



## **Buy to Let Information Pack**

**The information provided in this pack is a duplicate of the information provided on display boards at the Drop-in event on Friday 6<sup>th</sup> May 2016 in Fairbourne Village Hall.**

**Please note that the various options documented in this pack are POTENTIAL options we are exploring or have explored – nothing has been agreed at the moment and there is no formal scheme in place.**



# Property Condition Surveys

If you are interested in the scheme, then we will need your property to have a Property Condition Survey.

## Why is this?

- To ascertain what condition your property is in, against the Welsh Quality Housing Standards
- To give any potential investor in idea of how much work they would need to do and invest in, prior to renting out or purchasing your property
- If it is deemed (by the investor) that too much work is required to bring your property up-to-standard, then they may not proceed with your property, at that point.

**A Property Condition Survey is non-committal and does not mean you have to be included within the scheme.**

If you might be interested in the scheme at some point, you can register for a survey today.



## **What are the possible options?**

- Sheltered housing complex for older people or additional needs
- Private rental/consortium
- Holiday homes/commercial
- Community Investment Company (CIC)

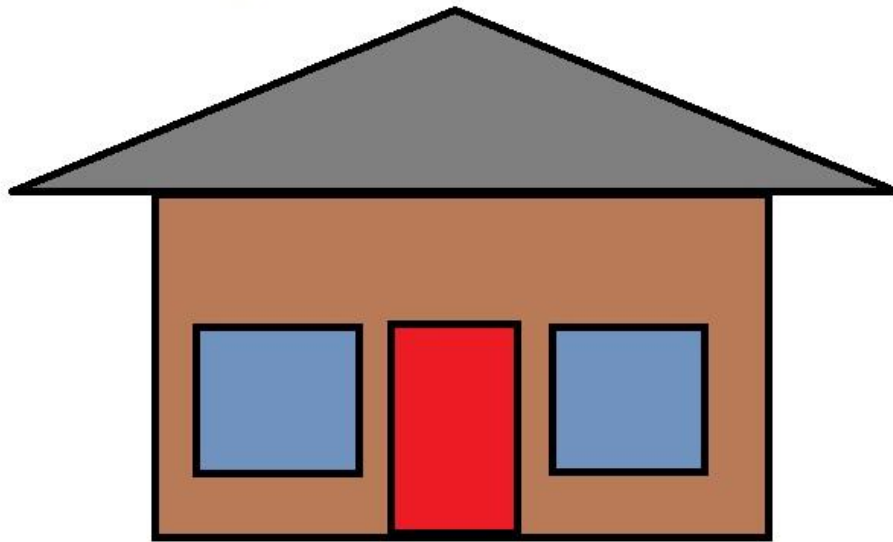


## **Why is a Housing association not an option?**

- HA's base their business models on demand to live in the area. There is very limited demand to live in Fairbourne, based on Gwynedd Council's Housing List
- A financial business model would need to be based over 38 years; this makes the return on investment very risky
- Lenders would need assurance from the HA that they could fill all of their homes, full time. If there's a low demand for Fairbourne, this could be a problem



