

Agenda – Y Pwyllgor Llywodraeth Leol a Thai

Lleoliad: I gael rhagor o wybodaeth cysylltwch a:
Ystafell Bwyllgora 2, Senedd Catherine Hunt
Dyddiad: Dydd Iau, 5 Mawrth 2026 Clerc y Pwyllgor
Amser: 09.15 0300 200 6565
SeneddTai@senedd.cymru

Hybrid

Rhag-gyfarfod preifat

09.00 – 09.15

Cyfarfod cyhoeddus

09.15 – 14.15

1 Cyflwyniad, ymddiheuriadau a dirprwyon

2 Cyflwr anniogel tai cymdeithasol: Sesiwn dystiolaeth 1

09:15–10:00

(Tudalennau 1 – 42)

Michelle Morris, Ombwdsmon Gwasanaethau Cyhoeddus Cymru

Dr Henry Dawson, Aelod Ymgynghorol y Panel Tai, Sefydliad Siartredig Iechyd yr Amgylchedd

Dogfennau atodol:

Briff Ymchwil

Papur 1: Ombwdsmon Gwasanaethau Cyhoeddus Cymru

Papur 2: Sefydliad Siartredig Iechyd yr Amgylchedd (Saesneg yn unig)

Egwyl

10.00 – 10.05



3 Cyflwr anniogel tai cymdeithasol: Sesiwn dystiolaeth 2

10:05–11:05

(Tudalennau 43 – 65)

Josh Dowdall, Aelod o Fwrdd , Tai Pawb

Robin White, Pennaeth Ymgyrchoedd, Shelter Cymru

David Wilton, Prif Swyddog Gweithredol, TPAS Cymru

Emma Nicholas, Cydlynnydd Tenantiaid, Llais Cenedlaethol y Tenantiaid Cymru

Dogfennau atodol:

Papur 3: TPAS Cymru (Saesneg yn unig)

Papur 4: Tai Pawb (Saesneg yn unig)

Egwyl

11.05 – 11.15

4 Cyflwr anniogel tai cymdeithasol: Sesiwn dystiolaeth 3

11:15–12:30

(Tudalennau 66 – 82)

Hayley MacNamara, Arweinydd Polisi, Cartrefi Cymunedol Cymru

Clarissa Corbisiero, Dirprwy Brif Weithredwr, Cartrefi Cymunedol Cymru

Andrew Bradley, Cyfarwyddwr Eiddo, Cymdeithas Tai Cymunedol Caerdydd

Claire Shiland, Cyfarwyddwr Gweithrediadau, Cymdeithas Tai Gogledd Cymru

Naomii Thomas, Rheolwr Gweithredol Cartrefi a Chymdogaethau, Cyngor Caerdydd

Dogfennau atodol:

Papur 5: Cyngor Caerdydd (Saesneg yn unig)

Papur 6: Cartrefi Cymunedol Cymru (Saesneg yn unig)

Egwyl

12.30 – 13.15

5 Cyflwr anniogel tai cymdeithasol: Sesiwn dystiolaeth 4

13:15–14:15

(Tudalennau 83 – 87)

Joanna Valentine, Dirprwy Gyfarwyddwr – Rheoleiddiwr Tai Cymdeithasol a Busnes Strategol, Llywodraeth Cymru

Tania Nicholson, Dirprwy Gyfarwyddwr – Ansawdd Tai , Llywodraeth Cymru

Dogfennau atodol:

Papur 7: Llywodraeth Cymru

6 Papurau i'w nodi

14.15

6.1 Cyflwr anniogel tai cymdeithasol

(Tudalennau 88 – 99)

Dogfennau atodol:

Papur 8: Cyflwr anniogel tai cymdeithasol – Tystiolaeth ysgrifenedig gan Sefydliad Siartredig Tai CIH Cymru (Saesneg yn unig)

Papur 9: Cyflwr anniogel tai cymdeithasol – Tystiolaeth ysgrifenedig gan Gyngor Sir Ynys Môn (Saesneg yn unig)

Papur 10: Cyflwr anniogel tai cymdeithasol – Tystiolaeth ysgrifenedig gan Iechyd Cyhoeddus Cymru (Saesneg yn unig)

6.2 Materion sy'n ymwneud â deddfwriaeth – Pwyllgor Deddfwriaeth, Cyfiawnder a'r Cyfansoddiad

(Tudalen 100)

Dogfennau atodol:

Papur 11: Bil Cyfunddaliad a Diwygio Cyfraith Lesddaliad – Llythyr gan Gadeirydd Pwyllgor Tai a Llywodraeth Leol, Senedd y DU – 4 Chwefror 2026 (Saesneg yn unig)

6.3 Cytundeb Cysylltiadau Rhyngsefydliadol

(Tudalennau 101 – 104)

Dogfennau atodol:

Papur 12: Cytundeb cysylltiadau rhyngsefydliadol – Llythyr gan y Dirprwy Brif Weinidog ac Ysgrifennydd y Cabinet dros Newid Hinsawdd a Materion Gwledig at Gadeirydd y Pwyllgor Deddfwriaeth, Cyfiawnder a'r Cyfansoddiad

– 3 Chwefror 2026

Papur 13: Cytundeb cysylltiadau rhyngsefydliadol – Llythyr gan y Dirprwy Brif Weinidog ac Ysgrifennydd y Cabinet dros Newid Hinsawdd a Materion Gwledig a Chadeirydd y Pwyllgor Deddfwriaeth, Cyfiawnder a'r Cyfansoddiad – 9 Chwefror 2026.

Papur 14: Cytundeb cysylltiadau rhyngsefydliadol – Llythyr gan Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai mewn perthynas â'r grŵp Rhyngweinidogol ar gyfer Tai a Llywodraeth Leol – 19 Chwefror 2026

6.4 Blaenraglen Waith

(Tudalen 105)

Dogfennau atodol:

Papur 15: Bil Cynrychiolaeth y Bobl – Llythyr gan Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai at y Llywydd – 23 Chwefror 2026

6.5 Cyllideb Ddrafft Llywodraeth Cymru 2026–27

(Tudalennau 106 – 108)

Dogfennau atodol:

Papur 16: Cyllideb Ddrafft Llywodraeth Cymru ar gyfer 2026–27: Llythyr gan Gadeirydd y Pwyllgor Plant, Pobl Ifanc ac Addysg at Gymdeithas Llywodraeth Leol Cymru

6.6 Llythyr gan Archwilydd Cyffredinol Cymru at Gadeiryddion Pwyllgorau ynghylch gwasanaethau cyhoeddus Cymru

(Tudalennau 109 – 125)

Dogfennau atodol:

Papur 17 – Llythyr gan Archwilydd Cyffredinol Cymru at Gadeiryddion Pwyllgorau ynghylch gwasanaethau cyhoeddus Cymru – 26 Chwefror 2026

6.7 Memorandwm Cydsyniad Deddfwriaethol Bil y Lluoedd Arfog

(Tudalennau 126 – 127)

Dogfennau atodol:

Papur 18: Memorandwm Cydsyniad Deddfwriaethol Bil y Lluoedd Arfog – Llythyr gan y Pwyllgor Cydraddoldeb a Chyfiawnder Cymdeithasol at Ysgrifennydd y Cabinet dros Drafndiaeth a Gogledd Cymru ac Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai – 26 Chwefror 2026

Cyfarfod preifat

14.15 – 14.30

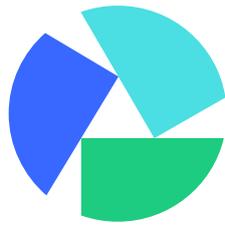
7 Cynnig o dan Reol Sefydlog 17.42 (IX) i benderfynu gwahardd y cyhoedd o weddill y cyfarfod

8 Cyflwr anniogel tai cymdeithasol: Trafod y dystiolaeth

14.15 – 14.30

Eitem 2

Mae cyfyngiadau ar y ddogfen hon



**Ombwdsmon
Ombudsman**
Cymru • Wales

Ymateb i ymgynghoriad: Ymchwiliad i archwilio cyflwr anniogel tai cymdeithasol

Enw Sefydliad: (Pwyllgor Llywodraeth Leol a Thai) Senedd
Cymru

Cyflwynwyd: 12/02/2026

Fel Ombwdsmon Gwasanaethau Cyhoeddus Cymru (OGCC), mae gennym dri phrif nod.

- Rydym yn ymchwilio i gwynion am wasanaethau cyhoeddus.
- Rydym yn ystyried cwynion am gynghorwyr sy'n torri'r Cod Ymddygiad.
- Rydym yn ysgogi gwelliant systematig mewn gwasanaethau cyhoeddus a safonau ymddygiad mewn llywodraeth leol yng Nghymru.

Rydym yn annibynnol, yn ddiuedd, yn deg ac yn agored i bawb sydd ein hangen.

Mae ein gwasanaeth yn rhad ac am ddim.

Trosolwg

Rydym yn croesawu'r ymchwiliad hwn.

Credwn fod pawb yn haeddu byw mewn cartref cynnes a chroesawgar. Derbyniwn fod landlordiaid cymdeithasol yng Nghymru yn delio â miloedd o gysylltiadau a cheisiadau gwasanaeth bob blwyddyn. Ar y cyfan, mae'r ceisiadau hyn yn cael eu datrys yn foddhaol.

Ac eto yn rhy aml, mae tenantiaid mewn tai cymdeithasol yn wynebu problemau gyda diffyg atgyweirio, lleithder a llwydni - problemau a all waethygu pan nad yw landlordiaid yn gweithredu'n brydlon neu'n cyfathrebu'n glir. Yn lle hynny, daw'r hyn a ddylai fod yn lloches ddiogel yn ffynhonnell straen a niwed parhaus.

Codwn y pwyntiau allweddol canlynol yn ein hymateb:

- Mae tueddiadau yn ein cwynion newydd yn awgrymu bod materion sy'n ymwneud â lleithder a llwydni neu waith atgyweirio a chynnal a chadw naill ai'n dod yn fwy cyffredin yn y sector tai cymdeithasol, neu fod tenantiaid yn fwy parod ac yn fwy abl i fynd ar drywydd cwynion amdanynt.
- Roeddem yn llawer mwy tebygol o ganfod methiannau gan landlordiaid cymdeithasol mewn perthynas â materion yn ymwneud ag atgyweiriadau a chynnal a chadw neu leithder a llwydni, nag mewn perthynas â materion eraill sy'n effeithio ar denantiaid mewn tai cymdeithasol.
- Mae ein gwaith achos yn tynnu sylw at themâu parhaus:
 - oedi, sydd ar adegau yn sylweddol iawn, wrth fynd i'r afael ag atgyweiriadau a pheryglon brys
 - dim digon o ddiweddariadau ac eglurder ar y cynllun ar gyfer gwaith angenrheidiol
 - dim digon o sylw i anghenion tenantiaid sy'n agored i niwed

- methu â dilyn polisiâu a gweithdrefnau sefydliadau
- methiannau yn y broses gwyno, gan gynnwys methu â chofnodi cwynion yn gywir neu fethu â chyhoeddi ymateb i gŵyn.
- Rydym wedi nodi nifer o wersi yr ydym wedi bod yn eu cyfleu i'r sector drwy ein hargymhellion a'n hadroddiadau budd y cyhoedd:
 - gweithredu mewn modd amserol
 - trin ceisiadau fel un broblem, nid ar wahân
 - dilyn polisiâu a chanllawiau perthnasol wrth ddelio â cheisiadau.
- Yn ein rôl fel Awdurdod Safonau Cwynion, rydym am gefnogi sefydliadau yng Nghymru i wella prosesau ymdrin â chwynion. Ar hyn o bryd, mae pob cyngor lleol a'r mwyafrif o gymdeithasau tai yn gweithredu o dan ein Polisi Cwynion Enghreifftiol, ac rydym yn ymgysylltu'n weithredol â'r sefydliadau hyn i sbarduno arferion gwell wrth ymdrin â chwynion.
- Er hynny, rydym hefyd yn ystyried bwrw ymlaen ag ymchwiliadau ar ei liwt ei hun i sut mae darparwyr tai cymdeithasol yn ymateb i adroddiadau am ddiffyg atgyweirio, yn enwedig lleithder a llwydni, gan denantiaid sy'n agored i niwed.
- Rydym yn cefnogi'r rheol SATC diweddaredig. Fodd bynnag, rydym am danlinellu bod Deddf Rhentu Cartrefi (Cymru) 2016 eisoes yn gosod rhwymedigaethau ar landlordiaid ynghylch cyflwr y cartrefi y maent yn eu gosod; a dylai darparwyr tai cymdeithasol fod yn ymateb eisoes i adroddiadau am ddiffyg atgyweirio, lleithder a llwydni yn unol â'u polisiâu a'u canllawiau mewnol.

Cwestiynau'r ymchwiliad

Graddfa'r diffyg atgyweirio peryglus mewn tai cymdeithasol yng Nghymru, lefel y risg iechyd y mae tenantiaid yn ei wynebu, a sut mae cyflwr tai ac ymatebion i ddiffyg atgyweirio yn cael eu monitro.

Pa mor effeithiol y mae landlordiaid cymdeithasol yn ymateb ar hyn o bryd i adroddiadau am ddiffyg atgyweirio peryglus, yn enwedig problemau gyda lleithder a llwydni.

Er na allwn wneud sylwadau ar raddfa'r diffyg atgyweirio mewn tai cymdeithasol yng Nghymru, mae nifer o ddarparwyr tai cymdeithasol wedi ymateb i adroddiadau am leithder a llwydni, gan gynnwys gan denantiaid sy'n agored i niwed. Rydym wedi cyhoeddi adroddiad thematig yn ogystal â sawl adroddiad er budd y cyhoedd sy'n tynnu sylw at y pryderon hyn.

Tueddiadau yn ein gwaith achos

Yn 2024-25, cawsom 323 o gwynion newydd am atgyweiriadau a chynnal a chadw neu broblemau lleithder a llwydni, yn ymwneud â gwasanaethau landlordiaid cymdeithasol yng Nghymru. Mae hyn yn cymharu â 297 o gwynion am atgyweiriadau a chynnal a chadw yn 2023-24 (dim ond tua diwedd y flwyddyn ariannol honno y gwnaethom gyflwyno categori ar wahân ar gyfer problemau lleithder a llwydni). Rhwng mis Ebrill a mis Rhagfyr 2025, roedd 259 o gwynion yn ymwneud â'r pynciau hyn.

Bellach, tai yw ein hail bwnc y cwynir amdano fwyaf ac mae bron i hanner y cwynion tai newydd yn ymwneud â lleithder a llwydni neu waith atgyweirio a chynnal a chadw.

Ar y cyfan, mae tueddiadau yn ein cwynion newydd yn awgrymu bod y materion hyn naill ai'n dod yn fwy cyffredin yn y sector tai cymdeithasol, neu fod tenantiaid yn fwy parod ac yn fwy abl i fynd ar drywydd cwynion amdanynt.

Lle byddwn yn canfod bod sefydliad wedi gwneud camgymeriad, rydym yn ymyrryd i sicrhau ei fod yn cywiro pethau. Gall hyn ddigwydd heb ymchwiliad

llawn drwy Ddatrysiad Cynnar neu yn dilyn ymchwiliad drwy gadarnhau cwyn neu awgrymu setliad rhwng y corff a'r achwynydd.

Yn gyffredinol, gwelwn fod y rhan fwyaf o gwynion tai yr ydym yn ymyrryd ynddynt yn ymwneud â lleithder a llwydni neu waith atgyweirio a chynnal a chadw

- Yn 2024-25, roedd ein cyfradd ymyrraeth mewn cwynion tai cyffredinol yn 16%. Fodd bynnag, gwnaethom ymyrryd mewn bron i 1 o bob 4 cwyn am waith atgyweirio a chynnal a chadw neu broblemau lleithder a llwydni. Roedd cwynion am leithder a llwydni yn dangos cyfradd ymyrraeth arbennig o uchel – 41%.
- Yn 2025-26 (Ebrill i Ragfyr), roedd ein hymyrraeth mewn cwynion tai cyffredinol yn 13%. Fodd bynnag, gwelodd ein cwynion am leithder a llwydni ac atgyweiriadau gyfraddau ymyrraeth o 33% a 49% yn y drefn honno.

I grynhoi, roeddem yn llawer mwy tebygol o ganfod methiannau gan landlordiaid cymdeithasol mewn perthynas â materion yn ymwneud ag atgyweiriadau a chynnal a chadw neu leithder a llwydni, nag mewn perthynas â materion eraill sy'n effeithio ar denantiaid mewn tai cymdeithasol.

Themâu yn ein gwaith achos

Ym mis Tachwedd 2024, cyhoeddom adroddiad thematig, 'Byw mewn Cyflyrau Difrifol'. Casglodd yr adroddiad enghreifftiau o gwynion tai a gadarnhawyd gennym yn ystod 2023-24 a oedd yn ymwneud â phroblemau atgyweirio a chynnal a chadw. Yn rhy aml o lawer, amlygodd yr achosion hyn y canlynol:

- roedd yn rhaid i denantiaid godi cwynion i weld gwaith adferol yn cael ei wneud, a gwelsom nad oedd darparwyr gwasanaeth yn trin ceisiadau gwasanaeth niferus fel cwynion
- roedd rhaid i denantiaid fynd ar ôl darparwyr gwasanaeth dro ar ôl tro er mwyn cychwyn cwyn
- roedd landlordiaid yn cynnal archwiliadau cyn gosod o ansawdd amheus

- nid oedd landlordiaid yn ddigon ystyriol o, neu'n ymatebol i, ddeiliaid agored i niwed
- roedd yn ymddangos bod oedi cyn ymateb i gwynion tra bod y landlord yn gwneud rhywfaint o waith yn y cyfamser (efallai er mwyn i'r ymateb adlewyrchu'n dda ar y landlord); neu fod y landlord yn methu â chofnodi cwyn yn briodol.

Yn anffodus, rydym yn gweld bod llawer o'r problemau hyn yn parhau yn ein gwaith achos. Rydym yn cynnwys yn yr Atodiad enghreifftiau o achosion pellach sy'n tynnu sylw at themâu parhaus:

- oedi, sydd ar adegau yn sylweddol iawn, wrth fynd i'r afael ag atgyweiriadau a pheryglon brys
- dim digon o ddiweddariadau ac eglurder ar y cynllun ar gyfer gwaith angenrheidiol
- methiannau yn y broses gwyno, gan gynnwys methu â chofnodi cwynion yn gywir neu fethu â chyhoeddi ymateb i gŵyn.

Yn olaf, ym mis Tachwedd a mis Rhagfyr 2025, cyhoeddom adroddiadau ar ymchwiliadau Budd y Cyhoedd yn erbyn Cyngor Caerdydd, Cyngor Sir y Fflint a dau adroddiad ymchwiliad Budd y Cyhoedd yn erbyn Trivallis (Cymdeithas Dai).

- [Trivallis \(202405250\)](#)
- [Trivallis \(202402960\)](#)
- [Cyngor Sir y Fflint \(202401983\)](#)
- [Cyngor Caerdydd \(202404828\)](#)

Canfu'r ymchwiliadau hyn oedi eto wrth ymateb i adroddiadau am ddiffyg atgyweirio a/neu leithder a llwydni, ac roeddent yn cynnwys tenantiaid a oedd yn agored i niwed a'u teuluoedd. Gwnaethant hefyd dynnu sylw at themâu parhaus sy'n codi dro ar ôl tro ac sy'n rhoi cyfleoedd clir ar gyfer gwelliannau ar draws y sector tai:

- Gweithredu mewn modd amserol

Mae hyn yn hanfodol pan fydd tenantiaid yn rhoi gwybod am leithder, llwydni neu gais am atgyweiriad. Mae gweithredu yn brydlon nid yn unig yn atal problemau rhag dod yn fwy cymhleth neu'n fwy costus i'w datrys ond hefyd yn helpu i gynnal ymddiriedaeth bod pryderon yn cael eu cymryd o ddifrif.

Os nad oes modd gweithredu'n brydlon am reswm dilys, dylai'r cyfathrebu fod yn glir a dylai gynnwys dyddiad arfaethedig ar gyfer archwilio neu atgyweirio. Mae cyfathrebu cynnar a thryloyw yn helpu i reoli disgwyladau ac yn lleihau pryder, yn enwedig i denantiaid mewn sefyllfaoedd agored i niwed.

- Trin ceisiadau fel un broblem, nid ar wahân

Fel y gwelwyd yn achos 202401983, gall trin ceisiadau atgyweirio ar eu pen eu hunain adael problemau sylfaenol heb eu datrys. Gall methu â chysylltu adroddiadau cysylltiedig olygu colli cyfleoedd i nodi problemau ehangach, fel llwydni eang neu ollyngiadau dŵr parhaus sy'n effeithio ar sawl rhan o eiddo.

Er nad yw problemau bob amser yn gysylltiedig, mae gofyn a allent fod yn gysylltiedig yn helpu i sicrhau bod achosion sylfaenol yn cael eu nodi a'u datrys, gan leihau'r risg y bydd y diffyg atgyweirio yn gwaethygu dros amser.

- Dilyn polisïau a chanllawiau perthnasol wrth ddelio â cheisiadau

Fel y dangoswyd yn y ddau achos Trivallis, mae dilyn polisïau a chanllawiau perthnasol yn hanfodol i sicrhau bod ceisiadau'n cael eu trin yn gyson a'u datrys yn briodol.

Ein gwaith safonau cwynion

Yn ein rôl fel Awdurdod Safonau Cwynion, rydym yn cefnogi darparwyr gwasanaethau yng Nghymru i wella prosesau trin cwynion.

Ers 2019, mae gennym y pŵer i osod y polisi a'r canllawiau enghreifftiol statudol ar ymdrin â chwynion ar gyfer darparwyr gwasanaethau yn ein

hawdurdodaeth yn ogystal â monitro sut mae'r sefydliadau hyn yn ymdrin â chwynion. Mae'r fframwaith hwn bellach yn ymestyn i bob cyngor lleol, bwrdd iechyd, a'r rhan fwyaf o gymdeithasau tai.

Rydym bellach wedi darparu diffiniad o beth sy'n cyfrif fel cwyn ac yn nodi strwythur disgwylidig y broses gwyno yn ogystal ag amserlenni y dylid glynu wrthynt (i landlordiaid cymdeithasol yng Nghymru, byddai hyn yn golygu cydnabod cwyn o fewn 5 diwrnod gwaith, ac ymateb disgwylidig yn y rhan fwyaf o achosion o fewn 20 diwrnod gwaith). Rydym hefyd yn darparu hyfforddiant ar ymdrin â chwynion yn dda.

Ers lansio ein polisi a'n canllawiau cwynion enghreifftiol, rydym wedi gweld gwell arferion a mwy o gysondeb wrth gofnodi cwynion a mwy o unfurfiaeth o ran dealltwriaeth o beth sy'n cyfrif fel cwyn. Byddwn yn parhau i ymgysylltu'n weithredol â landlordiaid cymdeithasol yng Nghymru i hyrwyddo gwell arferion o ran ymdrin â chwynion. Erbyn diwedd mis Mehefin, bydd pob cymdeithas tai yng Nghymru yn gweithredu o dan y safonau cwynion hyn. Mae awdurdodau lleol eisoes yn gwneud hynny.

Ymchwiliadau ar ei liwt ei hunain

Ar y cyfan, mae tueddiadau ein gwaith achos a chyffredinolrwydd y themâu sy'n codi dro ar ôl tro yn ein gwaith achos yn ein harwain i amau y gallai'r materion hyn effeithio ar denantiaid darparwyr tai cymdeithasol eraill.

Mae [Deddf Ombwdsmon Gwasanaethau Cyhoeddus \(Cymru\) 2019](#) ("Deddf 2019") yn rhoi'r hawl i ni ymgymryd ag ymchwiliadau 'ar ei liwt ei hun', nad oes angen iddynt gael eu hysgogi gan achwynydd unigol.

Ym mis Tachwedd, lansiom ymgynghoriad ar ymchwiliad ar ei liwt ei hun arfaethedig i ganfod a yw landlordiaid cymdeithasol yng Nghymru yn ymateb yn briodol i adroddiadau a phryderon sy'n ymwneud â diffyg atgyweirio, gyda ffocws ar leithder a llwydni, gan ystyried anghenion tenantiaid sy'n agored i niwed. Daeth yr ymgynghoriad i ben ym mis Rhagfyr a derbyniwyd ymatebion gan denantiaid, darparwyr tai cymdeithasol, Llywodraeth Cymru a sefydliadau cyngor, eiriolaeth a chymorth y trydydd sector. Roedd y mwyafrif helaeth o

blaid ymchwiliad i sut mae darparwyr yn ymdrin â diffyg atgyweirio, lleithder a llwydni, a chwynion cysylltiedig.

Rydym nawr yn adolygu'r adborth a byddwn yn gwneud penderfyniad yn gynnar yn 2026 ynghylch a ddylid bwrw ymlaen â chynnig ymchwiliad ffurfiol. Yn y cyfamser, byddwn yn parhau i ddefnyddio ein gwaith achos i nodi gwersi ac annog gwelliannau ar draws y sector. Byddwn yn rhannu diweddariadau ar ein gwefan cyn gynted ag y byddant ar gael, ac rydym yn parhau i fod wedi ymrwymo i sicrhau bod cwynion tai yn cael eu cymryd o ddifrif a'u datrys yn gyflym.

Creu rheol newydd gan Lywodraeth Cymru fel rhan o Safon Ansawdd Tai Cymru sy'n ei gwneud yn ofynnol i landlordiaid cymdeithasol ymchwilio i rai peryglon a'u cywiro o fewn amserlenni penodol, gan gynnwys: y rhesymeg sy'n sail i'r dull hwn a pha mor effeithiol y mae'n debygol o fod; a'r effaith ddisgwyliedig ar denantiaid a landlordiaid.

Rydym yn cefnogi'r rheol newydd. Fodd bynnag, rydym am danlinellu bod Deddf Rhentu Cartrefi (Cymru) 2016 eisoes yn gosod rhwymedigaethau ar landlordiaid ynghylch cyflwr y cartrefi y maent yn eu gosod. Mae'r rhain yn cynnwys sicrhau bod yr annedd mewn cyflwr da ac yn addas i bobl fyw ynddi. Ymhellach, hyd yn oed heb y cyfrifoldebau sy'n deillio o'r SATC newydd, dylai darparwyr tai cymdeithasol fod yn ymateb i adroddiadau am ddiffyg atgyweirio, lleithder a llwydni yn unol â'u polisiau a'u canllawiau mewnol.

Rydym hefyd yn gweld yn ein gwaith achos gwynion sy'n ymwneud â'r dull o ymdrin â materion na chawsant eu nodi'n wreiddiol fel risg sylweddol ac felly na fyddent yn dod o dan y SATC newydd.

Pa gamau rhagweithiol y mae landlordiaid cymdeithasol yn eu cymryd i nodi ac unioni diffyg atgyweirio peryglus yn eu stoc tai.

Mae ffocws sylweddol wedi bod dros y blynyddoedd diwethaf ar fethiannau darparwyr tai cymdeithasol i ymateb yn briodol i adroddiadau am leithder a llwydni. Mae'n amlwg bod hwn yn parhau i fod yn faes ffocws wrth symud

ymlaen a bod gwaith yn parhau yn y sector hwn i wella'r gwasanaeth a ddarperir i denantiaid tai cymdeithasol a'r amodau y maent yn byw ynddynt. Rydym yn cydnabod bod y sector wedi ymrwymo i ddatblygiad parhaus. Fodd bynnag, fel y dangosir o'n gwaith achos, mae'n parhau i fod yn debygol y gellir dysgu gwersi pellach a rhannu arfer gorau, ar draws y sector. Mae hyn yn tynnu sylw at bwysigrwydd monitro perfformiad landlordiaid cymdeithasol yng Nghymru yn gyson a thrylwyr yn erbyn SATC.

Sut mae Llywodraeth Cymru a landlordiaid cymdeithasol yn ymgysylltu â thenantiaid ac yn eu cynnwys mewn materion sy'n ymwneud â diffyg atgyweirio peryglus.

Dim sylwadau.

Sylwadau cloi

Rydym yn croesawu'r ymchwiliad hwn ac yn ymddiried y bydd yn helpu i wella arferion o fewn y sector tai cymdeithasol yng Nghymru ac, yn y pen draw, profiadau gwasanaeth a llesiant tenantiaid tai cymdeithasol.



Michelle Morris

Ombwdsmon Gwasanaethau Cyhoeddus Cymru

Chwefror 2026

Atodiad

Roedd enghreifftiau pellach o'n hachosion yn ymwneud â gwaith atgyweirio a chynnal a chadw neu leithder a llwydni.

Oedi wrth fynd i'r afael ag atgyweiriadau a pheryglon brys

Yn achosion [202408308](#) a [202408991](#), [202505478](#) a [202503132](#), profodd tenantiaid ofid sylweddol oherwydd oedi wrth fynd i'r afael ag atgyweiriadau brys.

