

Councillor Elizabeth Clark
Councillor for Cathays ward, Cardiff

Thank you for inviting me to comment on this issue.

I am concerned that the requirements of the mandatory and additional licensing schemes are not being fully met in the private rented sector in my ward. I'm also concerned that I have had very little direct engagement from the Welsh Government about the Rent Smart Wales scheme.

To allow the Committee to undertake effective scrutiny I would request the following information to be provided separately by ward (Cathays, Plasnewydd and Gabalfa) and by mandatory or additional licensing schemes to the Committee:

- Number of properties it is anticipated meet the licensing criteria
- Number of properties which have applied for a license
- Number of properties which have met the required standard.
- Number of properties which have not met the required standard broken down by main topic. For example, lack of smoke alarm, insulation etc.
- Number of landlords who have been fined for not applying for a license within the initial 5 years of the scheme and individual sum of each fine. Did any other penalties apply? How many between 1 July 2015 to date?
- Number of landlords who have been fined for not bringing their properties up to the required standard, despite applying for a licence within the initial 5 years of the scheme and the individual sum of each fine. Did any other penalties apply? How many between 1 July 2015 to date?
- Number of landlords who have been fined for not telling their tenants about the correct waste arrangements.
- How are landlords monitored on whether they tell their tenants about the correct waste arrangements?
- Is the list of additional and mandatory licensed properties in the public domain?
- Is the list of Rent Smart letting agents and landlords in the public domain? If so, what information does it contain?
- What was the initial and current fee for a property under the additional and mandatory licensing scheme. Do any reductions apply. If so, what are they?
- I understand tenants can have some/all of their rent reimbursed if the licensing requirements are not met. If so, how many tenants in Cardiff have had their rent reimbursed?
- How many properties in each of Cathays, Plasnewydd and Gabalfa wards have been registered under the rent smart scheme?
- What is the Rent Smart enforcement process. What penalties will be applied?

Councillor Ed Bridges has asked for his support of the above to be noted.