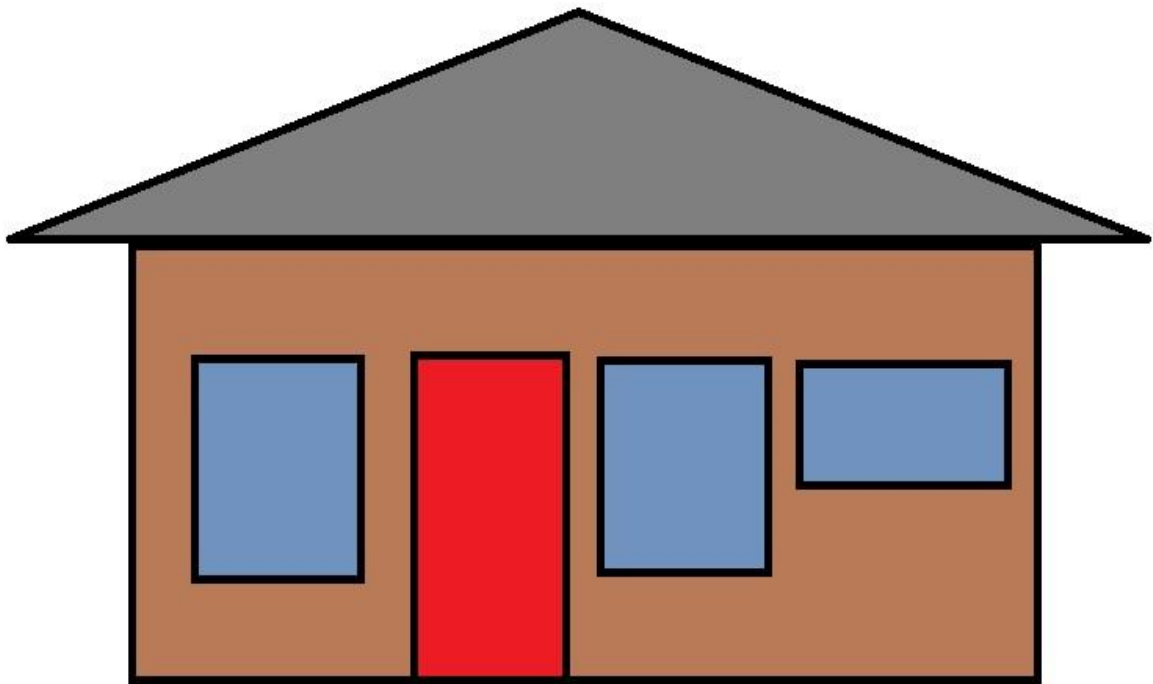
Bungalow - 2 bedrooms



- Sheltered Housing
- Private Rental
- Holiday Home
- CIC



Bungalow - other types

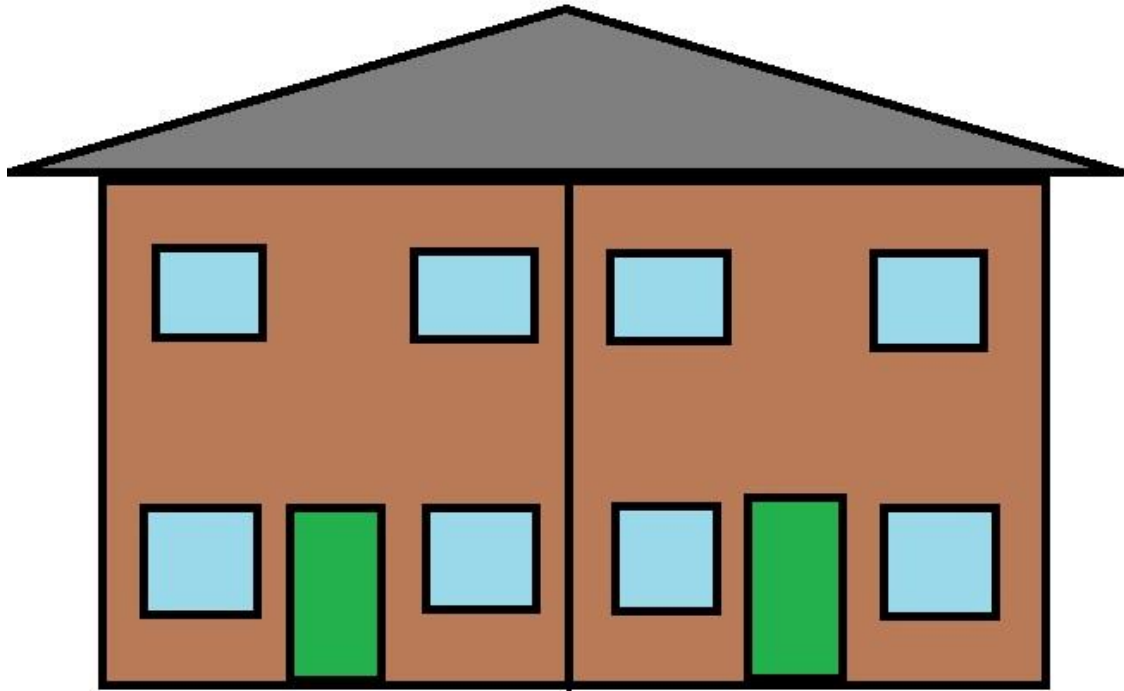


- Private Rental
- Holiday Home
- CIC



FAIRBOURNE  
MOVING  
FORWARD

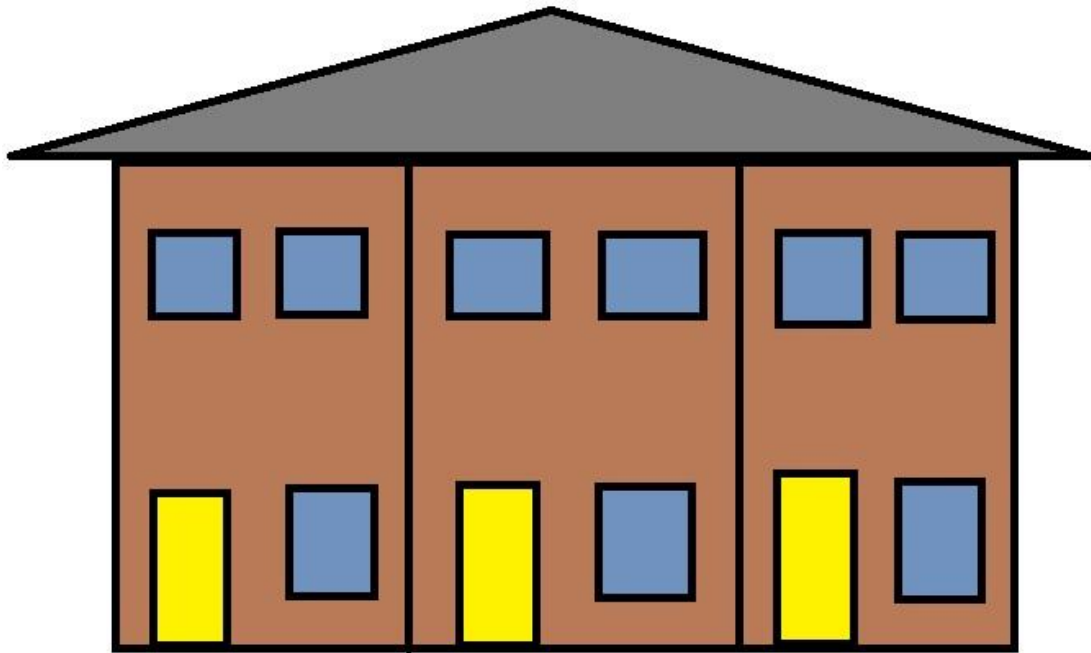
