



## Quarterly Newsletter

### - January 2022

Dear Landlord,

Read on for the latest developments from across the Private Rented Sector, including the introduction of new legislation affecting all landlords and agents in Wales, opportunities for grant assistance to complete energy improvements, and extended eligibility to support with Covid-related rent arrears.

#### Highlights in this issue include:

- New legislation affecting all landlords and agents in Wales
- New Free CPD: Mental Health Awareness
- Eviction notice periods extended
- Additional scope for Tenancy Hardship Grant eligibility
- Final chance to apply for RSW Central Heating Grants
- Changes to Fire Safety Laws
- Upcoming Landlord Forum events

## THE WAY YOU RENT IS CHANGING



#### NEW LEGISLATION

### Renting Homes (Wales) Act 2016

#### - Get ready for 15 July 2022

From 15 July 2022, the way landlords and agents rent properties in Wales will change following the implementation of the **Renting Homes (Wales) Act 2016**. This Act replaces various, complex pieces of legislation with one clear legal framework. It brings positive change to benefit both landlords and tenants.

Landlords will now have clear guidelines and model contracts, to assist with the establishment of tenancies and a simpler way of legally accessing an abandoned property. Tenants will benefit from extended tenancy periods and should feel more confident approaching their local Council for help with poor property conditions.

You will need to learn about the new requirements and make changes to your business practices to ensure you get it right from the outset.

To help you get your preparations underway, we will be sharing new guidance as it emerges. Learn more about the Act and how these changes will impact you [here](#).

[Read the guidance ›](#)

[Minister's statement ›](#)



**CPD Type:** Supplementary  
**CPD Points:** 10  
**Cost:** Free  
**Location:** Online

## AVAILABLE COURSES

### NEW CPD Course Launched: Mental Health Awareness

Have you or somebody close to you been affected by poor mental health? This course could help you personally and help you to help others.

As a landlord you may encounter tenants with their own mental health challenges and your approach and understanding could significantly impact their wellbeing and ability to sustain their tenancy.

Developed by Tai Pawb, an organisation which promotes equality and social justice, this course aims to help:

- Provide the tools needed to support and interact with your tenants effectively
- Build confidence in being able to have needed conversations; and
- Encourage you to think about and invest in your own mental health.

[Book now >](#)

### Virtual classroom courses for renewal



If your landlord licence is due for renewal and you have outstanding training requirements, our upcoming virtual classroom course offers the benefits of in-person training with the opportunity to ask questions and interact with other delegates.

#### Upcoming dates:

- **Virtual Classroom: Landlord Licence Training**

Date: Tuesday 8th March 2022

Time: 9:30am - 3:30pm

[View course information >](#)



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## COVID UPDATES

### New scope for Tenancy Hardship Grant eligibility

The Minister for Climate Change has recently announced an extension to the eligibility criteria for the Tenancy Hardship Grant.

### Latest position - Eviction notice periods in Wales

Welsh Government has announced a further extension to the emergency legislation requiring landlords to provide a minimum of 6 months' written notice, in most cases, before

Those with Covid-related arrears built up between the extended period **1 March 2020 - 31 December 2021** could now be eligible for financial support.

Learn more in the latest statement issued [here](#).

[Learn more ›](#)

evicting a tenant.

The legislation will now remain in place until **24 March 2022**.

Learn more about minimum notice periods [here](#).

[Learn more ›](#)



## ENERGY EFFICIENCY

### Final chance to apply for Central Heating Grant funding

Applications for Rent Smart Wales grant assistance to improve the energy performance of E, F or G rated properties closes on Monday 31st January 2022. If your property fits the criteria below, you could be eligible for funding to support with the costs of installing first-time central heating.

To qualify, the property must be:

- tenanted
- without a central heating system
- be close to the mains gas network; and
- have a current EPC rating of E, F or G

Don't forget, your local authority can now take enforcement action if you don't have an EPC or your property is F or G rated. View more information [here](#).

[More information ›](#)



## FIRE SAFETY

### Changes to Fire Safety Laws

The **Regulatory Reform (Fire Safety) Order 2005** places a duty on the responsible person (landlords / managing agents) to implement fire precautions to ensure, the safety of the people on the premises and in the immediate vicinity. This legislation requires that fire risk assessments of common parts are undertaken.

The legislation applies where a building contains two or more sets of domestic premises. A property on a single tenancy or a joint tenancy will not have common areas.

New legislation introduced last year - [The Fire Safety Act 2021](#), extends the scope of the 2005 order by expanding the definition of 'common parts'. It now covers the building's structure and external walls, including anything attached to the exterior of those walls (including balconies) and doors and windows in those walls.

The Act also specifies that all doors between domestic premises and common parts, and the common parts themselves are covered by the regime.

## What does this mean for you?

You must ensure that fire risk assessment for each building covered by these provisions are in place and updated to cover these additional elements; where necessary, risks and hazards identified by that assessment must be addressed.

[Learn more >](#)

## Upcoming Landlord Forum Events

### Wrexham Landlord Forum

**Date:** 26/01/2022

**Location:** Online

[BOOK NOW >](#)

### Conwy Landlord Forum

**Date:** 27/01/2022

**Location:** Online

[BOOK NOW >](#)

### Camarthenshire Landlord Forum

**Date:** 17/02/2022

**Location:** Online

[BOOK NOW >](#)

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