

Newport Landlords' Forum 14th December 2020
Rent Smart Wales questions and answers

1. Can there be an option to choose English or Welsh language on the website rather than have both displayed?

The English version of the website can be found here:

<https://www.rentsmart.gov.wales/en/home/>

The Welsh version of the website can be found here:

<https://www.rhentudoeth.llyw.cymru/cym/home/>

If you are on the English version of the website, you can click on the “Cymraeg” button at the top right of the page to switch to the Welsh version, and visa-versa.



2. Why are there two fees for registration and renewals?

The Housing (Wales) Act 2014 - the legal framework in which Rent Smart Wales operates - states that a fee may be charged for registration, and continued registration after 5 years. Rent Smart Wales is a self-funded service but not for profit. Income generated from fees cover the cost of delivering the service as permitted by law. This includes work to process applications, help and support customers, and to secure improvements in the sector. This is achieved by ensuring licensees comply with their licence conditions and complaints and intelligence received are thoroughly investigated. Did you know? You can deduct these costs in arriving at your taxable profits on the fees you have paid, as it is a mandatory scheme for all landlords with Welsh property. The fees charged by Rent Smart Wales for registration and renewal compare favourably against similar schemes in Scotland and Northern Ireland.

3. Why is the licence every 5 years?

This is stipulated in the Housing (Wales) Act 2014, the legal framework in which Rent Smart Wales operates. Section 26(1) states that licences expire after 5 years.

4. Why is there a renewal fee for something that is automated?

The Housing (Wales) Act 2014 - the legal framework in which Rent Smart Wales operates - states that a fee may be charged for continued registration after 5 years. Rent Smart Wales is a self-funded service but not for profit. Income generated from fees cover the cost of delivering the service as permitted by law. This includes work to process applications, help and support customers, and to secure improvements in the sector. This is achieved by ensuring licensees comply with their licence conditions and complaints and intelligence received are thoroughly investigated. Did you know? You can deduct these costs in arriving at your taxable profits on the fees you have paid, as it is a mandatory scheme for all landlords with Welsh property. The fees charged by Rent Smart Wales for renewal compare favourably against similar schemes in Scotland and Northern Ireland.