Semi-detached



- Private Rental
- Holiday Home
- CIC



Terrace



- Private Rental
- Holiday Home
- CIC

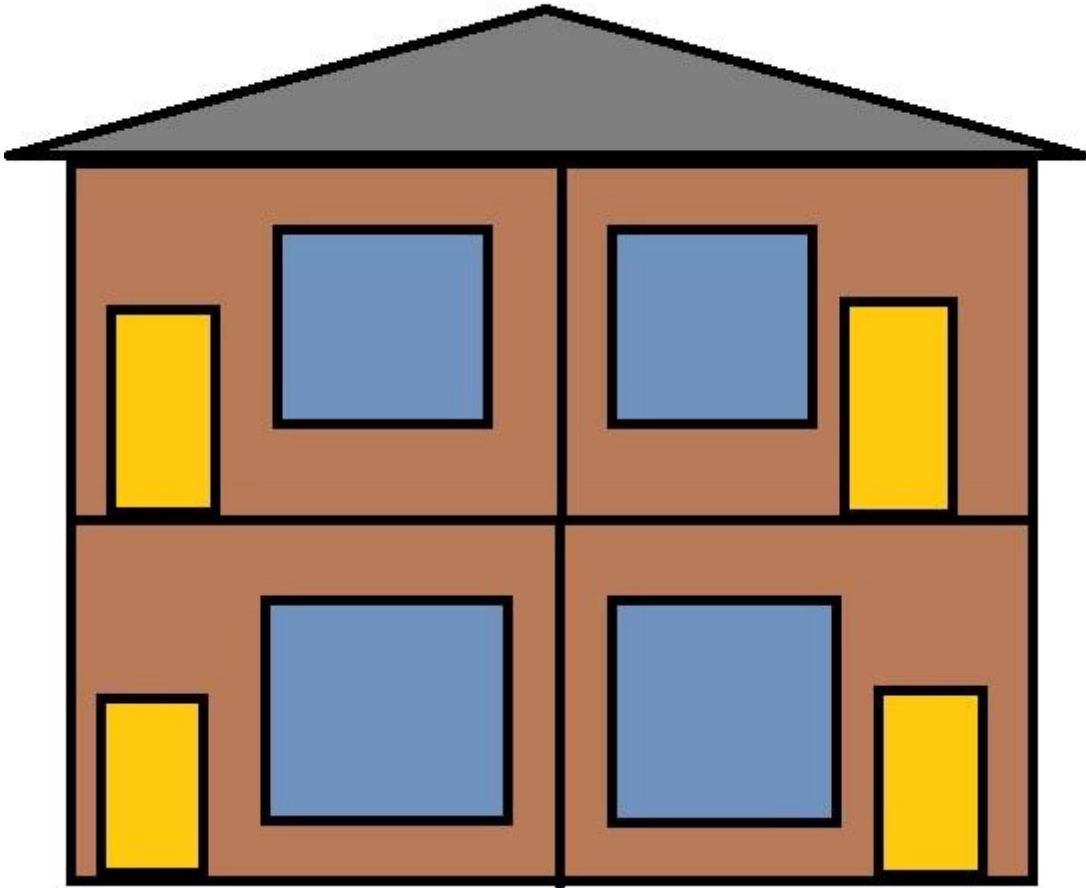




FAIRBOURNE  
MOVING  
FORWARD

The logo features a dark blue triangle above the text, which is centered. Below the text are three wavy lines representing water.

