

Wales Defend Council Housing

SAY NO TO PRIVATISATION



THE GOVERNMENT WANTS councils in Wales to sell off our homes – it's a scandal. They're spending millions of pounds promoting privatisation, ask yourself why?

They don't tell us that stock transfer to a 'Community Mutual' is privatisation and that the banks will be making a profit out of what is now a public service. Council housing may not be perfect, but it has served generations well. As council tenants we have secure tenancies (which are lost after transfer) and we get to elect our landlord. But the Community Mutuels will be run by a board of directors who will be accountable to the company, not to tenants.

The new transfer landlord in Bridgend was recently slammed by the Wales Audit Office who found it "unimpressive" in six out of eight areas.

For years tenants in England have been told that transfer to a

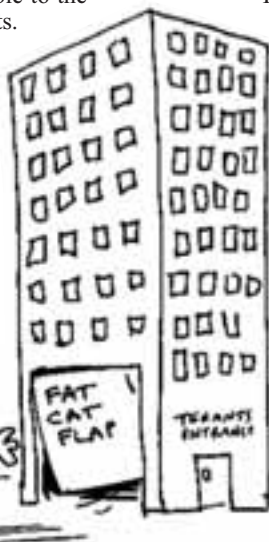
Registered Social Landlord means a safe, cuddly, local organisation. But most don't stay local long, and transfer is now so discredited that the government has introduced a new fancy wrapper for the RSL, the Community Mutual. Don't be fooled - CHMs are privatisation, and once transferred there is no return.

The money is there to do up our homes. Between us tenants in Wales pay £450 million a year in rent. But the government robs us of nearly £100 million pounds – almost a quarter of our rent - every year. As well as the £1.5 billion a year they take from tenants in England.

They even have the cheek to offer this money back to us for the investment we need, but only if we accept the privatisation of our homes! They will write off debt for councils and make 'dowry' payments – but only if we transfer (see page 3 for details). This is outrageous.

We demand that the government enable councils to improve homes and estates, which is what tenants want.

Don't take the risk – if you don't know, vote NO!



There is an alternative

TRANSFER IS DEEPLY unpopular across the UK.

In Wales only one area has ever transferred, one has voted NO to transfer, and there is massive opposition among the rest to privatisation.

Out of 32 councils in Scotland, only three have transferred their homes, while the majority (19 councils) have chosen retention. Tenants in Dundee, Aberdeen and now Edinburgh have all rejected transfer. In England, 98 councils have decided they will keep the ownership and management of their homes.

The call for direct investment is sup-

ported by tenants, all the major trade unions, more than 250 MPs from across all parties, a new organisation of authorities retaining council housing (ARCH), and an overwhelming vote at Labour's conference two years running.

This pressure is already having an effect, with the government now looking again at council housing finance.

We shouldn't give in to the blackmail, when the support for direct investment is stronger than ever before. Say NO to the privatisation of our homes, and tell politicians we want direct investment for council housing in Wales – without strings attached!

8 REASONS TO REJECT TRANSFER



Evictions Up

We lose our 'secure' tenancies. Evictions by Registered Social Landlords (housing companies such as Community Mutuels) are much easier under their 'assured' tenancies, and their eviction rate is higher.



Rents Up

Experience in England has shown that rent guarantees do not work. 15 out of 20 of the fastest increasing RSL rents between 1997 and 2004 have been in transfer areas.



No accountability

Council tenants get to vote for their landlord in local elections every four years. Community Mutual boards are accountable to no one and dominated by the banks and lenders.



Privatisation

Councils can borrow much cheaper than RSLs. Transfer means more of our rents going on profits for the banks rather than repairs to our homes.



Massive setup costs

Each transfer costs several million pounds. This money could be used instead to carry out the repairs and improvements tenants need!



Worse Services

Ordinary housing workers end up worse off after transfer while senior managers get fat cat salaries. Staff demoralisation affects the service tenants receive.



More homeless

Shelter, the homeless charity, reports that 43% of councils after transfer said they were having trouble getting the new landlords to deal with homeless applications.



No return to the council

Transfer is a one way ticket – there's no going back to the council if promises are broken. The Community Mutuels make lots of promises but what happens if they go bust?

Fair and balanced debate essential

Most tenants haven't had a chance to hear the case against transfer. This isn't democracy. Senior managers promoting transfer stand to benefit personally from transfer. Demand a fair and balanced debate!

Strong cross-party support for council housing: see inside >>>

This publication is **FREE FROM ADDED PROFIT** No highly paid consultants or senior managers have been involved in producing this broadsheet

Campaign grows across the UK >>>>

The T&G in Wales is calling for more direct investment in council housing, as an alternative to the government's drive for privatisation. Central government is effectively starving council homes of investment and trying to blackmail and bully tenants to accept stock transfer. All tenants have the right to a decent home, well maintained, at a price they can afford and a choice of who their landlord is. The T&G fully support tenants in Wales voting No to privatisation and will actively support the call for direct investment." **Andy Richards, TGWU Wales Regional Secretary**

Campaign grows across the UK

THERE IS MASSIVE SUPPORT for council housing across all political parties, right across the UK.

Many of the biggest trade unions are supporting the campaign (Amicus, CWU, GMB, PCS, RMT, TGWU, UCATT, UNISON) on behalf of members who work in housing and/or are council tenants or need more council housing.

The select committee of MPs which oversees the Office of the Deputy Prime Minister has criticised current government policy; while the parliamentary Public Accounts Committee found that transfer is more expensive. There is now a group of MPs in the commons who support council housing, including ex-Ministers such as Frank Dobson, Clare Short, Michael Meacher and Kate Hoey.

A big campaign of tenants, councillors, unions and MPs has left the government's position completely isolated and untenable.

Delegates at the Labour Party conference have criticised government policy two years running. Last year's motion called "on government to provide the 'fourth option' of direct investment to council housing as a matter of urgency".

In February 2006 the Labour Party set up a policy review group to address the terms of the conference motion.

In June 2006 the new Minister in charge of housing, Ruth Kelly, issued a discussion paper on Decent Homes and announced a pilot scheme of six councils to look at ways "to create long term sustainability for council housing."

All of this shows that

government is wobbling. No-one can now say that government policy is set in stone – it clearly isn't. But it's up to us to keep up the pressure. Ministers hope that tenants in Wales will be bullied into privatisation. If we call their bluff and join all those who have already voted NO across the UK, we'll send a huge message to the government: we want direct investment – with no strings!

The case against transfer

Transfer is privatisation. RSLs (Registered Social Landlords like a Community Housing Mutual) are private companies in law and they borrow on the private market. The transfer of council housing to a Community Mutual means we lose our secure tenancies, a less democratic housing service, increased homelessness, and big pay rises for senior managers.

Sell-off is risky. Rent guarantees and glossy promises have often been broken. There is a high risk either that the new landlord will get into financial trouble and have to be taken over; or that it will expand and diversify into a huge business empire. And if anything goes wrong – there is no return.

Loss of Secure Tenancies – More Evictions

Council tenants' secure tenancies are lost after transfer, becoming 'assured' tenancies, which make eviction easier. Secure tenancies are created in law, giving council tenants statutory rights, as well as the contractual rights of a tenancy agreement. No amount of promises from an RSL can equal this. New tenants won't get any guarantees over their rights, so over time tenancy rights will be eroded further. 16.5 percent of RSL evictions involved the use of automatic powers under controversial 'Ground 8' (which cannot be used against council tenants) according to a National Housing Federation survey of 116 RSLs. Pledges not to use this are legally worthless.

Less Democracy

Direct accountability of council landlords is lost. Few RSLs have effective tenants' associations and tenants on the board are legally barred from acting as representatives of other tenants. (See back page for more details on why a Community Mutual doesn't mean tenants' power).

Sell-off Is Expensive

To improve our homes after transfer to a private company has been estimated to cost £1,300 per home more than if the council did the work itself ('Improving Social Housing After Transfer', National Audit Office, May 2003).

Why is privatisation more expensive? Councils are able to borrow

money at a lower rate of interest than RSLs. The 'management costs' of RSLs are also higher – in other words they pay fat-cat salaries to senior executives, and spend a fortune on new office buildings and glossy self-promotion. Someone has to pay for this.

Effect on Workers

For housing workers within the council things will change – regardless of what has been promised. Firstly, the pension will have to change from the Local Government Pension Scheme (LGPS) to the Social Housing Pensions Scheme (SHiPs) which currently is under going many changes including possibly moving from a final salary to an average salary scheme.