Yn **achos 202408308**, methodd Cymdeithas Tai ag ymateb am sawl mis i bryderon niferus ynghylch atgyweiriadau a oedd heb eu gwneud i eiddo tenant a oedd yn 90 oed, gydag archwiliadau ond yn cael eu gwneud ar ôl i AS ymwneud â'r achos.

Yn **achos 202408991**, dioddefodd Miss A ddiffyg atgyweirio helaeth ers dechrau 2023, gan gynnwys llwydni du, gollyngiadau dŵr yn y to, ffenestri a oedd yn gwrthod cau, diffyg inswleiddio, asbestos a oedd angen ei ddisodli, a cholli gwres a dŵr poeth dros y Nadolig, ynghyd â thwll mawr yn y nenfwd. Lle'r oedd gwaith wedi'i wneud, roedd o ansawdd gwael ac yn achosi difrod pellach i'r eiddo a'r meddiannau.

Yn **achos 202505478**, cwynodd Miss A am gyllyll, hoelion, pwysau a gwastraff wedi'u claddu yn y glaswellt yn ei gardd. Dywedodd fod hynny wedi achosi pla o lygod mawr ac wedi creu amgylchedd anniogel i'w phlant ifanc. Ni aeth y Gymdeithas i'r afael â'r mater yn briodol. O ganlyniad, ni allai'r teulu ddefnyddio'r ardd yn ddiogel.

Yn **achos 202503132**, cwynodd Ms A fod atgyweiriadau a gwelliannau y cytunwyd arnynt i'w gardd, i ffens terfyn a'i thramwyfa wedi'u gohirio. Er bod rhywfaint o waith wedi'i wneud, achosodd oedi a chwblhad annigonol straen, pryder a rhwystredigaeth.

Mae'r achosion hyn yn tynnu sylw at bwysigrwydd dilyn polisiâu atgyweirio a chwynion i archwilio eiddo'n brydlon, mynd i'r afael â pheryglon yn effeithiol, a sicrhau bod pryderon ailadroddus yn cael eu cofnodi a'u holrhain fel cwynion ffurfiol. Mae cyfathrebu clir a gweithredu'n amserol yn hanfodol i atal niwed a lleihau gofid i denantiaid.

Diffyg, neu dim digon, o ddiweddariadau ac eglurder ar y cynllun ar gyfer gwaith angenrheidiol

Yn achosion [202503782](#), [202503266](#), [202409225](#) a [202500849](#), profodd tenantiaid rwystredigaeth a gofid oherwydd cyfathrebu aneglur a diffyg diweddariadau ar atgyweiriadau a gynlluniwyd.

Yn **achos 202503782**, cwynodd Ms A fod Trivallis wedi methu â datrys atgyweiriadau a oedd heb eu datrys i ystafell ymolchi, gan gynnwys toiled a oedd yn gollwng dŵr, lleithder a llwydni, a chawod nad oedd yn gweithio. Er i'r Gymdeithas gadarnhau'r gŵyn ym mis Gorffennaf 2024, roedd atgyweiriadau'n parhau i fod yn anghyflawn ac ni ddarparwyd amserlen glir ar gyfer cynllun amnewidiad yn yr ystafell ymolchi. Achosodd y diffyg diweddariadau ystyrllon anghyfleustra a rhwystredigaeth barhaus.

Yn achos **202503266**, cododd Mrs A bryderon ynghylch oedi wrth wneud atgyweiriadau. Roeddem yn pryderu bod atgyweiriadau yn dal i fod heb eu gwneud ac nad oedd Mrs A wedi derbyn ymateb ysgrifenedig ffurfiol. Cytunodd y Gymdeithas i ymddiheuro'n ysgrifenedig, cadarnhau'r camau y bydd yn eu cymryd i gwblhau'r gwaith angenrheidiol, ac ymateb yn unol â'i gweithdrefn gwyno.

Yn achos **202409225**, cwynodd cynrychiolydd tenant fod Adra wedi methu â thrwsio gollyngiad dŵr ers mis Mai 2023, gan arwain at leithder a llwydni. Er bod Adra wedi ymdrechu i fynd i'r afael â'r mater yn allanol, ni roddodd y wybodaeth ddiweddaraf i'r tenant nac ymateb i adroddiadau am leithder a llwydni y tu mewn i'r eiddo.

Yn achos **202500849**, cwynodd Mr A fod Adra wedi methu â chwblhau atgyweiriadau yr oedd wedi adrodd amdanynt dros fisoedd a blynyddoedd. Dywedodd ei fod wedi cael trafferth cael y wybodaeth ddiweddaraf ac nad oedd wedi derbyn ymateb ysgrifenedig i'w ail gŵyn. Dywedodd Mr A nad oedd rhai atgyweiriadau wedi cael eu cydnabod, a'i fod wedi colli ffydd y byddai'r holl atgyweiriadau'n cael eu cwblhau mewn modd amserol. Dywedodd Mr A fod yr oediadau yn effeithio ar ei iechyd corfforol a meddyliol.

Mae'r achosion hyn yn tynnu sylw at bwysigrwydd cyfathrebu yn glir ac yn rheolaidd, ynghyd â darparu ymatebion ffurfiol i gwynion, yn enwedig lle mae atgyweiriadau'n gymhleth neu'n para'n hir. Gall rhoi gwybod i denantiaid am

waith a gynlluniwyd ac amserlenni disgwylidig atal rhwystredigaeth a lleihau'r tebygolrwydd y bydd pethau'n gwaethygu.

Methiannau yn y broses gwyno, gan gynnwys methu â chofnodi cwynion yn gywir neu fethu â chyhoeddi ymateb i gŵyn

Yn achosion [202502986](#), [202501517](#) a [202501762](#), profodd tenantiaid ansicrwydd a rhwystredigaeth oherwydd ni chofnodwyd nac ymatebwyd i'w cwynion yn unol â gweithdrefn gwyno'r sefydliad.

Yn achos **202502986**, cwynodd Mr X fod Adra wedi methu ag atgyweirio drafft a oedd yn dod o'i ffenestri. Cwynodd ym mis Ionawr 2025 ond ni chafodd ymateb i'w gŵyn.

Yn achos **202501517**, cwynodd Mrs X fod Cymdeithas Tai Cymunedol Caerdydd wedi difrodi ei wal. Cyhoeddodd y Gymdeithas ymateb, ond nid oedd yn ymateb ffurfiol i gŵyn, ac ni chafodd ei gyhoeddi yn unol â'i gweithdrefn gwyno.

Yn achos **202501762**, cwynodd Mr X am y cyflenwad gwresogi cymunedol a thaliadau ychwanegol yn dilyn gwaith gan Gyngor Sir Dinbych. Darparodd y Cyngor ymateb Rhyddid Gwybodaeth ond ni ddarparodd ymateb ffurfiol i'r gŵyn.

Mae'r achosion hyn yn dangos pwysigrwydd sicrhau bod cwynion yn cael eu cofnodi a'u hateb yn briodol, i roi'r hyder i denantiaid bod eu pryderon yn cael eu trin yn gywir.

Written evidence submitted to the Senedd Local Government and Housing Committee inquiry into hazardous disrepair in social housing

February 2026

About the Chartered Institute of Environmental Health (CIEH)

CIEH is the professional voice for environmental health representing over 7,000 members working in the public, private and non-profit sectors. Building on its rich heritage, CIEH ensures the highest standards of professional competence in its members, in the belief that through environmental health action people's health can be improved.

Environmental health has an important and unique contribution to make to improving public health and reducing health inequalities. CIEH campaigns to ensure that government policy addresses the needs of communities and business in achieving and maintaining improvements to our environment and our health.

For more information visit www.cieh.org.

Any enquiries about this response should be directed to:

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The extent of hazardous disrepair in social housing in Wales, the level of health risk faced by tenants, and how housing conditions and responses to disrepair are monitored

1. CIEH represents local government enforcement officers. Our members have a wide range of powers to address issues relating to housing, environmental protection, health and safety and food safety. Local government environmental health private housing teams can employ several pieces of legislation to address problems with individual dwellings and deal with area-based issues relevant to housing management and the built environment. Environmental health practitioners (EHPs) have powers to assess and address compliance with the following relevant legislation in properties owned or managed by registered social landlords (RSLs).
 - Housing Act 2004
 - EHPs can use the Housing Health and Safety Rating System (HHSRS) and associated legal notices under Part 1 of this Act to require measures to improve health and safety in social rental accommodation. Notices cover making landlords aware of hazards, taking emergency remedial action, improvement notices, prohibition orders, and orders for demolition or clearance of exceptionally poor-quality dwellings.
 - The HHSRS is the risk assessment tool used to evaluate the threat to health from 29 different hazards found in people's homes. Hazards are rated at Category 1 or 2 with Category 1 hazards being the most serious.
 - Building Act 1984
 - This can be used to deal with drainage issues and ruinous and dilapidated premises. Various other pieces of legislation are also used to address drainage and sanitation issues.
 - Prevention of Damage by Pests Act 1949
 - Used to address infestations of rats and mice.
 - Town and Country Planning Act 1990
 - Used to address land or buildings whose appearance is detrimental to the amenity of the area.
2. Local authority private housing enforcement teams primarily focus on private rental sector accommodation but will respond to complaints from social housing tenants where they are living in housing owned by registered social landlords. They do not carry out enforcement in properties owned by the local authority.
3. The distribution of hazards identified by local authority inspections of all non-HMO properties taken from the Welsh Government website is shown in Figures 1 and 2.¹

¹ Welsh Government, 'Housing hazards: April 2023 and March 2024', Housing Hazards', 2024, <https://www.gov.wales/housing-hazards-april-2023-and-march-2024-html> (accessed 12th February 2026).

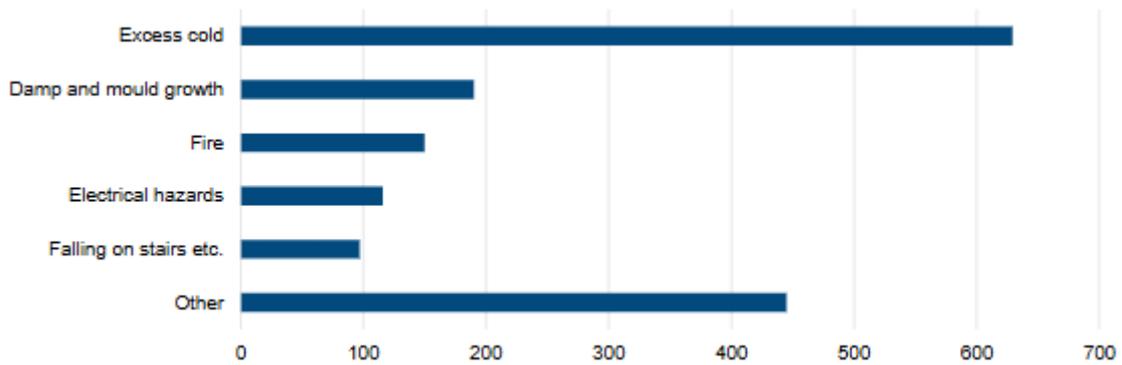


Figure 1 – Number of Category 1 hazards found in non-HMO assessments by hazard type, 2023-24.

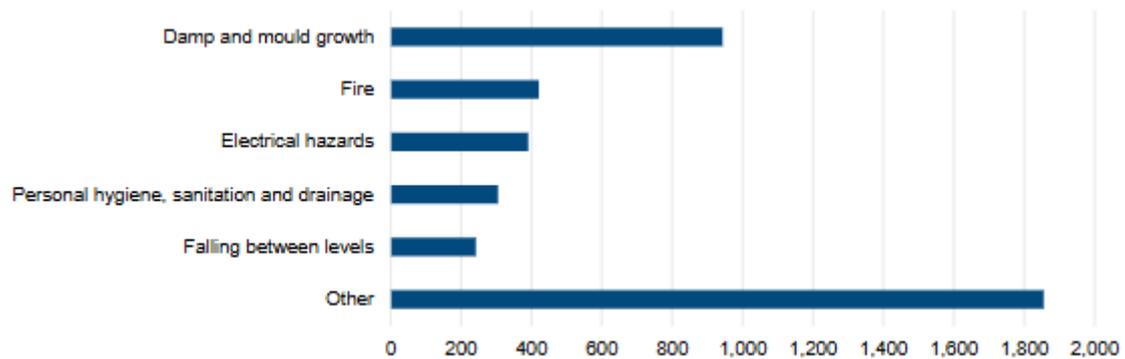


Figure 2 – Number of Category 2 hazards found in non-HMO assessments by hazard type, 2023-24.

4. The last Welsh Housing Conditions Survey (2017-18) provided figures for compliance with the Welsh Housing Quality Standard (WHQS), which included a requirement for a property to be free from Category 1 hazards. Individual primary and secondary elements of the standard relevant to HHSRS hazards showed compliance levels above 90%. The proportion of dwellings passing all 13 primary elements and at least 9 of the 13 secondary elements of the standard was 46% across all social housing (40% in local authority and 49% in registered social landlord properties). Annual WHQS returns from housing providers show higher percentages. It is clear that the original WHQS has brought about substantial improvement in the social housing stock. Overall, 93% of social housing in Wales is free from Category 1 hazards.²
5. The percentage of dwellings built before 1920 is much lower in the social rented sector than for owner occupied and private rental properties.³ Older properties are more likely to contain Category 1 hazards due to their age and design at the time of construction

² Welsh Government, 'Statistical Bulletin. Welsh Housing Conditions Survey 2017-18: Assessment of Elements of the Welsh Housing Quality Standard', 2019, <https://www.gov.wales/sites/default/files/statistics-and-research/2019-04/welsh-housing-conditions-survey-2017-18-assessment-of-the-welsh-housing-quality-standard-567.pdf> (accessed 12th February 2026).

³ Welsh Government, 'Statistical First Release. Welsh Housing Conditions Survey 2017-18: Headline Report (Updated)', 2020, <https://www.gov.wales/sites/default/files/statistics-and-research/2020-02/welsh-housing-conditions-survey-headline-results-april-2017-march-2018-update-570.pdf> (accessed 12th February 2026).

(e.g. lack of a damp proof course in walls and solid walls). These properties will be more difficult to improve (e.g. hard to treat properties such as those with solid walls requiring internal/external wall insulation).

6. The last Welsh Housing Conditions Survey (2017-18) also noted that the average Energy Performance Certificate (EPC) rating for social rented dwellings was 68 (EPC Band D), whilst owner occupied and private rented dwellings both averaged 60 (EPC Band D). A more recent report by the Office of National Statistics shows that this has now increased to a median of 72 (EPC Band C).⁴ SAP ratings will continue to improve under the WHQS update introduced in 2023, reducing fuel poverty and numbers of Category 1 excess cold and damp and mould hazards in homes.
7. Hazards do remain in the social housing stock with falls risks, cold, and damp and mould still presenting problems. These are most likely to affect those over 60 years of age and those under 14 years of age.⁵ Falls remain a significant concern across Wales's housing stock. Falls injuries were the single largest type of call to the Welsh Ambulance Service last year. They were the cause of 12% of calls, 72,000 of which (69%) required an ambulance to attend, and 42,000 involved someone being taken to hospital.⁶ The proportion of these falls in social housing cannot be determined from the evidence collected. Social housing is more likely to have older or disabled occupiers. There has been a great deal of work to adapt social housing for those with additional mobility requirements which would help to reduce the risk of falls.
8. Until the next Welsh Housing Conditions Survey is carried out it is very difficult to provide accurate figures on aspects of the housing stock to inform policymaking and enforcement activities. The 2027-28 Welsh Housing Survey will provide more information on housing quality in the social sector but the results will not be available until 2028-29/2029-30.

How effectively social landlords are currently responding to reports of hazardous disrepair, particularly issues with damp and mould

9. The previous section indicates that there are still serious hazards relevant to both housing design and disrepair in the social rented sector. The sector has improved substantially since the millennium, however, and remaining issues are at a lower level than in either owner occupied or private rental accommodation. This improvement has been supported by focused activity to improve energy efficiency in social rented properties and ongoing work to adapt properties to those with impaired mobility.

⁴ Office for National Statistics, 'Energy Efficiency of Housing in England and Wales: 2024', 2024, <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/energyefficiencyofhousinginenglandandwales/2024> (accessed 12th February 2026).

⁵ Office of the Deputy Prime Minister, 'Housing Health and Safety Rating System Operating Guidance', 2006, <https://assets.publishing.service.gov.uk/media/5a78d3d940f0b62b22cbd1d6/142631.pdf> (accessed 12th February 2026).

⁶ Care and Repair Cymru, 'From Wear and Tear to Disrepair: The Cause and Impact of Poor Housing', 2024, <https://careandrepair.org.uk/wp-content/uploads/2024/02/From-Wear-and-Tear-to-Disrepair-FINAL-ENG.pdf> (accessed 12th February 2026).

10. We have asked our members for more information from their direct experiences of dealing with issues across Wales. Due to the timescale for providing this written evidence we can only present one local authority's evidence here. This authority found that complaints from registered social landlord tenants were declining over time (see Table 1). Complaints were dealt with through informal activity by the enforcing officers. Where difficulties did arise, these tended to be linked to more complex situations where there might be access restrictions, neighbouring property constraints, or contractor disputes. Investigating officers did not encounter any lack of willingness to rectify problems from the landlords' representatives. Their engagement with Environmental Health and their compliance with requests for action remain generally effective, which is reflected in the reducing complaint numbers. Overall, the local authority had very few concerns regarding registered social landlord responsiveness.

Table 1 – Data on complaint levels from one local authority

Year	Proportion of complaints from RSL tenants	Proportion of those complaints about damp and mould growth
2023-24	20%	64%
2024-25	13%	45%
2025-26	7%	41%

11. We may be able to provide further feedback in this respect in our oral evidence.
12. The 2024-25 annual report of the Public Services Ombudsman for Wales indicates the Ombudsman received 411 complaints about housing associations (an 8% increase from last year and 103% increase from 2019-20). Repairs and maintenance made up 41% of these complaints (down from 48% last year). When looked at over time, the main areas responsible for an increase in complaints were neighbour disputes / antisocial behaviour and damp and mould. It is very likely that these complaints are indirectly attributable to increased public awareness of the risk from damp and mould in rental accommodation as a result of the press coverage of the tragic death of Awaab Ishak.⁷
13. The Ombudsman will provide their own evidence in respect of their handing of disrepair complaints, but their annual report highlighted the following issues.
- Often occupiers had to raise a complaint to obtain remedial work and repeatedly chase public bodies in order for a response to the complaint to be initiated.
 - Pre-letting inspections were sometimes of questionable quality.
 - Some occupiers in vulnerable situations would have had to wait significantly longer for works to be carried out if it were not for the intervention of the Ombudsman.

⁷ Ombudsman Cymru/Wales, 'Turning the Page. Annual Report and Accounts 2024-25', 2025, https://www.ombudsman.wales/wp-content/uploads/2025/08/Annual-Report-and-Accounts-24-25-FINAL.pdf?_gl=1*1wp1zca*_up*MQ..*_ga*MTc1NjgxMjlyNi4xNzcwMzIxMDA5*_ga_RHY6X4DM35*_czE3NzAzOTEwMDgkbzEkZzAkDDE3NzAzOTEwMDgkajYwJGwwJGg3MjA2MjM0NjE. (accessed 12th February 2026).

- There were issues with complaint handling responses seemingly being delayed whilst the organisation carried out works in the meantime or failure to properly record a complaint.

14. The Ombudsman’s report on housing disrepair and damp and mould complaints provides a range of specific examples in support of the above comments. The report raises a concern over the lack of proactivity of many landlords in identifying and dealing with properties suffering from damp and mould, as opposed to waiting for occupiers to draw attention to the issue.⁸

The Welsh Government’s creation of a new rule within the WHQS requiring social landlords to investigate and remedy certain hazards within specified timescales

15. We welcome the addition of the timescales to address HHSRS hazards under new element 1c of the WHQS. The timescales set out in the addendum⁹ are aligned with those set out in the Social Housing (Regulation) Act 2023 in England and will provide additional accountability over responding to hazards in the social housing stock.
16. The requirement to provide tenants with a summary plan will ensure they are included in the communications about remedial measures. This will provide reassurance, support EHPs through information provision when dealing with tenant complaints and manage the expectations of tenants through the works. The improved awareness this information gives will reduce the sense of powerlessness and lack of control tenants can experience when awaiting works to their home, reducing the psychological impact of living with unsafe housing conditions.
17. The addendum is vague as to what constitutes a significant and an imminent hazard. Imminent risk is not defined. A significant risk is defined as ‘a risk of harm to the occupier’s health or safety that a competent member of the landlord’s workforce with the relevant knowledge would take steps to make safe as a matter of urgency’.
18. We are concerned that the guidance does not appear contain a strict requirement for those carrying out an investigation to be trained in the use of the HHSRS. This would seem to be a prerequisite to be competent to carry out such an assessment. There is potential to use local authority environmental health practitioners here, but inspectorates are under-resourced. Unless inspections are paid for, there are currently insufficient public funds for environmental health teams to support large-scale routine inspections of social landlord properties.

⁸ Ombudsman Cymru/Wales, ‘Living in Disrepair – A Thematic Report About Housing Disrepair and Damp and Mould Complaints to PSOW’, 2024, <https://www.ombudsman.wales/wp-content/uploads/2024/11/Living-in-Disrepair-a-thematic-report-about-housing-disrepair-and-damp-and-mould-complaints-to-PSOW.pdf> (accessed 12th February 2026).

⁹ Welsh Government, ‘WHQS Addendum’, 2026, <https://www.gov.wales/sites/default/files/publications/2025-12/whqs-addendum-responding-to-hazards.pdf> (accessed 12th February 2026).

19. It is not clear what proportion of social landlords' stock management teams have taken the two-day industry course to become an HHSRS assessor. A property can be found to have Category 1 or 2 hazards only once it has been inspected under the HHSRS, by a qualified assessor. Failing to inspect means failing to identify significant risks from hazards. We would welcome some clarification of the terms 'imminent' and 'significant' and encourage any measure that increased the number of social landlord staff qualified in the use of the HHSRS.
20. The timescales in the addendum are clear but there is no detail in the guidance specifying the point at which there exists a trigger to investigate a problem. Given the Ombudsman's concerns referred to in paragraph 19 above over delays in registering tenant concerns about their property, this is a concerning omission in the guidance.
21. We note that the new standard does permit the landlord to consider additional vulnerabilities specific tenants may have for a particular hazard alongside the likelihood of harm and severity of harm from the hazard. This allows the requirement to cater for those with particular vulnerabilities to a given hazard. We find this to be a welcome consideration as social housing provides accommodation for a range of tenants with additional needs.
22. When we asked StatsWales for information on HHSRS hazards in the WHQS returns, they responded that publication of the first headline figures has been delayed but they are due to be published on 26th February. They also noted that it will take a few years before the data is of sufficient quality to look at the presence of Category 1 hazards in detail.
23. The timescales set out in the new standard will provide welcome accountability for social landlords handling complaints about health and safety related issues in their stock.
24. Given the national shortages of skilled trades in the building sector, we are concerned about the feasibility of meeting these tight deadlines for investigations and the ensuing works. Once initial deadlines have been missed, it is unclear what accountability there is for landlords expediting repairs aside from annual reports from social housing providers on levels of Category 1 hazards causing failures against WHQS in the housing stock.

What proactive steps social landlords are taking to identify and remedy hazardous disrepair within their housing stock

25. Please see the comments made above. We have asked our members for more information from their direct experiences of dealing with issues across Wales. We may be able to provide further feedback in this respect in our oral evidence.

How the Welsh Government and social landlords are engaging and involving tenants in issues relating to hazardous disrepair

26. Please see the comments made above. We have asked our members for more information from their direct experiences of dealing with issues across Wales. We may be able to provide further feedback in this respect in our oral evidence.



Inquiry into Hazardous Disrepair in Social Housing: TPAS Cymru Written Evidence Submission

Submission date: 12/02/26

About TPAS Cymru

TPAS Cymru is a Wales-wide tenant engagement organisation with over 30 years' experience. We support tenants and landlords, promote high standards of engagement, run tenant surveys, provide training and help ensure tenant voices shape housing policy and decisions across Wales. Championing the tenant voice is at the core of what we do.

Evidence Context

This evidence is submitted to the committee for the inquiry into hazardous disrepair in social housing. It is based on TPAS Cymru's ongoing engagement with tenants and registered social landlords, including:

- Tenant and community consultations
- Tenant Pulse¹ and Mini Pulse surveys
- Direct contact with tenants (calls, emails, in person)
- Monitoring of publicly shared tenant discussions
- Issues logged through our advice and signposting service

Limitations

TPAS Cymru is not a landlord or regulator and does not have access to landlords' records or communications. We cannot independently verify landlord responses or case outcomes. The evidence reflects patterns and issues reported or observed, not a formal assessment of landlord performance.

¹ Tenant Pulse's are our Wales-wide surveys for tenants. We complete one Annual Tenant Pulse and one Annual Tenant Pulse on Affordable Warmth, in addition to smaller 'mini' Pulse's. The insights from the reports of these surveys inform Welsh Government research.

Questions:

1. The extent of hazardous disrepair in social housing in Wales, the level of health risk faced by tenants, and how housing conditions and responses to disrepair are monitored;

Social landlords in Wales are committed to adhering to regulation around repairs; however we recognise that these standards are not always met. Across multiple years of tenant insight activity, hazardous disrepair has been a consistent and recurring theme in our data and direct engagement with tenants. This pattern is evident in our major insight tools mentioned above.

• The extent of hazardous disrepair in social housing in Wales:

The extent of hazardous disrepair in social housing in Wales is not something we gather quantitative data on and cannot provide a numerical figure of levels; however, our Annual Surveys repeatedly highlight damp, mould and ventilation concerns as primary issues raised by social housing tenants through a qualitative lens. These themes are persistent across surveys over recent years, indicating that hazardous disrepair is not isolated or sporadic but a common lived experience for many tenants.

In the 2024 Annual Survey, when asked about health and safety concerns in their homes, tenants frequently articulated how poor housing conditions were affecting their lives. For example:

"It's similar to living in a house that constantly leaks – the environment is making things worse rather than providing shelter."

"Need to move from flat due to health issue."

"Saving up to move due to rising damp and mould."

Although TPAS Cymru is not a housing advice service, we are routinely contacted by social housing tenants across Wales who seek our signposting, advice and support. Disrepair issues, especially damp and mould, are regularly raised in these contacts, reinforcing that hazardous disrepair is a recurring problem across different tenures and parts of Wales.

Our Tenant Pulse database, comprising regular input from over 1,500 tenants, continues to show that hazardous disrepair is a recurrent concern for social housing tenants consulted throughout each year.

These data points, from repeated surveys and ongoing tenant engagement, clearly demonstrate the prevalence of hazardous disrepair in social housing in Wales, with damp and mould standing out as dominant issues in tenant experience and reporting.

Evidence also suggests that BAME groups experience disproportionate levels of damp and mould, due to a mixture of racial disparities and inequalities they face in housing, a lack of culturally sensitive and aware communication materials and education for the tenants in these communities; some of whom have different cooking and living habits.

- **Health Risks Faced by Tenants**

TPAS Cymru's insight consistently shows that tenants perceive a direct link between housing disrepair and their health:

In qualitative responses, tenants describe how poor housing conditions exacerbate or create serious health concerns. For example, some respondents indicate that they feel compelled to move because their accommodation is worsening existing health problems.

Our insight also reveals that tenants do not frame hazardous disrepair purely as maintenance defects, they describe broader impacts on wellbeing and comfort. Tenants have expressed that unresolved hazards cause persistent anxiety and discomfort, indicating impacts that extend beyond physical health into emotional and mental wellbeing.

Specific feedback from Pulse surveys highlights this experience. For example, in the Mini-Tenant Pulse (June 2025), tenants emphasised that hazards should not be limited to structural defects alone: they stated that anything that could and does harm health, comfort or wellbeing should be taken seriously under housing quality standards.

Tenants in our 2025 Annual Tenant Pulse reported that although most renters felt settled in their homes, a notable portion (16 %) selected "I'm not settled in my home" when describing their situation. Among reasons cited for feeling unsettled were damp and mould, which tenants linked to both physical discomfort and mental strain.

In Mini-Tenant Pulse feedback, social housing tenants described living with mould for months, feeling unwell, avoiding using parts of their homes, and feeling embarrassed about their living conditions. One tenant noted,

"I don't use my bedroom anymore — no one's taken it seriously."

These statements indicate that hazardous disrepair impacts tenants not only physically, but psychologically and socially, affecting daily living, use of space and overall wellbeing.

Hazards of the home are not confined to damp and mould, but also prevention of fire risk. The increasing use of E-scooters, mobility scooters, e-cigarettes and

lithium powered batteries, when stored or charged incorrectly, pose significant fire safety risks, with the most serious resulting in death.

- **How housing conditions and responses to disrepair are monitored:**

TPAS Cymru recognises that social landlords have systems to record and monitor reports of damp, mould and other disrepair issues, and many tenants do see their concerns logged and acted on.

However, tenant insight shows that monitoring and response are not always consistent in practice. Some tenants describe repeated reporting without effective resolution or clear communication about progress.

