

# RCT Landlord Forum

## 24<sup>th</sup> Jan 2018

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# Update

- Fit For Human Habitation (Wales)
- Air B&B
- UC Win
- Fire Safety
- Fees



**RESIDENTIAL LANDLORDS**  
ASSOCIATION

# Fit For Human Habitation – Wales

- Part of the Renting Homes Act
- Consultation Closed 12<sup>th</sup> Jan
- Over 570 Responses received
- Not expecting official WG response for a few months



Deddf Rhentu Cartrefi (Cymru) 2016

2016 dccc 1

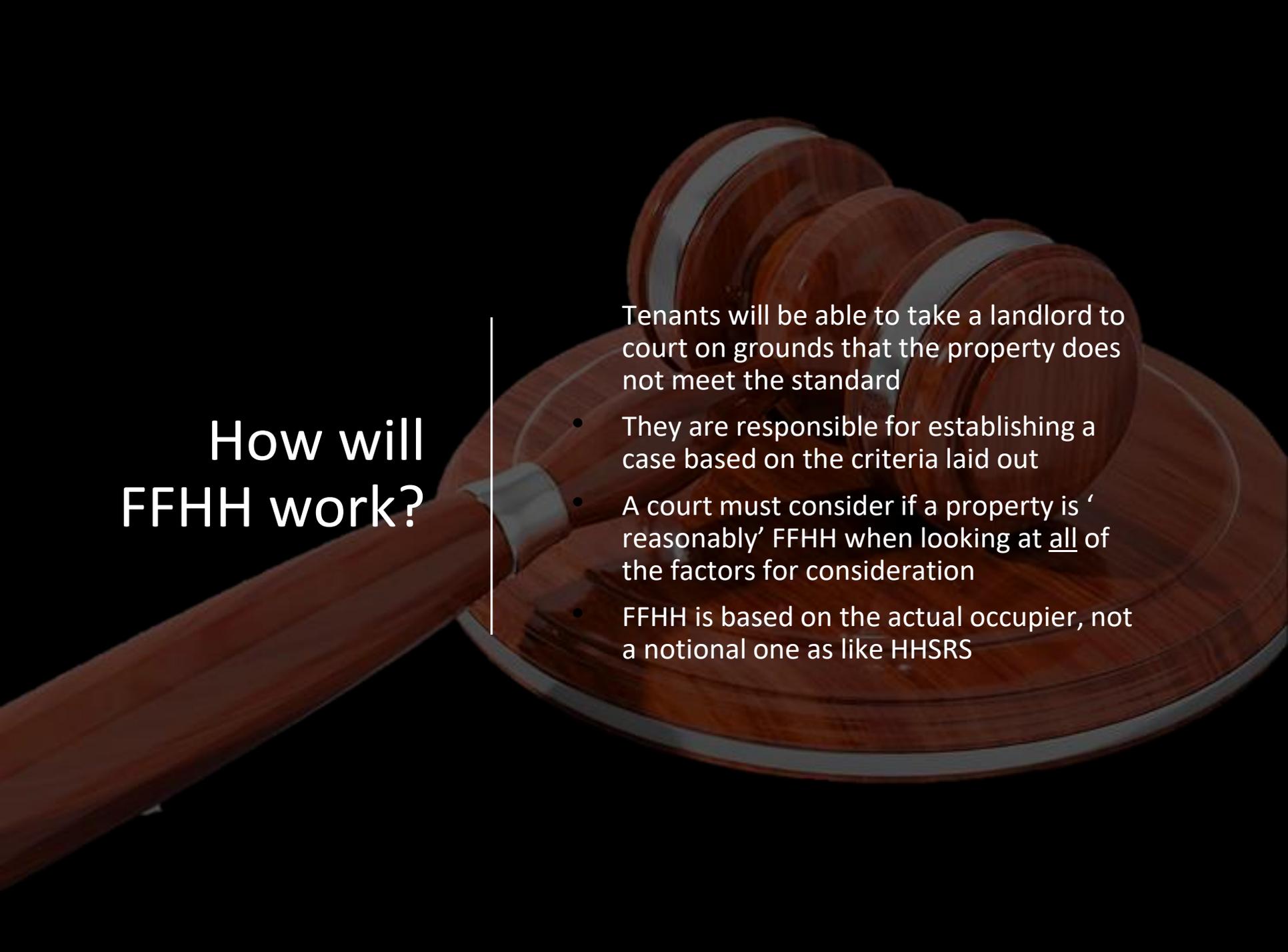
Renting Homes (Wales) Act 2016

# What makes up FFHH

Prescribed  
matters

Considered  
matters





## How will FFHH work?

Tenants will be able to take a landlord to court on grounds that the property does not meet the standard

