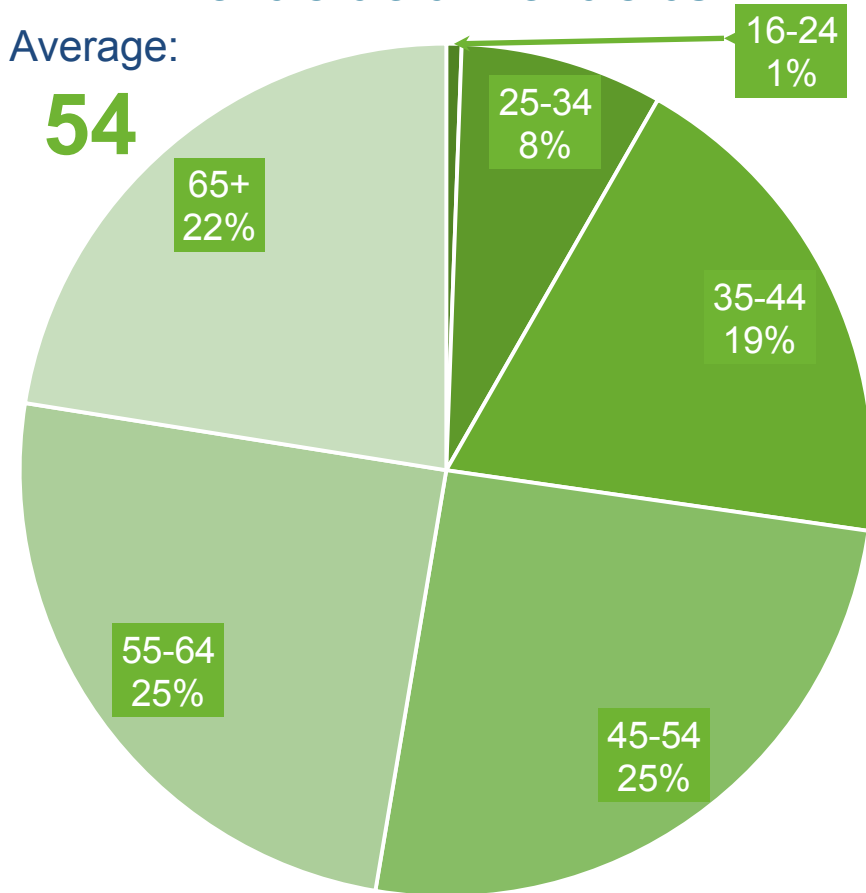
Demographics of Agents and Landlords

Ystod Oedran / Age Range

Asiantau / Agents



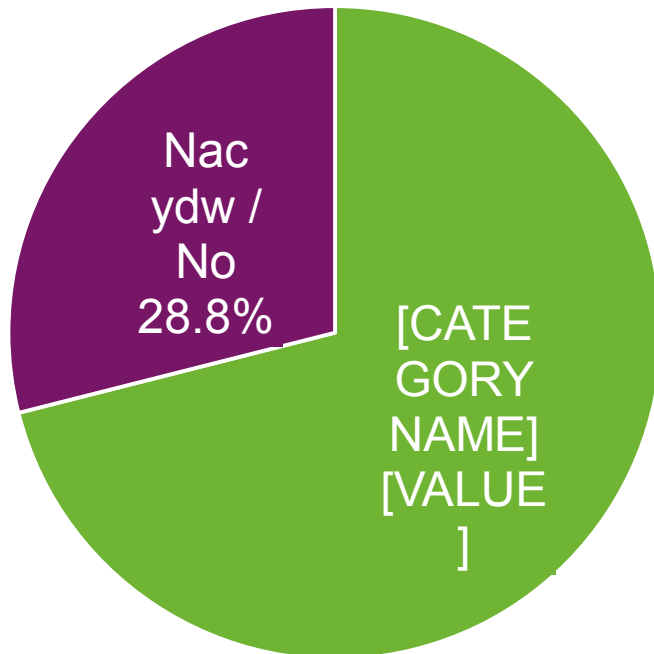
Landlordiaid / Landlords



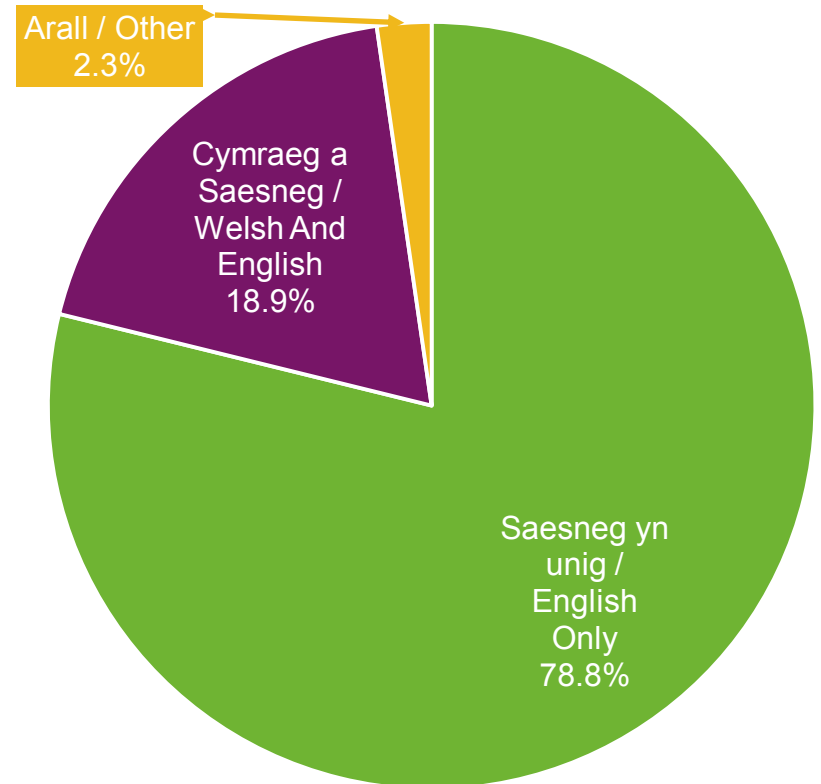
Demograffeg Asiantau a Landlordiaid

Demographics of Agents and Landlords

Ydych chi'n ystyried eich hun yn
Gymro?
Do you consider yourself Welsh?



