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Autumn Newsletter

October 2022

Dear Landlord / Agent,

Read on for the latest developments from across the Private Rented Sector in Wales, including how Rent Smart Wales is helping you to prepare effectively for Renting Homes Act changes, as well as cost of living support available to tenants who are feeling the strain on their household budgets.

Other updates in this issue include:

- **Welsh Government Consultation:** Converted contracts notice periods
- **#LookCloser:** A campaign to stop child exploitation
- **Rent Smart Wales:** Your licence conditions
- **Upcoming sector events**



Renting Homes Act: Are you ready?

From **1st December 2022** tenancies in Wales are changing.

If you have questions about the Act and what the changes mean for you, our Renting Homes Act training course is a great place to start.

Packed with all the relevant guidance and tools to help ensure a smooth transition, we offer three training options, catering for the needs of every landlord and agent.

Options include

1. Free online training

Online training available on-demand via your Rent Smart Wales account.

2. Pan-Wales classroom training

Guided learning delivered by industry experts covering all Welsh regions

3. Virtual classroom training

All the benefits of classroom training in the comfort of your own environment.

Every landlord and agent will have to make changes to their tenancies from the 1 December 2022 and new obligations are coming in, relating to property conditions, standard forms and processes and procedures.

There are also significant consequences to getting things wrong, including financial penalties. It is in your best interest to make sure you understand and prepare for the changes in good time.

Book training options

Renting Homes news

Already completed Renting Homes training? Download our Renting Homes course content and supporting documents [here](#).

| Renting Homes Consultation



Llywodraeth Cymru
Welsh Government

Welsh Government Eviction Notice Consultation: Have Your Say

On Tuesday 20th September, the Minister for Climate Change Julie James, announced a consultation seeking your views on whether to extend the notice period from two to six-months for existing tenancies that convert to occupation contracts, under the Renting Homes Act.

If the proposal remains unchanged, the change will take effect on the 1st June 2023, six months after the new Act comes into force. This would allow landlords and others sufficient time to make any changes necessary to prepare for its implementation.

You have until Monday 24th October to respond. [View the consultation here](#).

Respond to Consultation

| Tenant support



Cost of living: Help for tenants

Many people are unaware they may be entitled to benefits that could offer them the support they need. [Advicelink Cymru](#), can help people check and claim what's theirs, and offer a freephone service by calling **0808 250 5700**.

Tenants can also contact the Private Rented Sector Debt Helpline for advice on maximising income, managing debt, and to receive support. Tenants can call **0808 278 7920** to access the service. All lines are open from 9am - 5pm excluding bank holidays.

[Learn More](#)

| Crime awareness campaign



#LookCloser: Stop child exploitation

Child exploitation and abuse could be taking place in your rental property. This could be sexual abuse, being trapped as a child servant or being made to sell drugs from properties taken over by criminals.

To protect children from horrific abuse and lifelong trauma the Children's Society is asking everyone to #LookCloser. As a landlord or letting agent, you are in a unique position to spot the signs and report them.

If something doesn't feel right, it might not be. Don't wait, report it to the police on 101, or 999 in an emergency. If you're unsure call the NSPCC helpline for advice on 0808 800 5000.

Some signs to look out for include:

- Unaccompanied children visiting a house where only adults live
- Young people who appear anxious, frightened, angry, showing signs of neglect or displaying other behaviours/injuries that make you worried
- Increased callers at a property
- Increased anti-social behaviour at a property
- Not seeing the resident for long periods of time
- Unfamiliar vehicles at the property

To find out more about what you can do and what to look out for click [here](#).

Learn more



Your Licence Conditions

Every licence is issued with a comprehensive set of licence conditions which must be complied with to avoid putting your licence at risk of revocation. The standard licence conditions can be found [here](#). However, there may be slight changes made on a case by case basis.

All too often, people file documents without taking the time to read and digest the detail. Licence conditions have changed over time and contain lots of useful information about how you should manage your rental property properly. For example; for licences issued after 1st July 2020, licensees are required to ensure they have **robust management arrangements** in place.

What does the robust management condition mean?

1. that suitably qualified contractors competent in their area of expertise are available to deal with emergencies if / when they arise
2. that the rental property(s) for which you have management responsibilities are visited at appropriate intervals; as a minimum.
 - a) Annually for single dwelling tenancies, and shared houses on a single tenancy
 - b) Every 6 months for a House in Multiple Occupation (HMO), and shared houses on separate tenancies
3. that all matters arising in between routine visits are appropriately dealt with, and

4. that property visits are documented with copies being retained
Be sure that you are meeting your licence obligations.

Check your licence conditions



Looking for Landlord events in your local area?

See a full list of upcoming landlord forums, national conferences and more by visiting our events page [here](#).

View events

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