Union recognition is likely to be affected. Many RSLs in south Wales are yet to recognise UNISON at all. Contracting out is more likely too. How many Housing Associations in Wales have Direct Labour Organisations? Very few, if any. They mainly carry out repairs and maintenance by contracting to outside companies. Demoralisation of workers effects the service tenants receive.

Fat Cat Salaries

The Chief Executives of the top biggest Welsh RSLs earn in the £90K range despite the small size of the companies. On average they earn over twice as much per home than their English counterparts. (£23.11 per home per year compared to £10.49, see Social Housing, January 2005) So the senior managers pushing transfer stand to benefit.

We Could End Up in a Huge Business Empire

The bulk of the promised 'investment' will in fact be a loan from the banks. This will create enormous pressure on the new Community Mutual to concentrate on making a good return for the banks. This makes a nonsense of the idea that the new company will be owned and run by tenants.

Transfer in Wales is still new. But in England, where transfer has been around for 18 years, the problems are clear. Many transfer landlords get into financial difficulties – one fifth have had to be placed under supervi-

sion by the Housing Corporation (*The Guardian*, 25 May 2005) The trend is for smaller associations to become part of a group in order to access bigger borrowing facilities.

Welsh housing associations have traditionally been small and local. But the indications are that the culture of mergers and takeovers, already rife in the sector in England, are starting to appear in Wales.

Newtown Housing Association became the first RSL in Wales to be put under statutory investigation in autumn 2002. The result? It was lined up for takeover and other RSLs competed to swallow it up. The decision as to which RSL took it over was eventually made by the Welsh Assembly – not the tenants. Its homes will now transfer to Newydd Housing Association (Inside Housing 04/11/05)

More homelessness

The council has a statutory responsibility to provide homes for the homeless. RSLs do not. A Shelter report said that where councils have transferred their houses "homeless applicants spend longer in temporary accommodation, have fewer long term housing options and in some cases are unable to access affordable housing at all." (Out of stock: Stock transfer, Homelessness and Access to Housing; Shelter, 2001)

Rents – read the small print

Rent guarantees don't work. In England, despite guarantees made at the time of transfer, research done for the MPs Group showed that 15 of the 20 fastest-increasing RSL rents between 1997 and 2004 were in districts which had undergone transfer.

The promises that the government's new rent rules will keep the rent down can't be trusted. There are no rules on the level of service charges, which tenants have to pay on top of the rent.

New tenants moving in after the transfer have no guarantees on rent – this could lead to different rents being charged for properties in the same block or street.

Support in the Parliaments...

There's strong cross party support for our Early Day Motions calling for a level playing field for council housing. The current one, EDM 48, has 146 signatures including the following Welsh MPs:

Martin Caton MP Gower (Lab)	Dai Havard MP Merthyr Tydfil & Rhymney (Lab)	Adam Price MP Carmarthen East & Dinefwr (Plaid)	Roger Williams MP Brecon & Radnorshire (Lib)
Paul Flynn MP Newport West (Lab)	Elfyn Llwyd MP Meirionnydd Nant Conwy (Plaid)	Betty Williams MP Conwy (Lab)	Jenny Willott MP Cardiff Central (Lib)
Hywel Francis MP Aberavon (Lab)	Lembit Opik MP Montgomeryshire (Lib)	Mark Williams MP Ceredigion (Lib)	
Nia Griffith MP Llanelli (Lab)			



"[In] Carmarthen-shire.... The response was 90 per cent in favour of keeping it in-house and keeping the county council as landlord. They know that privatisation could mean an absent landlord who absolutely does not care what happens to tenants." **Nia Griffith MP (Labour)**



"If you've got a ballot coming up, fight like hell to persuade people to vote no. The more people who reject it the better chance we have of turning over this stupid policy." **Frank Dobson MP (Labour)**



"Local Authorities are currently in a 'no win' position. This issue is 'the elephant in the room' not properly addressed. But will not go away until we set Local Authorities free to invest directly in housing and local residents. National Assembly and Chancellor please take note." **Dai Havard MP (Labour)**



"I hope that the Government will heed the report of the ODPM Committee, the Public Accounts Committee, the Audit Commission and the Defend Council Housing group report, and rethink their policies." **Paul Holmes MP (Chair, Liberal Democrat Parliamentary Group)**



"Council housing is a vital part of the welfare state. People who live in council houses currently enjoy basic rights which should be protected. Plaid urges tenants to say no to privatisation" **Leanne Woods AM (Shadow Minister for Social Justice, Plaid Cymru)**



"With homelessness and the numbers in bed and breakfast accommodation rocketing in Wales, we desperately need investment in public housing for rent. Taking the responsibility for social housing away from the public sector is not the way to deal with Wales' housing crisis." **Jill Evans MEP (Plaid Cymru)**



Order your copy of the MPs' report from Austin Mitchell MP, Chair of the House of Commons Council Housing Group: Tel: 0207 219 4559



"I have just resigned from the shadow board of the Community Mutual in Swansea. As a tenant representative I was very concerned about the land and assets which would transfer with the homes, but I couldn't get satisfactory answers to my questions on this and other issues. If a tenant on the board can't get questions answered, how can the Community Mutual give power to tenant communities?"

Terry Hennegan, tenant, Swansea



Housing lies at the heart of sustainable communities. Under Councilcontrol it is secure and democratic. Privatisation – whether for profit or not – can only weaken democracy, impoverish provision and threaten communities. UNISON is totally opposed to this unnecessary privatisation and stands firmly behind the thousands of tenants who want to stay with Council landlords."

Bill King, Regional Convenor, UNISON Cymru/Wales



Swansea has seen a massive increase in house prices over the past five years. The prospects of our children being able to get on the property ladder are looking extremely minimal. It is extreme folly, therefore, when we are entering a period of high house prices and a potential shortage of affordable housing, to rid ourselves of council houses. Once the council houses disappear from Swansea they will not return. Tenants in Swansea are campaigning for a NO vote in the ballot. Everyone who believes in council housing should join the campaign."

Paul Lynch, tenant, Swansea DCH

"I'm against the privatisation of our council houses, and I totally support the Fourth Option of direct investment in our homes. Many people in Torfaen are on low wages, so it is vital that affordable housing to rent is available for all. We must retain our council stock and ensure that new council houses are built. Where a small scale stock transfer has taken place in Newport, the rents have gone up and new service charges have been imposed. It's vitally important that we fight against this privatisation,"

Steve Liddle, tenant, Torfaen DCH

"True democracy is the right of the people to have equal representation in matters placed before them, especially when asked to use their vote to decide their immediate future, as in the case of Stock Transfer. The Council's ability to access large amounts of public funds to present their one sided and unequal view to the tenants, without the same consideration allowed to those who oppose those views is I believe both immoral and illegal." **Cllr Mike Davies, Torfaen Council**

"Tenants in Rhondda Cynon Taf value the security of council housing and are feeling vulnerable over the reality of having new landlords. We are committed to fighting a campaign to keep housing stock in local government control." **Sharon Jones, Branch Secretary, RCT UNISON**

"This stock transfer shows a total lack of commitment to the public sector. We are horrified that the second largest authority in Wales is doing this. Council tenants are being blackmailed into voting to transfer their homes to a private housing company. The government should be investing in council housing." **Cllr Pauline Jarman, Leader, Plaid Cymru group, RCT council**



Tenants, trade unionists and councillors from across the UK joined together to lobby MPs at Westminster in February Picture: Andrew Wiard

There is an alternative

The money is there

WE SHOULD DEFEND AND improve council housing for our children and for future generations – it's their right as well as ours.

The money is there to do up our homes. Between us tenants in Wales pay £450 million a year in rent. We expect that that money will be spent on repairing, managing and improving our homes. But in fact only £250 million is allowed for the management and maintenance of our homes and £100 million for major repairs. This means that nearly £100 million pounds – almost a quarter of our rent money is robbed by the government every year. This is on top of the £1.5 billion the treasury steals from English tenants every year as well.

Not only does the government rob

our rent money – then have the cheek to offer it back to us for the investment we need, but only if we accept the privatisation of our homes! This is wrong. The UK treasury is prepared to spend millions of pounds to write off housing debt if we agree to transfer, and then let the new housing association landlords keep all our rents to spend on our homes. On top of this the Welsh Assembly Government is prepared to make 'dowry' payments to the new landlords as well.

Effectively the government is blackmailing us into privatisation. This is outrageous. We demand that the government give councils a level playing field, so that all our rent money can be used to provide decent, secure, affordable and accountable council housing.

