CANLLAW **TAI**

HOUSING GUIDE

CYNGOR
ADVICE

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ADVICE

Mae angen mwy na chroesi bysedd

Wyddech chi fod Gwasanaeth Cynghori UMAber yn darparu gwasanaeth gwirio cytundeb tai am ddim i fyfyrwyr Prifysgol Aberystwyth?

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

Galw heibio
Adeilad Undeb y Myfyrwyr

Ffôn
01970 621700

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

Ewch i
www.umaber.co.uk/cyngor

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!

DROP-IN
Students' Union Building

Phone
01970 621700

Email
union.advice@aber.ac.uk

Visit
www.abersu.co.uk/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 yr adeg o'r flwyddyn pan fo rhai pobl yn dechrau meddwl am ble maen nhw'n mynd i fyw'r flwyddyn nesaf.

Mae'r flwyddyn ar ei hanterth nawr, ond dwi'n siŵr y bydd llawer ohonoch chi'n dal i deimlo eich bod chi ond newydd ddechrau, felly mae'r syniad o feddwl am y flwyddyn nesaf o'ch astudiaethau'n ymddangos ychydig yn wallgof. Credaf, nawr yn fwy nag erioed, bod arwyddo contract yn benderfyniad mawr y mae angen ei ystyried yn ofalus, ac rydym yn deall y gallai fod gennych chi lawer o gwestiynau ynghylch yr hyn a allai ddigwydd nesaf gyda Covid-19, a sut y gallai hynny effeithio ar eich amgylchiadau byw. Ond cofiwch, does dim brys!

Mae Gwasanaeth Cynghori Undeb y Myfyrwyr yma i'ch helpu chi i ddod o hyd i'r atebion rydych chi'n chwilio amdanyn nhw, ac mae yno i'ch helpu chi i ddod o hyd i le y byddwch chi'n mwynhau treulio'ch blwyddyn nesaf neu fwy ynddo. Cofiwch nad ydych chi ar eich pen eich hun ac rydyn ni yma i'ch helpu chi, boed hynny'n gyngor gyda chontractau neu beth i chwilio amdano wrth fynd i edrych o amgylch tŷ neu fflat!

Mae'r Canllaw hwn wedi'i gynllunio i roi'r holl wybodaeth sydd ei hangen arnoch i'ch helpu chi yn ystod eich taith o benderfynu ar y camau y dylech eu cymryd nesaf.

Y gobaith yw 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 dod ar draws unrhyw broblemau gyda'ch landlord neu'ch 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!

Connor Hunter-Wem
Swyddog Llesiant 2020-21

INTRODUCTION

Hello to all you beautiful humans! I know it is a little hard to believe, but it's almost that time of the year where some start to think about where they want to live next year.

This academic year is well underway now, and although I'm sure many of you still feel as though you're only just getting started, thinking about the next year of studies already may seem a bit crazy. I believe that now more than ever, signing a contract is a big decision that needs a lot of consideration, and we understand that you may have a lot of questions on what might happen next with Covid-19, and how that might effect your living situation. Just remember, there's no rush!

The Student's Union Advice Service is here to help you find the answers you're looking for, and it is there to help you find a place that you'll enjoy spending your next year or more in. Remember that you're not alone and we are here to help you, be that advice with contracts or what to look out for when viewing a property!

This Guide is designed to give you all the information you should need to help you through your journey on deciding the steps you should take next.

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!

Connor Hunter-Wem
Wellbeing Officer 2020-21

DOD O HYD I LETY YN YSTOD COVID-19

Fel arfer, mis Tachwedd yw'r amser y bydd myfyrwyr yn dechrau chwilio am eu cartref nesaf. Fodd bynnag, oherwydd y cyfyngiadau presennol, rydym yn sylweddoli y gall chwilio am dŷ fod yn achosi rhywfaint o ddryswch i chi ar hyn o bryd - "Ddylwn i arwyddo nawr, neu ddylwn i aros?". Roeddem am eich atgoffa bod digonedd o dai yma yn Aberystwyth, a gall fod mai gadael y penderfyniad tan y semester nesaf yw'r peth doethaf i'w wneud, pan fydd pethau ychydig yn gliriach gobeithio.

Dyma rai o'n hintiau handi ar gyfer dod o hyd i'ch cartref nesaf yn ystod y cyfnod anodd hwn:

1. Peidiwch â rhuthro, mae gennych chi ddigonedd o amser! Er y gall trefnu eich llety'n gynnar fod yn un peth yn llai i boeni amdano, gyda'r amodau presennol, mae amgylchiadau'n gallu newid yn gyflym.

