



Cyngor Sir
CEREDIGION
County Council

Houses to Homes

FAQ's



Llywodraeth Cymru
Welsh Government

Q. What are Empty Property Loans?

Empty Property Loans are loans being made available through the Houses into Homes Initiative to enable the renovation and improvement of single properties or the conversion of empty properties into a number of units, so that they are suitable for use as residential accommodation.

Q. Who can apply for a loan?

Individuals and companies can apply for a loan, if they already own an empty property or are considering buying an empty property in Wales.

Q. For how long must a property have been empty before I can apply for a loan?

Loans can only be made available for properties that have been empty for at least six months or more.

Q. Does the property have to be an existing dwelling to be eligible for a loan?

No. We will consider applications for loans to convert empty commercial properties into residential accommodation. However, it is very likely that you will need planning permission for the conversion and so you are strongly urged to contact the local planning department to discuss your proposals. We will only consider a loan application if the relevant planning permission has been granted

Q. What is the maximum amount of loan I can apply for?

The maximum loan amount you can apply for is £25,000 per property or unit, up to a total maximum of £150,000, per applicant. If you are applying for a loan to convert one building into four units the maximum loan you can apply for is £100,000. If you were applying for a loan to convert a property into ten units the maximum amount of loan would be £150,000. The actual amount of loan that will be approved will be dependant on the actual cost of the works, e.g. if the works are calculated to cost £10,000 this is the most the loan will be approved for.

Please note that any loan offered, taking into account any existing mortgage cannot exceed 80% of the **current** property value. Therefore, if you have an existing mortgage of £65,000 on a property with a current market value of £100,000, then the maximum loan that can be approved is £15,000,

Current Value	£100,000
Mortgage & Loan	£65,000 & £15,000 = £80,000 (Maximum 80% Loan to value)

It is possible in certain cases for another property to be used as security for the loan.

Where the cost of the works exceed the value of the loan, then the applicant must be able to show that they have adequate funds to completed the development

Q. What do I have to do with the property or units after completion of the works?

You can either let the property/units or you can sell the property/units to a new owner. Loans are not available for people wanting to renovate the property and live in it as their principal home.

Q. Do the works/conversion have to be carried out to any sort of standards?

Yes. All work must be carried out in accordance with any planning permissions or building regulation approvals made in respect of the property. Additionally the property/units must comply with the Houses into Homes Standard on completion of the works. Further details about the standard are contained in the loans information booklet or contact the Empty Property Officer for clarification.

Q. Are there any conditions attached to approving the loan?

Yes: -

- You must carry out the conversion/repair works within an agreed time period.
- The property/units must be marketed for sale or for let within a reasonable period of time after completing the works (12 weeks). If the property/units are available for rent and are not occupied within this time period, then the loan may become repayable.
- The loan must be repaid either on or before the date as specified in your Loan Facility Agreement.
- A financial charge will be made on the property for the lifetime of the loan.
- More information about the conditions can be found in the loan information booklet or contact the Empty Property Officer for further clarification.

Q. Are the loans secured loans?

Yes. All loans approved must be secured by a first or second financial charge being secured against the property. If there is an existing mortgage on the property we will need the lenders consent to secure our charge

Q. I am interested in applying for a loan, what do I do next?

You will need to complete an enquiry form. This will ask for: -

- Your name, address and contact details
- The address of the property for which you would like to apply for a loan
- A brief summary of the works to be undertaken
- The anticipated cost of the works
- How many units of accommodation the conversion/renovation works will provide on completion.
- If the property/units will be sold or made available for letting on completion of the works.
- How the loan will be repaid.

Please telephone your Empty Property Officer for a brief discussion, in order to establish if we can be of assistance.

Q. What is the interest rate for the loan?

The loans are interest free, providing there is no default on the loan.

Where any sum is required to be paid, but is not repaid in accordance with the loan conditions, a breach of conditions will have occurred. In such instances Ceredigion County Council may demand immediate repayment of the loan and interest at the national standard rate.

Q. When will I have to repay the loan?

This will depend on what you intend to do with the property on completion of the works.

- If you are renovating a single property, which is to be sold, the loan must be repaid when the property is sold or up to two years from the date of the loan approval, whichever is the sooner.
- If you are converting a property into a number of units, which are to be sold on completion of the works, it is expected that the loan must be repaid on sale of the first unit, or two years, whichever is the sooner. However we will endeavour to arrange a mutually agreeable repayment schedule.
- If the property/units are to be made available for letting the loan must be repaid within 3 years from the date of the loan approval.
- All loans can be repaid earlier if the applicant wishes to do so.

Q. How do I get more information about the loan scheme?

All persons making an enquiry will receive a Houses into Homes pack which will include:-

- Information booklet
- Application form
- Example of a Loan Facility Agreement
- Example of a Legal Charge Agreement

If you would like to discuss your property or require further clarification, then please do not hesitate to contact:

Public Health Protection Team
Ceredigion County Council
Penmorfa
Aberaeron
SA46 0PA

Tel: 01545 572 105



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CEREDIGION
County Council

Troi Tai'n Gartrefi



Llywodraeth Cymru
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C. Beth yw Benthyciadau Eiddo Gwag?