Transfer is deeply unpopular in Wales

TRANSFER IS VERY UNPOPULAR in Wales. Of the 22 local authorities in Wales, only one has transferred its homes (Bridgend); while in the only other transfer ballot to take place so far (Wrexham) tenants voted NO.

The 21 Welsh authorities with council homes are required to submit a plan to the Welsh Assembly saying how they intend to achieve the Welsh Housing Quality Standard by 2012. Only six of them have so far chosen to pursue transfer and most of these face considerable opposition.

Since the Wrexham NO vote councils in Wales have been very reluctant to try and transfer their homes. The following councils have said they want to retain their stock despite pressure from the Welsh Assembly to push for transfer:

Anglesey, Cardiff, Carmarthenshire, Ceredigion, Denbighshire, Flintshire, Pembrokeshire, Powys, and Vale of Glamorgan.

"Cardiff Council has possibly the most urbanised housing stock in Wales... Given the scale of this challenge, it might be expected that Cardiff would opt for a stock trans-

fer. But the council has declared its intention to retain its homes and is pressing forward with housing quality standard works. 'We are retaining our housing stock where possible,' a spokesperson said. 'Work is ongoing towards meeting the standard by 2012. We have exceeded our targets in certain areas, allowing other programmes of works to be brought forward.' (Inside Housing, 10/03/06)

"... a survey of 1,000 Wrexham tenants... found that they are now more fervently anti-transfer than at the time of the council's no vote..."

Authorities across Wales are increasingly worried their tenants will reject transfer... 'Wrexham's position is that there's no point wasting money on a [second] ballot when the position is clear from the tenants.' Sue Finch, Wales Local Government Assoc.' (Inside Housing 05/10/05)

Councillors as well as tenants in Wales are strongly opposed to transfer. 'In many Welsh local authorities, especially in south Wales, there's a strong inclination among politicians in favour of council housing' Dr. Bob Smith, senior lecturer in housing, Cardiff University.

	Rent	Management & Maintenance	Major Repairs Allowance	Government takes
Conwy	£10.8m	£6.0m	£2.6m	£2.2m
Monmouthshire	£11.0m	£5.7m	£2.5m	£2.8m
Newport	£28.8m	£15.2m	£6.5m	£7.1m
Rhondda Cynon Taf	£29.9m	£17.6m	£7.3m	£5.0m
Swansea	£39.6m	£22.4m	£9.1m	£8.1m
Torfaen	£24.4m	£13.3m	£5.8m	£5.3m
WHOLE OF WALES	£451.3m	£250.7m	£103.9m	£96.7m

(figures from HRA Subsidy Determination 2006-07, Welsh Assembly Government)

Wales Defend Council Housing

Bridgend after transfer: 'poor', 'weak' and 'ineffective'

'VALLEYS TO COAST', WALES' first transfer association has been heavily criticised by the Wales audit office.

In a secret report unearthed by the Glamorgan Gazette, Valleys to Coast, the landlord which took over Bridgend's council housing, was found to be "unimpressive" in six out of eight areas investigated.

The draft report by the Audit Office following their inspection two years after transfer found that:

"Stock condition is poor; Performance for the completion of repairs is weak and deteriorating; There is no consistent approach to asking for or listening to the views of residents;

The association is not answerable to residents for the quality of services provided;

It is not letting properties quickly and efficiently;

It does not ensure those housed are fairly selected;

Proposed bi-annual meetings with the board have not taken place;

Accessible information and advice for residents is limited;

The association has no Welsh language scheme;

There has been no tenant involvement in the quarterly Voice for Change newsletter...

The partnership between the association and council is ineffective."

(Glamorgan Gazette, 25/05/06)

Community Mutual: privatisation with a fancy wrapper

A 'COMMUNITY MUTUAL IS JUST a housing association or registered social landlord (RSL) with a fancy wrapper.

At the moment individual tenants and tenants associations can lobby their local ward councillors and, if we don't like the way they run our homes, vote them out. This direct democratic relationship will be lost after transfer.

The Board of Directors setup gives us a few token tenants, but they will be in a minority and their hands will be tied by company law.

The main difference with the 'Community Housing Mutual Model' is that all tenants will automatically become shareholders. Wild claims are made that this will empower tenants but there's no basis for them.

Giving tenants 'shares' in the company won't make any difference. Shareholders in an ordinary commer-

cial company get to elect the whole board so they can replace the board if they don't like the way its run – but not tenants in a community mutual. They will only have the right to elect the tenant board members. Not only that but tenants will not, on their own, be able to amend the constitution, and no resolution can be passed by a majority of tenant board members. (CHMM rule set, Cobbetts Solicitors 2002).

The key thing about any registered social landlord including CHMs is the fact that they borrow money from the banks – no amount of rhetoric about community involvement is going to take away the control that lenders have and the way that affects the culture of an RSL.

A recent study by a researcher from Oxford Brookes University concluded that tenants on RSL boards are "marginalised" and "powerless", and that boards are manipulated and controlled by senior managers.

"housing associations [behave] increasingly like private sector organisations 'property-driven' and managing stock as an asset to maximise returns..." (Changing Boards, Emerging Tensions, Spring 2004).

A report into Community Mutual for the Welsh Assembly Government found that CHM organisations differed from genuine housing co-operatives in three key ways:

● Genuine co-operatives (tenant management organisations, ownership co-operatives, and resident-controlled housing associations) are small, typically up to 500-1,000 homes. Community Mutuals will be much larger.

● Most decisions in the CHM will be made by senior managers, so even though the housing will be theoretically 'owned' by the tenants, "the CHM may not offer significantly greater participation for tenants".

● "one of the central principles of the cooperative movement, [is] that of open and voluntary membership", real co-operatives emerge from the 'bottom up' not the 'top down'. The CHM, on the other hand, is imposed by national policy. Getting tenants to accept a CHM by blackmailing them and telling them its the only way to get their repairs done is a million miles away from a genuine co-operative!

(Housing, Mutuality and Community Renewal: a review of the evidence and its relevance to stock transfer in Wales, Sept 2004)

We can stop them: use your vote

The council would like tenants to believe that the outcome of this ballot is inevitable – but it isn't. An effective campaign can win the argument. NO Votes in Birmingham, Wrexham and Edinburgh have shocked Ministers and policy makers and made MPs sit up and take notice. If tenants across Wales vote NO then it adds to the real pressure on government to give us Direct Investment – with no strings attached.

A FAIR DEBATE?

Why are councils so keen to keep the case against transfer hidden? Even the so-called "independent tenants advisors" are paid for by the council – hardly independent! We challenge Welsh councils to hold a fair and balanced debate, with equal resources for both sides, so tenants can hear all the facts and arguments.

This campaign needs your help!

It's wrong that the council are spending our rent money on their propaganda and trying to make out there is no alternative to stock transfer. Defend Council Housing can't use public funds and relies on donations. Please help us to help you reach an informed decision about the future of your home:

- Distribute this broadsheet to every council home in your area;
- Put up posters on your

estate and in your window;

- Organise a meeting and invite a speaker from the campaign to debate with the council so all tenants can hear both sides of the argument;
- Raise money to pay for the campaign; any donation will be appreciated, no matter how small.
- Most important... talk to your family, friends and neighbours and get them to VOTE NO.

HOW TO CONTACT US

If you live in...

CONWY

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The following trade unions are affiliated to the DCH campaign:



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Demand direct investment in council housing – with no strings attached

Amddiffyn Tai Cyngor Cymru

DIM PREIFATEIDDIO



RAID I GYNGHORAU CYMRU werthu'u tai i gyd. Dyma neges y Llywodraeth – ac mae'r peth yn warth. Maen nhw'n hala ffortiwn ar hybu preifateiddio – os gwn i pam?

Bydd yr holl dai'n dod yn eiddo i gwmnïau 'Cydfuddiannol Cymunedol'. Dim ots am yr enw ffansi – cwmnïau preifat ydyn nhw. Bydd y banciau mawr yn dod llwyth o bres mewn – ac yn disgwyl cael mwy'n ôl. Dydy tai cyngor ddim yn berffaith, ond maen nhw'n gartrefi i bobl ers cenedlaethau. 'Tenantiaid diogel' ydyn ni, a does dim modd ein taflu allan heb fynd i'r llys. Ni sy'n dewis ein landlord, bob etholiad. Dan y drefn newydd, ffordd i bobl gyfoethog lenwi'u pocedi fydd ein cartrefi ni. Bydd Bwrdd Cyfarwyddwyr yn rhedeg y cwmni 'Cydfuddiannol Cymunedol'. I'r cwmni byddan nhw'n ateb, ddim i'r tenantiaid.

