

Number: WG24075



Llywodraeth Cymru  
Welsh Government

[www.gov.wales](http://www.gov.wales)

Welsh Government

## Consultation – summary of responses

Designation of Licensing authority  
under Part 1 of the Housing (Wales)  
Act 2014 and the intention of the  
training regulations which will  
govern the training requirements of  
landlords and agents

Date of issue: June 2015

# **Consultation Responses on the Designation of Licensing Authority under Part 1 of the Housing (Wales) Act 2014 and the intention of the training regulations which will govern the training requirements of landlords and agents**

## **Introduction**

The National Assembly for Wales passed the Housing (Wales) Act 2014 in July 2014 and Royal Assent was granted in September 2014. Part 1 of the Act relates to the regulation of private rented housing.

A consultation was held to seek views on the intention to appoint a single licensing authority for Wales and for that authority to be Cardiff Council. The consultation also sought views on the intention for the licensing authority to specify the core syllabus for courses for landlords and agents, and for the licensing authority to authorise providers to deliver such training.

## **Consultation Process**

A 7 week public consultation was launched on the 19 December 2014 and was open for responses until the 6 February 2015. A total of 10 questions were included in the consultation document, two relating to the designation of a single licensing authority and 8 relating to the policy intent of the training regulations.

The consultation was published on the Welsh Government website and stakeholders were contacted directly and invited to take part in the consultation.

We received 47 responses which broke down into:

- 8 Letting and Management Agents
- 10 Local Authorities
- 10 Professional Bodies
- 7 Third Sector Organisation
- 3 Trade Associations
- 2 Public Bodies
- 7 Private Individuals / Anonymous

11 responses received were from outside of Wales, although all of these respondents had interests inside of Wales either as a national professional body, trade association or letting and management agency.

A list of respondents is provided in Annex 1. Consultation responses can be read in full in the Consultation Responses document.

This document summarises the main themes from the consultation responses and gives the Welsh Government response.

## **Legislative Background**

### **Designating a Licensing Authority**

Under Section 3, Part 1 of the Housing (Wales) Act 2014 Welsh Ministers must:

- designate one person as the licensing authority for the whole of Wales;
- or designate different persons as licensing authorities for different areas of Wales

The designated licensing authority/authorities must administer registrations submitted by landlords, and process applications for licences from landlords and agents who operate in the private rented sector in Wales.

The licensing authority/authorities must establish and maintain the public register. And they are provided with enforcement powers to make sure the relevant people in Wales comply with the requirements as set out in Part 1 of the Act.

### **Licensing Authority Training Requirements**

Under Section 19, Part 1 of the Housing (Wales) Act 2014, before a licensing authority grants a license the requirements in relation to training specified in or under regulations made by Welsh Ministers must, or will be met.

Welsh Ministers may, among other things, authorise a licensing authority/authorities to specify requirements in relation to training in respect of:

- The statutory obligations of a landlord and tenant;
- The contractual relationship between a landlord and a tenant;
- The role of an agent who carries out letting work or property management work; and
- Best practice in letting and management dwellings, subject to, marketed, or offered for let, under a domestic tenancy.

Welsh Ministers may also make provision for the licensing authority to:

- Authorise persons to carry out training courses; and
- Approve training courses.

Welsh Ministers may make provision for the Licensing Authority/Authorities to charge a fee for an application for an authorisation of a training provider or approval of a training course

## **Responses to the individual questions set out in the consultation**

### **Designation of a Single Licensing Authority**

The intention of the Designation Order is to appoint a single licensing authority for the whole of Wales to manage the registration and licensing scheme for landlords and letting agents. It is felt that appointing a single licensing authority will be beneficial for the following reasons:

- Cost effectiveness of operating a single database, register and website (as opposed to operating one in each local authority area)
- The requirement for landlords and agents to only have to register once and only pay one fee (rather than multiple times if they have properties in more than one authority area)
- Consistency in the service provided and the interpretation and application of the legislation set out in the Act
- A single central database for data collection (rather than a landlord having to have numerous registrations to reflect properties in different areas.) Cost benefits and marketing benefits of promoting a single “national” registration and licensing scheme.

