

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 >

COVID-19 GUIDANCE

Welsh housing market re-opens

The Health Protection (Coronavirus Restrictions) (Wales)

move home to do so. The following activities are now **permitted** from Monday 27th July:

Regulations 2020 have been amended allowing those looking to



 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.

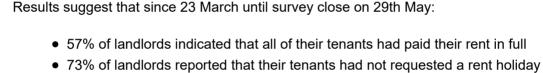
View guidance >

COVID-19: the impact on you

RESEARCH

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.

able to if the tenant was to ask





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
- To view full results click here.

View results >

Funding secured to manage

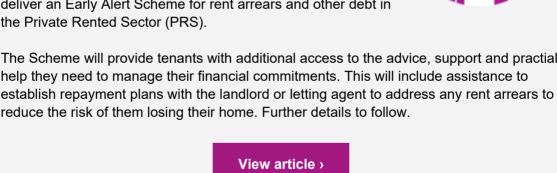
Welsh Government has recently announced plans to fund and deliver an Early Alert Scheme for rent arrears and other debt in the Private Rented Sector (PRS).

CASE LAW

PRS INITIATIVES

The Scheme will provide tenants with additional access to the advice, support and practial help they need to manage their financial commitments. This will include assistance to

household debt in Wales

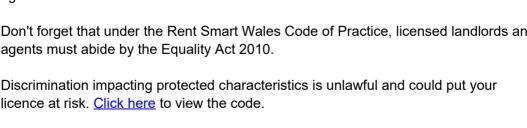


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unlawful

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.

Banning of DSS claimants ruled



licence at risk. Click here to view the code.

Code of Practice >

A recent court ruling confirmed that No DSS policies undertaken by landlords and

Housing advice

USEFUL LINKS

Rent Smart Wales - COVID-19 webpage Welsh Government - COVID-19 Landlord and Agent guidance

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CF11 1UA

Welsh Government - COVID-19 Tenant guidance Welsh Government - Support for tenants

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www.rhentudoeth.llyw.cymru www.rentsmart.gov.wales