Sgiliau Iaith / Language Skill



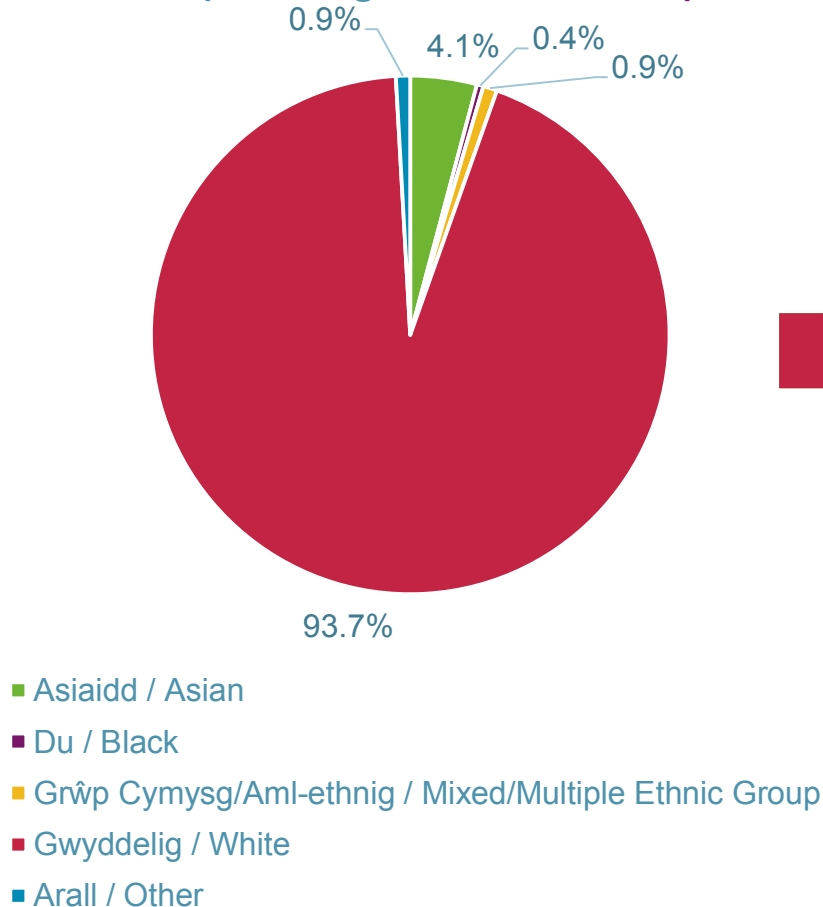
Mae'n well gan 1.9% o Landlordiaid ac 1.1% o Asiantau dderbyn gohebiaeth yn Gymraeg
1.9% of Landlords and 1.1% of Agents prefer to receive correspondence in Welsh