**Question 1:****Do you agree that the Welsh Government should appoint a single licensing authority for the whole of Wales?**

Of the 47 responses received :

43	(92%)	answered Yes
1	(2%)	answered No
3	(6%)	did not answer this question

There was agreement that appointing a single licensing authority would be more cost effective and efficient than appointing a number of Licensing Authorities. Additional comments made under this question emphasise this and the fact it would be less burdensome for landlords and agents to only be required to apply to one Licensing Authority. Comments included:

- We consider that this would promote consistency and would also promote economies of scale
- We feel that this is the best approach to try to keep the scheme as straight forward and simple as possible. It will also save on duplication of resources if one central team that has expertise can effectively and efficiently run the scheme rather than lots of different teams across Wales doing the same thing.
- Should the scheme be run by each local authority, it will result in significantly increased administration and inefficiency in the process.
- Many of our Welsh members let properties either as part of their core business or supplementary to it. We therefore support the principle of a single licensing authority for Wales, with landlords only having to register once.
- To have one central authority will make it easier for Landlords to know who they need to contact despite possibly having properties in multiple local authority areas.
- If more than one authority existed we would be required to register with multiple authorities, which would place an extra administrative burden on us as an organisation.
- We believe having a single licensing authority will help ensure consumers - both tenants and landlords alike - can easily access information from one source that promotes understanding of the changes in private rental practice in Wales.

Although there was agreement that there should be a single Licensing Authority some respondents used the comments section to emphasise their opposition or scepticism of the new scheme:

- We consider the Act to be onerous and are thinking of selling all our properties in Wales. In the meantime we would urge you to appoint one licensing authority as it would be costly and bureaucratic to have to deal with several ... costs will be passed to tenants in the form of higher rents in the long run.
- I am sceptical that the Housing Act will achieve its benign aspirations but, since it is now law, we should now seek to affect it as sensibly as possible. I therefore welcome the generality of this proposal: there should be one licensing authority for all of Wales ...
- I do not agree that licensing alone will resolve all of the problems which the Act sets out to do. If, however, licensing is to be effective, I agree that one licensing authority for Wales (as opposed to multiple authorities) would be administratively less cumbersome.

- A number of respondents raised the issue of the enforcement role of Local Authorities:
- ... we note that individual Local Authorities have the enforcement role of which more information and guidance is awaiting. The communication and availability of information to Local Authorities will be critical to the effective functioning of licensing. The licensing authority will need to give a high priority to working with all Local Authorities.
- ... we would welcome clarity on how issues raised with the licensing authority by tenants and people working on their behalf will be dealt with where it relates to enforcement or actions to be taken by the local authority.
- We do have concerns that the investigatory powers within the Housing (Wales) Act are invested in the Licensing Authority without exactly the same powers being available to Housing Authorities. We also have concerns that the powers may not be sufficient. There is a risk that unless the Housing Authorities can have the same powers for properties in their area as the Licensing Authorities the objectives of the Act will be frustrated.

### **Welsh Government Response**

*The responses indicate the intention to designate a single licensing authority is welcomed.*

*One area of concern was the issue of the enforcement role of local authorities. Whilst this was not addressed in the consultation we recognise some respondents have concerns regarding this issue.*

*Under Section 28(3) of the Housing (Wales) Act the licensing authority may give general or specific consent for local authorities to take certain enforcement action against landlords/agents in relation to properties in their area. The licensing authority (once designated) will work with local authorities and the Housing Expert Panel to establish the remit for enforcement powers at a local level. We note the concerns raised in the consultation and we will relay them to the licensing authority and the Housing Expert Panel to ensure they are addressed.*

### **Designation of Cardiff Council as the licensing authority**

It is the intention for the single licensing authority to be Cardiff Council. During the development of the Housing (Wales) Bill, Cardiff Council confirmed its offer to manage the registration and licensing scheme for landlords and letting agents. Due to Cardiff Council's experience of administering the current voluntary Landlord Accreditation Scheme for all 22 local authorities in Wales it is felt they have the knowledge and experience necessary to implement the new legal regime.