Flats



- Private Rental
- Holiday Home
- CIC



## Let's examine these **POTENTIAL** options....

### Sheltered housing complex for older people or additional needs

- New residents would fit into the village nicely and would enjoy the social dynamic
- Scheme would be run by Gwynedd Council or a national charity
- Your home would need to be in a good condition
- There would be a cut-off date for participation in this scheme

### Private Rental/Consortium

- Could either retain ownership of the property or sell it
- Timescales to become involved with the scheme could be flexible, ie, no cut-off date
- If you retained ownership of your property, you'd probably be responsible for the ongoing maintenance of it
- Increase in cost of house insurance
- Would need to be in reasonable condition



## Holiday Homes/Commercial

- Could remain owned by you or bought outright
- Could prevent empty houses in the village
- Your home would need to be in a good condition
- Equity release would not be an option

## Community Investment Company (CIC)

- The CIC would need to obtain a large up-front investment from somewhere to buy properties or release equity
- A formal company would need to be established to run the CIC, incurring charges for overheads
- The CIC would need to be able to source a steady flow of tenants to prevent houses standing empty, thus not returning an income to the CIC
- Your home would need to be in reasonable condition
- The CIC would have more control over who it rented its properties to



# Arolwg Cyflwr Eiddo

Os oes gennych chi ddiddordeb yn y cynllun, bydd angen i ni wneud arolwg o gyflwr eich eiddo.

## Pam?

- Er mwyn canfod ym mha gyflwr mae eich eiddo, mewn cymhariaeth â Safonau Ansawdd Tai yng Nghymru.
- Rhoi syniad i unrhyw ddarpar fuddsoddwr o faint o waith fyddai angen iddyn nhw ei wneud a buddsoddi ynddo, cyn rhentu neu brynu.
- Os teimlir (gan y buddsoddwr) bod gormod o waith ei angen i sicrhau fod yr eiddo yn cyrraedd safon, yna mae'n bosibl na fydd y gwaith yn cael ei wneud bryd hynny.

**Nid yw Arolwg Cyflwr Eiddo yn golygu ymrwymo i unrhyw beth, ac nid yw'n golygu fod yn rhaid i chi gael eich cynnwys yn y cynllun.**

Os credwch y byddai gennych ddiddordeb yn y cynllun ryw dro, gellir cofrestru am arolwg heddiw.



## **Beth yw'r dewisiadau?**

- Adeilad tai gwarchod i bobl hŷn neu bobl ag anghenion ychwanegol
- Rhentu preifat/consortium
- Cartrefi gwyliau/masnachol
- Cwmni Buddsoddi Cymunedol (CIC)

