



# Mesur Tai (Cymru) 2011

2011 mccc 5

RHAN 2 **E+W**

LANDLORDIAID CYMDEITHASOL COFRESTRIDIG

PENNOD 4 **E+W**

GORFODI

*Rheolaeth a chyfansoddiad landlordiaid cymdeithasol cofrestredig*

72 **Tendr rheoli** **E+W**

Ar ôl paragraff 15A o Atodlen 1 i Ddeddf Tai 1996 mewnosoder—

*“Management etc*

*Management tender*

- 15B (1) This paragraph applies if the Welsh Ministers are satisfied that—
- (a) a registered social landlord has failed to meet a standard under section 33A, or
  - (b) there has been misconduct or mismanagement in the affairs of the registered social landlord.
- (2) But this paragraph does not apply where the misconduct or mismanagement relates only to the registered social landlord’s provision of housing in England.
- (3) The Welsh Ministers may require the registered social landlord to implement a process specified by them for the purpose of—

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- (a) inviting persons to apply to undertake management functions of the registered social landlord, and
  - (b) selecting from the applications and making an appointment.
- (4) A requirement may relate to—
- (a) the registered social landlord’s affairs generally, or
  - (b) specified affairs.
- (5) A requirement must include—
- (a) provision about the constitution of a selection panel (which must include provision for ensuring representation of tenants’ interests),
  - (b) provision for ensuring best procurement practice (and consistent with any applicable procurement law), and
  - (c) provision about the terms and conditions on which the manager is to be appointed (including provision about—
    - (i) setting, monitoring and enforcing performance standards, and
    - (ii) resources).”

#### Gwybodaeth Cychwyn

- I1** A. 72 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler **a. 90(2)**
- I2** A. 72 mewn grym ar 18.10.2011 at ddibenion penodedig gan **O.S. 2011/2475, erglau. 1(2), 2(o)**
- I3** A. 72 mewn grym ar 2.12.2011 i'r graddau nad yw eisoes mewn grym gan **O.S. 2011/2475, erglau. 1(2), 3(h)**

### 73 **Tendr rheoli: atodol** **E+W**

Ar ôl paragraff 15B o Atodlen 1 i Ddeddf Tai 1996 mewnosoder—

*“Management tender: supplemental*

- 15C (1) Before acting under paragraph 15B(3) the Welsh Ministers must give the registered social landlord a notice—
- (a) specifying grounds on which action might be taken under that paragraph,
  - (b) warning the landlord that the Welsh Ministers are considering action under that paragraph, and
  - (c) explaining the effect of this paragraph.
- (2) The notice must specify a period during which the registered social landlord may make representations to the Welsh Ministers.
- (3) The period must—
- (a) be a period of at least 28 days, and
  - (b) begin with the date on which the registered social landlord receives the notice.
- (4) The Welsh Ministers must send a copy of a notice under sub-paragraph (1) to any person they think appropriate (having regard, in particular, to any person who provided information as a result of which the notice is given).

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- (5) A notice under sub-paragraph (1) must—
  - (a) refer to section 6A, and
  - (b) indicate whether or to what extent the Welsh Ministers would accept a voluntary undertaking instead of, or in mitigation of, action under paragraph 15B(3).
- (6) Notice under sub-paragraph (1) may be combined with notice under one or more of the following—
  - (a) sections 50K and 50S,
  - (b) paragraphs 15E and 15G.
- (7) In imposing a requirement the Welsh Ministers must have regard to views of—
  - (a) relevant tenants,
  - (b) the registered social landlord, and
  - (c) if they think it appropriate, any relevant local housing authority.
- (8) A registered social landlord may appeal to the High Court against a requirement under paragraph 15B(3).”

#### Gwybodaeth Cychwyn

- I4** A. 73 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler **a. 90(2)**  
**I5** A. 73 mewn grym ar 18.10.2011 gan O.S. 2011/2475, **erglau. 1(2), 2(p)**