Cymraeg yn unig / Welsh Only: 0.1%

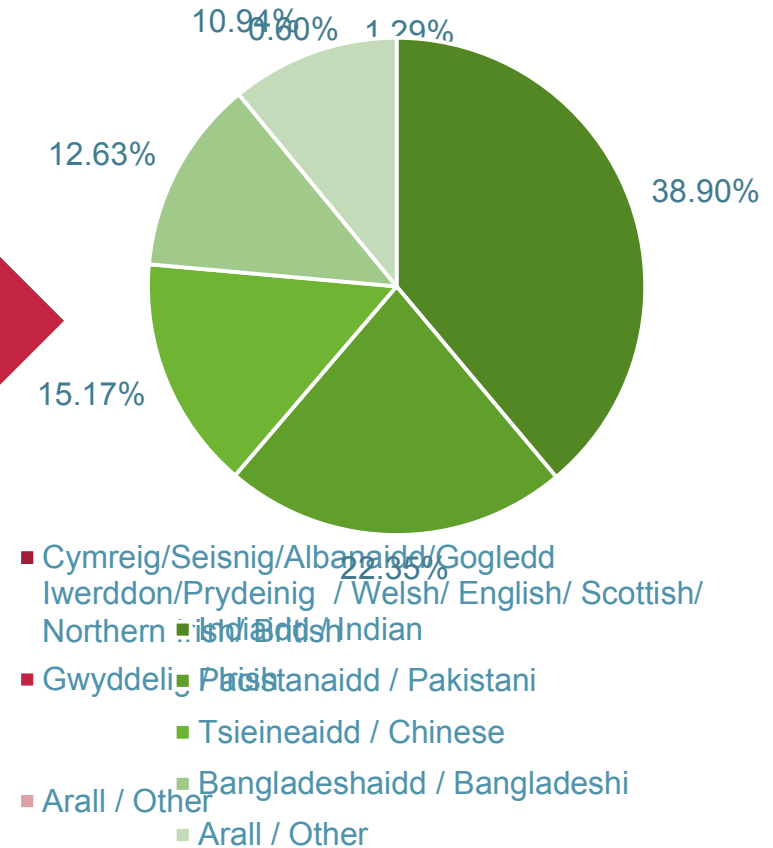
Demograffeg Asiantau a Landlordiaid

Demographics of Agents and Landlords

Grŵp ethnig / Ethnic Group



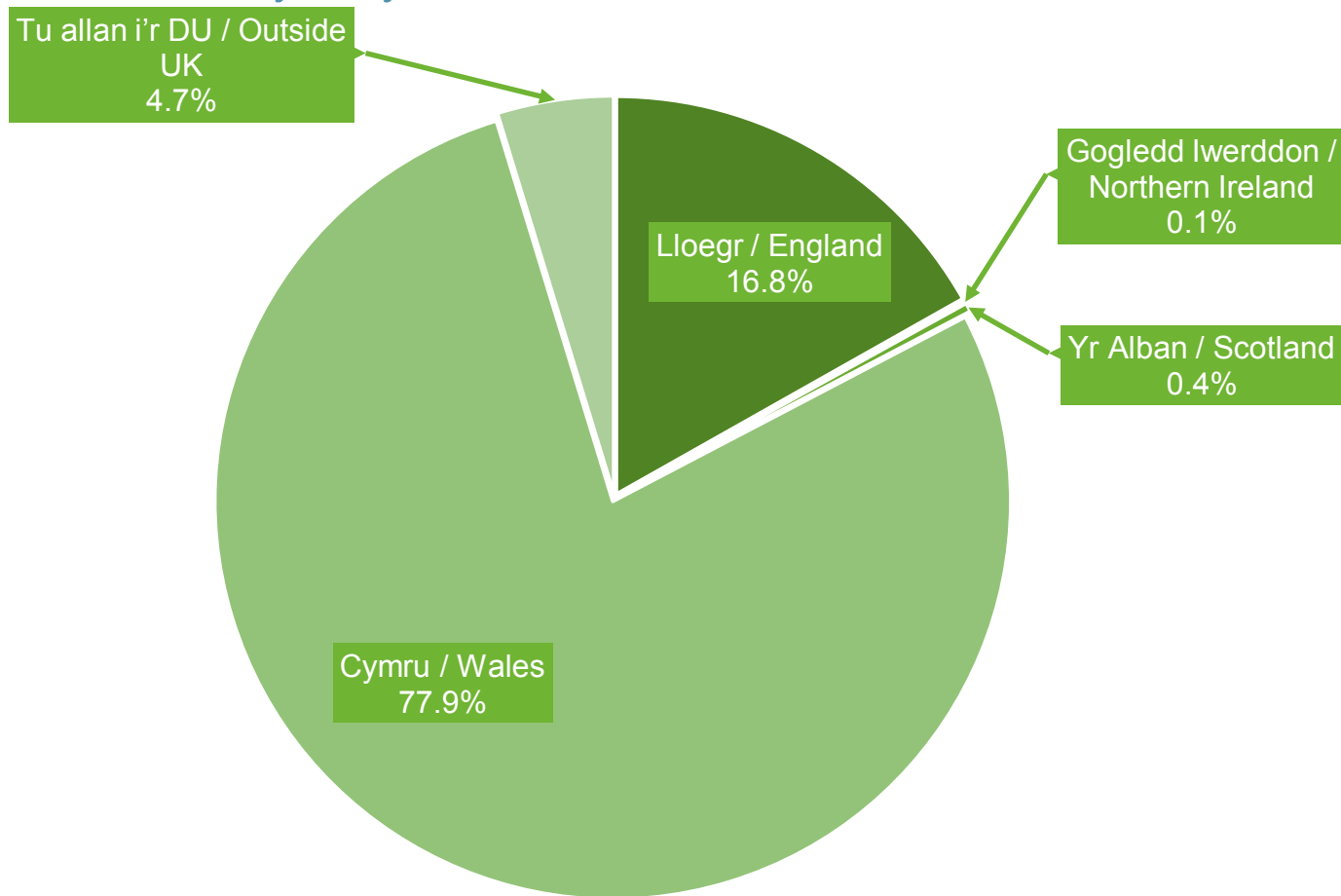
Trawstoriad Asiaidd / Asian breakdown
Trawstoriad gwyn / White breakdown



Gwlad breswyl

Resident country

Defnyddwyr Landlordiaid / Landlord Users



Ar-lein v. Ar bapur

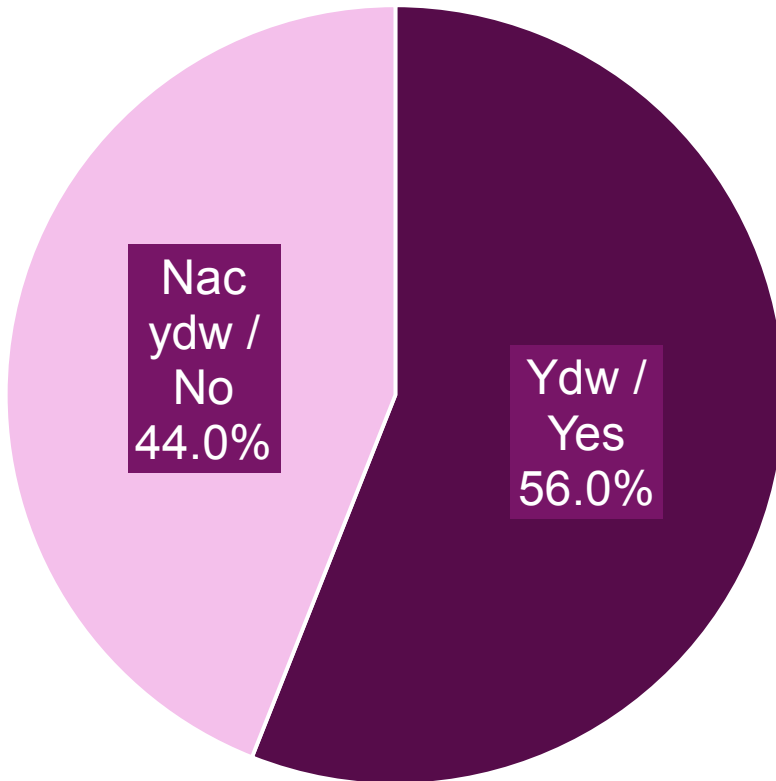
Online vs Paper

- **0.7%** o Geisiadau Trwydded Asiant ar bapur
- **2.4%** o Geisiadau Trwydded Landlord ar bapur
- **25.2%** o archebion cyrsiau asiant yn gyrsiau ystafell ddosbarth
- **18.7%** o archebion cyrsiau landlord yn gyrsiau ystafell ddosbarth
- **0.7%** Paper Agent Licence applications
- **2.4%** Paper Landlord Licence applications
- **25.2%** Agent course bookings are classroom courses
- **18.7%** Landlord course bookings are classroom courses

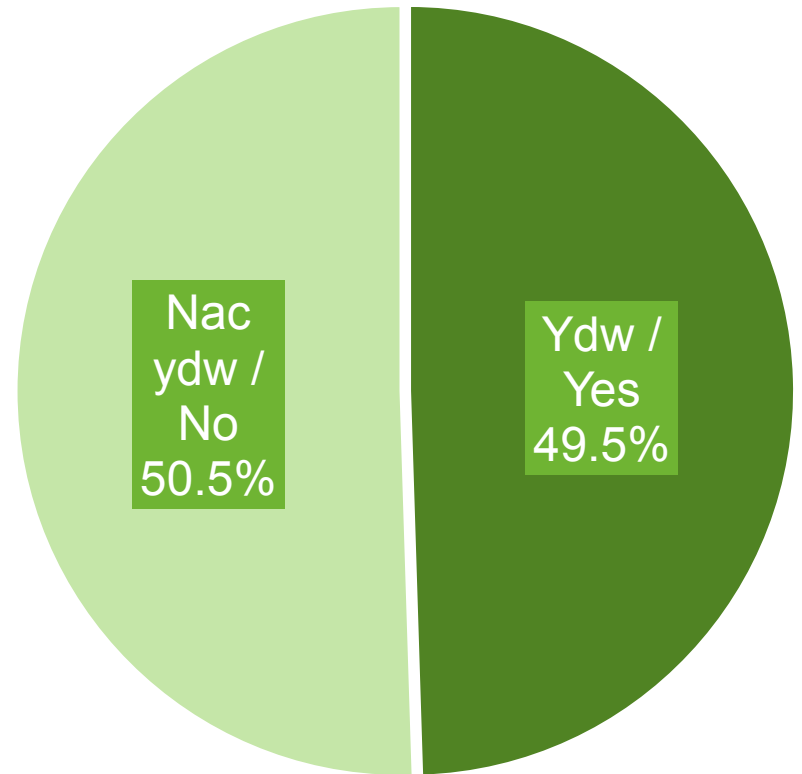
Marchnata Marketing

Ydych chi am gael y wybodaeth ddiweddaraf?
Do you want to be kept informed?