#### **Question 2:**

**Do you agree that the single licensing authority appointed should be Cardiff Council?**

Of the 47 responses received:

37 (79%) answered Yes

7 (15%) answered No

3 (6%) did not answer this question

There was overall agreement that Cardiff Council should be appointed the licensing authority for Wales as they have the relevant experience and expertise due to running the current voluntary accreditation scheme. The comments included:

- Appointing Cardiff Council as single licensing authority would appear to be the most cost effective and pragmatic way forward and would ensure that the skills, expertise and information gathered through the running of the All Wales Accredited Landlord Scheme transfers across to the new scheme.
- The value of landlord licensing and the need to establish it quickly is supported. For this reason it is accepted that in order to put licensing in place as soon as possible it is appropriate for Cardiff Council to undertake the licensing function in the first instance.
- Cardiff Council would seem to have the experience to operate the function.
- We feel that it is reasonable to suggest that Cardiff Council are the Single Licensing Authority given that we know that they already have the knowledge and familiarity around running a licensing scheme.

There was though, some concern regarding appointing Cardiff Council as the licensing authority expressed by a number of respondents:

- There is no need for this new function to be based in Cardiff and the Welsh Government should be actively seeking to place the jobs that will result from this newly created legislation in areas of high unemployment or with fewer local employers, not in areas that already have good employment prospects and expensive housing.
- I don't see any reason why Cardiff Council should benefit from syphoning funding from across Wales. The work should be done by one of the smaller unitary authorities helping them to meet overhead bills. Why should the wealthiest authority benefit from this legislation?
- The NLA believe that there should be an open, fair and transparent tendering process for the position....It would be an unfortunate way to start a new scheme designed to improve transparency and confidence in the PRS, if there was any perception of favouritism or bias in the appointment process at the outset of the scheme. A tender process can be quick, easy and need not unnecessarily delay the scheme, however it would inspire confidence, increase transparency and ensure that any potential issues are resolved at an early stage.
- ARLA recommends the Welsh Government undertakes an appropriate tendering exercise in order to procure the best possible service provider for the Licensing Authority ... This will allow both public and private bodies the ability to tender for the contract to ensure the most efficient and effective service is procured to act as the Licensing Authority.
- ... the licensing of all landlords in Wales is a substantial business opportunity. We therefore believe that any decision to make Cardiff the Licensing Authority in the first instance is not an irrefutable decision and it should not continue without review on an indefinite basis. There is a strong argument that the licensing function should be tendered in the future to ensure that it provides best value for money.

### ***Welsh Government Response***

*Whilst there was a small number of support for Cardiff Council to be made the*

*designated Licensing Authority, we recognise the concerns of respondents who would welcome a tendering exercise to ensure transparency in the appointment of the licensing authority.*

*In addition to this consultation, all local authority Chief Executives have been contacted directly seeking their views on the intention to designate Cardiff Council as the single licensing authority. Of the 22 local authorities contacted 16 responses were received and all were content for Cardiff Council to be the designated licensing authority. From the responses received, both from the local authorities and this consultation we feel confident that there is sufficient support for Cardiff to be appointed as the licensing authority without a formal tendering process.*

*In addition the Act does not allow a private body to be designated (as some respondents suggested); it has to be a person who exercises functions of a public nature wholly or mainly in relation to Wales.*

