

**Adroddiad ar ymateb yr Ymgynghoriad ar godi Premiwm ychwanegol ar Ail gartrefi / Tai Gwag Tymor Hir**

**1. Cyflwyniad**

- 1.1 Mae Cyngor Sir Ynys Môn wedi ymgymryd ar ymgynghoriad i gyflwyno premiwm Treth y Cyngor ar gyfer ail gartrefi ac eiddo gwag tymor hir. Cyfnod yr ymgynghoriad oedd rhwng 16 Chwefror a 4 Mawrth 2016.
- 2.2 Fe ddiffiniwyd ail gartrefi yn Neddf Cyllid Llywodraeth Leol 1992. Mae'r Ddeddf yn diffinio ail gartrefi fel "annedd nad yw'n unig gartref nac yn brif gartref rhywun ac y mae wedi dodrefnu yn sylweddol".
- 2.3 Fe ddiffinnir eiddo gwag tymor hir oddi tan yr un Ddeddfwriaeth sef, Deddf Cyllid Llywodraeth Leol 1992 fel "annedd nas meddiannwyd ac sydd heb ei ddodrefnu yn sylweddol". At bwrpas codi premiwm ar eiddo gwag hirdymor, rhaid i'r eiddo fod wedi bod yn wag am flwyddyn a bod hynny yn cael ei fesur o 1 Ebrill 2016.

**2. Pam rydym yn ymgynghori? Mae'r rhesymau dros hyn yn cynnwys: -**

- 2.1 Ymgynghorwyd ar gynnig i gyflwyno premiwm Treth y Cyngor hyd at 100% ar gyfer ail gartrefi ac eiddo gwag hirdymor.
- 2.2 Mae cynyddu cyflenwad tai fforddiadwy'n flaenoriaeth leol a chenedlaethol. Gall ail gartrefi ac eiddo gwag hirdymor leihau nifer y tai sydd ar gael i bobl leol.
- 2.3 Mae Cyfrifiad 2011 yn dangos nad oes preswylwyr arferol mewn 10.5% o gartrefi ar yr Ynys. Mae hyn yn amrywio o 1.8% yn ward London Road, yng Nghaergybi i 42.7% o eiddo yn Rhosneigr sydd naill ai'n wag neu'n ail gartrefi.
- 2.4 Mae niferoedd uwch o ail gartrefi'n tueddu i fod mewn ardaloedd arforol lle mae prinder tai fforddiadwy, efo niferoedd uwch o eiddo gwag hirdymor ym mhrif drefi'r Ynys. Mae hyn yn effeithio ar y nifer o dai fforddiadwy yn yr ardaloedd yma ac yn gyffredinol.
- 2.5 Rydym yn gwerthfawrogi cyfraniad y diwydiant twristiaeth at ein heconomi leol. Sylwer bod 292 o eiddo a ddefnyddir i'w gosod ar gyfer gwyliau'n cael eu rhestru fel busnesau ac, felly, nid yw'r newid hwn yn effeithio arnynt.

**3. Gyda phwy rydym wedi ymgynghori?**

- 3.1 Mae'r Cyngor wedi ymgynghori gyda: --
- 3.2 35 o Gynghorau Cymuned oddi fewn i'r Sir
- 3.3 5 o Gynghorau Tref oddi fewn i'r Sir
- 3.4 Cyhoeddiad ar gyfrif Twitter y Cyngor, roedd yn cael ei ddiweddarau bod diwrnod i gadw'r ymgynghoriad yn 'fyw'.
- 3.5 Cyhoeddiad ar dudalen 'Facebook' y Cyngor
- 3.6 Manylion ar dudalen gartref y Cyngor
- 3.7 Erthyglau yn y wasg leol yn son am yr ymgynghoriad ynghyd a phapurau newydd rhanbarthol e.e. Daily Post.

