

Regulation of Property Agents (RoPA) Working Group

Meeting Minutes

Tuesday 12 February 2019, 11.00am – 1.30pm, Millbank House

Attendees: Lord Best (Chair), Luay Al-Khatib (Royal Institution of Chartered Surveyors – RICS), Andrew Bulmer (Institute of Residential Property Management – IRPM), David Cox (Association of Residential Letting Agents – ARLA), Anthony Essien (LEASE), Mark Hayward (National Association of Estate Agents – NAEA), Professor Christopher Hodges (Oxford University), Wendy Martin (NTS), Richard Lambert (National Landlords Association – NLA), David Pilling (Ombudsman Services – OS), Joe Lane (Citizens Advice), Gareth Baglow (Welsh government), Theresa Wallace (The Lettings Industry Council – TLIC), Chris Bryant (Better Regulation, BEIS), the secretariat.

By phone: Charlotte McHaffie (Scottish government), Mike Campbell (Scottish Association of Landlords)

1. Introductions and Declarations of Interest

- ARLA and NAEA Propertymark declared they are approved training providers to the Scottish and Welsh governments, and their client money protection scheme is recognised by both devolved administrations. They have also been involved in The Lettings Industry Council (TLIC) since it was established.
- NLA declared they are an approved training provider to Rent Smart Wales and are involved in TLIC.
- RICS, IRPM and OS similarly declared that they are involved in TLIC.

2-5. The Welsh, Scottish and Letting Industry Council (TLIC) Approaches

Members of the working group discussed the Scottish and Welsh methods of regulating letting agents. More information on these approaches is available at the following links:

- Wales – [Rent Smart Wales website](#)
- Scotland – [Scottish Government website](#)

The group also discussed The Letting Industry Council (TLIC)'s proposed model for regulating letting agents, which includes the following key features:

- A property-centred approach proposing unique property registration numbers for each property in the UK.
- Property 'MOT certificates' rather than a licensing programme, linked to the unique property registration number.
- Phased lead-in time for registration with discounts for early applications.
- All letting agents should have a minimum standard of training, and a minimum of one person per agency should have a higher level of qualification.

6. Progress update

Lord Best updated the group that he has written to Minister Wheeler to determine the working group's remit, including whether tenures such as new build and Build to Rent properties are included. Further clarification would also be sought on whether property guardians are in scope.

7. Future programme

- a) Regulatory models: sub-group meeting – 12 March 2019
- b) Regulatory models: working group meeting – 23 April 2019
- c) Leasehold fees and charges: sub-group meeting – 29 April 2019
- d) Leasehold fees and charges: final meeting – 14 May 2019
- e) Final report: first meeting – 11 June 2019
- f) Final report: final meeting – 11 July 2019

6. Any other business

Nil.