

How will the Welsh Agent and Landlord Licensing Scheme (WALLS) affect you?

This leaflet explains how you can participate in our research

Welsh Agent and Landlord Licensing Scheme

The proposed Welsh Agent and Landlord Licensing Scheme (WALLS) will make it mandatory for **every** landlord, letting and management agent in the private rented sector in Wales to become licensed and accredited. The scheme involves: 1) the granting of a provisional registration following successful completion of a 'fit and proper person' test and payment of a modest registration fee. 2) Registrants will be expected to become accredited within two years of registration. Accreditation will secure full registration status, i.e. a licence to operate as a private landlord in Wales. Accredited landlords and agents will then be expected to adhere to a **Code of Practice** with penalties if they do not comply.



Code of Practice

The Code of Practice specifies that landlords must comply with certain codes of conduct in dealing with tenants, ensuring and maintaining the condition of the property, and the speed of property repair.



The Health Impact Assessment

A Health Impact Assessment (HIA) is being undertaken by the Welsh Government to assess the health impacts of the legislation. Health is defined as mental physical and social wellbeing. HIAs aim to inform and influence decision making to ensure that health and well being is considered in proposals such as this one.

Research

Focus groups will form of part of the current health impact assessment. You are invited to attend a focus group to discuss your experiences as a private landlord and how the proposed legislation might impact on you. Focus groups will last for approx 2 hours and take place in Cardiff from 2pm. Participants will be offered £10 as a token of appreciation. All information gathered will remain confidential and all names will be anonymised. Participants may withdraw from the research at any time and data will be erased. Please contacted Eva Elliott or Rhiannon Evans if you are interested in participating and would like details of the arrangements.

Contact:

Dr Eva Elliot: ElliottE@cf.ac.uk (0)29 208 79138
Rhiannon Evans: EvansRE8@cf.ac.uk (0)29 208 79161