

Cyngor Cymdeithas Valley 21/9/11

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Hwylusydd Tai Gwledig Môn
Anglesey Rural Housing Enabler



RÔl HTG/ RHE Role

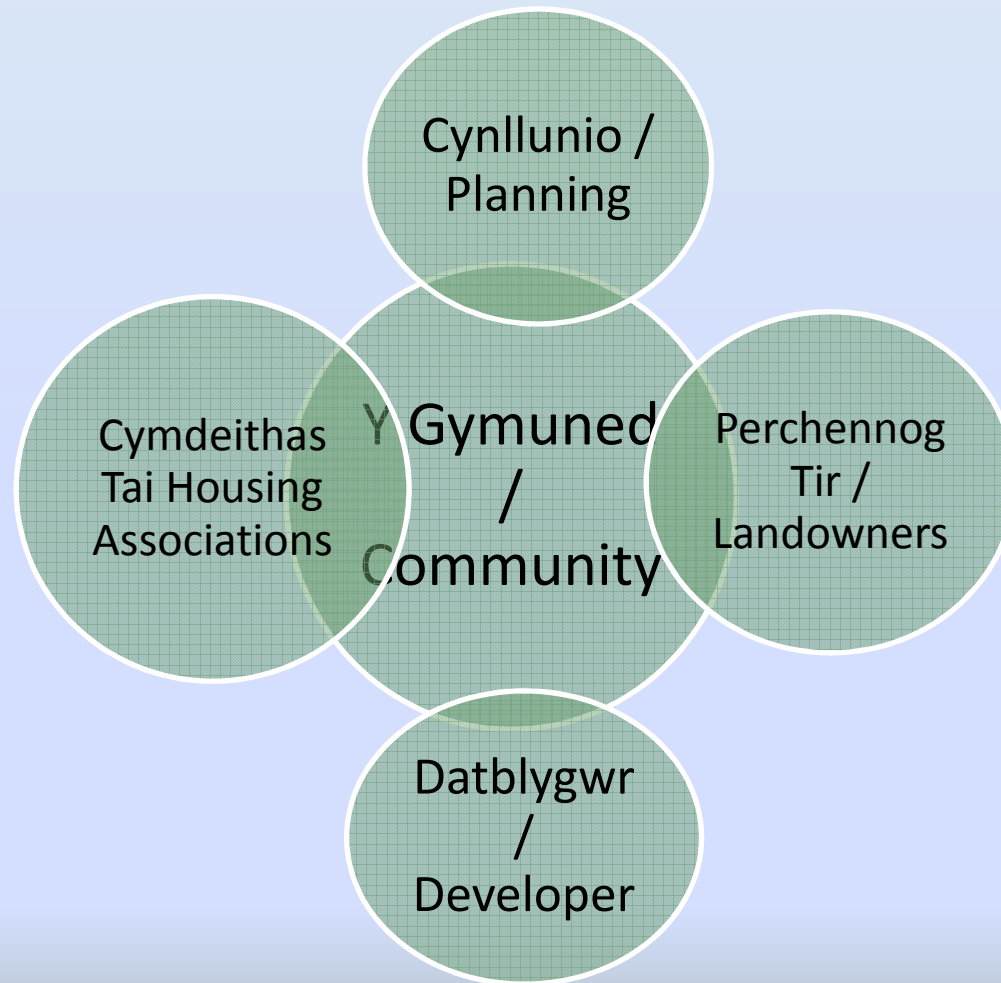
Mewn cynyddu'r nifer o dai fforddiadwy
In increasing the supply of affordable housing

- Brocer Annibynnol
- Independent broker
- Sicrhau cyfranogaeth y gymuned
- Participation of the community
- Partneriaid sy'n cefnogi'r swydd yw:
- Partners that support the post are:



Gweithio gyda'r gymuned Working with the community

Hwylusydd / RHE



Amcanion y swydd / Aims of the job

- Adnabod anghenion lleol
- Gwrando a chyfleu safbwynt y gymuned
- Helpu i adnabod cyfleoedd
- Pwynt cyswllt rhwng y gwahanol sefydliadau
- Identify local need
- Listen and convey the community perspective
- Help to identify opportunities
- Contact between different organisations

Pam Adnabod Anghenion Lleol?

