

Private Rented Sector (PRS) form for landlords - FAQs

1. Why are we being asked to complete the form?

Local authorities have been working hard to source suitable, safe, and secure accommodation for a range of people affected by homelessness over the past few weeks so that they can adhere to Public Health Wales guidelines and be kept safe during this pandemic. We now want to extend the opportunity to private landlords to further contribute to this effort.

There are broadly two types of offer private landlords can make:

1. Untenanted properties where landlords are willing to rent to tenants identified by the local authority.
2. Untenanted properties where landlords are happy to enter into a lease agreement with local authorities for a 6-12 month period. The local authority will manage the property as part of their emergency accommodation capacity.

We recognise the significant impact the coronavirus pandemic has had on the PRS sector and the ability to offer properties in this way provides landlords with a route to receiving rental income that would otherwise be lost, avoids leaving viable properties vacant and ensures those affected by homelessness are provided with safe, suitable and secure accommodation.

2. Who is eligible to offer properties?

Landlords must have a property that is registered with Rent Smart Wales and which is untenanted. You must be able to grant vacant possession on that property and the property must be suitable for habitation. It is possible to submit properties where minor works are required to make a property habitable (e.g. minor renovation and repairs that will take no longer than one week).

3. How can I apply?

If you are interested in making the local authority aware of your property, please complete the form available on the Rent Smart Wales website. You will be able to share information about the property, your preferences and contact information. If suitable, the local authority will be in touch with you to discuss.

4. Who will be accommodated in my property?

There are a range of people that require emergency accommodation at this time. This ranges from those who were precariously housed or homeless before the coronavirus pandemic, to those who have been made homeless during the lockdown due to family/relationship breakdowns and loss of employment.

This may include:

- people who are, or are at risk of, sleeping rough;

- people in inadequate / overcrowded temporary accommodation;
- people fleeing domestic abuse;
- asylum seekers;
- people released from prison
- Sofa surfers who are not able to stay in one home for the duration of the lockdown;
- Individuals who have lost employment and/or their homes.

NHS key workers will be living in accommodation sourced directly by the NHS leads while they work. Other keyworkers such as police officers and prison officers have also secured accommodation via their organisations, and maintenance and utility workers have sourced private arrangements. There is ongoing demand for accommodation in Wales and we are working with the NHS health boards to ensure a joined up approach, but in this particular instance, Welsh Governments' focus is on securing safe accommodation for those identified above.

5. How will I be contacted if my property is of interest?

Information you provide in the form will be passed on to local authority homelessness teams. If your property is of interest, they will contact you to discuss and agree the terms and conditions for the temporary accommodation you have available.

Local authorities will lead on allocating individuals to accommodation based on their individual and support needs following an assessment of suitability.

6. What type of accommodation is required?

There is a high demand for accommodation that is suitable for single persons at this time. However local authorities are open to receiving offers for a variety of accommodation options including HMOs, single dwellings and accommodation for families. As the final decision on suitability will be taken by local authorities all expressions of interest are welcomed, subject to the eligibility outlined in question 2.

7. What about groups with complex/additional needs (e.g. medical and other specialist support)?

For individuals that require additional support needs this will be provided by the local authority and their third sector partners who are trained and experienced in supporting vulnerable groups who may have a range of more complex needs. This applies only to properties offered on a lease basis to the local authority.

8. What would be the minimum and maximum lease/rental periods?

Leases to the local authority will be for a minimum of 6 months, up to a maximum of 12 months.

Rental periods will vary and it will be for the landlord to determine with the prospective tenant a suitable contract length.

9. How will the rental amount be paid?

Rent values for leased properties will be considered and negotiated with local authorities on a case by case basis and landlords will be paid directly.

Rent values for rentals, will be for the landlord to determine with the prospective tenant.

10. Who would be responsible for any damage or loss that occurs during this time?

Properties offered on a lease basis will be returned at the end of the tenancy in its original condition minus normal wear and tear. In some cases where minor works are undertaken by the local authority under the lease period, properties may be returned in a better condition.

Details around damages will be discussed and agreed with the relevant local authority. As part of the lease agreement, a condition survey will be required and photographic evidence collected and shared with you. The condition survey will be repeated at the end of the agreement and charges for any damages agreed with the local authority. To note, local authorities are able to draw from funding provided by Welsh Government to cover agreed damages incurred.

Damages to rental properties will be between the tenant and the landlord.