Asiantau / Agents

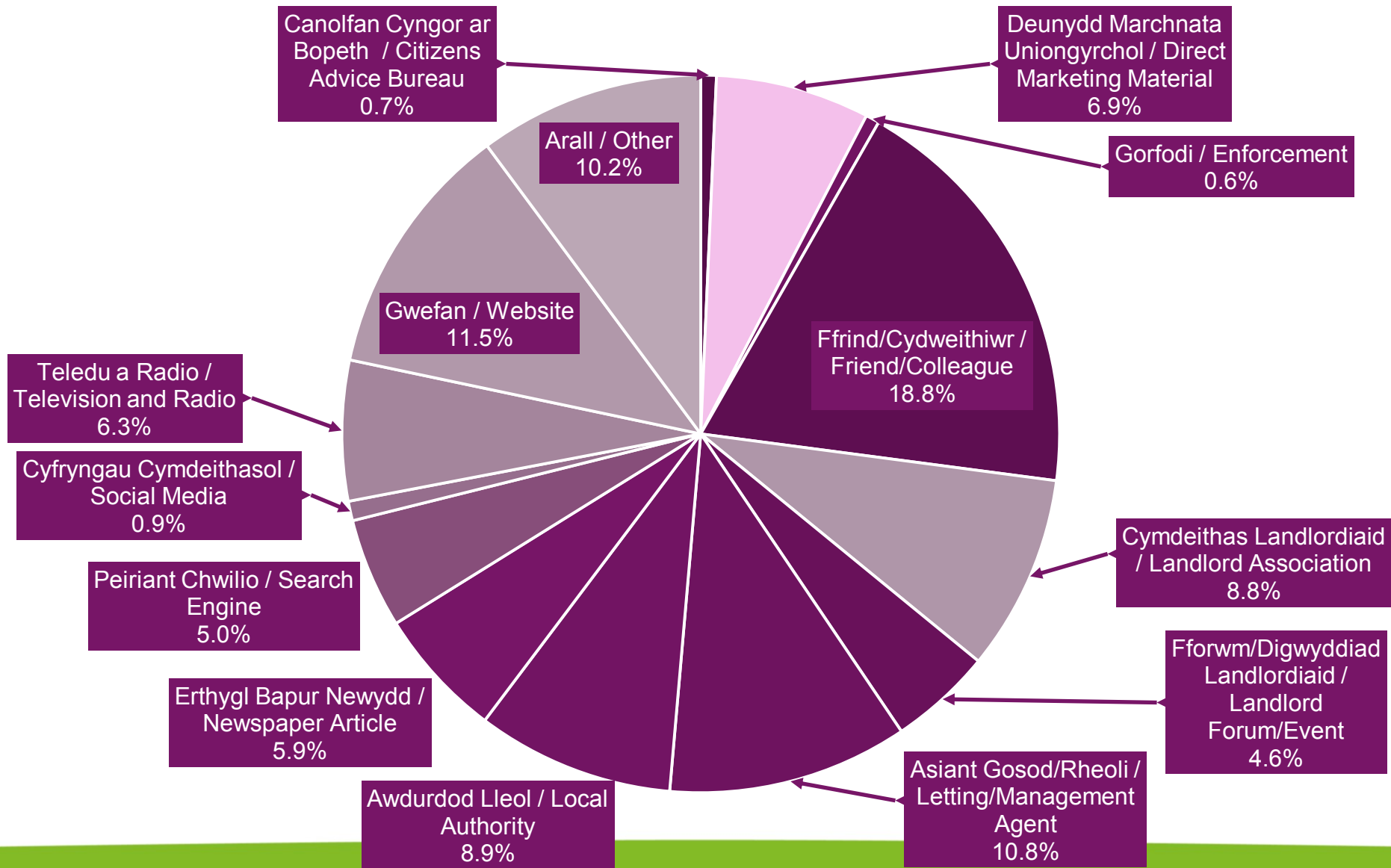


Landlordiaid / Landlords



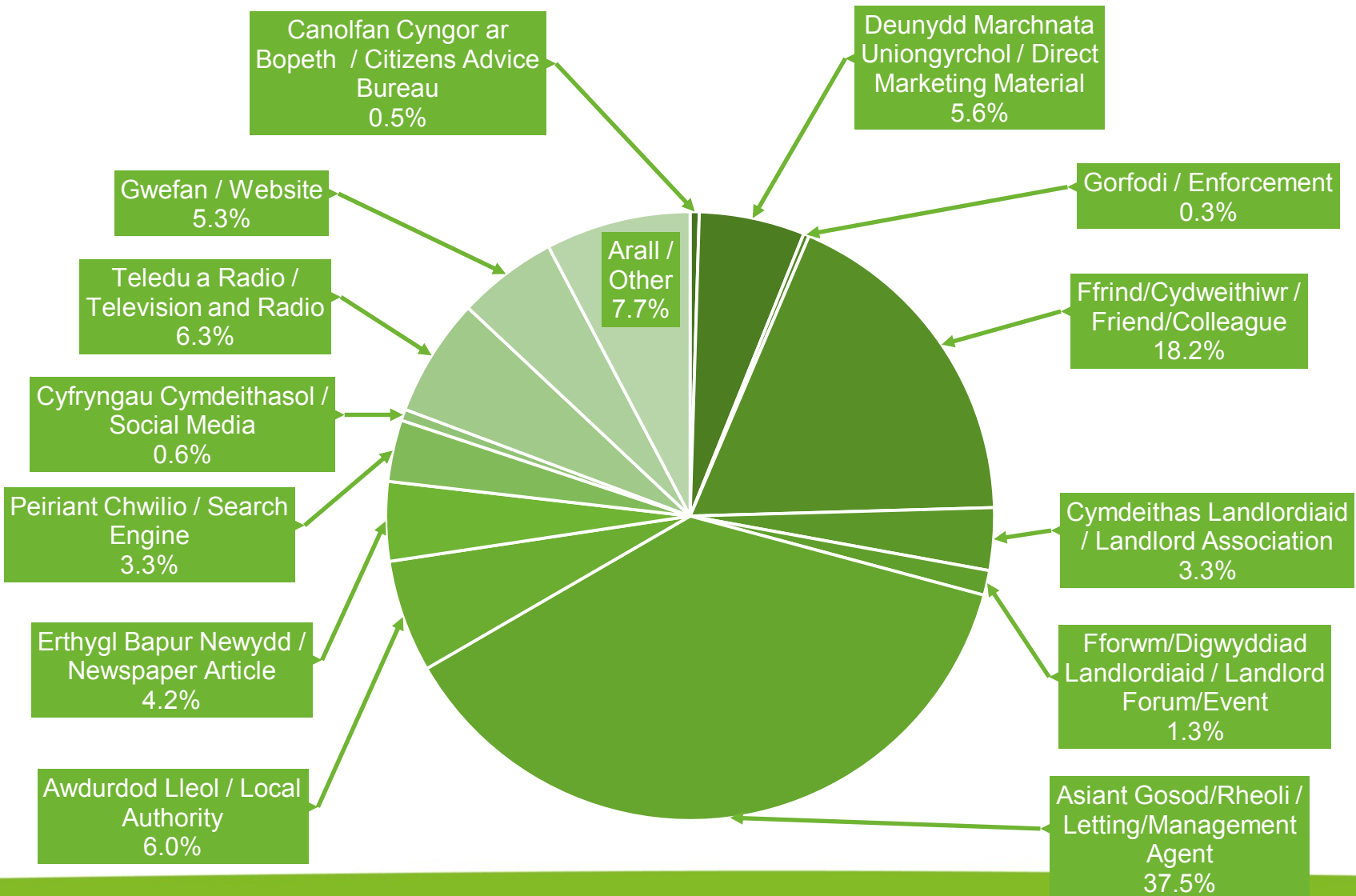
Sut glywsoch chi am Rhentu Doeth Cymru? (Asiantau)

How did you hear about Rent Smart Wales? (Agents)



