



Summer Newsletter - August 2022

Dear Landlord / Agent,

Renting Homes training options have been launched; act now to get ready for the legislative changes live from 1st December this year.

Other updates in this issue include how you can:

- Influence Local Housing Allowance rates
- Guarantee your rental income with the the national leasing scheme
- Have your say on decarbonising the Private Rented Sector; and
- Ensure your landlord clients are still compliant

| Renting Homes



Renting Homes

**Online and classroom
training now available**

Renting Homes Act - Training now launched

Tenancies are changing in Wales from the 1st December 2022 and there are things you must do to be prepared.

To help you understand the changes, 'Renting Homes' training options are now available. These include [free online Renting Homes training](#) and [classroom / virtual classroom events](#) for a more interactive and guided style of learning.

What you will learn

Our courses aim to provide you with a complete overview of the new law, an explanation of how tenancy agreements will change, what needs to be contained within new contracts and additional responsibilities that will be placed on landlords and tenants.

Whilst many of your business practice will largely remain unchanged, there are significant consequences of getting things wrong, including financial penalties. It is in your interest to make sure you understand and prepare for the changes coming, in good time.



Renting Homes Classroom / Virtual Classroom Training

Delivered by industry experts, our upcoming classroom and virtual dates include:

Tuesday 23 August 2022 – Village Hotel Cardiff

Wednesday 31 August 2022 – MRC Llandrindod Wells

Wednesday 31 August 2022 - Virtual Classroom Training (Online)

[Book Cardiff](#)

[Book Llandrindod](#)

[Book Virtual](#)



Book Free Online Training

For self-guided learning, book your free online Renting Homes training [here](#).

Book Online

| Local Housing Allowance



Make a difference - influence local housing allowance rates

Rent Officers Wales, a part of the Welsh Government, undertakes market research within the private rental sector to help set Local Housing Allowance rates and Housing Benefit valuations.

To ensure these calculations accurately reflect what's happening in the housing market, they are asking you to provide up-to-date information about your lettings. By doing this, you will be ensuring that recent changes in the market are taken into account when the Department for Work and Pensions sets the levels.

Your input is needed

You can help by completing the lettings information form found [here](#). Completed forms should be returned to RentOfficersLettingsResearch@wales.gsi.gov.uk

Personal information you supply to Rent Officers Wales is not shared with any other third party, although anonymised lettings information is shared with the Office of National Statistics to assist in their calculation of the changes to rental costs within the private sector ([Index of Private Housing Rental Prices, UK](#)). View their privacy statement [here](#).

For any further queries please contact rentofficerhelpdesk@gov.wales or call 0300 062 5108.

Complete form

| Leasing Opportunities



Guarantee your rental income - Leasing Scheme Wales

The Welsh Government, in collaboration with fifteen local authorities, has launched a national leasing scheme.

[Leasing Scheme Wales](#) offers landlords a guaranteed rental income for between five and twenty years. In addition, non-repayable grants are available to bring properties up to an agreed standard, or to meet EPC rating 'C'.

Full management of the property is undertaken by the local authority and this includes all repairs and maintenance for the period of the lease. Local authorities also provide a full tenancy management and support service.

To learn more [click here](#).

Learn more

| Energy Efficiency



Have your say on decarbonisation of the private housing sector

The Welsh Government Climate Change, Environment and Infrastructure Committee would like to hear your views on [decarbonisation of the private housing sector](#).

The inquiry builds on the evidence already received from stakeholders during stage one. Now the committee is focussing on the private housing sector (i.e. the private rented and owner-occupied sectors). Terms of reference for the inquiry is contained [here](#).

How to share your views

Further information can be found on the consultation webpage [here](#). The closing date for written evidence is **Monday 22 August 2022**.

| Update for Letting Agents



Are your landlord clients still compliant?

Rent Smart Wales has a legal duty to notify agents when a client landlord has not renewed their landlord registration. The best way of doing this is to give you the ability to view the status of landlord registrations within your Rent Smart Wales account. This option limits the administrative burden on you too.

To view this information, follow the steps below:

- [Sign into](#) your Rent Smart Wales account
- Access your **Agent profile**
- Click the **'Managed Rental Properties in Wales'** tab
- The **'Current Linked Properties'** table will display your landlord registration expiry dates
- You can sort the table to show the registrations expiring first by selecting **'Registration Expiring Ascending'** from the dropdown above the table.

The 'Registration Expires' column shows the date that the landlord's registration will expire. Landlord registrations are revoked 28 days after they expire unless the landlord renews the registration or appeals against the revocation.

Remember you have an important role to play in making sure your landlords and their properties are registered. This is a responsibility set out in your licence conditions.

[Check expiry dates](#)

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