

Fforwm Landlordiaid / Landlord Forum

14.12.2020

Thomas Shaw

Arweinydd Grŵp / Group Leader



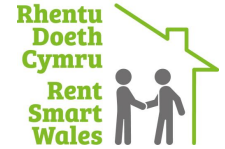
Diweddariad cyffredinol / General update



- Covid-19
- Symud ymlaen ag adnewyddu
- Prosiect ynni
- Covid-19
- Renewal progress
- Energy Project



COVID-19: Cyfathrebu / Communications



Tudalen we COVID-19

Nodyn i'ch atgoffa y gallwch gael y wybodaeth am y canllawiau diweddaraf drwy ein tudalen covid-19. Ar gael drwy'r faner goch ar dudalen cartref ein gwefan.

E-byst

7 e-bost wedi'u ddarparu i bob landlord ac asiant sydd wedi optio i mewn ers Awst. Ymhlith y diweddariadau sector mawr roedd lansio'r cynllun rhybudd cynnar, estyniad i gyfnodau rhybudd troi allan a chynllun benthyciadau arbed tenantiaeth. O ganlyniad, mae ymgysylltiad wedi cynyddu. Cyfradd agor gyfartalog o 47% ar draws yr holl e-byst.

Dedicated COVID-19 webpage

A reminder that you can stay up to date with latest guidance via our covid-19 page. Accessible via the red banner on homepage.

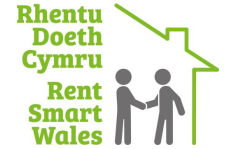
Mailshots

7 mailshots distributed to all opted in landlords and agents since August. Major sector updates included launch of early debt alert scheme, extended eviction notice periods and launch of Tenancy Saver loans scheme

Engagement has consequently increased. Average open rate of 47% across all mailshots.



Cyfarthrebu a Marchnata / Marketing and Communications



- **Adfywiad / diweddariad o'r wefan a'r gwybodaeth**
- **Targedu cwsmeriaid yn uniongyrchol**
- **Hysbysiadau rheolaidd**
- **Rheoli'r galw – i caniatáu cynllunio cyn Ch3 + Ch4 y flwyddyn nesaf**
- **Pecynnau i rhanddeiliaid**
- **Y flwyddyn nesaf - efallai y bydd angen marchnata ar raddfa fwy**
- Website refresh and information update
- Direct targeting of customers
- Regular notifications
- Demand management - Approach allows planning ahead of Q3 + Q4 next year
- Stakeholder packs
- Next year - mass-marketing may be needed



Gwiriwch y gofrestr gyhoeddus

Chwiliwch yn ôl eiddo rhent, landlord neu asiant

DECHRAU CHWILIAD

Croeso i Rhentu Doeth Cymru

Mae Rhentu Doeth Cymru yn cynorthwyo'r rhai sy'n gosod neu'n rheoli eiddo rhent yng Nghymru i gydymffurfio â'u rhwymedigaethau Deddf Tai (Cymru) 2014 ac yn rhoi cyngor ar rentu cartrefi diogel ac iach. Rydym hefyd yn prosesu cofrestradau landlordiaid, yn rhoi trwyddedau ac yn darparu hyfforddiant llawn gwybodaeth a pherthnasol i'r rhai sy'n ymwneud â'r farchnad rentu ar-lein neu mewn ystafelloedd dosbarth ledled Cymru.

Pwy sydd angen cofrestru?

Pwy sydd angen trwydded?



Home

Public Register

Search the public register

Registration

Guidance for landlords of rental property in Wales

Licensing

Guidance for self-managing landlords and letting agents

Tenants

Know your rights and obligations

FAQs

Frequently asked questions

Resources

Useful guides and downloads

APPLY

Guidance for landlords, agents and tenants.

The latest private sector developments from Welsh Government and key industry stakeholders.

READ MORE >

COVID-19



Welcome to Rent Smart Wales

Rent Smart Wales assists those who let or manage rental properties in Wales to comply with their Housing (Wales) Act 2014 obligations and provides advice on renting out safe and healthy homes. We also process landlord registrations, grant licences and deliver informative and relevant training for those involved in the rental market both online and in classroom venues across Wales.

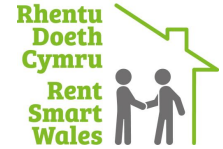
Who needs to register?

Immediate landlords, those who are entitled

Who needs a licence?