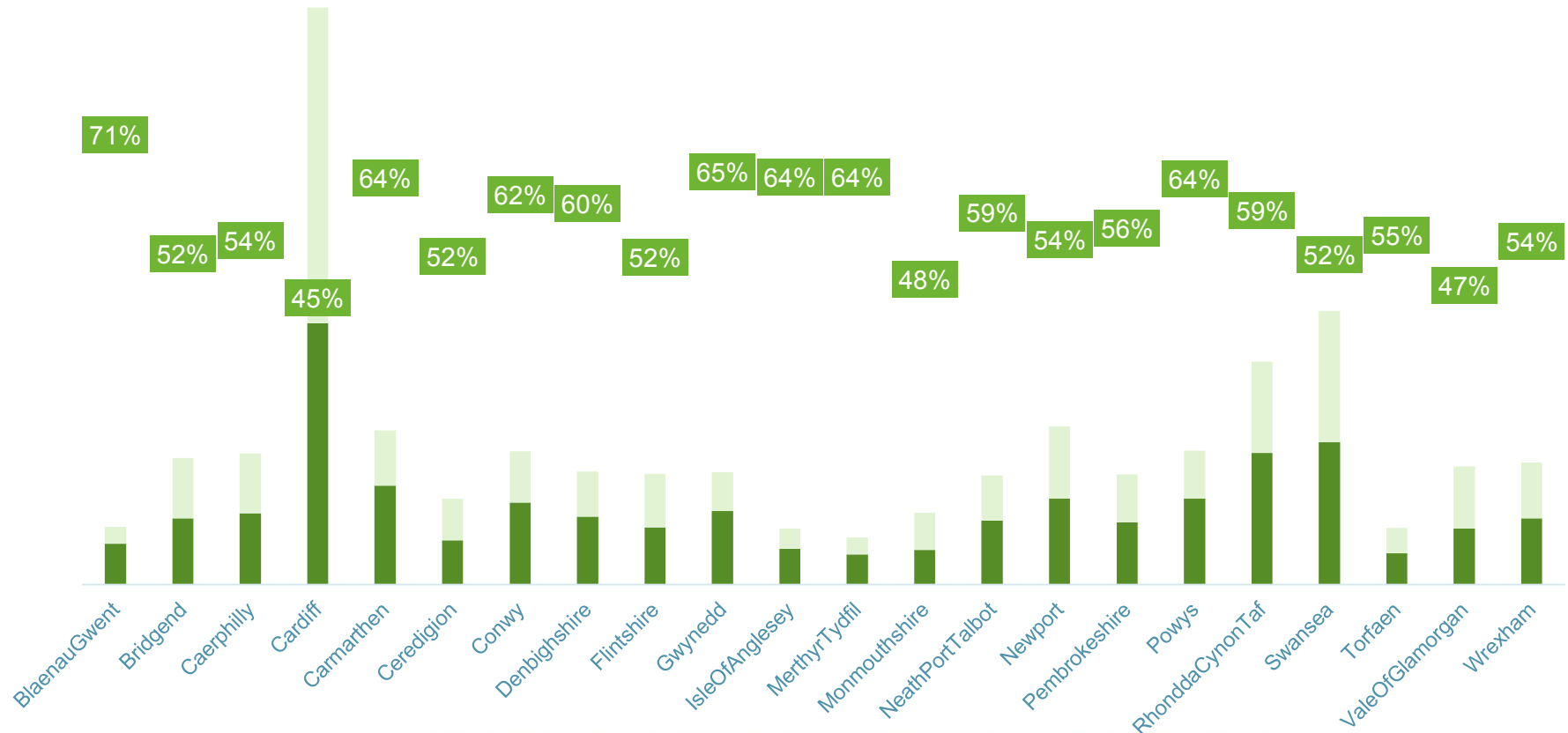
Sut glywsoch chi am Rhentu Doeth Cymru? (Landlords)

How did you hear about Rent Smart Wales? (Landlords)



Landlord neu Asiant? Landlord or Agent?