*There was also some concern expressed that financially Cardiff would benefit from being appointed the single licensing authority, both in terms of job creation and income generation. The regime will be non profit making and only the cost of administering and ensuring compliance with the scheme will be recoverable in the cost of a registration or license. Inevitably the new scheme will lead to a small number of additional jobs being created in Cardiff and we understand the concerns raised by some respondents. Overall however, this was not raised as a significant objection to the designation of Cardiff.*

### **Training Requirements**

Before granting a licence the licensing authority must be satisfied that the relevant training requirements are met, or will be met. It is the intention that the designated Licensing Authority will determine and publish the specific core syllabuses for training courses so that course content can be updated when necessary to reflect changes in legislation and best practice. Training regulations will though, stipulate that the content of the specific core syllabuses must relate to one of the following:

1. The statutory obligations of a landlord and tenant.
2. The contractual relationship between a landlord and a tenant.
3. The role of an agent who carries out letting work or property management work.
4. Best practice in letting and management dwellings, subject to, marketing, or offered for let, under a domestic tenancy.
5. Roles and responsibilities in respect to letting work property management work.

#### **Question 3:**

**Do you agree that all 5 broad subject areas noted above should be specified in the training regulations?**

Of the 47 responses received:

39 (82%) answered Yes  
4 (9%) answered No  
4 (9%) did not answer this question

There was broad agreement that the 5 subject areas should be specified in the training regulations. Comments included:

- The list is sufficiently comprehensive to cover all those areas that are important and in which it is necessary that there should be a sufficient degree of understanding and awareness.
- We agree that these seem to cover the major areas.
- The five broad areas specified in question three cover the essential elements of letting and managing a private rented property.
- We agree that those subject areas are appropriate.
- Citizens Advice Cymru agrees with the proposed 5 broad subject areas.

Respondents, who did not agree with the 5 subject areas outlined, generally did not agree with compulsory training:

- I don't think training is required at all ... The fact that a landlord is trained has no bearing on whether s(he) complies.
- I agree that a responsible landlord or agent should be trained in the above 5 areas however some will already be able to demonstrate this and should not be forced to complete an additional course where this can be proven.
- We believe that training should be offered as a voluntary activity, and made available to landlords should they feel it necessary to attend any training workshops

### **Welsh Government Response**

*Following the significant agreement of respondents that the subject areas outlined should be included in the training regulations it is our intention the Regulations will authorise the Licensing Authority to specify course requirements in respect of the 5 areas.*

#### **Question 4:**

**Do you consider any other broad subject areas should be included in the training regulations as statutory requirements in a training course?**

Of the 47 responses received:

18	(38%)	answered Yes
21	(45%)	answered No
8	(17%)	did not answer this question

The slight majority of respondents did not feel that any other areas should be a statutory requirement of training courses:

- The areas listed as the 5 broad areas are broad and ideally further detail would be provided in order to comment on whether these are fully adequate.
- No additional topic areas required
- We consider that the subject areas are sufficiently broad to cover all of the essential issues
- These broad subjects seem comprehensive enough



Those respondents who felt other areas should be included as statutory requirements in the training, generally listed areas which it is felt would fit in one of the 5 broad subject areas:

- Best practice for ending a tenancy if one person leaves a tenancy i.e. in a relationship breakdown and what happens if someone is in long term hospital/prison.
- Best practice training must be provided with reference to a common set of standards to ensure consistency.
- Information regarding how to legally evict a tenant from a property including best practice, to avoid allegations of illegal evictions.
- Conflict resolution between tenant and landlord as most issues can be resolved by each side not getting aggressive.
- Best practice should refer to both tenants and landlords; a good contract needs reciprocity
- RSPCA Cymru believes training requirements and materials should include a focus on the keeping of animals within private rented housing.
- 1. Equality principles and good practice 2. Anti-social behaviour law and good practice 3. Good customer care and engagement ...
- ... include subject matter that assists landlords to work with potentially vulnerable tenants, thus contributing to the Welsh Government's strategic aim of homeless prevention

The only other area suggested which would not fall under one of the 5 subject areas was:

- All existing and prospective tenants need their own training.