- They are responsible for establishing a case based on the criteria laid out
- A court must consider if a property is 'reasonably' FFHH when looking at all of the factors for consideration
- FFHH is based on the actual occupier, not a notional one as like HHSRS

# Prescribed matters

- Electrical Safety
- Smoke Alarms
- CO2 Alarms





# Electrical Safety

Generally an inspection  
of the electrical outlets

British Standard BS7671



# Smoke alarms

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Question over types in consultation  
Hard wired V Interlinked

**DEAD STOP**

CARBON MONOXIDE

# Carbon Monoxide Alarms

Date

Opened:

Dark Spot

Indicates

DANGER

Gas burning appliances

# Matters for consideration

29 HHSRS hazards

Unlike HHSRS, FFHH only considered in reference to tenant



# Guidance Document

- Not statutory
- HHSRS guidance is more comprehensive
- RLA calling for guidance to be 'beefed-up'

Number: WG33074

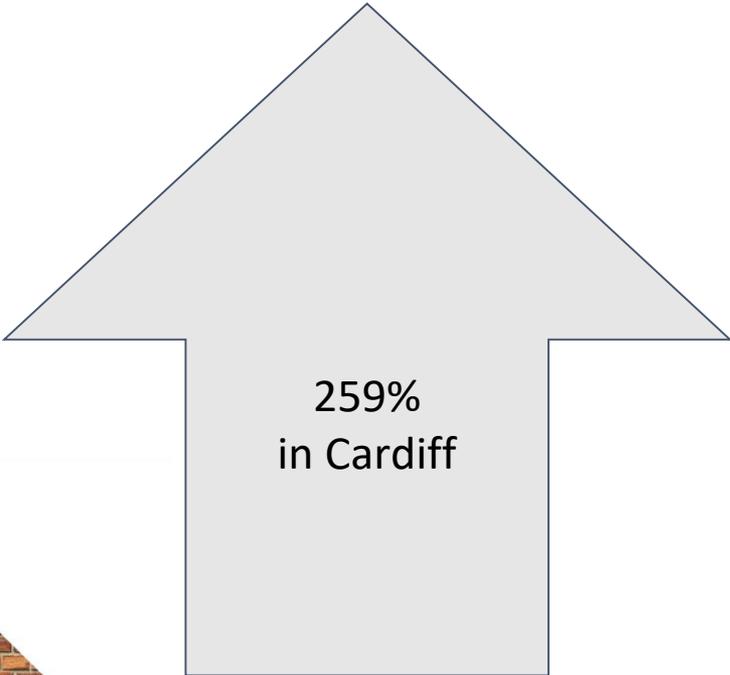


Welsh Government  
Consultation Document

Renting Homes (Wales) Act 2016 – Fitness for  
Human Habitation

# Airbnb

- Landlords turning to Airbnb as MIR changes start to hit
- Bumper year with Champions League, Boxing and 6 Nations