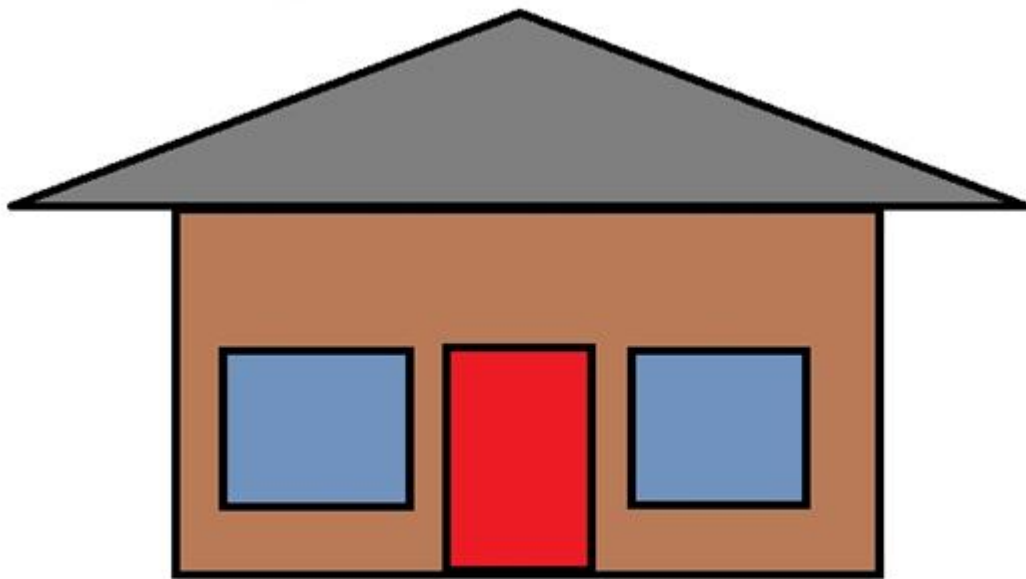


## **Pam nad yw Cymdeithas Tai yn ystyriaeth?**

- Mae Cymdeithasau Tai yn selio eu modelau busnes ar y galw am dai yn yr ardal. Prin iawn yw'r galw i fyw yn Fairbourne, yn seiliedig ar Restr Tai Cyngor Gwynedd.
- Byddai angen selio model busnes cyllidol dros gyfnod o 38 mlynedd; mae hyn yn golygu llawer o risg o ran elw ar y buddsoddiad
- Byddai benthycwyr angen sicrwydd gan y Gymdeithas Tai y gallai lenwi'r holl gartrefi drwy'r amser. Os oes galw isel am dai yn Fairbourne, gallai hyn fod yn broblem



