



CANLLAW **TAI**

HOUSING GUIDE



**CYNGOR
ADVICE**



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RHAGARWEINIAD

Helo i bob un ohonoch chi bobl hyfryd! Rwy'n gwybod ei bod yn anodd credu, ond mae hi bron yn amser dechrau meddwl am ble rydych chi'n mynd i fod yn byw'r flwyddyn nesaf.

Mae'r flwyddyn ar ei hanterth nawr, er fy mod i'n siŵr bod llawer ohonoch chi'n dal i deimlo eich bod chi newydd ddechrau arni, sy'n golygu y gallai meddwl am y flwyddyn nesaf eisoes ymddangos ychydig yn wallgof. Ond mae'n dda cael y blaen, fel bod gennych chi ddigon o amser i wneud y penderfyniad cywir. Ond cofiwch, does dim brys! Mae Aberystwyth yn llawn tai a fflatiau myfyrwyr, ac mae angen i chi wneud yn siŵr eich bod chi'n cael un sy'n iawn i chi.

Mae Gwasanaeth Cyngori'r Undeb yma i'ch helpu chi i ddod o hyd i le y byddwch chi'n mwynhau treulio'ch blwyddyn nesaf neu fwy ynddo. I lawer ohonoch chi, hwn fydd y tro cyntaf i chi fyw mewn llety preifat; dyna pam rydyn ni yma i'ch darparu chi â'r wybodaeth a'r gefnogaeth sydd eu hangen arnoch chi.

Dydyn nhw ddim yn dysgu'r pethau hyn yn yr ysgol, felly os ydych chi'n ddi-glem - peidiwch â phoeni, rydyn ni yma i'ch helpu!

Mae'r Canllaw hwn wedi'i gynllunio i roi i chi'r holl wybodaeth y dylech chi fod ei hangen wrth fynd ati i chwilio am dŷ neu fflat, o edrych ar lety i arwyddo contractau ac yna, yn y pen draw, symud i mewn. Gobeithio y byddwch chi'n dod o hyd i le rydych chi'n ei garu ac yna'n cael blwyddyn ddi-drafferth, ond os byddwch chi'n cael unrhyw broblemau gyda'ch landlord neu'ch tŷ / cyd-letywyr, yna dylai'r canllaw hwn allu eich helpu chi gyda hynny hefyd.

Felly dylech yn sicr ddarllen y canllaw hwn, ac os oes unrhyw beth rydych chi'n dal yn ansicr yn ei gylch ar ôl hynny - yna cysylltwch â'n cynghorwyr, a byddan nhw'n gwneud eu gorau i helpu.

Pob lwc!

Lydia Chilvers
Swyddog Llesiant
2019/2020



INTRODUCTION

Hello to all you beautiful humans! I know it seems hard to believe, but it's almost time to start thinking about where you're going to be living next year.

The year is in full swing now, although I'm sure many of you still feel as though you're only just getting started, meaning thinking about next year already may seem a bit crazy. But it's good to get a head start, so that you've got plenty of time to make the right decision. But remember, there's no rush! Aberystwyth is bursting with student properties and you need to make sure that you get one that's right for you.

The Union Advice Service is here to help you find a place that you'll enjoy spending your next year or more in. For many of you it will be your first time living in private accommodation; that's why we're here to provide you with the information and support you need.

They don't teach this stuff in school, so if you're clueless - no worries, we've got your back!

This Guide is designed to give you all the information you should need throughout your property search, from viewing accommodation to signing contracts and then eventually moving in. Hopefully you'll find a place you love and then have a hassle free year, but if you do encounter any problems with your landlords or house/flatmates, then this guide should be able to help you with that too.

So give this guide a good read and if there's anything that you're still unsure about after that - then just get in contact with our advisors, and they'll do their best to help.

Good luck!

Lydia Chilvers
Wellbeing Officer
2019/2020



PEIDIWCH AG ARWYDDO, MAE GENNYCH CHI AMSER

Mae digon o dai yma yn Aberystwyth a beth bynnag rydych chi'n edrych amdano, llety preifat neu neuaddau'r Brifysgol, mae digon o amser i chwilio am y cartref perffaith i chi. Yn ôl ein harolwg diweddar Caru, Casáu, Barnu, mae 27% o fyfyrwyr yn teimlo dan bwysedd i arwyddo ar gyfer tŷ a 17% gan y darparwyr eu hunain, felly sicrhewch eich bod chi'n gwneud y penderfyniad cywir i chi ac nid i unrhyw un arall.

Mae'n werth gwybod hefyd, er bod 15% o fyfyrwyr yn yr arolwg wedi arwyddo cytundeb ar gyfer eu llety rhwng Hydref a Rhagfyr, arwyddodd 85% o fyfyrwyr rhwng Ionawr a Medi, felly bydd eiddo ar gael o hyd gydol y flwyddyn. Sicrhewch eich bod chi'n treulio amser yn meddwl am yr eiddo rydych chi am ei gael, y cytundeb a'r bobl byddwch chi'n byw gyda nhw.