259%  
in Cardiff



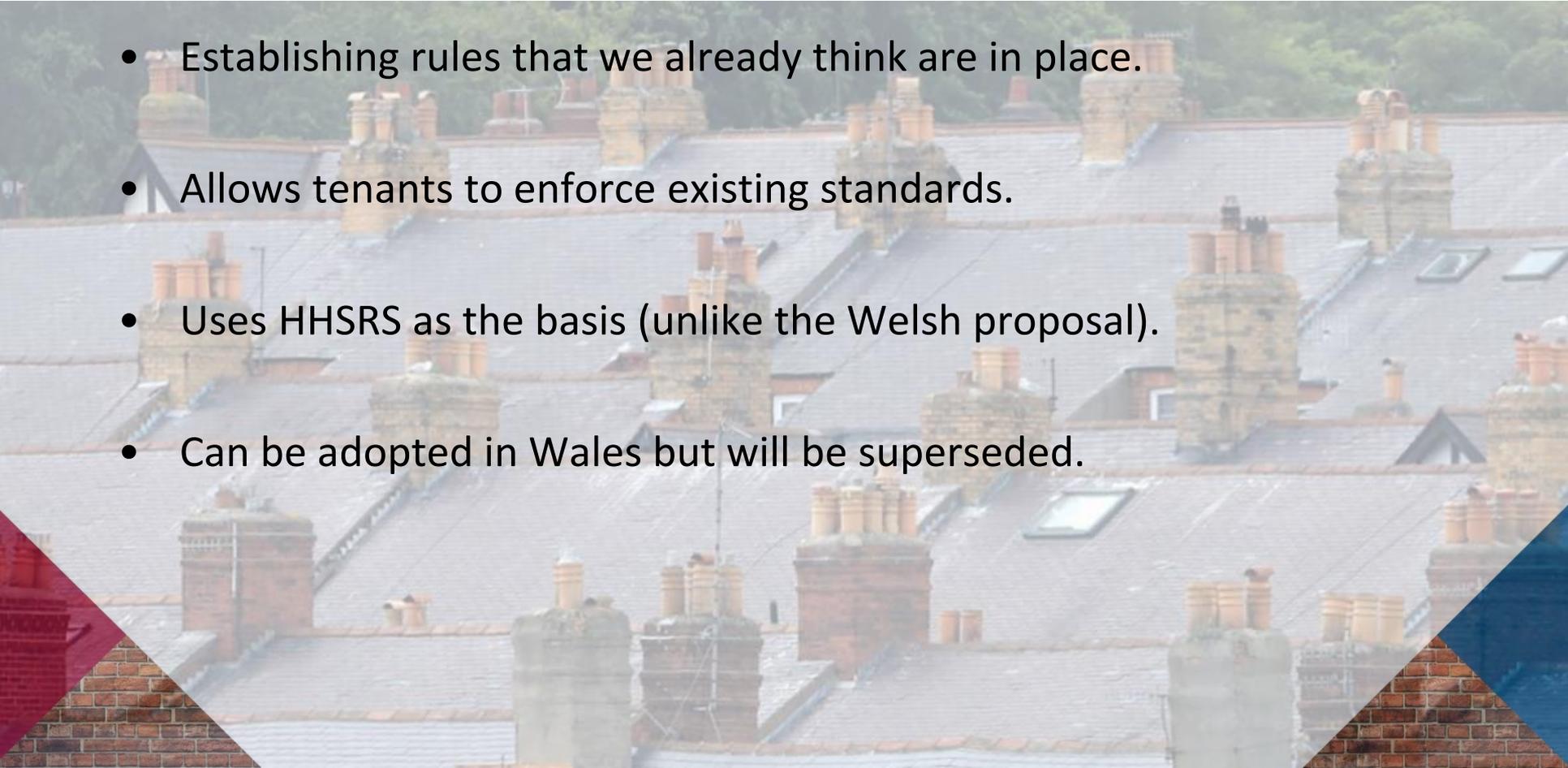
# RLA UC Win

- Following extensive campaigning by the RLA, the Department for Work and Pensions (DWP) has confirmed to it that landlords will no longer need tenants' consent when applying for Alternative Payment Arrangements (APAs).
- Until now a landlord would need the 'explicit consent' of the tenant to do this. In practice, this meant tenants could delay or refuse consent, leading to substantial rent arrears being built up.
- Deemed consent for continued direct payments on transition
- 2 weeks additional payment on transfer