Mae tai Pen-y-bont yn eiddo i gwmni Cymoedd ac Arfordir bellach. Mae Swyddfa Archwilio Cymru'n dweud fod y cwmni 'ma'n dda i ddim.



Ffordd arall, ffordd well

MAE HOLL WLEDYDD PRYDAIN yn erbyn 'trosglwyddo'.

Dim ond un ardal yng Nghymru sydd wedi trosglwyddo. Mae un wedi pleidleisio NA. Mae pobl ar draws y wlad yn ymladd yn erbyn preifateiddio.

Yn yr Alban, dim ond 3 chngor o 32 sy wedi trosglwyddo'u tai. Mae 19 eisoes wedi penderfynu'n erbyn. Yn ddiweddar, mae tenantiaid Dundee, Aberdeen, a Chaeredin wedi gwrthod preifateiddio. Yn Lloegr, mae 98 cyngor wedi penderfynu cadw'r tai cyngor dan eu rheolaeth nhw.

Mae angen 'buddsoddi uniongyrchol' – rhoi arian yn syth i mewn i dai cyngor – nawr. Dyna farn y tenantiaid, yr unde-

Dros y ffin mae Llywodraeth Llundain wrthi ers blynyddoedd yn dweud wrth denantiaid Cyngor mor braf a diogel fyddan nhw gyda'r 'Landlordiaid Cymdeithasol Cofrestredig' 'ma. Rhyw fudiadau bach lleol roedd y rhain i fod. Ond doedden nhw byth yn aros yn lleol am yn hir iawn. Roedd cwmnïau mwy byth yn eu llyncu nhw – ac mae pobl wedi cael llond bola. Dyna pam mae'r Llywodraeth wedi dyfeisio'r enw newydd 'ma, 'Cydfuddiannol Cymunedol'. Ond enw arall ar breifateiddio yw hyn – a fydd dim tro'n ôl wedyn.

Er hyn i gyd y MAE'r arian ar gael i drwsio'n cartrefi ni. Rydyn ni, tenantiaid cyngor Cymru, yn talu £450,000,000 o rent bob blwyddyn. Ond mae'r Llywodraeth yn dwyn £100,000,000 o hwnna – bron chwarter! Ac maen nhw'n dwyn £1,500,000,000 o denantiaid cyngor Lloegr ar ben hynny.

A dyma nhw'n ddigon cofni i gynnig 'rhoi' peth o'r arian yn ôl i ni – ond i ni dderbyn preifateiddio'n cartrefi ni. Maen nhw'n fodlon anghofio dyledion cyngorau am y tai – ond i ni dderbyn 'trosglwyddo' ein cartrefi (mwy am 'trosglwyddo' ar dudalen 3). Mae hyn yn warthus.

Rydyn ni'r tenantiaid eisiau gwella'n tai a'n hystadau. Rydyn ni'n mynnu i'r Llywodraeth helpu'r cyngorau i wneud hyn.

Cadwn ein cartrefi ni – pleidleiswch NA!

8 RHESWM DA DROS WRTHOD



Troi pobl o'u cartrefi

Fyddwn ni ddim yn denantiaid diogel rhagor. Mae'n llawer hawsach i gwmnïau Cydfuddiannol Cymunedol daflu pobl allan o'u cartrefi. 'Tenantiaid sicr' fyddwn ni – ac mae llawer o'r rheiny'n colli'u tai.



Codi rhenti

Maen nhw'n addo cadw rhenti lawr. Ond mae profiad pobl Lloegr yn dangos fod hyn yn gelwydd. O'r 20 ardal gyda'r codiadau uchaf rhwng 1997 a 2004, roedd 15 wedi 'trosglwyddo' tai.



Dim llais democrataidd

Mae tenantiaid cyngor yn cael dewis eu landlord unwaith bob 4 mlynedd, amser etholiad. Ond fydd Bwrdd y Cydfuddiannol Cymunedol ddim yn atebol i chi. Banciau a chwmnïau mawr eraill fydd â'r llais cryfa.



Preifateiddio

Mae'r cwmnïau newydd yma'n gorfod talu mwy na chynghorau er mwyn benthycu arian. Bydd mwy o arian yn mynd i bocedi'r banciau, a bydd llai ar ôl er mwyn trwsio'r tai.



Costau mawr

Mae 'trosglwyddo' tai un ardal yn unig yn costio miliynau. Fe ddylai'r arian 'na fynd ar drwsio a gwella tai.



Gwasanaethau gwaeth

Bydd y gweithwyr sy'n gofalu am y tai yn llawer gwaeth eu byd. Bydd y rheolwyr uchel yn ennill ffortiwn.



Mwy'n byw ar y stryd

Yn ôl mudiad Shelter (sy'n helpu pobl heb gartrefi,) mae'r landlordiaid newydd yn llawer llai parod i helpu pobl ddigartre. Mae 43% o gynghorau wedi cael trafferth gyda nhw.



Dim mynd yn ôl at y Cyngor

Os caiff y tai'u 'trosglwyddo', fydd dim mynd yn ôl at y Cyngor os aiff y cwmni newydd i drafferth. Mae'r cwmnïau Cydfuddiannol Cymunedol wedi gwneud cant a mil o addewidion gwag. Beth sy'n digwydd os aiff yr hwch drwy'r siop?

Raid clywed y ddwy ochr

Mae llawer o denantiaid heb gael cyfle i glywed y ddadl yn erbyn 'trosglwyddo' a phreifateiddio tai cyngor. Dydy hyn DDIM yn ddemocrataidd. Bydd y rheolwyr uchel sy'n hybu trosglwyddo yn cael cyflogau uwch – a mwy. Mynnwch glywed am yr ochr arall i'r geiniog!

Aelodau o sawl plaid yn cefnogi tai cyngor: gwelwch tu fewn

Does neb wedi **GWNEUD DIMAI O ELW** o gyhoeddi'r papur hwn i chi. Does dim ymgynghorwyr drud na rheolwyr wedi cymryd rhan.

Holl wledydd Prydain yn ymgyrchu >>>



Mae'r Undeb Trafnidiaeth yng Nghymru yn galw am fuddsoddi rhagor o arian mewn tai cyngor. Rydym yn gwrthwynebu ymgyrch preifateiddio'r Llywodraeth. Mae'r Llywodraeth ganolog yn gallu rhoi digon o arian i mewn i dai cyngor. Maen nhw'n defnyddio bwllian a blacmel i gael eu ffordd. Mae hawl gyda phob tenant i gael cartre teilwng, wedi'i gynnal a'i gadw'n dda. Rhaid cael rhywle i fyw am bris rhesymol – a dewi's pwy fydd y landlord. Mae'r Undeb Trafnidiaeth yn cefnogi ymgyrch tenantiaid Cymru yn erbyn preifateiddio gant y cant. Galwn am fuddsoddi mewn tai cyngor nawr." **Andy Richards, Ysgrifennydd Cymru, Yr Undeb Trafnidiaeth**

Holl wledydd Prydain yn ymgyrchu

MAE POBL O SAWL PLAID yn holl wledydd Prydain yn gadarn o blaid cadw tai cyngor.