Landlords who let or manage their own

Tudalen cofrestru landlordiaid / Landlord registration page



Cofrestru landlordiaid

- Cofrestru gorfodol i Landlordiaid yng Nghymru
- Pwy sydd angen cofrestru?
- A all asiant cwblhau cofrestrriad ar ran landlord?
- Faint mae'n costio i gofrestru
- Am ba hyd y mae cofrestrriad landlord yn para?
- Sut i gofrestru
- Cymhlethdodau trefniadau perchnogaeth gwahanol
- Cofrestru a thrwyddedu - beth yw'r gwahaniaeth?
- Oes unrhyw eithriadau?
- A all mwy nag un landlord gofrestru eiddo rhent?
- Beth ddylwn i ei wneud os yw landlord eiddo wedi'i gofrestru wedi marw?
- Cosbau am beidio â chydymffurfio

Cofrestru gorfodol i landlordiaid yng Nghymru

Ers 23 Tachwedd 2015, mae'n ofynnol yn ôl y gyfraith i bob Landlord sydd ag eiddo rhent preifat a osodir dan denantiaeth ddomestig yng Nghymru gofrestru gyda Rhentu Doeth Cymru er mwyn cydymffurfio â'r gyfraith.

Mae tenantiaethau domestig yn cynnwys Tenantiaeth Sicr / Tenantiaeth Fyrddaliol Sicr o dan Ddeddf Tai 1988 neu Denantiaeth Reoleiddiedig o dan Ddeddf Rhentu 1977 (hyd yn oed os nad yw'r denantiaeth wedi'i hysgrifennu) (fel y'i diffinnir yn adran 2 Deddf Tai (Cymru) 2014).

Pwy sydd angen cofrestru?

Dolenni a lawrlwythiadau

Holiadur rhyngweithiol - oes angen i mi gofrestru fel landlord?

Ffurflen nid yw'r cofrestrriad / drwydded yn ofynnol mwyach

Cofrestr gyhoeddus

Cwestiynau cyffredin

Oes angen i mi gynnwys fy eiddo rhent y tu allan i Gymru?

Mae gen i Atwrneiaeth dros Landlord. Sut rydw i'n cofrestru a thrwyddedu'r eiddo?

Mae gen i Dŷ Amfeddiannaeth trwyddedig yng Nghymru; oes angen i mi gael fy nghofrestru a'm trwyddedu gan Rhentu Doeth Cymru?

Oes angen i fi gofrestru/gael trwydded os ydw i'n 'landlord preswyl'?

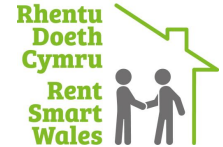
Beth ydw i'n ei wneud os yw aelod cofrestredig/trwyddeda'i'n marw?

Rydw i'n ymddiriedolwr gydag ymddiriedolaeth sy'n berchen ar eiddo yng Nghymru. A yw'r ddeddfwriaeth newydd yn berthnasol i ni a'n heiddo?

A allaf adennill costau'r ffioedd cofrestru, thrwyddedu, a hyfforddiant gorfodol Rhentu Doeth Cymru?



Tudalen Trwyddedu / Licensing page



Landlord and Agent Licensing

- [Landlord and agent Licensing requirements in Wales](#)
- [What letting and management activities trigger the need for a licence?](#)
- [What type of licence do I need?](#)
- [The licensing process explained](#)
- [What do I need to know about training?](#)
- [How much does a licence cost?](#)
- [How long does a licence last?](#)
- [Licence conditions and the Code of Practice](#)

Landlord and agent Licensing requirements in Wales

In Wales, landlords and agents who undertake letting and management work at rental properties are legally required to have a Rent Smart Wales licence.

The Housing (Wales) Act 2014 requirements aim to ensure that those letting and managing domestic tenancies are suitable to do so and are appropriately trained in their rights and obligations.

What letting and management activities trigger the need for a licence?

A landlord who doesn't employ an agent needs to be licensed.

An agent will require a licence if they are **collecting rent** or acting upon instruction from a landlord or a tenant to undertake **more than one** of the following activities.

Letting activities

- publishing advertisements or disseminating information:

Links and downloads

[Waiting for your licence advice](#)

[Interactive questionnaire - Do I need a landlord licence?](#)

[Interactive questionnaire - Do I need an agent licence?](#)

[Landlord licence application form](#)

[Agent licence application form](#)

[Registration / licence no longer required form](#)

FAQs

I need to become licensed to manage a rental property in Wales but cannot attend classroom training

I hold Power of Attorney for a landlord. How do I register and license the property(ies)?

Am I required to register/license if I am a 'resident landlord'?

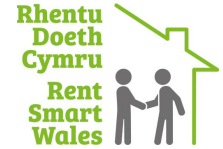
What do I do if a registrant/licensee has died?

Can I reclaim the costs of Rent Smart Wales, registration, licensing and mandatory training for licence holders?

I am a Trustee of a Trust which owns property in Wales. Does this legislation apply to us and our property?