Cofiwch, os ydych chi yn eich blwyddyn gyntaf (neu hyd yn oed yn eich trydedd flwyddyn, yn ôl'raddedig neu'n chwilio am gydletywyr newydd), dim ond ers 6 mis

rydych chi'n adnabod myfyrwyr eraill, sy'n gallu teimlo fel amser maith, ond mewn gwirionedd cyfnod byr ydyw i wybod yn sicr a ydy'r rheiny rydych chi'n ystyried byw gyda nhw y flwyddyn nesaf yn berffaith. Sicrhewch eich bod chi'n byw gyda myfyrwyr sy'n mynd i gefnogi ei gilydd gydol y flwyddyn a myfyrwyr byddwch chi'n mwynhau byw gyda nhw! Wedi'r cyfan, mae cytundebau'n anodd iawn eu diddymu os byddwch chi i gyd yn cweryla cyn hyd yn oed symud i mewn!

Cofiwch fod arwyddo ar gyfer tŷ yn ymrwymiad mawr a bod y cytundeb hwnnw'n gyfreithiol-rwymol, felly byddwch yn gwbl siŵr mai dyma'r tŷ ar eich cyfer chi. Ond cofiwch fod arwyddo cytundeb ar gyfer llety yn brofiad gwych lle byddwch chi a'ch ffrindiau yn darganfod y lle byddwch chi'n byw ac yn chwerthin gyda'ch gilydd am flwyddyn arall, felly sicrhewch eich bod chi'n ei fwynhau, dychmygwch y lle gyda'ch stwff chi ynddo a dewch o hyd i'r lle perffaith i chi.



DON'T SIGN, YOU'VE STILL GOT TIME

Housing is in abundance here at and whatever you're looking, be that private accommodation or into University halls, there's still plenty of time to seek out the perfect home for you. Our recent Love it, Hate it, Rate it Survey found that 27% of students felt pressured to sign for a house and 17% of that by providers themselves so make sure you're making the decision that is right for you and not for anyone else.

It's also worth noting that while 15% of students in the survey signed for their accommodation between October and December, 85% of students signed between January and September so there will still be properties available throughout the year. Make sure you're taking the time to properly know what you want from a property, from a contract and from the people you'll be living with.

Remember that if you're a first year (or even third year, postgrad or just looking for new housemates), you've only really known other students for around 6 weeks which

might seem like ages but is in fact an incredibly short amount of time to know for sure if those you're considering living with for the next year are a perfect fit. Make sure you're living with students who will support each other throughout the year and that you'll enjoy living with! After all, contracts are really difficult to leave if you all fall out before you even move in!

Remember that signing up for a house is a big commitment and signing that contract is legally binding so you'll want to be absolutely sure that it's the house for you. But remember signing for accommodation is ultimately a fab experience where you and your mates discover the place you'll live and laugh together for another year so make sure you enjoy it, imagine the space with your stuff in and find that perfect place for you.



PETHAU I'W GWNEUD CYN SYMUD I MEWN

Ydych chi wedi dod o hyd i eiddo rydych chi a'ch ffrindiau'n hoff ohono? Gwych. Nawr mae'n bryd ystyried pethau fel...

- Ydy'r landlord neu'r asiantaeth gosod wedi cofrestru gyda Rhent Doeth Cymru?
- Ydy'r biliau'n rhan o'r rhent?
- Os na, beth yw effeithlonrwydd ynni'r eiddo?
- Oes gennych chi i gyd amser i weld yr eiddo, ac os nad gyda'ch gilydd, all y rheiny sy'n methu dod gael cipolwg rywbryd arall?
- Ai dyna'r fargen orau gall yr asiant gosod neu'r landlord ei chynnig?
- Oes rhywle arall yr un mor dda ac yn rhatach?

WHAT TO WATCH OUT FOR BEFORE YOU MOVE IN

So you've found a property that you and your friends like the look of? Great. Now's the time to consider things like...

- Is the landlord or letting agent registered with Rent Smart Wales?
- Are bills included in the rent?
- If not what's the energy efficiency of the property like?
- Do you all have time to view the property and if not together can those who miss the viewing have a look round later?
- Is that the best deal the letting agent or landlord can do?
- Is somewhere else just as good for less?

BETH YW RHENTU DOETH CYMRU?

Cynllun trwyddedu gan Lywodraeth Cymru i sicrhau bod landlordiaid ac asiantaethau gosod yn cydymffurfio â Deddf Tai (Cymru) 2014. Mae'n sicrhau bod yr eiddo'n cyrraedd safon benodol a gall fod yn rhan allweddol wrth chwilio am eiddo i sicrhau ei fod ar y rhestr! Felly ewch i rhentudoeth.lly.cymru

SUT MAE CAEL GWYBOD EFFEITHLONRWYDD YNNI EICH EIDDO?

Pan fyddwch chi'n ymweld â'ch eiddo, gofynnwch i gael gweld y Dystysgrif Perfformiad Ynni (EPC) a gwirio graddfa'r eiddo. Bydd llefydd â graddfa D neu E yn debygol o gostio mwy o ran biliau gwres o'u cymharu â llefydd â graddfa A neu B. Cewch eich EPC pan fyddwch chi'n symud i mewn hefyd felly sicrhewch eich bod chi'n ei gwirio ac yn gwybod yr hyn i'w ddisgwyl yn y flwyddyn sydd i ddod.

MAE RHENT YN DDRUD, FELLY COFIWCH GREU CYLLIDEB

Cofiwch mai rhent fydd eich gwariant mwyaf bob mis, felly sicrhewch eich bod chi'n gallu fforddio'r eiddo cyn arwyddo a'ch bod chi'n cyllido'r holl gostau byw eraill ar gyfer y flwyddyn!

WHAT IS RENT SMART WALES?