#### 4. Dulliau ymateb

4.1 Roedd gan yr ymatebwyr nifer o ffyrdd i ymateb i'r ymgynghoriad naill ai drwy:

4.2 Oddi ar wefan y Cyngor drwy ddilyn y linc briodol roedd yn mynd a'r unigolyn yn syth i dudalen flaen yr ymgynghoriad;

4.3 Drwy lawrlwytho'r ffurflen a'r argraffu gartref yna ei anfon i mewn drwy'r post;

4.4 Drwy lenwi'r holiadur ar lein a'i anfon drwy e-bost yn uniongyrchol tuag at Adain Refeniw, Cyngor Sir Ynys Môn.

#### 5. Ymatebion ar godi Premiwm ar ail gartrefi a thai gwag hirdymor -

5.1 Cafwyd 331 o ymatebion i gyd ac mae crynodeb o'r canlyniadau ynghlwm. . Mae yna i fyny at 75 o dudalennau ychwanegol sy'n cynnwys sylwadau'r rhai sydd wedi ymateb i'r gwahanol gwestiynau - ac y mae'r rhain ar gael u ei gweld gan y Gwasanaeth Refeniw a Budd-daliadau.

5.2 Mae rhan fwyaf o'r ymatebion, sy'n rhedeg trwy'r cwestiynau i gyd, yn gwrthwynebu'r bwriad o godi unrhyw fath o bremiwm ar ail gartrefi ond y mae cymysgedd barn o fewn yr ymatebion a ddylid codi premiwm ar dai gwag hirdymor. Roedd nifer fawr o'r atebion yn cyfeirio at ddiffyg cyfleusterau mae perchenogion ail gartrefi a thai gwag hirdymor yn defnyddio gan y Cyngor a'r swm o arian ac sydd yn cael ei wario yn y gymuned leol gan y perchnogion hyn. Golyga hyn wario arian mewn bwytai, tafarndai, modurdai ynghyd a defnyddio gweithwyr lleol i wneud gwaith cynnal a chadw. Roeddynt yn unfrydol yn tybio byddai codi unrhyw fath o bremiwm yn cael effaith negatif ar yr economi leol ac ar dwristiaeth. Dyma enghreifftiau o'r ymatebion -

- *“There is a basic problem in the proposal. Second homes bring in income to the Isle of Anglesey; empty properties do not. Second homes may be let when the owner is not in residence and both when let, and when the owner is in residence, this benefits local traders, businesses and industries - particularly the tourist industry. In addition, second homes already pay 100% Council Tax whereas long-term empty homes normally pay little or nothing for the first year.*

*In fairness and recognising that second homes have a positive benefit, second homes and long-term empty properties should therefore be considered as two separate categories. Whilst it may make sense for the Council to derive income from long-term empty properties, and also to encourage their use and occupation and hence added benefit for local traders and businesses, it is likely to be counter-productive to penalise those second homes which are already well used.”*

- *“Holiday and second homes should be afforded a discount as per Government guidelines of up to 50% and not be penalised. Council tax is for the provision of local services which, for second homes, are not used in their entirety supporting a logical discount. Tourism supplements coastal areas and the communities to a significant level, the impact holiday homes has on affordable house prices is a poor argument, no matter the cost, and potential home owners need work and a sustainable income! Surely the Council should be focusing on creating jobs rather than potentially decimating the tourist industry! This smells of another poorly thought through local government initiative with no forethought to cause and effect.”*
- *“I believe that any second home owners would look at raising their prices to reflect the difference you may impose thus making Anglesey a less attractive tourist destination. Some may even sell their properties and choose to move their holiday letting businesses elsewhere which would be bad for the tourist and general economy on the island. The reality is that even if all of the holiday homes in Rhosneigr were made available for local residents, the majority of them could not afford the properties. You could lessen the impact by not doing it!”*

