

DWYIEITHOG // SCROLL DOWN FOR ENGLISH

Cynnig Deddf Eiddo Cymdeithas yr Iaith - ELEN 2024

Mae cymunedau gwledig ac arfordirol Cymru yn wynebu prinder digynsail o gartrefi fforddiadwy oherwydd y bwlch cynyddol rhwng lefelau incwm lleol a phrisiau tai i'w prynu a'u rhentu. O ganlyniad, mae pobl ifanc a theuluoedd yn cael eu gorfodi i adael eu cymunedau, gan danseilio hyfywedd y cymunedau hynny a dyfodol y Gymraeg fel iaith fyw. Roedd y gostyngiad brawychus yng nghanran y siaradwyr Cymraeg i 17.8% o'r boblogaeth welwyd yng Nghyfrifiad 2021, a bod y cwmp yn arbennig o uchel yng nghadarnleoedd yr iaith, yn brawf o hyn.

Ar draws Cymru, amcangyfrifir ar hyn o bryd bod dros 90,000 o aelwydydd ar restrau aros tai cymdeithasol a gwyddom fod bron i 6,500 o bobl yn byw mewn llety dros dro ar ddiwedd mis Mawrth 2024. Yn 2023/24 roedd nifer yr aelwydydd yr aseswyd eu bod yn ddigartref gan awdurdodau lleol yn fwy na 13,500.

Er enghraifft yng Ngwynedd, sydd â'r ganran uchaf o siaradwyr a'r Gymraeg yn iaith gymunedol mewn sawl cymuned, mae 65% o'r trigolion wedi'u prasio allan o'u marchnad dai eu hunain yn ôl gwaith ymchwil awdurdod lleol y sir. Mae 3,000 o bobl Gwynedd ar restrau aros tai cymdeithasol.

Cred Cymdeithas yr Iaith mai'r gyfundrefn neo-ryddfrydol, sydd wedi'i hyrwyddo ers yr 1980au, sydd wrth wraidd yr argyfwng. Enghraifft gynnar o'r drefn hon oedd cyflwyno'r Hawl i Brynu tai cyngor yn 1981 gan y Llywodraeth Brydeinig Geidwadol. Gwelodd y polisi golled 139,000 o gartrefi cymdeithasol nes diddymu'r polisi yn 2019, gyda chyfran mawr o'r rhain yn diweddu fel tai i rentu yn y sector breifat.

Gwaethygydd yr argyfwng tai yng Nghymru yn ystod cyfnod pandemig Cofid, gwelwyd cystadleuaeth ffyrnig am dai wrth i bobl cefnog ddymuno dianc o'r dinasoedd, a thai mewn pentrefi gwledig ac arfordirol yn cael eu prynu dros nos.

Cred Cymdeithas yr Iaith mai'r unig ffordd o datrys yr argyfwng tai yw i drawsnewid y system dai yn ei gyfanrwydd a rhoi anghenion lleol cyn elw a thrin tai fel asedau cymdeithasol er budd pawb; hynny yw, ailddychmygu tai fel hawl gyfreithiol, ochr yn ochr â gofal iechyd neu addysg, yn hytrach nag asedau masnachol. Mae'r ymgyrch dros Ddeddf Eiddo yn ddim llai nag ymgyrch dros ddyfodol holl gymunedau Cymru, boed yn Gymraeg eu hiaith, yn Saesneg eu hiaith neu'n aml-ddiwylliannol.

Tra yn croesawu'r pecyn o fesurau cynllunio, trethiant lleol a thrwyddedu a gyhoeddodd Llywodraeth Cymru yn 2022 i fynd i'r afael ag ail dai a llety gwyliau tymor-byr, cred Cymdeithas yr iaith mai dim ond rhan o'r broblem yn unig yw ail dai a llety gwyliau.

Cred y Gymdeithas ymhellach os ydym am sicrhau parhad ein cymunedau a'r Gymraeg fel iaith gymunedol fyw, rhaid i ni wrthod yr athroniaeth economaidd sy'n glynu at y farchnad agored sydd wedi ein methu, a chymryd camau brys i fynd i'r afael ag anghydraddoldeb economaidd a chymdeithasol difrifol yr argyfwng.

