



Summer newsletter August 2020

Dear Landlord/Agent

Take the opportunity to learn more about Rent Smart Wales activities and review the latest guidance from Welsh Government as housing market restrictions begin to ease.

Highlights in this issue include:

- Extended eviction notice periods
- Re-opening of Welsh housing market
- What you told us about the impact of COVID-19 on you
- Early debt alert scheme
- New case law: Banning DSS tenants now unlawful

REGULATIONS

Minimum eviction notice period increased to 6 months

From **Friday 24 July**, Landlords and Agents in Wales must now provide tenants with a minimum 6 months' notice period when serving a Section 21 or Section 8 notice (excluding those on the grounds of anti-social behaviour for which the existing 3-month notice period still applies).

Changes come as a result of the public health emergency and will apply to notices served until **30 September 2020**.

Landlords can find answers to frequently asked questions [here](#).

[FAQS ›](#)



Llywodraeth Cymru
Welsh Government

COVID-19 GUIDANCE

Welsh housing market re-opens

The Health Protection (Coronavirus Restrictions) (Wales) Regulations 2020 have been amended allowing those looking to move home to do so.

The following activities are now **permitted** from Monday 27th July:

- moving home
- marketing a residential property for sale or rent
- preparing a residential property for a new occupier
- properties viewings (occupied and vacant)
- visits to estate or letting agents, developer sales offices or show homes for the purposes of the purchase, sale, letting or rental

However you are encouraged to undertake as much of these activities as possible online or remotely in the first instance, and to ensure the property is safe to enter prior to any in person viewings being completed. Detailed guidance can be found [here](#).

[View guidance ›](#)



RESEARCH

COVID-19: the impact on you

A recent survey undertaken by Rent Smart Wales and Welsh Government explored the impacts of the public health crisis on landlords and tenants in Wales.

Results suggest that since 23 March until survey close on 29th May:

- 57% of landlords indicated that all of their tenants had paid their rent in full
- 73% of landlords reported that their tenants had not requested a rent holiday or reduction
- 27% stated that they were either able to meet a request for a rent reduction or would be able to if the tenant was to ask
- 23% stated that they were either able to provide a rent holiday or would be able to if the tenant was to ask

To view full results [click here](#).

[View results ›](#)



PRS INITIATIVES

Funding secured to manage household debt in Wales

Welsh Government has recently announced plans to fund and deliver an Early Alert Scheme for rent arrears and other debt in the Private Rented Sector (PRS).

The Scheme will provide tenants with additional access to the advice, support and practical help they need to manage their financial commitments. This will include assistance to establish repayment plans with the landlord or letting agent to address any rent arrears to reduce the risk of them losing their home. Further details to follow.

[View article ›](#)



CASE LAW

Banning of DSS claimants ruled unlawful

A recent court ruling confirmed that No DSS policies undertaken by landlords and agents are unlawful.

Don't forget that under the Rent Smart Wales Code of Practice, licensed landlords and agents must abide by the Equality Act 2010.

Discrimination impacting protected characteristics is unlawful and could put your licence at risk. [Click here](#) to view the code.

[Code of Practice ›](#)



USEFUL LINKS

Housing advice

[Rent Smart Wales - COVID-19 webpage](#)
[Welsh Government - COVID-19 Landlord and Agent guidance](#)
[Welsh Government - COVID-19 Tenant guidance](#)
[Welsh Government - Support for tenants](#)