It's a licencing scheme run by the Welsh Government to make sure Landlords and Letting Agents comply with the Housing (Wales) Act 2014. It makes sure the property is up to certain standard and can really be a key part when looking for a property to make sure it's on the list! So check it out at rentsmart.gov.wales

HOW DO YOU FIND OUT THE ENERGY EFFICIENCY OF YOUR PROPERTY?

When you view your property ask to see the Energy Performance Certificate (EPC) and check the rating of the property. Places with a rating of D or E are likely to cost you more in heating bills compared with places with an A or B rating. You will receive your EPC when you move in as well so make sure to check it and know what to expect in the year ahead.

RENT IS EXPENSIVE, SO REMEMBER TO BUDGET

Remember that rent will be your single biggest outgoing each month so make sure you can afford the property before you sign and that you budget all the other costs of living for the year ahead!

RHESTR-WIRIO TAI

CYFEIRIAD: _____

ASIANT GOSOD EIDDO / LANDLORD: _____

RHENT: _____ YR WYTHNOS / MIS (DILÛWCH FEL SY'N BRI-
ODOL)

BLAENDAL: _____ CYNLLUN GWARCHODAETH: _____

FFI ARWYDDO: _____ SGÔR (ALLAN O 10): _____

CYFLWR / CYNNAL A CHADW

	Y	N
Oes golwg fod yr eiddo'n cael ei edrych ar ei ôl?		
Oes unrhyw arwyddion o adfeiliad neu gynnal a chadw gwael?		
Allwch chi weld neu aroglï lleithder neu arwyddion o lwydni?		
Fydech chi'n hapus i ddod yn ôl i'r eiddo wedi nos?		
Ydy hi'n hawdd/rhad teithio i'r brifysgol oddi yno?		

YSTAFELLOEDD A GOFOD

	Y	N
Ydy'r ystafelloedd gwely'n ddigon o faint?		
Oes digon o le i astudio a storio pethau?		
Oes digon o fannau y gallwch chi eu rhannu?		
Ydy'r gegin yn ddigon o faint?		
Oes digon o gypyrddau a lle yn yr oergell / rhewgell ar gyfer pawb?		
Oes digon o ystafelloedd ymolchi / toiledau?		
Ydy'r ystafelloedd wedi'u gwyntyllu a'u gwresogi'n ddigonol?		
Ydy'ch chi'n gwybod pa ddodrefn sydd wedi'i gynnwys, ac ydy hyn yn ddigonol?		

DIOGELWCH A DIOGELEDD

	Y	N
Ydy'r eiddo'n ddigon diogel, oes cloeon ar y drysau a'r ffenestri?		
Oes dyfeisiadau canfod mwg a charbon monocsid wedi'u gosod?		
Oes gan yr eiddo Synhwyrdd Diogelwch Nwy cyfoes?		

CWESTIYNAU AR GYFER Y TENANTIAID PRESENNOL

	Y	N
Ydy gwaith trwsio'n cael ei wneud yn brydlon?		
Ydy'r landlord / asiant gosod eiddo'n rhoi rhybudd cyn gwneud ymweliad?		
Oedd yr eiddo'n barod pan fu i chi symud i mewn?		

HOUSING CHECKLIST

ADDRESS: _____

LETTING AGENT / LANDLORD: _____

RENT: _____ PER WEEK / MONTH (DELETE AS APPROPRIATE)

DEPOSIT: _____ PROTECTION SCHEME: _____

SIGNING FEE: _____ SCORE (OUT OF 10): _____

	Y	N
CONDITION AND MAINTENANCE		
Does the property look well cared for?		
Any signs of disrepair or poor maintenance?		
Can you see or smell damp or signs of mould?		
Would you be happy coming back to the property late at night?		
Is it commutable to university easily/cheaply?		

ROOMS AND SPACE		
Are the bedrooms of a good size?		
Is there enough study and storage space?		
Are there enough communal spaces?		
Is the kitchen of a good size?		
Enough kitchen units/fridges/freezers for everyone?		
Is there enough bathrooms/toilets?		
Are all the rooms well ventilated and heated?		
Do you know what furniture is included and is this sufficient?		

SAFETY AND SECURITY		
Is there adequate security, good door and window locks?		
Are there smoke carbon and monoxide detectors?		
Is there a current a current Gas Safety Detector?		

QUESTIONS FOR THE CURRENT TENANTS		
Are repairs carried out in a timely manner?		
Does the letting agent/landlord give notice before visiting?		
Was the property when ready when moving in?		

SYMUD I MEWN

Rydych chi wedi dod o hyd i'ch eiddo perffaith ac wedi llofnodi amdano, llongyfarchiadau! Nesaf yw hwyl a sbri symud i mewn. Gall symud eich holl bethau i eiddo newydd beri llawer o straen ond bydd troi'r eiddo'n gartref yn brofiad gwych.

Dyma bethau ychwanegol i'w hystyried a'u gwneud pan fyddwch chi'n symud i mewn, naill ai cyn neu ar ôl i chi ymgartrefu ac ymlacio gyda phaned o de!

1. Sicrhewch fod eich blaendal wedi cael ei warchod a'ch bod chi'n gwybod o ba gynllun y mae'n rhan.
2. Sicrhewch fod popeth yn gweithio, does dim cloeon rhydd ar y ffenestri a does dim twll yn eich gwely!
3. Cwblhewch eich rhestr eiddo a chofiwch dynnu lluniau o'r lle cyn i chi ychwanegu eich holl bethau ynddo!