Mae llawer o bobl yn gweithio mewn tai cyngor, yn byw ynddyn nhw, neu angen rhagor ohonyn nhw. Dyna pam mae'u hundebau ni'n eu cefnogi – gan gynnwys Amicus, CWU, GMB, PCS, RMT, TGWU, UCATT, ac UNSAIN. O Swyddfa'r Dirprwy Prif Weinidog mae'r cynllun 'trosglwyddo' wedi

dod. Mae'r pwyllgor dethol o Aelodau Seneddol sy'n cadw llygad ar y Swyddfa wedi beirniadu'r polisi'n llym iawn. Mae'r pwyllgor yn San Steffan sy'n cadw llygad ar arian cyhoeddus yn dweud bod trosglwyddo'n llawer mwy drud. Mae grŵp o Aelodau Seneddol yn ymgyrchu dros dai cyngor. Roedd rhai ohonyn nhw, fel Frank Dobson, Clare Short, Michael Meacher, a Kate Hoey, yn Weinidogion. Mae'n hymgyrch ni'n gryf ac yn

tyfu. Mae'n cynnwys tenantiaid, Cyngorwyr, undebau, ac Aelodau Seneddol. Mae'r Llywodraeth ar eu pennau'u hun yn y mater hwn. ● Mae Cynhadledd y Blaid Lafur wedi condemnio polisi'r Llywodraeth am ddwy flynedd ar y tro nawr. Y flwyddyn ddiwetha, galwodd y bobl yno ar y Llywodraeth i roi cynnig ar polisi arall. Mae angen 'buddsoddi uniongyrchol' – rhoi arian yn syth mewn i dai cyngor – heb ddim oedi. ● Ym mis Chwefror 2006,

creodd y Blaid Lafur grŵp i edrych yn fanwl ar y cynnig yma o'r Gynhadledd. ● Cyhoeddodd Ruth Kelly bapur trafod ym mis Mehefin ar sut i gadw tai cyngor safonol i bobl. (Hi yw'r Gweinidog sy'n gyfrifol am dai.) Dechreuodd hi gynllun gyda chwe Chyngor i weld pa ffyrdd sydd o gadw tai cyngor safonol i bobl at y dyfodol. Mae'r Llywodraeth yn dechrau ildio, felly. Does wiiw iddyn nhw honni fod dim newid yn bosib ar y

polisi. Ond rhaid i ni ddal ati i bwyso arnyd nhw, nes iddyn nhw ildio'n llwyr. Mae'r Gweinidogion yn bwriadu bwllian tenantiaid cyngor Cymru i dderbyn trosglwyddo tai cyngor. Rhaid i ni sefyll yn gadarn gyda phawb sy wedi gwrthod preifateiddio tai cyngor. Mynnw'n i'r Llywodraeth wrando ar ein llais. Mynnw'n gael buddsoddi uniongyrchol – rhoi arian yn syth i mewn i dai cyngor – heb ddim pwysau na blacmél.

7 rheswm da dros wrthod

Enw arall ar breidateiddio yw 'trosglwyddo'. Dim ond cwmni preifat yw 'Landlordiaid Cymdeithasol Cofrestredig' fel y cwmnïau Cydfuddiannol Cymunedol. Benthycia arian gan fanciau fyddan nhw, a gorfod gwneud elw. Fyddwn ni ddim yn denantiaid diogel ragor, a fydd y gwasanaeth tai ddim yn ddemocratiaidd. Bydd mwy o bobl yn colli'u cartrefi – a bydd y rheolwyr yn codi'u pae'u hun.

Mae risgiau mawr mewn trosglwyddo. Maen nhw'n addo cadw'r rhent lawr a gwella'r tai – ond maen nhw wedi torri'r addewidion yma droeon. A beth os aiff y Landlord Cymdeithasol Cofrestredig newydd i drwbwl ariannol? Mae rhai wedi cael eu cymryd drosodd gan gwmnïau eraill. Mae eraill yn troi'u hun yn gwmnïau mawr masnachol, gydag elw i'r cwmni'n nod a dim lle i'r tenant. Ac os aiff yr hwch drwy'r siop, fydd dim mynd yn ôl at y Cyngor.

Diwedd ar Denantiaeth Ddiogel – troi pobl o'u cartrefi
'Tenantiaid sicr' fyddwn ni o hyn allan. Bydd hi'n llawer hawsach i'n taflu ni allan. Ar hyn o bryd, rydyn ni fel 'tenantiaid diogel' yn cael llawer o hawliau gan y gyfraith. Dydy addewidion Landlord Cymdeithasol Cofrestredig yn werth dim o'u cymharu â hyn. Colli hawliau wnawn ni. Mae modd taflu 'tenant sicr' allan o dan reol 'Sail 8' – bod mewn dyled fawr am rent – sydd ddim yn gweithio'n erbyn tenantiaid diogel. Mae Landlordiaid Cymdeithasol Cofrestredig wedi addo peidio â defnyddio Sail 8 – ond dyna'u rheswm am daflu pobl allan unwaith allan o chwech. Dydy'u haddewidion yn werth dim.

Dim llais democratiaid
Fydd y landlordiaid ddim yn atebol i chi a fi ragor. Yn anaml iawn bydd cymdeithasau'r tenantiaid ag unrhyw bwerau gwbl. Yn ôl y gyfraith, does dim hawl gyda'r tenantiaid ar Fwrdd y cwmni newydd i siarad ar ran y tenantiaid eraill. Dydy'r drefn newydd ddim yn rhoi pŵer i'r tenantiaid – rhagor am hyn ar y dudalen gefn.

Costau mawr
Bydd gwella un tŷ ar ôl y preifatei-

ddio'n costio £1,300 yn fwy nac os bydd y Cyngor yn gwneud y gwaith. Dyna farn y Swyddfa Archwilio Genedlaethol. Pam fod preidateiddio mor ddrud? Mae cyngorau'n cael benthycia'r arian yn llawer rhatach. Peth arall, mae'r rheolwyr wastad yn codi'u pae'u hun, ac yn gwario ffortiwn ar swyddfeydd moethus ac ar hysbysebu a brolio'u hun. Chi a fi sy'n talu am hyn li gyd.

Gweithwyr yn dioddef
Bydd gweithwyr y gwasanaeth tai'n waeth eu byd bob tro. I ddechrau, fyddan nhw ddim yn aelodau o'r Cynllun Pensiwn Llywodraeth Leol ragor. Mae cynllun pensiwn y Landlordiaid Cymdeithasol Cofrestredig ar ganol newidiadau mawr. Mae'n debyg y bydd y pensiynau'n is yn y dyfodol.

Dydy'r Landlordiaid Cymdeithasol Cofrestredig ddim yn hoffi undebau. Mae sawl un yn y De wedi gwrthod cydnabod UNSAIN. Maen nhw'n hoffi contractio gwasanaethau allan i gwmnïau preifat eraill. Ychydig sy'n cyflogi'u gweithwyr cynnal a chadw'u hun. Gyda'r gweithwyr yn dioddef gwaeth pae ac amodau, bydd y gwasanaeth i'r tenantiaid yn mynd yn waeth.

Arian mawr i'r rheolwyr
Does dim ots beth mae'r landlordiaid newydd yn addo – bydd y gweithwyr tai'n dioddef. Fyddan nhw ddim yn aelodau o'r Cynllun Pensiwn Llywodraeth Leol ragor. Mae cynllun pensiwn y Landlordiaid Cymdeithasol Cofrestredig ar ganol newidiadau mawr. Mae'n debyg y bydd y pensiynau'n is yn y dyfodol.

Busnesa mawr yn ein llyncu ni
Maen nhw'n addo 'buddsoddi' – rhoi arian mewn i dai cyngor. Ond bydd raid i'r landlordiaid newydd fenthyca'r arian gan y banciau. Bydd y banciau'n mynnu gwasgu'u profid o'n cartrefi ni. Nid ni'r tenantiaid fydd yn rheoli'r sioe. Peth newydd yw trosglwyddo tai yma yng Nghymru. Yn Lloegr, ar y llaw arall, maen nhw wrthi yn trosglwyddo ers 18 mlynedd. Mae llawer o'r landlordiaid newydd yn mynd i drwbwl ariannol yn fuan.

Mae 1 o bob 5 yn cael eu cymryd drosodd gan y Gorfforaeth Dai. Mae'r landlordiaid mawr yn llyncu'r rhai bach, a'r rheiny'n mynd i fwy a mwy o ddyled gyda'r banciau.

Mae cymdeithasau tai Cymru wastad wedi bod yn fach ac yn eitha lleol. Ond mae'r duedd i lyncu'r cymdeithasau llai yn dechrau cydio fan hyn hefyd, fel yn Lloegr. Aeth Cymdeithas Tai'r Drenewydd i drwbwl ariannol yn 2002. Hi oedd y Landlord Cymdeithasol Cofrestredig cyntaf yng Nghymru i gael y swyddogion Llywodraeth yn mynd drwy'u llyfrau fel hyn. Cafodd ei llyncu yn y diwedd gan Gymdeithas Dai Newydd. Adran Tai Llywodraeth y Cynulliad benderfynodd hyn. Doedd dim llais gan y tenantiaid.

Mwy yn byw ar y stryd
Os yw pobl yn ddigartre, mae'r gyfraith yn rhoi dyletswydd ar y cyngorau i'w helpu nhw. Does dim dyletswydd felly ar y landlordiaid cymdeithasol cofrestredig. Yn ôl mudiad Shelter, bydd pobl ddigartre'n gorffod treulio mwy o amser mewn llety dros dro. Bydd llawer llai o ddewis gyda nhw am ba fath o gartrefi gân nhw. A bydd rhai'n methu cael cartrefi fforddiadwy – heb fod yn rhy ddrud – am weddill eu bywydau.