2. Peidiwch ag arwyddo cytundeb heb edrych o amgylch y lle'n bersonol. Gall teithiau rhithwir o amgylch eiddo fod yn fuddiol o ran rhoi sicrwydd ynghylch pryderon diogelwch; fodd bynnag, byddwch yn ymwybodol efallai nad yw'n gynrychiolaeth deg na chyfredol o'r hyn rydych chi'n arwyddo amdano. Cofiwch, os ydych chi'n mynd i edrych o amgylch tŷ neu fflat, dylech ddilyn y canllawiau cyfredol sydd ar waith.

3. Ystyriwch effaith cyfyngiadau pellach. Gall y rhain olygu eich bod am ddychwelyd adref. Cofiwch, unwaith y byddwch chi wedi arwyddo cytundeb, byddwch yn rhwym yn gyfreithiol i dalu am y llety tan ddiwedd y contract hwnnw.

4. Mae band-eang a chyfleustodau yn bwysicach nag erioed. Gyda mwy o addysgu ar-lein, mae angen i chi sicrhau eich bod chi'n gallu cyrchu'ch addysg o bell, ac mae'n werth ystyried y byddwch chi efallai'n defnyddio mwy o drydan a nwy os oes angen i chi astudio gartref.

5. Dewis cyd-letywyr. Ydych chi'n siŵr eich bod chi wedi dod o hyd i'r bobl rydych chi am fyw gyda nhw ar gyfer y flwyddyn academaidd nesaf? Gall hyn gynnwys byw trwy gyfnodau clo gyda'ch gilydd, sy'n llawer o amser i fod yn treulio gyda phobl nad ydych efallai'n eu hadnabod yn dda iawn eto! Ydych chi'n hyderus y byddan nhw'n dilyn canllawiau'r Llywodraeth?

6. Ydych chi'n hoffi tŷ neu fflat fel y mae? Sicrhewch fod unrhyw beth rydych chi am gael wedi'i newid neu ei drwsio mewn ysgrifen cyn arwyddo, a hyd yn oed wedyn, peidiwch ag arwyddo oni bai eich bod chi'n hapus i fyw yn yr eiddo fel y mae os nad yw'r pethau hyn yn digwydd.

7. Gwnewch eich ymchwil. Gofynnwch i'r tenantiaid presennol am y tŷ a'u profiad nhw? Nid oes dim yn curo darganfod o lygad y ffynnon gan eraill. Gwiriwch yr holl gostau sy'n gysylltiedig â byw yno; a yw'r costau hyn o fewn eich cyllideb?

Edrychwch ar ein tudalennau cymorth Covid-19 aam gyngor mwy defnyddiol.

FINDING ACCOMMODATION DURING COVID-19

Usually, November is the time students start looking to find their next home. However, due to the current restrictions, we understand that house-hunting may be causing you some confusion right now - "Do I sign now, or do I wait?". We wanted to remind you that housing here in Aberystwyth is in abundance and leaving the decision making until next semester when things become slightly clearer, might be a good approach to take.

Here are some of our top tips to finding your next home during these difficult times:

1. Don't rush, you've still got time! Although sorting out your accommodation early on can be one less thing to worry about, with the current conditions, circumstances can change quickly.

2. Don't sign without viewing in person. Virtual tours of properties may be beneficial in providing reassurance over safety concerns; however, be aware that it may not be a fair or current representation of what you're signing for. Remember, if you are viewing in person that you follow the current guidelines that are in place.

3. Consider the impact of further restrictions. These may mean you wish to return home. Remember, once you have signed a contract you will be legally bound to pay for the accommodation until the end of that contract.

4. Broadband and utilities are more important than ever. With more teaching online, you need to ensure you are able to access your education remotely, and it's worth considering that you may be using more utilities if you need to study from home.

5. Who to live with? Are you sure you've found the people you want to live with for the next academic year? This may involve living through lockdowns together, which is a lot of time to be spending with people you may not know very well yet! Are you confident they'll follow the government guidance?

6. Do you like it as it is? Ensure anything you want changing or fixing is put in writing before signing, and even then, only sign if you're happy to live in the property as it is if these things don't happen.

7. Do your research. Ask the current tenants about the house and their experience? Nothing beats finding out first-hand from others. Check all the costs associated with living there; is it within your budget?

Why not check out our Covid-19 support page for more helpful advice.

