



Renting Homes (Wales) Act 2016

2016 anaw 1

RENTING HOMES (WALES) ACT 2016

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- 17 The Welsh Ministers may by regulations amend this Schedule.

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- 5 The Welsh Ministers may by regulations amend this Schedule.

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- 3 (1) The landlord is a charity and the contract-holder's continued...

Ground D (dwelling suitable for disabled people)

- 4 The dwelling has features which are substantially different from those...

Ground E (housing associations and housing trusts: people difficult to house)

- 5 (1) The landlord is a housing association or housing trust...

Ground F (groups of dwellings for people with special needs)

- 6 The dwelling constitutes part of a group of dwellings which...

UNDER-OCCUPATION GROUNDS

Ground G (reserve successors)

- 7 The contract-holder succeeded to the occupation contract under section 73...

Ground H (joint contract-holders)

- 8 (1) This ground arises if the first condition and the...

OTHER ESTATE MANAGEMENT REASONS

Ground I (other estate management reasons)

- 9 (1) This ground arises where it is desirable for some...

FUNDAMENTAL PROVISION

Fundamental provision applicable to all occupation contracts

- 10 This Part of this Schedule is a fundamental provision which...
PART 2 — APPROVAL OF REDEVELOPMENT SCHEMES FOR
PURPOSES OF GROUND B

Approval of scheme and of variation of scheme

- 11 (1) The Welsh Ministers may, on the application of a...

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Notice to contract-holders affected

- 12 (1) If a landlord proposes to apply to the Welsh...

Decision on approval or variation

- 13 (1) In considering whether to give its approval to a...

Scheme affecting part of dwelling etc.

- 14 The Welsh Ministers may not approve a scheme or variation...

Conditions in relation to approval

- 15 (1) The approval may be given subject to conditions and...

Special provision for community landlords

- 16 For the purposes of this Part of this Schedule a...

SCHEDULE 8A — STANDARD CONTRACTS WHICH CAN BE TERMINATED
ON TWO MONTHS' NOTICE UNDER SECTION 173 OR A
LANDLORD'S BREAK CLAUSE

Prohibited conduct standard contracts

- 1 A prohibited conduct standard contract.

*Tenancies and licences which are occupation contracts
because of notice given under Part 2 of Schedule 2*

- 2 A standard contract which would not be an occupation contract...

Accommodation for students in higher education

- 3 (1) A standard contract where— (a) the landlord is a...

Supported accommodation

- 4 A supported standard contract.

...

- 5 A standard contract made in order to provide accommodation under...

Accommodation for homeless persons

- 6 A standard contract made as described in paragraph 11 or...

Service occupancy

- 7 A standard contract where the contract-holder is required by his...

Service occupancy: police

- 8 A standard contract where— (a) the contract-holder is a member...

Service occupancy: fire and rescue services

- 9 A standard contract where— (a) the contract-holder is an employee...

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Temporary accommodation: land acquired for development

10 (1) A standard contract where— (a) the land the dwelling...

Temporary accommodation: short-term arrangements

11 A standard contract where— (a) the dwelling has been let...

Temporary accommodation: accommodation during works

12 (1) A standard contract where— (a) the dwelling (the “temporary...

Power to amend Schedule

13 The Welsh Ministers may by regulations amend this Schedule.

SCHEDULE 9 — STANDARD CONTRACTS TO WHICH LIMITS IN SECTIONS 175 ... AND 196 (WHEN LANDLORD'S NOTICE MAY BE GIVEN) DO NOT APPLY

Prohibited conduct standard contracts

1 A prohibited conduct standard contract.

Tenancies and licences which are occupation contracts because of notice given under Part 2 of Schedule 2

2 A standard contract which would not be an occupation contract...

Supported accommodation

3 A supported standard contract.

...

4

Accommodation for displaced persons

5

Accommodation for homeless persons

6 A standard contract made as described in paragraph 11 or...

Service occupancy

7 A standard contract where the contract-holder is required by his...

Service occupancy: police

8 A standard contract where— (a) the contract-holder is a member...

Service occupancy: fire and rescue services

9 A standard contract where— (a) the contract-holder is an employee...

Temporary accommodation: land acquired for development

10 (1) A standard contract where— (a) the land the dwelling...