Rhenti – print mân, arian mawr

● Dydy addewidion am lefel rhenti ddim yn gweithio. Mae profiad pobl Lloegr yn dangos hyn yn glir. O'r 20 ardal gyda'r codiadau uchaf rhwng 1997 a 2004, roedd 15 wedi 'trosglwyddo' tai. ● Maen nhw'n addo cadw rhenti i lawr â rheolau newydd – ond beth am y 'taliadau gwasanaeth'? Does dim rheol am y rheiny – a bydd raid i chi dalu'r rheiny yn ogystal â'r rhenti. ● Os symudwch chi i mewn i dŷ ar ôl y trosglwyddo, fydd dim addewid am eich rhent fodd bynnag. Bydd pobl yn byw drws nesa i'w gilydd yn talu gwahanol renti.

Aelodau o blaid yr ymgyrch

Mae sawl Aelod yn San Steffan wedi cefnogi cynigion o blaid chwarae teg i dai cyngor. Mae 146 o Aelodau Seneddol wedi cefnogi'r cynnig diwedddara. Dyma'r Aelodau o Gymru sy wedi'i gefnogi.

Marton Caton AS Gŵyr (Llaf.)	Dai Havard AS Merthur Tudful a Rhymni (Llaf.)	Adam Price AS Dwyrain	Roger Williams AS Brycheiniog a Maesyfed
Paul Flynn AS Gorllewin	Eifyn Llwyd AS Casnewydd (Llaf.)	Betty Williams AS Dinefwr (P.C.)	Jenny Willot AS Canol Caerdydd (Dem.Rhydd.)
Hywel Francis AS Aberafon (Llaf.)	Lembit Ópik AS Conwy (P.C.)	Mark Williams AS Conwy (Llaf.)	
Nia Griffith AS Llanelli (Llaf.)		Ceredigion (Llaf.)	



"Roedd 90% o denantiaid Shir Gâr o blaid aros gyda'r Cyngor Sir fel landlord. Os caiff y tai cyngor eu trosglwyddo, fe allen ni gwplu lan gyda landlord preifat bant yn rhywle sy'n hidio dim am y tenantiaid."

Nia Griffith AS (Llaf.)



"Dydy'r Cyngorau ddim yn mynd i gael chwarae teg dan y polisi presennol. Ond ffeithiau yw ffeithiau, a dydyn ni ddim yn mynd i roi'r gorau i'n brwydr ni. Rhaid i'n Cyngor gael arian iawn i'w roi mewn i dai cyngor. A RHAID i'r Cynulliad Cenedlaethol ac i Gordon Brown wrando."

Dai Havard AS (Llaf.)



"Mae tai cyngor yn un o rannau pwysicaf'r Wladwriaeth Les. Ar hyn o bryd, mae rhai hawliau sylfaenol gyda phobl sy'n byw menw tai cyngor. Rhaid i ni amddiffyn yr hawliau 'na. Gwrthodwch breifateiddio'n cartrefi – dyna neges Plaid Cymru i denantiaid."

Leanne Woods AS (Darpar Weinidog dros Gyfiawnder Cymdeithasol, PC)



"Mae mwy a mwy o bobl yng Nghymru'n byw ar y stryd neu mewn lleoedd gwely a brewcwast. Mae hi'n argyfwng arnon ni, ac mae tai cyngor yn bwysicach nag erioed. Dydy preifateiddio ddim yn mynd i ddatrys y broblem."

Jill Evans ASE (P.C.)



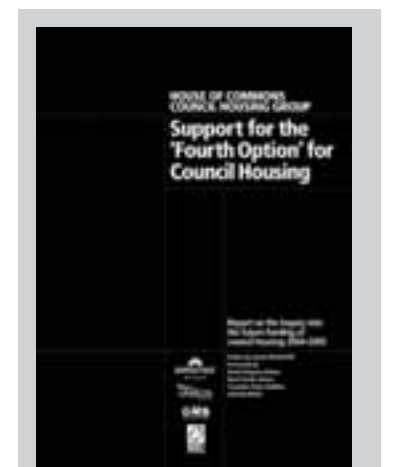
"Os oes pleidlais yn dod ar drosglwyddo tai cyngor, dwedwch wrth BAWB am bleidleisio NA. Os oes digon o bobl yn gwrthod y polisi dwl 'ma, bydd mwy o gyfle i ni gael gwared ag e."

Frank Dobson AS (Llaf.)



"Mae'r holl bwyllgorau Seneddol 'ma wedi gwrthod y polisi, yn ogystal â'r Comisiwn Archwilio a'r Grŵp Amddiffyn Tai Cyngor. Fe ddylai'r Llywodraeth wrando arnyd nhw a newid eu polisi."

Paul Holmes, A.S. (Cadeirydd Aelodau Seneddol De. Rhydd.)



Mae Grŵp Tai Cyngor Tŷ'r Cyffredin wedi cyhoeddi llyfr bach am yr ateb i'r broblem. Hoffech chi gopi? Cysylltwch ag Austin Mitchell AS, Cadeirydd y Grŵp. Ffôn 0207 219 4559.



“Rwyf newydd ymddiswyddo o fwrdd y Cydfuddiannol Cymunedol yn Abertawe. Roeddwn i i fod yno i siarad dros y tenantiaid. Bues i'n ceisio ffindio allan beth ddigwyddodd i rai o'r asedau oedd i fod wedi'u trosglwyddo gyda'r tai. Ches i ddim atebion deche. Maen nhw heb ateb rhai cwestiynau eraill hefyd. Os yw tenant ar y Bwrdd yn methu cael atebion, ble mae hyn yn gadael y tenantiaid eraill?”

Terry Hennington, tenant, Abertawe



“Os yw cymuned i fod i barhau a byw, rhaid iddi gael cartrefi teilwng i'w phobl. Mae tai cyngor dan reolaeth ddiol a democrataidd. Mae preifateiddo tai'n tansellio democrataeth, yn rhoi llai o ddewis i'r tenantiaid, ac yn bygwth y gymuned. Does dim ots os yw'r preifateiddo er elw neu beidio. Does dim angen preifateiddo, ac mae UNSAIN yn sefyll yn gadarn yn erbyn y polisi. Rydyn ni'n cefnogi'r miloedd o denantiaid sydd am aros gyda'u cynghorau.”

Bill King, Cynullydd Rhanbarthol, UNSAIN Cymru Wales



“Mae prisoedd tai yn Abertawe wedi codi'n aruthrol dros y 5 mlynedd ddiwetha. Os yw'n galed amon ni'n dechrau prynu tŷ, bydd hi'n amhosib i'n plant ni. Fydd ddim digon o dai fforddiadwy ar gael i bobl gyffredin. Dwli yw cael gwared â'r tai cyngor ar adeg fel hyn. Ar ôl i Abertawe roi'r gorau i'w thai cyngor, fydd dim mynd yn ôl. Mae tenantiaid Abertawe'n ymladd i gael pleidlais NA gref. Ys ydych chi'n credu mewn tai cyngor, dewch i ymuno yn yr ymgyrch.”

Paul Lynch, tenant Amddiffyn Tai Cyngor Abertawe

“Dwy i'n erbyn preifateiddio'n tai cyngor ni, ac rwy'n gadarn o blaid buddsoddi uniongyrchol – rhoi arian yn syth mewn i'r tai cyngor. Cyflogau bach sy gyda llawer o bobl Torfaen. Dyna pam fod tai fforddiadwy ar rent mor bwysig ni. Rhaid i ni gadw'r tai cyngor sy gyda ni, a gwneud yn siŵr fod rhai newydd yn cael eu codi. Pan gafodd rhai o dai cyngor Casnewydd eu trosglwyddo, fe gododd y rhent yn syth. Ac maen nhw wedi gosod pob math o 'daliadau am wasanaeth' newydd ar ben hyn. Rhaid i ni ymladd i'r cam yn erbyn preifateiddio.”

