



RLA Wales Update

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Let's keep it short and sweet..

- Introductions, New RLA Wales Policy Office & FYI Full Wales Team Overview
- Renting Homes (Wales) Act FFHH Recap & Update on FFHH
- Q&A



New Policy Officer

- Tim Thomas - About me
- Role:
 - Tax & the Economy - England & Wales
 - Planning & Decarbonisation - Wales
 - One Third Welsh Policy
Two Thirds English Policy





THE A TEAM

- Douglas Haig
Vice Chairman of the RLA
- Mathew Norman
Public Affairs & Policy Officer
- Tim Thomas
Policy Officer



Future Renting Wales Conference

Save the date – 29th of November
2018

Jury's Inn

Tickets on Sale Soon

Renting Homes (Wales) Act Fitness for Human Habitation *Recap*

Renting Homes: Recap & Update

What is Renting Homes?

- The Welsh Government wish to make the process of renting a home simpler and easier. The mindset is that this will grant one clear legal framework which will replace existing various laws which regulate the sector.
- One of the main components and essentially the 'heart' of this proposed legislation will be the new 'occupation contracts' these will be:
 - Secure Contract
 - Standard Contract

Fitness for Human Habitation (FFHH)

A minimum six-month occupation period will be maintained by the Act and landlords will have to ensure the property is fit for human habitation.



There will be two types of matters to consider as to whether a property is suitably fit, these are categorised as:

- Prescribed Matters
- Considered matters

Prescribed Matters: Smoke Alarms

Prescribed Matters relate to electrical safety, smoke alarms and CO2 alarms.

Electrical safety will generally cover the inspection of all electrical outlets and ensure that they are set to a British Standard (BS7671).

Smoke alarms, the consultation sought to seek clarification of the position on whether the smoke alarms should be hardwired or interlinked.

Carbon Monoxide alarms should be provided when gas burning applications are being used.

Considered Matters

The considered matters to which will determine that the dwelling is FFHH are based on the 29 matters and circumstances from the House Health and Safety Rating System (HHSRS). Examples are as follows:

Damp and mould growth

Asbestos and manufactured mineral fibres

Biocides

Carbon monoxide and fuel combustion products

Lead

Domestic hygiene, pests and refuse

Un-combusted fuel gas

What's the real difference?

When considering Prescribed Matters, If it is found that any of these three matters aren't met, then no matter how many of the considered matters have been met, the home will not be considered fit for human habitation.

A landlord who rents a dwelling which is not FFHH, or who fails to rectify an issue causing the dwelling to be unfit, may risk having their landlord licence revoked.

Official Consultation Response to be granted soon


Renting Homes (Wales) Act *Update*

Update on Implementation

- No longer April 2019 - quite a bit later
- Renting Homes (fees etc.) (Wales) Bill still going ahead
- FFHH has a high possibility of Hard Wired smoke alarms to be a requirement (The Prescribed matters just Discussed)



Working on updates
11% complete
Don't turn off your computer



Let's Be Crystal Clear

- Smoke Alarms is a **Prescribed Matter**
- If you do not meet a **Prescribed Matter** your dwelling is not FFHH
- This means that **YOU CANNOT** rent the dwelling under Renting Homes

Consultations...

- Model Contract & Explanatory Consultation open in a few months
- Supplementary Terms consultation underway





Any Questions?

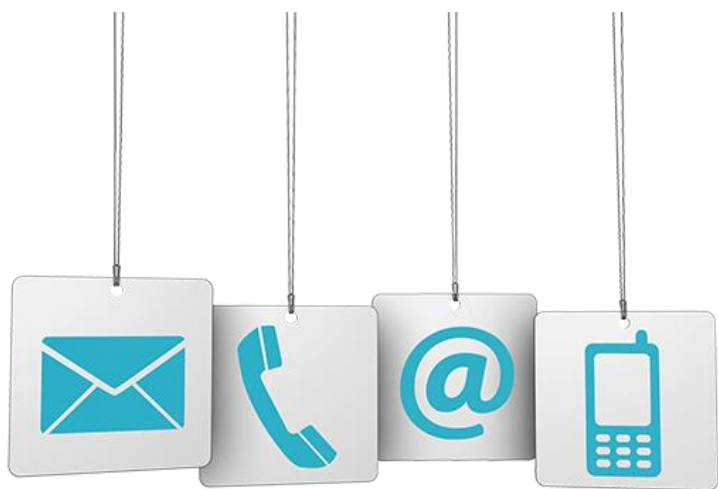


- Get involved
- Take RLS Surveys and become an RLA Insight Partner

**DATA.
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PROGRESS.**

RLA PEARL

[See what's new >](#)



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