

Dear Landlord/Agent,

Read on for the latest developments from across the Private Rented Sector, including grant funding to support with COVID-19 related rent arrears and the latest on eviction procedures in Wales.

Highlights include:

- Applications now open for Tenancy Hardship Grant
- Re-possession procedures in Wales
- Guidance if your tenant is self-isolating
- New protections for tenants in problem debt
- Police warning - illegal activity in rental properties
- Take part in research to help achieve 'net zero' energy demands



COVID-19 MATTERS

Applications now open for Tenancy Hardship Grant

Welsh Government has recently launched a Tenancy Hardship Grant scheme to support private sector tenants who have struggled to pay their rent due to COVID-19. The scheme has been specifically designed to help those who have fallen behind on their rent by more than eight weeks between 1 March 2020 and 30 June 2021.

Your tenants can now make an application via their local authority. Details of how to contact a local authority are available [here](#).

To read the full ministerial [click here](#) or further guidance on how your tenants can apply is available [here](#).

[Learn more >](#)



Llywodraeth Cymru
Welsh Government

Re-possession procedures in Wales

In light of continued uncertainty caused by new COVID variants, Welsh Government has recently announced an extension to emergency legislation requiring landlords to provide a minimum of 6 months' written notice before evicting a tenant. The extension is now set to be in place until **30 September 2021**.

Bailiff action, which was also temporarily suspended in Wales, re-commenced on the **30 June 2021**.

Learn more about minimum notice periods in Wales [here](#).

Please note: A minimum 3 month notice period will still apply in cases of anti-social behaviour.

[Learn more >](#)



Has your tenant been asked to self-isolate?

People who have tested positive or have come in to close contact with someone who has had a positive test for coronavirus are required by law to self-isolate for 10 days when told to do so by NHS Wales Test, Trace, Protect. Failure to do so can lead to a fixed penalty notice or criminal prosecution.

Landlords are asked to be sensitive to these restrictions and to assist tenants to comply where possible. This could include extending the date their tenancy is due to end.

[View FAQs >](#)

[View guidance >](#)



REGULATIONS

New protections for tenants in problem debt

New laws have been introduced to support those experiencing problem debt. The Regulations provide those with debt, including tenants, a legal period of time known as 'Breathing Space' to seek help to put their financial matters in order. During this time creditors, including landlords, cannot take any actions to chase the debt.

There are two aspects to the regulations; a Standard Breathing Space and a Mental Health Breathing Space which provides additional protections for those receiving mental health crisis treatment.

Learn more about the Regulations and how they may impact you [here](#).

[View more >](#)



POLICE WARNING

Illegal activity in rental properties

Dyfed Powys Police issue a warning that criminal activity often takes place at rental property. Landlords and agents are being asked to be aware and look out for early warning signs. Illegal activities such as cannabis farming can implicate you and create a financial risk for you if ignored.

Stop and think if the tenant:

- offers to pay upfront in cash
- appears affluent but wants to rent an inexpensive property
- is unable to provide landlord or employment references
- prevents you inspecting the property following reasonable notice
- has frequent visitors
- has high energy consumption
- creates excessive waste as a result of criminal activity

You have a legal responsibility to keep your properties safe, free from health hazards and to make sure all gas and electrical equipment is safely installed and maintained.

If it doesn't feel right, report it. Call CrimeStoppers on **0800 555111** to report anonymously.



ENERGY EFFICIENCY

Take part in research to help achieve 'net zero' energy demands

Swansea University are researching and developing innovative tools and technologies that will ensure buildings of all scales contribute to a reduction in carbon emissions and a more sustainable built environment. They want to understand the wider value and impacts of upgrading houses across tenures.

Upgrading or Retrofitting homes involves renovating existing houses with the best combination of insulation and renewable energy technology to achieve 'net zero' energy demand targets. Carrying out these changes will reduce consumer bills and support health improvements.

About the research

The Active Building Centre-Research Programme seeks to understand more about the motivations, challenges and requirements to help the private rented sector decarbonise. Your knowledge and experience could be invaluable to the study.

If you would like to get involved or would like further information about the research, please contact Laura Holt: l.e.holt@swansea.ac.uk