Benthyciadau sy'n cael eu cynnig drwy Fenter Troi Tai'n Gartrefi yw Benthyciadau Eiddo Gwag. Gellir eu defnyddio i adnewyddu a gwella eiddo unigol neu i addasu eiddo gwag yn nifer o unedau, a'u gwneud yn addas i'w defnyddio fel llety preswyl.

C. Pwy all wneud cais am fenthyciad?

Gall unigolion a chwmnïau wneud cais am fenthyciad, os ydynt eisoes yn berchen ar eiddo gwag neu os ydynt yn ystyried prynu eiddo gwag yng Nghymru.

C. Am faint mae'n rhaid i eiddo fod wedi bod yn wag cyn y gallaf wneud cais am fenthyciad?

Dim ond ar gyfer eiddo sydd wedi bod yn wag ers o leiaf chwe mis neu fwy y gellir cynnig benthyciad.

C. Oes rhaid i'r eiddo fod yn annedd ar hyn o bryd er mwyn bod yn gymwys i gael benthyciad?

Na. Byddwn yn ystyried ceisiadau am fenthyciadau i addasu eiddo masnachol gwag yn llety preswyl. Er hyn, mae'n debygol iawn y bydd arnoch angen caniatâd cynllunio ar gyfer y gwaith addasu, felly byddem yn argymhell eich bod yn cysylltu â'r adran gynllunio leol i drafod eich cynlluniau. Ni fyddwn yn ystyried cais am fenthyciad oni bai fod y caniatâd cynllunio perthnasol wedi ei roi.

C. Beth yw'r benthyciad mwyaf y gallaf wneud cais amdano?

Y benthyciad mwyaf y gallwch wneud cais amdano yw £25,000 yr eiddo neu'r uned, hyd at gyfanswm o £150,000 yr ymgeisydd. Os ydych yn gwneud cais am fenthyciad i addasu un adeilad yn bedair uned y benthyciad mwyaf y gallwch wneud cais amdano yw £100,000. Pe baech yn gwneud cais am fenthyciad i addasu eiddo'n ddeg uned uchafswm y benthyciad fyddai £150,000. Bydd union swm y benthyciad a fydd yn cael ei gymeradwyo yn dibynnu ar union gost y gwaith, e.e. os cyfrifir bod y gwaith yn mynd i gostio £10,000 dyma'r benthyciad mwyaf a fydd yn cael ei gymeradwyo.

Sylwer na all unrhyw fenthyciad a gynigir, ar ôl ystyried unrhyw forgais presennol, fod yn fwy nag 80% o werth **presennol** yr eiddo. Felly, os oes gennych forgais o £65,000 ar hyn o bryd ar eiddo sy'n werth £100,000 ar y farchnad ar hyn o bryd, yna'r benthyciad mwyaf y gellir ei gymeradwyo yw £15,000.

Gwerth Presennol	£100,000
Morgais a Benthyciad	£65,000 a £15,000 = £80,000 (Uchafswm 80% o'r gwerth)

Mae'n bosibl defnyddio eiddo arall fel gwarant ar gyfer y benthyciad mewn rhai achosion.

Lle bo cost y gwaith yn fwy na gwerth y benthyciad, yna rhaid i'r ymgeisydd allu dangos bod ganddo ddigon o arian i gwblhau'r datblygiad.

C. Beth fydd yn rhaid i mi ei wneud gyda'r eiddo neu'r unedau ar ôl cwblhau'r gwaith?

Gallwch naill ai osod yr eiddo/unedau neu gallwch werthu'r eiddo/unedau i berchennog newydd. Nid yw'r benthyciadau ar gael i bobl sy'n dymuno adnewyddu'r eiddo a byw ynddo fel eu prif gartref.

C. Oes rhaid i'r gwaith/addasiadau fodloni unrhyw fath o safonau?

Oes. Rhaid i'r holl waith gael ei wneud yn unol ag unrhyw ganiatâd cynllunio neu gymeradwyaeth rheoliadau adeiladu sy'n gysylltiedig â'r eiddo. Yn ychwanegol at hyn, rhaid i'r eiddo/unedau gydymffurfio â Safon Troi Tai'n Gartrefi pan fydd y gwaith wedi ei gwblhau. Ceir rhagor o fanylion am y safon yn y llyfryn sy'n rhoi gwybodaeth am y benthyciad neu gallwch gysylltu â'r Swyddog Eiddo Gwag i gael eglurhad.