- *“Many second home owners have spent large amounts of money renovating run down properties and bringing them back up to a modern standard. It would be penalising those second home owners and discourage others from putting money into these properties. We bought a run down tiny cottage for our own use. We use it every weekend from Friday to Monday. We have re wired, installed a shower, replaced leaking gutters and fascias and fully decorated and carpeted. The garden was a complete wilderness it is now a pleasant and tidy garden much improving the look of the street. The cottage had been on the open market for more than 6 months with no offers from local people. We have used all local people for the renovation as well as putting an enormous amount of time and effort into the refurbishment. We shop locally and feel we add to the local community as well as benefitting ourselves as we love Anglesey so much. If the Council Tax were to be doubled this would possibly mean our selling up. The market could well be flooded with homes that second home owners would have to sell. Young people struggle to obtain mortgages and I am not sure that this would benefit those people. I understand that new homes need to be made available to young people to enable them to remain in their communities but that can only work if there are jobs available to support them and their families. Young people living locally and living on benefits is not the answer. Jobs are needed not penalising second home owners. Capping the increase to say 25% would give funds to the Council without impacting too much on those second home owners who do give something back to the communities that they love.”*
- *“If people have to pay for their 2nd home they may be more likely to rent it out or sell”*
- *“I don't have all the facts and figures but imagine rich people with two houses won't sell up due to 500 or 1000 quid extra a year”*
- *“logic suggests it will reduce the supply of holiday accommodation. however if the supplementary charge is so drastic as to cause a mass sell off of second homes price levels on the Island might fall far enough to make investment for private rental a more attractive proposition.”*
- *“I don't think a 100% increase would have a great impact on house prices. The local people generally can't afford the house prices anyway. Why penalise people who bring money into the village and risk losing it”*
- *“Y farchnad sydd yn penderfynnu prisiau tai ac eiddo, Mae,n amhosib i ddarogan beth fydd y prisia hyn yn y dyfodol yn fy marn I”*
- *“As a resident of the Isle of Anglesey since birth and now a young person employed in the Island I am struggling to be able to afford a deposit to buy my first home in the area that I have lived and grown up in, as the house prices are pushed higher and higher by people buying these homes for their second/ holiday home - and then leave them empty for most of the year. If this continues I may be forced to leave a job I love and my home just to be able to afford to buy my own home. If something isn't done about this soon the beautiful Island that I call home may be forced to 'shut down' and only 'open' during the holiday season, much like a holiday camp!*

*I strongly believe that if a tax is imposed upon second homes and homes that are left empty for most of the year, people will think twice about buying them and therefore the house prices should be made more affordable for those of us who live and work here all year long.”*

- *“The council has not indicated how it would use the revenue from the council tax premium and what level they anticipate. Without a clear business model, it can only be construed that a punitive charge will have a negative effect as it will seek to artificially distort the market.*

*If you told us how much money you are going to raise, how and where you are going to spend it, then I might be able to offer some suggestions as to how to mitigate the effects.*

*Otherwise I can only see this proposed charge as another form of selective taxation for raising general funds without a clear purpose”*

- *“Bringing back' properties to be used as a main residence is a very simplistic term to a complex property ownership situation that has developed over many decades. A lot of the property in Rhosneigr, Treaddur etc was built specifically for the second home market. These properties would not otherwise exist and so it is not a question of 'bringing them back' into 'local' ownership. Similarly there is not the argument for saying their use as second homes is disadvantaging local people by keeping prices artificially high. They are an artificial adjunct to the property supply.*

*When these properties were built in various waves of development from end of WW1 onwards, various 'local' land owners and builders were quite happy to accept the value it brought and this will have fed back into the island economy”*

- *“I fail to see how Young people would benefit from long-term empty properties and or rental properties coming onto the housing market. They would still need to raise capital to purchase the full market asking price.*

*Therefore, other than providing Anglesey Council with revenue (to enable budgets to be met) I cannot see any other individuals benefitting from the introduction of the proposed council tax increase”*