The Public Services Ombudsman for Wales has also highlighted cases where social landlords failed to respond appropriately or in a timely way to reports of damp and mould. These findings indicate that, despite monitoring frameworks being in place, there are occasions where landlords have not met the standards tenants reasonably expect in addressing hazardous disrepair.

2) How effectively social landlords are currently responding to reports of hazardous disrepair, particularly issues with damp and mould;

Through our engagement with social landlords across Wales, it is apparent that they are committed to dealing with hazard reports and disrepair issues effectively and within reasonable timeframes, while meeting their legal and regulatory responsibilities. For example, social landlords usually attend emergency repairs within 24 hours to make a property safe. The Renting Homes (Wales) Act 2016 requires social landlords to keep homes in good repair and ensure they are fit for tenants to live in. Once an issue is reported, social landlords are expected to respond promptly, with repair processes in place to meet these legal duties.

Effective hazard response can often depend on timely and accurate reporting from tenants, but this can often be hindered by a range of social, personal and reporting barriers. For example, language barriers, digital exclusion and a lack of trust in their landlord can prevent tenants from raising concerns. Poverty and worries about high costs of living is also something tenants are concerned about and can have implications when it comes to tenant education around damp and mould. The way tenants are educated on damp and mould through landlord communication in a sensitive and inclusive way is key, they must be brought on the journey and understand the why, rather than simply being told. We have seen efforts made by landlords around this but emphasise this must be continuous and across the board.

We are also a partner organisation for the 'Ventilation Matters: Framework to Create Mould-Free, Healthier Homes for Housing Associations and Third Sector' project, which aims to produce culturally aware and informed information in relation

to communicating ventilation and mould for BAME tenants to ensure equity and improve equality of outcomes.

Some tenants may fear eviction, being blamed, feeling ignored based on past experiences or simply not being aware of how to report issues. Such barriers can lead to underreporting which creates blind spots in awareness and delays in intervention, putting vulnerable tenants at greater risk.

In addition to legal and regulatory responsibilities, organisational culture, staff attitudes and behaviours are critical to ensuring tenants feel empowered, supported and confident to report hazards.

3) The Welsh Government's creation of a new rule within the WHQS requiring social landlords to investigate and remedy certain hazards within specified timescales, including:

- **the rationale for this approach and how effective it is likely to be; and**
- **the anticipated impact on tenants and landlords;**

TPAS Cymru welcomes the creation of a new rule within the WHQS requiring social landlords to investigate and remedy certain hazards within specified timescales. Insight from tenants through our Tenant Pulse survey clearly indicated that tenants supported the strengthening the WHQS to include clearer, faster, and more transparent reporting on hazards.

The requirements in the new rule align with the views of tenants. The response in our Tenant Pulse survey and related consultation session was clear: tenants across Wales want urgent, consistent action.

Key findings from tenants which are positively reflected in the new rule include:

- All hazards matter not just perceived high-risk ones. *"Whether it's mould or faulty electrics, it all matters. It affects your health, your mind, and your dignity."*
- The risks from hazards tenants face aren't just physical: Tenants say emotional stress, poor communication, and feeling blamed or ignored are just as harmful as the hazards themselves.
- Clear, consistent standards, fair response times for all social landlords across Wales to comply with rather than a "postcode lottery".

However, the creation of a new rule does not address tenants' views that the reporting of hazards and the response from social landlords is also about respect, not just repairs: Tenants want to be listened to, feel understood and treated with dignity, not just given faster fixes.

The new rule does not directly legislate change to organisations "culture and behaviours" because its primary purpose is to address the **physical, structural, and procedural response of** landlords.

While the legislation doesn't *codify* culture, it may be a spur for some landlords to shift their organisation's "culture and behaviours" and reflect on how they support and engage with tenants and move from reactive to proactive management of hazards.

Emphasis on shared responsibility and accountability: landlords are increasingly presenting this as a requirement for all staff who are made aware of or witness hazardous disrepair in tenants' homes, not only those who work in repairs and maintenance.

Whilst the implementation of the new rule is welcome, it will present significant challenges for social landlords. These challenges will range from operational and financial pressures to cultural shifts, staff training & recruitment, systems changes and organisational capacity.

In addition, the implementation timescales give social landlords only 4 months to prepare. Social landlords have reported concerns around the lack of clear guidance, with no phased approach and limited practical detail on how hazards and risks should be assessed. In the absence of consistent and comprehensive direction, landlords may apply the requirements in different ways, which risks weakening efforts to achieve greater consistency across the sector. Such consistency across the sector was a key expectation of tenants.

There may also be challenges in respect of making assessment of hazards response. The new rule requires landlord staff to make a test of "significant risk" on a potentially subjective assessment of a tenants' vulnerabilities such as physical and mental health. It will require tenants to potentially reveal personal and sensitive information to make an informed assessment. Therefore, it will be essential that landlord staff are trained in how to ask for and handle such personal information. More importantly, tenants will need assurance as to how this information will be used, recorded and shared with. Trust between tenant and landlords will be crucial to ensuring the assessment and resulting hazards response meet the needs of all tenants.

Whilst there will be challenges in implementing the new rule, we fully support the new rule and its aim to ensure that tenants in Wales have safe, secure, and healthy homes to live in.

TPAS Cymru will continue to support social landlords and tenants through our Roundtables sessions, Tenant Voice Forums and webinars all designed to share knowledge, learning and to understand tenants' lived experiences of the new rule.

5) What proactive steps social landlords are taking to identify and remedy hazardous disrepair within their housing stock;

The social landlords we have spoken to already take active steps to find and deal with unsafe conditions in their homes. This includes carrying out property checks and running planned repair and improvement programmes.

In recent years, there has been a stronger focus across the sector on tenant safety. As part of this, social landlords are regularly reviewing and updating how they work, including responding more quickly to issues and using routine home visits to spot early signs of disrepair, damp and mould.

Some landlords have recruited more specialist staff and established specialist staff teams to focus on prevention and the response to hazards, such as setting up damp & mould teams/dry home teams.

Others have also invested in staff training, both technical knowledge and in people skills such as through our TPAS Cymru training course on *'Damp & Mould: getting the support right for tenants'*.

Many have also invested more in preventing problems in the first place, for example through better ventilation, upgrades to the building fabric and the use of monitoring sensors. Overall, these steps are intended to help identify problems earlier, fix them sooner, and make sure solutions reflect tenants' real experiences of their homes.

6) And; How Welsh Government and social landlords are engaging and involving tenants in issues relating to hazardous disrepair.

A number of social landlords have also invested time in developing and producing information and communications for tenants focusing on prevention advice, such as for damp & mould and on how to report concerns.

Some landlords have worked collaboratively with tenants to co-produce safety & hazards information for tenants. In addition, some landlords have also involved their tenants in testing their damp & mould reporting services and systems.

We emphasise the importance of clear, inclusive communication about damp and mould that reflects the local population. All tenants, including those for whom English is not a first language, should be able to access and understand this information. With Welsh language standards coming into force in May, we encourage landlords to provide bilingual materials wherever possible.

During Welsh Government's consultation on proposals to introduce the new WHQS rule, TPAS Cymru facilitated opportunities for tenants from across Wales and all backgrounds to feed into the consultation process. We facilitated this engagement in the following ways:

- Online Focus Group session with sample of tenants to provide insight into the perceptions, attitudes. WG officials developing the new rule were in attendance so they could directly from tenants
- 'Tenant Pulse' national survey to gather insight into the perceptions, attitudes, and experiences of tenants across Wales relating to hazards/ disrepair and the proposed new WHQS rule.

The insight from these engagement methods is covered in points above.

To date we are not aware of information or communications /awareness campaign produced by WG aimed at Tenants, to inform them of the new rule and what they expect from their social landlord from 1st April this year. TPAS Cymru has asked for such information so that we can help raise awareness through our networks and communication platforms. We have also offered support to WG to enable Tenants to help coproduce such information so that it meets tenant's needs.

We are not aware of consequences of social landlords failing to comply with the new rule.

How information about how well the landlord is complying with the new will be made public in the interest of transparency and openness and so that tenants can see how their landlords are performing and hold them to account where necessary

Summary

The new WHQS rule is welcomed and if implemented and monitored effectively, should help ensure tenants are safe and improve accountability and transparency. However, meeting legal requirements alone will not keep tenants safe if concerns are dismissed, delayed, or treated as low priority. Failure to act reflects not only a breach of statutory obligations, but a wider failure of duty to tenants and residents.

Social landlords and the sector should view this new rule as not simply a compliance exercise, but as an opportunity to build trust and demonstrate a genuine, ongoing commitment to tenant safety. While the new provisions set clear expectations, lasting improvements in tackling hazards and disrepair will only be achieved where positive organisational cultures, responsible attitudes, and proactive behaviours are embedded across housing services.

Our message is clear: tenants deserve homes that are safe, healthy, and free from hazards. Delivering this requires landlords to put tenants first, supported by strong

leadership, a culture of accountability, and behaviours that prioritise early action and respect for tenants' lived experiences.

Written by:

David Lloyd (Programme Director), **Olivia Browne** (Policy & Engagement Officer).





promoting equality in housing
hybu cydraddoldeb ym maes tai

Tai Pawb

Response to:

Hazardous disrepair in social housing

Senedd Local Government and Housing Committee

February 2026

For further information about this paper please contact:

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Position: Policy Manager
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Who we are

Tai Pawb (housing for all) is a registered charity and a company limited by guarantee. The organisation’s purpose is, “To Inspire Wales to be a Fairer Place to Live” with a mission to promote equality and social justice in housing in Wales. It operates a membership system which is open to local authorities, registered social landlords, third (voluntary) sector organisations, other housing interests and individuals.

What we do

Tai Pawb works closely with the Welsh Government and other key partners on national housing strategies and key working groups, to ensure that equality is an inherent consideration in national strategic development and implementation. The organisation also provides practical advice and assistance to its members on a range of equality and diversity issues in housing and related services, including QED – the equality and diversity accreditation for the housing sector.

For further information visit: www.taipawb.org

Charity registration no. 1110078

Company No. 5282554

Tai Pawb welcomes the Local Government and Housing Committee's inquiry into social landlords' response to hazardous disrepair, and the steps the Welsh Government has taken to improve processes to identify and remediate hazards.

1 The extent of hazardous disrepair in social housing in Wales, the level of health risk faced by tenants, and how housing conditions and responses to disrepair are monitored

Damp and mouldy housing is an extremely harmful environment to live in and can cause severe respiratory problems. This is especially true for young children and older adults. It disproportionately impacts vulnerable social groups as they are more likely to live in poor quality housing.

Unfortunately, official data for housing disrepair in social housing is not widely available. The most recent Welsh Housing Conditions Survey (WHCS) from 2017/2018 showed that damp and condensation affected between 4% and 6% of all social homes. Furthermore, it pointed to Welsh households in general being more likely to have damp and condensation and Category 1 Hazards than their English and Northern Irish counterparts.¹

Other sources suggest the situation is even worse. TPAS Cymru, a Wales-wide tenant engagement organisation, found that only 39% of social housing renters taking part in their survey reported that their home was free from damp and mould.² More recent TPAS publications may acknowledge limitations in their methodology, but the TPAS Cymru research still indicates a very significant gap between what tenants perceive and what official figures claim.

Tai Pawb together with the Open University carried out research into tenants' experiences of decarbonisation in social housing. It found that approximately

¹ Welsh Government and Statistics for Wales, Welsh Housing Conditions Survey 2017-18: headline report (18 February 2020) [Welsh Housing Conditions Survey 2017-18: headline report \(updated\)](#)

² TPAS Cymru, Third Annual All Wales Tenant Survey on Tenant Perceptions: What Matters Right Now (December 2023) [Full Report \(E\)\(2\).pdf](#)

20% of tenant participants variously experienced issues with damp and mould.³

Participants told us how living in damp and mouldy homes forces them to make difficult and often costly decisions around energy use. To manage household finances, some tenants reported limiting their use of heating, even where this risked the worsening of existing damp and mould conditions. Others described having to use tumble dryers to dry clothes rather than hang the washing indoors to prevent additional moisture, despite the higher energy costs involved.

The announcement of a new 2027/2028 Welsh Housing Survey is, of course, to be welcomed. We do feel, however, that the ten-year gap between datasets does not allow us to accurately monitor the changing situation, particularly given the rise in the cost of living since 2018. The cost of living crisis has significantly contributed to an increase in fuel poverty, intrinsically linked to mould and other hazardous disrepair factors. We are reassured though by the Cabinet Secretary for Housing and Local Government that the 2027/2028 Welsh Housing Survey will be more detailed than previous versions and that fuel poverty will be considered.⁴

We know that social housing providers do collect data internally, carrying out their own surveying and will have their own key performance indicators (KPIs) regarding hazardous disrepair and response monitoring.

Nevertheless, we are concerned that none of the existing data is broken down by protected characteristics. We are also aware that social housing providers in

³ The Open University and Tai Pawb, A Fair and Equitable Transition? Tenants' experiences of decarbonising social housing (May 2025) [A-Fair-and-Equitable-Transition-report-English.pdf](#)

⁴ Welsh Government, Cabinet Statement, Written Statement: Welsh Housing Survey 2027-28 (9 May 2025) [Written Statement: Welsh Housing Survey 2027-28 \(9 May 2025\) | GOV.WALES](#)

Wales do not know the demographics of their tenants. Internal data collection with our members showed that nearly 60% of social landlords are unable to break down their stock condition data by household characteristic.

The tragic case of Awaab Ishak demonstrated that people from certain backgrounds are more likely to be affected by hazardous disrepair and mould within social homes than others.

An Ombudsman investigation into Awaab’s death confirmed a culture within the social housing provider that saw Black tenants with refugee status as less deserving of a good home. The Housing Ombudsman in England told the Coroner’s Court that the law needed to be re-enforced in this area as some social landlords have an “outdated, ineffective, sometimes dismissive” approach, with an overemphasis on blaming the tenant’s lifestyle.⁵

Understanding the diversity of tenants in social housing is key to dealing with hazards. We know certain ethnic minorities are overrepresented in social housing. The most recent English Housing Survey (2025) showed that people from a Black ethnicity accounted for 11.2% of all social renters, compared to 4.9% of all households in England.⁶

Tai Pawb research with EYST Wales (Ethnic Minorities and Youth Support Team), a registered charity that supports ethnic minority people in Wales to participate, integrate, and be a valued part of Wales, also offers up some figures. Our joint research into the experiences of housing in Wales of people from ethnic minority communities found that 50% of issues reported by

⁵ Garden Court North Chambers, Awaab Ishak Inquest: Prolonged Exposure to Mould Led to Death (16 November 2022) [Awaab Ishak Inquest - Garden Court North Chambers](#)

⁶ UK Government, Ministry of Housing, Communities & Local Government, Annex tables for English Housing Survey 2024 to 2025 headline findings on demographics and household resilience, Annex Table 1.3: Demographic and economic characteristics, 2024-25 (4 December 2025)

tenants relate to damp, mould, and insulation, followed by leaks at 18%.⁷ It is worth acknowledging that 48% of surveyed tenants said their property was in need of repairs, and that the data does not disaggregate by tenure type, although 22% of total responses came from social rents.

ONS data from 2021 estimated that nearly 25% of all disabled adults in the UK lived in social housing, compared to just 7.9% of the non-disabled population.⁸ The same 2025 English Housing Survey identified people aged 65 or over as the largest group in social housing.⁹ There will be variations to this data in Wales, but the figures are indicative of the situation.

At the same time, combined data from the 2021 and 2023 English Housing Survey found that people from a Black ethnicity were twice as likely to have damp in their homes as any other ethnic group.¹⁰

We are hopeful that the new Welsh Housing Quality Standards (WHQS) will help to establish the extent of hazardous disrepair. Our response to the Welsh Government's consultation on setting timescales for social housing landlords to respond to reports of hazards which have significant health impacts showed wide support for the policy change and the need for equality considerations.

⁷ EYST and Tai Pawb, The experiences of housing in Wales of people from ethnic minority communities (February 2024) [The experiences of housing in Wales of people from ethnic minority communities](#)

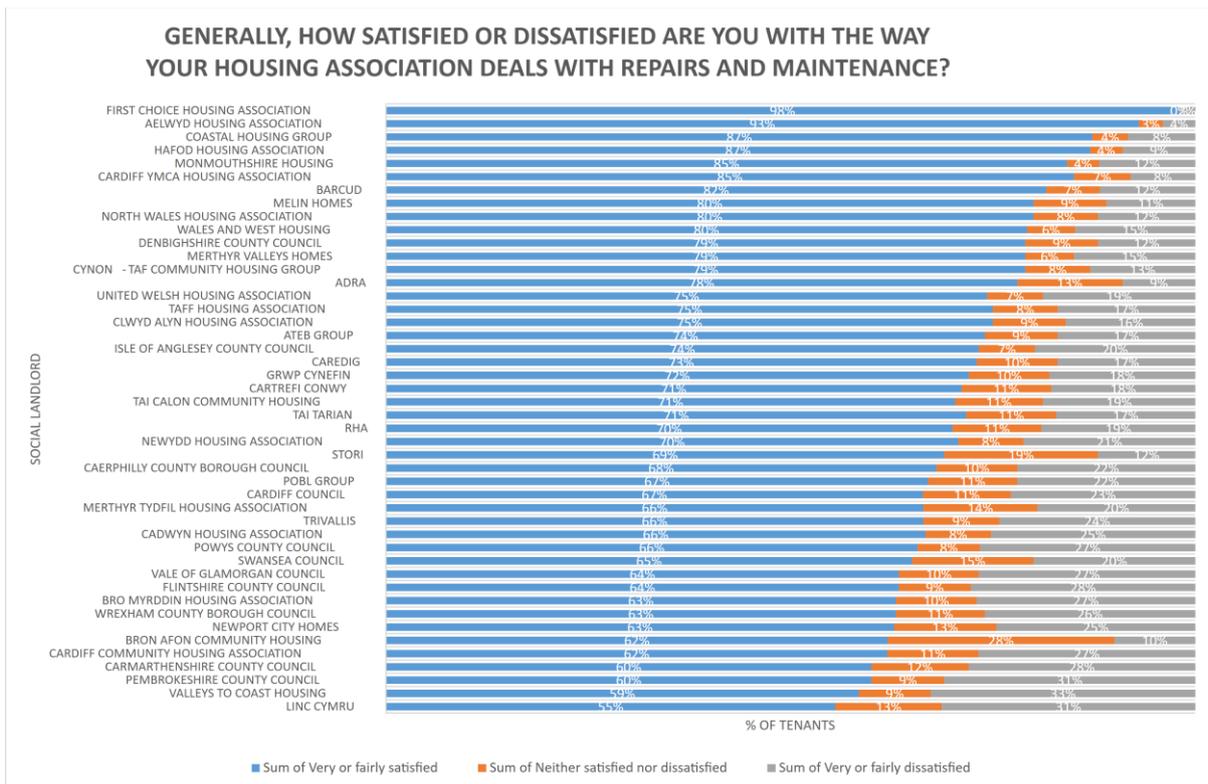
⁸ Office for National Statistics, Census 2021, Outcomes for disabled people in the UK: 2021 (10 February 2022) [Outcomes for disabled people in the UK - Office for National Statistics](#)

⁹ UK Government, Ministry of Housing, Communities & Local Government, Annex tables for English Housing Survey 2024 to 2025 headline findings on demographics and household resilience, Annex Table 1.3: Demographic and economic characteristics, 2024-25 (4 December 2025)

¹⁰ UK Government, Housing with damp problems (30 April 2025) [Housing with damp problems - GOV.UK Ethnicity facts and figures](#)

2 How effectively social landlords are currently responding to reports of hazardous disrepair, particularly issues with damp and mould

The lack of consistent and reliable data means this is a difficult issue to analyse. The most recent Welsh Government social landlords tenant satisfaction survey (2025) presents a mixed picture, with between 55% and 98% of social tenants across local authority and registered social landlord tenants being very or fairly satisfied.¹¹ Those very or fairly dissatisfied range from between 2% and 31%. This discrepancy is consistent with previous annual surveys.



Source: Social landlords: tenant satisfaction survey 2025

¹¹ Welsh Government, Social landlords: tenant satisfaction survey 2025 - What housing association and council tenants think about their homes (8 July 2025) [Social landlords: tenant satisfaction survey 2025 | GOV.WALES](https://gov.wales/social-landlords-tenant-satisfaction-survey-2025)

Variation between providers is understandable, but it is important that a household's repairs and maintenance should not be subject to a postcode lottery.

As the data is not disaggregated by demographic, we have no way of knowing if the outcomes for any particular group are less favourable than for others.

A report into housing disrepair and damp and mould complaints by the Public Services Ombudsman for Wales provides some evidence akin to those of the very or fairly dissatisfied respondents in the Welsh Government's social landlords tenant satisfaction survey.¹² A number of the twelve case studies make reference to damp, mould, and disrepair exacerbating long-term or chronic illnesses and health conditions. The majority of the twelve case studies also impact disabled or older age people, perhaps demonstrating a clear equalities' dimension as to how seriously complaints are taken, or in these cases, not taken.

3 The Welsh Government's creation of a new rule within the WHQS requiring social landlords to investigate and remedy certain hazards within specified timescales, including:

- **the rationale for this approach and how effective it is likely to be; and**
- **the anticipated impact on tenants and landlord**

In our response to the Welsh Government's consultation on setting timescales for social housing landlords we suggested a clear cause of action.

We recommend that tenants, landlords, and maintenance professionals work together to co-produce appropriate timelines for action. This could be done on

¹² Ombudsman Wales, Living in Disrepair - a thematic report about housing disrepair and damp and mould complaints to PSOW (November 2024) [Living in Disrepair - a thematic report about housing disrepair and damp and mould complaints to PSOW](#)

a broad level, with national principles and minimum/maximum times at a national scale to ensure consistency.

Given the different types of housing stock and its condition in Wales, a flexible approach may be preferable and more practical than one that is just target-based. During the co-production, there should be particular efforts made to engage disabled and older people and people from black and other minoritised communities in this process.

We support the Welsh Government's new WHQS rule (Element 1c). We feel that it drives transparency and will create clear guidelines that will embed accountability into the system. The new system should ensure the deplorable case of Awaab Ishak is not repeated.

Tackling damp and mould protects housing assets. Unresolved defects compromise property quality, value, and lifespan. It is in everyone's interests, including social landlords, for issues to be identified and addressed at a national level.

Registered social landlords, many of whom are our members, have raised concerns regarding the implementation of Element 1c and we share some of these. The proposed timescales, starting from April 2026 may prove restrictive.

Compliance with Element 1c will be reported as a fundamental part of the detailed WHQS compliance report. A separate high level summary compliance report will also be required as an element of the quarterly social landlord return. The first quarterly report will be due at the end of June 2026, with the full detailed report at the end of the 2026/7 financial year.

It could be that the short timeframe will result in instances of non-compliance in the first report. Social landlords need time to adopt the changes and also data collection methods need to be refined.

Currently, all social housing providers will have their own data collection methods and systems in place monitoring disrepairs and responses. As a result of Element 1c, all social housing providers will have to adhere to new monitoring methods controlled by the Welsh Government. In practical terms, this will mean staff retraining, the creation of new risk assessments, etc. without the financial support to do so.

One member privately told us that they would like politicians to be more pragmatic when it came to WHQS. Overall, Tai Pawb is supportive of Element 1c and hopes it will create a clear pathway to remedy certain hazards within specified timescales.

4 What proactive steps social landlords are taking to identify and remedy hazardous disrepair within their housing stock

Good practice in this area exists. For example, Taff Housing has developed a damp and mould policy using a dashboard that assesses problems by severity and any vulnerability in households. Based on the risk of both factors, a timeline is established to prioritise the completion of repairs.

In light of Awaab Ishak's tragic death, one of our registered social landlord members told us that as part of their 'Healthy Homes' project they were reviewing their internal systems and processes. The reason being to consider how they properly gather, store, and use customer data regarding protected characteristics, vulnerabilities, etc. and how they can then use this data to better serve their tenants.¹³

Aelwyd Housing is a housing association supporting older people across South Wales. Every year they have a "what matters" conversation, where they visit each tenant. These visits can identify any unreported or unrequested needs a tenant may have and also the condition of the home. Aelwyd has found that sometimes older people are reluctant to report issues in their home and so the

¹³ Tai Pawb, Deeds Not Words: A pledge to end racial inequality in housing - Two years on: Progress and impact of Deeds not Words (May 2023) [Deeds-not-Words-2-Years-On-Final.pdf](#)

visits often provide the opportunity to monitor problems such as damp or mould. It also serves to build rapport between the organisation and the tenant.

Similarly, Newydd Housing Association took measures to resolve mould and damp issues when carrying out disability adaptations or other repairs, even if these had not been reported.

Whilst Element 1c does not take into account overcrowding, we have heard of instances that registered social landlords have taken action into mould and disrepair whilst setting up to tackle overcrowding.¹⁴ In these cases, they are using internal and external data to identify overcrowding and assess its ethnic impact. As a result, they have integrated this work into broader initiatives such as housing allocations, damp and mould interventions, and EDI campaigns.

At Tai Pawb, we are keen that policy embeds equality and is therefore compliant with equality legislation. Local authority social landlords will have a legal duty to carry out an Equality Impact Assessment (EqIA) on their WHQS Compliance Policy. Even if the situation is not the same for registered social landlords, EqIA will still be the best way of ensuring that their legal equality duties (to advance equality, reduce discrimination, and promote good relations) are met.

Additionally, we would like to highlight our Good Practice Guides on using KPIs to advance equality, diversity, and inclusion in housing. This member-only resource gives practical tips, such as the use of dashboards to help:

- track progress over time
- identify patterns and disparities between groups
- support timely, evidenced-based decision-making

¹⁴ Tai Pawb, Anti-Racist Wales & Deeds not Words 5 years of progress and impact in social housing (August 2025) [Deeds not Words DNW 5 year survey Anti-Racist Wales 2025](#)

- communicate performance clearly to staff, board members, tenants, and regulators

By using KPIs, social landlords and other housing providers can identify gaps in their services and ensure that there is no discrimination against any particular group. We would be more than happy to share our resources with the Committee to aid their inquiry if necessary.

5 How the Welsh Government and social landlords are engaging and involving tenants in issues relating to hazardous disrepair

Information should be accessible. Emphasis should be put on participation in this process, so that tenants of all backgrounds, including those who may have communication needs can participate. Communication needs in this case refers to language considerations, as for example, if the tenant prefers to communicate in Welsh or if English is not their first language. It also refers to disability considerations, for example, if the tenant needs a British Sign Language interpreter. Not meeting a tenant's communication needs here is a significant obstacle to achieving the set objectives.

To our knowledge, there is no Welsh Government guidance for tenants on Element 1c nor instructions on what steps to take if their social housing provider does not respond to or act upon hazards.

We know that a lack of knowledge of one's rights is what hampers people's ability to exercise them. We also are aware that tenants do not always make complaints about their housing conditions or situations for fear of negative consequences this could have on their living situation. Considering the current housing crisis, this is not something that should be taken lightly.

People from certain protected characteristics, including disabled people or from a minority ethnic background, are even less likely to raise issues because of systemic discrimination. As such, a lack of clear tenant guidance will only

have a pronounced negative impact on people already struggling to access their rights.

Conversations with our registered social landlord members have revealed that some are concerned about whether they will be able to provide easy-read, accessible guides for tenants relating to WHQS.

6 Summary

Evidence highlights both a gap between official data and tenants' lived experience when it comes to hazardous disrepair, particularly damp and mould. It is also clear that there is a need to strengthen the data itself, including demographic breakdowns, to ensure that social landlords and the Welsh Government fully understand who is most at risk. Without a robust foundation of accurate, disaggregated information, hazardous disrepair cannot be effectively identified, monitored, or addressed.

The Welsh Government's introduction of Element 1c within the new WHQS marks an important and welcome step towards greater transparency, accountability, and consistency. However, for these changes to be successful, the implementation process will require adequate time, resources, and clarity, particularly for social landlords who will be adjusting to new reporting requirements and monitoring systems.

As our evidence demonstrates, proactive good practice already exists across the sector, but embedding this more widely requires meaningful engagement with tenants, accessible communication, and a firm commitment to equality duties and co-production with communities most affected by poor housing conditions.

Overall, tackling hazardous disrepair must be seen not only as a technical or compliance issue but also as a matter of social justice, health equity, and human rights. Ensuring that every tenant lives in a safe and healthy home is fundamental to the long-term sustainability of social housing in Wales.



promoting equality in housing
hybu cydraddoldeb ym maes tai

We hope the Committee will use this inquiry to recommend strengthening national systems, reinforcing equalities considerations, and promoting approaches that place tenants' voices, needs, and rights at the centre of decision-making. We would welcome the opportunity to support this work and to share further evidence or resources as required.

Cardiff Council

Written Evidence Submission to the Senedd Local Government & Housing
Committee

Inquiry: Social Landlords' Response to Hazardous Disrepair

Date: February 2026

1. Introduction

Cardiff Council welcomes the opportunity to contribute to the Committee's inquiry into hazardous disrepair and the implementation of the WHQS Amendment relating to hazards.

