

DTRVA – Tystiolaeth ychwanegol | Additional evidence

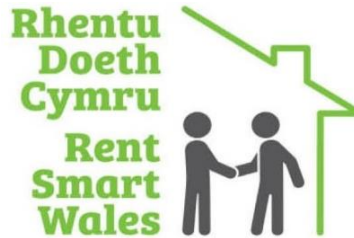
Senedd Cymru | Welsh Parliament

Pwyllgor yr Economi, Masnach a Materion Gwledig |
Economy, Trade, and Rural Affairs Committee

Bil Datblygu Twristiaeth a Rheoleiddio Llety Ymwelwyr (Cymru) |
Development of Tourism and Regulation of Visitor Accommodation (Wales)
Bill

Ymateb gan: Rhentu Doeth Cymru

Evidence from: Rent Smart Wales



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Date: 28/11/2025

Mr Andrew R T Davies
Economy, Trade, and Rural Affairs Committee
Welsh Parliament
Cardiff Bay,
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Dear Andrew RT Davies MS,

Senedd's Economy, Trade and Rural Affairs Committee: Development of Tourism and Regulation of Visitor Accommodation (Wales) Bill

In response to your letter dated 18th November 2025, I have set out some information below.

1. Enforcement steps

It is important to make a distinction between enforcement activities and compliance activities. For the Rent Smart Wales project enforcement activities relate to offences which arise because of non-compliance with specific offences contained in the legislation. However, compliance activities are those activities which influence the behaviours of the licensees who are already compliant with the need to register and become licensed. The Housing (Wales) Act 2014 does not make it an offence to fail to comply with licence conditions. The only sanctions available if licensees fail to comply with licence conditions are to amend or revoke a licence. The proposals in the Visitor Accommodation Bill will provide more choice and will likely be more effective in this regard. Compliance activities are all undertaken by Rent Smart Wales except where evidence is being sought to inform a decision to revoke or refuse a licence. In these circumstances a specific request for information will be sent to the local authority.

Our [Enforcement Policy](#) is available on the Rent Smart Wales website. This sets out how the partnership between Rent Smart Wales and local authorities work for enforcement.

This policy has been adopted in accordance with the Cardiff Council constitutional arrangements and has been endorsed by Directors of Public Protection for Wales.

The partnership with LAs is captured in a memorandum of understanding (MOU) signed by each party which outlines the roles and responsibilities of each party in relation to the promotion and delivery of the legislation and responsibility of each for enforcement activities. It also outlines arrangements for information sharing. This document has

been provided to Welsh Government officials.

To facilitate this partnership Cardiff Council has provided its general consent to each Council to undertake the following activities:

Pursuant to Section 28 (2) and (3) of the Housing (Wales) Act 2014, to bring criminal proceedings in respect of any offence under Sections 4(2), 6(4), 7(5), 9(2), 11(3) or 13(3) of the Act, if the alleged offence arises in respect of a dwelling in their respective area.

Pursuant to Section 30 (2) of the Housing (Wales) Act 2014, to make an application for a Rent Stopping Order to the Residential Property Tribunal in respect of an offence under Sections 7(5), or 13(3) of the Act, if the alleged offence arises in respect of a dwelling in their respective area.

Pursuant to Section 31 (3) of the Housing (Wales) Act 2014, to make an application to revoke a Rent Stopping Order to the Residential Property Tribunal in respect of an offence under Sections 7(5), or 13(3) of the Act, if the offence arose in respect of a dwelling in their respective area, and is no longer being committed.

Pursuant to Section 32 (2) of the Housing (Wales) Act 2014, to make an application for a Rent Repayment Order to the Residential Property Tribunal in respect of an offence under Sections 7(5), or 13(3) of the Act, if the alleged offence arises in respect of a dwelling in their respective area.

In addition, individuals within each local authority have been authorised under section 29 (Fixed Penalty Notices) of the Act.

There are some additional offences which have been reserved for the single licensing authority (Rent Smart Wales) but they relate to duties to update the register and provide information, in the main.

Appendix 1 of the Enforcement Policy provides a detailed breakdown of the split of responsibilities by offence type.

Local authorities normally notify the central authority of non-compliance where they find it, unless they are taking a criminal case for offences under the Housing Act 2004, where it makes sense to roll all the offences into one prosecution file. This is because taking action for an offence under the Housing (Wales) Act 2014 is an additional workload involving different timeframes for actions being needed. In my view this approach is a sensible one, as the central authority has efficient, streamlined processes to chase this compliance as their day-to-day job.

Enforcement activity levels can be viewed on our [Enforcement interactive dashboard](#). Currently this is showing 367 prosecutions undertaken by Rent Smart Wales and 21 by local authorities. The number of fixed penalty notices served by local authorities over the last 10 years is less than 5.

Caiff eich gwybodaeth ei phrosesu dan Ddeddf Diogelu Data 2018 i gyflawni tasgau cyfreithiol a rheoliadol Cyngor Caerdydd fel awdurdod lleol. I gael rhagor o wybodaeth am y data personol sydd gennym ac am ba hyd y byddwn yn ei gadw, gweler ein Polisi Preifatrwydd; www.caerdydd.gov.uk/hysbysiadpreifatrwydd.

Os oes gennych bryderon am y modd y cafodd eich data ei drin, cysylltwch â Swyddog Diogelu Data'r Cyngor yn diogeludata@caerdydd.gov.uk.

Mae eich gwybodaeth wedi cael ei rhannu â PSL er mwyn cysylltu â chi heddiw. I gael rhagor o wybodaeth am y ffordd y mae PSL yn rheoli data personol, gweler y Polisi Preifatrwydd; <https://pslprint.co.uk/privacy-policy/>

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Your information has been shared with PSL in order to contact you today. For further information on how PSL manage personal data, please view Privacy Policy; <https://pslprint.co.uk/privacy-policy/>

2. Financial claims

As part of the MOU, a reimbursement process has been established. Claims can be submitted quarterly in arrears and are based on an hourly rate with on-costs and overheads included. The Rent Smart Wales website is the vehicle used to capture the activities as local authorities have direct access to provide and update the information. Any claim is based on cases closed in-year. The information for the claim is produced by Rent Smart Wales based on the interaction the local authority has had with the database, the agreed claim activities (captured by coding) and hourly rates. This makes the claim process easy; it only requires the authority to check and confirm accuracy before payment is made.

The recent [evaluation of Rent Smart Wales](#) may be of interest in your deliberations.

This can be viewed on the Welsh Government website.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,



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Caiff eich gwybodaeth ei phrosesu dan Ddeddf Diogelu Data 2018 i gyflawni tasgau cyfreithiol a rheoliadol Cyngor Caerdydd fel awdurdod lleol. I gael rhagor o wybodaeth am y data personol sydd gennym ac am ba hyd y byddwn yn ei gadw, gweler ein Polisi Preifatrwydd; www.caerdydd.gov.uk/hysbysiadpreifatrwydd.

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