#### 74 Trosglwyddo rheolaeth **E+W**

Ar ôl paragraff 15C o Atodlen 1 i Ddeddf Tai 1996 mewnosoder—

*“Management transfer*

- 15D (1) This paragraph applies if, as a result of an inquiry under paragraph 20 or an audit under paragraph 22, the Welsh Ministers are satisfied that—
  - (a) there has been misconduct or mismanagement in the affairs of the registered social landlord, or
  - (b) a transfer of certain of a registered social landlord’s management functions would be likely to improve the management of some or all of its affairs.
- (2) But this paragraph does not apply where—
  - (a) the misconduct or mismanagement relates only to the registered social landlord’s provision of housing in England, or
  - (b) the transfer would be likely to improve the registered social landlord’s management of affairs only in relation to the provision of housing in England.
- (3) The Welsh Ministers may require the registered social landlord to transfer management functions to a specified person.
- (4) A requirement may relate to—
  - (a) the registered social landlord’s affairs generally, or

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- (b) specified affairs.
- (5) Transfer is to be on terms and conditions (including as to remuneration) specified in, or determined in accordance with, the requirement.
- (6) A transferee manager is to have—
  - (a) any power specified in the requirement, and
  - (b) any other power in relation to the registered social landlord's affairs required by the manager for the purposes specified in the requirement (including the power to enter into agreements and take other action on behalf of the registered social landlord)."

#### Gwybodaeth Cychwyn

- I6** A. 74 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler **a. 90(2)**
- I7** A. 74 mewn grym ar 18.10.2011 gan **O.S. 2011/2475, erglau. 1(2), 2(p)**

#### 75 Trosglwyddo rheolaeth: atodol **E+W**

Ar ôl paragraff 15D o Atodlen 1 i Ddeddf Tai 1996 mewnosoder—

*“Management transfer: supplemental*

- 15E (1) Before acting under paragraph 15D(3) the Welsh Ministers must give the registered social landlord a notice—
  - (a) specifying grounds on which action might be taken under that paragraph,
  - (b) warning the landlord that the Welsh Ministers are considering action under that paragraph, and
  - (c) explaining the effect of this paragraph.
- (2) The notice must specify a period during which the registered social landlord may make representations to the Welsh Ministers.
- (3) The period must—
  - (a) be a period of at least 28 days, and
  - (b) begin with the date on which the registered social landlord receives the notice.
- (4) The Welsh Ministers must send a copy of a notice under sub-paragraph (1) to any person they think appropriate (having regard, in particular, to any person who provided information as a result of which the notice is given).
- (5) A notice under sub-paragraph (1) must—
  - (a) refer to section 6A, and
  - (b) indicate whether or to what extent the social landlord would accept a voluntary undertaking instead of, or in mitigation of, action under paragraph 15D(3).
- (6) Notice under sub-paragraph (1) may be combined with notice under one or more of the following—
  - (a) sections 50K and 50S,

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- (b) paragraphs 15C and 15G.
- (7) In imposing a requirement the Welsh Ministers must have regard to views of—
  - (a) relevant tenants,
  - (b) the registered social landlord, and
  - (c) if they think it appropriate, any relevant local housing authority.
- (8) A registered social landlord may appeal to the High Court against a requirement under paragraph 15D(3).”

#### Gwybodaeth Cychwyn

- 18** A. 75 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler **a. 90(2)**
- 19** A. 75 mewn grym ar 18.10.2011 gan O.S. 2011/2475, **erglau. 1(2), 2(p)**

## 76 Penodi rheolwr ar landlord cymdeithasol cofrestredig **E+W**

Ar ôl paragraff 15E o Atodlen 1 i Ddeddf Tai 1996 mewnosoder—

### *“Appointment of manager of registered social landlord*

- 15F (1) This paragraph applies if the Welsh Ministers are satisfied that—
- (a) a registered social landlord has failed to meet a standard under section 33A, or
  - (b) there has been misconduct or mismanagement in the affairs of the registered social landlord.
- (2) But this paragraph does not apply where the misconduct or mismanagement relates only to the registered social landlord’s provision of housing in England.
- (3) The Welsh Ministers may—
- (a) appoint an individual as a manager of the registered social landlord, or
  - (b) require the registered social landlord to appoint an individual as a manager.
- (4) An appointment or requirement may relate to the management of —
- (a) the registered social landlord’s affairs generally, or
  - (b) specified affairs.
- (5) Appointment is to be on terms and conditions (including as to remuneration) specified in, or determined in accordance with, the appointment or requirement.
- (6) A manager is to have—
- (a) any power specified in the appointment or requirement, and
  - (b) any other power in relation to the registered social landlord’s affairs required by the manager for the purposes specified in the appointment or requirement (including the power to enter into

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agreements and take other action on behalf of the registered social landlord.)”