Dylai rhestr eiddo gynnwys yr holl ddodrefn, cyfarpar ac eitem eraill a ddarperir gan ddarparwr y llety. Ar y dechrau, bydd gofyn i chi arwyddo'r ddogfen hon, sy'n datgan nid yn unig cynnwys yr eiddo, ond hefyd ei gyflwr!

4. Cadwch gofnod o'r ffigyrau ar y mesuryddion trydan a nwy (tynnwch luniau) a gwnewch ymchwil i weld a yw'n rhatach newid cyflenwr.
5. Ystyriwch gael trwydded deledu (hyd yn oed os byddwch chi dim ond yn gwyllo ar eich gliniadur!)
6. Holwch bryd bydd y gwahanol finiau'n cael eu casglu.
7. Ystyriwch drefnu yswiriant cynnwys i warchod eich eiddo.

Bydd yswiriant cynnwys yn gwarchod eich eiddo, gan nad yw yswiriant eich landlord yn gwneud hynny. Gall tai myfyrwyr fod yn darged hawdd i ladron, felly cymerwch ofal!

8. Diweddarwch eich cyfeiriad gyda'r brifysgol a'ch banc, ac ailgyfeiriwch unrhyw bost o'ch cyfeiriad blaenorol.
9. Cofrestrwch i bleidleisio trwy www.gov.uk/cofrestru-i-bleidleisio
10. Dewch i adnabod eich cyd-letywyr!



MOVING IN

Now you've found and signed for that magical property you're living in, congratulations! Next comes the fun bit, moving in. It might be stressful shifting all your stuff to a new property but it'll be a fabulous experience making that space yours.

Here are some extra things to consider and get done when you move in, either before or after you've settled with a cup of tea!

- 1.** Check whether you deposit has been protected and what scheme it falls under.
- 2.** Check everything is working, no locks are loose on windows and your bed hasn't got a hole in it!
- 3.** Complete your inventory and don't forget to take photos of the place before you add all your stuff!

An **inventory** is a list of all furniture, fittings and other items provided by the Accommodation Provider. At the beginning you should be asked to sign this document stating not only the contents of the property, but their condition too!

- 4.** Record the electricity and gas metre readings (take photos) and investigate whether it's cheaper to switch providers.
- 5.** Consider getting a TV licence (even if you're only watching on your laptop!)
- 6.** Find out which bins go out when.
- 7.** Consider getting **Content Insurance** to protect your possessions.

Content Insurance will protect your possessions as you are not covered by your landlord's insurance. Student houses can be prime targets for opportunistic thieves so be prepared!

- 8.** Update your registered address with the university and your bank as well as re-direct any other post from your previous address.
- 9.** Register to vote via www.gov.uk/register-to-vote
- 10.** Get to know your housemates!



GWYBODAETH YNGLŶN Â CHYTUNDEBAU

Cofiwch, unwaith i chi arwyddo, bydd eich cytundeb tenantiaeth yn gyfreithiol-rwymol. Er bod hynny'n swnio fel rhywbeth sylfaenol, mae'n gallu bod yn hynod bwysig os nad ydych chi'n deall yr hyn rydych chi'n ei arwyddo.

Gall cytundebau weithiau fod yn anodd eu deall ac yn gymhleth, felly os nad ydych chi'n siŵr, gofynnwch i rywun ddarllen drosto ar eich rhan. Mae ein Gwasanaeth Cyngori'n darparu gwasanaeth gwirio cytundebau tai am ddim, felly os bydd yn peri dryswch i chi, galwch heibio i weld ein hymgynghorwr.

Sicrhewch eich bod chi'n deall y math o gytundeb rydych chi'n ei arwyddo hefyd. Os yw'n denantiaeth ar y cyd (pan fydd yr holl gyd-letywyr yn arwyddo'r un cytundeb) byddwch chi'n gyfrifol, ar y cyd ac yn unigol, am yr holl rent, ôl-ddyledion, biliau cyfleustodau a difrod i'r eiddo. Os bydd un neu fwy o'ch gyd-letywyr yn symud allan, gall y landlord ddal yr holl denantiaid sydd ar ôl yn gyfrifol am y taliad hwnnw, felly byddwch yn ofalus!

Bydd rhai darparwyr llety yn gofyn i chi ddarparu gwarantwr ar gyfer eich eiddo, sef rhywun sy'n cytuno i warantu unrhyw daliad rydych chi'n atebol amdano dan eich cytundeb. Darllenwch y ffurflen hon yn ofalus i sicrhau na fydd y gwarantwr hwn yn atebol i bawb sy'n byw yn yr eiddo yn achos tenantiaeth ar y cyd!

CONTRACT INFO

Remember that once you've signed, you're tenancy agreement is legally binding. Although that sounds like a basic, it can be incredibly important if you don't fully understand what you are signing.

Contracts can be difficult to understand and complicated sometimes so if you're not sure, get someone to read over it for you. Our Advice Service provides a free housing contract checking service, so if you're confused then pop in and see our advisor.

Make sure you understand the kind of contract you're signing as well. If it's a Joint tenancy (where all housemates sign the same contract) you become collectively and individually liable for any and all rent, arrears, utility bills and damage to the property. If one or more of your housemates move out then the landlord can hold all remaining tenants liable for that payment so be careful!

Some accommodation providers will ask you to provide a guarantor for your property, this is someone who agrees to guarantee any payment that you are liable for under your agreement. Read this form carefully to make sure this guarantor doesn't become liable for all those in the property in the case of joint tenancy!



