



Quarterly Newsletter - May 2022

Dear Landlord,

As we get closer to the implementation of Renting Homes, we provide a recap on all guidance issued to date to help you get prepared for the biggest change in housing law for decades. We also reveal some brand new resources, including our latest 'Training Options for Licensing' video and a useful local housing services directory to help you and your tenants access support services and financial incentives in your area.

Highlights in this issue include:

- Renting Homes: What we know so far
- Gas safety failings and fatal consequences
- Training options for Landlord and Agent licensing
- Local Housing Directory: A new way to search for local housing services
- Free energy support for older private renters

**Working together
for a safe home for all**



| NEW LEGISLATION

Renting Homes: What we know so far

A major change to housing law will come into effect on the 15th July, changing the way in which landlords rent out their properties in Wales.

Over the months, you will have received updates on the key changes, and what you need to do. Advice is now available about:

- **Mandatory written contracts**

From 15th July, there will be only one legal framework for tenancies in Wales with all private rented sector tenancy agreements becoming known as 'Standard Occupation Contracts'.

All new tenancies after the implementation date will need to issue a written statement of the occupation contract within **14 days**. This must contain all the terms of the contract.

For all existing tenancies, you will have **6 months** to convert to the new-style contracts and to supply your tenant (known as 'contract-holders' under the new Act) with a written statement.

Welsh Government has also provided Model Written Contracts which can be used as a basis for creating a new contract. View full details on written contracts [here](#).

- **How to convert your existing tenancy agreements**

You can access a useful checklist to help you convert your existing tenancy agreements [here](#).

- **Ensuring your property is safe and fit for human habitation**

A new 'Fitness for Human Habitation (FFHH)' standard places an obligation on the landlord to ensure property is safe and that defects are dealt with efficiently and effectively.

Under these new requirements, you will need to ensure that your rental has:

- smoke alarms
- carbon monoxide detectors and
- inspection, testing and certification of the electrical installation at least every 5 years.

Learn more about the new FFHH requirements and what must be done before 15th July [here](#).

Look out for further Renting Homes updates from Rent Smart Wales or visit our dedicated [Renting Homes news page](#).

[Renting Homes News >](#)

[View all guidance >](#)



| TRAINING OPTIONS

Does your Rent Smart Wales licence expire this year?

Licences are only valid for five years and then need to be renewed. Part of the application process requires that you update your training. The good news is that additional training options are available at renewal stage.

You can either complete the training in one hit, a **1-day course** equivalent (online or in a classroom) or opt for a modular approach through **Continued Professional Development (CPD)**.

CPD allows you to hone-in on specific topics of interest to you and pertinent to your business model e.g. managing student lets or building an awareness of mental health issues in the Private Rented Sector.

Options available to you are clarified in our video. [Watch here](#) to decide on the best route for you.

Plan ahead to make sure you have sufficient time to complete the training well in advance of the licence expiry date. For further information [click here](#).

[Watch video >](#)



| PROPERTY CONDITIONS

Gas Safety failings and fatal consequences

The Health and Safety Executive has recently publicised prosecutions taken demonstrating the perils and financial consequences of breaching basic gas safety requirements. Examples include:

- [Northern Gas Networks Ltd fined after fatal gas explosion](#)
- [Contractor given suspended sentence after carrying out illegal gas work](#)
- [Landlord fined for not providing gas safety certificates](#)

Securing gas safety in your rental is very important and there is help and guidance available [here](#) to assist you to get it right.

In addition, the Rent Smart Wales **Code of Practice** sets out the legal framework which must be adhered to when operating as a licensed landlord/agent. It also details responsibilities regarding gas safety.

Responsibilities include:

- **Maintenance of all gas appliances and flues**

All installations provided for heating the property must be kept in proper working order with gas appliances and flues requiring an annual gas safety check.

- **Appointed contractors must be suitably qualified**

Any maintenance or repair work on gas appliances provided must be carried out by somebody who is registered with the Gas Safe Register. You can check if your contractor is legally qualified [here](#).

- **Record-keeping and documentation is key**

Records of checks must be kept for at least 2 years of each appliance and flue, of any defects found and of any remedial action taken. A copy of the safety certificate issued by the engineer must be given to each existing tenant within 28 days of the check being carried out.

Check out our Code of Practice video [here](#)

[Landlord guidance >](#)

Support services and financial incentives available in your area



| RESOURCES

Local Housing Directory: A new way to search for housing services in your area

Local Authorities across Wales provide a wide range of services to help support landlords and tenants sustain tenancies, particularly for vulnerable people.

Many local authorities also seek properties to house local people and/or offer leasing schemes, financial assistance, Tenant Find services or deliver their own full agency services on a landlord's behalf.

In conjunction with the 22 local authorities, a Local Housing Directory, providing a comprehensive list of these support services and financial incentives has been developed.

To check out what is available in your area, view the [directory](#) now.

[View directory >](#)



| TENANT SUPPORT

Free energy support for older private renters



Care & Repair Cymru

As energy bills skyrocket, more people are in fuel poverty than ever before, and older people are often hit the hardest.

You may encounter older tenants who are increasingly desperate, as the cost-of-living crisis intensifies. That's why [Care & Repair's 70+ Cymru project](#) is helping to keep older people warm, safe, and independent at home.

Their trusted and dedicated Home Energy Officers offer **free advice and repairs for those aged 60 and above**, who either privately rent or own their own home.

Please share the link below with those you think may need it.

[Learn more >](#)

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