



## Spring Newsletter

April 2025

Dear Landlord / Agent

In this issue you will find useful information and tips about:

- Understanding your Electrical Installation Condition Reports
- UK Government's energy efficiency consultation and how to respond
- The RTS meter switch deadline, and more!

| Electrical safety



Understanding Electrical Installation Condition

# Report (EICR) Codes

The Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 place a requirement on landlords to make sure there is a valid EICR for homes rented out on an occupation contract.

## What to look out for on your EICR

When you receive an EICR, make sure you check:

### Is the address on the report correct?

It should match the address on the written statement of the occupation contract and the address registered with Rent Smart Wales.

### Does the report state that the electrical installation is satisfactory?

If not, you need to arrange remedial works as soon as possible. Speak with your electrician to find out what works are needed.

### Are any C1 (danger present), C2 (potentially dangerous) or FI (further investigation) works specified in the remedial works section?

If yes, they will make the electrical installation unsatisfactory and will need your immediate attention.

### What is the re-inspection date?

Remember to set reminders so you can make sure the re-inspection date is adhered to.

### Is the report valid for 5 years or is the date shorter?

If the date is shorter the report will only be valid until the shorter date. Watch out for wording such as '5 years or on change of tenancy'. There may be a good

reason why your electrician has added the wording 'or on change of tenancy' but it would be worth checking with them to confirm whether a further inspection is required on change of tenancy.

Our investigations have shown that in some instances, electricians may be abiding by the rules set by previous regulations when using this terminology which may now not be relevant. It is essential that you check with your electrician as to when a further inspection is due.

### For newly built dwellings, what is the inspection date?

The electrical installation certificate (EIC) can be used in place of an EICR for a newly built dwelling, but beware, sometimes new builds have a re-inspection date of 10 years. Once the property is let out, the certificate will only be valid for 5 years.

### Do I need to provide tenants with a copy of the report?

You must give tenants a copy of the electrical condition report:

- within 14 days of the tenant's occupation date, AND
- within 14 days of the periodic inspection and testing date, where the electrical condition report becomes invalid during the tenancy.

If investigatory or remedial works are carried out, you must give the tenant written confirmation of the work within 14 days of receiving the confirmation.

Note: if a copy of the report is not provided to the tenant, it is likely that you are not meeting the fitness for human habitation standard even if the standard of the installation is satisfactory.

### Further information

Welsh Government Fitness of homes for human habitation guidance

| Consultation



## Respond to the government's consultation on improving the energy performance of privately rented homes

The UK Government is proposing to raise the minimum energy efficiency standard for privately rented homes in England and Wales to the equivalent of Energy Performance Certificate (EPC) C by 2030.

The proposals aim to:

- Deliver significant energy bill savings
- Reduce carbon emissions in the sector
- Reduce fuel poverty in line with government targets

A [consultation has been published](#) to seek your views on this proposal.

You have until 2 May 2025 to respond.

## Propertymark survey

Propertymark is collating a response to the consultation on behalf of letting and managing agents. If you would like to influence their response complete their 5 minute survey.

[Respond to Propertymark's survey](#)

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| Record management



## Are your business records managed effectively?

April is Records and Information Management Month, which reminds us of the importance of maintaining effective records. It is vital to not just carry out your duties but evidence that you have done so.

In your role as a landlord or agent you are required to keep some records by

law, whilst others help maintain the smooth running of your business. Consequences of not being able to evidence you have fulfilled your legal obligations and/or licence conditions could be significant e.g. a poor score on a Rent Smart Wales audit, a breach of licence investigation or [a failure to gain property possession](#).

## Support

Rent Smart Wales has many resources to help make record keeping as simple as possible. You can find a [routine inspection checklist](#), a [smoke detector and carbon monoxide detector record template](#) and more on our website.

## Want to learn more?

If you want to know more about the importance of record keeping and handling data securely; complete our Data Protection training. This CPD course will count towards a future licence renewal application.

[Browse templates](#)

[Data protection training](#)

| Energy





# Upgrade your RTS energy meter before the deadline

## Upgrading to a smart meter

Smart meters have been rolled out in homes across Britain as part of a government programme to replace older energy meters. A smart meter gives your tenants the ability to monitor their energy use on its in-home display screen and get billed on the energy they use rather than estimates.

This could make a big difference to your tenant being able to manage their bills. Tenant organisation, TPAS's [Tenant Pulse on Energy Efficiency and Affordable Warmth \(2024\)](#), found that 72% of tenants report heating costs are unaffordable.

The technology that supports Radio Teleswitch (RTS) electricity meters will switch off from 30 June 2025. Failure to replace your meter in time means it will not function correctly, potentially causing higher energy bills for your tenants and interruption to the heating and hot water supplies.

## What do I need to do?

If you have an RTS meter, your electricity supplier will get in touch to arrange an upgrade before this deadline. If you haven't heard from your supplier, or are unsure whether your property uses a RTS meter, you should [contact the energy supplier](#).

Find out more about smart meters



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# All-Wales Agent Forum

Wednesday 4th June at 2pm

Save the date!

## Next All-Wales Agent Forum to take place this June

Following the success of the first All-Wales Agent Forum we held last November; our next event is being held on Wednesday 4th June at 2pm.

The forum will include speakers from Welsh Government and Propertymark who will talk you through the latest news from the private rented sector. You will also have the chance to submit questions for the panel.

The event will be held virtually on Microsoft Teams to allow agents from all over Wales to participate.

More information, including an agenda and a joining link will be shared soon. We look forward to seeing you there!

*This event is supported and promoted in partnership with Propertymark, Safeagent, UKALA and RICS.*





# Upcoming events

Browse our website to find private rented sector events in your area.

## Ceredigion Landlord Forum

Wednesday 7th May  
Aberystwyth University

[View event](#)

## NPT Landlord Forum

Tuesday 13th May  
Neath Port Talbot

[View event](#)

## NRLA on Tour

Tuesday 20th May  
Cardiff City Stadium

[View event](#)

## Torfaen Landlord Forum

Wednesday 21st May  
Cwmbran

[View event](#)

## All-Wales Agent Forum

Wednesday 4th June  
Online

[View event](#)

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Llywodraeth Cymru  
Welsh Government

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