Eiddo Trwyddedig gyda Thrwydded Landlord Licensed Properties with a Landlord Licence

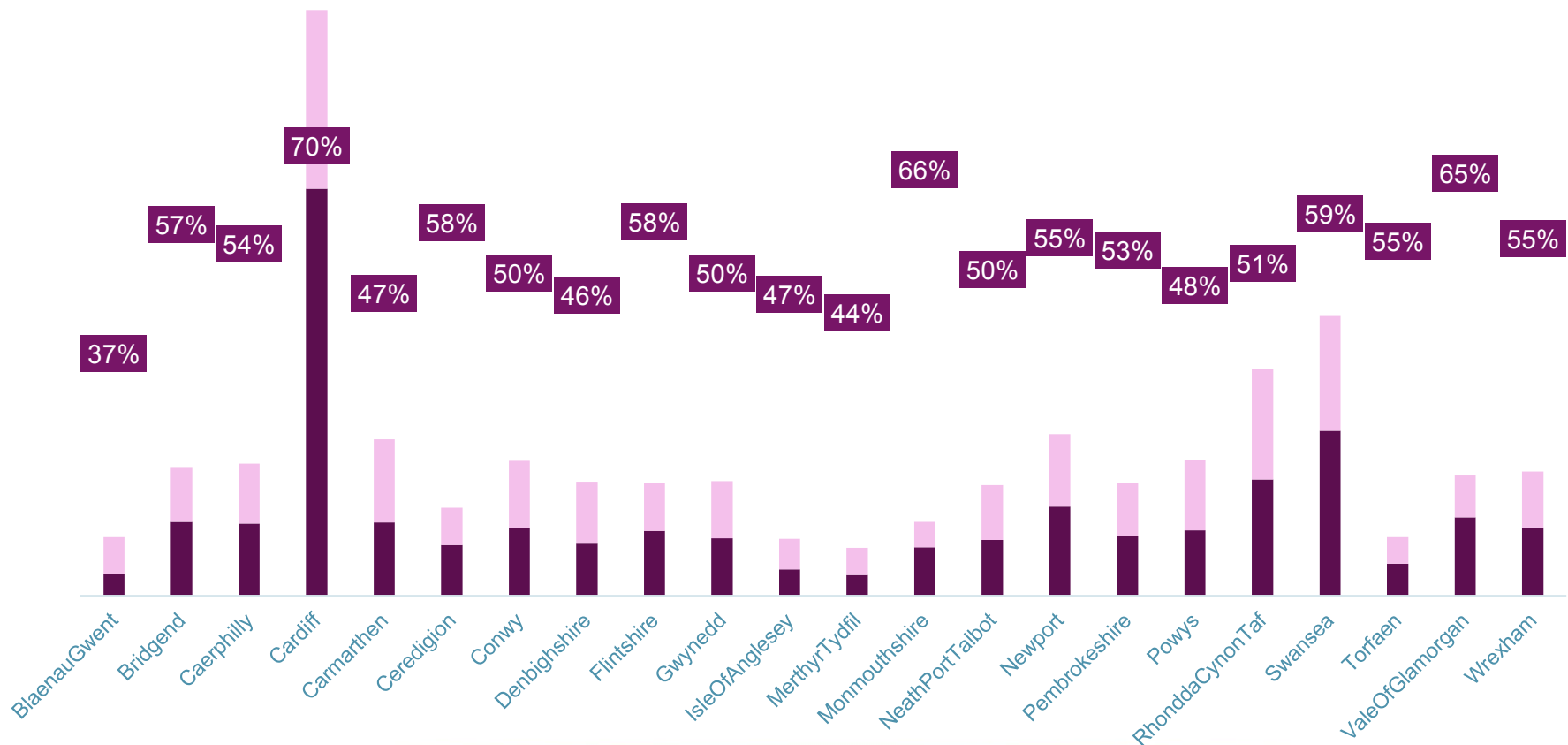


55%

o eiddo wedi'u cysylltu â thrwydded Landlord
of properties are connected to a Landlord licence

Landlord neu Asiant? Landlord or Agent?

Eiddo Trwyddedig gyda Thrwydded Asiant Licensed
Properties with an Agent Licence



56%

o eiddo wedi'u cysylltu â thrwydded Asiant
of properties are connected to a Agent licence

Mathau o Landlord

Types of Landlord

Math / Type	Eiddo Cyffredin / Average Properties
Elusen / Charity	6.05
Corff Corfforaethol / Corporate Body	7.63
Unigol/Ar y cyd / Individual/Joint	1.85
Ymddiriedolaeth / Trust	3.99
Pob Landlord / All Landlords	2.04

Mathau o Asiant

Types of Agent

Math / Type	Eiddo Cyffredin / Average Properties
Elusen / Charity	32.2
Corff Corfforaethol / Corporate Body	137.3
Unigol / Individual	11.1
Ymddiriedolaeth / Trust	96.8
Landlordiaid Cymdeithasol Cofrestredig / Registered Social Landlord	48.1
Pob Asiant / All Agents	39.9

Asiantau Masnachol

Commercial Agents

- Gellir dosbarthu Cyrff Corfforaethol ac Asiantau Unigol yn rhai 'Masnachol'
- Mae gan Asiantau Masnachol **97** eiddo ar gyfartaledd yn eu portffolio
- Mae Asiantau Anfasnachol yn gosod/rheoli **4** eiddo ar gyfartaledd
- Mae Asiantau Cyrff Corfforaethol yn rhestru **6.3** o gyflogeion ar gyfartaledd, sef cymhareb o **15.4 eiddo fesul cyflogai**
- Both Corporate Bodies and Individual Agents can be classed as 'Commercial'
- Commercial Agents have an average of **97** properties in their portfolio
- Non-commercial Agents let/manage an average of **4** properties
- Corporate Body Agents list an average of **6.3** employees, a ratio of **15.4 properties per employee**