Cyfarthrebu a Marchnata / Marketing and Communications



Cofrestru (ymgeisydd ar-lein) / Registration (online applicant)

Mis 6 / 6 months: Rhybudd mewn cyfrif / Alert within account

Diwrnod / Day	Ebost / Email	Llythyr / Letter	Tecst / Text
84	✓		
42	✓		
21	✓	✓	✓
2			✓

Trwyddedu (ymgeisydd ar-lein) / Licensing (online applicant)

Mis 6 / 6 months: Rhybudd mewn cyfrif / Alert within account

Diwrnod / Day	Ebost / Email	Llythyr / Letter	Tecst / Text
84	✓		
42	✓	✓	✓
14	✓		✓

Cofrestru / Registration



Dod I ben / Expiry Date	2	21	42	84	Yn Dod i ben / Expiring	Adnewyddwyd / Renewed	Adnewyddu % / Renewal %	Cumulative Renewal %
23/11/2020	20/11/2020	02/11/2020	12/10/2020		7	224	97.0%	97.0%
24/11/2020	20/11/2020	03/11/2020	13/10/2020		17	156	90.2%	94.1%
25/11/2020	23/11/2020	04/11/2020	14/10/2020		16	125	88.7%	92.7%
26/11/2020	24/11/2020	05/11/2020	15/10/2020		17	132	88.6%	91.8%
27/11/2020	25/11/2020	06/11/2020	16/10/2020		9	113	92.6%	91.9%
28/11/2020	26/11/2020	07/11/2020	17/10/2020		6	53	89.8%	91.8%
29/11/2020	27/11/2020	08/11/2020	18/10/2020		6	50	89.3%	91.6%
30/11/2020	27/11/2020	09/11/2020	19/10/2020		8	81	91.0%	91.6%
01/12/2020	27/11/2020	10/11/2020	20/10/2020		11	73	86.9%	91.2%
02/12/2020	30/11/2020	11/11/2020	21/10/2020		14	61	81.3%	90.6%
03/12/2020	01/12/2020	12/11/2020	22/10/2020		8	53	86.9%	90.4%
04/12/2020	02/12/2020	13/11/2020	23/10/2020		10	52	83.9%	90.1%
05/12/2020	03/12/2020	14/11/2020	24/10/2020		5	30	85.7%	90.0%
06/12/2020	04/12/2020	15/11/2020	25/10/2020		5	27	84.4%	89.8%
07/12/2020	04/12/2020	16/11/2020	26/10/2020		8	57	87.7%	89.7%



Polisi Fioedd / Fee Policy 2020

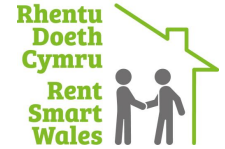


Ceisiadau ar-lein / online applications

Math y cais / Application Type	Ffi / Fee
Cofrestrriad newydd New Registration	£45.00
Adnewyddu cofrestrriad Renewal Registration	£36.00
Trwydded newydd landlord New Licence	£187.00
Trwydded landlord – Gwobr Cydymffurfio'n Gynnar Early Renewal Licence (10% discount)	£168.30



Adnewyddu / Renewal



Gwybodaeth Cymraeg:

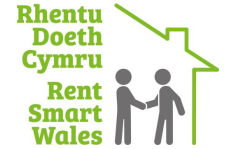
<https://www.rentsmart.gov.wales/cym/renewal/>

English Information:

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



Cwestiynau Cyffredin / FAQs




Cwestiynau Cyffredin

I gael gwybodaeth am sut i gofrestru cliciwch [yma](#), neu am sut i gael trwydded cliciwch [yma](#). Dewch o hyd i atebion i gwestiynau llai cyffredin yma.

 [Cofrestru landlordiaid](#) +

 [Trwyddedu](#) +

 [Oes angen i mi gydymffurfio?](#) +

 [Ffioedd Rhentu Doeth Cymru](#) -

I beth y defnyddir y ffioedd gofrestru landlordiaid a thrwyddedu?

Mae Rhentu Doeth Cymru yn wasanaeth hunangynhoeddol ond nid er elw. Mae incwm a gynhychir o ffioedd yn talu cost darparu'r gwasanaeth fel y caniateir yn ôl y gyfraith.

Mae hyn yn cynnwys gwaith i brosesu ceisiadau, helpu a chefnogi cwsmeriaid, ac i sicrhau gwelliannau yn y sector. Cyflawnir hyn drwy sicrhau bod trwyddedeion yn cydymffurfio ag amodau eu trwydded a bod cwynion a gwybodaeth a dderbynnir yn cael eu hymchwilio'n drylwyr.