BLAENDALIADAU

Gan amlaf, pan fyddwch chi'n arwyddo cytundeb, bydd eich landlord neu asiantaeth gosod yn gofyn i chi dalu blaendal rhag ofn i chi fethu talu'r rhent, eich biliau neu rhag ofn bod difrod i'r eiddo.

Gofynnwyd i nifer enfawr o'r myfyrwyr a lenwodd ein harolwg (93%) dalu blaendal CYN arwyddo eu cytundeb felly sicrhewch eich bod chi'n paratoi am hyn wrth chwilio am eiddo.

Talwch eich blaendal gyda siec neu gerdyn debyd/credyd a mynnwch dderbyneb sy'n dangos y swm a'r hyn mae'n cyfeirio ato. Rhaid i'ch landlord neu asiantaeth gosod warchod eich blaendal gan ddefnyddio cynllun awdurdodedig o fewn 30 diwrnod ar ôl ei gael.

Ar ddiwedd eich tenantiaeth, sicrhewch eich bod chi'n gadael yr eiddo yn yr un cyflwr ag oedd pan symudoch chi i mewn (gan ganiatáu am draul deg), a'ch bod chi wedi talu'ch holl rent ac unrhyw gostau eraill. Cofiwch nad oes modd dal arian yn ôl ar gyfer ôl traul a gwisgo rhesymol.

Yna, bydd angen i chi gytuno â'ch asiantaeth gosod neu landlord sut orau i gael y blaendal yn ôl atoch chi. Os na fyddwch chi'n dod i gytundeb i ddechrau, cysylltwch â'r cynllun perthnasol (mae gan rai ohonynt ddyddiadau cau cyfyng) sy'n gallu gweithredu fel canolwr.

DEPOSITS

In the majority of cases when signing a contract, your landlord or letting agent will ask you to pay a deposit in case of missed rent, unpaid bills or damage to the property.

Overwhelmingly, 93% of students who filled in our survey were asked to pay a deposit BEFORE they signed their contract so make sure you budget for this when looking around properties.

Always pay your deposit by cheque or debit/credit card and get a receipt showing the amount and what it covers. Your landlord or letting agent must protect your deposit using an authorised scheme within 30 days of receiving it.

At the end of your tenancy, check you are leaving the property in the condition it was let to you in (allowing fair wear and tear) and make sure you have paid all rent and expenses for your time there. Remember deductions cannot be made for reasonable wear and tear.

Then you need to agree with you letting agent or landlord how best to get the deposit back to you. If you don't reach an agreement immediately, contact the relevant scheme (some have short deadlines) who can mediate.

BETH FYDD YN DIGWYDD OS BYDD POPETH YN MYND O CHWITH?

Byw mewn llety myfyrwyr yw un o brofiadau gorau'r Brifysgol i lawer o bobl. Ond weithiau bydd problemau annisgwyl, waeth pa mor galed byddwch chi'n paratoi ymlaen llaw neu'n ceisio eu hatal.

Mae gennym ni ganllawiau defnyddiol ar dai, anghydfod a'r hyn gallwch chi ei wneud i osgoi neu roi gwybod am unrhyw sefyllfaoedd sy'n digwydd. Maen nhw i'w gweld yma:

www.umaber.co.uk/cyngor/taiallety

Yn y cyfamser, dyma awgrymiadau defnyddiol o'r canllawiau hynny i setlo unrhyw anghydfod!

MYNEDIAD I'R EIDDO

Mae gan bob tenant yr hawl i'r hyn mae'r gyfraith yn ei alw'n "fwynhad tawel" sy'n golygu bod gennych chi hawl i fyw yn yr eiddo fel eich cartref. Dylai'r landlord neu'r asiantaeth ofyn am ganiatâd cyn mynd i mewn i'r adeilad, a dylen nhw roi rhybudd ysgrifenedig o leiaf 24 awr cyn cynnal unrhyw archwiliad, gwneud gwaith trwsio neu dywys darpar denantiaid o amgylch y lle, os bydd eich cytundeb yn caniatáu i bobl ddod i weld yr eiddo yn ystod y cytundeb. Dylai hyn fod ar adegau sy'n gyfleus i chi hefyd.

WHAT HAPPENS IF IT ALL GOES WRONG?

Living in student accommodation for many is one of the great experiences of going to University. However sometimes unexpected problems occur no matter how hard you plan ahead or try to prevent them.

We have some handy guides to housing, disputes and what you can do to avoid or report any situations that do happen which can be found here:

www.abersu.co.uk/advice/housingandaccommodation

For now, here's some handy tips from those guides to settle any disputes should they arise!

PROPERTY ACCESS

All tenants have a right to what the law states to be "quiet enjoyment" which means you have a right to live in the property as your home. The landlord or agent should ask permission before they enter the premises and should give you at least 24 hours' written notice of an inspection, to carry out repairs or to show prospective tenants around if your contract allows viewing during the contract. This should also be at reasonable times for you.



AFLONYDDU

Mae modd dehongli problemau fel y landlord yn ymweld â'r llety'n ddirybudd, neu mor aml ac ar adegau mor anghyfleus nes bod y tenantiaid bellach ddim yn teimlo'n ddiogel yn eu cartref eu hunain, fel ffurf o aflonyddu. Ymhlith mathau eraill o aflonyddu mae ymyrryd â gwasanaethau fel nwy, trydan neu ddŵr yn ogystal ag ymddwyn yn fygythiol neu gam-drin. Mae aflonyddu'n drosedd ac mae'n groes i hawliau'r tenant dan gytundeb tenantiaeth, ond cyn gwneud honiadau, mae'n bwysig sicrhau does dim esboniad diniwed, felly cysylltwch â ni i drafod eich opsiynau.