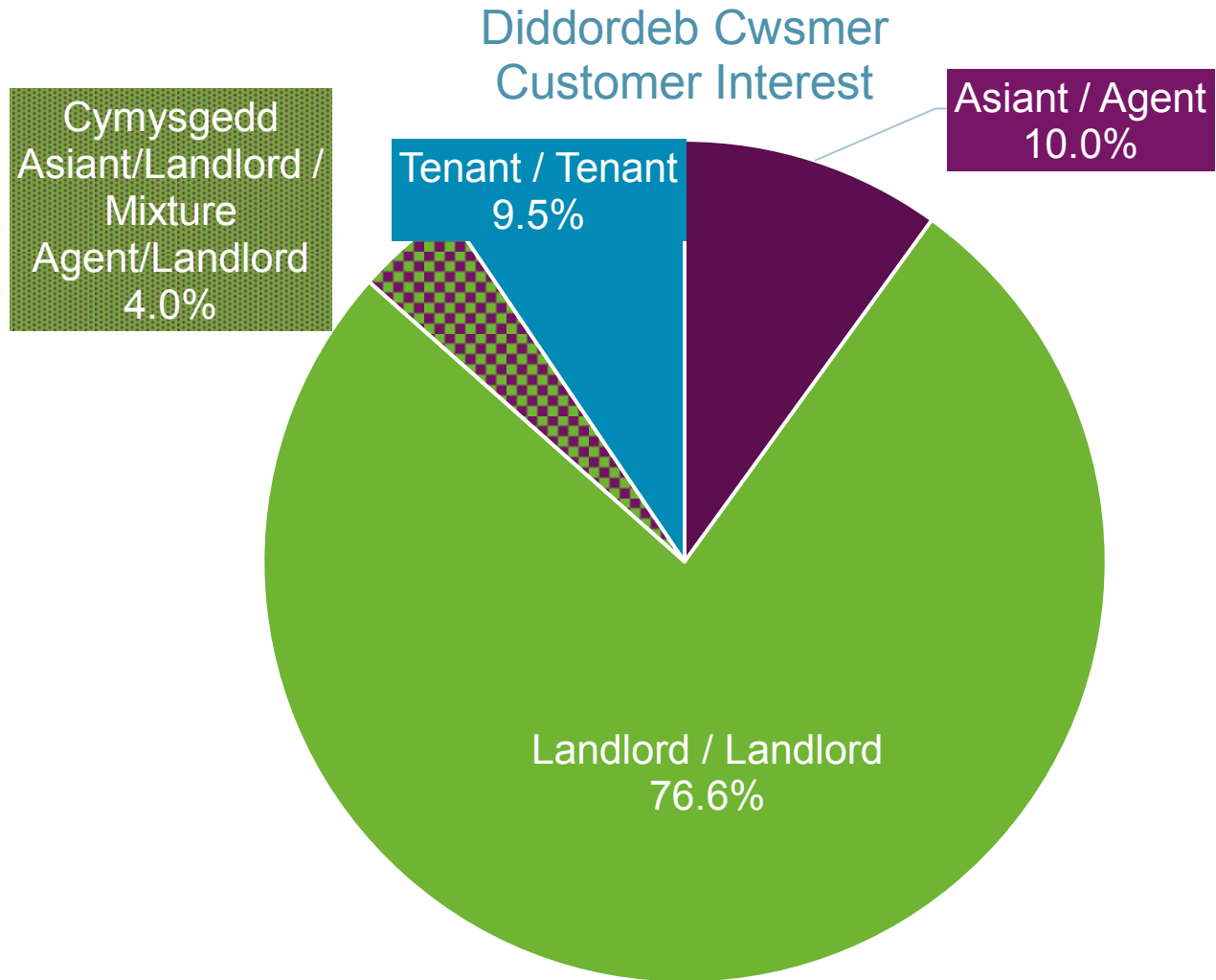
Ymchwiliadau Addas a Phriodol

Fit and Proper Investigations

- Mae 170 o landlordiaid ac asiantau wedi datgan euogfarn.
- 170 landlords and agents have declared a conviction.
- 792 o geisiadau yn amodol ar ymchwiliad addas a phriodol
- 792 applications subject to a fit and proper investigation
- 27 o drwyddedau wedi'u gwrthod yn dilyn ymchwiliad.
- 27 licences refused following investigation.