### **Welsh Government Response**

*The suggestions would fall under one of the 5 areas and could be included in training courses. We recognise a number of the areas raised are of particular concern to respondents and therefore, the consultation responses to this question will be shared with the Licensing Authority and the working group to assist them when developing the core syllabus.*

*There is no intention to introduce training for tenants, although an information leaflet for tenants will be developed which will address their rights and responsibilities*

### **Landlord and Agent Training**

Approved training courses will primarily cover the roles and responsibilities of a landlord or agent in relation to the tenant and their legal obligations. The policy intention is for these regulations to require different courses for different persons to reflect the differing requirements of their roles. The intention is that it will be for the designated Licensing Authority to determine and publish the required core syllabuses for each of the required courses and make clear who the course is appropriate for. As there are differences in these between landlords and agents it is intended that the regulations will require the licensing authority to develop different core requirements for the courses to reflect the differing requirements of the role of landlord and agent.

**Question 5:**

**Do you agree that the licensing authority should stipulate the core training content of courses for landlord and agent should be different?**

Of the 47 responses received:

35	(74%)	answered Yes
7	(15%)	answered No
5	(11%)	did not answer this question

The majority of respondents agreed that the licensing authority should stipulate the core training content of courses for landlords and agents should be different. Comments included:

- The roles of landlords and agent are different, therefore the core training content of their respective training courses should be
- We would agree that training should cover landlord obligations separate from the letting agents and that these should be separately delivered.
- We agree that the courses for landlords and agents should be different
- The training requirements for landlords and agents must be different

Other respondents felt that the training should be the same for both landlord and agent:

- Landlords need to know and understand what agents are supposed to be doing. Agents need to know what they are supposed to be doing too. It would be simpler and cheaper to have one course not two.
- I believe both landlords/agents need to know the facts, if they are going to work together to provide a standard service. They therefore, both need to be told the same and attend the same training.
- From discussion with landlords and letting agents we consider the differences between necessary and core training requirements is small and most areas need to be core to both landlord and letting agents.

***Welsh Government Response***

*The intention is for landlord and agent training to be different, although it is recognised landlords and agents need to be aware of each other's individual roles and responsibilities and this should be included in the syllabus of all courses. We are confident the Licensing Authority will ensure this is addressed in the core syllabus of both landlord and agent training.*

**Approving Training Providers**

It is also the intention that in order to receive approval/authorisation, training providers must apply, submitting the required details of their training courses, to the licensing authority for approval. An application to the licensing authority for authorisation to deliver training courses must be made in line with licensing authority guidelines.

For example, a training provider creates a one day landlord course and a one day agent course. For approval to deliver the landlord course they would approach the Licensing

Authority and submit an application for approval (and pay one fee). For approval to deliver the agent course they would be required to submit a separate application for approval (and fee). It would not be appropriate to approve only a training course or only a person to run a course in isolation; it will be necessary to consider and approve them both as a whole.

This formal approval requirement will ensure that landlords and agents who wish to become licensed can readily identify suitable training courses that will be recognised by the Licensing Authority as being of the required standard.

**Question 6:**

**Do you agree that the licensing authority should approve/authorise training providers to deliver training?**

Of the 47 responses received:

- 38 (81%) answered Yes
- 4 (8%) answered No
- 5 (11%) did not answer this question

The majority of respondents felt the licensing authority should approve training providers, comments made include:

- It is ... important to ensure that those parties proposing to offer the training are capable of doing, having the necessary knowledge and skills to do so.
- We do agree that there should be an element of quality control in the delivery of the courses to try and maintain consistent interpretation of the syllabus.
- Yes – otherwise every Tom, Dick or Harriet will be running said courses.

Respondents who did not agree with the licensing authority approving training providers commented:

- ... this seems an unnecessary bureaucratic approach.
- This solution to the problem is not to create multiple levels of approval, each level costing the landlords and/or tax payers' considerable money.