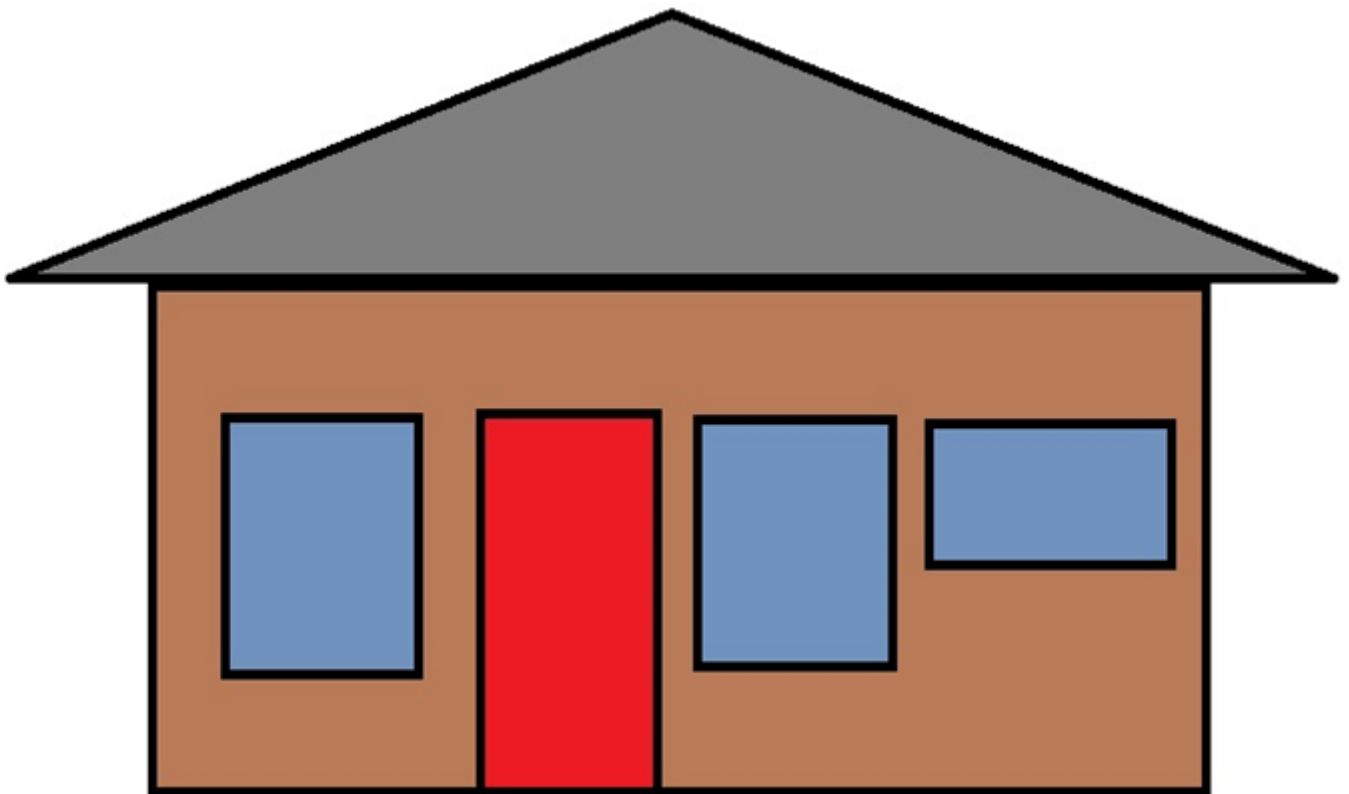
Byngalo – 2 ystafell wely



- Tai Gwarchod
- Rhentu Preifat
- Cartrefi Gwyliau
- CIC



Byngalo – mathau eraill

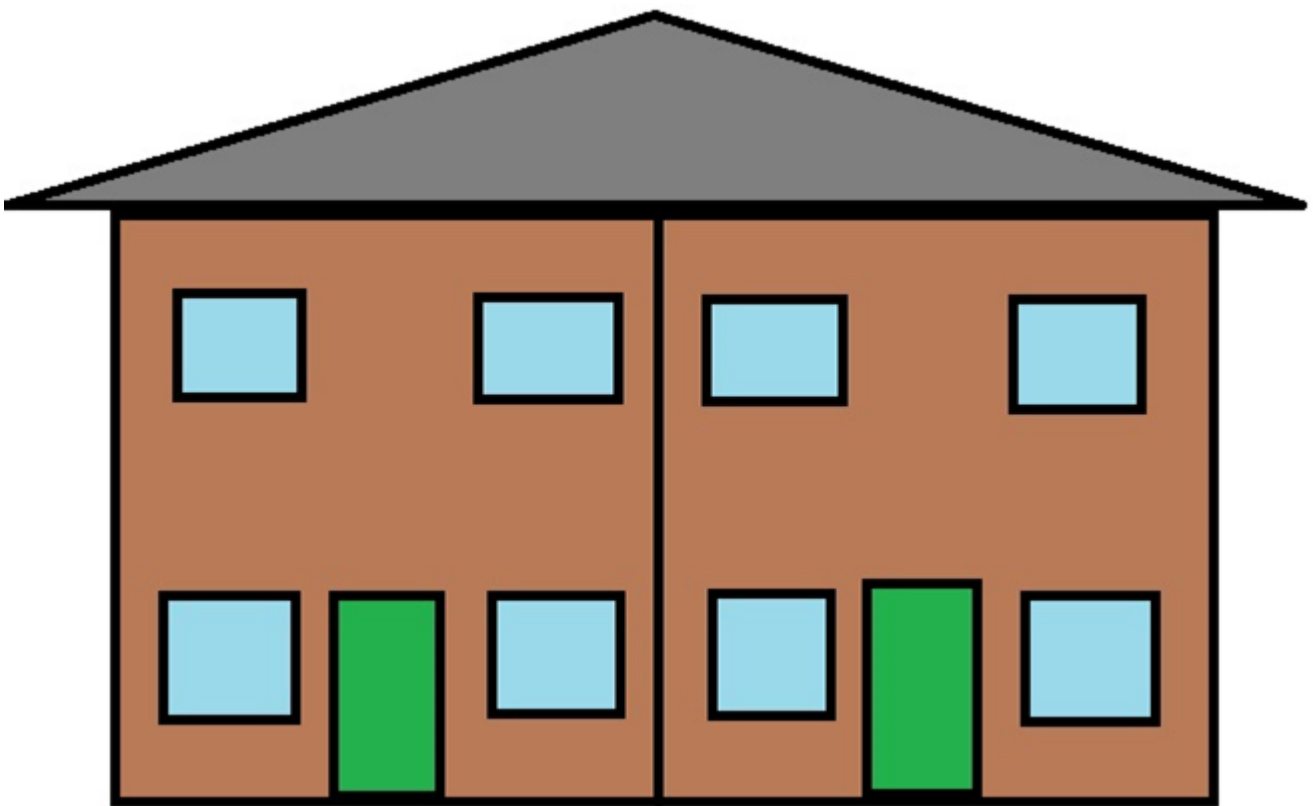


- Rhentu Preifat
- Cartrefi Gwyliau
- CIC





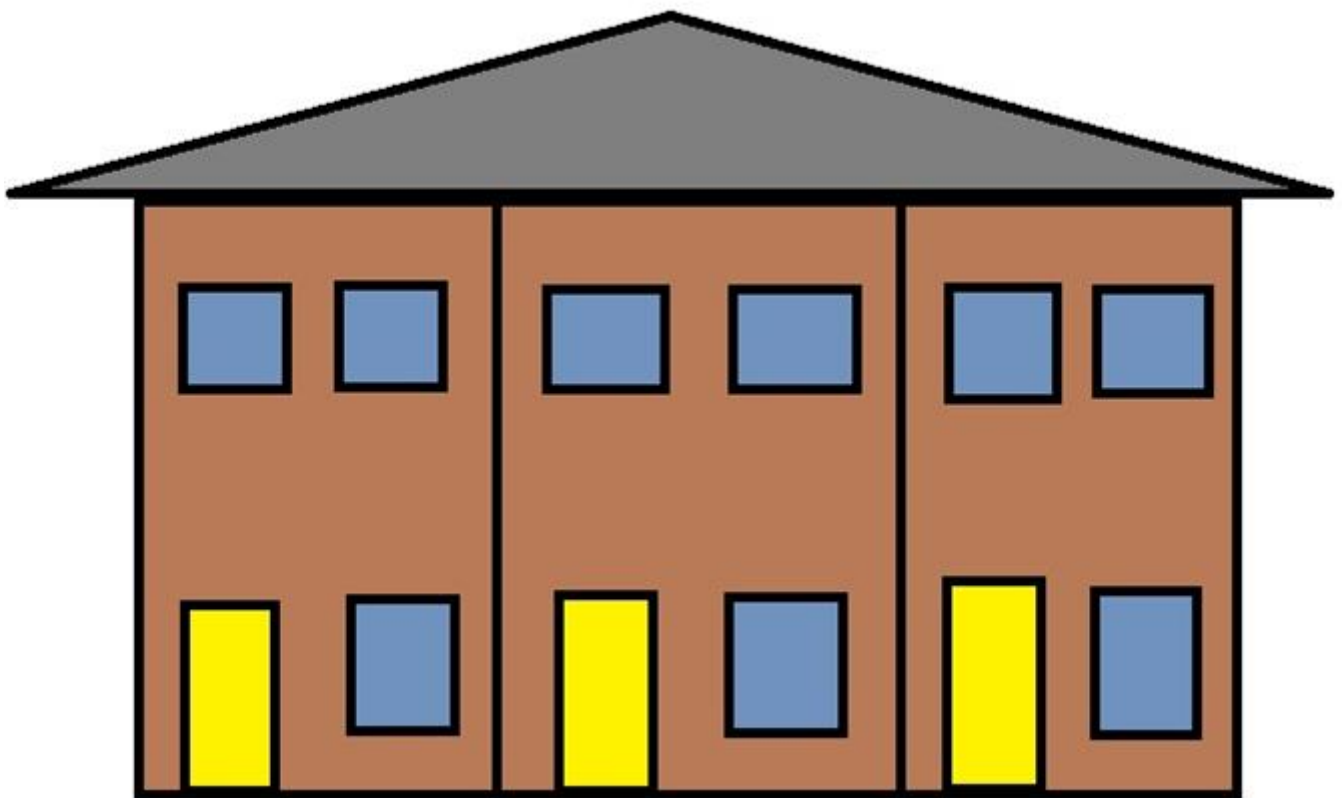
Tai pêr



- Rhentu Preifat
- Cartrefi Gwyliau
- CIC



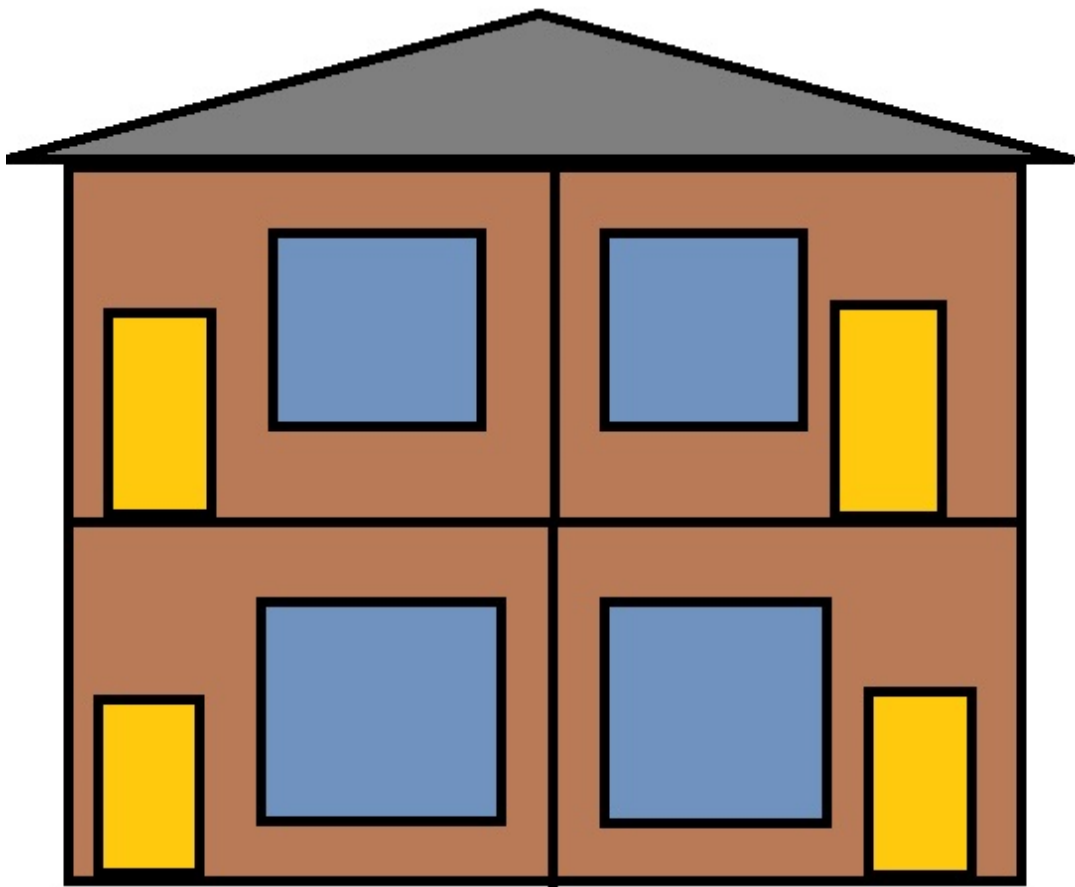
Teras



- Rhentu Preifat
- Cartrefi Gwyliau
- CIC



## Fflatiau



- Rhentu Preifat
- Cartrefi Gwyliau
- CIC



# Gadewch i ni ystyried y dewisiadau POTENSIAL .....

## Adeilad tai gwarchod i bobl hŷn neu bobl ag anghenion ychwanegol

- Byddai preswylwyr newydd yn ymgartrefu'n braf yn y pentref ac yn mwynhau'r ddeinameg gymdeithasol
- Byddai'r cynllun yn cael ei redeg gan Gyngor Gwynedd neu elusen genedlaethol
- Byddai angen i'ch cartref fod mewn cyflwr da