Steve Liddle, tenant, Amddiffyn Tai Cyngor Torfaen

“Hawl y bobl i gael llais cyfartal pan fydd penderfyniad pwysig i'w wneud – dyna beth yw gwir ddemocrataeth. Mae hyn yn arbennig o bwysig pan fyddan nhw'n trafod beth sy'n mynd i ddigwydd nawr – fel gyda throsglwyddo tai o'r cyngor. Mae'r Cyngor wedi cael gafael ar werth ffortiwn o arian cyhoeddus i roi llwyth o bropaganda i'r tenantiaid. Does dim cyfle i'r ochr arall gael ei chlywed. Mae hyn yn anfoesol. Ac fe rydw i'n credu i fod yn erbyn y gyfraith hefyd.”

Y Cynghorydd Mike Davies, Cyngor Torfaen

“Mae tenantiaid yn Rhondda Cynon Taf yn teimlo'n eitha diogel gyda threfn bresennol y tai cyngor. Ond maen nhw'n pryderu'n fawr iawn am y syniad o gael landlordiaid newydd. Rydyn ni wedi addo ymladd bob cam i gadw'r tai dan reolaeth y Cyngor.”

Sharon Jones, Ysgrifennydd y Gangen, UNSAIN Rhondda Cynon Taf

“Mae trosglwyddo'r tai o'r Cyngor yn dangos gelyniaeth tuag at y sector cyhoeddus. Dyma'r Cyngor ail fwy yng Nghymru'n preifateiddio'i dai – mae'r peth yn warth. Maen nhw'n defnyddio blaclmêl er mwyn gwthio'r tenantiaid i dderbyn. Buddsoddi mewn tai cyngor ddylai'r Llywodraeth wneud.”

Y Cynghorydd Pauline Jarman, Arweinydd Grŵp Plaid Cymru, Cyngor Rhondda Cynon Taf



Tenantiaid, undebwyr, a chynghorwyr o holl wledydd Prydain yn lobbio Aelodau Seneddol yn San Steffan ym mis Chwefror.

Ffordd arall, ffordd well

Mae'r arian ar gael!

RHAID I NI AMDDIFFYN TAI cyngor, a'u gwella hefyd. Raid ymladd dros ein plant a phobl y dyfodol. Bydd hawl iddyn nhw i gartrefi teilwng hefyd.

Mae'r arian ar gael i wella'n cartrefi ni. Rydyn ni denantiaid Cymru'n talu £450,000,000 o rent bob blwyddyn. Ac rydyn ni'n disgwyl i'r arian 'na fynd ar gynnal a chadw'n ta, eu rheoli, a'u gwella. Ond dim ond £250,000,000 sy'n mynd ar waith cynnal a chadw. Mae £100,000,000 yn mynd ar waith gwella sylweddol. Felly mae'r Llywodraeth yn dwyn £100,000,000 – bron chwarter o'n harian rhent ni – bob blwyddyn. Ac mae'r Trysorlys yn dwyn £1,500,000,000 o arian rhent tenantiaid tai cyngor Lloegr ar ben hynny!

Maen nhw'n ddigon eofn wedyn i

gynnig ein harian ein hun yn ôl i ni – OS byddwn ni'n derbyn preifateiddio'n cartrefi ni! Dyw'r peth DDIM yn iawn. Mae'r Trysorlys yn fodlon anghofio dyledion tai – ar gost miliynau – os derbyniwn ni drosglwyddo'n tai ni. Bydd y cymdeithasau tai'n cael cadw'r £100,000,000 wedyn – i fod i gael eu gwario ar ein tai. Ac mae Llywodraeth y Cynulliad yn fodlon rhoi arian mawr i'r landlordiaid newydd i'w helpu nhw ar y dechrau hefyd.

Blaclmêl yw hyn, i'n gorfodi ni i dderbyn preifateiddio. Ac mae'r peth yn WARTH. Mynnwn gael chwarae teg i'r cynghorau. Mynnwn i'n harian ni fynd ar dai cyngor da a diogel i bobl. Mae angen tai fforddiadwy – heb fod yn rhy ddrud – dan drefn sy'n atebol i ni.

Tenantiaid Cymru'n gwrthod preifateiddio

MAE POBL CYMRU'N ERBYN trosglwyddo'u tai i'r drefn newydd. O'r 22 o gynghorau, dim ond Pen-y-bont o'r 22 sy wedi trosglwyddo. Yn Wrecsam, mae'r bobl wedi pleidleisio'n gadarn yn erbyn trosglwyddo.

Rhaid i'r 21 cyngor sy'n cadw tai gyrraedd Safon Ansawdd Tai Cymru erbyn 2012. Rhaid iddyn nhw ddangos eu cynlluniau am hyn i Lywodraeth y Cynulliad. Dim ond 6 sy wedi ystyried trosglwyddo'r tai – ac mae'r bobl yn gryf yn erbyn.

Ar ôl i bobl Wrecsam wrthod trosglwyddo, cyndyn iawn yw cynghorau Cymru i geisio gwrthio'r cynllun. Mae nifer o gynghorau eisoes wedi penderfynu cadw'u tai cyngor, er gwaetha pwysau Llywodraeth y Cynulliad. Dyma nhw:

Bro Morgannwg, Caerdydd, Ceredigion, Powys, Sir Benfro, Sir Ddinbych, Sir Gaerfyrddin, Sir y Fflint, ac Ynys Môn.

Gan Gyngor Caerdydd mae'r tai cyngor gwaetha o holl drefn Cymru.

Problem anferthol – ond dydy'r Cyngor ddim am gael gwared a'i dai. Mae Cyngor Caerdydd am gyda'r tai, a bwrw ymlaen a gwaith gwella. Maen nhw am gadw'r tai lle mae hyn yn bosib, a'u gwella at y safonau cenedlaethol gorau erbyn 2012. Maen nhw eisoes wedi cyrraedd eu targedau mewn rhai meysydd. Dyna gyfle i wella gyda gwaith arall – o'r cylchgrawn Inside Housing.

Yn ol Sue Finch, o Gymdeithas Llywodraeth Leol Cymru, mae tenantiaid tai cyngor Wrecsam yn gryfach yn erbyn preifateiddio nag adeg pleidlais y cyngor.

Mae sawl cyngor yn poeni bod eu tenantiaid yn mynd i wrthod trosglwyddo. Mae Sue'n dureud bod dim angen ail bleidlais yn Wrecsam. Mae barn y tenantiaid yn glir.

Mae llawer o gynghorwyr o'r un farn a'r tenantiaid. Yn ol Dr Bob Smith, o Brifysgol Caerdydd, mae mwy a mwy o wleidyddion lleol yn erbyn trosglwyddo tai cyngor. Maen nhw'n gadarn o blaid cadw'r gwasanaeth tai cyngor.

	Rhent	Rheoli, Cynnal a Chadw	Gwaith Trwsio Sylweddol	I'r Trysorlys
Conwy	£10.8m	£6.0m	£2.6m	£2.2m
Sir Fynwy	£11.0m	£5.7m	£2.5m	£2.8m
Casnewydd	£28.8m	£15.2m	£6.5m	£7.1m
Rhondda Cynon Taf	£29.9m	£17.6m	£7.3m	£5.0m
Abertawe	£39.6m	£22.4m	£9.1m	£8.1m
Torfaen	£24.4m	£13.3m	£5.8m	£5.3m
CYMRU GYFAN	£451.3m	£250.7m	£103.9m	£96.7m

(Ffigyrau Llywodraeth y Cynulliad ar gyfer 2006-07)

Amddiffyn Tai Cyngor Cymru

Preifateiddio Pen-y-bont: 'gwael', 'gwan', ac 'aneffeithiol'

MAE LANDLORD 'trosglwyddo' cynta Cymru yn drychineb. Dyna farn Swyddfa Archwilio Cymru am gwmni Cymoedd i'r Arfordir.

Adroddiad cyfrinachol oedd hwn, ond fe ddaeth i ddwylo'r Glamorgan Gazette. Mae'r adroddiad yn dweud bod y cwmni newydd ym Mhen-y-bont wedi methu cyrraedd 6 allan o 8 safon allweddol.

Roedd Swyddfa Archwilio Cymru wedi edrych ar Cymoedd i'r Arfordir ddwy flynedd ar ôl y trosglwyddo.

Dyna'u sylwadau:

Mae cyflwr y tai'n dirywio.

Dydy gwaith trwsio ddim yn cael ei wneud yn brydlon, ac mae'r safonau'n mynd yn waeth gydol yr amser.

Dydy Cymoedd i'r Arfordir ddim yn gofyn yn gyson am farn y tenantiaid, nac yn gwrandao arnyn nhw chwaith.

Dydy Cymoedd i'r Arfordir ddim yn atebol i'r tenantiaid am ansawdd y gwasanaeth.