This submission reflects Cardiff Council's current interpretation of the WHQS Addendum and associated legislation, and we would welcome further detailed guidance from Welsh Government to support greater understanding and consistent implementation across the sector.

2. The new requirements to investigate and remedy certain hazards within set specified timescales

Summary of the Requirements

The requirements: From 1 April 2026, WHQS Element 1c will be amended to require social landlords to investigate and remedy significant Housing Health and Safety Rating System hazards to set timescales, including:

Significant hazards that present an imminent risk (investigate within 24 hours; remedy within a further 24 hours) and

Significant hazards without imminent risk (investigate within 10 working days; remedy within a further 5 working days).

Where timescales cannot be met, a written Summary Plan must be issued.

Cardiff's view of the new requirements

This change was expected for damp and mould cases, following the introduction of Awaab's law in England, however in Wales this new requirement has been extended to include all other hazards in a property set out in the Housing Health and Safety Rating System, except for overcrowding. In total the change relates to 28 different hazards. This considerably extends the requirements and adds to administrative complexity and reporting requirements.

The new addendum was issued on 19th December 2025 and is due to come into force on 1st April 2026, giving little time to plan and implement the change. While this would not be an issue for damp and mould, where the change has been expected for some time, the extension to the other hazards does pose some issues and further guidance is needed to fully understand the impact of this. A meeting held on 10th February 2026 hosted by Welsh Government failed to give clear guidance on the change and reporting expectations.

Overall however Cardiff welcomes the change as it provides clear expectations for responding to hazards and consistency across social landlords in Wales.

Expected benefits

- Clearer expectations for tenants and landlords
- Consistent, risk-based practice across Wales
- Greater accountability and transparency
- Improved data for oversight and learning

Impact on tenants

- Faster identification and resolution of hazards
- Clearer communication and Summary Plans
- Reduced health risks and improved long-term housing conditions

Impact on landlords

- Increased pressure on workforce and technical capacity
- Increased need for HHSRS-competent practitioners (depending on the interpretation of the changes)
- Substantial workflow, systems and reporting changes
- Increased administrative requirements

Cardiff Council has already acted to strengthening teams, upskilling staff, and aligning repair categories and processes to WHQS timescales

3. Background to Repairs in Cardiff

The Responsive Repairs Unit (RRU) completes over 4,000 repairs per month across approximately 15,101 homes, including 679 temporary accommodation properties. During the pandemic access to properties to complete repairs was restricted leading to pent up demand. In the post pandemic period demand increased significantly and this together with workforce pressures resulted in a significant backlog, with over 5,800 repair jobs unallocated at the peak. Unfortunately the pressure on services did

result in significant service delivery issues leading to an increase in complaints, an Ombudsman investigation has been published in the public interest as a result of these issues.

To stabilise the service during this time, repair timescales were temporarily extended as part of the improvement plan.

A comprehensive Repairs Improvement Plan was put in place to address the issues within the service, this is a wide ranging plan that aims to improve response times and enhance customer service.

Considerable progress has since been made and unallocated works have reduced by 89%, outstanding work is now at normal operational levels. Complaints handling has also improved both in time and quality. This improvement plan is continuing to ensure that we offer a high quality of service to our tenants.

4. How hazardous disrepair and housing conditions and responses to disrepair are monitored.

Understanding our housing stock

We commission property condition surveys of our homes from independent surveyors Savills to help understand our housing stock. Between October 2024 and February 2026, Savills carried out 6,242 Stock Condition surveys based on the Housing Health and Safety Rating System. This allowed any significant hazards in those properties to be identified and remedied, even if the tenant had not reported the repair. We aim carry out independent surveys of at least 10% of our homes each year.

We maintain an up to date Asset Management database that contains information about each element of our homes and the date they should be replaced. This database has enabled the production of Target Energy Pathways for each property and will in future identify trends in property condition. This information will help us to prioritise larger capital programmes of work based on risk and need and will support proactive, WHQS-aligned planning.

When a property becomes vacant and before it is re-let; stock condition surveys are carried out to ensure the property meets the WHQS. The surveys are aligned to the HHSRS hazard categories.

All housing staff who visit properties are encouraged to report any issues with property condition, this is being strengthened through a new procedure and briefings on the hazard categories and potential impact on tenant health, so that an effective triage of any issues can be carried out proactively, whenever an officer visits the property.

Tenants are encouraged to report repairs and any significant hazards are prioritised, with emergency repairs responded to within 24 hours or less, on a 24/7 basis.

5. The effectiveness of Cardiff’s response to reports of hazards, particularly issues with damp and mould

Damp and mould response

Damp and mould growth remains the most prevalent and complex of hazards with potential significant implications for tenants health and wellbeing. This is a particular issue for Cardiff due to the age of our housing stock, insulation and ventilation constraints, and increasingly wet weather.

The Dry Homes Team

Cardiff acted early after the reports of the tragic death of Awaab Ishak, and set up a dedicated Dry Homes Team, a specialist team that oversees damp/mould and other complex cases. Alongside the Dry Homes team a new Case Management Team has been established, in recognition of the complexity of responding to damp and mould cases. These cases may require a multi-trade response and the scheduling of works in a specific order. The Case Management Officers co-ordinate these works to ensure they are carried out effectively.

Timescale for Responses

Any reports of Damp and Mould are triaged and an initial risk rating is assigned of Red, Amber and Green. All reports of damp and mould are responded to, regardless of the level of assessed risk, however more priority is given to Red and Amber cases.

The target time for inspection of a Red damp case is 24 hours and an Amber case is 10 days. These target times therefore broadly align with the new WHQS requirements as can be seen in the table below:

Risk Rating	Timescales	Description of Risk
Red Severe risk	Inspection within 24 hours. Remedied within a further 24 hours.	A hazard which may present a significant risk with an assessed likelihood of imminent harm.
	Inspection within 10 working days.	A hazard which may present a significant risk with no

Amber Moderate risk	Remedied within 5 working days or a written summary plan provided.	assessed likelihood of imminent harm.
Green Minor risk	Inspection within 25 working days.	A hazard which may present a low risk with no assessed likelihood of harm.

Response times are monitored and reported on regularly.

When the Dry Homes Team was initially set up, the service was impacted by the issues that faced the whole of the Responsive Repairs Service. Demand for the service was high and available capacity was limited both in our inhouse workforce and from our commissioned contractors. However work to address this has taken place and the response times as set out are now generally being achieved, although peaks in referrals can impact performance.

For 2026/7 significant additional investment is being made into the Dry Homes Team including an additional 10 skilled Tradespersons, 2 Case Management Officers, 1 Technical Officer and 1 Technical Manager – Increasing the overall team from 23 to 37 members of staff. This will provide greater resource to respond within timescales and will allow more work to be delivered by the inhouse workforce, allowing us to provide a more joined up service.

Severe hazards identified through survey or inspection are raised for immediate response. Action is taken to mitigate these as soon as possible. However the work to resolve damp and mould can take an extended period of time, particularly if structural work is needed.

The new WHQS requirements do allow that in some cases it will take longer to carry out the works, and in these cases a Summary Plan is required. This is a new requirement and will create more administrative work, however for damp and mould cases this is achievable as the Complex Case Team already co-ordinate the works involved, work to implement this change has already taken place and will be further embedded before the change comes into force in April. This will ensure tenants receive clear written information on the hazard identified, the actions taken, the actions still required, statutory timescales, interim safety measures, and contact details for the team. Copies will be held on record for audit and compliance purposes. For the wider range of hazards, other than damp and mould, producing a Summary Plan may be more challenging and this is detailed later in this paper.

Cardiff Council’s damp and mould inspection process now follows a structured, whole-house approach Technical Managers and Officers who carry out the

inspections have undertaken accredited HHSRS training and can effectively assess the 29 matters.

A comprehensive inspection is carried out using standardised survey tools. These inspections assess condensation, ventilation, water ingress, structural defects, insulation, overcrowding. The age of the tenant and their family and any health or disabilities are taken into account in the assessment. Fuel-poverty is also considered, as inability to keep the home warm can increase the likelihood of damp and mould. If this is an issue a referral is made to the Council's Money Advice Team, who can support with income maximisations and any grants available.

All inspections are recorded on detailed forms with photos. Damp inspections are regularly audited to check for accuracy and consistency.

As stated above complex or recurring cases are managed through a formal case-management process involving multi-trade coordination and access to specialist independent surveys where needed.

A follow up process has been put in place for Red and Amber cases to ensure that when the work is completed it has been effective and the damp does not reoccur. A process has also been put in place to monitor repeat reports of damp and mould and to escalate these.

Wider systemic issues identified by the Dry Homes Team are used to inform planned programmes of work.

A new Damp and Mould policy is under development which sets out our approach to damp and mould, this has been the subject of an equality impact assessment to ensure that we are addressing our tenants needs. A separate Temporary Accommodation (Decant) policy has also been developed, for when a tenant cannot remain in the property while works are underway, again an equality impact assessment has been carried out with the aim of minimising the impact on tenants. Tenant consultation will also take place before implementation.

Cardiff's Response to Other Hazards

While the requirement to respond to damp and mould within set timescales was expected, the inclusion of the wider range of hazards was not and the impact of this is not yet clear. We would welcome further Welsh Government guidance on the scope of this responsibility.

When a tenant or officer reports a significant disrepair or fitness for human habitation issue that is not related damp and mould, an inspection will take place by an officer trained in the Housing Health and Safety Rating System and based on the level of the severity of the issue in the property combined with information about the age, health, disability or other issues faced by the tenant and their household, a risk rating will be applied and emergency or urgent works will be carried out. These cases are relatively small in number and addressing the repairs in the way set out in the new

WHQS statutory guidance, including the creation of Summary Plan would not be an issue. These cases are co-ordinated by the Complex Case Team in the same way as damp and mould cases.

However the way that most hazards are reported to the Council is through the normal repair process.

Every day the Responsive Repairs Unit respond to requests from tenants to resolve significant hazards that occur in their home. Cardiff does this through its Responsive Repairs Service.

Typical emergency/urgent hazards include:

- electrical issues,
- leaks and bursts,
- boiler failure,
- broken glazing,
- compromised stair rails/handrails, and
- issues with access

Cardiff categorises reports of hazards into two types:

Emergency – this aligns closely with category “significant risk with an assessed likelihood of imminent harm”.

For emergency hazards, Cardiff Council responds within 24 hours, aiming to make properties safe within approximately 4 hours wherever possible. Cardiff has maintained excellent performance in responding to emergency repairs, even during periods of very high workload.

Urgent – some repairs categorised as urgent align with the category “significant risk with no assessed likelihood of imminent harm” however some are of a lower level.

For urgent cases, targets were temporarily increased to 15 days, but work is underway to reduce this to 10 days by April 2026. The intention will be to reduce the response time further for those urgent cases that meet the definition of “significant risk with no assessed likelihood of imminent harm” to 5 days.

It is not clear whether the new reporting and planning requirements apply to responsive repairs and guidance has been sought from Welsh Government regarding this. While the timescales for response should not be an issue for Cardiff, the need to provide a Summary Plan would be administratively burdensome and difficult to co-ordinate, any detailed reporting would be difficult to achieve. This is due to the very high level of repairs received.

The table below shows the total number of emergency repairs completed by both the internal teams and by a contractor:

	Completed Financial YTD	Monthly Average Completed	Requiring Summary Plan (Estimated)
Contractor	2129	213	3
Internal	4715	472	3
Total	6844	685	6

The table below shows the number of urgent jobs completed by both the internal team and by the contractor.

	Completed Financial YTD	Monthly Average Completed	Requiring Summary Plan (Estimated)
Contractor	2101	233	70
Internal	11733	1304	600
Total	13834	1537	670

Of these, we anticipate that approximately 670 per month would require a written summary plan for job completed by the internal team and a further 70 for contractor jobs, which would create another layer of complexity. This is using the assumption that all urgent repairs fall into significant risk with no assessed likelihood of imminent harm.

A manual exercise is currently being carried out to identify which urgent repairs would meet the definition of significant risk no imminent harm. As stated above the aim will be to inspect these within 5 days to ensure completion within the timescales.

5. Proactive steps being taken by Cardiff to prevent hazards

Actions are taken by Cardiff Council Homes to proactively prevent damp and mould occurring in the first instance, this includes several initiatives, maintenance programmes and equipment for tenants to use in their homes, including the following:

Initiatives & Maintenance Programmes

Deliver external painting and maintenance programmes, which includes render repairs and other protective external works, to ensure it effectively prevents future issues such as water ingress, corrosion and deterioration of the building fabric.

As part of our ongoing window upgrade programme and during any window installation, we continue to install high-performance PVCu windows that help prevent damp and mould by improving both ventilation and thermal efficiency. Each window is fitted with approved through-frame trickle vents to maintain effective background ventilation and manage internal moisture levels. Tight weather seals, double glazing,

and controlled drainage channels prevent water ingress, while all installations include proper sealing and making-good to stop moisture tracking into the structure

Installing modern, continuous running ventilation fans during full electrical rewires, routine 5year electrical safety checks, as part of a kitchen or bathroom upgrade and whenever damp or mould is reported. These systems work by constantly removing moisture from kitchens, bathrooms, and other high humidity areas. This improves air circulation, reduces condensation, and helps prevent mould from developing, while remaining highly energy efficient and inexpensive to run.

Provide adequate facilities for safe and suitable washing, drying and airing facilities to minimise moisture buildup within the home. This includes:

- Space, power and plumbing for a washing machine
- Heated airing cupboard with shelving, if not already in place this will be installed when the property becomes void.
- External drying line in houses and low rise blocks, and appropriate arrangements in high-rise settings.

New Build Properties

We continue to provide the highest standards of energy efficiency, ventilation and moisture control in new build properties.

Void (Empty) Properties

We carry out comprehensive surveys, including a damp survey when a property becomes void, including a review of the repairs history to identify previous damp and mould issues. Additional measures include:

Installation of extractor fans in kitchens and bathrooms.

Creating space, power and plumbing for a washing machine.

Installation of an airing cupboard, where possible, to reduce the need of drying clothes on radiators.

Survey of window seals and carrying out the necessary repairs to reduce the likelihood of cold spots.

Inspect all rainwater goods, including drains and gutters from ground level to assess leaks and repair where necessary.

Apply a mould inhibitor mixture in paint to further reduce the likelihood of mould and condensation on the walls.

Inspect internal walls for open and defective joints in the brickwork or cracking to the render and repair where necessary.

Additional preventative measures are being considered and incorporated as part of a wider Responsive Repairs service improvement action plan.

6. Engagement with tenants relating to hazardous disrepair.

Effective communication is fundamental to our approach. We prioritise advice and education to support tenants in maintaining safe and healthy homes. Guidance is available through the Council's C2C service and comprehensive online resources, offering practical information on topics such as ventilation, condensation and energy usage, including a short video. All information is presented in plain English, ensuring tenants understand the nature of hazards and their potential health impacts.

Educational materials, including damp and mould leaflets, are distributed at tenancy sign-up and during damp inspections, helping tenants to identify and address issues proactively.

Named officer contacts are assigned to complex cases to ensure accountability and clarity throughout the process. Following a damp or HHSRS inspection we will provide tenants with Summary Plans that detail identified hazards, the actions to be taken, associated timescales and any necessary safety arrangements. During multi-trade programmes, tenants are kept informed with regular updates, enabling them to remain fully aware of work progress and any changes that may affect their property.

Tenant feedback is integral to shaping and improving our service. Complaints, surveys and recommendations from the Ombudsman are used directly to inform meaningful change. Consultation with tenants remains central, particularly when developing new policies in areas such as Temporary Accommodation (Decant), Damp & Mould, and the broader Responsive Repairs service, ensuring that tenant voices are heard and reflected in decision-making processes.

7. Conclusion

Cardiff Council is committed to a robust, transparent and tenant-centred response to hazardous disrepair. Significant progress has been achieved through specialist teams, improved triage, enhanced data systems, stronger tenant communication and comprehensive stock intelligence and we will continue to build on these improvements.

While we are fully prepared for these changes for damp and mould. We would welcome more information and guidance about how the changes apply to other hazards and a phased approach to the application for these wider hazards would be helpful in ensuring effective implementation.

Cardiff Council will continue to work with Welsh Government, partners and tenants to ensure homes are safe, healthy and compliant.

LGHC inquiry written evidence: hazardous disrepair in social housing

February 2026

About

Community Housing Cymru (CHC) is the voice of housing associations (HAs) in Wales. We represent 30 not-for-profit housing associations that provide over 170,000 homes to 10% of the Welsh population. Our members work throughout Wales, providing homes and services to a wide range of people. As their trade body, we fight for the things they need to support their communities and to ensure that together we can achieve our vision.

As an influential voice, we work to secure stable and sufficient funding, alongside a policy framework that supports investment in new and existing homes and support services.

Executive Summary

Community Housing Cymru welcomes the opportunity to respond to the Committee's inquiry into hazardous disrepair in social housing in Wales.

Housing Associations recognise that hazardous disrepair can pose serious risks to tenants' physical and mental health and safety. Across the sector housing associations have strengthened their policies and practices resulting in quicker response times, improved record keeping processes and placed a much greater emphasis on early identification of hazards. This includes improvements in tenant engagement and communications, ensuring residents are better informed and have clear channels to report concerns. We also acknowledge that there have been cases where individual landlord responses have fallen below expected standards, and that ongoing focus and continual improvement is required.

The vast majority of social homes are well maintained, warm, safe and affordable. The most recent data from the Regulator shows that housing associations have high levels of compliance on safety checks, almost 98% of emergency repairs were completed on time and the number of outstanding routine repairs per property is 0.11 (weighted average).



Housing Associations are highly regulated and subject to ongoing scrutiny through the Regulatory Framework for Housing Associations in Wales, quarterly regulatory reporting, board oversight, complaints handling and tenant feedback, including the annual Tenant Satisfaction Survey. Housing Associations have accepted findings and recommendations from the Public Services Ombudsman for Wales and Welsh Government, and have used these to drive improvement as part of a culture of learning and accountability. However, the sector recognises that regulation and assurance alone do not prevent all service failures, and that learning from individual cases remains essential.

The safety and quality of our members' homes is their highest priority and housing associations are investing significant sums in existing homes. Housing associations spend on average £1728 per home on routine maintenance. The most recent [Welsh RSL Global Accounts](#) show that in 2023/24 compared to 22/23, median costs increased in nominal terms by over 20% for routine maintenance and major repairs, while management costs reduced by 0.4%. This demonstrates the efforts that housing associations are making to maintain homes while preserving service quality. This is during a time of unprecedented pressure on business plans and numerous and competing demands for investment.

Community Housing Cymru supports the intent of the new Welsh Housing Quality Standard (WHQS) requirement to improve transparency, consistency and tenant confidence in responses to hazardous disrepair. Social landlords already operate risk-based repairs systems focused on rapid remediation of the most serious risks. The sector has raised concerns about the short lead-in period, the absence of phased implementation, and the lack of detailed operational guidance, which risk inconsistent interpretation and unintended pressure on frontline services. We want this to work and see its value. However, to make this a success we need to ensure that there are consistent national expectations and a realistic lead in period to enable reporting systems to be put in place.

Written evidence in response to the committee's inquiry focus

The extent of hazardous disrepair in social housing in Wales, the level of health risk faced by tenants, and how housing conditions and responses to disrepair are monitored;

Housing Associations take seriously the risk that poor housing conditions can have to tenants' physical and mental health and safety. The sector has intensified its focus on tenant safety in recent years, particularly following the Grenfell Tower tragedy and the tragic death of Awaab Ishaak, which has led to social landlords regularly reviewing and revising their policies and practices to strengthen tenant safety. This has included establishing quicker response times, actively encouraging tenants to promptly report any issues with their home, and using any home visit to identify early signs of disrepair, damp, and mould.

We have been proactive in working with partners to identify changes which strengthen our collective response to this issue. The Welsh Government conducted a [Damp and Mould assurance exercise in 2023](#), and collated information on policies and practice to inform national policy



expectations. Community Housing Cymru has worked with sector partners including the Housing regulator, Welsh Local Government Association, TPAS Cymru, Shelter Cymru and others, to review current policy and practice in responding to reports of disrepair, with a particular focus on damp and mould. Community Housing Cymru has supported our members through a regular community of practice space for landlords to share approaches, webinars on key topics, and support to develop tenant communications on how to report a problem within the home.

We recognise that a number of investigations in recent years have identified instances in which social landlords' responses have fallen below the high standards they and their tenants expect. In each instance, housing associations have fully accepted the recommendations made by the Public Service Ombudsman for Wales and the [Welsh Government's "think points"](#), using these outcomes to drive service improvements as part of a culture of learning and accountability.

Housing Associations are highly regulated organisations. They report quarterly through the Registered Social Landlord regulatory survey. They are regulated using the [Regulatory Framework for Housing Associations in Wales](#), which requires the provision of high-quality tenant services (RS3) and high-quality accommodation (RS10). Housing association Boards take these responsibilities seriously and monitor performance on repairs and complaints received from tenants.

Performance is scrutinised by Boards, routinely reported on through complaints and repairs reporting, and further assurance provided through tenant feedback mechanisms, including regular tenant surveys and the annual [Tenant Satisfaction Survey](#), which provides national insight and benchmarking of tenant experience of repairs and maintenance services.

The most recent of the regulatory surveys shows a sector that is serious about compliance and acts proactively to ensure repairs and maintenance issues are tackled.

- **Compliance is an absolute priority:** The weighted average of properties without a current gas safety certificate is just 0.21%. Out of 31 housing associations, nine reported 0.00% non-compliance. Housing associations continue to show a proactive commitment to addressing urgent issues:
- **On-Time Completion:** The weighted average for emergency repairs completed on time during Q2 2025 is 97.78%.
- **The sector maintains a low backlog of non-emergency work:** The number of outstanding routine repairs per property is just 0.11 (weighted average). Two housing associations reported 0.00 outstanding repairs per property, and the majority (25 out of 31) have fewer than 0.20 outstanding repairs per unit.

Regulation and assurance mechanisms, while essential, do not on their own prevent all service failures, which is why the sector has placed increasing emphasis on learning from complaints, Ombudsman findings and crucially tenant feedback. We recognise that overall system improvements do not negate the very real harm experienced by tenants in individual cases, which is why learning from those cases remains central to sector improvement.



How effectively social landlords are currently responding to reports of hazardous disrepair, particularly issues with damp and mould

We support the underlying intent of the new requirement as a means of improving transparency, consistency and tenant confidence.

Housing associations are committed to effectively addressing hazard reports and disrepair issues in a reasonable timeframe, in full compliance with legal and regulatory obligations. Specifically, the Renting Homes (Wales) Act 2016 mandates that housing associations maintain properties in good repair and ensure they are fit for human habitation. Once a problem is reported, housing associations must respond promptly, and across the whole sector repair processes are structured to meet these legal requirements.

Housing associations typically respond to emergency repairs within 24 hours to make the property safe, including for critical issues such as gas leaks, power outages and loss of water supply. In relation to damp and mould, the sector has already strengthened response times, escalation processes and internal oversight in recent years.

However, applying a HHSRS-based assessment framework to all hazard reports represents a shift from established repairs practice and requires significant changes to staffing models, training, systems and workflows. Our concern is that resources should remain focused on resolving the most serious risks quickly, rather than becoming absorbed in lengthy assessments at the expense of timely remediation.

The Welsh Government's creation of a new rule within the WHQS requiring social landlords to investigate and remedy certain hazards within specified timescales, including:

- **the rationale for this approach and how effective it is likely to be; and**
- **the anticipated impact on tenants and landlords;**

The Welsh Government has introduced [a new requirement](#) within the Welsh Housing Quality Standard (WHQS) relating to landlords' response to damp, mould and other hazards, with compliance due to be measured from April 2026. We support the intention of the measure and our comments are focused on ensuring that housing associations are able to implement it effectively.

This is a significant change and a longer lead in and phased approach would support housing associations to ensure that it is rolled out effectively. Similar requirements introduced in England through Awaab's Law were supported by a longer lead-in period of 9 months, substantial written guidance, and a phased approach to the inclusion of hazards beginning with damp and mould and emergency hazards. England's approach acknowledged the substantial changes and resource challenges involved. This guidance and phasing supports social landlords to build systems, upskill staff, and comply properly.

In Wales, the sector has had a considerably shorter preparation period (4 months), no phasing, and no detailed operational guidance on how hazards and risk are expected to be assessed. This



is despite these concerns raised during consultation and subsequent discussions with officials. Without clear and consistent guidance, there is a very real risk of varied interpretation for requirements between social landlords, which undermines the core objective of achieving consistency across the sector.

Operational challenges in implementing the policy include changes to practice, systems and training:

- The requirement introduces fixed timescales for investigation and remediation, with landlords required to determine whether a reported issue presents a “significant or imminent risk of harm”. While housing associations already apply risk-based decision-making, the new rule requires frontline staff to consider 28 HHSRS hazards alongside tenants’ personal circumstances at the point of initial contact with customer care representatives. This represents a change to current practice and comes with significant implications for staff training, systems development and organisational capacity.
- Existing repairs systems are designed to prioritise risk and tenant safety, with a strong focus on rapid intervention rather than the formal application of the full Housing Health and Safety Rating System (HHSRS) to every hazard report, as will be required from the 1st April. It is important to note that the HHSRS is a highly technical assessment tool developed primarily for environmental health enforcement. It is not standard practice for landlords to apply a full HHSRS assessment to every reported hazard.
- In responding to the Welsh Government consultation on the requirement, CHC raised concerns that applying the rule to all HHSRS hazards could unintentionally complicate repairs services and divert resources away from the most serious risks. Some hazards included in the HHSRS framework are not always linked to the physical condition of the property or are not within the landlord’s direct control. While we welcome the removal of overcrowding from the final rule, other hazards such as personal hygiene and food safety are not always linked to the physical condition of the home and are often outside the control of the landlord, particularly where no structural risk is present.

The requirements must be pragmatic and proportionate so that they do not inadvertently create capacity challenges or excessive administrative burden that detract from frontline service delivery.

For the new policy to work effectively there needs to be clear guidance and clarity of expectations:

- The “significant” and “imminent” test requires subjective judgements to be made about tenants’ physical and mental health which housing staff are not clinically trained to make. We expect interpretation and application of this test to evolve over time as experience develops. Guidance would be helpful to support these decisions.
- The current 1c addendum is intentionally brief, suggesting that landlords would be responsible for interpreting the requirements. However, the absence of detailed operational guidance and clear process expectations creates a significant risk of varied and



inconsistent interpretation among social landlords, which ultimately undermines the objectives of achieving consistency and transparency.

Given the limited preparation time and the absence of Welsh Government guidance at the time of writing (7 weeks prior to implementation), we anticipate that it is inevitable that compliance approaches will mature over time. We want this to work and see its value. However to make this a success we need to ensure that there are consistent national expectations and a realistic lead in period to enable reporting systems to be put in place.

Community Housing Cymru is supporting members through establishing communities of practice, hosting webinars, shared learning activity and continued active engagement with Welsh Government on emerging data and reporting requirements.

What proactive steps social landlords are taking to identify and remedy hazardous disrepair within their housing stock and how the Welsh Government and social landlords are engaging and involving tenants in issues relating to hazardous disrepair

Housing Associations already take proactive steps to identify and address hazardous disrepair within their homes. This includes responding to tenant reports, undertaking comprehensive stock condition surveys, and executing planned maintenance and improvement programmes.

Some cases, particularly occurrences of damp and mould, can be complex and require detailed investigation, trial interventions and sustained engagement with tenants before they are fully resolved. Housing associations are increasingly investing in preventative approaches, including improved ventilation, upgrades to the building fabric, sensor monitoring and issuing tenant-facing guidance on condensation, heating and ventilation.

Taken together, these measures are intended to ensure that hazards are identified earlier, addressed more quickly, and resolved in a way that reflects tenants' lived experience of their home.

Tenant engagement is of course crucial and central to this work. Housing associations encourage tenants to report concerns early and have collaborated across the sector to develop clear, accessible communications. Examples include guidance, videos, downloadable resources and targeted campaigns aimed at supporting tenants to both report issues and understand contributing factors. These resources include the following amongst other examples:

- [Bron Afon video on preventing damp, mould and condensation](#), and advice on how Bron Afon can help.
- Hedyn [web pages](#) explaining how to identify damp, mould and condensation, how to prevent it, how to contact the HA about this and what they can do to help.
- [Taff Housing downloadable guides in English, Somali and Arabic](#) with advice on preventing damp, mould and condensation, how to prevent it, and how to heat your home, and HA contact details to report issues.



- [Grwp Cynefin webpage](#) with video on how to prevent damp and mould, infographic on spotting damp and mould, and a form to report concerns
- [Trivallis website](#), posters and booklets on staying warm and well at home, with a focus on collaborative communication with tenants to prevent and resolve damp, mould and condensation issues.