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Temporary accommodation: short-term arrangements

- 11 A standard contract where— (a) the dwelling has been let...

Temporary accommodation: accommodation during works

- 12 (1) A standard contract where— (a) the dwelling (the “temporary...

Power to amend Schedule

- 13 The Welsh Ministers may by regulations amend this Schedule.

SCHEDULE 9A — STANDARD CONTRACTS: RESTRICTIONS ON GIVING
NOTICE UNDER SECTION 173, UNDER SECTION 186, AND
UNDER A LANDLORD'S BREAK CLAUSE
PART 1 — THE RESTRICTIONS

Failure to provide written statement

- 1 (1) This paragraph is incorporated as a term of all...

*Six month restriction following failure to provide written
statement within the period specified in section 31*

- 2 (1) This paragraph is incorporated as a term of all...

Failure to provide information

- 3 (1) This paragraph is incorporated as a term of all...

Failure to provide valid energy performance certificate

- 3A (1) This paragraph is incorporated as a term of all...

Breach of security and deposit requirements

- 4 (1) A landlord may not give notice at a time...

*Prohibited payments and holding deposits under the
Renting Homes (Fees etc.) (Wales) Act 2019 (anaw 2)*

- 5 (1) A landlord may not give a notice at a...

Failure to ensure that working smoke alarms and carbon monoxide alarms are installed

- 5A (1) This paragraph is incorporated as a term of all...

Failure to supply electrical condition report etc.

- 5B (1) This paragraph is incorporated as a term of all...

Failure to provide gas safety report to contract-holder

- 5C (1) This paragraph is incorporated as a term of all...

Meaning of “notice”

- 6 In this Schedule, “notice” means notice under—
PART 2 — FURTHER PROVISION

Changes to legislation: Renting Homes (Wales) Act 2016 is up to date with all changes known to be in force on or before 10 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Fundamental provision

7 (1) Part 1 of this Schedule is a fundamental provision...

Power to amend Schedule

8 The Welsh Ministers may by regulations amend this Schedule.

SCHEDULE 9B — FIXED TERM STANDARD CONTRACTS WHICH CAN BE TERMINATED BY GIVING NOTICE UNDER SECTION 186

Tenancies and licences which are occupation contracts because of notice given under Part 2 of Schedule 2

1 A standard contract which would not be an occupation contract...

Supported accommodation

2 A supported standard contract.

...

3.

Accommodation for homeless persons

4 A standard contract made as described in paragraph 11 or...

Service occupancy

5 A standard contract where the contract-holder is required by his...

Service occupancy: police

6 A standard contract where— (a) the contract-holder is a member...

Service occupancy: fire and rescue services

7 A standard contract where— (a) the contract-holder is an employee...

Temporary accommodation: land acquired for development

8 (1) A standard contract where— (a) the land the dwelling...

Temporary accommodation: short-term arrangements

9 A standard contract where— (a) the dwelling has been let...

Temporary accommodation: accommodation during works

10 (1) A standard contract where— (a) the dwelling (the “temporary...

Power to amend Schedule

11 The Welsh Ministers may by regulations amend this Schedule.

SCHEDULE 9C — FIXED TERM STANDARD CONTRACTS WHICH MAY CONTAIN A LANDLORD'S BREAK CLAUSE EVEN IF MADE FOR A TERM OF LESS THAN TWO YEARS

Changes to legislation: *Renting Homes (Wales) Act 2016 is up to date with all changes known to be in force on or before 10 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

*Tenancies and licences which are occupation contracts
because of notice given under Part 2 of Schedule 2*

1 A standard contract which would not be an occupation contract...

Supported accommodation

2 A supported standard contract.

...

3.

Accommodation for homeless persons

4 A standard contract made as described in paragraph 11 or...

Service occupancy

5 A standard contract where the contract-holder is required by his...

Service occupancy: police

6 A standard contract where— (a) the contract-holder is a member...

Service occupancy: fire and rescue services

7 A standard contract where— (a) the contract-holder is an employee...

Temporary accommodation: land acquired for development

8 (1) A standard contract where— (a) the land the dwelling...

Temporary accommodation: short-term arrangements

9 A standard contract where— (a) the dwelling has been let...

Temporary accommodation: accommodation during works

10 (1) A standard contract where— (a) the dwelling (the “temporary...

