

# RENTING HOMES (WALES) ACT 2016

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## EXPLANATORY NOTES

### COMMENTARY ON SECTIONS

#### **Part 9 - Termination Etc. of Occupation Contracts**

##### *Chapter 3 - Termination of All Occupation Contracts (Possession Claims by Landlords)*

##### *Schedule 8 - Estate Management Grounds*

#### **Part 1 – The Grounds**

##### **Special accommodation grounds**

##### *Paragraph 3 - Ground C (charities)*

375. The landlord is a charity and the continued presence of the contract-holder would conflict with the objects of that charity. This is subject to the proviso that at the time the contract was made, and at all times since that date, any person who was the landlord has been a charity.

##### *Paragraph 4 - Ground D (dwellings suitable for disabled people)*

376. The dwelling is substantially different from ordinary dwellings in order to accommodate a person with a physical disability, no such person currently lives in the property and the landlord requires it for such a person.

##### *Paragraph 5 - Ground E (housing associations and housing trusts: people difficult to house)*

377. The landlord is a housing association or housing trust which provides dwellings specifically for those difficult to house, no such person is living in the dwelling or any such person who is a contract-holder has been offered a secure contract relating to another dwelling, and the landlord requires the dwelling for occupation by such a person. Sub-paragraph (2) sets out the meaning of ‘difficult to house’ for the purpose of this Ground.

##### *Paragraph 6 - Ground F (groups of dwellings for people with special needs)*

378. The dwelling is part of a group of dwellings which the landlord provides to people with special needs, there is a social service or special facility in close proximity to assist people with those special needs, there is no longer a person with those special needs living in the dwelling and the landlord requires the dwelling for a person with those needs.