

DOGFEN GYFARWYDDYD: Ceisiadau Solar PV gan Gyfreithwyr mewn perthynas â gwerthu tai.

Mae un o'r chwiliadau sy'n digwydd yn aml wrth edrych i brynu eiddo yn ymwneud â'r paneli solar ar y to. Mae hyn fel arfer yn ymwneud â gwiriadau i weld a yw'r person sy'n berchen ar yr eiddo ar hyn o bryd hefyd yn berchen ar y paneli solar. Mae hyn oherwydd bod cynlluniau solar "am ddim" blaenorol wedi cynnwys cytundeb prydles.

Bydd eich cyfreithiwr yn gofyn am brawf nad oes unrhyw brydles yn gysylltiedig â'r systemau solar pv, ac nad oes unrhyw "hawl mynediad" i gynnal y systemau.

Isod mae'r datganiad a ddylai helpu gyda'r ymholiad hwn:

"Mewn perthynas â'r gwaith a wnaed ar ran Cynllun Arbed, mae'r paneli solar a osodwyd ar yr eiddo dan sylw, wedi'u "rhoi" i berchennog yr eiddo fel rhan o gynllun a ariennir gan Lywodraeth Cymru ac maent ym mherchnogaeth lawn y perchennog ar y pryd. ymgwymerwyd a'r gwaith. Heblaw am arolygiad cyffredinol rhyw 12 mis ar ôl ei osod, nid oes unrhyw drefniadau gwasanaethu pellach ar waith ac nid yw hawliau mynediad yn berthnasol."

Mae'n bosibl y gofynnir i chi am ddogfennau eraill y gallwch ofyn amdanynt gan y gosodwyr gwreiddiol, bydd manylion y gosodwyr hyn wedi'u cadarnhau yn y dogfennau diweddar a anfonwyd atoch gan Arbed am Byth.

Gallai'r ddogfennaeth y gofynnir amdani gynnwys:

- Tystysgrif Cynllun Ardystio Microgynhyrchu (MCS).
- Tystysgrif Gosod Trydan (EIS) - A fydd yn cynnwys y gofynion Rheoli Adeiladu.
- Gweithredwr Rhwydwaith Dosbarthu (DNO) Cadarnhad o Hysbysiad.

Os oes angen unrhyw un neu rai o'r dogfennau hyn arnoch, cysylltwch â'r gosodwr ar y manylion cyswllt a ddarperir ar wefan Arbed am Byth:

Company	Telephone
A E Insulation Limited	0333 050 9980
A&M Energy Solutions Limited	0800 318867
AW Renewables Ltd	01978 806075
Carbon Zero Renewables	08450 343540
Chris Allen Plumbing and Heating Limited	01745 582345
Colin Laver Heating Limited	01443 404516
Gas Tech Wales Limited	01495 371321
Gibsons Specialist Technical Services Ltd	01656 767373
Greenlands Heating	01495 307078
Heatforce Wales Ltd	02920 763622
JM Renewables	01745 404004
Loft Solutions NW Limited	01248 660344
Photon Project Management	08000 485150
Thomas CMS Holdings Limited	01685 815805
Wall-Lag Wales Limited	01352 758812
Warmplan Heating Engineers Limited	01633 682819

GUIDANCE DOCUMENT: Solar PV Requests from Solicitors in relation to house sales.

One of the searches that frequently occurs when looking to buy a property, relates to the solar panels on the roof. This usually relates to checks to see if the person who currently owns the property, also owns the solar panels. This is because previous “free” solar schemes have included a lease agreement being involved.

Your solicitor will ask for proof that there is no lease associated with the solar pv systems, nor is there any “right of access” to maintain the systems

Below is the statement which should help with this enquiry:

“In relation to the works undertaken on behalf of the Arbed Scheme, the solar panels fitted to the property in question, were “gifted” to the property owner as part of a Welsh Government funded scheme and are fully owned by the owner at the time the work was undertaken. Other than a general inspection some 12 months after install, there are no further servicing arrangements in place and rights of access do not apply.”

You may be asked for other documents which you can request from the original installers, the details for these installers will have been confirmed in the recent documentation sent to you from Arbed am Byth.

The documentation you may be asked for could include:

- Microgeneration Certification Scheme (MCS) Certificate.
- Electrical Installation Certificate (EIS) - Which will include the Building Control requirements.
- Distribution Network Operator (DNO) Confirmation of Notification.

If you require any or all these documents, please contact the installer on the contact details provided on the Arbed am Byth website:

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