



Summer Newsletter

July 2023

Dear Landlord / Agent,

Check out the latest private rented sector updates, including:

- The new Rent Smart Wales Tenant Guide,
- Why it's important to keep your business details up to date,
- Welsh Government Green Paper consultation, and
- Leasing schemes available to you.

| Rent Smart Wales Updates



**A Home in the
Private Rented Sector:**
A Guide for Tenants in Wales

New Rent Smart Wales Tenant Guide

An updated Tenant Guide has been published by Welsh Government. This version reflects the changes brought about by the Renting Homes legislation. It explains the changes impacting 'contract-holders' in a clear and simple way.

The Guide is essential for tenants renting in Wales. It provides advice on finding the right home, tenant and landlord responsibilities and what to do at the end of a tenancy.

All Rent Smart Wales licensees have an obligation to provide tenants with a copy of the Tenant Guide when a tenancy is established, but you may now want to provide them with access to the updated version below.

[Tenant Guide](#)



Your landlord business information: An important notice

You have legal obligations to keep information about you and your portfolio up to date. Examples of changes that should be made in a timely way are:

- If you are no longer a landlord.
- You have acquired or sold a rental property.
- Your contact details have changed (correspondence address, email, or phone number).
- Responsibility for letting and management activities has changed.

Why is this important?

If you forget to update your information the data held about you will be inaccurate. This could result in contact from Rent Smart Wales in error, for example, about properties you no longer own. The [public register](#) may also display inaccurate information about you.

Sometimes, failure to update details could lead to more serious consequences as offences have been committed or licence conditions have been breached.

So don't delay! To check your details are up to date, [login](#) to your Rent Smart Wales account and click on your user dashboard. If you need help, [contact us](#).



Agents: How you can learn from others to improve your business

Agent audits are now being conducted. A pattern of common failings has emerged; six of the most common themes are listed below:

1. Asbestos responsibilities.
2. Displaying a full list of fees on the agent's website and in premises.
3. Requiring or potentially requiring payments deemed to be prohibited by the Renting Homes Fees legislation.
4. Failing to upload managed properties list to the agent's Rent Smart Wales profile annually.
5. Not having an Equality and Diversity Policy in place.
6. Not having a written agreement with the landlord for works that are sub - contracted out.

How can I prepare?

Rent Smart Wales has resources to help you prepare for an agent audit and implement improvements in good time.

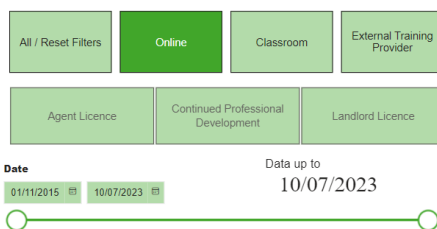
Learn from the experiences of other audited agents:

[Read our agent audit newsletter](#)

Read about the audit process and view support material:

[Visit our agent audit webpage](#)

Training Dashboard

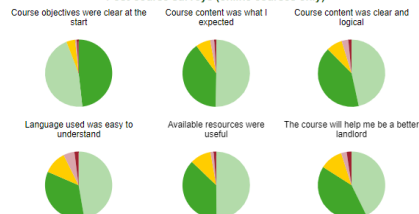


Course

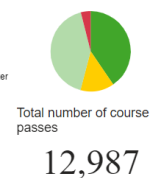
Landlord Re-licensing Training



Post-course surveys (online courses only)



Overall, how would you rate the course?



Launch of new Interactive Dashboards

Interactive dashboards transform the way you can access data about the private rented sector in Wales. Two new dashboards have been launched and more are on the way!

What can Rent Smart Wales dashboards tell us?

Registered Properties have been the subject of much discussion over the last few years as the impact of Covid-19 changed our holiday habits and many argue that a proportion of the rented sector moved to holiday let provision.

Rent Smart Wales data shows a peak number of registered properties before the requirement for most landlords to renew their registrations in 2021. Registration renewal led to an extremely effective data cleansing exercise as landlords returned to the website. We now see the number of registered properties making a recovery.

Our **Energy Performance** dashboard can be used to compare the energy performance ratings by local authority area. It also highlights where areas of concern exist and what measures could assist to improve the sector in future.

The benefit of having the data is already being seen by local and national strategists and enforcement teams.

Note, to meet the UK Government's Minimum Energy Efficiency Standard requirements, rental properties should have a rating of E or above. You can learn more about energy efficiency requirements and funding opportunities [here](#).

Use our new **Training** dashboard to see how much training has been completed by landlords and agents since Rent Smart Wales began. Compare uptake of online and classroom courses, filter by course type and view feedback we've received.

Alternatively, check out the **Enforcement** dashboard to learn more about the types of enforcement action taken, and to compare compliance levels across

Click on each dashboard to view:

Energy Performance



Registered Properties



Training



Enforcement



| Welsh Government Update



Consultation: Securing a path towards Adequate Housing

Welsh Government has launched a Green Paper Consultation: [A Call for Evidence on securing a path towards Adequate Housing – including Fair](#)

Rents and Affordability.

This is a consultation to inform future government proposals for a right to adequate housing with a view to establishing:

- a) a system of fair rents in the private rental market so that they are affordable for local people on local incomes and
- b) new approaches to making homes affordable for those on local incomes.

The Green Paper is a call for evidence to better understand the rental market in Wales, in particular what factors influence landlord behaviour in setting rents and taking on tenants and what do tenants consider is an affordable and adequate property.

To compliment this evidence-gathering, workshops are being held across Wales. You can register to attend [here](#).

[View consultation](#)

| Supported Leasing Schemes



Have your say on the Welsh Government's
Leasing Scheme

The rollout of Welsh Government's Leasing Scheme Wales is being evaluated by Alma Economics. Funded by Welsh Government, the scheme offers property owners the opportunity to lease their properties to local authorities for guaranteed rental payments for 5 to 20 years.

The scheme's aims include:

- Improving access to the private rented sector
- Providing longer term security of accommodation
- Improving housing standards, and
- Reducing homelessness

Whether or not you have participated in the scheme, Alma Economics are seeking your views as part of their evaluation survey. You have until 6 August 2023 to respond.

Apply now

Take survey



Cardiff LETS: Offering comprehensive support to landlords

Do you own a property in Cardiff and want to rent it out hassle free?

Cardiff Council's Landlord Enquiries & Tenancy Support Service (LETS) is keen to work with you to create better access to good quality, affordable homes in the private rented sector.

We offer several schemes to take the stress out of managing your rental property.

The service offers:

- Grants to bring a property up to the required standard including: a £5,000 renovation grant, a further £5,000 grant if your property is classed as an Empty Home, and an Energy Efficiency Grant of up to £5,000 to bring your property up to an EPC rating of C
- Full tenancy management
- Landlord and tenant support throughout the tenancy
- No fee tenant matching service
- Tailored package to suit your requirements
- Support to understand and adhere to Rent Smart Wales and Renting Homes requirements.

Cardiff Council are already working with a number of landlords in the city and are keen to hear how they can help you manage your properties.

To find out more, email LETS@cardiff.gov.uk or call [029 2057 0750](tel:02920570750), option 1.



Statutory Licensing Scheme for all Visitor

Accommodation

Welsh Government undertook a [public consultation](#) about how a licensing scheme for all Welsh visitor accommodation could work. This closed on 17 March with more than 1,500 responses. An independent analysis of the responses was commissioned and the findings have now been published.

[View findings](#)

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Llywodraeth Cymru
Welsh Government

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