



Spring Newsletter

March 2023

Dear Landlord / Agent,

Interested in Private Rented Sector updates impacting Wales? Read on...
Look out for consultation on proposed licensing of visitor accommodation and how Renting Homes training can protect your business.

Other topics include:

- Continuing pressures to house vulnerable families, including those from Ukraine
- Carbon Monoxide Consultation
- Launch of Energy Performance Dashboard

| Ukraine Crisis

Do you have a property available to rent?

Heart-warming stories about the sanctuary Ukrainian people have secured in Wales and their successful participation in schools and communities, continues to make the headlines; but challenges remain. People granted a visa will have up to three years to remain in the UK and longer-term homes are now needed to help people move on to more settled longer-term homes.

Private rented homes are ideal; if you have property available now or in the future, please contact your local authority using the direct contact points listed below. Your help makes a big difference!

Contact my Local Authority

Alternatively, you could consider hosting an individual or family. View guidance on hosting [here](#).

| Renting Homes



Renting Homes Training

Renting Homes has brought about a massive change to how landlords interact with their tenants and the standards the property must meet. To operate effectively in the market landlords must understand the new arrangements. Legal and financial penalties could be applied if you get it wrong.

Those who have been issued with a Rent Smart Wales licence since July 2020 have a licence condition which makes Renting Homes training compulsory. The deadline to complete training was 28th February 2023. If this applied to you and you have yet to complete the training, you could be breaching your licence conditions.

If the deadline didn't apply to you – you may be breathing a sigh of relief. But ask yourself, why would you wait? The training simplifies complex legislation and various guidance documents and presents the information in an easily digestible format.

Book Training

To book Rent Smart Wales Renting Homes classroom or free online training; log into your account [here](#).

Alternatively, you can book with an approved provider. View options [here](#).

Useful resources have been developed to assist the sector to get to grips with the change. Check out what's available:

Book
Training

Download Renting
Homes Handbook

Available
Resources

| Tourism Industry News



Welsh Government has launched a consultation on establishing a licensing scheme for all visitor accommodation providers in Wales. Your views are being sought.

Hotels, B&Bs, caravans and other holiday lets are all in scope for the Welsh Government proposed licensing scheme.

Benefits the scheme could provide include:

- the mechanism to address concerns about safety and compliance
- a comprehensive database of who is operating in the industry and
- be a valuable tool to understand the scale, location and impact of the industry economically and on local communities.

The broad aim is to level the playing field as part of a long-term response to the major challenges faced by the loss of residential property in many Welsh communities, whilst enhancing the visitor experience and visitor safety.

The consultation is open until 17 March 2023. View the consultation here:

[Visitor Accommodation Consultation](#)

| Property Safety



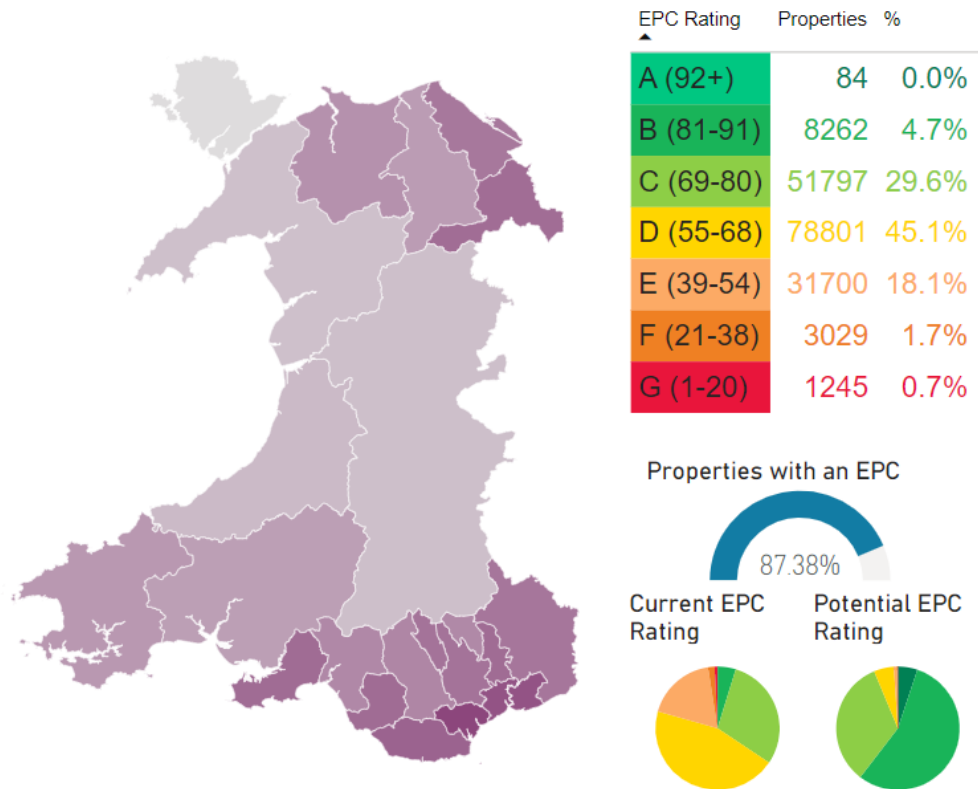
Carbon Monoxide detectors give residents peace of mind and improved protection from carbon monoxide poisoning

Welsh Government has launched a consultation on Carbon Monoxide detection in residential accommodation. These proposals would require that carbon monoxide alarms are fitted alongside flued fixed combustion appliances for any fuel type in all residential buildings. This builds on the improvements already secured to private rented homes through the Renting

Homes (Wales) Act 2016; which required carbon monoxide alarms in any room with a gas, oil or solid fuel burning appliance.

The consultation closes on the 28 April 2023. [View the consultation here.](#)

| Energy Efficiency



Energy Performance Dashboard now launched

Rent Smart Wales is gradually rolling out interactive dashboards to replace static monthly reports.

Look at our latest energy performance data. This is a positive step forward. It provides extremely valuable strategic information about energy performance of the private rented sector. 98% of the private rented sector is compliant with Minimum Efficiency Standard legislation. Whilst this is re-assuring, there is more work to be done. This data will assist governmental policy makers as well as enforcement agencies to develop solutions and target resources.

For more information or to seek advice on how to improve the energy

performance of your rental [click here](#).

Energy Performance Dashboard

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rhentudoeth.llyw.cymru
rentsmart.gov.uk

Rhentu Doeth Cymru | Rent Smart Wales
Blwch PO / PO Box 1106 Caerdydd /
Cardiff CF11 1UA

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Welsh Government

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