Why Identify Local Need?

- Cynllunio at y dyfodol
- Adnabod angen a'r math o dai
- Mewn pentrefi, tystiolaeth angen sy'n pennu'r lefel briodol o dai fforddiadwy
- Eisiau gweld cymunedau cynnaliadwy
- Planning for the future
- Identify need and type of homes
- In villages, evidence of need helps determine appropriate level of affordable housing
- Aiming for sustainable communities

Datganiad Cyflenwi Tai Fforddiadwy

Affordable Housing Delivery Statement

- Cynyddu'r nifer o dai fforddiadwy yn flaenoriaeth i'r Cyngor
- DCTFf yw Polisi Tai Fforddiadwy'r Cyngor
- Asesiad Marchnad Tai Lleol – 175 y flwyddyn
- Adroddiad Llywodraeth Cymru / Cambridge 100 y flwyddyn i 2026
- Increasing the number of affordable housing a priority for the Council
- AHDS is Anglesey Council's Affordable Housing Policy
- Local Housing Market Assessment – 175 pa
- Welsh Government / Cambridge Report 100 pa to 2026

Rhestr Aros y Cofrestr Tai i Fali

Housing Register Waiting List for Valley

Math/ Type	Nifer / Number	Dewis 1af 1 st Choice	2il Ddewis 2 nd Choice	Cysylltiad Lleol / Local Connection
2 Llofft 2 Beds	89	18	36	19
2 neu 3 llofft 2 or 3 Beds	22	4	7	2
3 Llofft 3 Beds	84	14	44	9

Cyfanswm ar y Cofrestr Tai Housing Register Totals

2B Flat	2B House	2B Bungalow	2B Sheltered	3B House	4B House
124	112	89	31	106	29

+ 12 ar y cofrestr o aelwydydd a diddordeb mewn prynu trwy gynllun prynu'n rhatach

+ 12 on the list of households interested in low cost home ownership

Tai Fforddiadwy / Affordable Housing

- I rentu neu brynu / to buy or rent
- Amodau i sicrhau fforddiadwyaeth / clauses to secure affordability
 - Tai Cyngor a Chymdeithas Tai / Council and Housing Association homes
 - Shared equity eg Homebuy
 - Shared ownership
 - Low cost
 - Self build
 - Intermediate Rent
 - Empty Properties

Cymdeithasau Tai / Housing Associations



Brynsiencyn – Clwyd Alyn



Caergybi – North Wales
Housing Association

Fforddiadwyedd yn Lleol

Local Affordability

- Pris tai ar gyfartaledd:
- £143,433 (Gorffennaf 2011)
- Pris Chwarter Isaf:
- £100,000 (Tŷ rhan)
- Cymhareb Incwm i bris tai
- 6:1
- Incwm canolrif aelwydydd lleol:
- £23,155 (1)
- £33,473 (2)
- Average house price:
- £143,433 (July 2011)
- Lower Quartile Price:
- £100,000 (Semi)
- Income to house price ratio
- 6:1
- Local household median income:
- £23,155 (1)
- £33,473 (2)

Gwybodaeth: Hometrack Information Systems / Data Unit Wales (Income 2010)

Fforddiadwyaeth yn ôl Incwm

Affordability by Income Bands

Incwm Aelwyd Household Income Band	Affordability based on 3.5 X Income with deposit
£15,000 - £20,000	£66,456
£20,000 - £25,000	£88,608
£25,000 - £30,000	£110,759

Median Income £23,155 – ‘affordable’ homes circa £90,000 including 10% deposit

Gwybodaeth / Information:
Hometrack Data Systems Ltd. July 2011.

Prisiau Tai yn Lleol

Local House Prices

Type	
3B End Terrace	£94,950
3B End Terrace	£107,950
3B Terrace	£115,950
3B Terrace	£129,995
3B Semi	£117,500

Tai Newydd / New Housing

- Tystiolaeth o angen tuag at gyfraniad o dai 'fforddiadwy'
- Cyfle i gydweithio i adnabod yr angen
- Cyflenwad o dai i bobl â chysylltiad lleol
- Evidence of need required for 'affordable' housing
- Opportunity to work together to identify need
- Housing provision for people with a local connection

Diolch yn fawr.

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