



New legislation affecting all landlords of property in Wales

Whether landlords have a single rental property or a large property portfolio they will be forced to comply with new legislation or risk substantial penalties.

The Rent Smart Wales legislation came into force on 23rd November 2015 and gives 12 months for Landlords to comply with the new requirements. Prior to 23rd November 2016 all Landlords will need to have registered themselves and each individual property with Rent Smart Wales, administered by Cardiff Council. Additionally all Landlords who manage their own properties will need to apply for a Landlord licence and undertake an approved training course. The legislation will affect all Landlords with let residential property in Wales, even if they themselves are not resident in Wales.

The team at Jones Peckover had already undertaken accredited training prior to Rent Smart Wales coming into force and the firm is in the process of obtaining an Agents Licence under the scheme.

We will be contacting all the Landlords of Jones Peckover managed properties to assist them with the registration process. If their properties are fully managed by Jones Peckover they will not normally require a Landlords licence unless they are involved in any aspect of the management.

We are also offering assistance to new clients. We can guide Landlords through the process of registering themselves and their properties. We are then able to either, manage the property on the Landlords behalf, negating the need for them to become licensed, or advise as to costs, training and continuing professional development requirements to become, and remain, a licensed landlord.

For more information please contact

Wrexham Office

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

Denbigh Office

Alice Lovegrove Jones – 01745 812127 - alice@jonespeckover.com

Rosie Wilson – 01745 812127 - rwilson@jonespeckover.com