To conclude, Community Housing Cymru and our members are united in our commitment to addressing hazardous disrepair and prioritising tenant safety. The sector welcomes the intent of the new WHQS requirement as a means of improving transparency, consistency, and tenant confidence.

However, for the new requirement to be truly effective and not inadvertently create capacity challenges, it must be pragmatic, proportionate, and supported by clear, consistent operational guidance. Given the limited preparation time, we anticipate that compliance approaches will evolve beyond the April 2026 implementation date as a continuous cycle of learning, guidance, and practice refinement is embedded across the sector. CHC will continue to support its members and actively engage with the Welsh Government to ensure a successful outcome that places tenants' well-being at the center of service delivery.

Hayley Eastment

Policy Lead, Community Housing Cymru



Tystiolaeth Llywodraeth Cymru i Ymchwiliad y Pwyllgor Llywodraeth Leol a Thai i Gyflwr Anniogel Tai Cymdeithasol

Cefndir

1. Mae mynd i'r afael â chyflwr anniogel tai cymdeithasol wedi bod yn flaenoriaeth i Lywodraeth Cymru erioed, ac mae'n parhau i fod yn flaenoriaeth. Rydym yn cydnabod y cysylltiad rhwng tai gwael a chyflyrau iechyd ac rydym yn cymryd ansawdd tai cymdeithasol wir o ddifrif.
2. Cyflwynwyd Safon Ansawdd Tai Cymru (SATC) yn 2002 a phennodd y safonau ffisegol gofynnol cynhwysfawr cyntaf ar gyfer yr holl dai cymdeithasol yng Nghymru, gan ei gwneud yn ofynnol i gartrefi fod mewn cyflwr da ac yn ddiogel. Gan adeiladu ar y cynnydd hwn, mae'r fersiwn ddiweddaraf o SATC, sydd wedi bod ar waith ers mis Ebrill 2024, yn ei gwneud yn ofynnol i'r holl dai cymdeithasol fod mewn cyflwr da. Bydd unrhyw gartref sy'n cynnwys perygl Categori 1, sef y risg iechyd a diogelwch fwyaf difrifol, yn methu'r safon hon yn awtomatig.
3. Ategwyd SATC gan y System Mesur Iechyd a Diogelwch ar gyfer Tai a gyflwynwyd yn 2006. Adnodd asesu risg yw'r system hon a ddefnyddir i nodi peryglon mewn tai a mynd i'r afael â nhw. Mae'n canolbwyntio ar effaith wirioneddol cyflwr gwael ar iechyd a diogelwch y meddiannydd.
4. Cryfhawyd y fframwaith deddfwriaethol ynghylch cyflwr gwael ymhellach drwy gyflwyno Rheoliadau Rhentu Cartrefi (Ffitrwydd Annedd i Bobl Fyw Ynddi) (Cymru) 2022. Mae'r rheoliadau hyn yn ei gwneud yn ofynnol i landlordiaid sicrhau bod eiddo yn ffit i fod yn gartref ar ddechrau tenantiaeth a thrwyddi. Mae gofynion allweddol yn cynnwys gosod larymau mwg a

diogelwch trydanol bob pum mlynedd o leiaf. Mae gofynion hefyd i fynd i'r afael â phroblemau megis lleithder a llwydni.

5. Er gwaethaf y fframwaith deddfwriaethol hwn, yn sgil adroddiad y crwner i farwolaeth drychinebus Awaab Ishak, adroddiadau gan Ombwdsmon Gwasanaethau Cyhoeddus Cymru, ynghyd â diddordeb parhaus y wasg ym mhrofiad bywyd tenantiaid o leithder a llwydni, daeth yn amlwg nad oedd rhai landlordiaid cymdeithasol yn gweithredu'n ddigonol i fynd i'r afael ag achosion o gyflwr gwael.

Grŵp Rhanddeiliaid Cyflwr Gwael Tai Cymdeithasol

6. Yn dilyn adroddiad y crwner i farwolaeth ofnadwy Awaab Ishak, ysgrifennodd CIH Cymru a Cartrefi Cymunedol Cymru ar y cyd at y Gweinidog dros Newid Hinsawdd a Materion Gwledig mewn perthynas â'r *Better Social Housing Review (BSHR)* a gyhoeddwyd ar y cyd gan y Ffederasiwn Tai Cenedlaethol a'r Sefydliad Tai Siartredig. Nododd yr adroddiad fod cyflwr gwael tai cymdeithasol yn fater sylweddol sy'n deillio o fethiannau cynnal a chadw systemig a diffyg cysylltiad rhwng landlordiaid a phreswylwyr. Nodwyd bod nifer mawr o gwynion yn ymwneud â lleithder a llwydni.
7. Gan gydnabod yr amgylchedd deddfwriaethol a rheoliadol gwahanol yng Nghymru, sefydlwyd grŵp rhanddeiliaid i ystyried y gwersi a ddysgwyd o'r BSHR a'i argymhellion, yng nghyd-destun y sector tai cymdeithasol yng Nghymru. Mae'r grŵp hwn yn cynnwys cynrychiolwyr o CIH Cymru, Cartrefi Cymunedol Cymru, TPAS Cymru, Shelter Cymru, CLILC, Tai Pawb a Llywodraeth Cymru.
8. Canfu dadansoddiad cychwynol y grŵp fod mentrau polisi arwyddocaol, deddfwriaeth a rheoliadau sydd eisoes yn bodoli sy'n gosod fframwaith cadarn i leihau'r risgiau sy'n ymwneud â phroblemau lleithder a llwydni difrifol, a chyflwr gwael yn gyffredinol. Fodd bynnag, daeth y grŵp i'r casgliad, er gwaethaf y mesurau presennol hyn, fod cyfleoedd clir i wella camau i fynd i'r afael â chyflwr gwael, er mwyn sicrhau y caiff y canlyniadau gorau i denantiaid eu cyflawni ac y caiff y risg i'w hiechyd a'u diogelwch ei leihau.
9. Nododd y grŵp gyfleoedd i wella atebolrwydd landlordiaid cymdeithasol a sicrhau bod eu hymatebion i leithder a llwydni a pheryglon eraill yn fwy tryloyw. O ganlyniad, argymhellwyd y dylid cyflwyno rheol newydd o fewn SATC 2023 mewn perthynas ag ymateb landlordiaid cymdeithasol i leithder, llwydni a pheryglon eraill. Dewiswyd defnyddio dulliau perfformiad presennol, yn hytrach na llwybr deddfwriaethol y byddai wedi bod angen deddfwriaeth sylfaenol ar ei gyfer, er mwyn rhoi'r rheol ar waith yn y ffordd gyflymaf. Blaenoriaeth Llywodraeth Cymru oedd gosod amserlenni clir, ar sail risg a dulliau adrodd tryloyw, gan ddarparu fframwaith atebolrwydd uwch a mwy o welededd i denantiaid fel y gallent geisio iawn lle y bo'n briodol.

Ymgynghoriad ar nodi rheol mewn perthynas ag ymateb landlordiaid cymdeithasol i leithder, llwydni a pheryglon eraill

10. Datblygwyd cwmpas a chynnwys yr ymarfer ymgynghori ar y cyd â'r grŵp rhanddeiliaid. Cytunwyd ar gyfnod ymgynghori 12 wythnos o hyd er mwyn ystyried y cynigion yn llawn, a rhannwyd yr ymgynghoriad â holl aelodau'r grŵp llywio yn ogystal â'r grwpiau ymgynghori statudol¹.
11. Ymdriniodd yr ymgynghoriad â materion gan gynnwys pa beryglon y dylai'r rheol newydd ymwneud â nhw, p'un a ddylai amserlen gyffredin ar gyfer ymchwilio neu unioni fod yn gymwys ai peidio a hyd amserlen o'r fath, sut y dylid trin peryglon y pennir eu bod yn peri 'risg

¹ O dan Ddeddf Tai 1996, mae'n rhaid i Weinidogion Cymru ymgynghori ag: (i) un corff neu fwy yr ymddengys ei fod/eu bod yn cynrychioli buddiannau landlordiaid cymdeithasol cofrestredig; (ii) un corff neu fwy yr ymddengys ei fod/eu bod yn cynrychioli buddiannau tenantiaid; ac (iii) un corff neu fwy yr ymddengys ei fod/eu bod yn cynrychioli buddiannau cymdeithasau tai lleol.

sylweddol'. Cynhaliwyd yr ymgynghoriad rhwng 01 Ebrill 2025 a 20 Mehefin 2025. Cafwyd 29 o ymatebion ac roedd 19 o'r rhain gan landlordiaid cymdeithasol.

12. Ar y cyfan, roedd yr ymatebion i'r ymgynghoriad yn gymysg. Roedd yn well gan landlordiaid cymdeithasol ddull gweithredu ar sail risg a fyddai'n fwy cymesur yn eu barn nhw, gyda hyblygrwydd i ymdrin â chyfyngiadau gweithredol, gan gyfeirio at bryderon ynglŷn â'r goblygiadau o ran adnoddau. I'r gwrthwyneb, roedd rhanddeiliaid eraill, gan gynnwys cynrychiolwyr tenantiaid a grwpiau eiriolaeth, yn tueddu i gefnogi cwmpas ehangach a gofynion mwy llym a safonedig er mwyn sicrhau tegwch, tryloywder a mesurau cryfach i warchod tenantiaid. Defnyddiwyd yr adborth hwn i lywio penderfyniad Ysgrifennydd y Cabinet ar fireinio rheol derfynol SATC.

Gweithredu

13. Cyhoeddodd Ysgrifennydd y Cabinet **ddatganiad ysgrifenedig** ar 19 Rhagfyr 2025 yn cyhoeddi y byddai SATC yn cael ei diweddarau er mwyn gosod amserlenni clir ar gyfer ymchwilio i beryglon a'u hunioni, gan gynnwys y rhai sy'n ymwneud â lleithder a llwydni. Cafodd atodiad i SATC yn nodi'r rheol newydd ac yn darparu canllawiau ei gyhoeddi ar yr un pryd, gan gadarnhau y daw'r rheol i rym o 1 Ebrill 2026.
14. Er mwyn cefnogi'r broses weithredu, bydd swyddogion yn cynnal sesiynau codi ymwybyddiaeth gyda phob landlord cymdeithasol. Caiff hyn ei gefnogi drwy Cartrefi Cymunedol Cymru a CLILC. Bydd hyn yn cynnwys esbonio gofynion y rheol newydd a threfniadau adrodd newydd. Sesiynau rhyngweithiol fydd y rhain a bydd swyddogion yn ystyried a oes angen canllawiau ychwanegol yn seiliedig ar adborth gan y sector. Mae sesiynau codi ymwybyddiaeth yn cael eu trefnu ar gyfer tenantiaid hefyd a chânt eu hwyluso gan Wasanaeth Ymgynghorol Cyfranogiad Tenantiaid Cymru (TPAS).
15. Mae Llywodraeth Cymru wedi darparu tua £2 biliwn o gyllid i landlordiaid cymdeithasol ers 2004 i gefnogi rhaglen wreiddiol SATC a wnaeth wella ansawdd tai cymdeithasol ledled Cymru yn sylweddol. Dros y ddwy flynedd ddiwethaf, mae bron £250m wedi cael ei ddyrannu i landlordiaid cymdeithasol yng Nghymru drwy'r Lwfans Atgyweiriadau Mawr, cyllid llenwi'r bwlc gwaddoli a Grant Gweithredu SATC. Mae hyn yn darparu pecyn o gymorth i landlordiaid cymdeithasol barhau i wella ansawdd eu tai cymdeithasol.

Monitro effaith

16. Adroddir ar gydymffurfiaeth â rheol newydd SATC fel rhan o adroddiad monitro cydymffurfiaeth â SATC. O fis Hydref 2026, ac yn flynyddol ar ôl hynny, bydd angen i landlordiaid cymdeithasol gyflwyno adroddiad monitro cydymffurfiaeth sy'n adrodd ar agweddau penodol ar y safon. Caiff y gwaith o fonitro Cyflwr Anniogel ei gynnwys o fis Hydref 2027, ar ôl y flwyddyn lawn gyntaf o weithredu.
17. Ochr yn ochr â hyn i wella tryloywder i denantiaid, bydd crynodeb lefel uchel o'r adroddiad cydymffurfiaeth yn ofynnol fel rhan o ffurflen chwarterol landlordiaid cymdeithasol. Disgwylir i'r adroddiad chwarterol cyntaf gael ei gyflwyno ddiwedd mis Mehefin 2026.
18. Bydd y ffurflen chwarterol yn darparu data landlordiaid cymdeithasol unigol y bydd y Rheoleiddiwr (ar ran Gweinidogion Cymru) yn eu defnyddio fel rhan o'u gweithgareddau rheoleiddio arferol. Mae'r adroddiadau data hyn yn ategu mentrau y cytunwyd arnynt gyda'r sector o dan y *Safon Renti a Thaliadau Gwasanaeth* ddiweddaraf. Yn benodol, ymrwymiad i weithio gyda Llywodraeth Cymru i gryfhau tryloywder ac atebolrwydd a gwella dysgu ac ymarfer drwy rannu data ar lefel uwch. Fel rhan o hyn, byddwn yn gweithio ar y cyd â'r sector i ddatblygu data perfformiad unigol, unwaith y byddwn wedi ymdrin ag unrhyw bryderon o ran ansawdd y data.

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19. Caiff y darlun data hwn ei wella hefyd yn sgil y model asesu rheoleiddiol diwygiedig a ddefnyddir gan y Rheoleiddiwr. Mae hyn yn cynnwys ystyried pa mor effeithiol yw goruchwyliaeth y Bwrdd Landlordiaid Cymdeithasol Cofrestredig o iechyd a diogelwch, gan gynnwys sicrwydd bod systemau a data sylfaenol yn gadarn.
 20. Mae Llywodraeth Cymru yn ymwybodol o waith parhaus Ombwdsmon Gwasanaethau Cyhoeddus Cymru mewn perthynas â chyflwr gwael, gan gynnwys lleithder a llwydni, mewn cartrefi cymdeithasol. Pan fydd Ombwdsmon Gwasanaethau Cyhoeddus Cymru yn cynnal cwyn yn erbyn Landlord Cymdeithasol Cofrestredig, caiff Llywodraeth Cymru ei hysbysu'n ffurfiol gan yr Ombwdsmon a'r landlord. Mae'r hysbysiad hwn yn nodi canfyddiadau'r ymchwiliad, yn amlinellu'r cynllun gweithredu a luniwyd i fynd i'r afael â'r materion a nodwyd, ac yn cadarnhau a dderbyniwyd holl argymhellion yr Ombwdsmon.
 21. Yn dilyn hynny, bydd Llywodraeth Cymru yn monitro'r broses o roi'r camau gweithredu y cytunwyd arnynt ar waith drwy'r Tîm Rheoleiddio er mwyn sicrhau y caiff camau unioni priodol eu cymryd o fewn yr amserlenni a nodwyd a bod yr argymhellion wedi cael eu hymgorffori'n llawn ac yn effeithiol.
 22. Mae swyddogion yn trafod â'r Ombwdsmon yn rheolaidd ac, er mwyn cryfhau'r gydberthynas hon ymhellach a hwyluso trefniadau rheolaidd i rannu data, mae gwaith cychwynnol yn mynd rhagddo i ddatblygu Memorandwm Cyd-ddealltwriaeth rhwng Ombwdsmon Gwasanaethau Cyhoeddus Cymru a'r Rheoleiddiwr.

Yr effaith ddisgwyliedig i denantiaid a landlordiaid cymdeithasol

23. O ganlyniad i gyflwyno'r rheol newydd hon, bydd tenantiaid yn cael budd o amseroedd ymateb a osodwyd yn genedlaethol, gan roi mwy o hyder iddynt na fydd problemau megis lleithder a llwydni yn cael eu gadael heb eu trin am gyfnodau hir. Ynghyd â'r gofynion data ar lefel uwch drwy'r adroddiad monitro cydymffurfiaeth a'r ffurflenni data chwarterol, bydd hyn yn creu mwy o atebolrwydd a thryloywder i denantiaid.
24. Lle nad oes modd atgyweirio'r perygl yn llawn o fewn cyfnod penodol o amser, bydd tenantiaid yn cael cynllun cryno ysgrifenedig yn:
 - Cadarnhau natur y perygl a nodwyd a ph'un a aseswyd ei fod yn peri niwed uniongyrchol ai peidio.
 - Nodi unrhyw gamau gweithredu a gymerwyd/a gaiff eu cymryd i wneud yr eiddo yn ddiogel.
 - Nodi manylion y gwaith a gaiff ei wneud i unioni'r perygl.
 - Nodi pryd mae'r gwaith yn debygol o ddechrau a gorffen.
 - Nodi'r trefniadau a wnaed i liniaru unrhyw risgiau i'r tenant yn y cyfamser.
 - Rhoi cyngor ar sut i gysylltu â'r landlord.
25. Wrth bennu a yw perygl yn cyflwyno "risg sylweddol", rhaid ystyried amgylchiadau'r tenant ac i ba raddau y mae'n agored i niwed. O ganlyniad, disgwyliar i denantiaid sydd ag iechyd gwael neu anghenion ychwanegol neu sy'n agored i niwed gael camau gweithredu cyflymach neu â blaenoriaeth uwch.
26. Cymerwyd gofal i adeiladu ar y fframwaith deddfwriaethol a rheoleiddiol presennol mewn perthynas â diogelu tenantiaid a sicrhau bod tai mewn cyflwr da. Fodd bynnag, mae Llywodraeth Cymru yn cydnabod y gall rhai landlordiaid brofi goblygiadau ychwanegol o ran adnoddau drwy gam gweithredu a dysgu'r rheol hon, yn enwedig mewn perthynas â'r gofynion adrodd ychwanegol a chamau i graffu mwy ar berfformiad.

Data ar gyflwr gwael a ddelir gan Lywodraeth Cymru

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27. Mae Llywodraeth Cymru yn casglu amrywiaeth o setiau data gwahanol sy'n berthnasol i deall pa mor gyffredin yw achosion o gyflwr gwael mewn tai cymdeithasol ac ansawdd y stoc tai cymdeithasol.
28. Mae'r Rheoleiddiwr yn casglu **data** nas dilyswyd bob chwarter ar gyfer pob Awdurdod Lleol sy'n dal stoc a phob Landlord Cymdeithasol Cofrestredig yn y categorïau canlynol.
- Nifer yr eiddo ag achos lleithder a llwydni ar agor ar ddiwedd y chwarter, p'un a ydynt wedi'u categorio o dan y System Mesur Iechyd a Diogelwch ar gyfer Tai ai peidio – i nodi cyfanswm yr achosion agored mewn chwarter.
 - Nifer yr achosion protocol cyn gweithredu newydd ar gyfer cyflwr gwael (gan gynnwys llythyrau hysbysu cynnar) a agorwyd yn ystod y chwarter.
 - Nifer yr achosion protocol cyn gweithredu ar gyfer cyflwr gwael a gyflwynwyd i'r Lllys yn ystod y chwarter.
 - Cyfanswm nifer yr honiadau o gyflwr gwael nas ymdriniwyd â nhw erbyn diwedd y chwarter.
29. Yn 2021, cynhaliodd Llywodraeth Cymru ymarfer sicrwydd gyda phob landlord cymdeithasol er mwyn deall polisi ac ymarfer mewn perthynas ag achosion o gyflwr gwael a chynnal ansawdd eu stoc dai. Mae hwn yn rhoi cipolwg ar y data ar landlordiaid cymdeithasol: [Cyflwr a diffyg atgyweirio tai cymdeithasol \[HTML\] | LLYW.CYMRU](#).
30. Mae Llywodraeth Cymru yn cyhoeddi adroddiad blynyddol ar beryglon a nodwyd drwy asesiadau'r System Mesur Iechyd a Diogelwch ar gyfer Tai fel rhan o'r cyhoeddiad ar Beryglon tai [Peryglon tai | LLYW.CYMRU](#). Er ei bod yn fwy cyffredin i'r asesiadau hyn gael eu cynnal yn y sector preifat, caiff rhai eu cynnal mewn perthynas â stoc landlordiaid cymdeithasol.
31. Adroddir ar ddata ar ansawdd tai cymdeithasol drwy Safon Ansawdd Tai Cymru [Safon Ansawdd Tai Cymru | LLYW.CYMRU](#). Ar 31 Mawrth 2023, roedd 100% o'r tai cymdeithasol yng Nghymru yn cyrraedd y Safon flaenorol â rhai methiannau derbyniol. Llwyddodd 78% i gydymffurfio'n llawn heb unrhyw fethiannau derbyniol. Disodlwyd y Safon flaenorol gan SATC newydd 2023 ar 1 Ebrill 2024. Bwriedir i'r cyhoeddiad ystadegol cyntaf ar y safon newydd gael ei gyhoeddi ar 26 Chwefror 2026, ond bydd yn cymryd sawl blwyddyn cyn y gellir defnyddio'r data i nodi tueddiadau o ran peryglon.
32. Ystyriodd [Arolwg Cyflwr Tai Cymru](#) 2017-18 bresenoldeb peryglon tai ym mhob deiliadaeth. Bydd Arolwg Tai Cymru 2027-28 yn darparu'r wybodaeth ddiweddaraf am ansawdd tai ledled Cymru, a disgwylir y prif ganlyniadau yn 2028-29, a chanfyddiadau manylach yn 2029-30.
33. Roedd Mynegai Amddifadedd Lluosog Cymru ([MALIC](#)) 2025 hefyd yn cynnwys amcangyfrif o bresenoldeb peryglon categori 1 mewn cartrefi ledled Cymru.

CIH Cymru response to consultation on hazardous disrepair in social housing.



Introduction

Social housing providers in Wales are committed to providing their tenants with a safe, sustainable and affordable place to call home. For many this is written into their mission statements and organisational values. This does not mean that there are never any issues relating to disrepair and response to hazards in every single social housing home in Wales. There are always improvements to be made to systems and the collection of data. The housing sector is committed to this improvement and the continuous development of good practice.

The extent of hazardous disrepair in social housing in Wales.

The social housing sector in Wales provides a home for 222,093 individuals¹. According to the latest Welsh housing conditions survey 7 per cent of social homes in Wales had a category one hazard. This is compared to 20 per cent of owner-occupied homes and 24 per cent of privately rented homes². This seems to suggest that overall, the likelihood of a hazard in a socially rented home is significantly lower than for other tenures. Yet this data has not been refreshed in nearly a decade due to the current absence of a stock condition survey in Wales.

There have been several high-profile disrepair issues in Wales over the last six months but without the data that a Welsh housing condition survey provides it is difficult to quantify the level of hazardous disrepair in social housing pan Wales. Individual social landlords will record this data as part of their internal record process but there is very much a need for the pan Wales data. We welcome the reinstatement of the Welsh housing condition survey in the next 12-18 months as part of understanding the level of hazardous disrepair in Wales. Yet we expect the

¹ Tenure type, 2021, England, Wales and regions of England, all households. [Office for National Statistics – Census 2021.](#)

² Welsh Housing Conditions Survey 2017-18: headline report (updated). <https://www.gov.wales/sites/default/files/statistics-and-research/2020-02/welsh-housing-conditions-survey-headline-results-april-2017-march-2018-update-570.pdf>



level to be low due to ongoing improvements being made to social homes in Wales as part of WHQS.

How effectively social landlords are currently responding to reports of hazardous disrepair.

Apart from the three high profile cases reported on by the ombudsman, generally social landlords in Wales are responding well to reports of hazardous disrepair. As previously mentioned, social landlords in Wales seek to provide individuals with a home that is of good quality, safe and secure. Whilst we are not naïve to think that this is the case 100 per cent of the time, we are confident that this commitment means that social landlords are doing everything they can to address hazardous disrepair in the homes they own. There are improvements to be made, nothing is perfect, but the sector is committed to improving homes and developing good practice. For many it is the organisation's core purpose and provides the foundation of their mission statement and organisational values.

CIH Cymru as the professional body for housing is committed to working with the housing sector in Wales to celebrate good practice and to ensure everyone in Wales can access a safe, suitable and affordable home.

The Welsh Government's creation of a new rule within the WHQS

In 2022 the Chartered Institute of Housing (CIH) and the National Housing Federation (NHF) set up the Better Social Housing Review (BSHR) to examine issues relating to the quality of social housing in England. This review was carried out over six months by a panel of independent experts with the report being published late 2022.

Following the publication of the BSHR CIH Cymru, along with Community Housing Cymru, wrote to the then Housing Minister Julie James suggesting that we needed a Wales approach to the issue of damp & mould, and wider disrepair, as the landscape was different to that in England.



The outcome of that exchange was that CIH Cymru, in partnership with Welsh Government and CHC, established a sector working group to look at disrepair more widely, specifically at legislation, regulation and current approaches to engagement with tenants on disrepair. This group has concluded that there are opportunities for improvements and development to ensure the best outcomes for tenants are delivered but that this work should relate more widely to hazards rather than specific types of hazards.

A consultation was held by Welsh government on a new rule to be included in the WHQS and whether or not this new rule should cover all 29 hazards set out in the Housing Health and Safety Rating System (HHSRS). The consultation also asked for views on a reasonable timeframe to respond to hazards reported and whether a remedy plan should be provided if the hazard cannot be remedied under normal emergency repair targets. The outcome of this consultation was the addendum to WHQS of a new rule covering hazards in social housing and the timescales to address these hazards, which goes live in April this year.

CIH Cymru wholly welcomes the introduction of the new rule within WHQS. Yet by including 28 of the 29 hazards it is likely to throw up some issues around approaches to implementation that may have unintended consequences for tenants and landlords. CIH Cymru supports the implementation of the new rule, playing a central role in its development, and we are not saying some of the that some hazards should be excluded or included but want to highlight some issues around proportionality in equivalising all hazards as part of the addendum the WHQS.

Some of the category 1 hazards such as noise are influenced by external and structural factors that may be beyond the scope of social landlords to fix. Noise can still impact a tenant even when all mitigating work has been undertaken. Rather it often requires a strategic approach underpinned by antisocial behaviour and neighbourhood management policies.



Another hazard that is becoming an emerging issue as we decarbonise our homes is excess heat. We often hear from our tenant members that their homes are often too hot in summer months because of the insulation added to homes as part of affordable warmth policies. Whilst this can and does pose a hazard to some tenants, a more strategic approach is needed to the thermal comfort of our homes to ensure a balance of affordable warmth and effective cooling.

We do however welcome the decision of Welsh government not to include overcrowding as a WHQS hazard. This will enable landlords to assess overcrowding holistically in the context of cultural choice and to mitigate the ongoing impact of the bedroom tax.

Overall, the addendum to WHQS will help Welsh social housing standards improve and ensure that every social housing tenant in Wales can access a safe, suitable and affordable home.

How the Welsh Government and social landlords are engaging and involving tenants in issues relating to hazardous disrepair.

Tenant engagement should not be related to just one issue. It should form a key part of the social landlord's function and how they develop the services they provide. As such we have addressed the issue of tenant engagement as a whole in responding to this question.

Whilst generally tenant engagement is good across Wales, with some examples of good practice, we still hear from tenants that engagement could improve. It should not matter who your landlord is, there should be the same commitment to tenant engagement. Tenants have also been clear in their conversations with us that engagement does not always happen during business hours and that the views of more tenants need to be considered. Tenants want to be engaged with, but traditional methods do not always work. Consideration of childcare to enable a single parent or carer is key for some tenants whilst others would prefer more



engagement via social media. We also need to consider how we thank tenants for their time as often paid engagement can impact benefit income.

We also need to look at how we can engage with those tenants who do not want to engage proactively with their landlord. How can we ensure that we capture their views during key contact points such as annual gas services.

We need to ensure that we value the role and experience of tenants within our social housing sector learning from others and tenants around how best to engage. Tenants are at the heart of what we do and as such tenants should be the ones to inform us how they want to be engaged with

Conclusion

We all know and understand the impact that a poor-quality home can have on an individual's health and wellbeing. As such social housing providers in Wales are committed to providing individuals with homes that are safe, suitable and secure. The new WHQS rule is a key element of this work. We look forward to continuing to work with social housing providers, Welsh government and tenants to ensure everyone in Wales can access a safe, suitable and affordable home.

Written Evidence Submission

Anglesey Council Housing Services

Inquiry: Social Landlords' Response to Hazardous Disrepair

Submitted to: Local Government and Housing Committee

Date: February 2026

1. Introduction

Anglesey Council Housing Services welcomes the opportunity to contribute evidence to the Committee's inquiry into social landlords' response to hazardous disrepair. We strongly support the Welsh Government's focus on improving systems for identifying, investigating and remedying hazards in social homes.

2. Extent of Hazardous Disrepair and Health Risks in Wales

Evidence from the Public Services Ombudsman for Wales shows nearly 800 complaints relating to disrepair between 2021 and 2024. Health impacts disproportionately affect vulnerable groups.

3. Effectiveness of Current Social Landlord Responses

Findings show inconsistent inspection quality and delays. Comparative evidence from England highlights similar systemic issues.

4. Welsh Government's WHQS Hazard Response Rule (Effective April 2026)

The Rule introduces mandatory investigation and response timescales. It strengthens transparency and aligns with Awaab's Law in England.