C. Oes yna unrhyw amodau ynghlwm wrth gymeradwyo'r benthyciad?

Oes: -

- Rhaid i chi wneud y gwaith addasu/atgyweirio o fewn y cyfnod y cytunwyd arno.
- Rhaid i'r eiddo/unedau gael eu marchnata ar gyfer eu gwerthu neu eu gosod o fewn cyfnod rhesymol ar ôl cwblhau'r gwaith (12 wythnos). Os bydd yr eiddo/unedau ar gael i'w rhentu a heb neb yn byw ynddynt yn ystod y cyfnod hwn, yna mae'n bosibl y bydd angen ad-dalu'r benthyciad.
- Rhaid ad-dalu'r benthyciad naill ai ar y dyddiad a nodwyd yn eich Cytundeb Cyfleuster Benthycia neu cyn hynny.
- Rhoddir arwystl ariannol ar yr eiddo am gyfnod y benthyciad.
- Ceir rhagor o wybodaeth am yr amodau yn y llyfryn sy'n rhoi gwybodaeth am y benthyciad neu gallwch gysylltu â'r Swyddog Eiddo Gwag i gael eglurhad pellach.

C. Ydy'r benthyciadau'n fenthyciadau wedi eu gwarantu?

Ydynt. Rhaid i bob benthyciad sy'n cael ei gymeradwyo gael ei warantu drwy arwystl ariannol cyntaf neu ail arwystl ariannol fel gwarant yn erbyn yr eiddo. Os oes morgais ar yr eiddo'n barod bydd arnom angen cydsyniad y darparwr benthyciad i warantu ein harwystl.

C. Mae gennyf ddiddordeb mewn gwneud cais am fenthyciad. Beth yw'r cam nesaf?

Bydd angen i chi lenwi ffurflen ymholiadau. Bydd y ffurflen yn gofyn am y canlynol: -

- Eich enw, cyfeiriad a manylion cysylltu
- Cyfeiriad yr eiddo y byddech yn hoffi gwneud cais am fenthyciad ar ei gyfer
- Crynodeb byr o'r gwaith sydd i'w wneud
- Cost ddisgwyliedig y gwaith
- Faint o unedau llety fydd yn cael eu darparu ar ôl cwblhau'r gwaith addasu/adnewyddu?
- Fydd yr eiddo/unedau'n cael eu gwerthu neu'n cael eu gosod ar ôl cwblhau'r gwaith?
- Sut fydd y benthyciad yn cael ei ad-dalu?

Ffoniwch eich Swyddog Eiddo Gwag i gael sgwrs fer, a gweld a allwn fod o gymorth.

C. Beth yw'r gyfradd llog ar gyfer y benthyciad?

Mae'r benthyciadau'n ddi-log, cyn belled bod y benthyciad yn cael ei dalu'n ôl.

Lle bo angen talu unrhyw swm, ond nad yw'r swm hwnnw'n cael ei ad-dalu yn unol ag amodau'r benthyciad, bydd yr amodau wedi cael eu torri. Mewn achosion o'r fath gall Cyngor Sir Ceredigion fynnu bod y benthyciad yn cael ei ad-dalu ar unwaith a llog ar y gyfradd safonol genedlaethol.

C. Pryd fydd yn rhaid i mi ad-dalu'r benthyciad?

Bydd hyn yn dibynnu beth rydych yn bwriadu ei wneud gyda'r eiddo ar ôl cwblhau'r gwaith.

- Os ydych yn adnewyddu un eiddo, a fydd yn cael ei werthu, rhaid ad-dalu'r benthyciad pan fydd yr eiddo'n cael ei werthu neu hyd at ddwy flynedd o ddyddiad cymeradwyo'r benthyciad, pa un bynnag yw'r cynharaf.
- Os ydych yn addasu eiddo yn nifer o unedau, sydd i'w gwerthu ar ôl cwblhau'r gwaith, disgwylir y bydd yn rhaid ad-dalu'r benthyciad pan werthir yr uned gyntaf, neu ymhen dwy flynedd, pa un bynnag yw'r cynharaf. Er hyn, byddwn yn ceisio trefnu amserlen ad-dalu y bydd y ddwy ochr yn cytuno arni.
- Os bydd yr eiddo/unedau yn cael eu gosod rhaid ad-dalu'r benthyciad cyn pen 3 blynedd o ddyddiad cymeradwyo'r benthyciad.
- Gellir ad-dalu pob benthyciad yn gynharach os yw'r ymgeisydd yn dymuno gwneud hynny.

C. Sut alla i gael rhagor o wybodaeth am y cynllun benthyciadau?

Bydd pawb sy'n gwneud ymholiad yn cael pecyn Troi Tai'n Gartrefi a fydd yn cynnwys:-

- Llyfryn gwybodaeth
- Ffurflen gais
- Enghraifft o Gytundeb Cyfleuster Benthycia
- Enghraifft o Gytundeb Arwystl Cyfreithiol

Os hoffech drafod eich eiddo neu os oes arnoch angen eglurhad pellach, mae croeso i chi gysylltu â:

Gaynor Toft
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