- *“The extra money generated from the increase in tax should go to building affordable houses in areas where house prices are way to high like Rhosneigr for instance. i am a local lad from rhosneigr who as had to move out of my home village where i grew up as a kid due to house prices and no support from the council in helping the local people of Rhosneigr. Many of us have had to move away and are now living else where. Myself even with a good budget of £180,000 and 20% deposit couldnt get me a house in Rhosneigr. House should be built to allow us locals who have had to move away the opportunity to move back and to help the next generation of locals a chance to stay where they grew up. so many affordable houses are been built in affordable areas all over the island but the community of Rhosneigr as just been forgotten about. the poor village is a ghost town in the winter and the local business would defintly benefit by having more locals living in Rhosneigr”*
- *“There is no point in bringing back holiday homes to full time residential use if they were not built as that in the first place”*
- *“Second home owners are less of a burden on council services eg waste production, than full time residents. Seems very unfair to be charged more. Will generate bad will from people who until now have viewed the island very positively.”*
- *“Trearddur Bay has 36% second/holiday homes, however, they pay community charge at the standard rate by property size, which is collected by Anglesey Council. If this were to change I suspect the owners would declare their properties a 'business' and tax would be paid into 'central government'. Would Anglesey council then loose out?”*
- *“Mae rhan fwyaf o ail-dai yn ein hardal ni (sef Rhosneigr) yn dai gwyliau sydd yn wag tra mae'r perchnogion yn eu prif gartrefi. Wyddwn bod rhai perchnogion eraill yn rhentu allan am gyfnod bach fel bod y tai yn wag iddyn nhw dros yr haf.”*
- *“Houses that are currently owned & used as holiday homes will not enter the supply chain for private rented accommodation, this is not the intention of the owners and they will be loath to change. The empty units that are not second homes/ holiday accommodation will be effected and the owners may be encouraged to let them however, I do not see why they would not do that anyway unless the property is not up to required standards and the owner cannot afford to improve in which case a grant should be made available repayable out of pre tax rental income”*

5.3 Gweler crynodeb o'r ymatebion -




## Y Dreth Gyngor - ymgynghori 2016 – Cynnigion i gyflwyno premiynau'r Dreth Gyngor ar ail gartrefi ac eiddo gwag hirdymor yn Ynys Môn

Yn gyffredinol, i ba raddau ydych chi'n cytuno neu'n anghytuno â chyflwyno premiwm Treth y Cyngor ar gyfer ail gartrefi ac eiddo gwag hirdymor yn Ynys Môn?					Canran Ymateb	Cyfanswm Ymateb		
1	Cytuno'n gryf				14.80%	49		
2	Cytuno				6.34%	21		
3	Dim barn				1.21%	4		
4	Anghytuno				7.85%	26		
5	Anghytuno'n gryf				69.79%	231		
<b>Analysis</b>	Mean:	4.11	Std. Deviation:	1.51	Satisfaction Rate:	77.87	atedwyd	331
	Variance:	2.28	Std. Error:	0.08			skipped	0

Nodwch ar ba lefel rydych yn credu y byddai'n fwyaf priodol i osod premiwm Treth y Cyngor ar gyfer ail gartrefi ac eiddo gwag hirdymor yn Ynys Môn					Canran Ymateb	Cyfanswm Ymateb		
1	Dim				64.05%	212		
2	25%				3.93%	13		
3	50%				5.14%	17		
4	75%				1.51%	5		
5	100%				12.08%	40		
6	Arall (nodwch):				13.29%	44		
<b>Analysis</b>	Mean:	2.34	Std. Deviation:	1.96	Satisfaction Rate:	26.71	atedwyd	331
	Variance:	3.85	Std. Error:	0.11			skipped	0