5. Proactive Steps Taken by Social Landlords

Proactive stock surveys, strengthened data systems, early interventions, and updated damp and mould policies are being adopted.

6. Tenant Engagement and Involvement

We support person-centred communication, written findings following inspections, and accessible information formats.

7. Conclusion and Recommendations

We support the WHQS Hazard Response Rule and recommend continued guidance, support for digital systems, and strengthened tenant engagement.

Tystiolaeth Ysgrifenedig - Iechyd Cyhoeddus Cymru

Ymchwiliad y Pwyllgor Llywodraeth Leol a Thai: Ymateb Landlordiaid Cymdeithasol i Gyflwr Anniogel Tai

Crynodeb

- Mae tai yn un o flociau adeiladu sylfaenol iechyd. Mae cysylltiad cryf rhwng lleithder, llwydni ac oerfel¹ â chlefyd anadlol (yn cynnwys asthma), salwch cardiofasgwlaidd, ac iechyd meddwl gwael.
- Mae'r niwed hwn yn effeithio'n anghymesur ar blant a theuluoedd sy'n byw mewn tldi, ac yn cyfrannu'n uniongyrchol at anghydraddoldebau iechyd².
- Mae Iechyd Cyhoeddus Cymru (ICC) yn cefnogi'r newidiadau arfaethedig i Safon Ansawdd Tai Cymru (SATC) i sicrhau bod landlordiaid cymdeithasol yn cymryd camau rhagweithiol i fynd i'r afael â pheryglon iechyd yn y cartref.
- Byddai ymestyn egwyddorion SATC i'r sector preifat yn sicrhau amddiffyniad cyson ar draws deiliadaethau ac yn lleihau anghydraddoldebau o ran risgiau iechyd sy'n gysylltiedig â thai.
- Mae Iechyd Cyhoeddus Cymru hefyd yn cefnogi cydweithio rhwng gwasanaethau tai ac iechyd, ynghyd â defnyddio mwy ar brofiad bywyd a rhannu data cryfach i lywio polisi ac ymarfer.

Cyflwyniad

Mae Iechyd Cyhoeddus Cymru yn croesawu'r cyfle i gyfrannu tystiolaeth ysgrifenedig i ymchwiliad y Pwyllgor Llywodraeth Leol a Thai. Mae'r ymchwiliad yn edrych ar gyflwr anniogel tai cymdeithasol a chamau Llywodraeth Cymru i gryfhau SATC drwy ei gwneud yn ofynnol i landlordiaid cymdeithasol ymchwilio i beryglon sydd â risg sylweddol o niwed uniongyrchol cyn pen 24 awr a'u hatgyweirio cyn pen 24 awr arall.

Mae Iechyd Cyhoeddus Cymru wedi ymateb i ymgynghoriadau Llywodraeth Cymru ar ansawdd tai o'r blaen, ac rydym yn parhau i gefnogi'r egwyddor bod tai iach yn hanfodol i ddiogelu a gwella iechyd y boblogaeth. Mae ein hymatebion blaenorol wedi pwysleisio'r angen am weithio cydgysylltiedig, monitro, a ffocws ar atal, mewn perthynas â lleithder a llwydni a pheryglon amgylcheddol eraill.

Ansawdd Tai a risgiau iechyd

Mae cyflwr tai yn benderfynydd ehangach sy'n dylanwadu ar iechyd ac anghydraddoldebau iechyd yng Nghymru. Canfu asesiad yn 2024 fod gan bron i 1 o bob 5 cartref yng Nghymru Berygl Categori 1, sy'n golygu bod y cartref mewn cyflwr sy'n beryglus i iechyd³. Mae gan bob un o'r 29 math hyn o berygl y potensial i effeithio ar iechyd a llesiant tenantiaid. Gall y peryglon hyn fod yn arbennig o niweidiol i blant. Er enghraifft, mae plant sy'n byw mewn cartref gyda llwydni neu leithder mewn mwy o berygl o ddatblygu asthma, alergeddau a chyflyrau anadlol eraill.⁴

Mae gan Gymru rai o'r stoc tai hynaf yn Ewrop⁵ ac mae anheddau hyn yn fwy tebygol o gynnwys peryglon Categori 1⁶. Er enghraifft, mae tai hyn yn fwy tebygol o gynnwys paent plwm a phlymio plwm. Mae data Iechyd Cyhoeddus Cymru yn dangos lefelau

uchel o blwm yn y gwaed mewn cymunedau mwy difreintiedig, ac mae'n debygol bod llawer o'r aelwydydd yr effeithir arnynt yn byw mewn tai cymdeithasol⁷. Gall hyd yn oed cyswllt lefel isel â phlwm achosi niwed gydol oes i iechyd, dysgu a chyfleoedd bywyd plant.

Mae tai o ansawdd gwael yn cyfrannu'n sylweddol at glefydau anadlol, salwch cardiofasgwlaidd, anafiadau, iechyd meddwl gwael, a phwysau y gellir ei osgoi ar iechyd a gwasanaethau iechyd⁸. Mae ymchwil profiad bywyd Iechyd Cyhoeddus Cymru (i'w gyhoeddi ar 10 Mawrth 2026) yn dangos bod pobl yng Nghymru yn profi lleithder sydd wedi effeithio ar iechyd eu plant. *"Roedd y tŷ hwn yn llawn llwydni a lleithder pan symudon ni i mewn, ... roedd ar ddillad gwely fy mhlant, ac roedd yn rhaid i mi symud fy nwy ferch hŷn allan o'u hystafell wely."* *"Roedd rhaid i un plentyn gael anadlydd... yn y gaeaf roedd rhaid iddi gymryd anadlydd oherwydd yr oerfel."* (P9) Mae ceisio rheoli'r llwydni hefyd yn effeithio ar eu llesiant: *"Dydw i ddim yn meddwl ei fod yn dda i'w hiechyd meddwl gorfod symud dodrefn a newid ystafelloedd yn ddi-baid."*

O safbwynt iechyd y cyhoedd, mae SATC yn rhoi cyfle i symud tuag at ddull ataliol o fynd i'r afael â pheryglon yn y cartref. Drwy nodi ac ymateb i risgiau'n gynnar, yn hytrach nag aros am gwynion neu niwed difrifol, gall systemau tai ac iechyd gydweithio i amddiffyn trigolion cyn i amodau waethygu.

Gall cryfhau monitro iechyd yr amgylchedd ac ymgorffori llwybrau adrodd clir a hygyrch sicrhau bod problemau'n cael eu codi a'u datrys yn gyflym ac yn ddiogel. Mae'r dull hwn yn lleihau pwysau ar wasanaethau iechyd drwy atal pobl rhag gorfod ymweld â'u meddyg teulu yn ddiangen, ac atal derbyniadau i'r ysbty a salwch hirdymor, yn ogystal â hyrwyddo cartrefi iachach a mwy diogel. Mae hefyd yn adlewyrchu'r dewisiadau a glywodd Iechyd Cyhoeddus Cymru gan y rhai sydd â phrofiad bywyd o dai afiach, sydd eisiau gallu rhannu eu gwybodaeth unwaith a gweld gwasanaethau'n cydweithio, fel bod eu stori'n cael ei chofio, ei pharchu, a'i defnyddio i ddarparu cymorth hwylus a mwy cydgysylltiedig.

Mae'r budd economaidd i gymdeithas o gael gwared ar y peryglon hyn hefyd yn bwysig. Mae Iechyd Cyhoeddus Cymru wedi [amcangyfrif](#) y byddai cael gwared ar y peryglon mwyaf difrifol o dai yng Nghymru, yn arbed £95 miliwn y flwyddyn i'r GIG mewn costau triniaeth wedi'u hosgoi. Amcangyfrifir bod y gost lawn i gymdeithas o adael pobl yn byw mewn tai gwael yng Nghymru tua £1 biliwn y flwyddyn.⁹

Gan edrych tua'r dyfodol, bydd newid hinsawdd yn cynyddu'r risgiau o wres, oerfel a llifogydd, gan niweidio ansawdd tai ymhellach a chynyddu niwed i iechyd oni bai bod cartrefi'n cael eu haddasu'n rhagweithiol.

Safon Ansawdd Tai Cymru ac amserlenni

Mae Iechyd Cyhoeddus Cymru yn cefnogi newidiadau i SATC i wella amodau byw ac o ganlyniad gwella iechyd a lleihau anghydraddoldebau iechyd. Mae'r cynigion hyn a'r amserlenni newydd yn gam sylweddol tuag at ymgorffori iechyd mewn polisi tai.

Dylai SATC barhau i fynd i'r afael â pheryglon amgylcheddol fel plwm, lleithder a llwydni, a risgiau sy'n gysylltiedig â'r hinsawdd fel gorboethi, oerfel a llifogydd, yn enwedig mewn tai hŷn.

Er bod yr ymchwiliad hwn yn canolbwyntio ar dai cymdeithasol, byddai Iechyd Cyhoeddus Cymru yn cefnogi archwilio cyfleoedd i ymestyn SATC i'r sector rhentu preifat. Canfu'r arolwg diweddaraf o Gyflwr Tai Cymru fod gan y sector rhentu preifat y stoc tai hynaf yn gyffredinol a chyfran uwch o dai o ansawdd gwael (e.e. yn cynnwys lleithder neu beryglon eraill)¹⁰. Byddai tenantiaid y sector rhentu preifat yn elwa ar roi fwy o amddiffyniadau a phŵer i wasanaethau iechyd yr amgylchedd orfodi safonau.

Mae Iechyd Cyhoeddus Cymru yn cefnogi model tai sy'n cynnwys:

Dull cydweithredol

Yn ein cyhoeddiad sydd ar ddod, a fydd yn cael ei gyhoeddi ym mis Mawrth 2026, mae Iechyd Cyhoeddus Cymru yn dangos bod rhanddeiliaid yn cefnogi cydweithio agosach ar draws gwasanaethau tai, iechyd, gofal cymdeithasol a gwasanaethau cymunedol. Ystyrir bod cyfathrebu clir a gweithlu medrus yn hanfodol ar gyfer cyflawniad effeithiol.

Gall dod â thimau gwasanaethau tai, iechyd yr amgylchedd, gofal sylfaenol ac iechyd y cyhoedd ynghyd wella'r broses o nodi a mynd i'r afael ag amodau byw peryglus yn sylweddol. Mae hyn eisoes yn amlwg mewn mentrau llwyddiannus ledled Cymru, fel y prosiect [Cymru Gyntes – Cartrefi Iach, Pobl Iach](#) a amlygwyd yn ein hadroddiad a gyhoeddwyd yn 2025 sef [Llunio dyfodol cartrefi iach yng Nghymru sy'n iach i blant a theuluoedd i fyw ynddynt](#).

Wrth edrych tua'r dyfodol, mae Strategaeth Tai ac Adfywio Cymru¹¹ yn cynnig cyfle gwirioneddol i ymgorffori'r dull cydgysylltiedig hwn, gan droi cydweithio yn welliannau go iawn i gartrefi, iechyd a llesiant pobl.

Ymgysylltu â phrofiad bywyd

Fel y nodwyd yn ein hymateb i'r ymgynghoriad blaenorol, mae profiad bywyd ac adborth gan denantiaid yn hanfodol a dylai lywio gwella gwasanaethau. Mae angen ymgorffori profiad bywyd drwy ymgysylltu cynnar ac ystyrlon er mwyn sicrhau bod polisiau'n adlewyrchu'r heriau y mae pobl yn eu profi a'u bod yn ymarferol i'w cyflawni.

I gyflawni hyn, dylid ymgorffori profiad bywyd ar draws dylunio a chyflawni polisiau drwy gyflogi pobl sydd â phrofiad bywyd mewn rolau strategol, paneli cyd-gynhyrchu, ac ymgysylltu hirdymor â theuluoedd. Mae angen i hyn fod yn arfer craidd gyda'r rhwystrau lleiaf posibl i gyfranogiad. Dylid integreiddio profiad bywyd hefyd mewn fframweithiau monitro a gwerthuso i asesu effaith ymyriadau tai ar iechyd a llesiant.

Integreiddio data iechyd a thai

Mae rhanddeiliaid wedi dweud wrthym hefyd fod data mwy cydgysylltiedig a chyson ar gyflwr tai yn rhoi dealltwriaeth gliriach o'r cysylltiadau rhwng tai ac iechyd, gyda gwybodaeth yn cael ei dwyn ynghyd ar draws awdurdodau lleol, darparwyr tai, gwasanaethau iechyd a'r trydydd sector trwy well rhyngweithredu ac ansawdd data.

Un ffordd y gellid mynd i'r afael â hyn yw drwy Arolygon Tai Cymru rheolaidd a manwl, gyda ffocws cryf ar ddangosyddion sy'n gysylltiedig ag iechyd. Byddai data arolwg gwell yn galluogi gwell dealltwriaeth o ran:

- cyffredinrwydd a dosbarthiad peryglon,
- anghydraddoldebau rhanbarthol, cymdeithasol-economaidd ac iechyd, a'r
- berthynas rhwng amodau tai a chanlyniadau iechyd.

Byddai diweddarau Arolwg Cyflwr Tai Cymru yn fwy rheolaidd yn cryfhau llunio polisiau sy'n seiliedig ar dystiolaeth, ac yn sicrhau bod penderfyniadau'n cael eu llywio gan y data mwyaf cyfredol.

Casgliad

Mae Iechyd Cyhoeddus Cymru yn ystyried bod cyflwr anniogel tai yn broblem iechyd y cyhoedd y gellir ei hatal. Mae SATC newydd yn gam cadarnhaol ymlaen, a gellir cryfhau ei weithrediad ymhellach trwy ganolbwyntio ar atal, gweithio cydgysylltiedig, ymgysylltu ystyrllon â thenantiaid a rhannu data yn gryfach rhwng tai ac iechyd.

Mae sicrhau cartrefi diogel ac iach yn un o'r ymyriadau mwyaf pwerus sydd ar gael i leihau anghydraddoldebau iechyd a gwella canlyniadau hirdymor i bobl Cymru.

¹ Health Equals. (2025). New data shows more than 1 in 4 of us live in homes that could harm our health. Health Equals. https://healthequals.org.uk/data_insights/homes-that-harm-health/

² Holden, K. A., Lee, A. R., Hawcutt, D. B., & Sinha, I. P. (2023). The impact of poor housing and indoor air quality on respiratory health in children. *Breathe* (Sheffield, Lloegr), 19(2), 230058. <https://doi.org/10.1183/20734735.0058-2023>

³ Gofal a Thrwsio Cymru (2024). *Polisi ac Ymchwil: Cyflwr Tai*.

⁴ Gehrt, Daniel a Hafner, Marco a Christoffersen, Jens. (2021). Impacts of the indoor environment in our homes and schools on child health: A novel analysis using the EU-SILC Database. https://www.researchgate.net/publication/354793221_Impacts_of_the_indoor_environment_in_our_homes_and_schools_on_child_health_A_novel_analysis_using_the_EU-SILC_Database

⁵ Grŵp Cyngori ar Ddatgarboneiddio Cartrefi yng Nghymru (2019). *Adolygiad annibynnol ar ddatgarboneiddio cartrefi yng Nghymru: Adroddiad i Weinidogion Cymru* (Hawlfraint y Goron). Llywodraeth Cymru. <https://www.llyw.cymru/adolygiad-annibynnol-ar-ddatgarboneiddio-cartrefi-yng-nghymru-adroddiad>

⁶ Llywodraeth Cymru. (2020). *Arolwg Cyflwr Tai Cymru 2017-18: Prif ganlyniadau (wedi'u diweddarau) Ebrill 2017 i Fawrth 2018* (Datganiad Ystadegol Cyntaf SFR 10/2020). Llywodraeth Cymru. <https://www.llyw.cymru/sites/default/files/statistics-and-research/2020-02/welsh-housing-conditions-survey-headline-results-april-2017-march-2018-update-570.pdf>

⁷ Iechyd Cyhoeddus Cymru. (dim dyddiad). *Cyswllt â Phlwm*. Iechyd Cyhoeddus Cymru. <https://icc.gig.cymru/gwasanaethau-a-thimau/iechyd-cyhoeddus-amgylcheddol/cyswllt-a-phlwm/>

⁸ Y Weinyddiaeth Tai, Cymunedau a Llywodraeth Leol, yr Adran Iechyd a Gofal Cymdeithasol, ac Asiantaeth Diogelwch Iechyd y DU. (2024). *Understanding and addressing the health risks of damp and mould in the home*. <https://www.gov.uk/government/publications/damp-and-mould-understanding-and-addressing-the-health-risks-for-rented-housing-providers/understanding-and-addressing-the-health-risks-of-damp-and-mould-in-the-home--2>

⁹ Nicol S, Garrett H, Woodfine L, Watkins G, Woodham A. (2019). *Cost lawn tai gwael yng Nghymru*, Building Research Establishment Ltd, Iechyd Cyhoeddus Cymru, Llywodraeth Cymru.

¹⁰ Llywodraeth Cymru. (2018). *Arolwg Cyflwr Tai Cymru (prif ganlyniadau): Ebrill 2017 i Fawrth 2018*. <https://www.llyw.cymru/arolwg-cyflwr-tai-cymru-prif-ganlyniadau-ebrill-2017-i-mawrth-2018>

¹¹ Llywodraeth Cymru. (2025). *Crynodeb o Ymatebion: Papur Gwyn ar sicrhau llwybr tuag at Dai Digonol, gan gynnwys Rhenti Teg a Fforddiadwyedd*. <https://www.llyw.cymru/papur-gwyn-ar-creu-llwybr-tuag-dai-digonol-gan-gynnwys-rhenti-teg-fforddiadwyedd>

Eitem 6.2



**Housing, Communities
and Local Government
Committee**

John Griffiths MS
Chair of the Local Government and Housing Committee
Senedd Cymru
By email

4 February 2026

Dear John,

Pre-legislative scrutiny of the draft Commonhold and Leasehold Reform Bill

I am writing to inform your Committee that the Housing, Communities and Local Government Committee has launched our [pre-legislative scrutiny inquiry](#) into the draft Commonhold and Leasehold Reform Bill. The Government has requested that we undertake this inquiry to examine the draft Bill before legislation goes through its formal parliamentary stages.

The draft Bill's provisions will extend and apply to England and Wales, and so I would be particularly interested in any work which your Committee has undertaken regarding leasehold reform in Wales. If your Committee wishes to share your views on the draft Bill in response to our [inquiry Terms of Reference](#), we would be very grateful for a written submission.

In addition to our call for written evidence, we are also conducting an [online survey](#) to seek views on the draft Bill from leaseholders and from freehold homeowners who pay private estate charges (sometimes known as 'fleecehold'). The survey closes on 31 March 2026.

I would be very grateful if you would share the details of our inquiry and the online survey with your Committee members, and if you would consider promoting our online survey to affected homeowners where appropriate.

Best wishes,

Florence Eshalomi MP
Chair, Housing, Communities and Local Government Committee

Huw Irranca-Davies AS/MS
Y Dirprwy Brif Weinidog ac Ysgrifennydd y Cabinet dros
Newid Hinsawdd a Materion Gwledig
Deputy First Minister and Cabinet Secretary for Climate
Change and Rural Affairs



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref HID-PO-067-26

Mike Hedges AS
Cadeirydd
Y Pwyllgor Deddfwriaeth, Cyfiawnder a'r Cyfansoddiad
Senedd Cymru

3 Chwefror 2026

Annwyl Mike,

Rwy'n ysgrifennu yn unol â'r Cytundeb Cysylltiadau Rhyngsefydliadol i'ch hysbysu am yr unfed cyfarfod ar ddeg o'r Pwyllgor Sefydlog Rhyngweinidogol, a fydd yn cael ei gynnal ar 5 Chwefror 2026. Byddaf yn ymuno arlein.

Disgwylir i'r drafodaeth ganolbwyntio ar Ddiogelwch Etholiadol, Adroddiad Modiwl 2 Ymchwiliad Covid-19 y DU, a materion byw gan gynnwys deddfwriaeth y DU a Chonfensiwn Sewel.

Anfonir copi o'r llythyr hwn at Gadeiryddion y Pwyllgorau canlynol: Cyfrifon Cyhoeddus a Gweinyddiaeth Gyhoeddus; Iechyd a Gofal Cymdeithasol; a Llywodraeth Leol a Thai.

Byddaf yn rhoi diweddariad ar ôl y cyfarfod yn unol â'r trefniadau arferol.

Yn gywir

Huw Irranca-Davies AS/MS
Y Dirprwy Brif Weinidog ac Ysgrifennydd y Cabinet dros Newid Hinsawdd
a Materion Gwledig
Deputy First Minister and Cabinet Secretary for Climate Change and Rural Affairs

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:
0300 0604400

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Gohebiaeth.Huw.Irranca-Davies@llyw.cymru
Correspondence.Huw.Irranca-Davies@gov.wales

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Huw Irranca-Davies AS/MS
Y Dirprwy Brif Weinidog ac Ysgrifennydd y Cabinet dros
Newid Hinsawdd a Materion Gwledig
Deputy First Minister and Cabinet Secretary for Climate
Change and Rural Affairs



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref: HID-PO-076-26

Mike Hedges AS
Cadeirydd
Y Pwyllgor Deddfwriaeth, Cyfiawnder a'r Cyfansoddiad
Senedd Cymru

9 Chwefror 2026

Annwyl Mike,

Y Cytundeb Cysylltiadau Rhyngsefydliadol: Y Pwyllgor Sefydlog Rhyngweinidogol

Rwy'n ysgrifennu yn unol â'r cytundeb cysylltiadau rhyngsefydliadol i'ch hysbysu bod unfed cyfarfod ar ddeg y Pwyllgor Sefydlog Rhyngweinidogol (IMSC), a oedd i fod i gael ei gynnal ar 5 Chwefror 2026, wedi'i ohirio.

Byddwn yn rhoi gwybod ichi pan fydd dyddiad newydd wedi'i gadarnhau.

Anfonir copi o'r llythyr hwn at Gadeiryddion y Pwyllgorau canlynol: Cyfrifon Cyhoeddus a Gweinyddiaeth Gyhoeddus; Iechyd a Gofal Cymdeithasol; a Llywodraeth Leol a Thai.

Yn gywir

Huw Irranca-Davies AS/MS
Y Dirprwy Brif Weinidog ac Ysgrifennydd y Cabinet dros Newid Hinsawdd
a Materion Gwledig
Deputy First Minister and Cabinet Secretary for Climate Change and Rural Affairs

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

Tudalen y pecyn 102
We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Jayne Bryant AS/MS

Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai
Cabinet Secretary for Housing and Local Government



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref JB/PO/90/26

John Griffiths AS
Cadeirydd
Y Pwyllgor Llywodraeth Leol a Thai
Senedd Cymru

SeneddTai@senedd.cymru

19 Chwefror 2026

Annwyl John

Y Cytundeb Cysylltiadau Rhyngsefydliadol: Y Grŵp Rhyngweinidogol (IMG) ar gyfer Tai, Cymunedau a Llywodraeth Leol.

Yn unol â'r cytundeb cysylltiadau rhyngsefydliadol, ysgrifennaf i roi'r wybodaeth ddiweddaraf am gyfarfod yr IMG ar gyfer Tai, Cymunedau a Llywodraeth Leol a gynhaliwyd ar 4 Chwefror 2026.

Cynhaliwyd y cyfarfod yn rhithwir gan Weinidog Cymunedau Gweithrediaeth Gogledd Iwerddon, Gordon Lyons ACD. Hefyd yn bresennol roedd y Gwir Anrhydeddus Steve Reed AS, Ysgrifennydd Gwladol Llywodraeth y DU dros Dai, Cymunedau a Llywodraeth Leol, a Màiri McAllan ASA, Ysgrifennydd Cabinet Llywodraeth yr Alban dros Dai.

Roedd agenda'r cyfarfod yn canolbwyntio ar bynciau sy'n ymwneud â datblygu a chyflawni strategaethau tai, gan gyfeirio at gynyddu'r cyflenwad ar draws pob deiliadaeth ac adeiladu cymunedau a lleoedd ffyniannus, cynaliadwy.

Trafododd y grŵp yr arferion gorau ar gyfer polisïau tai sy'n seiliedig ar le, yn ogystal â heriau ac atebion i gynyddu'r cyflenwad tai ledled y DU. Cytunodd y grŵp fod cynyddu'r cyflenwad tai ar draws pob deiliadaeth yn hanfodol i adeiladu cymunedau ffyniannus, cynaliadwy. Cytunodd pob llywodraeth i weithio gyda'i gilydd i ddarparu cartrefi i bawb ledled y DU, gyda Gweinidogion yn nodi manteision y berthynas weithio gadarnhaol sydd eisoes yn bodoli rhwng swyddogion ac yn cytuno i'r cydweithredu hwn rhwng swyddogion barhau.

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Manteisiais hefyd ar y cyfle i dynnu sylw at bwysigrwydd cau'r bwlch rhwng budd-daliadau sy'n gysylltiedig â thai a chost wirioneddol rhentu, yn enwedig drwy'r Lwfans Tai Lleol.

Daeth y cyfarfod i ben gyda chadarnhad y byddai'r llywodraethau'n gweithio gyda'i gilydd ar lefel swyddogion i gytuno ar bwy fyddai'n cadeirio cyfarfod nesaf yr IMG ar gyfer Tai, Cymunedau a Llywodraeth Leol. Bydd dyddiad addas ac eitemau agenda yn cael eu nodi maes o law.

Cyhoeddwyd datganiad ar y cyd yn dilyn y cyfarfod, sydd ar gael [yma](#).

Gobeithio y bydd yr wybodaeth hon o gymorth.

Yn gywir,

A handwritten signature in black ink that reads "Jayne Bryant". The signature is written in a cursive, flowing style.

Jayne Bryant AS/MS

Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai
Cabinet Secretary for Housing and Local Government

Jayne Bryant AS/MS
Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai
Cabinet Secretary for Housing and Local Government



Llywodraeth Cymru
Welsh Government

Elin Jones AS
Y Llywydd
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23 Chwefror 2026

Annwyl Lywydd

Ar 12 Chwefror 2026, cyflwynodd Llywodraeth y DU y Bil Cynrychiolaeth y Bobl gerbron Tŷr Cyffredin.

Mae ehangder a chymhlethdod y Bil yn sylweddol, ac mae'n cynnwys 81 o gymalau ac 11 o atodlenni sy'n ymdrin ag ystod eang o faterion etholiadol, y mae llawer ohonynt yn dechnegol eu natur. Mae fy swyddogion yn gweithio drwy ddarpariaethau'r Bil, a'n dadansoddiad cychwynnol yw bod y Bil yn gwneud darpariaeth berthnasol at ddibenion Rheol Sefydlog 29. Bydd felly yn ofynnol gosod Memorandwm Cydsyniad Deddfwriaethol. Er ein bod wedi ymwneud yn gynhyrchiol â Llywodraeth y DU ac wedi cael cyfle i gyfrannu at y gwaith o ddatblygu'r ddeddfwriaeth cyn i'r Bil gael ei gyhoeddi, mae maint a chymhlethdod y Bil, a'i ddatblygiad parhaus hyd at ei gyflwyno, wedi bod yn her o ran cynnal ein gwaith dadansoddi.

Er y bydd y Memorandwm Cydsyniad Deddfwriaethol yn cael ei osod cyn gynted â phosibl, oherwydd maint a chymhlethdod y Bil, bydd hyn y tu allan i'r terfyn amser arferol o bythefnos yn Rheol Sefydlog 29. Ein nod yw gosod y Memorandwm Cydsyniad Deddfwriaethol cyn i'r Senedd gael ei diddymu, a hynny o dan y disgwyliad y bydd angen gosod Memorandwm Cydsyniad Deddfwriaethol arall ar ôl yr etholiad fel y gall y goblygiadau o ran cydsyniad gael eu hystyried gan y Senedd nesaf.

Rwy'n anfon copi o'r llythyr hwn at y Cwnsler Cyffredinol, y Pwyllgor Deddfwriaeth, Cyfiawnder a'r Cyfansoddiad, ac at y Pwyllgor Llywodraeth Leol a Thai.

Yn gywir

Jayne Bryant AS/MS
Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai
Cabinet Secretary for Housing and Local Government

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**Children, Young People
and Education Committee**

Prif Weithredwr, Cymdeithas Llywodraeth Leol Cymru
Chris Llewellyn

17 Chwefror 2026

Blaenoriaethu addysg yn y setliad llywodraeth leol terfynol

Annwyl Chris,

Rwy'n ysgrifennu ar ran y Pwyllgor yn dilyn ein sesiwn graffu gyffredinol ddiweddar ar 4 Chwefror gydag Ysgrifennydd y Cabinet dros Addysg.

