



Spring Newsletter

April 2024

Dear Landlord / Agent,

This issue shares results from the Welsh Government consultation on housing adequacy and provides more practical advice on managing your business.

Read on to learn about:

- Results of Welsh Government's consultation on adequate housing and fair rents
- Guidance on notice periods
- Proving that you have smoke and carbon monoxide alarms in place
- CPD training



Consultation results: Securing a path towards Adequate Housing

A summary of responses to the Welsh Government's [Call for Evidence on securing a path towards Adequate Housing - including Fair Rents and Affordability](#) has been published.

The Green Paper consultation sought views on different approaches for achieving housing adequacy and related issues. This included specific focus on the private rented sector, tenant and landlord behaviour and affordability.

Responses were received from a range of stakeholders including 90 private landlords. Click below to read about what others thought, including ideas which could inform the Welsh Government's future housing strategy.

[Read more](#)



Possession: Guidance on issuing a landlord's notice

Welsh Government has updated guidance on how to regain possession of your property when there is no fault on the part of the tenant.

The notice period for a landlord's notice 'may not be less than six months after the day on which the notice is given to the contract-holder'. This means you will need to give contract-holders six months starting from the day after you serve the notice.

Before issuing the notice, you should ensure:

- The contract in place is a periodic standard contract,
- It is six months or more after the occupation date,
- The notice is issued using the prescribed form [RHW16](#),
- A minimum of six months' notice (after the date of issue) has been provided.

Other requirements, such as ensuring you have provided the correct documentation to tenants and safety checks to the property, will also impact your ability to give the notice.

All requirements for issuing a valid landlord's notice under section 173 have been set out in a [flowchart](#) published by Welsh Government.

[Read FAQs](#)

[View flowchart](#)

Working together

for a safe home for all

Smoke and carbon monoxide alarms: How to evidence they are in place

What must you have in place to make your property fit to live in?

The Renting Homes legislation introduced many changes to the way in which property is let out in Wales. One aspect requires that a rental property meets a minimum standard known as the fitness for human habitation standard. This lists [29 hazards to avoid](#). In addition, the standard requires provision of smoke detection and carbon monoxide alarms which are the focus for this newsletter.

Smoke alarm requirement:

Since 1st December 2023, you must ensure (as a minimum) there is a smoke alarm, in proper working order, present on every storey within your property. These smoke alarms must be connected to the electrical supply and inter-linked with all other smoke alarms connected to the electrical supply.

Be aware that more complex house types and those in multiple occupancy are likely to need additional fire safety measures installed. For further advice review the [fire safety risk assessment guide](#) or seek assistance from your [local Council's environmental health team](#).

Carbon monoxide requirement:

Since 1st December 2022, you must ensure a carbon monoxide alarm which is in repair and proper working order is in each room of the dwelling which contains a gas appliance, an oil-fired combustion appliance or a solid fuel burning combustion appliance (for instance a gas cooker, gas boiler or wood-burning stove).

If your property has a gas hob in the kitchen, and a boiler in the bedroom, do you need two CO alarms?

Yes – as your hob in your kitchen is designed to be used for cooking and uses gas, it is classed as a gas appliance. To be compliant in Wales, a working CO alarm is needed in both the kitchen and the bedroom in this case.

What evidence should you have in place to show that you are compliant?

Smoke alarms

You should retain evidence that specifies working, mains powered interlinked smoke alarm(s) are on every habitable storey dated within the last 2 years. Evidence includes:

- Invoices from electrical contractors,
- Property inventory/inspection reports,
- Minor Works Certificates, and
- Electrical Installation Certificates.

CO alarms

Gather information on your property inventories and/or on your inspection reports that specify where the CO alarms are fitted and that they are in working order.

Keep any contractor invoices showing CO alarms are present in the rooms where a gas appliance, an oil-fired combustion appliance or a solid fuel burning combustion appliance is located.

What happens if you don't comply?

Not meeting the fitness for human habitation standard could mean the tenant may not be liable for rent for each day the dwelling is unfit. It may also invalidate a possession notice served.



Training update: Managing student lets

We have recently revised and re-launched our Managing Student Lets CPD Course, making it fully up to date with the Renting Homes (Wales) Act requirements.

It is a vital piece of training if you are involved or thinking of becoming involved in this market. The training considers the benefits of periodic and fixed term contracts and focuses on issues more prevalent in this sector such as noise nuisance, condensation and changing contract-holders on a joint contract.

The course is £10 and will earn you 20 CPD points which will count towards your licence renewal application.

Book Managing Student Lets training

Log in to your Rent Smart Wales account and click on 'Training & CPD'.

[Book now](#)



#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 used by criminals. To protect children from abuse and lifelong trauma The Children's Society is asking everyone to #LookCloser.

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 injury, or displaying other behaviours 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.

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.

Find out more

| Research



Research: Are you a pet-friendly landlord?

Pet owners often struggle to find pet-friendly accommodation in the PRS. Whilst landlords may initially think that having pets in a rental could add a financial and management risk to tenancies, [recent research](#) commissioned by Battersea Dogs & Cats Home indicates this is not the case.

Research findings show that landlords can expect a net financial gain from renting to tenants with pets.

Some of the benefits include:

- Longer tenancies – pet owners typically stay longer in their rental

home

- Higher rental income
- Improved tenant well-being
- Better landlord and tenant relationship

As you would expect, some landlords reported issues with minor damage caused by pets, but it was also found that the financial impact to the landlord was rarely more than the cost of damage caused by non-pet owners.

Landlords can have a positive impact on the mental well-being of tenants, allowing pets could be part of that.

[Read the report](#)

[RSPCA Guide](#)

| Police



Cannabis farms: Be part of the solution

The police is reporting an increase in Cannabis farming with much of the activity taking place in rental property. Growing cannabis on a large scale in a home or industrial unit is dangerous, illegal and preys on the most vulnerable people. It also puts the rental property at serious risk of fire and damage to the

building's integrity.

You are being asked to be vigilant and to report any suspicious activity.

Look out for the typical signs:

- A distinct strong smell
- Bright lights - cannabis needs bright lights on 24hrs a day to grow
- Condensation on windows or no ice and snow on rooftops in the winter
- Secrecy - covered windows and extra security
- Visitors coming and going at odd hours
- Frequent power cuts and changes in bills as electricity meters are bypassed
- Noise from ventilation fans
- Complaints from neighbours about unusual tenant activity

Contact your local police force for more information or to report any suspicious activity. In an emergency always call 999.



Looking for events in your local area?

Browse upcoming landlord forums, workshops and more on our website.

[View events](#)

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