

Cardiff Landlord Forum

Agenda

Marks Out of Tenancy

Ben Yarrow

Welsh Water

Gareth Williams

Chair Update

Douglas Haig



Welsh Water



Dŵr Cymru
Welsh Water

Not for Profit. For Wales.

Cardiff Landlord Forum

Chair Update



Leeds CC Vs Broadley

- The Appeal Court has ruled landlords are not responsible for paying council tax on a property when a tenant moves out before their tenancy agreement has expired, following an intervention from the RLA.



Leeds CC Vs Bradley

- The tenancies in question were contractual periodic tenancies following a fixed term and the council's argument was based on the claim that a single tenancy cannot be both a fixed term and periodic.
- The landlord argued that the contract created a single tenancy whose term was six months and thereafter continuing as a monthly tenancy.



Leeds CC Vs Bradley

- The RLA instructed Giles Peaker of Anthony Gold and Barrister Justin Bates of Arden Chambers, to intervene on behalf of the association to protect the interests of landlords
- Had the appeal succeeded, the decision would have huge legal implications in terms of tenancies, deposit protection and the Housing Act itself.

Rent Smart Wales

Enforcement

- Started 23rd November
- Focusing on Agents
- If you have started the process and are taking steps to comply, you should be ok

Delays

- RSW are focusing on Agent applications, so your landlord application may take longer than the 8 weeks currently advertised
- Some of you may have received letters to this effect

Licensing

- The person or people managing the property must be trained and hold a license. Landlords do not need a license if the property is managed by a licensed agent.

Number of Agents licensed with
Rent Smart Wales

865

Number of Submitted Agent Licences
currently being assessed

1,215

Number of User Accounts created
with Rent Smart Wales

94,042

Properties as part of a started and
completed registration

143,522



Number of Landlords Registered with Rent Smart Wales

68,563

Number of Registrations started but not completed

13,043

Number of Landlords Licensed with Rent Smart Wales

5,393

Number of Submitted Landlord Licences currently being assessed

10,862



Rent Smart Wales

Call to extend Rent Smart deadline for Wales' landlords

By Rhiannon Beacham
BBC News

🕒 13 November 2016 | [Wales](#)



Rent Smart Wales landlords licensing system launches

🕒 23 November 2015 | [Wales politics](#)



Few landlords registering under Rent Smart Welsh law

By Sarah Dickins
BBC Wales economics correspondent

Rent Smart landlord register 'chaos' claims denied

🕒 16 November 2016 | [Wales politics](#)



W News ▶ [Wales News](#) ▶ [Welsh Government](#)

Landlords criticise new registration system as crucial deadline looms

Renting Homes Act

Land Transaction Tax

PRS in 2017

MIR

Agent Fees

Tax & MIR

- Breakfast Meeting with MPs
- Meeting at Number 10 Policy Unit
- Budget day 8th of March
- Next CLF 14th of March



MIR

Following RLA Round Table event, Conservative MP, Craig Mackinlay, is seeking a Commons Debate on taxation



Land Transaction Tax

- Welsh Government likely to keep additional 3% levy on second homes, including B-2-L
- Difficulties regarding funding formulas tied WG hands
- Is room for a number of possible exemptions to the 3% levy



Land Transaction Tax

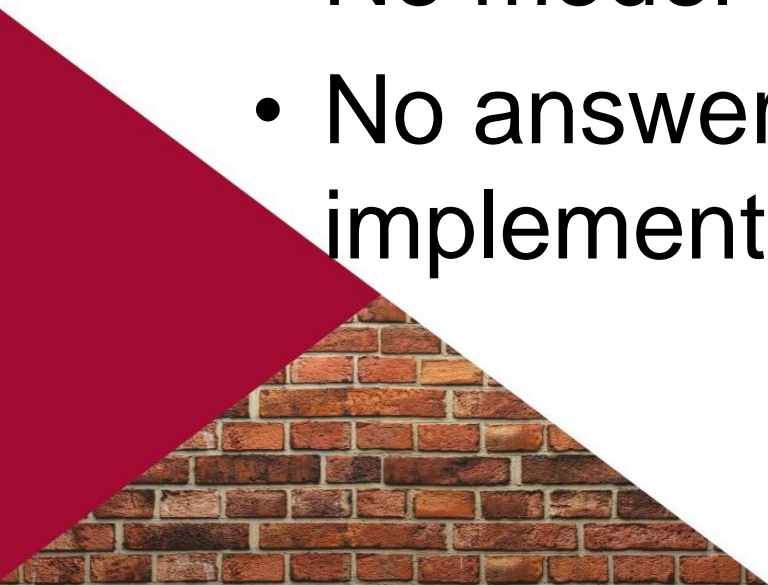
Additional 3% levy is “of paramount importance” for public services in Wales