Yr hyn y mae pobl yn cysylltu â ni amdano

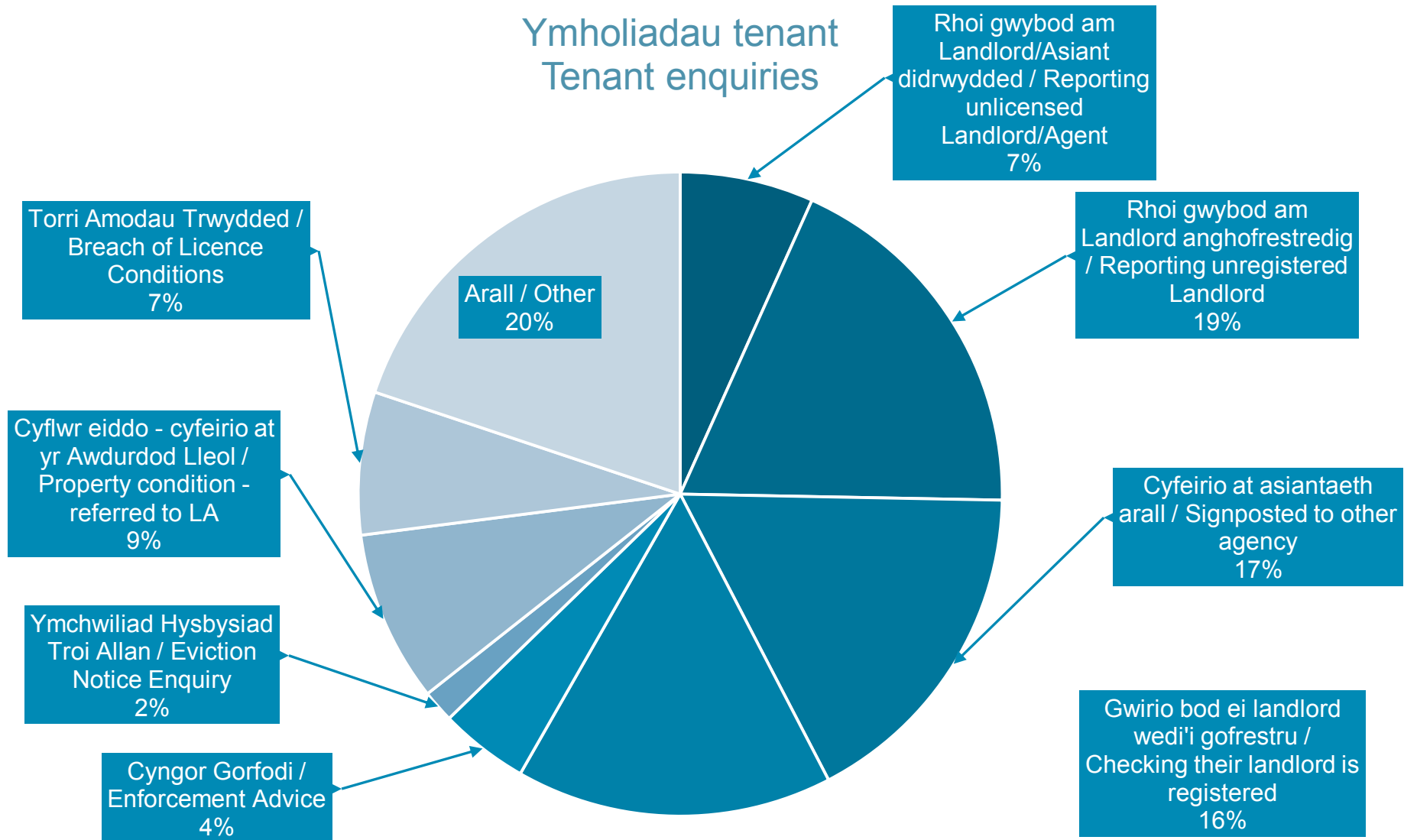
What people contact us about



Yr hyn y mae pobl yn cysylltu â ni amdano

What people contact us about

Ymholiadau tenant
Tenant enquiries



I grynhoi:

In summary:



Mae y ddeddfwriaeth yn sicrhau:

Safonau rheoli gwell yn y sector rhent preifat.

Mwy o wybodaeth strategol ddefnyddiol ar gyfer ALLau am landlordiaid ac asiantau a lleoliad eiddo rhent preifat, a ffordd haws o gysylltu â'r sector.

Mwy o ymwybyddiaeth gan landlordiaid, asiantau a thenantiaethau o'u hawliau a chyfrifoldebau priodol.

The legislation is resulting in:

Improved management standards in the private rented sector.

More useful strategic information for LAs on landlords and agents and the location of private rentals; and easier means to connect with sector.

Raised awareness by landlords, agents and tenants of their respective rights and responsibilities.



rhentudoeth.llyw.cymru
rentsmart.gov.wales
03000 133344

Cartref	Chwiliwch y gofrestr am landlordiaid ac asiantau	Landlordiaid Y gfrath a sut i gydymffurfio	Asiantau Y gfrath a sut i gydymffurfio	Tenantiaid Dysgu am eich hawliau a'ch rhwymedigaethau	Amdanom ni Cefndir Rhentu Doeth Cymru	Gwneud Cais Deddfweddau y broses a-lein
----------------	--	--	--	---	---	---

Cartref

Croeso i Rhentu Doeth Cymru

Mae Rhentu Doeth Cymru yn prosesu cofrestradau landlordiaid ac yn rhoi trwyddedau i landlordiaid ac asiantau y mae angen iddynt gydymffurfio â Deddf Tai (Cymru) 2014. Roedd y ddeddfwriaeth yn caniatáu blwyddyn i'r rhai yr oedd angen iddynt gydymffurfio, wneud hynny heb berygl o wynebu canlyniadau.

Mae'r grymoedd gorfodi dan y ddeddf bellach yn weithredol. Mae hyn yn golygu ei bod nawr yn drosedd i beidio a chydymffurfio â'r ddeddfwriaeth. Os nad ydych wedi cydymffurfio eto, cliciwch yma i ddarganfod eich camau nesaf.

Peidiwch ag oedi, cofiwch gydymffurfio!



Tudalennau Poblogaidd

- CWESTIYNAU CYFFREDIN
- DOLENNI DEFYNDIOL
- CEISIADAU, TAPLENNI A FFIOEDD
- YN AROS AM EICH TRWYDDED?

Cyrsiau Hyfforddiant - Porwch am gyrsiau Rhentu Doeth Cymru yng Nghymru

Unrhyw Un 

Gall pobl sydd am fynychu hyfforddiant at ddibenion trwyddedu wneud hynny drwy gymryd rhan yng nghyrsiau Rhentu Doeth Cymru. Gallwch weld y cyrsiau sydd ar gael fesul Awdurdod Lleol.

Os hoffech gael gwybod am hyfforddiant arall sydd ar gael, darllenwch y tudalennau hyfforddiant.



A yw hyn yn berthnasol i mi?

Defnyddiwch ein holladur rhyngweithiol i'ch helpu i ddeall y gofynion cyfreithiol a sut i gydymffurfio â hwy.

- A oes angen i mi gofrestru fel landlord?
- A ydw i angen trwydded landlord?
- A ydw i angen trwydded asiant?

GWNEUD CAIS **MEWNGOFNODI**

Home	Check register Search the public register	Landlord The law and how to comply	Agents The law and how to comply	Tenants Know your rights and obligations	About Background to Rent Smart Wales	My Dashboard Manage your application and related details
-------------	---	--	--	--	--	--

Home

Welcome to Rent Smart Wales

Rent Smart Wales process landlord registrations and grant licences to landlords and agents who need to comply with the Housing (Wales) Act 2014. The legislation made provision for those who needed to comply to do so within a year, without fear of repercussion.

The enforcement powers are now active. This means that failure to comply with the legislation is an offence. If you have not yet complied; click [here](#) to find out what to do.

Don't delay, comply now!



Popular pages

- FREQUENTLY ASKED QUESTIONS
- USEFUL LINKS
- LEAFLETS, FEES AND GUIDES
- WAITING FOR YOUR LICENCE?

Training Courses - Find a Rent Smart Wales course in Wales

Any 

People who need to be trained for a licence can complete Rent Smart Wales run classroom or online training. You can view the courses available on our courses page or click on a part of Wales to view our courses in that area.

If you wish to know about other training available read the [training pages](#)



Does this apply to me?

Use our interactive questionnaire to help you understand the new legal requirements and how to comply with them.

- Do I need to register as a landlord?
- Do I need a landlord licence?
- Do I need an agent licence?

APPLY **SIGN IN**

Cysylltwch a ni

www.rhentudoeth.llyw.cymru



@rdc.rsw



@rhentudoethcym

Rhentudoethcymru@caerdydd.gov.uk

Contact us

www.rentsmart.gov.wales



@rdc.rsw



@rentsmartwales

rentsmartwales@Cardiff.gov.uk

03000 1333 44