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 (DILËWCH FEL SY'N BRIODOL)

BLAENDAL: ____________ CYNLLUN GWARCHODAETH: ____________

FFI ARWYDDO: ____________________ SGÔR (ALLAN O 10): ________

	Y	N
CYFLWR / CYNNAL A CHADW		
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 arogli lleithder neu arwyddion o lwydni?		
Fyddech 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		
Ydy'r ystafelloedd gwely'n ddigon o faint?		
Oes digon o le i astudio a storio pethau?		
Oes digion 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?		
Ydych chi'n gwybod pa ddodrefn sydd wedi'i gynnwys, ac ydy hyn yn ddigonol?		

DIOGELWCH A DIOGELEDD		
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 Synhwyrydd Diogelwch Nwy cyfoes?		

CWESTIYNAU AR GYFER Y TENANTIAID PRESENNOL		
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 gwylio 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 Cynghori'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 cyd-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.

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.

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.

EVICTION

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 GYLLIDEB

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 fyfyriwr rhyngwladol"

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

"Sbageti gwerth 20c o Tesco a saws cartref yw eich ffrind."

"Cynlluniwch brydau bwyd gyda'ch fflat a rhannwch y gost/bwytewch yn iachach!"

"Prynwch gerdyn bws"

"Gwnewch y gorau o gynigion—prynwch gerdyn TOTUM, defnyddiwch gynigion o ffeiriau'r glas, defnyddiwch gynnig 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 rywfaint 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 hymgynghorwr 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, bwytewch 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 fwyd 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!

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1-10 YSTAFELL WELY

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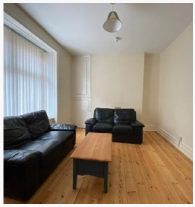

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Cymorth a Chefnogaeth **24/7.**

Di-drafferth – holl filiau ynni, Wi-Fi ac yswiriant i gyd wedi'u cynnwys!

Aelodaeth **AM DDIM** o'r Ganolfan Chwaraeon.

Gwnewch gais ar-lein o

9:00am ddydd Llun 16eg Tachwedd 2020
ar gyfer Llety Prifysgol 2021/22*:

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

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

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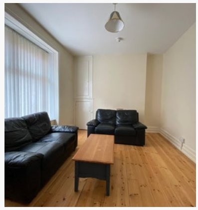

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Gwastraff Cywir

Defnyddiwch **daflen gwasanaeth casglu gwastraff y cartref** i weld pa eitemau sy'n mynd ble.

Ffordd Gywir

1.

2.

Gwastraff bwyd: Leiniwch y cadi gwastraff bwyd (1) â'r cwdau a ddarparwyd (2) a phan fydd yn llawn, clymwch y cwdyn a'i roi yn y bin gwastraff bwyd (3).

3.

4.

Eitemau ailgylchu cymysg: Rhowch yr eitemau ailgylchu yn y bagiau ailgylchu clir (4).

Poteli a jariau gwydr: Defnyddiwch y blwch ar gyfer poteli a jariau gwydr (5). Mae blwch llai o faint ar gael ar gais.

6.

5.

Diwrnod Cywir

Mynnwch gip ar **galendr eich casgliadau ailgylchu a gwastraff** (6). Hefyd mae modd ichi wirio pryd mae'ch casgliad nesaf drwy'r chwiliadur côd post.

Angen un newydd?

Yn achos cwdau gwastraff bwyd a bagiau ailgylchu clir, rhowch y sticeri melyn ar ben eich bag llawn a bydd rholyn newydd yn cael ei adael allan i chi. Neu, ewch i'ch **canolfan ailgylchu cymunedol agosaf**. I gael biniau a chadis newydd, cysylltwch â'ch landlord neu'ch asiantaeth gosod eiddo.

Cyngor Sir CEREDIGION County Council

www.ceredigion.gov.uk/ailgylchu

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Ceredigion Household Recycling

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Right Waste

Use the **household waste collection service leaflet** to check which items go where.

Right Way

1.

2.

Food waste: Line the food waste caddy (1) with the liners provided (2) and once full tie the liner and put in your kerbside food waste bin (3).

3.

4.

Mixed recycling: Put recyclable materials in the clear recycling bags (4).

Glass bottles and jars: Use the box for glass bottles and jars (5). A smaller box is available on request.

5.

6.

Right Day

Check your recycling and waste collection calendar (6). You can also check when your next collection is by using our **postcode search**.

Need a replacement?

For food waste liners and clear recycling bags, place the yellow stickers to the top of your full bag and a new roll will be left out for you.
Or, visit your **nearest community recycling hub**.
For replacement bins and caddies, contact your landlord or letting agency.

Cyngor Sir CEREDIGION County Council

www.ceredigion.gov.uk/recycling

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Rydym y croesawu archebion gan grwpiau.

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www.poblgroup.co.uk/aber

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Gwasanaeth Cynghori 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 Fyfyrwyr

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

sheltercymru.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

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