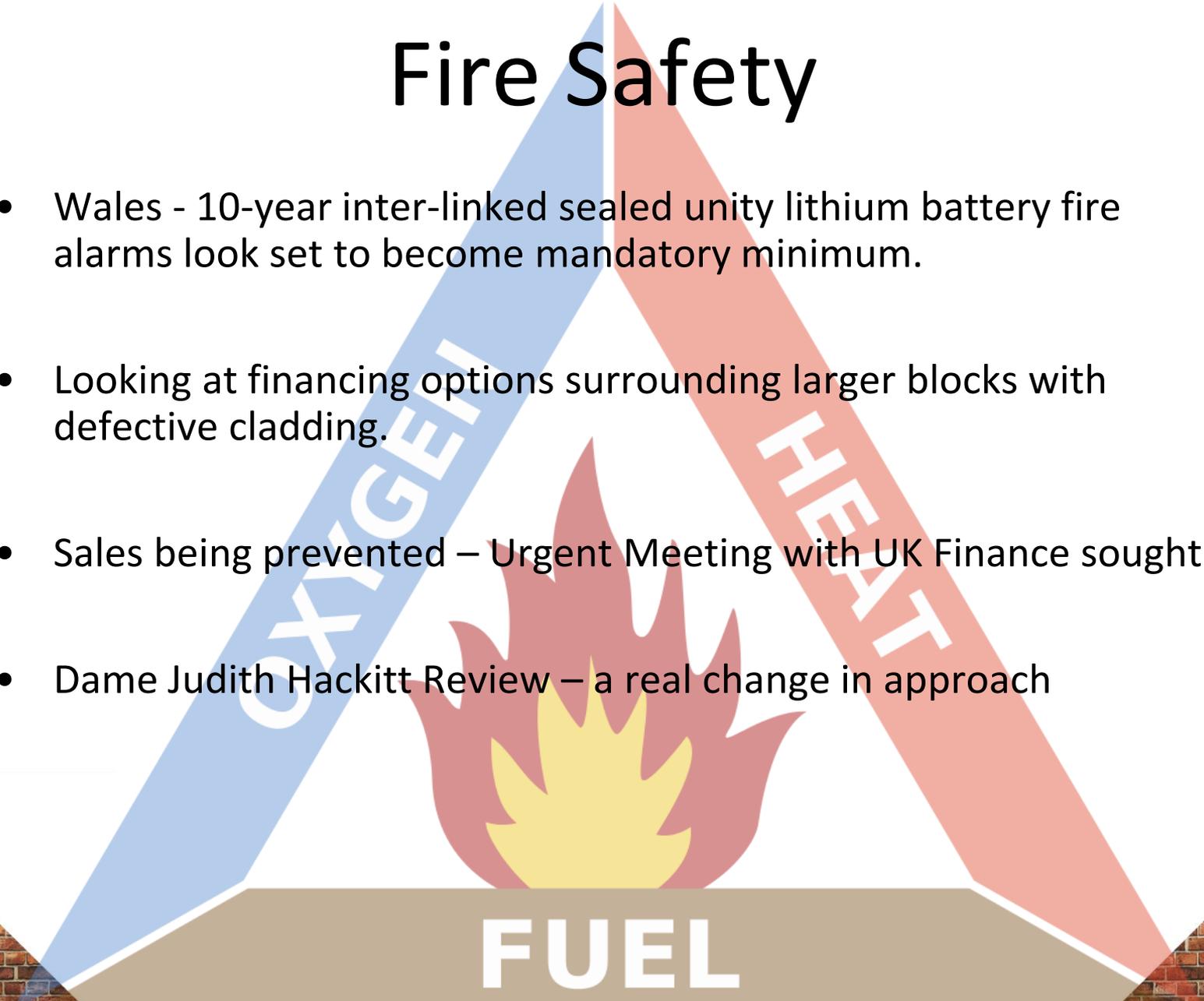
*Universal  
Credit*

# Fitness for Human Habitation

- Karen Buck Private Member's Bill.
- Establishing rules that we already think are in place.
- Allows tenants to enforce existing standards.
- Uses HHSRS as the basis (unlike the Welsh proposal).
- Can be adopted in Wales but will be superseded.



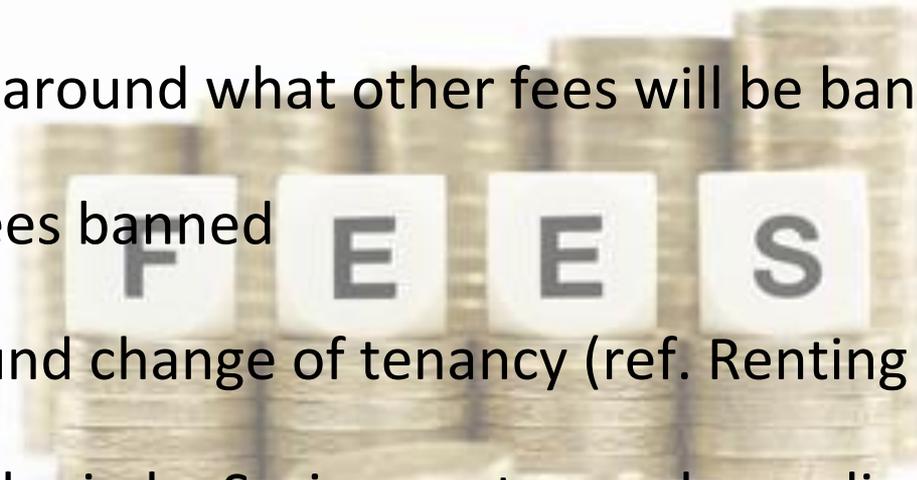
# Fire Safety



- Wales - 10-year inter-linked sealed unity lithium battery fire alarms look set to become mandatory minimum.
- Looking at financing options surrounding larger blocks with defective cladding.
- Sales being prevented – Urgent Meeting with UK Finance sought
- Dame Judith Hackitt Review – a real change in approach

# Agents Fees

- Meeting in mid-December
- Fees WILL be banned in Wales
- Discussion around deposit levels
- Discussion around what other fees will be banned
- Renewal fees banned
- Issues around change of tenancy (ref. Renting Homes)
- Could well be in by Spring next year depending on other legislation.





# 2018

- **Fit for Human Habitation Consultation**
- **Abandoned property regulations consultation**
- **Inquiry into homelessness**
- **MIR changes hitting**
- **Agent Fees**
- **Longer term tenancies**
- **Energy Efficiency**
- **Return of CPD**
- **RSW and RHA training**

# 2018

## Loading

