PUBLIC NOTICE – NEWPORT CITY COUNCIL

DESIGNATION OF THE WHOLE OF NEWPORT FOR ADDITIONAL LICENSING OF HOUSES IN MULTIPLE OCCUPATION (HMOs)

NOTICE IS HEREBY GIVEN in accordance with the Housing Act 2004 (“the Act”) Section 59 that Newport City Council acting as a local housing authority in exercise of its powers under Section 56 of the Act has designated additional licensing of Houses in Multiple Occupation (“HMOs”) within the area detailed below.

COMMENCEMENT AND DURATION

This designation was made on 29th March 2019 and shall come into force on 1st July 2019. This designation shall cease to have effect on 30th June 2024 or earlier if the Council revokes the scheme under Section 60 of the Act. The Scheme to which the designation applies has General Approval of the National Assembly for Wales under the Housing Act 2004 (Additional HMO Licensing) (Wales) General Approval 2007 and therefore does not need to be confirmed before it comes into force.

AREA TO WHICH THE DESIGNATION APPLIES

The designation shall apply to all wards within the City of Newport.

APPLICATION OF THE DESIGNATION

This designation applies to all HMOs as defined under Section 254-259 of the Act (other than those falling within the mandatory licensing regime under that Act) that are occupied by 3 or more persons forming more than 2 single households within the whole of Newport.

EFFECT OF THE DESIGNATION

Every HMO within Newport to which this designation applies shall be required to be licensed under Section 61 of the Act. Any landlord, person managing or tenant within Newport should seek advice from Newport City Council regarding whether or not a property is affected by the designation. A person having control of or which is managing a prescribed HMO must apply for a HMO licence from Newport City Council. Failure to apply for a licence is an offence under Section 72 of the Act which is punishable on conviction with an unlimited fine. In addition, they may be required to repay up to 12 month’s rent if the tenant or Newport City Council (in the case of Housing Benefits) apply to the Residential Property Tribunal under Sections 73 & 74 of the Act for a rent repayment order.

INSPECTION OF DOCUMENTS

Any person wishing to view the designation, to seek advice whether a property is affected by the designation or to apply for a HMO licence should contact Environmental Health Housing via: Newport City Council, Godfrey Road, Newport NP20 4UR
Email: hmo@newport.gov.uk
Telephone: 01633 656656
Visit website: www.newport.gov.uk/hmo

APPLICATION

For an application to be considered under the designated licensing scheme by this designation, it must provide prescribed particulars and must be accompanied by the requisite fee. Applications may be requested from the contact details above.

NOTIFICATION REQUIREMENTS

Newport City Council will comply with notification requirements under Section 59 of the Act and shall maintain and publicise a register of all houses licensed under the designation as required under Section 232 of the Act.

GARETH DAVID PRICE
HEAD OF LAW AND REGULATION

HYSBYSIAD CYHOEDDUS - CYNGOR DINAS CASNEWYDD

DYNODI CASNEWYDD GYFAN AR GYFER TRWYDDEDU TAI AMLFEDDIANNAETH

HYSBYSIR DRWY HYN yn unol â Deddf Tai 2004 (“y Ddeddf”) Adran 59 bod Cyngor Dinas Casnewydd sy’n gweithredu fel yr awdurdod tai lleol wrth arfer ei bwerau o dan adran 56 o’r Ddeddf wedi dynodi trwyddedu ychwanegol ar gyfer tai amlfeddiannaeth o fewn yr ardal a nodir isod.

CYCHWYN A HYD

Gwnaed y dynodiad hwn ar 29 o fis Mawrth 2019 a daeth i rym ar 1 o fis Orffennaf 2019. Bydd y dynodiad hwn yn dod i ben ar 30 o fis Mehefin 2024 neu ynghynt os yw’r Cyngor yn dirymu’r cynllun o dan adran 60 o’r Ddeddf. Mae’r Cynllun y mae’r dynodiad yn gymwys iddo wedi cael cymeradwyaeth gyffredinol gan Gynulliad Cenedlaethol Cymru o dan Gymeradwyaeth Gyffredinol Deddf Tai 2004 (Trwyddedu Tai Amlfeddiannaeth Ychwanegol) (Cymru) 2007 ac felly nid oes angen ei gadarnhau cyn iddo ddod i rym.