#### Gwybodaeth Cychwyn

- I10** A. 76 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler **a. 90(2)**
- I11** A. 76 mewn grym ar 18.10.2011 at ddibenion penodedig gan **O.S. 2011/2475, erglau. 1(2), 2(q)**
- I12** A. 76 mewn grym ar 2.12.2011 i'r graddau nad yw eisoes mewn grym gan **O.S. 2011/2475, erglau. 1(2), 3(i)**

#### 77 Penodi rheolwr: atodol **E+W**

Ar ôl paragraff 15F o Atodlen 1 i Ddeddf Tai 1996 mewnoder—

*“Appointment of manager: supplemental*

- 15G (1) Before acting under paragraph 15F(3) the Welsh Ministers must give the registered social landlord a notice—
- (a) specifying grounds on which action might be taken under that paragraph,
  - (b) warning the landlord that the Welsh Ministers are considering action under that paragraph, and
  - (c) explaining the effect of this paragraph.
- (2) The notice must specify a period during which the registered social landlord may make representations to the Welsh Ministers.
- (3) The period must—
- (a) be a period of at least 28 days, and
  - (b) begin with the date on which the registered social landlord receives the notice.
- (4) The Welsh Ministers must send a copy of a notice under sub-paragraph (1) to any person they think appropriate (having regard, in particular, to any person who provided information as a result of which the notice is given).
- (5) A notice under sub-paragraph (1) must—
- (a) refer to section 6A, and
  - (b) indicate whether or to what extent the Welsh Ministers would accept a voluntary undertaking instead of, or in mitigation of, action under paragraph 15F(3).
- (6) Notice under sub-paragraph (1) may be combined with notice under one or more of the following—
- (a) sections 50K and 50S,
  - (b) paragraphs 15C and 15E.
- (7) The Welsh Ministers may require a manager to report to them on the affairs specified in the appointment or requirement under paragraph 15F(3).
- (8) A registered social landlord may appeal to the High Court against an appointment or requirement under paragraph 15F(3).”

*Newidiadau i ddeddfwriaeth: Ar hyn o bryd nid oes unrhyw effeithiau heb eu gweithredu yn hysbys ar gyfer y Mesur Tai (Cymru) 2011, Croes Bennawd: Rheolaeth a chyfansoddiad landlordiaid cymdeithasol cofrestredig. (See end of Document for details)*

### Gwybodaeth Cychwyn

- I13** A. 77 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler **a. 90(2)**  
**I14** A. 77 mewn grym ar 18.10.2011 gan O.S. 2011/2475, **erglau. 1(2), 2(r)**

## 78 Cyfuno **E+W**

Ar ôl paragraff 15G o Atodlen 1 i Ddeddf Tai 1996 mewnosoder—

### “Amalgamation

- 15H (1) This paragraph applies if as a result of an inquiry under paragraph 20 or an audit under paragraph 22, the Welsh Ministers are satisfied that—
- (a) there has been misconduct or mismanagement in the affairs of a registered social landlord which is an industrial and provident society, or
  - (b) the management of the affairs of a registered social landlord which is an industrial and provident society would be improved if the landlord were amalgamated with another industrial and provident society.
- (2) But this paragraph does not apply where—
- (a) the misconduct or mismanagement relates only to the registered social landlord’s provision of housing in England, or
  - (b) the amalgamation would improve the management of the registered social landlord’s affairs only in relation to housing in England.
- (3) The Welsh Ministers may make and execute on behalf of the society an instrument providing for the amalgamation of the society with another industrial and provident society.
- (4) An instrument providing for the amalgamation of a society (“S1”) with another has the same effect as a special resolution by S1 under section 50 of the Industrial and Provident Societies Act 1965 (amalgamation of societies by special resolution).
- (5) A copy of an instrument must be sent to and registered by the Financial Services Authority.
- (6) An instrument does not take effect until the copy is registered.
- (7) The copy must be sent for registration during the period of 14 days beginning with the date of execution; but a copy registered after that period is valid.
- (8) Any body created by virtue of an amalgamation must be registered as a social landlord by the Welsh Ministers, and pending registration is to be treated as registered.”

