



5 Renting Options.

Leasing or letting your property via a Housing Association/ Registered Social Landlord

Housing Associations/Registered Social Landlords (RSL's) aim to increase the number of properties available for rent. RSL's are experienced in letting properties and may be interested in leasing a property or managing the letting of a property in the private sector. RSL's can offer professional assistance to any private sector landlord which may be of particular assistance to:

- **First time landlords**
- **Buy to let landlords**
- **Owners with inherited homes**
- **Absentee landlords etc**

RSL's are non-profit making and are regulated by Welsh Government. The following Registered Social Landlords work in partnership with the Vale of Glamorgan Council:



Wales and West Housing Association
www.wwha.co.uk



Newydd Housing Association
www.newydd.co.uk



United Welsh Housing Association
<http://emptyhomeswales.co.uk>



Hafod Housing Association (Cartrefi Hafod Leasing & Lettings)
www.hafod.org.uk



Hafod Housing Association
(Cartrefi Hafod Leasing & Lettings)
www.hafod.org.uk
0800 0248968

Leasing – Guaranteed rent for up to 3 years, no void loss, no management responsibility, day to day repairs covered.

Lettings – Free market appraisal, an experienced accredited team, full management or tenant find only

About us:

We have over 50 years of property and tenancy management experience. We can offer you a comprehensive service and the complete peace of mind that we are part of Hafod Housing Association who manage over 4500 homes.

We are licensed under the Rent Smart Wales scheme so you don't have to be. You will still need to register as a private landlord.

We currently offer the following services to Private Landlords:

- **Social lettings Scheme**
- **Lettings Agency**
- **Homeless leasing accommodation and services**
- **Homeshare**
- **Syrian Refugee Scheme**



United Welsh Housing Association
<http://emptyhomeswales.co.uk>
02920 858140

Empty Homes Wales – can fund and undertake the works on your property through a leasing scheme.

We will lease the property from you and manage the tenancy including repairs and maintenance.

The rental income received during the term of the lease will be used to cover the cost of the work.

Once the work cost has been received, we can continue to rent the property on your behalf if you wish. In this case, we will give you the rental income minus our management fee.

Tenancy Management Package: Once your property is ready to be let we will manage the whole process



Newydd Housing Association
www.newydd.co.uk
0303 040 1998

About Us: We are a responsible landlord with over 40 years of experience in the housing sector. We currently manage nearly 3,000 homes for rent and sale across South and Mid Wales.

Our Vision: To provide quality affordable homes and to support sustainable communities with excellent services to our tenants and customers.

What we can offer: We have the experience and the expertise to offer a range of services for empty home owners from a tenant find to a fully managed service. Where your property may need any refurbishment, whether this is decoration or more substantial works, we could assist you with this process in terms of obtaining competitive tenders, managing the works, leasing the property from you and helping you apply for any loans that may be available.

Housing Options and Rental through the Vale of Glamorgan Council

The Vale of Glamorgan Council aims to ensure that residents in the Vale have access and information on the most suitable housing options available to them. The Council offers information on private renting and the Vale Assisted Tenancy Scheme, social renting through the Council and partnered Housing Associations (HOMES4U), affordable housing and the low cost ownership scheme.

Vale Assisted Tenancy Scheme

The Housing Solutions team have built some strong relationships with private rented landlords over the years, with landlords now calling the department directly when they have an available property to rent. With an exhaustive list of clients waiting for affordable properties, landlords who seek long term tenants for their private properties are liaising with the Private Rented Sector Procurement Officer based within the Housing Solutions team. The team can then identify suitable tenants to view the property.

The Vale of Glamorgan Housing Solutions team have landlord packs available which are full of information on the Vale Assisted Tenancy Scheme (VATS) and the service the team can provide. The VATS scheme looks to assist clients who are homeless or threatened with homelessness with some financial assistance to secure a private rented property, by perhaps providing a month's rent in advance and / or a bond guarantee certificate.

To request a landlord pack,
please email **VATS@valeofglamorgan.gov.uk**.
Alternatively, you can call **01446 709302**
to request one to be posted to you.

Check it out

*To check if an agent is licensed through Rent Smart Wales go to:
www.rentsmart.gov.wales/en/check-register*

www.rentsmart.gov.wales/en/check-register

Renting your property through a private letting agent

What services can a letting agent provide?

- Advising you on rent levels;
- Finding tenants and checking references;
- Collecting rent and holding the money in a separate client account and providing a monthly statement;
- Arranging utilities safety checks and routine maintenance work;
- Arranging regular inspections of the property;
- Dealing with all legal and administrative paperwork between tenant and landlord.

Fees vary from agency to agency but typically charge 10% to 15% of the rental income (plus VAT). As landlord you would be responsible for insuring the building and major repairs and maintenance.

How do I decide which letting agent to use?

There are a number of lettings agents in the Vale of Glamorgan that can assist you in letting and managing a private rented tenancy. The Vale of Glamorgan Council does not have an affiliation with any private letting agents. Letting agents who have signed up to a scheme such as Rent Smart Wales, the National Approved Letting Scheme (NALS) or the Association of Residential Letting Agents (ARLA) will provide professional standards of service to both landlord and tenant. It is always advisable to check if the letting agent has signed up to any of these and other relevant schemes.

To check if an agent is Licensed through Rent Smart Wales go to **www.rentsmart.gov.wales/en/check-register** and type in the Agents name.

Contact details of letting agents can be found on the following websites

The National Approved Letting Scheme (NALS) www.nalscheme.co.uk

The Association of Residential Letting Agents (ARLA Propertymark) www.arla.co.uk