

## Dear Landlord/Agent

Learn more about Rent Smart Wales activities; enforcement action, changes in legislation, updates from partners as well as events and courses to support you.

## Welsh Government Consultation

### Increasing the minimum notice period for a no fault eviction



Llywodraeth Cymru  
Welsh Government

Welsh Government is keen to do more to address concerns about no fault eviction. Current legislation allows a landlord to seek possession of a property without a breach of contract providing the tenant with only two months notice.

A consultation has been launched seeking your views about:

- Extending the minimum notice period from two to six months;
- Restricting a landlord from serving a no fault eviction notice within the first six months of a periodic contract,
- Placing a six-month restriction on issuing a no fault eviction notice following the expiry of a previous notice and more...

[View minister's statement >>](#)

[Submit your response >>](#)



## Training and Courses

### New Course Launched

#### Equality and Diversity in the Private Rented Sector



Rent Smart Wales (RSW) has developed a new online course in collaboration with Tai Pawb's Open Doors Project. This is now available to access on your RSW account.

#### What to expect?

- An overview of relevant legislation and different types of discrimination
- Advice on working with tenants with protected characteristics
- Guidance on Adaptations and Accessibility

[Take course >>](#)

## Did you know?

### Mental Health Awareness

Tyfu Tai Cymru and Tai Pawb have published research on mental health support in the Private Rented Sector.

#### Findings suggest that:

- Two-thirds of landlords have had a tenant with a mental health problem.
- Almost 50% of landlords felt they didn't have enough information to support their tenants.
- Landlords want better information and support.
- Early intervention is proven to help people maintain their tenancies.

[View results >>](#)



## Tools to help you

### Tenancy Deposit Protection

As a managing landlord or agent, it is your legal obligation and a condition of your licence to place any security deposit taken into a government-backed tenancy deposit scheme (TDP) within 30 days of receipt.

There are three approved deposit schemes in England in Wales:

- [MyDeposits](#)
- [Deposit Protection Service](#)
- [Tenancy Deposit Scheme](#)

Each scheme provides valuable information to assist you with property management. Here is an example:

#### Free 'Wear and Tear: What is fair?' guide



Fair wear and tear has always been a grey area for landlords and letting agents. In this useful guide, **mydeposits** offer valuable guidance to help landlords and agents understand what is considered reasonable and how this can be judged by considering certain criteria.



[Download guide >>](#)



## Rent Smart Wales update



**+ 100,000**  
landlords  
registered



**+ 202,000**  
properties  
registered



**525**  
FPNs  
served

[Enforcement statistics >>](#)

[Check public register >>](#)



## Partner update



### Supporting your Universal Credit claimants

Universal Credit (UC) is a massive change to the benefit system and it is important that you understand what it means for your tenants.

Here, the Department for Work and Pensions provide a quick rundown of the key aspects of UC and how you can play a part in ensuring claims are processed as smoothly and as quickly as possible.

[Read full article >>](#)