**Welsh Government Response**

*Whilst we recognise the additional process training providers will have to go through in order to be authorised to deliver licensing training in Wales we feel it is important trainers are authorised (and courses approved) by the Licensing Authority. This will ensure the standard of content and delivery is consistent and to a satisfactory level. Overall consultation respondents agreed with this approach.*

**Refusing an application from a training provider**

Authorisation may be refused if the applicant fails to meet the requirements set by the local authority, or if the application is not made in the appropriate form. Where a licensing authority decides to refuse an application the decision should be given in writing

and the applicant will have the right to make written representations to the Licensing Authority if they wish.

**Question 7: Do you agree that the licensing authority should provide reasons for their decision and that applicants should have the right to make written representation should they so wish?**

Of the 47 responses received:

- |    |       |                              |
|----|-------|------------------------------|
| 41 | (87%) | answered Yes                 |
| 1  | (2%)  | answered No                  |
| 5  | (11%) | did not answer this question |

There was a high level of agreement among respondents that the licensing authority should provide written reasons for their decision regarding approving a training provider and those applicants should have the right to make written representation should they wish. Comments included:

- Written submissions from course providers should be allowed for in a reasonable timescale. Reasons must be given for the licensing authority's decision with the ability to take the matter to the RPT Wales or the Ombudsman for Wales in cases of dissatisfaction.
- This is in the interests of justice, transparency and credibility
- Yes with strict timescales for written representation and the response for the licensing authority.
- Applicants must have the ability to scrutinise the authority in the interests of democracy and this process is the best way to do this.

Only one respondent answered no to this question and commented:

- I strongly disapprove of the creation of unnecessary civil service work when there are so many other areas which the authority fails to meet its obligation due to too high a workload-to-staff ratio.

***Welsh Government Response***

*We are confident based on the consultation responses, the approach outlined for refusing an application represents best practice. It ensures the Licensing Authority provides reasons for their refusal and applicants have the right to respond to such a decision. This approach will help to ensure transparency and fairness.*

**Withdrawal of authorisation of training Provider**

It is the intention that the licensing authority will have the power to withdraw authorisation of a training provider for the following reasons:

- If the provider has failed to observe a condition imposed on their authorisation by the licensing authority;
- Ceased to be an appropriate provider.

The licensing authority will have to provide, in writing, the reason for the withdrawal of authorisation and the training provider will have the right to make written representations to the Licensing Authority against such a decision.

**Question 8: Do you agree that the licensing authority should have the power to withdraw authorisation of a provider to deliver a training course in these circumstances?**

Of the 47 responses received:

40	(85%)	answered Yes
1	(2%)	answered No
6	(13%)	did not answer this question

Again there was agreement that the licensing authority should have the power to withdraw authorisation of a provider to deliver a training course in the circumstances outlined:

- There needs to be complete transparency in terms and conditions of acceptance of registration as to under what circumstances registration may be withdrawn.
- In order to protect the integrity of the licensing scheme. It would also be necessary to set out a re-application process with timescales following withdrawal of authorisation.
- This power must be used appropriately. The second condition provided is if the provider has 'ceased to be an appropriate provider'. Naturally, this will be on a case-by-case basis. It is important that clarification is given in every instance for why this is the case...

Again only one respondent answered no to this question:

- We do not agree with the overall approach which we consider to be unnecessarily complex and bureaucratic requiring considerable time and money to be spent by the licensing authority in dealing with applications by course providers. The work of the licensing authority should be focussed on assessing the outcomes achieved by agents and landlords who seek to be licensed.

**Question 9: Do you agree that the licensing authority should provide reasons for such a decision and that the training provider should be able to make written representation against such a decision?**

Of the 47 responses received:

41	(87%)	answered Yes
1	(2%)	answered No
5	(11%)	did not answer this question

The majority of respondents again agreed that the licensing authority should provide reasons for withdrawing approval and that a training provider could make written representation under such circumstances.

