

June 2016

Dear Landlord

Hopefully you will all have received the newsletter in April with the information regarding the new law (Rent Smart Wales) which came into force on 23<sup>rd</sup> November 2015 but which allows Landlords and Agents 12 months to comply with the new requirements. As mentioned in that newsletter prior to 23<sup>rd</sup> 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.**

Unfortunately Jones Peckover are no longer able to offer the one day training courses for our Landlords therefore **any landlord who manages their own properties will need to make arrangements to complete the course and obtain their Licence. Rent Smart are running courses locally in Wrexham and Ruthin and the cost for the course including the exam is £100.** The course runs from 9.30am until 4.30pm and I have enclosed some course details. The dates for the Wrexham courses are 5<sup>th</sup> July, 26<sup>th</sup> August, 29<sup>th</sup> October and 13<sup>th</sup> December and the courses at Ruthin are 9<sup>th</sup> August or 1<sup>st</sup> September.

You can also complete the training and the exam online by logging in to the Rent Smart website. The cost for this is £30. **To book a place on the training course for landlords or to compete the course online please log on to [www.rentsmart.gov.wales](http://www.rentsmart.gov.wales)**

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](http://www.rentsmart.gov.wales) and the cost for this is £33.50. If you require any further information regarding this please contact us.

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.

Full information regarding Rent Smart Wales and details on how to register and obtain your licence can be found at [www.rentsmart.gov.wales](http://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

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