DADFEDDIANT

Os bydd eich landlord yn honni eich bod chi wedi torri eich cytundeb tenantiaeth ac yn gofyn i chi adael, cysylltwch â ni ar unwaith i drafod y sefyllfa. Rhaid i bob landlord ddilyn gweithdrefnau cyfreithiol arbennig er mwyn troi allan tenantiaid (hyd yn oed os bydd cyfnod penodol y denantiaeth wedi dod i ben). Mae'r broses yn dibynnu ar y math o denantiaeth sydd gennych a ffactorau eraill, felly cysylltwch â ni i drafod eich opsiynau cyn gynted â phosib.

Felly sicrhewch eich bod chi'n osgoi'r holl anghydfod hyn drwy gyfeirio at y dudalen ddefnyddiol ar gyfrifoldebau tenantiaid! Gallai hyn eich helpu chi yn yr hirdymor.

HARASSMENT

Issues such as the landlord entering the accommodation without notice, or so often and at such times that the tenant no longer feels secure in their own home could be interpreted as a form of harassment. Other forms of harassment include interfering with services such as gas, electricity or water as well as threatening or abusive behaviour. Harassment is a criminal offence and a breach of the tenant's rights under a tenancy agreement, but before making allegations it is important to make sure there is not an innocent explanation, so get in contact to discuss your options.

EVICION

If your landlord claims you have broken your tenancy agreement and asks you to leave get in contact to discuss urgently. All landlords have to follow special legal procedures in order to evict tenants (even if the fixed period of the tenancy has ended). The process depends on the type of tenancy you have and other factors, so get in contact to discuss your options as soon as possible.

So make sure to avoid all those disputes by referring back to the handy page on tenants responsibilities! It could help you out in the long run.

BYW'N HAPUS AC YN IACH

Un o fy mlaenoriaethau eleni yw sicrhau cewch chi berthnasoedd hapus ac iach ym Mhrifysgol Aberystwyth fel rhan o'n strategaeth i sicrhau eich bod chi mor hapus ac iach â phosib yma.

Dyma'n prif awgrymiadau o ran sut mae osgoi trafferthion a'r hyn i'w wneud os bydd popeth yn mynd o chwith!

- Siarad â'ch gilydd! Er gall pethau fel nodiadau goddefol ymosodol ymddangos yn ddiniwed i chi, maen nhw'n aml yn gwaethygu'r sefyllfa ac yn gwneud i bobl deimlo'n grac neu'n fwy crac! Mae cael sgwrs am yr hyn sy'n eich poeni chi, sut byddai'n well gennych chi wneud pethau a sut mae parchu eich gilydd, yn ddull haws a mwy didrafferth o ddelio gyda'r pethau sy'n eich poeni chi.
 - DOES DIM RHAID ennill parch! Dylai parch fod yn rhydd. Rhaid ennill ymddiriedaeth felly efallai y bydd gadael iddyn nhw ddefnyddio'ch sosban drwy'r amser fod gam yn rhy bell i chi, ond does dim modd ennill parch. Dylech chi barchu eich gilydd a'ch dymuniadau. Byddech chi'n eithaf crac pe na bai rhywun yn eich parchu chi.
 - Cofiwch nad chi yw'r unig un sy'n byw yno! Gallech chi eistedd a chael sgwrs synhwyrol iawn am adael sanau budr ar y grisiau ond peidiwch â mynd yn grac os bydd rhywun yn dweud bod rhywbeth rydych chi'n ei wneud yn eu gwylltio nhw hefyd.
- Er mwyn gallu lleisio'ch pryderon, rhaid iddyn nhw deimlo'n ddiogel i wneud hynny hefyd. Peidiwch â siarad ar eu traws, derbyniwch y feirniadaeth ac ystyriwch newid unrhyw arferion sy'n mynd dan eu croen gymaint fel does dim modd iddyn nhw eu cofleidio.
- Yn union fel rhyw, mae cydsyniad yn hanfodol i gael perthynas iach. Mae byw gyda rhywun yn golygu bod rhaid i chi ystyried eich cyd-letywyr a gwneud dim ond yr hyn maen nhw'n caniatáu i chi ei wneud gyda'u pethau. Chewch chi ddim gorfodi rhywun i roi bwyd i chi os nad ydyn nhw am wneud hynny. Felly peidiwch â dwyn bwyd. Dydy hynny ddim yn iawn.
 - Gallai ffiniau fod yn bwysig, felly gofynnwch. Pan fyddwch chi'n dechrau teimlo'r cyffro'n dechrau dod i ben, mae'n bosib y byddai'n amser da gofyn a ydy'r person arall am newid unrhyw beth am rannu lle gyda chi. Efallai bydd hynny mor syml â symud y te neu beidio â mynd i mewn i'w ystafell heb ganiatâd. Fyddwch chi ddim yn gwybod tan i chi ofyn, a chewch eich gwerthfawrogi'n fawr os byddwch chi'n gofyn.
 - Nid i berthnasoedd rhywiol yn unig y mae cam-drin domestig yn perthyn. Os ydych chi'n amau un o'ch cyd-letywyr o gam-drin rhywun arall neu chi eich hun, ceisiwch gymorth. Gall cam-drin domestig amrywio o reoli arian, taro person neu gam-drin yr unigolyn ar lafar. Efallai y bydd hi'n ddiniwed ar y dechrau ond mae'n werth sicrhau eich bod chi'n ddiogel ac yn iach.