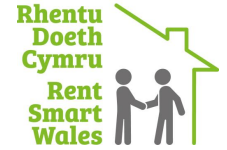
A allaf adennill costau'r ffioedd cofrestru, thrwyddedu, a hyfforddiant gorfodol Rhentu Doeth Cymru?

Gallwch [ddidynnu'r costau hyn wrth gyfrifo'ch elw trehadwy](#) ar y costau hyfforddi a dalwyd gennych, gan ei fod yn ymwneud â chynllun gorfodol ar gyfer pob landlord neu asiant sy'n rheoli eiddo yng Nghymru.



rhentudoeth.llyw.cymru
rentsmart.gov.wales
03000 133344

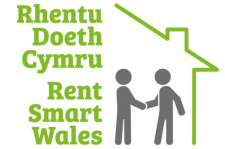
Trwyddedu / Licensing



- **Trwydded cyntaf yn terfyn ar 04.01.2021**
- **774 ceisiadau adnewyddu trwydded cyn diwedd Mawrth 2020**
- **Rhan fwyaf yn landlordiaid**
- **System symledig – yn aml, cadarnhad yn unig**
- **Gwell profiad defnyddiwr**
- **Ffurflenni cais a gohebiaith wedi’u ail-ddylunio**
- First licence expires 04.01.2021
- 774 licence renewal applications due before end of March 2021
- Majority are landlords
- System simplified - often confirmation only
- Better user experience
- Correspondence and application forms redesigned



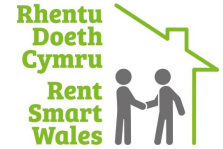
Hyfforddiant / Training



- **Gofynion hyfforddiant ar gyfer adnewyddu**
- **Datblygiad opsiynau hyfforddiant newydd**
- **Cymeradwyaeth cwrs a awdurdodiad darparwyr hyfforddiant**
- Training requirements for re-licensing
- Development of new course options
- Course approval and trainer authorisation



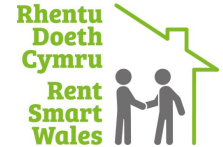
Nodyn atgoffa + adnoddau / Reminders + resources



- **Amodau trwydded newydd wedi bod mewn gweithrediadau ers 1af o Orffennaf 2020.**
- **Gellir gweld yr amodau trwydded nodweddiadol a ychwanegir at drwyddedau landlord ac asiant ar y [tudalen adnoddau](#).**
- **Adnoddau arall sydd ar gael**
 - Rhestr wirio ymweliadau
 - Ttempld gweithdrefn cwynion
 - Polisi cydraddoldeb
- New licence conditions have been implemented from the 1st July 2020.
- The typical licence conditions added to landlord and agent licences can be found on the [resources page](#)
- Other resources available include
 - Routine visit checklist
 - Template complaints procedure
 - Equalities policy



Prosiect ynni / Energy project



- **Lansio'r cynllun - grant landlordiaid o £2660, heb ei ariannu'n llawn**
- **Dull partneriaeth; Bydd ALI yn llofnodi datganiadau Eco Flex**
- **Gweithio'n agos gyda NEST i wneud y mwyaf o gytundebau ariannol**
- **Nifer isel o ymatebion gan landlordiaid**
- **Cyflwyno'r cynllun ar waith**
- **Targedu landlordiaid F a G, fesul ALI. Yna byddwn yn mynd yn ôl ac yn ailadrodd ar gyfer landlordiaid ag eiddo E yn dibynnu ar gyllid.**
- **Dim Tystysgrif Perfformiad Ynni**
- Scheme launched – landlord grant of £2660, not fully funded
- Partnership approach; LAs will sign Eco Flex declarations
- Working closely with NEST to maximise financial deals
- Response from landlords has been low
- Roll out plan in place
- Targeting F&G landlords....LA by LA.
- Then we'll go back and repeat for landlords with E properties depending on funding.
- No EPC



Prosiect ynni / Energy project

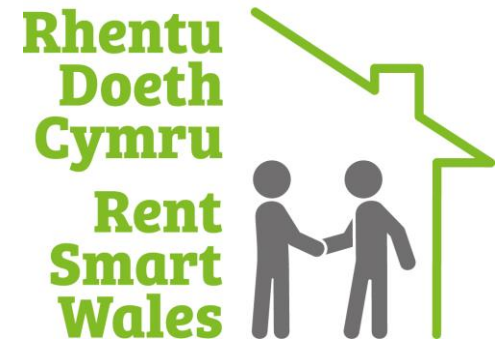


<https://www.rentsmart.gov.wales/cym/energyefficiencyfunding/>

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



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Unrhyw fusnes arall a Chwestiynau AOB and Questions