- The licensing authority should be required to give reasons in writing for the withdrawal of authorisation at the time of the withdrawal.
- There should be a clear appeals procedure that includes the provision for external oversight.

### **Welsh Government Response**

*We are confident, based on the consultation responses to questions 8 and 9, the approach outlined for withdrawal of an authorisation or approval appears reasonable and represents best practice. It ensures the Licensing Authority provides reasons for their withdrawal and persons have the right to appeal the decision. This approach will help to ensure transparency and fairness.*

### **Fees**

It is the intention that the licensing authority will be able to set a fees policy for approval of training courses and training providers. The intention is that before charging any fee, the licensing authority must prepare and publish a fees policy and will only be able to charge such fees in line with their fee policy. The licensing authority may fix different fees for different cases or descriptions of cases but these must be clearly shown in their policy.

### **Question 10: Should the licensing authority be required to prepare and publish a fees policy before being able to charge a fee to approve a training course and course provider?**

Of the 47 responses received:

40	(85%)	answered Yes
2	(4%)	answered No
5	(11%)	did not answer this question

Respondents felt the Licensing Authority should be required to prepare and publish a fees policy before being able to charge a fee to approve a training course or authorise a training provider:

- It will provide transparency to trainers on the likely costs of seeking approval
- The NLA welcome the proposal to fix different fees for different cases.
- Preparing an open and transparent list of fees and charges before asking for applications is fair, just and reasonable and in line with common practice.

There was some concern that the licensing authority should not profit from the fees charged:

- ... All fees need to be clearly and openly justifiable at cost, and NOT cost plus a profit for the licensing authority
- All charges should only be used for the purposes of administering the scheme and not to fund other departments.
- Subject to the fees set being reasonable and reflecting only those costs incurred in approval of the training course provider.

### **Welsh Government Response**

*The Welsh Government recognises the need for transparency in the fees setting process and overall respondents agreed with the requirement for the Licensing Authority to prepare and publish a fees policy before charging for approval of training courses or authorisation of training providers. A number of respondents were concerned the Licensing Authority should not profit from the fees charged and the fees policy will ensure transparency in the costs being recovered.*

### **Conclusion**

The Welsh Government welcomes the responses received to the consultation. The consultation period has ensured key stakeholders have been given the opportunity to engage with the proposals and has allowed for discussion to take place about the new legislation and its implementation.

### **Designation of a licensing Authority**

It is the intention that a Designation Order will specify that there is to be one licensing authority for the whole of Wales and this will be Cardiff City Council.

### **Licensing Authority Training Requirements**

It is the intention of the Private Rented Housing (Licensing Authority Training Requirements) (Wales) Regulations 2015 to require different courses for landlords and agents to reflect the differing requirements of their roles. The intention is for broad areas of training to be stipulated in regulations but the specific course content within these areas will be a matter for the licensing authority to determine and publish. It is also the intention that the licensing authority will be given the power to approve training courses and course providers and to charge a fee for this approval.