HAPPY AND HEALTHY LIVING

One of my priorities for this year is ensuring you guys have happy and healthy relationships while at Aberystwyth University as part of our strategy to ensure you're as happy and healthy as possible while here.

Here's our top tips on how to avoid everything going wrong and what to do if it does!

- Talk to each other! While things like passive aggressive notes may seem harmless to you, they often only exacerbate the situation and make people angry/angrier! Having a conversation about what's bothering you, how you would prefer things to be done and how to properly respect each other is an easier and much less stressful way of dealing with the things that are nagging you.
 - Respect DOES NOT have to be earned! Respect should come freely. Yes maybe trust must be earned so letting them use your pans all the time might be a step too far for you, but respect is not earned. You should respect each other, their wishes and their wants because you'd be pretty miffed if someone didn't respect you.
 - Respect that you're not the only person living there! You may sit down and have a really sensible conversation about leaving dirty socks on the stairs but don't be angry if someone says something you're doing is irritating them
- as well. To be able to voice your concerns they must feel safe to do so in return. Don't shoot them down, accept the criticism and consider changing any habits that irritate them so much, they wouldn't tell you if they could get over it.
- Just like with sex, consent is essential to a healthy relationship. Living with someone means you have to be considerate and only do what they consent to you doing with their stuff. You can't force someone to give you food if they don't want to. So don't go steal food. That's not cool.
 - Boundaries might be important, so ask. When you start to feel the honeymoon period fading, it might be a good time to ask if there is anything the other person might want to change about sharing a place with you. Now that might just be where the tea is held, or that might be not to go into their room without permission. You never know until you ask, and you'll be a great person for finding out.
 - Domestic abuse is not just in sexual relationships. If you suspect one of your housemates of abusing another housemate or yourself, seek help. Domestic Abuse can range from controlling finances, hitting or striking a person or verbally abusing the individual. It may seem harmless at first but it's always good to double check and make sure you're safe and healthy.

BYW AR CYLLIDEB

Gall byw o fewn cyllideb fod yn anodd i rai, yn enwedig pan mae'r profiad hwn yn un newydd, felly dyma gyngor defnyddiol gennym ni yma yn Undeb y Myfyrwyr a'n myfyrwyr!

“Rhowch gyfran o'ch benthyciad o'r neilltu ar ddechrau'r tymor fel na fyddwch chi'n rhedeg allan cyn diwedd y tymor.”

“Gwiriwch y cyfraddau cyfnewid arian tramor os ydych chi'n fyfyrwr rhyngwladol!”

“Cadwch lygad allan drwy'r amser am eitemau rhatach (tagiau melyn)”

“Sbagetï gwerth 20c o Tesco a saws cartref yw eich ffrind.”

“Cynlluniwch brydau bwyd gyda'ch fflat a rhannwch y gost/bwytwch yn iachach!”

“Prynwch gerdyn bws”

“Gwnewch y gorau o gynigion— prynwch gerdyn TOTUM, defnyddiwch gynigion o ffeiriau'r glas, defnyddiwch gynniig ar aelodaeth o'r gampfa.”

“Cynlluniwch brydau bwyd ymlaen llaw. Fyddwch chi ddim yn gwastraffu arian na bwyd”

“Coginiwch swp mawr o stiw/cawl ar ddechrau'r wythnos. Mae'n rhad a chewch ginio am weddill yr wythnos/rhewch ef.”

“Cadwch rywfaent o arian o'r neilltu drwy'r amser rhag ofn.”

“Cymerwch dim ond yr arian sydd ei angen arnoch chi am yr wythnos a gadewch eich cerdyn gartref.”

“Osgowch orddrafft ar bob cyfrif. Mae'n anodd ei glirio a dydyn nhw ddim yn helpu gyda chyllidebau!”

Mae llawer o awgrymiadau i arbed arian, ond os ydych chi'n cael trafferth, dewch i gael sgwrs gyda'n hymgyngorwr a manteisiwch ar ein Cyfeillion Cyllid!

Os ydych chi'n cael trafferth fawr yn ystod y flwyddyn ac mae angen cyllid brys arnoch chi, cysylltwch â Chymorth i Fyfyrwyr am wybodaeth am y Gronfa Galedi maen nhw'n ei chynnig. Cewch wybod mwy yma: www.aber.ac.uk/cy/student-support/current-students/money/

Manteisiwch ar aelodaeth am ddim o'r gampfa pan fyddwch chi'n byw yn neuaddau'r Brifysgol, bwytwch mewn grwpiau a gwnewch gynlluniau bwyd. Bydd modd i chi fynd drwy'r flwyddyn hon a dal i fod ag arian ar ôl am ambell bryd o fywd allan felly sicrhewch eich bod chi'n dilyn eich cynllun cyllideb ac yn mwynhau'r flwyddyn i'r eithaf!



LIVING ON A BUDGET

Living within a budget can be hard for some, especially when you've never had to do it before so here are some handy tips from us here at the Students' Union and our students!

"Save a chunk of your student loan at the start of term so you don't run out before end of term."

