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OFFERYNNAU STATUDOL  
CYMRU

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WELSH STATUTORY  
INSTRUMENTS

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**2017 Rhif 26 (Cy. 10)**

**2017 No. 26 (W. 10)**

**RHENTI A RHENT-  
DALIADAU, CYMRU**

**RENTS AND RENTCHARGES,  
WALES**

Rheoliadau Rhent-daliadau (Pris  
Adbrynu) (Cymru) 2017

The Rentcharges (Redemption  
Price) (Wales) Regulations 2017

**NODYN ESBONIADOL**

*(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)*

Mae'r Rheoliadau hyn yn rhagnodi'r fformiwla i'w defnyddio wrth gyfrifo pris adbrynu rhent-daliadau a rhenti eraill yng Nghymru.

Mae'r fformiwla yn defnyddio cyfradd log "dros 30 ond nid dros 30.5 mlynedd" gyhoeddedig y Gronfa Benthyciadau Cenedlaethol (mae hyn yn darparu gwerth yr "Y" yn y fformiwla ragnodedig). Cyhoeddir cyfraddau llog y Gronfa Benthyciadau Cenedlaethol ar wefan Swyddfa Rheoli Dyledion y DU ar [www.dmo.gov.uk](http://www.dmo.gov.uk). Cyhoeddir y cyfraddau llog fel cyfraddau canrannol ac mae angen eu trosi i ffracsiynau degol (eu rhannu â 100) cyn bod modd eu defnyddio yn y fformiwla ragnodedig.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Aseidiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, ystyriwyd nad oedd yn angenrheidiol cynnal aseiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r Rheoliadau hyn.

**EXPLANATORY NOTE**

*(This note is not part of the Regulations)*

These Regulations prescribe the formula to be applied in calculating the redemption price of rentcharges and other rents in Wales.

The formula uses the published "over 30 not over 30.5 year" National Loans Fund interest rate (this provides the value for "Y" in the prescribed formula). National Loans Fund interest rates are published on the UK Debt Management Office website at [www.dmo.gov.uk](http://www.dmo.gov.uk). The interest rates are published as percentage rates and need to be converted into decimal fractions (divided by 100) before they can be used in the prescribed formula.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, it was not considered necessary to carry out a regulatory impact assessment as to the likely costs and benefits of complying with these Regulations.

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**The Rentcharges (Redemption  
Price) (Wales) Regulations 2017**

*Gwnaed* 16 Ionawr 2017

*Made* 16 January 2017

*Gosodwyd gerbron Cynulliad Cenedlaethol  
Cymru* 19 Ionawr 2017

*Laid before the National Assembly for Wales*  
19 January 2017

*Yn dod i rym* 10 Chwefror 2017

*Coming into force* 10 February 2017

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pwerau a roddwyd i'r Ysgrifennydd Gwladol gan adran 10(1) o Ddeddf Rhent-daliadau 1977(1) ac a freinir bellach ynddynt hwy(2).

The Welsh Ministers make the following Regulations in exercise of the power conferred upon the Secretary of State by section 10(1) of the Rentcharges Act 1977(1) and now vested in them(2).

**Enwi a chychwyn**

1. Enw'r Rheoliadau hyn yw Rheoliadau Rhent-daliadau (Pris Adbrynu) (Cymru) 2017, a deuant i rym ar 10 Chwefror 2017.

**Title and commencement**

1. The title of these Regulations is the Rentcharges (Redemption Price) (Wales) Regulations 2017 and they come into force on 10 February 2017.

**Pris Adbrynu**

2.—(1) At ddibenion—

- (a) adran 9 o Ddeddf Rhent-daliadau 1977(3), a
- (b) adran 9 o Ddeddf Rhent-daliadau 1977 fel y'i cymhwysir gan adran 20(1) o Ddeddf Landlord a Tenant 1927(4),

**Redemption Price**

2.—(1) For the purposes of—

- (a) section 9 of the Rentcharges Act 1977(3), and
- (b) section 9 of the Rentcharges Act 1977 as applied by section 20(1) of the Landlord and Tenant Act 1927(4),

(1) 1977 p. 30; amnewidiwyd adran 10(1) gan adran 137(1) a (3) o Ddeddf Tai a Chynllunio 2016 (p. 22).

(2) Trosglwyddwyd swyddogaethau'r Ysgrifennydd Gwladol, i'r graddau y maent yn arferadwy o ran Cymru, i Gynulliad Cenedlaethol Cymru gan erthygl 2(a) o Orchymyn Cynulliad Cenedlaethol Cymru (Trosglwyddo Swyddogaethau) 1999 (O.S. 1999/672), ac Atodlen 1 iddi. Trosglwyddwyd y swyddogaethau wedi hynny i Weinidogion Cymru yn rhinwedd adran 162 o Ddeddf Llywodraeth Cymru 2006 (p. 32), a pharagraff 30 o Atodlen 11 iddi.

(3) Diwygiwyd adran 9(4)(a) gan adran 137(1) a (2) o Ddeddf Tai a Chynllunio 2016.