However will be taking power to amend the levy



Renting Homes Act - Implementation

- Lots of consultation work through 2017
- Fit for Human Habitation consultation imminent
- Electrical safety included
- No model contract yet available
- No answer yet as to how this will be implemented



Agent Fees



If none of the 3 entries are drawn, the earliest the Welsh Government could introduce a Bill to stop agency fees would be end of 2017 / 2018*

Agent Fees Bill

Bill-002- [Jenny Rathbone AM](#) - Regulation of Letting or Management Agent Fees Charged to Tenants (Wales) Bill

Bill-025- [Julie Morgan AM](#) - Regulation of Letting or Management Agent Fees Charged to Tenants (Wales) Bill

Pre-ballot Information

A Member must provide 'pre-ballot information' to set out the intended purpose of their proposed Bill before it is entered into the Presiding Officer's ballot. This information is set out below.

Policy Objectives of the Bill

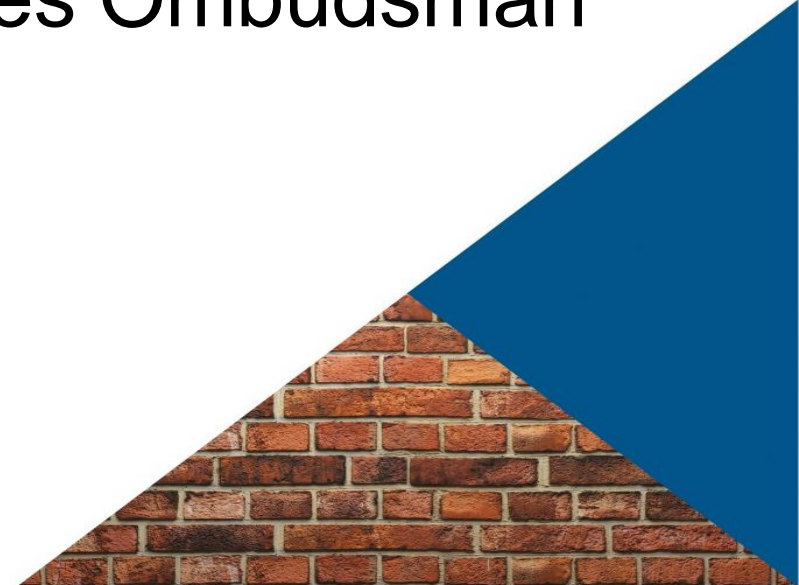
The aim of the Bill is:

1. To prohibit letting and management agents from charging any fine, sum or pecuniary consideration, including any service or administration fee or charge, in connection with the grant, renewal or continuance of a residential tenancy, other than rent and a refundable deposit, to tenants and prospective tenants, so that tenants and leaseholders aren't financially excluded from accessing the private rental market.
2. To regulate the maximum amount which tenants may be asked to pay in respect of a refundable deposit.
3. To ensure consistency of legislation between Scotland, England, and Wales on this matter, where possible.

Green Deal clarification

Consumers who entered Green Deal plans will continue to be covered even if your Green Deal provider has gone into liquidation.

If you have any concerns you can still contact the Green Deal Ombudsman or the Financial Services Ombudsman



Conference

- Plaid Cymru 3-4th March
- Lib Dem 10-12th March
- Conservative 17-18th March
- Labour 24-26th March





- South Wales Property Meet
- Wednesday 25th January
- 6:30pm – 9:00pm



www.southwalespropertymeet.co.uk



Harvey Bowes



Howard Bowes
Harvey Bowes Limited
Managing Director

Finance & Re-finance of HMO's



Douglas Haig
RLA (Residential Landlords Association)
Vice-Chairman



Andy Gwyn
Business Coach, Author & Speaker

How to supercharge your deal sourcing



Harvey Bowes