## Full list of Consultation respondents

<b>Letting and Management Agents</b>		
1	Wingetts	29 Holt Street, Wrexham, LL13 8DH
2	SKB Property Ltd	3 Temple Terrace, Ewyas Harold, Herefordsire, HR2 0EU
3	I.E.S. Davies Property Rentals	Superbike Manor, Pac yr ynn, Llandysul, SA44 4JU
4	Pontypool Park Estate Office	
5	M A Bird	2 Mostyn Street, Llandudno, LL30 2PS
6	Pencoed Property Ltd	
7	Touchstone Corporate Property Services,	2 Crescent office Park, Clarks Way, Bath, BA2 2AF
8	Offa Ltd	72 Ffordd William Morgan, St Asaph Business Park, St Asaph, LL17 0JD
<b>Local Authorities</b>		
9	Gwynedd Council	Housing Services, Cyngor Gwynedd, Meirionydd Area offices, Cae Penarlag, Dolgellau, Gwynedd, LL40 2YB
10	Merthyr Tydfil County Borough Council	Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN
11	Conwy County Borough Council	Regulatory & Housing Services, Civic Offices, Colwyn Bay, LL29 8AR
12	Newport City Council	Public Protection, Newport City Council, Civic Centre, newport, NP20 4UR
13	Cardiff Council	Regulatory Commercial Services, Cardiff Council, Room 118, County Hall, Atlantic Wharf, Cardiff, CF10 4UW
14	Caerphilly County Borough Council	Ty Pontllanfraith, Blackwood Road, Pontllanfraith, Blackwood, NP12 2YW
15	Anglesey Council	Anglesey County Council, Llangefni, LL77 7TW
16	Rhondda Cynon Taf County Borough Council	Public Health and Protection Department, Ty Elai, Williamstown, CF40 1NY
17	Rhondda Cynon Taf County Borough Council	Private Sector Housing Expert Panel, Ty Elai, Williamstown, CF40 1NY
18	City & County of Swansea	Civic Centre, Oystermouth Road, Swansea, SA1 3SN
<b>Professional Bodies</b>		
19	Chartered Institute of Environmental Health	Lakeside Court, Llantarnam Park, Cwmbran, NP44 3GA
20	Private Rented Sector Accreditation Scheme	Suite 3, 13 Station Parade, Harrogate, HG1 1UF
21	Central Association of Agricultural Valuers	Market Chambers, 35 Market Place, Coleford, Gloucestershire, GL16 8AA
22	National Approved Letting Scheme (NALS)	
23	RICS	Second Floor, 3/4 Park Place, Cardiff, CF10 3DP
24	Chartered Institute of Housing Cymru	4 Purbeck House, Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff, CF14 5GL
25	National Landlord Association	2nd Floor, 200 Union Street, London SE1 0LX
26	UKALA	2nd Floor, 200 Union Street, London SE1 0LX
27	Residential Landlords Association	1 Roebuck lane, Sale, Manchester, M33 7SY
28	Association of Residential Letting Agents	Arbon House, 6 Tournament Court, Edgehill Drive, Warwick, CV34 6LG
<b>Third Sector Organisations</b>		
29	Citizens Advice Cymru	



30	Shelter Cymru	Norbury House, Norbury Road, Cardiff, CF5 3AS
31	Tenants Association	Milbourne Chambers, Glebeland Street, Merthyr Tydfil, CF47 8AT
32	RSCPA Cymru	6 Cae Gwrydd, Greenmeadow Springs Business Park, Tongwynlais, Cardiff, CF15 7AB
33	National Trust	East Lodge, Dyffryn gardens, St Nicholas, Vale of Glamorgan, CF5 6SU
34	Wales Co-operative Housing Group	Y Borth, 13 Beddau Way, Caerphilly, CF83 2AX
35	NUS Wales	2nd Floor, Cambrian Buildings, Mount Stuart Square, Cardiff, CF10 5FL
<b>Trade Associations</b>		
36	Electrical Safety First	Unit 331, Metal Box Factory, 30 Great Guildford Street, London, SE1 0HS
37	Smart Energy GB	Regus House, Cardiff Bay, CF10 4RU
37	Federation of Small Businesses	1 Cleeve House, Lambourne Crescent, Llanishen, Cardiff, CF14 5GP
<b>Public Bodies</b>		
39	Property Ombudsman	Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP
40	Welsh Local Government Association	Local Government House, Drake Walk, Cardiff, CF10 4LG
<b>Private Individuals</b>		
41	Wynne Jones	Minyrafon, Abercych, Boncath, Pembrokeshire, SA37 0EX
42	Anonymous	
43	Anonymous	
44	Anonymous	
45	Anonymous	
46	Anonymous	
47	Anonymous	