Am eiddo gwag hirdymor, a ddylai'r Awdurdod bennu gwahanol ganrannau (hyd at uchafswm o 100%) ar sail yr hyd o amser y mae'r eiddo wedi bod yn wag?					Canran Ymateb	Cyfanswm Ymateb		
1	Cytuno'n gryf				14.50%	48		
2	Cytuno				20.54%	68		
3	Dim barn				14.50%	48		
4	Anghytuno				11.18%	37		
5	Anghytuno'n gryf				39.27%	130		
<b>Analysis</b>	Mean:	3.4	Std. Deviation:	1.52	Satisfaction Rate:	60.05	atedwyd	331
	Variance:	2.31	Std. Error:	0.08			skipped	0




**Pa effaith, os o gwbl, ydych chi'n meddwl y bydd cyflwyno premiwm Treth y Cyngor ar gyfer ail gartrefi ac eiddo gwag hirdymor yn Ynys Môn yn ei chael ar dwristiaeth yn Ynys Môn?**

					Canran Ymateb	Cyfanswn Ymateb
1	Cadarnhaol				6.34%	21
2	Niwtral				15.11%	50
3	Negyddol				78.55%	260
<b>Analysis</b>	Mean:	2.72	Std. Deviation:	0.57	Satisfaction Rate:	86.1
	Variance:	0.33	Std. Error:	0.03		
					atebwyd	331
					skipped	0

**Os ydych wedi nodi effaith 'negyddol', dywedwch wrthym sut gellid lleihau hyn.**

					Canran Ymateb	Cyfanswn Ymateb
1	Cwestiwn agored				100.00%	223
					atebwyd	223
					skipped	108




**Pa effaith, os o gwbl, ydych chi'n meddwl y bydd cyflwyno premiwm Treth y Cyngor ar gyfer ail gartrefi ac eiddo gwag hirdymor yn ei chael ar gyflenwad llety rhent preifat?**

					Canran Ymateb	Cyfanswn Ymateb
1	Cynydd cyffredionol				20.85%	69
2	Dim effaith				50.76%	168
3	Gostyngiad cyffredinol				28.40%	94
<b>Analysis</b>	Mean:	2.08	Std. Deviation:	0.7	Satisfaction Rate:	53.78
	Variance:	0.49	Std. Error:	0.04		
					atebwyd	331
					skipped	0

**Defnyddiwch y lle hwn i wneud sylwadau ar effeithiau posibl ar gyflenwad llety rhent**

					Canran Ymateb	Cyfanswn Ymateb
1	Cwestiwn agoredn				100.00%	171
					atebwyd	171
					skipped	160

**Pa effaith, os o gwbl, ydych chi'n meddwl y bydd cyflwyno premiwm Treth y Cyngor ar gyfer ail gartrefi ac eiddo gwag hirdymor yn ei chael ar brisiau tai ar yr Ynys?**

					Canran Ymateb	Cyfanswn Ymateb
1	Cynydd cyffredionol				6.04%	20
2	Dim effaith				54.38%	180
3	Gostyngiad cyffredinol				39.58%	131
<b>Analysis</b>	Mean:	2.34	Std. Deviation:	0.59	Satisfaction Rate:	66.77
	Variance:	0.34	Std. Error:	0.03		
					atebwyd	331
					skipped	0

**Defnyddiwch y lle hwn i wneud sylwadau ar effeithiau posibl ar brisiau tai. Please use this space to make any comments on possible impacts on house prices**

		Canran Ymateb	Cyfanswn Ymateb
1	Cwestiwn agored Open-Ended Question	100.00%	182
		atebwyd	182
		skipped	149

**Pa effaith, os o gwbl, ydych chi'n meddwl y bydd cyflwyno premiwm Treth y Cyngor ar gyfer ail gartrefi ac eiddo gwag hirdymor yn ei chael ar gyflenwad tai fforddiadwy yn Ynys Môn?**

		Canran Ymateb	Cyfanswn Ymateb		
1	Cadarnhaol	12.69%	42		
2	Niwtral	64.35%	213		
3	Negyddol	22.96%	76		
<b>Analysis</b>	Mean: 2.1	Std. Deviation: 0.59	Satisfaction Rate: 55.14	atebwyd	331
	Variance: 0.35	Std. Error: 0.03		skipped	0