Dydy nhw ddim yn ddigon

cyflym ac effeithlon wrth osod tai.

Dydy nhw ddim yn dewis yn deg wrth benderfynu pwy sy'n mynd i gael tŷ.

Roedd Bwrdd Cymoedd i'r Arfordir i fod i gwrdd â'r tenantiaid bob 6 mis, ond dydy hyn byth wedi digwydd.

Does dim chwarter digon o wybodaeth a chyngor ar gael i'r tenantiaid. Does dim Cynllun Iaith gyda Chymoedd i'r arfordir.

Mae'r cwmni'n cyhoeddi cylchlythyr bob 3 mis – ond heb roi llais i'r tenantiaid.

Does dim partneriaeth effeithiol rhwng y cwmni a'r Cyngor.

(Glamorgan Gazette, 25/05/06)

'Cydfuddiannol Cymunedol': enw crand ar breifateiddio

BETH YW CWMNI 'Cydfuddiannol Cymunedol'? Dim ond enw arall ar gymdeithas tai, neu 'landlord cymdeithasol cofrestrdig'.

Dan y drefn sy gyda ni nawr, mae cyfle gyda ni a'n cymdeithasau tenantiaid llobio'n cynghorwyr lleol. Os ydyn ni ddim yn hoffi'r ffordd maen nhw'n rhedeg ein cartrefi ni, bydd cyfle i'w taflu nhw allan adeg yr etholiad nesa. Ond bydd diwedd ar y ddemocratiaeth 'ma ar ôl trosglwyddo'r tai.

Bydd ambell i denant bach ar y Bwrdd Cyfarwyddwyr, ond lleiafrif fyddan nhw. Cwmni masnachol fydd hwn, a bydd pawb yn gaeth i reolau masnachol.

Maen nhw'n brolio y bydd pob tenant yn cael cyfranddaliad yn y cwmni. Honni maen nhw fod hyn yn mynd i roi llais cryf i'r tenantiaid.

Fydd rhoi cyfranddaliadau i denantiaid yn gwneud yr un tamaid o wahaniaeth. Mewn cwmni masnachol cyffredin, y cyfranddaliwyr sy'n ethol y Bwrdd Cyfarwyddwyr I gyd. Mae cyfle gyda nhw i gael gwared â'r Cyfarwyddwyr os fydd y rheiny ddim yn plesio. Dim dyna'r drefn mewn Cydfuddiannol Cymunedol. Dim ond cynrychiolwyr tenantiaid fyddwn ni'n eu hethol. Fydd dim hawl gyda ni i newid prif reolau'r cwmni. Fydd dim digon o denantiaid ar y Bwrdd Cyfarwyddwyr i basio penderfyniad.

Ond y peth pwysicaf am landlordiaid cymdeithasol cofrestrdig (gan gynnwys y Cydfuddiannol Cymunedol) yw'u bod nhw'n benthyca arian gan y banciau. Siarad gwag yw'r holl sôn am roi llais i'r bobl leol. Diwedd y gân yw'r geiniog – a bydd mwy na cheiniog a dimai gyda'r banciau.

Yn ôl ymchwil gan Brifysgol Brookes Rhydychen, does dim pŵer gyda chynrychiolwyr tenantiaid ar y Byrddau Cyfarwyddwyr. Maen nhw'n cael eu gwrthio allan o bethau gan y prif reolwyr – a'r rheiny sy'n rhedeg y sioe mewn gwirionedd.

Mae'r cymdeithasau tai'n ymddwyn yn fwy tebyg i gwmnïau mas-

nachol y dyddiau hyn. Eiddo sy'n cyfri, nid pobl. Dim cartrefi yw'r tai iddyn nhw, ond ffordd o wneud elw.

Mae grwpiau tai cydweithredol i'w cael, ond yn ôl Llywodraeth y Cynulliad mae'r cwmnïau Cydfuddiannol Masnachol yn wahanol mewn 3 ffordd bwysig:

● Mewn grwpiau cydweithredol go iawn, y tenantiaid sy'n rhedeg y gymdeithas neu'r mudiad. At ei gilydd, dydy'r gwroiau hyn ddim yn cynnwys mwy na 1,000 o gartrefi. Bydd y cwmnïau Cydfuddiannol Cymunedol yn llawer mwy.

● Y rheolwyr uchel sy'n gwneud y penderfyniadau pwysig i gyd mewn cwmni Cydfuddiannol Cymunedol. Er taw'r tenantiaid sydd i fod yn berchen ar y tai, does neb o bwys yn gwrandao ar eu llais nhw.

● Mewn grŵp cydweithredol, bydd pobl gyffredin yn dewis bod yn aelodau. Mae'r cyfan yn onest ac agored. Ond yn y Cydfuddiannol Cymunedol, mae polisi swyddogol yn cael ei wthio ar bobl gan y Llywodraeth. Mae'r Llywodraeth yn dweud wrthyn ni fod rhaid i ni dderbyn y drefn newydd. Os gwrthodwn ni, fydd ein tai ni ddim yn cael eu trwsio. Blacmêl ydy peth fel hyn – yn gwbl wahanol i grwpiau tai gwirfoddol.

Dyna farn Llywodraeth y Cynulliad yn 2004 – beth sy wedi newid?

"Busnes ydyn ni. Rydyn ni'n disgwyl i bob adran o'n busnes ni wneud elw."

(John Belcher, prif weithredwr yr Anchor Trust, yn 2003 – £185,800,00 yn mynd drwy'r llyfrau bob blwyddyn!)

Safwn yn gadarn: mynnwn lais

Mae'r Cyngor yn dweud wrthyn ni'r tenantiaid eu bod nhw'n mynd i ennill y bleidlais doed a ddelo. Ond celwydd noeth yw hynny! Mae'r tenantiaid yn gallu ennill – ond rhaid i ni ymladd yn galed, fel y bobl yn Wrecsam, Caeredin, a Birmingham. Fe gafodd y Gweinidogion, yr Aelodau, a'r swyddogion polisi, dipyn o sioc. Bydd raid iddyn nhw ddechrau gwrandao aron ni o hyn allan. Os bydd tenantiaid Cymru gyfan yn gwrthod trosglwyddo tai, bydd raid i'r Llywodraeth ildio i synnwyr gyffredin. Buddsoddi uniongyrchol mewn tai cyngor nawr – heb ddim pwysau na blacmêl!

DADL DEG?

Pam fod y cynghorau am ein rhwystro ni rhag clywed y ddadl yn erbyn trosglwyddo? Mae rhyw gwmnïau newydd i fod i roi 'cyngor annibynnol' i ni – ond y Cyngor sy'n talu amdany'n nhw! Rydyn ni'n herio cynghorau Cymru i gynnal dadl deg a chytbwys. Rhaid i'r ddwy ochr gael cyfle teg i leisio barn. Rhaid i'r tenantiaid glywed yr holl feithiau a phob dadl.

Ymgyrch gref – sefwch gyda ni!

Mae'r cyngor yn gwario'n harian rhent ni ar eu propaganda nhw. Maen nhw'n ceisio esgus bod dim amdani ond 'trosglwyddo' tai cyngor. Dydy hyn DDIM yn iawn. Does dim arian cyhoeddus gydag Amddiffyn Tai Cyngor. Rydyn ni'n dibynnu ar roddion pobl gyffredin. Rydyn ni'n rhoi'r ffeithiau am ddyfodol ein cartrefi o flaen pobl. Dyma sut i'n helpu ni.

● Mynd â chopi o'r papur 'ma i bob tŷ cyngor yn eich ardal chi.
● Rhoi posteri ym mhob man

ar eich ystâd chi. Rhoi un yn ffenestr eich tŷ.

● Trefnu cyfarfod, a gwahodd siaradwr o Amddiffyn Tai Cyngor. Gwahodd rhywun o'r Cyngor i drafod y polisi o flaen pawb – dyma gyfle i'r holl denantiaid glywed dwy ochr y ddadl.

● Codi arian i dalu am yr ymgyrch. Mae pob ceiniog yn mynd i'n helpu ni.

● Ac yn bwysicach na dim ... siarad â'ch ffrindiau, eich teulu, a'ch cymdogion – a'u perswadio i bleidleisio NA.

BLE I GYSYLLTU Â NI Eich cyswllt lleol

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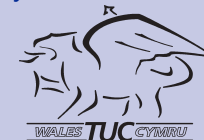
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Mynnwn fuddsoddi uniongyrchol mewn tai cyngor – heb ddim pwysau na blacmêl