ARDAL Y MAE’R DYNODIAD YN BERTHNASOL IDDI

Bydd y dynodiad yn berthnasol i bob ward yn Ninas Casnewydd.

CYMHWYSO’R DYNODIAD

Mae’r dynodiad hwn yn berthnasol i bob Tŷ Amlfeddiannaeth fel y’i diffinnir o dan adran 254-259 o’r Ddeddf (ac eithrio’r rhai sy’n dod o fewn y gyfundrefn drwyddedu orfodol o dan y Ddeddf honno) a feddiennir gan 3 neu fwy o bersonau sy’n ffurfio mwy na 2 aelwyd sengl o fewn Casnewydd gyfan.

EFFAITH Y DYNODIAD

Bydd yn ofynnol i bob Tŷ Amlfeddiannaeth yng Nghasnewydd y mae’r dynodiad hwn yn berthnasol iddo gael ei drwyddedu o dan Adran 61 y Ddeddf.
Dylai unrhyw landlord, person sy’n rheoli neu denant o fewn Casnewydd geisio cyngor gan Gyngor Dinas Casnewydd ynghylch a yw’r dynodiad yn effeithio ar eiddo ai peidio. Rhaid i berson sydd â rheolaeth ar Dŷ Amlfeddiannaeth rhagnodedig neu sy’n ei reoli wneud cais am drwydded Tai Amlfeddiannaeth oddi wrth Gyngor Dinas Casnewydd. Mae methu â gwneud cais am drwydded yn drosedd o dan Adran 72 o’r Ddeddf, y gellir ei chosbi ar gollfarn gyda dirwy ddiderfyn.
Yn ogystal, efallai y bydd gofyn iddynt ad-dalu hyd at 12 mis o rent os bydd y tenant neu Gyngor Dinas Casnewydd (yn achos Budd-daliadau Tai) yn gwneud cais i’r Tribiwnlys Eiddo Preswyl o dan Adrannau 73 a 74 o’r Ddeddf am orchymyn ad-dalu rhent.

ARCHWILIAD O DDOGFENNAU

Dylai unrhyw un sy’n dymuno gweld y dynodiad, ceisio cyngor ynghylch a yw eiddo’n cael ei effeithio gan y dynodiad neu i wneud cais am drwydded Tai Amlfeddiannaeth gysylltu â Thai Iechyd yr Amgylchedd: Cyngor Dinas Casnewydd, Heol Godfrey, Casnewydd NP20 4UR.
E-bost: hmo@newport.gov.uk
Ffôn: 01633 656656
Ewch i’r wefan: www.newport.gov.uk/taiamlfeddiannaeth

CEISIADAU

Er mwyn i gais gael ei ystyried o dan y cynllun trwyddedu dynodedig gan y dynodiad hwn, rhaid iddo ddarparu manylion rhagnodedig a rhaid talu’r ffi ofynnol ar yr un pryd. Mae ffurflenni cais ar gael o’r manylion cyswllt uchod.

GOFYNION HYSBYSU

Bydd Cyngor Dinas Casnewydd yn cydymffurfio â’r gofynion hysbysu o dan Adran 59 o’r Ddeddf a bydd yn cadw ac yn cyhoeddi cofrestr o’r holl dai sydd wedi’u trwyddedu o dan y dynodiad fel sy’n ofynnol o dan Adran 232 o’r Ddeddf.

GARETH DAVID PRICE
PENNAETH Y GYFRAITH A RHEOLEIDDIO

NEWPORT CITY COUNCIL
CYNGOR DINAS CASNEWYDD