"Check exchange rates if you're international"

"Always keep an eye out for reduced items (yellow tags)"

"20p Tesco spaghetti and homemade sauce is your friend."

"Plan meals with your flat and share the cost/eat healthier!"

"Get a Bus Card"

"Make the most of offers—get a totum card, use offers from freshers' fairs, use a gym membership offer."

"Plan meals in advance. Save

money and don't waste food"

"Make a big pot of stew/soup at the start of the week. Cheap and provides lunch all week/freeze it."

"Always save some money for rainy days."

"Only take out the cash you need for the week and leave your card at home."

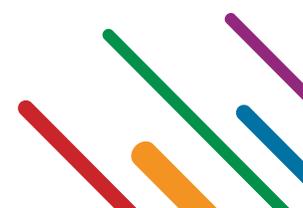
"Avoid having an overdraft at all costs, they're hard to pay off and don't help with budgets!"

There are loads of tips and tricks around for saving money but if you are struggling then come in and chat to our advisor and make use of our Money Buddies!

If you're really struggling throughout the year and are in need of urgent finance then get in touch with Student Support for information on the Hardship Fund they offer. You can find out more here:

www.aber.ac.uk/cy/student-support/current-students/money/

Live well for less and make use of the gym membership you get free when living in University Halls, eat in groups and do meal plans. You can get through this year and still have money left over for a cheeky meal out or two so make sure you follow your budget plan and enjoy the year to its max!



Galw ar holl Fyfywrwyr Presennol...

Byw gyda ffrindiau

(dychwelwyr eraill)

- os oes gennych chi ddewis
tŷ / fflat, rhwch wybod i ni!



**Trwydded Blwyddyn
Academaidd** - dim
rhent haf, dim angen
gwarantwyr a dim
cyd-denantiaethau a
sawl tenantiaeth.

Di-drafferth -

holl filiau
ynni, Wi-Fi ac
yswariant i gyd
wedi'u cynnwys!

**Nid ydych wedi'ch
clymu i mewn trwy
wneud cais** - anfonir
Pecyn Trwydded ar
ôl arholiadau yn y
Flwyddyn Newydd.



Eisoes yn byw gyda
ni? **Dim blaendal
pellach i'w dalu!**



Cymorth a
Chefnogaeth
24/7.



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o'r Ganolfan
Chwaraeon.

Newydd ar gyfer 2020

Preswylfa cyfrwng Cymraeg
Pantycelyn yn ail agor!

Gwnewch gais ar-lein o

9:00am ddydd Llyn 18^{fed} Tachwedd 2019
ar gyfer Llety Prifysgol 2020/21 (holl breswylfeydd
ar gael - nai llai ar y campws neu yn y dref)*:

www.aber.ac.uk/cy/accommodation/current-students

*Lleoedd a gynnigir ar sail 'y cyntaf i'r felin'.

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cytundeb tai am ddim i fyfyrwyr
Prifysgol Aberystwyth?

Peidiwch â gadael i neb roi pwysedd
arnoch chi i arwyddo'n gynnar!

Don't just cross your fingers

Did you know AberSU's Advice Service
provides Aberystwyth University
students with a free housing contract
checking service?

Don't be pressured into signing early!

Ga lw heibio
Adeilad Undeb y Myfyrwyr

Ffôn
01970 621700

E-BOST
undeb.cyngor@aber.ac.uk

Ewch i
www.umaber.co.uk/cyngor

DROP-IN
Students' Union Building

Email
union.advice@aber.ac.uk

Phone
01970 621700

Visit
www.abersu.co.uk/advice



**CYNGOR
ADVICE**

CYSYLLTIADAU

Dyma gysylltiadau defnyddiol rhag ofn y bydd angen unrhyw beth arnoch chi yn ystod y flwyddyn. Cewch gysylltu â ni unrhyw bryd drwy ddefnyddio ein manylion isod neu gyda llawer o'r gwasanaethau eraill sydd gan Aberystwyth i'w cynnig.

Gwasanaeth Cyngori UMAber

www.umaber.co.uk/cyngor
Ffoniwch: 01970 621700

Swyddfa Lety Prifysgol Aberystwyth

www.aber.ac.uk/cy/accommodation/about-us
Ffoniwch: 01970 622984 neu 01970 622900 (llinell gymorth 24/7)

Gwasanaethau Cymorth i Fyfirwyr

www.aber.ac.uk/cy/student-support
Ffoniwch: 01970621761

Cyngor Ar Bopeth

www.cabceredigion.org/cysylltwch-ni
Ffoniwch: 03444 77 20 20 (llinell gyngor)

Shelter Cymru

sheltermymru.org.uk/cy/cysylltwch-a-ni/
Ffoniwch: 0345 075 5005

CONTACTS

Here's some handy contacts in case you need anything throughout the year. You can always get in contact with us using our details below or with many of the other services Aberystwyth has to offer.

AberSU Advice Service

www.abersu.co.uk/advice
Call on 01970 621700

Aberystwyth University Accommodation Office

www.aber.ac.uk/en/accommodation/about-us/
Call on: 01970 622984 or 01970 622900 (24/7 help line)

Student Support Services

www.aber.ac.uk/en/student-support/
Call on: 01970621761

Citizens Advice Bureau

www.cabceredigion.org/contact-us/
Call on: 03444 77 20 20 (advice line)

Shelter Cymru

sheltermymru.org.uk/contact-us/
Call on: 0345 075 5005