### Gwybodaeth Cychwyn

- I15** A. 78 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler **a. 90(2)**

*Newidiadau i ddeddfwriaeth: Ar hyn o bryd nid oes unrhyw effeithiau heb eu gweithredu yn hysbys ar gyfer y Mesur Tai (Cymru) 2011, Croes Bennawd: Rheolaeth a chyfansoddiad landlordiaid cymdeithasol cofrestredig. (See end of Document for details)*

**I16** A. 78 mewn grym ar 18.10.2011 gan O.S. 2011/2475, [erglau. 1\(2\)](#), 2(r)

## 79 Cyfyngiadau ar drafodion yn ystod ymchwiliad **E+W**

Ym mharagraff 23 o Atodlen 1 i Ddeddf Tai 1996 (pwerau sy'n arferadwy dros dro), ar ôl is-baragraff (2) mewnosoder—

“(2A) Before making an order under sub-paragraph (2)(b) or (c) the Welsh Ministers must take all reasonable steps to give notice to the registered social landlord and, in the case of an order under sub-paragraph (2)(b), to the person to whom the order is directed.”

### Gwybodaeth Cychwyn

**I17** A. 79 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler [a. 90\(2\)](#)  
**I18** A. 79 mewn grym ar 18.10.2011 gan O.S. 2011/2475, [erglau. 1\(2\)](#), 2(r)

## 80 Cyfyngiadau ar drafodion yn dilyn ymchwiliad neu archwiliad anghyffredin **E+W**

(1) Diwygier paragraff 24 o Atodlen 1 i Ddeddf Tai 1996 (pwerau sy'n arferadwy o ganlyniad i adroddiad terfynol neu archwiliad) fel a ganlyn.

(2) Ar ôl is-baragraff (3) mewnosoder—

“(3A) Before making an order under sub-paragraph (2)(c) or (d) the Welsh Ministers must take all reasonable steps to give notice to the registered social landlord and, in the case of an order under sub-paragraph (2)(c), to the person to whom the order is directed.”

(3) Ar ôl is-baragraff (6) ychwaneger—

“(7) An order under sub-paragraph (2)(c) or (d) has effect until revoked by the Welsh Ministers.”

### Gwybodaeth Cychwyn

**I19** A. 80 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler [a. 90\(2\)](#)  
**I20** A. 80 mewn grym ar 18.10.2011 gan O.S. 2011/2475, [erglau. 1\(2\)](#), 2(r)

## 81 Anghymhwys person a gafodd ei symud o swydd **E+W**

Ym mharagraff 25 o Atodlen 1 i Ddeddf Tai 1996 (anghymhwys person rhag bod yn swyddog i landlord cymdeithasol cofrestredig), ar ôl is-baragraff (4) mewnosoder—

“(4A) The register must show details of any waivers.”

### Gwybodaeth Cychwyn

**I21** A. 81 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler [a. 90\(2\)](#)  
**I22** A. 81 mewn grym ar 18.10.2011 gan O.S. 2011/2475, [erglau. 1\(2\)](#), 2(r)



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## 82 Gweithredu tra bônt wedi eu hanghymhwysio **E+W**

- (1) Diwygier paragraff 26 o Atodlen 1 i Ddeddf Tai 1996 (personau sy'n gweithredu fel swyddog tra bônt wedi eu hanghymhwysio) fel a ganlyn.
- (2) Yn is-baragraff (1)(a) yn lle “six months” rhodder “12 months”.
- (3) Ar ôl is-baragraff (1) mewnosoder—

“(1A) In relation to an offence committed before the commencement of section 282 of the Criminal Justice Act 2003 (short sentences) the reference in subparagraph (1)(a) to 12 months has effect as if it were a reference to 6 months.”
- (4) Ar ôl is-baragraff (4) ychwaneger—

“(5) If a person fails to comply with an order directing repayment, the registered social landlord or the Welsh Ministers (as the case may be) may recover the sum or specified amount as a debt.”

### Gwybodaeth Cychwyn

- I23** A. 82 ddim mewn grym ar Gymeradwyaeth Frenhinol, gweler **a. 90(2)**  
**I24** A. 82 mewn grym ar 18.10.2011 gan O.S. 2011/2475, **erglau. 1(2)**, 2(r)

**Newidiadau i ddeddfwriaeth:**

Ar hyn o bryd nid oes unrhyw effeithiau heb eu gweithredu yn hysbys ar gyfer y Mesur Tai (Cymru) 2011, Croes Bennawd: Rheolaeth a chyfansoddiad landlordiaid cymdeithasol cofrestredig.