Power to amend Schedule

11 The Welsh Ministers may by regulations amend this Schedule.

**SCHEDULE 10 — ORDERS FOR POSSESSION ON DISCRETIONARY
GROUNDS ETC.: REASONABLENESS**

Introductory

- 1 This Schedule applies for the purpose of determining whether it...
- 2 The court, in determining whether it is reasonable to make...
- 3 Paragraph 14 sets out a circumstance, concerning local authority assistance...

Circumstances as regards the contract-holder

- 4 The probable effect of the order or decision on the...
- 5 If the case is one in which the court may...

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Circumstances as regards the landlord

- 6 The probable effect of not making the order, or of...
- 7 If the landlord is a community landlord, the probable effect...

Circumstances as regards other persons

- 8 (1) The probable effect of the order or decision on—...

New occupation contract offered

- 9 Whether the landlord has offered or undertakes to offer a...

Circumstances in relation to a possession claim on ground of breach of contract

- 10 If a possession claim is made on the ground in...

Circumstances in relation to a possession claim concerning section 55

- 11 If the landlord makes a possession claim relying on a...

Circumstances relating to estate management Ground G

- 12 If the landlord makes a possession claim relying wholly or...

Circumstances relating to estate management Ground H

- 13 If the landlord makes a possession claim relying wholly or...

Assistance in relation to homelessness not relevant

- 14 The likelihood that a person will be assisted under Part...

SCHEDULE 11 — SUITABLE ALTERNATIVE ACCOMMODATION

Introductory

- 1 (1) This Schedule applies for the purposes of—

Estate management grounds: certificate of local housing authority

- 2 (1) This paragraph applies if— (a) this Schedule applies because...

Suitable accommodation

- 3 (1) This paragraph applies if— (a) this Schedule applies because...

Needs of contract-holder and his or her family

- 4 (1) The court must determine whether accommodation is reasonably suitable...

Overcrowding

- 5 Accommodation is not suitable to the needs of the contract-holder...

Evidence of certificate of local housing authority

- 6 A document that purports to be a certificate of the...

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SCHEDULE 12 — CONVERSION OF TENANCIES AND LICENCES EXISTING BEFORE COMMENCEMENT OF CHAPTER 3 OF PART 10

Definitions

1 (1) In this Schedule— “ assured agricultural occupancy ” (“...

Determination of whether existing tenancy or licence is occupation contract

2 (1) Schedule 2 applies to— (a) a tenancy or licence...
2A (1) Section 7(6) and paragraph 7(2) of Schedule 2 do...

Determination of whether converted contract is secure contract or standard contract

3 (1) Sections 11 to 17 (community landlords and private landlords)...
4 (1) The landlord under a converted contract to which section...
5 A converted contract which immediately before the appointed day was
—...
6 A converted contract has effect as a prohibited conduct standard...
6A A converted contract relating to supported accommodation has effect
as...
7 (1) A converted contract to which sub-paragraph (2) applies is...
8 (1) This paragraph applies where a community landlord becomes the...
9 (1) The following are additional exceptions to sections 11(1) and...
10 A converted secure contract which immediately before the appointed
day...

Written statement of converted contract and provision of information

11 (1) The landlord must give the contract-holder under a converted...
11A (1) In their application to a substitute contract that has...
12 Sections 36 and 37 (applications to court) apply in relation...
12A ... Schedule 9A (restrictions on giving notice under section 173,...
13 (1) Section 39(1) (information about landlord's address) applies in
relation...

Deposit Schemes

13A (1) The provisions mentioned in sub-paragraph (2) do not apply...

Variation

13B Section 123 (variation of rent) does not apply to a...
14 (1) A converted contract may not be varied before the...
15 (1) Sections 104 and 123 (variation of rent) apply to...

Waste and tenant-like user

16 Section 101 does not apply to a converted contract; accordingly—...

Dealing

17 (1) This paragraph is a fundamental provision which is incorporated...
18 (1) This paragraph applies in relation to a converted contract—...
19 (1) This paragraph applies in relation to a converted contract...

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Succession

- 20 (1) The contract-holder under a converted contract is to be...
21 (1) The contract-holder under a converted contract is to be...

