

April 2016

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Dear Landlord

As you may be aware a new law (Rent Smart Wales) came into force on 23rd November 2015 but it allows Landlords and Agents 12 months to comply with the new requirements. Therefore prior to 23rd November 2016 all Landlords will need to have registered themselves and each individual property with Rent Smart Wales, which is a scheme introduced by the Welsh Government. The legislation will affect all Landlords with residential rental property in Wales, even if they themselves are not resident in Wales. If a Landlord does not register they will face severe penalties.

Additionally all Landlords who manage their own properties will need to apply for a Landlord's Licence and undertake a one day approved training course. This Licence will need to be renewed every 5 years.

If your property is fully managed by Jones Peckover you will not normally require a Landlord's Licence, unless you are involved in any aspect of the management, but you will need to complete the registration process yourself, as we are unable to do this on your behalf. Each landlord must register so if you have several properties, in your sole name and in joint names, you would need to register for each landlord arrangement you are part of. You may register online at www.rentsmart.gov.wales and the cost for this is £33.50. If you require any further information regarding this please contact us.

Jones Peckover will be running one day training courses for our Landlords who manage their own properties to enable them to obtain their Licence. Please let us know if you would be interested in attending one of the courses and we can provide you with further details. All the staff at Jones Peckover have already undertaken accredited training prior to Rent Smart Wales coming into force and we are in the process of obtaining an Agents Licence under the scheme.

We would be happy, if you prefer, to take over the full management of the property on your behalf, negating the need for you to become licensed. Please contact us for full details of this service.

We will, in due course, require proof that you have registered and completed the required training if you wish to manage your own properties.

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Full information regarding Rent Smart Wales and details on how to register can be found at www.rentsmart.gov.wales. If you would like a paper copy of the information or registration form please contact the office. Please note that the cost to register via a paper application is £80.50.

For more information or to confirm that you have completed your registration please contact

Wrexham Office

Christine Morgan - 01978 364283 - christine.morgan@Jonespeckover.com

Tyler Fox – 01978 364283 – lettings@jonespeckover.com

If we do not hold your current email please let us have this so we can ensure you receive all future correspondence. We'll be in touch again soon, but in the meantime should you have any queries please do not hesitate to contact us.

Yours faithfully



Mrs Christine Morgan
Lettings Manager