Yn ystod y sesiwn, pwysleisiodd yr Ysgrifennydd Cabinet ei hymrwymiad i sicrhau cyllid craidd ychwanegol ar gyfer addysg fel rhan o'r setliad llywodraeth leol terfynol – amcan y nododd hi gyntaf yn ystod gwaith craffu ar y gyllideb ddrafft ar 27 Tachwedd 2025¹. Rydym yn croesawu ei chadarnhad bod hyn wedi'i adlewyrchu i raddau ystyrlon yn y gyllideb derfynol, gan arwain at £112.8 miliwn ychwanegol i lywodraeth leol.²

Esboniodd hefyd, yn dilyn trafodaethau ar draws y Llywodraeth, fod Ysgrifennydd y Cabinet dros Dai a Llywodraeth Leol wedi ysgrifennu at awdurdodau lleol ar 20 Ionawr i danlinellu bod y buddsoddiad ychwanegol hwn yn cydnabod y pwysau ariannol sy'n wynebu gwasanaethau addysg a gofal cymdeithasol.

Rydym yn croesawu'r gydnabyddiaeth hon o'r heriau y mae ysgolion yn eu hwynebu a pha mor bwysig yw sicrhau eu bod yn cael eu hariannu'n ddigonol. Ar adeg pan fo'r sefyllfa o ran cyllid cyhoeddus yn parhau i fod yn hynod heriol, rydym yn cydnabod efallai na fydd yr adnodd ychwanegol a ddarperir drwy'r Grant Cymorth Refeniw yn gallu ymdopi â'r holl bwysau hyn. Fodd

¹ Y Pwyllgor Plant, Pobl Ifanc ac Addysg, 27 Tachwedd 2025, Cofnod y Trafodion, paragraff 35.

² Y Pwyllgor Plant, Pobl Ifanc ac Addysg, 4 Chwefror 2026, Cofnod y Trafodion, paragraff 11.



bynag, rydym yn gweld y setliad terfynol gwell fel ffordd hanfodol o alluogi awdurdodau lleol i gefnogi ysgolion i'r eithaf.

Drwy gydol proses y gyllideb, rydym wedi bod yn ymwybodol iawn o'r pwysau ariannol hyn ar ysgolion. Roedd eich cyflwyniad i ymgynghoriad y Pwyllgor Cyllid yn ddatganiad clir am yr heriau ariannol sy'n wynebu awdurdodau lleol, gan gynnwys y bwlch o £137 miliwn ar gyfer 2026-27 a'r pwysau cynyddol sy'n gysylltiedig ag anghenion dysgu ychwanegol (ADY). Cydnabu Ysgrifennydd y Cabinet dros Addysg ddifrifoldeb y sefyllfa hon yn ystod ein sesiwn craffu ar y gyllideb ar 27 Tachwedd. Nododd hi fod rhai awdurdodau lleol bellach yn cynnwys ADY ar eu cofrestrau risg corfforaethol.³ Atgyfnerthodd ei thystiolaeth yr angen i barhau i flaenoriaethu gwasanaethau addysg craidd.

Ei barn hi - ac rydym yn rhannu'r farn honno - yw mai'r hyn sydd ei angen fwyaf ar ysgolion yw cyllid craidd sefydlog a digonol i gyflawni eu gwaith o ddydd i ddydd, sy'n cael yr effaith fwyaf ar fywydau plant a phobl ifanc. Rydym yn sylweddoli bod awdurdodau lleol yn ymwybodol o'r ffaith hon, gan eu bod nhw'n agosach at y gwaith caib a rhaw. Gwyddom fod cyllid craidd ar gyfer ysgolion yn cael ei ddarparu'n bennaf drwy'r Grant Cymorth Refeniw ac mai awdurdodau lleol sy'n penderfynu sut i ddyrannu'r adnoddau sydd ar gael iddynt. Yn y cyd-destun hwnnw, mae'r cynnydd mewn cyllid craidd yn gyfle pwysig i barhau i flaenoriaethu addysg. Rydym am weld y cyllid hwn yn cyrraedd gwasanaethau addysg.

Nodwn hefyd fod llythyr Ysgrifennydd y Cabinet dros Dai a Llywodraeth Leol at awdurdodau lleol yn dweud bod y setliad yn "cynnig cyfle gwerthfawr i awdurdodau lleol ddyrannu adnoddau sylweddol i'w hysgolion, i ganolbwyntio ar bwysau allweddol anghenion dysgu ychwanegol, cludiant i'r ysgol, y gweithlu a llwyth gwaith".

Yng ngoleuni hyn a safbwynt Ysgrifennydd y Cabinet dros Addysg, rydym am danlinellu pwysigrwydd defnyddio'r adnoddau ychwanegol yn y setliad i gefnogi ysgolion. Rydym yn cydnabod yn llawn y cyd-destun ariannol anodd y mae awdurdodau lleol yn gweithredu ynddo a'r ystod eang o gyfrifoldebau y mae'n rhaid i chi eu cydbwysu, gan gynnwys y pwysau mawr arall, sef gofal cymdeithasol. Serch hynny, mae'r uchelgais rydym yn ei rhannu i wella canlyniadau i blant a phobl ifanc yn dibynnu ar sicrhau bod y system gyfan yn gallu cynnal y cynnydd yr ydym i gyd am ei weld.

Felly, rydym yn gobeithio y bydd awdurdodau lleol yn ystyried yn ofalus sut y gall y cynnydd mewn cyllid craidd gefnogi gwasanaethau addysg orau, yn enwedig mewn meysydd fel ADY, cludiant i'r ysgol, y gweithlu a llwyth gwaith. Gyda thymor newydd y Senedd a Llywodraeth Cymru ar y gorwel, mae hyn yn teimlo fel moment bwysig i bob rhan o'r system gydweithio'n agos. Mae awdurdodau lleol yn bartneriaid cyflawni hanfodol ym maes addysg. Rydym yn awyddus i sicrhau, wrth i gyfrifoldeb

³ Y Pwyllgor Plant, Pobl Ifanc ac Addysg, 27 Tachwedd 2025, Cofnod y Trafodion, paragraff 34.

drosglwyddo i bwyllgor olynol yn y Senedd nesaf, fod dysgwyr yn parhau i gael y sefydlogrwydd a'r cymorth sydd eu hangen arnynt drwy gyllid digonol i ysgolion.

Rydym yn anfon copi o'r llythyr hwn at Ysgrifennydd y Cabinet dros Addysg, Ysgrifennydd y Cabinet dros Dai a Llywodraeth Leol a Chadeirydd y Pwyllgor Llywodraeth Leol a Thai iddynt fod yn ymwybodol ohono, gan gydnabod bod hon yn foment bwysig i gryfhau sylfeini'r system addysg am flynyddoedd i ddod.



Buffy Williams AS

Cadeirydd

Y Pwyllgor Plant, Pobl Ifanc ac Addysg

cc

Lynne Neagle AS, Ysgrifennydd y Cabinet dros Addysg, Llywodraeth Cymru

Jayne Bryant AS, yr Ysgrifennydd Cabinet dros Lywodraeth Leol a Thai

John Griffiths AS, Cadeirydd y Pwyllgor Llywodraeth Leol a Thai

Croesewir gohebiaeth yn Gymraeg neu'n Saesneg.

We welcome correspondence in Welsh or English.



Peredur Owen Griffiths AS
Cadeirydd
Y Pwyllgor Cyllid
Senedd Cymru

Mark Isherwood AS
Cadeirydd
Y Pwyllgor Cyfrifon Cyhoeddus a
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Cyfeirnod: AC535/caf
Dyddiad cyhoeddi: 26 Chwefror 2026

Annwyl Peredur a Mark

Heriau a chyfleoedd ar gyfer gwasanaethau cyhoeddus Cymru

Fel y gwyddoch chi, rwy'n agosáu at ddiwedd fy nhymor fel Archwilydd Cyffredinol dros gyfnod sy'n cyd-fynd ag etholiad y Senedd. Beth bynnag fydd y blaenoriaethau o ran polisiau ar gyfer Llywodraeth nesaf Cymru, mae'r weinyddiaeth newydd yn wynebu rhai cwestiynau mawr ynghylch cynaliadwyedd ein gwasanaethau cyhoeddus yn y dyfodol.

Yn ddiweddar, fe wnaethom ryddhau cyfres o bodlediadau a oedd yn trafod fy safbwynt ar rai o'r materion hynny. Roedd fy myfyrdodau yn seiliedig ar waith Archwilio Cymru yn ystod yr wyth mlynedd diwethaf, fel y maent hefyd wedi'u crynhoi drwy fy adroddiadau cynharach Darlun o Wasanaethau Cyhoeddus, fy sylwebaeth 'O ymdrin â heriau wrth iddynt godi i ddiogelu at y dyfodol, a fy adroddiad 'Dim amser i'w gollu' ar weithredu Deddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015. Mae'r podlediadau hefyd yn cyffwrdd â themâu a drafodwyd wrth i mi ymddangos gerbron y Pwyllgor Cyllid ar 5 Tachwedd 2025 fel rhan o'i waith craffu ar gyllideb Llywodraeth Cymru ac yn fy nhystiolaeth ysgrifenedig ategol. Mae'r dystiolaeth honno'n tynnu sylw at amryw o enghreifftiau perthnasol o fy ngwaith mwy diweddar.

Wrth i'ch pwyllgorau gyrraedd diwedd eu tymhorau eu hunain, roeddwn i eisiau cofnodi crynodeb o rai o'r myfyrdodau sydd y tu ôl i'r gyfres podlediad, er nad yw hyn, mewn unrhyw ffordd, yn gynhwysfawr.

Yn rhwystredig efallai, nid yw llawer o'r hyn yr wyf wedi'i nodi yn newydd; er enghraifft, mae fy myfyrdodau ar ein cyd-destun gwasanaeth cyhoeddus yn adlewyrchu materion a godwyd gan fy rhagflaenydd a, chyn hynny, gan sylwebwyr eraill. Mae'r materion hyn, yn fy marn i, yn bwysicach byth. Yn ystod fy amser fel Archwilydd Cyffredinol, rwyf wedi gweld llawer sy'n dda. Ond mae'r heriau sy'n wynebu gwasanaethau cyhoeddus yn enfawr a'r cyfle i wella'n sylweddol. Gobeithio y bydd y Senedd a Llywodraeth nesaf Cymru yn manteisio ar y myfyrdodau hyn, a gwaith gwych fy nghydweithwyr yn Archwilio Cymru, wrth iddynt geisio ymdrin â'r materion hynny.

Wrth i mi sefyll i lawr, hoffwn ddiolch i'r ddau Bwyllgor a'r Senedd ehangach am eu cefnogaeth i waith Archwilio Cymru drwy gydol fy naliadaeth .

Yn gywir



ADRIAN CROMPTON
Archwilydd Cyffredinol Cymru

Copiwyd i: Bwyllgorau Polisi a Deddfwriaeth y Senedd

Myfyrdodau'r Archwilydd Cyffredinol ar yr heriau a chyfleoedd ar gyfer wasanaethau cyhoeddus Cymru

Mae gan Gymru wasanaeth cyhoeddus cryf a galluog

Mae pobl Cymru yn dibynnu ar ein gwasanaethau cyhoeddus – rydym yn gweld eu heffaith a'u darpariaeth o'n cwmpas yn ein hysgolion, ein hysbytai, ein cartrefi, ein hamgylchedd, ein cymunedau.

Mae'r gwasanaethau hynny, yn eu tro, yn dibynnu ar fedrusrwydd, gwaith caled ac ymroddiad cannoedd o filoedd o weision cyhoeddus – staff rheng flaen, gwleidyddion, uwch arweinwyr – a'u cymhelliant yw gwasanaethu eu cymunedau a gwella bywydau pobl eraill.

Mae gwasanaethau wedi cael eu herio gan ddau ddegawd o bwysau ariannol, newid demograffig a chymdeithasol, galw cynyddol, a heriau ehangach yn sgil newid hinsawdd, Brexit a digwyddiadau byd-eang. Fe wnaeth pandemig COVID-19 ysgwyd ein cymdeithas i'w chraidd a galwodd am ymateb digynsail. Mae effeithiau gweddilliol y pandemig gyda ni o hyd heddiw, ar ffurf galw ôl-gronol am wasanaethau a newidiadau sylfaenol i gymdeithas ac ymddygiad.

Mae llawer i fyfyrrio arno a dysgu o'r ymateb i'r pandemig, gan ein bod yn dal i'w weld wrth i ymchwiliad cyhoeddus y DU a chraffu ehangach fynd rhagddynt. Fodd bynnag, dylem gydnabod ein bod hefyd wedi gweld y gwasanaeth cyhoeddus yng Nghymru ar eu gorau yn ystod yr ymateb. Parhaodd gweithwyr rheng flaen â'u gwaith hanfodol, yn aml o dan bwysau enfawr; cydweithiodd y GIG a'r llywodraeth leol a chanolog i gyflawni mentrau achub bywydau megis y rhaglen Profi, Olrhain, Diogelu a brechu torfol; addasodd pob rhan o'r gwasanaeth cyhoeddus yn gyflym trwy weithio o bell ac ailgynllunio gwasanaeth i barhau i gefnogi'u cymunedau.

Er y bu'n gyfnod ofnadwy i gymaint o bobl, dangosodd yr ymateb yr hyn y gellir ei gyflawni pan fydd gwasanaethau cyhoeddus wedi'u huno ar amcan clir, cyffredin ac yn gweithredu'n unfryd. Gwelsom hyn hefyd yn y ffordd y gwnaeth gwasanaethau cyhoeddus weithio gyda'i gilydd i gefnogi a darparu ar gyfer pobl o Wcráin a ddadleolwyd ac a gyrhaeddodd yng Nghymru o ddechrau 2022 ymlaen, gan ategu'r hyn a ddysgwyd o'r ymateb i'r pandemig.

Ond nid yw cyflenwi gwasanaeth rhagorol yn ymwneud ag ymateb i argyfyngau'n unig. Mae gan y cyhoedd hawl i ddisgwyl hynny bob amser ac i'r hyblygrwydd, y cydweithredu a'r cyflymder y gwnaethom ni eu gweld yn y pandemig fod yn safonol.

Dylent hefyd ddisgwyl bod arian cyhoeddus yn cael ei reoli'n dda ac yn rhoi gwerth da am arian.

Heriau parhaus a rhai sy'n datblygu

Trwy waith fy swyddfa, rwyf wedi adrodd yn gyson ar rai heriau parhaus sy'n wynebu'r sector cyhoeddus.

Pwysau ariannol

Mewn llywodraeth leol, mae cyllidebau o dan bwysau. Mae costau sy'n cynyddu'n gyflym mewn meysydd fel gwasanaethau plant a llety dros dro yn dod â rhai cynghorau yn agos at ddibyn cynaliadwyedd ariannol.

Yn gyffredinol, rydym yn gweld bod gan gynghorau afael cadarn ar y pwysau ariannol uniongyrchol arnynt, ond gyda llawer yn dibynnu ar gronfeydd wrth gefn i gydbwysu cyllidebau.

Mae'r dull hwn yn anghynaliadwy yn y tymor hir. Rhaid i gynghorau unigol, a'r sector yn ei gyfanrwydd, gryfhau eu gwaith cynllunio, rhagamcanu a goruchwyllo yn y tymor hir os dynt i barhau i fod yn hyfyw yn ariannol.

Yn y GIG, pasiodd y Senedd ddeddfwriaeth yn 2014 sy'n ei gwneud yn ofynnol i gyrrff iechyd unigol adennill costau, hyd yn oed dros gyfnod o dair blynedd a bod â chynlluniau ariannol tymor canolig sydd wedi'u cymeradwyo gan Lywodraeth Cymru. Ond er gwaethaf y disgwyliadau statudol hyn, nid yw'r rhan fwyaf o fyrddau iechyd wedi gallu bodloni'r ddyletswydd adennill costau honno ers sawl blwyddyn.

Er gwaethaf y lefelau uchaf erioed o fuddsoddi a lefelau cynyddol o arbedion, mae byrddau iechyd yn ei chael yn anodd rheoli costau oherwydd y galw cynyddol am wasanaethau, twf cyffredinol mewn costau cyflog, a phwysau eraill yn sgil chwyddiant. Gyda'r rhan fwyaf o fyrddau iechyd yn dal i fethu â chynhyrchu cynlluniau tair blynedd wedi'u mantoli'n ariannol, mae'n annhebygol y bydd sefyllfa gyffredinol diffyg mewn cyllid y GIG yn newid yn y dyfodol rhagweladwy.

Mae'r pwysau ariannol hynny yn ysgogi ffocws dealladwy ar reoli arian yn y tymor byr. Ond mae'r dull adweithiol hwn yn rhwystro'r cynllunio tymor hwy a'r newidiadau trawsnewidiol sydd eu hangen arnom i greu gwasanaethau mwy cynaliadwy yn ariannol.

Mae hyn oll cyn i ni ychwanegu pwysau ehangach i'r gymysgedd, er enghraifft o ran y buddsoddiad sydd ei angen ar y GIG i gefnogi blaenoriaethau polisi ynghylch datgarboneiddio, ymdrin ag effeithiau newid hinsawdd, a helpu cymdeithas i addasu. Rwyf wedi adrodd yn flaenorol bod maint y gwariant a allai fod ei angen yn y meysydd hyn, ac o ble y bydd y cyllid hwnnw'n dod, yn parhau i fod yn aneglur.

Yn erbyn y cefndir hwn, mae elwa i'r eithaf ar bob punt o wariant cyhoeddus yn hanfodol. Mae gwaith fy swyddfa i'n rhoi sicrwydd bod arian cyhoeddus yn cael ei reoli'n dda. Mae llawer o gyrff cyhoeddus yn dangos llywodraethiant ac atebolrwydd cryf. Fodd bynnag, mae yna wastraff, gwallau a thwyll o hyd. Mae ymarferion fel y cynllun paru data yr ydym yn eu hwyluso fel rhan o Fenter Twyll Genedlaethol y DU yn rhan bwysig o'n cyd-destun atal twyll. Fodd bynnag, mae llawer mwy y mae angen i gyrff cyhoeddus ei wneud i wella o ran ymateb i risgiau twyll cynyddol.

Galw a pherfformiad

Mae newid demograffig a chymdeithasol, ac effaith barhaus y pandemig yn ysgogi'r galw cynyddol.

Mewn rhai meysydd pwysig, mae perfformiad ac ansawdd y gwasanaeth yn dirywio. Gwnaeth fy adroddiad ar wasanaethau canser yn 2025, er enghraifft, ddisgrifio methiant i gyrraedd targedau amser aros allweddol ac anghydraddoldebau cynyddol mewn canlyniadau er gwaethaf mwy o gyllid. Mae prinder gweithlu, seilwaith sy'n heneiddio, a disgygliadau cynyddol y cyhoedd yn gwaethygu'r materion hyn.

Nid yw dyrannu mwy o arian yn gwarantu datrysiad. Heblaw am 2022-23, mae'r GIG wedi gweld cynnydd sylweddol, uwch na chwyddiant yn ei gyllid yn ystod y blynyddoedd diwethaf ond eto nid yw'n gallu adennill ei gostau ac mae perfformiad mewn sawl maes yn anfodhaol.

Ac mae'r gyfran gynyddol honno sy'n cael ei gymryd gan y GIG yn ddi-os yn rhoi'r adnoddau sydd ar gael ar gyfer meysydd eraill o dan bwysau. Mae angen ail-gydbwysu'r patrwm newidiol hwnnw o gyllid rhwng sectorau os yw gwasanaethau pwysig i fod yn gynaliadwy, ac mae angen cyflawni gwell ganlyniadau drwyddi draw gyda'r arian cyhoeddus sydd ar gael.

Cymhlethdod a darnio

Mae'r cyd-destun darparu gwasanaethau cyhoeddus yng Nghymru yn orlawn. Er enghraifft, mae fy swyddfa i'n archwilio cyfrifon bron i 100 o gyrff a strwythurau

cyhoeddus mwy, hyd yn oed cyn ystyried cyrff llai eraill yr wyf yn eu harchwilio, yn enwedig y 700 a mwy o gynghorau tref a chymuned.

Yn ogystal â hyn, mae trefniadau partneriaeth a chydweithredu amrywiol yn bodoli i ymdrin â'r heriau a'r problemau nad yw sefydliadau unigol yn gallu ymdrin â nhw ar eu pen eu hunain; er enghraifft, Byrddau Gwasanaethau Cyhoeddus, Byrddau Partneriaeth Rhanbarthol a Chyd-bwyllgorau Corfforedig.

Mae'r strwythurau partneriaeth hyn yn amrywio o ran effeithiolrwydd – rhai yn dda iawn ac eraill nad ydynt cystal. Maent yn aml yn gweithio mewn ôl troed daearyddol gwahanol a gall fod ganddynt aelodaeth ac amcanion sy'n gorgyffwrdd. Mae pob un ohonynt yn gofyn am gyfraniadau gan lawer o'r un gweithredwyr, gan ledaenu'r adnoddau sydd ar gael yn fwy tenau.

Heb amheuaeth, er bod pob un o'n cyrff cyhoeddus a'n strwythurau partneriaeth wedi'i wreiddio mewn rhesymeg â bwriad da, mae'r effaith gyfunol yn rhy gymhleth.

Mae'r cymhlethdod hwnnw'n arwain at system sy'n gallu bod yn dameidiog ac yn araf, gyda chyfrifoldebau sy'n gorgyffwrdd a llinellau atebolrwydd aneglur. Gall y cymhlethdod hwn rwystro trawsnewid a'i gwneud hi'n anodd i ddinasyddion lywio gwasanaethau neu ddeall pwy sy'n gyfrifol am beth.

Mae ein gwaith hefyd yn dangos faint o gyrff cyhoeddus sydd yn aml yn methu â dirnad persbectif defnyddwyr gwasanaethau. Mae hyn yn effeithio ar ddylunio gwasanaethau, dealltwriaeth y cyhoedd o linellau atebolrwydd, a gallu defnyddwyr gwasanaeth i lywio'r hyn a all fod yn systemau cymhleth a heb eu cyfeirio'n dda.

Ymddiriedaeth a hyder

Mae gennyf bryderon cynyddol am ddirywiad ymddiriedaeth a hyder mewn gwasanaethau cyhoeddus a strwythurau llywodraethu ledled Cymru.

Nid yw hynny'n unigryw i Gymru ac mae ffactorau y tu hwnt i'n rheolaeth yn cyfrannu at hyn – materion geowleidyddol ehangach a gwleidyddiaeth ddomestig, newidiadau cymdeithasol, newid yn y ffordd y mae pobl yn mynd at y cyfryngau, gwybodaeth a dadansoddiad, barn y cyhoedd ar wleidyddiaeth yn genedlaethol ac yn rhyngwladol.

Mae rhai ffactorau, fodd bynnag, o dan ein rheolaeth, i raddau mwy helaeth. Er mwyn ennill a chynnal ymddiriedaeth a hyder y cyhoedd, mae'n rhaid i ni ddangos yn gyson bod darpariaeth gwasanaethau cyhoeddus yn amserol ac o ansawdd da. Pan fydd canlyniadau'n wael ac nad ydynt i'w gweld yn gwella – neu eu bod yn gwaethygu – nid yw'n syndod bod y cyhoedd yn colli hyder yng ngallu'r sector cyhoeddus. Nid

cymaint yn ymdrechion unigolion a gwasanaethau rheng flaen, ond yn sefydliadol ac fel system gyfan.

Gwyddom o'n gwaith ein hunain a thystiolaeth ehangach bod tlodi ac anghydraddoldeb yn parhau i fod wedi'u gwreiddio'n ddwfn mewn llawer o gymunedau, er gwaethaf ymdrechion gorau llywodraeth leol ac eraill.

Yn yr un modd, mae fy ngwaith yn y GIG wedi dangos bod methu â chyrraedd targedau mewn meysydd allweddol fel amseroedd aros ar gyfer triniaethau dewisol ac amseroedd trosglwyddo ambiwlansys, yn anffodus, wedi dod yn sefyllfa arferol erbyn hyn. Mae hyn yn effeithio ar forâl staff a bydd yn lliwio barn cleifion.

Ffactor arall, yr wyf i'n gallu ei weld yn uniongyrchol, yw llywodraethiant. Efallai nad hwn yw'r achos mwyaf amlwg o ran diffyg hyder y cyhoedd, ond credaf ei fod yn bwysig.

Mae'r mwyafrif llethol o sefydliadau'r sector cyhoeddus yn cael eu llywodraethu'n dda, y rhan fwyaf o'r amser. Yn anffodus, fodd bynnag, rwyf wedi adrodd ar ormod o enghreifftiau o lywodraethiant sefydliadol gwael ym mhob haen o'r sector cyhoeddus – o Lywodraeth Cymru ei hun i'r GIG, llywodraeth leol, rhai sefydliadau llywodraeth ganolog, a'r haen leiaf o lywodraeth yn ein cynghorau tref a chymuned.

Rwy'n ofni bod hyd yn oed nifer fach o achosion o'r fath yn lliwio safbwynt y cyhoedd o lywodraethiant y sector cyhoeddus yn gyffredinol. Mae'r methiannau hyn bob amser yn cynnwys rhai gwendidau yn y broses, fel cadw cofnodion gwael, cymhwyso polisi'n wael, neu ddiffyg tryloywder. Ond yn fwy arwyddocaol, yn fy marn i, mae llawer o fethiannau llywodraethiant mewn sefydliadau cyhoeddus wedi'u gwreiddio nid yn y broses, ond mewn ymddygiad dynol.

Os yw'r rhai yn y sector cyhoeddus, yn enwedig mewn swyddi arweinyddiaeth, yn colli golwg ar y gwerthoedd a'r mathau o ymddygiad gofynnol, mae'r effeithiau'n niweidiol. Maent yn ymddangos ar ffurf gwneud penderfyniadau gwael, perthnasoedd yn chwalu, arian cyhoeddus yn cael ei wastraffu – talu setliadau, ffioedd cyfreithiol neu ymgynghori – ac arweinyddiaeth sefydliadol a darpariaeth gwasanaethau â diffyg ffocws.

A phob tro y mae'r cyhoedd yn gweld enghreifftiau o'r fath, mae'n tanseilio ymhellach eu hyder a'u hymddiriedaeth: ymddiriedaeth sy'n hanfodol os bydd y cyhoedd i gefnogi'r math o drawsnewid sydd ei angen arnom i wneud ein gwasanaethau cyhoeddus yn gynaliadwy ar gyfer y tymor hir.

Cyfleoedd i wneud pethau'n well

Cael y pethau sylfaenol yn gywir

Mae cyflenwi gwasanaethau cyhoeddus effeithiol yn dechrau gyda chael y pethau sylfaenol yn gywir. Mae blynyddoedd o bwysau ariannol wedi gadael rhai meysydd pwysig heb fuddsoddiad digonol ac mae angen ymdrin â hyn os ydym eisiau gwella gwasanaethau a chynyddu cynhyrchiant y sector cyhoeddus.

Digidol

Mae'r dechnoleg eisoes yn bodoli i drawsnewid cyflenwi gwasanaethau, lleihau costau a gwella profiad y defnyddiwr. Rwy'n cydnabod bod y sector cyhoeddus eisoes yn gweithio i wella ei ddull gweithredu o ran gwireddu manteision datrysiadau digidol a nodi gwasanaethau sydd angen eu trawsnewid.

Mae'n rhaid i'r gwaith hwn newid systemau TG hynafol, gwella ansawdd a rhannu data, recriwtio a chadw sgiliau prin y mae galw mawr amdanynt ar draws yr economi, ac ail-lunio cyflenwi gwasanaethau gyda dinasyddion a defnyddwyr wrth wraidd hynny. Mae'r her yn sylweddol.

Mae'r enillion effeithlonrwydd posibl yn y gwasanaethau hynny'n enfawr, gyda gwasanaethau cyhoeddus mwy modern ac ymatebol yn cyflenwi gwell gwasanaeth i gwsmeriaid. Fodd bynnag, rwyf i hefyd wedi pwysleisio pwysigrwydd cydbwysio gwariant ar seilwaith â gwaith i ymdrin ag achosion sylfaenol allgau digidol. Ac er bod deallusrwydd artiffisial yn cyflwyno cyfle gwych, nid yw heb risg.

Mae fy ngwaith ar strategaethau digidol cynghorau wedi datgelu cynnydd anwastad. Dim ond hanner cynghorau Cymru oedd â strategaethau digidol cyfredol, ac nid oedd gan lawer ohonynt drefniadau cadarn ar gyfer darparu adnoddau, monitro a gwerthuso effaith.

Yn y GIG, gall trawsnewid digidol fod yn araf iawn a gall cyfyngiadau cyllid a chapasiti, heriau llywodraethu gwybodaeth, a diffyg cysondeb o ran y dull 'Unwaith i Gymru' ei wneud yn anoddach byth.

Mae un enghraifft wych o'r heriau hyn i'w gweld yn fy adroddiad blaenorol ar weithredu System Gwybodaeth Gofal Cymunedol Cymru lle, yn anffodus, nid oedd gwirionedd gweithredu yn bodloni'r uchelgais wreiddiol.

Yn fwy penodol ac yn agosach at adref, byddai'n bosibl gwneud fy ngwaith archwilio yn llawer mwy effeithlon ac effeithiol pe bai gan y cyrff yr ydym yn eu harchwilio systemau modern ar gyfer eu gwybodaeth ariannol a pherfformiad. Mewn llawer o achosion, mae gan gyrff systemau annibynadwy sy'n heneiddio ac sy'n anodd eu holi neu eu hintegreiddio.