- Byddai terfyn amser ar gyfer cymryd rhan yn y cynllun hwn

## Rhentu Preifat/Consortiwm

- Naill ai cadw perchnogaeth ar eiddo neu ei werthu
- Byddai'r raddfa amser yn hyblyg pe baech chi angen dod yn rhan o'r cynllun e.e. dim terfyn amser
- Pe baech chi angen dal gafael ar eich eiddo, byddech chi'n debygol o fod yn gyfrifol am ei gynnal yn barhaus
- Cynnydd mewn costau yswiriant tŷ
- Angen iddo fod mewn cyflwr rhesymol



## Cartrefi Gwyliau/Masnachol

- Gallai barhau yn eich meddiant neu ei brynu'n gyfan gwbl
- Gallai atal tai gwag yn y pentref
- Byddai'n rhaid i'ch cartref fod mewn cyflwr da
- Ni fyddai rhyddhau ecwiti yn opsiwn

## Cwmni Buddsoddiad Cymunedol (CIC)

- Byddai angen i'r CIC ddarganfod buddsoddiad helaeth o rywle er mwyn prynu eiddo neu ryddhau ecwiti
- Byddai angen sefydlu cwmni ffurfiol i reoli'r CIC, gan arwain at gostau gorbenion
- Byddai angen i'r CIC allu dod o hyd i lif cyson o denantiaid rhag i dai fod yn wag am gyfnod hir, pan na fyddai'r CIC yn cael incwm
- Byddai angen i'ch cartref fod mewn cyflwr rhesymol
- Byddai gan y CIC ragor o reolaeth dros bwy fyddai'n cael rhentu eiddo



## Property Condition Survey

I am interested in a property condition survey for my home. I understand there will be no charge for this service and it does not bind me to participate in any housing or equity release schemes in Fairbourne.

My Property is at:

My name and contact details are:



## Arolwg Cyflwr Eiddo

Mae gennyf ddiddordeb mewn arolwg cyflwr eiddo ar fy nghartref. Rwy'n deall na fydd angen talu am y gwasanaeth hwn ac nid yw'n fy rhwymo i gymryd rhan mewn unrhyw gynllun tai na rhyddhau ecwiti yn Fairbourne.

Lleoliad fy eiddo yw:

Fy enw a'm manylion cyswllt yw: