OFFERYNNAU STATUDOL CYMRU

2011 Rhif 1409 (Cy.169)

TAI, CYMRU

Gorchymyn Tenantiaethau Sicr (Diwygio'r Trothwy Rhent) (Cymru) 2011

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Gorchymyn)

Mae'r Gorchymyn hwn, sy'n gymwys o ran Cymru, yn diwygio'r swm o rent blynyddol sy'n peri, o dan baragraff 2 o Atodlen 1 i Ddeddf Tai 1988, na chaiff tenantiaeth fod yn denantiaeth sicr pan fo'r rhent blynyddol uwchlaw'r swm hwnnw. Cynyddir y swm hwnnw o £25,000 i £100,000, yn effeithiol o 1 Rhagfyr 2011 ymlaen.

Paratowyd Asesiad Effaith Rheoleiddiol mewn perthynas â'r Gorchymyn hwn. Gellir cael copi ohono gan y Gyfarwyddiaeth Dai, Llywodraeth Cymru, Swyddfa Merthyr Tudful, Rhydycar, Merthyr Tudful, CF48 1UZ.

WELSH STATUTORY INSTRUMENTS

2011 No. 1409 (W.169)

HOUSING, WALES

The Assured Tenancies (Amendment of Rental Threshold) (Wales) Order 2011

EXPLANATORY NOTE

(This note is not part of the Order)

This Order, which applies in relation to Wales, amends the amount of annual rent above which a tenancy cannot be an assured tenancy under paragraph 2 of Schedule 1 to the Housing Act 1988. The amount is increased from £25,000 to £100,000 with effect from 1 December 2011.

A Regulatory Impact Assessment has been prepared in relation to this Order. A copy can be obtained from the Housing Directorate, Welsh Government, Merthyr Tydfil Office, Rhydycar, Merthyr Tydfil, CF48 1UZ.

OFFERYNNAU STATUDOL CYMRU

2011 Rhif 1409 (Cy.169)

TAI, CYMRU

Gorchymyn Tenantiaethau Sicr (Diwygio'r Trothwy Rhent) (Cymru) 2011

Gwnaed	*2 Mehefin 2011*
Gosodwyd gerbron Cynulliad Cenedlaethol Cymru	*6 Mehefin 2011*
Yn dod i rym	*1 Rhagfyr 2011*

Mae Gweinidogion Cymru yn gwneud y Gorchymyn canlynol drwy arfer y pwerau a roddwyd i'r Ysgrifennydd Gwladol gan adran 1(2A) o Ddeddf Tai 1988(**1**) ac sydd bellach yn arferadwy ganddynt hwy o ran Cymru(**2**):

Enwi, cychwyn a chymhwyso

1.—(1) Enw'r Gorchymyn hwn yw Gorchymyn Tenantiaethau Sicr (Diwygio'r Trothwy Rhent) (Cymru) 2011 a daw i rym ar 1 Rhagfyr 2011.

(2) Mae'r Gorchymyn hwn yn gymwys o ran Cymru.

Cynyddu'r trothwy rhent

2.—(1) Diwygir Atodlen 1 i Ddeddf Tai 1988 (tenantiaethau na chânt fod yn denantiaethau sicr) yn unol â pharagraff (2).

(2) Ym mharagraff 2(1)(b) o Atodlen 1(**3**), yn lle "£25,000" rhodder "£100,000".

(**1**) 1988 p.50. Mewnosodwyd adran 1(2A) gan reoliad 2 o Reoliadau Cyfeiriadau at Ardrethu (Tai) 1990 (O.S. 1990/434) a pharagraff 27 o'r Atodlen i'r Rheoliadau hynny.

(**2**) Trosglwyddwyd swyddogaethau'r Ysgrifennydd Gwladol o dan adran 1(2A), i'r graddau y maent yn arferadwy o ran Cymru, i Gynulliad Cenedlaethol Cymru gan erthygl 2 o Orchymyn Cynulliad Cenedlaethol Cymru (Trosglwyddo Swyddogaethau) 1999 (O.S. 1999/672); *gweler* y cofnod ar gyfer Deddf Tai 1988 yn Atodlen 1 i'r Gorchymyn hwnnw. Yn rhinwedd paragraff 30 o Atodlen 11 i Ddeddf Llywodraeth Cymru 2006 (p.32) mae'r swyddogaethau hynny bellach yn arferadwy gan Weinidogion Cymru.

(**3**) Amnewidiwyd paragraff 2(1)(b) gan O.S. 1990/434 a diwygiwyd ef gan O.S. 1993/651.

WELSH STATUTORY INSTRUMENTS

2011 No. 1409 (W.169)

HOUSING, WALES

The Assured Tenancies (Amendment of Rental Threshold) (Wales) Order 2011

Made	*2 June 2011*
Laid before the National Assembly for Wales	*6 June 2011*
Coming into force	*1 December 2011*

The Welsh Ministers make the following Order in exercise of the powers conferred upon the Secretary of State by section 1(2A) of the Housing Act 1988(**1**) and now exercisable by them in relation to Wales(**2**):

Title, commencement and application

1.—(1) The title of this Order is the Assured Tenancies (Amendment of Rental Threshold) (Wales) Order 2011 and it comes into force on 1 December 2011.

(2) This Order applies in relation to Wales.

Increase in rental threshold

2.—(1) Schedule 1 to the Housing Act 1988 (tenancies which cannot be assured tenancies) is amended in accordance with paragraph (2).

(2) In paragraph 2(1)(b) of Schedule 1(**3**) for "£25,000" substitute "£100,000".

(**1**) 1988 c.50. Section 1(2A) was inserted by regulation 2 and paragraph 27 of the Schedule to the References to Rating (Housing) Regulations 1990 (S.I. 1990/434).

(**2**) The functions of the Secretary of State under section 1(2A), so far as exercisable in relation to Wales, were transferred to the National Assembly for Wales by article 2 of the National Assembly for Wales (Transfer of Functions) Order 1999 (S.I. 1999/672); *see* the entry for the Housing Act 1988 in Schedule 1 to that Order. By virtue of paragraph 30 of Schedule 11 to the Government of Wales Act 2006 (c.32) those functions are now exercisable by the Welsh Ministers.

(**3**) Paragraph 2(1)(b) was substituted by S.I. 1990/434 and amended by S.I. 1993/651.

Huw Lewis

Y Gweinidog Tai, Adfywio a Threftadaeth, un o Weinidogion Cymru.

2 Mehefin 2011

Minister for Housing, Regeneration and Heritage, one of the Welsh Ministers.

2 June 2011

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