Cytuna'r Cyfarfod Cyffredinol gydag, argymhellion Deddf Eiddo Cymdeithas yr Iaith, sydd yn cynnwys, y'n gryno:

1. Sefydlu'r hawl i dai digonol yn lleol.
2. Cynllunio ar gyfer anghenion lleol.
3. Grymuso cymunedau.
4. Blaenoriaethu pobl leol.
5. Rheoli'r sector rhentu.
6. Cymunedau cynaliadwy.
7. Buddsoddi mewn cymunedau.

Geilw'r Gynhaldedd ar ELEN i gefnogi galwad Cymdeithas yr Iaith ar Lywodraeth Cymru i gymryd camau brys i fynd i'r afael â'r argyfwng tai a diogelu dyfodol cymunedau Cymru trwy gyflwyno Deddf Eiddo flaengar yn ystod tymor Senedd hwn.

Mae mwy o wybodaeth am gynigion Deddf Eiddo Cymdeithas yr Iaith ar gael [fan hyn](#).

Cymdeithas yr Iaith's Property Act Resolution - ELEN 2024

Wales' rural and coastal communities face an unprecedented shortage of affordable homes due to the widening gap between local incomes and the cost of houses to buy and rent. As a result, young people and families are forced to leave their communities, undermining the viability of those communities and the future of Welsh as a living language. The alarming fall in the percentage of Welsh speakers to 17.8% of the population in the 2021 Census, with the fall being most pronounced in the language's traditional heartlands, is evidence of this.

It is currently estimated that across Wales over 90,000 households are on social housing waiting lists, and almost 6,500 people were living in temporary accommodation at the end of March 2024. In 2023/24, the number of households assessed to be homeless by local authorities was more than 13,500.

According to research by Gwynedd Council - the local authority which has the highest percentage of Welsh speakers and where Welsh is the community language in several areas - 65% of the county's residents have been priced out of their own housing market. 3,000 people in Gwynedd are on social housing waiting lists.

Cymdeithas yr Iaith believes that the neo-liberal order, which has been promoted since the 1980s, lies at the heart of the crisis. An early example of this system was the introduction of the Right to Buy council housing in 1981 by the Conservative British Government. The policy saw the loss of 139,000 social homes until the policy was abolished in 2019, with a large proportion of these ending up as houses to rent in the private sector.

The housing crisis in Wales was exacerbated during the Covid-19 pandemic, with fierce competition for housing by wealthy people who sought to escape the cities, and houses in rural and coastal villages were bought in great numbers overnight.

Cymdeithas yr Iaith believes that the only way to solve the housing crisis is to transform the housing system as a whole and put local needs before profit and ensure that housing is treated as social assets for the benefit of all; that is, reimagining housing as a legal right, alongside healthcare or education, rather than commercial assets. The campaign for a Property Act is nothing less than a campaign for the future of all communities in Wales, whether they are Welsh-speaking, English-speaking or multicultural.

While welcoming the package of planning, local taxation and licensing measures that the Welsh Government introduced in 2022 to tackle the proliferation of second homes and short-term holiday accommodation, Cymdeithas yr Iaith believes these are merely part of the problem.

Cymdeithas yr Iaith believes that if we want to ensure the survival of our communities and the Welsh language as a living community language, we must reject the failed economic philosophy that clings to the open market, and take urgent steps to address with the serious economic and social inequality of the crisis.

The conference agrees with the recommendations of Cymdeithas yr Iaith's Property Act, which includes, in brief:

- Establishing the right to adequate housing locally.
- Planning for local needs.
- Empowering communities.
- Prioritising local people.
- Controlling the rental sector.
- Sustainable communities.
- Investing in communities.

The General Assembly calls on ELEN to support Cymdeithas yr Iaith's call on the Welsh Government to take urgent action to tackle the housing crisis and safeguard the future of Welsh communities by introducing a comprehensive Property Act during this Senedd term.

More information on Cymdeithas yr Iaith's Property Act proposals is available [here](#).