Requirement to occupy dwelling as main home under certain converted contracts

- 22 (1) Sub-paragraph (2) has effect in relation to a converted...

Introductory standard contracts

- 23 (1) This paragraph applies to a converted contract which has...

Prohibited conduct standard contract

- 24 (1) This Act applies to a converted contract which has...

Supported standard contract that was an assured shorthold tenancy

- 24A This Act applies to a converted contract which—

Termination of contract by landlord

- 25 Sections 173 to 180 (termination by landlord's notice) are not...
25A (1) This paragraph applies to a periodic standard contract which...
25B (1) This paragraph applies to a fixed term standard contract...
25C Where paragraph 25B applies, this Act applies as if—
25D (1) This paragraph applies to a fixed term standard contract...
26 (1) Section 194 (landlord's break clause) does not apply to...
27 Estate management Ground C (special accommodation: charities) applies to a...

Termination of contract that was assured tenancy by landlord: additional absolute grounds for possession

- 28 (1) This paragraph applies in relation to a converted contract...
29 (1) This paragraph also applies in relation to a converted...

Implied tenancies and licences

- 30 (1) This paragraph applies if, immediately before the appointed day,...

The occupation date

- 31 The occupation date, in relation to a converted contract, is...

Substitute occupation contracts

- 32 (1) If after a converted contract ends there are one...

Power to amend Schedule

- 33 The Welsh Ministers may by regulations amend this Schedule.

Changes to legislation:

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[View outstanding changes](#)

Changes and effects yet to be applied to :

- s. 61(5) words substituted by [2021 asc 3 Sch. 5 para. 11\(1\)](#) (Amendment to Welsh text only)
- s. 126(2) words substituted by [2019 anaw 2 Sch. 3 para. 3](#)
- s. 163(2) word substituted by [2021 asc 3 Sch. 5 para. 11\(2\)](#) (Amendment to Welsh text only)
- s. 165(3) word substituted by [2021 asc 3 Sch. 5 para. 11\(3\)](#) (Amendment to Welsh text only)
- s. 177A inserted by [2019 anaw 2 Sch. 3 para. 2](#)
- s. 183(2) substituted by [2019 anaw 2 Sch. 3 para. 4\(4\)](#)
- s. 204(1)(a)(vii) word inserted by [2019 anaw 2 Sch. 3 para. 6\(a\)](#)
- s. 204(1)(a)(ix) words substituted by [2019 anaw 2 Sch. 3 para. 6\(b\)](#)
- s. 204(1)(a)(xiii) word inserted by [2019 anaw 2 Sch. 3 para. 6\(c\)](#)
- s. 236(5) word substituted by [2021 asc 3 Sch. 5 para. 11\(4\)](#) (Amendment to Welsh text only)
- Sch. 1 Pt. 3 words inserted by [2019 anaw 2 Sch. 3 para. 7\(b\)\(i\)](#)
- Sch. 1 Pt. 3 words inserted by [2019 anaw 2 Sch. 3 para. 7\(b\)\(ii\)](#)
- Sch. 1 Pt. 2 words substituted by [2019 anaw 2 Sch. 3 para. 7\(a\)\(i\)](#)
- Sch. 1 Pt. 2 words substituted by [2019 anaw 2 Sch. 3 para. 7\(a\)\(ii\)](#)
- Sch. 1 Pt. 3 words substituted by [2019 anaw 2 Sch. 3 para. 7\(b\)\(iii\)](#)
- Sch. 2 para. 7(3)(k)(i) words omitted by [2016 c. 19 Sch. 11 para. 2\(n\)](#)
- Sch. 11 para. 3(2)(a) words substituted by [2021 asc 3 Sch. 5 para. 11\(5\)](#) (Amendment to Welsh text only)
- specified provision(s) savings for amendments by [2018 anaw 1, s. 6, Sch. 6](#) by [S.I. 2019/110 reg. 5](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 20(3)(ma) inserted by [2019 anaw 2 Sch. 3 para. 4\(2\)](#)
- s. 135(2)(ia) inserted by [2019 anaw 2 Sch. 3 para. 4\(3\)](#)
- s. 186A-186C inserted by [2019 anaw 2 Sch. 3 para. 4\(1\)](#)
- s. 198A inserted by [2019 anaw 2 Sch. 3 para. 5](#)