**Os ydych wedi nodi 'effaith negyddol', dywedwch wrthym sut gellid lleihau hynlf you have indicated 'negative impact' please tell us how this could be lessened**

		Canran Ymateb	Cyfanswn Ymateb
1	Cwestiwn agored	100.00%	60
		atebwyd	60
		skipped	271



**Pa effaith, os o gwbl, ydych chi'n meddwl y bydd cyflwyno premiwm Treth y Cyngor ar gyfer ail gartrefi ac eiddo gwag hirdymor yn Ynys Môn yn ei chael i ddod yn ôl â'r fath eiddo u ei defnyddio fel prif**

		Canran Ymateb	Cyfanswn Ymateb		
1	Cadarnhaol	14.50%	48		
2	Niwtral	63.44%	210		
3	Negyddol	22.05%	73		
<b>Analysis</b>	Mean: 2.08	Std. Deviation: 0.6	Satisfaction Rate: 53.78	atebwyd	331
	Variance: 0.36	Std. Error: 0.03		skipped	0




**Os ydych wedi nodi 'effaith negyddol', dywedwch wrthym sut gellid lleihau hyn.**

		Canran Ymateb	Cyfanswn Ymateb
1	Cwestiwn agored	100.00%	59
		atebwyd	59
		skipped	272

**Bydd Cyngor Sir Ynys Môn yn medru cadw unrhyw gyllid ychwanegol a gynhrychir drwy weithredu'r premiwm a gwario'r cyllid ychwanegol fel y dymunir. Mae Llywodraeth Cymru, serch hynny, yn annog awdurdodau i ddefnyddio unrhyw refeniw ychwanegol a gynhrychir i gynorthwyo i ddiwallu anghenion tai lleol. Mae'r Cyngor yn gofyn sut dylai'r refeniw ychwanegol a gynhrychir cael ei wario -**

		Canran Ymateb	Cyfanswn Ymateb
1	Dylid defnyddio'r refeniw ychwanegol i ddod yn ôl â rhagor o ail gartrefi neu eiddo gwag hirdymor at y pwrpas i'w defnyddio'n barhaol gan drigolion lleol,		32.33% 107
2	Dylid gwario'r refeniw ychwanegol ar gyfer gwasanaethau'r Cyngor yn gyffredinol?		67.67% 224
<b>Analysis</b>	Mean: 1.68 Std. Deviation: 0.47 Satisfaction Rate: 67.67	atebwyd	331
	Variance: 0.22 Std. Error: 0.03	skipped	0

**Pa effaith, os o gwbl, ydych chi'n meddwl y bydd cyflwyno premiwm Treth y Cyngor ar gyfer ail gartrefi ac eiddo gwag hirdymor yn Ynys Môn yn ei chael ar yr iaith Gymraeg ar yr Ynys?**

		Canran Ymateb	Cyfanswn Ymateb
1	Cadarnhaol		11.78% 39
2	Niwtral		77.04% 255
3	Negyddol		11.18% 37
<b>Analysis</b>	Mean: 1.99 Std. Deviation: 0.48 Satisfaction Rate: 49.7	atebwyd	331
	Variance: 0.23 Std. Error: 0.03	skipped	0

**Os ydych wedi nodi effaith 'negyddol', dywedwch wrthym sut gellid lleihau hyn.**

		Canran Ymateb	Cyfanswn Ymateb
1	Cwestiwn agored	100.00%	29
		atebwyd	29
		skipped	302

**Defnyddiwch y lle hwn i wneud sylwadau neu awgrymiadau eraill sydd gennych.lease use this space to make any other comments or suggestions you have**

		Canran Ymateb	Cyfanswn Ymateb
1	Cwestien agored	100.00%	208
		atebwyd	208
		skipped	123