(4) 1927 p. 36; diwygiwyd adran 20 gan adran 17(1) o Ddeddf Rhent-daliadau 1977, a pharagraff 3 o Atodlen 1 iddi; adran 143 o Ddeddf Tai 1980 (p. 51); ac O.S. 1955/554, 1965/143, 1967/156 a 1970/1681. Yn rhinwedd erthygl 2(a) o Orchymyn Cynulliad Cenedlaethol Cymru (Trosglwyddo Swyddogaethau) 1999 (O.S.

(1) 1977 c. 30; section 10(1) was substituted by the Housing and Planning Act 2016 (c. 22), section 137(1), (3).

(2) The functions of the Secretary of State, so far as exercisable in relation to Wales, were transferred to the National Assembly for Wales by the National Assembly for Wales (Transfer of Functions) Order 1999 (S.I. 1999/672), article 2(a) and Schedule 1. The functions were subsequently transferred to the Welsh Ministers by virtue of section 162 of, and paragraph 30 of Schedule 11 to the Government of Wales Act 2006 (c. 32).

(3) Section 9(4)(a) was amended by the Housing and Planning Act 2016, section 137(1), (2).

(4) 1927 c. 36; section 20 was amended by the Rentcharges Act 1977, section 17(1) and Schedule 1, paragraph 3; the Housing Act 1980 (c. 51), section 143; and S.I. 1955/554, 1965/143, 1967/156 and 1970/1681. By virtue of article 2(a) of, and Schedule 1 to, the National Assembly for Wales (Transfer of Functions) Order 1999

cyfrifir y pris adbrynu mewn perthynas â thir yng Nghymru drwy gymhwyso'r fformiwla a ganlyn—

$$P = \text{£} (R / Y) - (R / Y(1 + Y)^n)$$

(2) At ddibenion y fformiwla ym mharagraff (1)—

P = y pris adbrynu;

R = swm blynyddol y Rhent-dal (neu, yn ôl y digwydd, y rhent y mae adran 20(1) o Ddeddf Landlord a Tenant 1927 yn berthnasol iddo) i'w adbrynu (mewn punnoedd sterling);

Y = cyfradd aeddfedu, wedi ei mynegi fel ffraciwn degol, cyfradd log “dros 30 ond nid dros 30.5 mlynedd” y Gronfa Benthyciadau Cenedlaethol; ac

n = y cyfnod, wedi ei fynegi mewn blynyddoedd (gan dalgrynnu unrhyw ran o flwyddyn i flwyddyn gyfan), y byddai'r rhent-dal (neu, yn ôl y digwydd, y rhent y mae adran 20(1) o Ddeddf Landlord a Tenant 1927 yn berthnasol iddo) yn parhau'n daladwy pe na fyddai'n cael ei adbrynu.

(3) Ym mharagraff (2), y gyfradd aeddfedu yw'r gyfradd log sydd wedi ei chyhoeddi ar ddiwedd y diwrnod busnes ar ddiwrnod masnachu olaf yr wythnos cyn yr wythnos y cyflwynir y cyfarwyddiadau i adbrynu o dan adran 9(4) o Ddeddf Rhent-daliadau 1977.

the redemption price in relation to land in Wales is calculated by applying the following formula—

$$P = \text{£} (R / Y) - (R / Y(1 + Y)^n)$$

(2) For the purposes of the formula in paragraph (1)—

P = the redemption price;

R = the annual amount of the Rentcharge (or, as the case may be, the rent to which section 20(1) of the Landlord and Tenant Act 1927 applies) to be redeemed (in pounds sterling);

Y = the maturity rate, expressed as a decimal fraction, of the “over 30 not over 30.5 year” National Loans Fund interest rate; and

n = the period, expressed in years (rounding up any part of a year to a whole year), for which the rentcharge (or, as the case may be, the rent to which section 20(1) of the Landlord and Tenant Act 1927 applies) would remain payable if it were not redeemed.

(3) In paragraph (2), the maturity rate is the published interest rate at the close of business on the last trading day of the week before the week in which instructions for redemption are served under section 9(4) of the Rentcharges Act 1977.

*Carl Sargeant*

Ysgrifennydd y Cabinet dros Gymunedau a Phlant,  
un o Weinidogion Cymru  
16 Ionawr 2017

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Cabinet Secretary for Communities and Children,  
one of the Welsh Ministers  
16 January 2017

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1999/672) ac Atodlen 1 iddo, trosglwyddwyd swyddogaethau'r Ysgrifennydd Gwladol o dan adran 20 o Ddeddf Landlord a Tenant 1927, i'r graddau y maent yn arferadwy o ran Cymru, i Gynulliad Cenedlaethol Cymru. Trosglwyddwyd y swyddogaethau hynny wedi hynny i Weinidogion Cymru yn rhinwedd adran 162 o Ddeddf Llywodraeth Cymru 2006, a pharagraff 30 o Atodlen 11 iddi.

(S.I. 1999/672) the functions of the Secretary of State under section 20 of the Landlord and Tenant Act 1927 were transferred to the National Assembly for Wales so far as exercisable in relation to Wales and subsequently transferred to the Welsh Ministers by virtue of section 162 of, and paragraph 30 of Schedule 11 to the Government of Wales Act 2006.

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