Mae llawer o systemau'n hen ac nid ydynt yn addas i'r diben, gan gyfyngu ar allu sefydliadau i reoli gweithrediadau'n effeithiol neu ddarparu data amserol, dibynadwy ar gyfer archwilio a gwneud penderfyniadau. Mae'r diffyg technolegol hwn yn rhwystro sicrwydd ac atebolrwydd, ac yn hanfodol, y gallu i foderneiddio a chyfuno gwasanaethau i'w gwneud yn fwy effeithlon a gwella profiad y defnyddiwr terfynol.

Felly nid yw buddsoddi mewn llwyfannau cyllid a pherfformiad wedi'u diweddarau er budd yr archwilydd yn unig – mae hynny'n fater cymharol ymylol. Y cwestiwn pwysicaf, a'r hyn a ddylai fod ar flaen meddyliau uwch arweinwyr, yw sut y gallant ddisgwyl cynnal sefydliadau wedi'u llywodraethu'n dda, a gwneud penderfyniadau gwybodus, hebddyn nhw? Gall systemau sydd wedi heneiddio hefyd gynyddu risgiau seiberddiogelwch, rhywbeth na all cyrff cyhoeddus fforddio bod yn hunanfodlon yn ei gylch.

Gweithlu

Mae pwysau ar y gweithlu yn thema barhaus ar draws fy ngwaith. Ym mhob sector a llawer o feysydd arbenigol, mae heriau staffio – wedi'u gwaethygu gan y galw cynyddol – wedi rhoi straen ar ddarpariaeth gwasanaethau.

Mae enghreifftiau o'n gwaith yn cynnwys heriau capasiti a gallu yng ngwasanaeth sifil Llywodraeth Cymru, pwysau sy'n deillio o heriau recriwtio a chadw yn y GIG ac addysg, ac mewn meysydd arbenigol eraill fel trawsnewid digidol, cynllunio, teithio llesol, diogelwch adeiladau, ac amddiffyn rhag llifogydd.

Gwelwn yn ein harchwiliad o waith cyfrifon hefyd fod llawer o sefydliadau yn cael trafferth recriwtio a chadw gweithwyr cyllid proffesiynol o ansawdd uchel. Mae hyn yn bryder, ac nid yn unig oherwydd bod angen i'r bobl hyn helpu i gynhyrchu setiau o gyfrifon o ansawdd da, ond oherwydd bod gan y proffesiwn cyllid ran bwysig wrth lunio llwybr i ddyfodol mwy cynaliadwy i'n gwasanaethau cyhoeddus.

Mae cystadleuaeth am sgiliau arbenigol yn anorfod, hyd yn oed o fewn y sector cyhoeddus, a bydd bob amser cwestiynau i gyrff cyhoeddus ofyn i'w hunain am yr hyn y maen nhw'n ei wneud yn fewnol a beth allai sefydliadau eraill ei wneud. Ond mae angen dull cryfach o ddatblygu strategaethau gweithlu cydlynol, creu modelau staffio sy'n gydnaws ag anghenion gwasanaethau yn y dyfodol, a datblygu staff yn

unol â hynny. Heb hyn, mae uchelgeisiau polisi yn wynebu risg o gael eu tanseilio gan gyfyngiadau gweithredol.

Rheoli asedau a seilwaith

Mae cynnal a chadw a gwella asedau presennol yn effeithlon, megis ffyrdd, ysbytai, ysgolion ac amddiffynfeydd rhag llifogydd yr un mor bwysig â chael gwerth am arian wrth ddatblygu seilwaith newydd. Wedi'r cyfan, bydd asedau newydd ond yn darparu y manteision a addawyd os cânt eu cynnal yn briodol.

Yn rhy aml mae ein gwaith wedi tynnu sylw at ymdrechion ofer i fod yn ddarbodus drwy ganiatáu ôl-groniadau gwaith cynnal a chadw. Nid lleiaf o fewn y GIG, lle gall heriau gydag ystad sydd wedi dyddio achosi aneffeithlonrwydd, cost ac effaith negyddol ar ofal cleifion.

Felly mae dull gweithredu disgybledig o ran rheoli asedau, ar gyfer pob rhan o'r ystad gyhoeddus, yn elfen hanfodol o'r newid y mae angen i ni ei weld.

Ar y cyfan, mae Llywodraeth Cymru yn gwario mwy na £3 biliwn y flwyddyn ar seilwaith, er bod llawer o hynny'n cael ei gyflawni drwy gyrff cyhoeddus eraill. Mae fy adolygiad diweddar o sut mae'r Llywodraeth yn rheoli'r gwariant sylweddol hwnnw yn dangos ymdrech glir i'w alinio â chanlyniadau strategol ehangach.

Ond ni fydd y buddion hyn yn ymddangos heb unrhyw ymdrech. Bydd angen ymdrech ar y cyd i drefnu dulliau'r Llywodraeth – ymwreiddio'r manteision hyn mewn cynlluniau o'r cychwyn cyntaf a sicrhau eu bod yn cael eu cyflawni dros y tymor hwy. Mae hi o fewn gallu Llywodraeth Cymru i gywiro'r materion hyn, ond maent yn dibynnu ar welliant parhaus mewn rheoli rhaglenni a phrosiectau nad yw wedi'i gyflawni hyd yma.

Mae'r gwendidau sylfaenol yn rhai o flociau adeiladu sylfaenol ein gwasanaeth cyhoeddus yn cyfrannu at yr ail faes y credaf fod angen newid, sef cynhyrchiant a gwerth am arian yn y sector cyhoeddus.

Cynhyrchiant a gwerth am arian

Yn wyneb pwysau'r galw cynyddol a chyllidebau wedi'u hymestyn fwyfwy, mae gwella cynhyrchiant a darparu gwell gwerth am arian yn hanfodol.

Mae ein gwaith yn tynnu sylw at rai o heriau cynhyrchiant i'r sector cyhoeddus, yn enwedig yn y GIG lle nad yw'r allbynnau o ran gweithgarwch wedi cynyddu yn

gymesur â mewnbynnau ychwanegol o ran arian a capasiti mewn meysydd fel gofal wedi'i gynllunio.

Rwy'n siŵr bod arweinwyr ar draws y sector cyhoeddus yn rhannu uchelgais i wneud newid sylweddol o ran cynhyrchiant. Mae digon o dystiolaeth o'r enghreifftiau cadarnhaol yr ydym wedi'u canfod yn ein gwaith i fod yn hyderus y gellir rhyddhau symiau sylweddol o arian cyhoeddus. Ond bydd angen dull disgybledig, wedi'i ganolbwyntio, traws-lywodraethol dros sawl blwyddyn i wireddu'r potensial yn llawn a gwneud yr eithriadol yn arferol.

Felly, mae fy adroddiadau yn tynnu sylw at y ffaith nad yw Gwerth am Arian yn ymwneud â gwario llai yn unig, mae'n ymwneud â gwneud yr arian sydd gennym weithio'n well. Enghraifft dda yw nifer y bobl sydd yn yr ysbyty yn aros i gael eu rhyddhau. Er bod rhywfaint o welliant wedi bod yn ddiweddar, mae'r darlun ledled Cymru yn parhau i fod yn heriol, gan lyncu costau enfawr ac effeithio'n niweidiol ar lif cleifion a'r adsefydlu gorau posibl i gleifion.

Mae llawer o oedi wrth ryddhau o ganlyniad i aros am gymorth gofal cymdeithasol, sy'n aml yn gysylltiedig â phwysau cyllid ac adnoddau mewn awdurdodau lleol. Byddai gwell cyllid i gynyddu capasiti gofal cymdeithasol felly yn rhyddhau adnoddau sylweddol y GIG ac yn cynrychioli ffordd gost-effeithiol o wella profiad a chanlyniadau cleifion.

Yng nghyd-destun cyllidebau cyfyngedig a galw cynyddol, rhaid i gyrff cyhoeddus ganolbwyntio ar ddeilliannau, nid allbynnau'n unig, a sicrhau bod pob punt sy'n cael ei gwario yn cyfrannu'n ystyrlon at les y cyhoedd. Ar lefel sylfaenol iawn, mae ein gwaith yn dangos, yn rhy aml, nad oes gan gyrff cyhoeddus ddata dibynadwy i asesu gwerth am arian ac nad ydynt yn glir ynghylch y canlyniadau y maent yn ceisio'u cyflawni.

Dangosodd fy ngwaith ar Deithio Llesol, er enghraifft, sut mae Llywodraeth Cymru ei hun yn aneglur ynghylch sut y dylai ei pholisi gael ei asesu. O ganlyniad, buddsoddwyd symiau sylweddol heb ffordd gadarn o asesu ei effeithiolrwydd a'i werth am arian.

Ac rwyf wedi adrodd yn flaenorol ar sut nad oedd Llywodraeth Cymru wedi gwneud digon i sicrhau bod ei buddsoddiad mewn tai fforddiadwy yn cyfrannu at amcanion polisi ehangach ac i allu dweud stori glir i'r perwyl hwnnw.

Mae adrodd ar ganlyniadau'n effeithiol yn achosi trafferth i lawer o sefydliadau cyhoeddus. Mae perfformiad yn dueddol o ganolbwyntio ar allbynnau—megis nifer y

gwasanaethau a gyflenwir—heb werthuso'r gwahaniaeth y mae'r gwasanaethau hynny yn ei wneud.

Mae'n hanfodol hefyd bod y sector cyhoeddus yn gweld gwerth am arian trwy lens Deddf Llesiant Cenedlaethau'r Dyfodol, sy'n ei gwneud yn ofynnol i gyrff cyhoeddus ystyried effeithiau hirdymor, atal, integreiddio, cydweithredu a chymryd rhan. Fel yr wyf i wedi pwysleisio trwy fy adroddiadau ar weithredu'r Ddeddf, ni allwn fforddio i wasanaethau cyhoeddus ddylunio atebion nad ydynt yn diwallu anghenion pobl, rhoi baich ar ysgwyddau cenedlaethau'r dyfodol o ran costau uwch y gellir eu hosgoi, neu gollu cyfleoedd i gyflawni mwy gyda'r un arian neu lai o arian.

Mae'r ffocws dygn a llawr cliriach hwnnw ar ddarparu gwerth am arian hefyd yn gofyn am newid meddylfryd i un sy'n canolbwyntio ar atal a'r tymor hwy.

Newid i feddylfryd hirdymor, ataliol

Mae Iechyd Cyhoeddus Cymru wedi amcangyfrif bod enillion o £14 am bob £1 a fuddsoddir mewn ymyriadau iechyd cyhoeddus. Mae hyn yn cynnwys llai o alw ar ysbytai, gofal cymdeithasol, tai, a gwasanaethau brys.

Ond yn rhy aml, mae gwasanaethau cyhoeddus yn gweithredu mewn modd argyfwng, gan ymateb i bwysau uniongyrchol yn hytrach na chynllunio ar gyfer y dyfodol. Mae cylchoedd cyllideb blynyddol, penderfyniadau cyllido adweithiol, a chymhellion gwleidyddol sy'n blaenoriaethu buddugoliaethau cyflym dros ganlyniadau cynaliadwy yn atgyfnerthu'r dull gweithredu tymor byr hwn.

Mae Deddf Llesiant Cenedlaethau'r Dyfodol yn rhoi fframwaith deddfwriaethol i wneud rhywbeth gwahanol – i weithredu am y tymor hir ac i weithredu'n ataliol trwy ymdrin ag achosion sylfaenol problemau, yn hytrach nag ymdrin â'r symptomau.

Fodd bynnag, rwyf i wedi tynnu sylw at rai enghreifftiau amlwg yn ddiweddar lle mae cyrff cyhoeddus wedi bod yn brwydro i wneud newid ystyrion tuag at atal, fel sydd i'w gweld, er enghraifft, yn fy ngwaith ar wasanaethau canser ac ar sut mae cynghorau yn rheoli'r galw am lety dros dro. Mae hyn er gwaethaf tystiolaeth glir bod buddsoddi mewn atal yn gwneud synnwyr o safbwynt gwerth am arian.

Er bod gan Gymru fframwaith deddfwriaethol trosfwaol i ysgogi meddylfryd ataliol tymor hwy, mae ein gwaith yn awgrymu nad yw'n cyflawni hynny eto.

O ran atal, un o'r heriau yw bod buddion yn cymryd amser i'w gwireddu. Gall yr oedi hwn wneud atal yn wleidyddol ac yn weithredol anodd, yn enwedig yn erbyn cefndir o

bwysau ariannol. Fodd bynnag, mae'r enillion hirdymor—mewn iechyd, lles, ac arbed costau—yn sylweddol ac mae tystiolaeth dda i gefnogi hyn.

Mae gan Lywodraeth Cymru ran hanfodol wrth alluogi atal. Mae hyn yn cynnwys gosod fframweithiau polisi cydlynol, cydweddu dulliau cyllido, a chreu cymhellion ar gyfer cydweithredu.

Mae'n rhaid iddo arwain newid tuag at gynllunio ariannol hirdymor, modelau cyflawni integredig, a gweithio traws-sector. Mae hyn yn golygu dileu gweithio heb ymwneud ag eraill a sicrhau bod atal yn flaenoriaeth i'r llywodraeth gyfan.

Nid yw'n bosibl cyflawni atal trwy raglenni unigol. Mae'n gofyn am newid system gyfan mwy radical a gweithio ar y cyd rhwng amrywiaeth o asiantaethau fel iechyd, gofal cymdeithasol, tai, addysg, a'r trydydd sector, gydag atebolrwydd a ffrydiau cyllido a chanlyniadau cyffredin. Rhaid i atal gael ei gynnwys nid yn unig mewn dogfennau strategaeth, ond mewn penderfyniadau bob dydd, cyllidebu a dylunio gwasanaethau. Heb hyn, mae unrhyw ddyheadau polisi ynghylch atal yn wynebu risg o ddod yn fwy o rethreg na gwirionedd.

Lleihau cymhlethdod

Fel y nodwyd yn gynharach, mae cyd-destun presennol gwasanaethau cyhoeddus Cymru yn we o sefydliadau, partneriaethau a strwythurau llywodraethu. Mae'r effaith gronol yn system sy'n dameidiog ac yn anodd ei llywio.

Er nad fy rôl i yw creu glasbrint ar gyfer dewis arall, rwy'n credu bod angen symleiddio ac osgoi cymhlethdod pellach. Pe bawn yn dechrau â dalen lân o bapur, yn sicr, ni fyddem yn dylunio'r trefniadau sydd gennym ni ar waith ar hyn o bryd.

Nid yw lleihau cymhlethdod yn ymwneud â datgymalu cydweithredu ond ei symleiddio. Mae angen llai o strwythurau a rheini'n rhai cliriach gyda llinellau atebolrwydd pendant wedi'u diffinio'n dda.

Nid yw hyn ychwaith yn ymwneud ag ad-drefnu nifer y cyrff cyhoeddus neu wneud eu cydweithredu â'i gilydd yn fwy effeithiol. Mae lleihau cymhlethdod a chryfhau integreiddio a chydweithredu yr un mor berthnasol i weithredu mewnol sefydliadau cyhoeddus. Mae'r rhain yn ddisgwyliadau sydd wedi'u gosod gan Ddeddf Llesiant Cenedlaethau'r Dyfodol lle mae ein gwaith yn dangos bod angen gwneud llawer mwy.

Rhaid i ddylunio sy'n canolbwyntio ar ddinasyddion fod yn sail i'r broses symleiddio hon: dylai gwasanaethau gael eu trefnu o amgylch anghenion pobl, nid er cyfleustra

sefydliadau. Mae hyn yn golygu ymgysylltu â chymunedau wrth lunio gwasanaethau, defnyddio iaith glir wrth gyfathrebu, sicrhau bod gwybodaeth am berfformiad yn ystyrion ac yn hygyrch, ac ystyried cydraddoldeb ac effeithiau eraill penderfyniadau. Mae hefyd yn golygu bod yn onest â'r cyhoedd ynglŷn â'r hyn sy'n gyfystyr â darpariaeth gwasanaeth cyhoeddus diogel a fforddiadwy, yn enwedig o ran gwasanaethau iechyd a gofal.

Byddai gwasanaeth cyhoeddus symlach yng Nghymru hefyd yn helpu i ddileu gweithio heb ymwneud ag eraill o fewn, a rhwng, sectorau ac yn cefnogi rhannu ac ymwreiddio arfer da yn well. Mae'n ymddangos bod Cymru'n cael trafferth â'r olaf, ac yn rhy aml mae fy ngwaith yn nodi amrywiad annerbyniol mewn perfformiad nad oes esboniad ar ei gyfer ar draws gwahanol gyffwrdd cyhoeddus. Mae hyn er gwaethaf ein maint cymharol fach a chysylltiadau agos llawer yn y sector cyhoeddus. Pan fydd arfer da yn cael ei sefydlu mewn rhan o'r sector cyhoeddus, efallai y bydd angen dull mwy cadarn o 'fabwysiadu neu gyfiawnhau' mewn mannau eraill.

Fel Archwilydd Cyffredinol rwy'n gweld cymhlethdod yn amlygu ei hun mewn ffyrdd eraill, gan gynnwys trwy ein harchwiliad blynyddol o gyfrifon cyrff y sector cyhoeddus. Mae'r gwaith hwn yn bwnc sych i rai, ac mae'r gwaith hwn yn hanfodol os yw'r cyhoedd a'r Senedd eisiau cael darlun cywir ac amserol o gyflwr y cyllid cyhoeddus. I sefydliadau unigol, mae'r cywirdeb a'r prydlondeb hwnnw'n hanfodol os yw penderfyniadau da yn mynd i gael eu gwneud.

I'n hawdurdodau lleol, er enghraifft, mae'r gyfundrefn ariannol y maent yn gweithredu ynddi yn dod yn fwyfwy technegol gyda phwyslais anghymesur ar bethau fel prisiau asedau a rhwymedigaethau pensiwn. Maent yn bwysig, ond hefyd yn cuddio'r hyn sy'n wirioneddol bwysig i ddefnyddwyr – cynghorwyr, swyddogion, y cyhoedd – sef, sut mae arian cyhoeddus yn cael ei wario a'r gwerth y mae'n ei ddarparu.

Rwy'n gweld rhai heriau penodol yn datblygu yn y maes hwn a fydd, os nad ymdrinnir â nhw, yn gwanhau'r drefn ariannol gyffredinol yn gyflym ac yn arwain at wneud penderfyniadau gwael a lleihau tryloywder.

Arweinyddiaeth

Bydd ymdrin â'r meysydd yr wyf wedi'u crybwyll yn gofyn am arweinyddiaeth wleidyddol a gweithredol.

Mae hynny'n golygu bod yn onest am faint y newid sydd ei angen arnom, gwneud penderfyniadau anodd, a chyfathrebu'r cyfaddawdau angenrheidiol yn glir. Mae hefyd

yn golygu bod yn esiampl ar gyfer y mathau o ymddygiad yr ydym eisiau eu gweld: uniondeb, cydweithredu, a ffocws dygn ar ganlyniadau.

Mae gan Lywodraeth Cymru ran ganolog i'w chwarae wrth alluogi'r trawsnewidiad hwn. Mae'n arwain ein system, yn gosod y tôn, ac yn darparu'r fframweithiau deddfwriaethol ac ariannol y mae cyrff cyhoeddus eraill yn gweithredu ynddynt. Er bod Llywodraeth Cymru yn gwneud llawer sy'n dda, yn rhy aml rwy'n adrodd bod angen iddi fod yn gliriach ac yn fwy cadarn wrth arwain systemau.

Mae fy ngwaith hefyd wedi tynnu sylw at enghreifftiau lle y gall Llywodraeth Cymru wneud mwy i gefnogi gweithredu'r ddeddfwriaeth y mae wedi'i chyflwyno a gwneud gwaith dilynol i nodi a yw'n cael ei gweithredu'n effeithiol ac yn cael yr effaith a ddymunir.

Rhaid iddi ddarparu eglurder a chydlyniant ar draws polisïau, cyllid a fframweithiau atebolrwydd. Mae negeseuon cymysg – megis hyrwyddo atal wrth ysgogi targedau perfformiad tymor byr – yn tanseilio cynnydd.

Mae'r neges hon wedi bod yn ganolog mewn llawer o'r gwaith yr ydym wedi'i gyflawni ar Ddeddf Llesiant Cenedlaethau'r Dyfodol. Er enghraifft, nad yw'r disgwyliad ar sefydliadau i gynllunio a gweithredu ar gyfer y tymor hir a gydag atal mewn golwg, yn cael ei danseilio gan benderfyniadau ariannu, gosod targedau, a fframweithiau atebolrwydd sy'n cymell y gwrthwyneb.

Rwy'n cydnabod y pwysau dwys sy'n wynebu arweinwyr y sector cyhoeddus. Mae'r rhain yn swyddi anodd. Mae'n dyst iddynt fod ein gwaith yn aml yn tynnu sylw at enghreifftiau o arfer da lle mae arweinwyr wedi gwneud penderfyniadau beiddgar mewn amgylchiadau anodd.

Ond fel y nodwyd eisoes, mae fy ngwaith ar lywodraethu a thryloywder hefyd wedi taflu goleuni ar y nifer fach o achosion lle mae arweinyddiaeth yn methu â chynnal y gwerthoedd a ddymunir. Gall y canlyniad fod yn gostus, mae hyder y cyhoedd yn lleihau ac effeithiolrwydd gwasanaeth yn dioddef.

Mae'r heriau sy'n wynebu gwasanaethau cyhoeddus Cymru yn gymhleth ac yn systemig. Nid yw'n bosibl eu datrys trwy atgyweiriadau technegol neu newid cynyddol. Maent yn gofyn am benderfyniadau beiddgar, sgysiau onest, ac ymrwymiad cyffredin i wneud yr hyn sydd ei angen arnom.

Casgliad

Er gwaethaf yr heriau sylweddol sy'n wynebu gwasanaethau cyhoeddus, mae cyfle ar gyfer diwygio a gwella ystyrion, yn enwedig os ymdrinnir yn ddifffuant â'r themâu yr wyf wedi'u disgrifio.

Mae Cymru'n wlad fach, â rhwydweithiau tyn; poblogaeth o ychydig dros dair miliwn; senedd ddeddfwriaethol sydd newydd ei hehangu a llywodraeth gydag ymreolaeth sylweddol; mae ei chyllideb gwariant cyhoeddus o bron i £30 biliwn yn cynrychioli bron i draean cynnyrch domestig gros Cymru; ac er gwaethaf yr heriau, mae ei sector cyhoeddus yn hynod alluog ac wedi'i adnoddu'n dda o'i chymharu â llawer o wledydd.

Un o'n manteision yw ein maint. Rydym yn ddigon mawr i weithredu'n strategol ond yn ddigon bach i fod yn ystwyth, cydweithredol ac arloesol. Gallwn gynnwys chwaraewyr allweddol ar unrhyw fater, gan ein galluogi i weithredu'n gyflym ac yn gydynol mewn ffordd sy'n llawer anoddach mewn awdurdodaethau mwy. Mae hynny'n sylfaen wych i weithio ohoni.

Mae ehangu'r Senedd i 96 o aelodau yn garreg filltir arwyddocaol arall yn nemocratiaeth Cymru. Bydd y sector cyhoeddus, yn gwbl briodol, yn edrych ar y Senedd newydd honno a Llywodraeth Cymru am arweinyddiaeth wrth ymdrin â'r heriau yr wyf wedi'u hamlinellu.

Rwy'n gobeithio'n fawr y bydd y ddeddfwrfa ehangach yn defnyddio ei gallu ychwanegol i wella craffu ac atebolrwydd, a thrwy hynny gryfhau llunio polisïau sy'n seiliedig ar dystiolaeth. Os na fydd yn gwneud hynny, bydd newid cyfansoddiadol nad oed yn hawdd ei ennill wedi cael ei wastraffu.

Wrth wneud hynny, y neges y byddwn i'n ei gadael ar ôl wyth mlynedd yn rôl yr Archwilydd Cyffredinol yw bod angen trawsnewid radical.

Mae'n bosibl, ond bydd yn anodd, a bydd angen eglurder o ran diben ar raddfa'r hyn a welwyd yn ystod blynyddoedd Covid.

Mae arweinwyr gwasanaethau cyhoeddus ledled Cymru yn cydnabod maint yr her ac mae llawer eisoes yn llywio cyd-destunau cymhleth gydag adnoddau cyfyngedig. Ond mae angen cynyddu'r cyflymder a'r cynnydd.

Os na fydd hyn yn digwydd, ni fydd ein model presennol o ddarpariaeth gwasanaethau cyhoeddus yn gynaliadwy. Bydd arian yn cael ei wasgaru hyd yn oed yn deneuach byth, bydd gwasanaethau'n parhau i ddirywio, a bydd canlyniadau'n

gwaethygu. Mae'n rhaid newid o ymateb i faterion wrth iddynt godi, i ddiogelu at y dyfodol hirdymor, fel yr wyf wedi galw amdano'n gyson.

Mae gan Lywodraeth Cymru ran hanfodol o ran darparu arweinyddiaeth ac wrth greu'r amodau ar gyfer trawsnewid. Mae hyn yn cynnwys lleihau ansicrwydd cyllido lle bo'n bosibl, cydweddu fframweithiau polisi a chyflawni, cymell cydweithredu ac annog buddsoddiad mewn atal. Rhaid iddi hefyd arwain trwy esiampl, gan ymwreiddio'r egwyddor datblygu cynaliadwy yn ei gweithrediadau ei hun a sicrhau bod ei gweithredoedd yn cyd-fynd â'i diben polisi.

A hyd yn oed bryd hynny, bydd llwyddiant yn dibynnu ar unigolion yn gwneud y dewisiadau cywir. Mae cyllid, proses, fframweithiau a pholisïau'n bwysig, ac wrth gwrs mae gwaith archwilwyr, rheoleiddwyr, gwleidyddion, a'r cyfryngau yn hanfodol i ddwyn sefydliadau cyhoeddus i gyfrif. Ond ni allai'r craffwyr hynny fod ym mhobman, ac ni ddylent fod. Yn y pen draw, mae ein gwasanaethau cyhoeddus yn dibynnu ar filoedd o bobl yn gwneud y dewisiadau cywir, yn gwneud y penderfyniadau cywir, ac yn gweithredu yn y ffordd gywir.

Yr her i arweinwyr y llywodraeth a sefydliadau ledled y sector cyhoeddus yw gwneud hynny mor hawdd â phosibl – i arwain trwy esiampl, i fodelu'r mathau o ymddygiad a ddymunir, i roi eglurder am faint yr her a'r caniatâd i wneud y newidiadau angenrheidiol, ac i greu amgylchedd lle y gall pawb yn y gwasanaeth cyhoeddus chwarae eu rhan.

Eitem 6.7

Y Pwyllgor Cydraddoldeb a Chyfiawnder Cymdeithasol

Equality and Social Justice Committee

Ken Skates, AS, Ysgrifennydd y Cabinet dros
Drafnidiaeth a Gogledd Cymru
Jayne Bryant AS, Ysgrifennydd y Cabinet dros
Lywodraeth Leol a Thai

Senedd Cymru

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26 Chwefror 2026

Annwyl Jayne a Ken,

Bil y Lluoedd Arfog

Fe wnaeth y [Pwyllgor Cydraddoldeb a Chyfiawnder Cymdeithasol](#) gyfarfod ar 23 Chwefror 2026 i ystyried y Memorandwm Cydsyniad Deddfwriaethol ynghylch [Bil y Lluoedd Arfog](#).

Cododd yr Aelodau nifer o gwestiynau a hoffent gael gwybod y canlynol:

- Pa drafodaethau y mae Llywodraeth Cymru wedi'u cael â Llywodraeth y DU o ran darparu cyllid i dalu cost gweithredu'r Bil;
- beth yw barn Llywodraeth Cymru ar Gymal 3 ac a oes gan Lywodraeth Cymru unrhyw bryderon ynghylch y defnydd posibl o bwerau prynu gorfodol yng Nghymru gan y Gwasanaeth Tai Amddiffyn; a hefyd
- a yw Llywodraeth Cymru wedi gofyn am eglurhad ar sut y disgwylir i'r Gwasanaeth Tai Amddiffyn weithio gyda Llywodraeth Cymru ac awdurdodau lleol yng Nghymru.

O ystyried y dyddiadau cau tynn sydd ar ddod ar gyfer adrodd yn yr achos hwn, edrychwn ymlaen at glywed gennych a byddem yn gwerthfawrogi ymateb erbyn 9 Mawrth 2026.

Mae'r llythyr hwn yn cael ei rannu gyda'r Pwyllgor Llywodraeth Leol a Thai.

Yn gywir,

A handwritten signature in black ink, appearing to read 'Jenny Rathbone'.

Jenny Rathbone AS

Cadeirydd y Pwyllgor Cydraddoldeb a Chyfiawnder Cymdeithasol