
Changes to legislation: Renting Homes (Wales) Act 2016, Paragraph 15 is up to date with all changes known to be in force on or before 20 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

SCHEDULE 2

EXCEPTIONS TO SECTION 7

PART 5

TENANCIES AND LICENCES TO WHICH SPECIAL RULES APPLY: SUPPORTED ACCOMMODATION

Extending the relevant period

- 15 (1) The landlord may (on one or more occasions) extend the relevant period of a tenancy or licence mentioned in paragraph 13(1) by giving the tenant or licensee a notice of extension in accordance with this paragraph.
- (2) The relevant period may not be extended by more than three months on any separate occasion.
- (3) The notice of extension must be given at least four weeks before the date on which the relevant period would end under whichever of the following applies—
- (a) paragraph 13(3)(a) or (b);
 - (b) paragraph 14(3)(a) or (b);
 - (c) paragraph 14(4)(a) or (b);
 - (d) paragraph 14(5)(a) or (b).
- (4) Before giving a notice of extension, the landlord must consult the tenant or licensee.
- (5) A landlord (other than a local housing authority) may not give a notice of extension without the consent of the local housing authority in whose area the accommodation is provided.
- (6) The notice of extension must—
- (a) state that the landlord has decided to extend the relevant period,
 - (b) set out the reasons for extending the relevant period,
 - (c) if the landlord is not a local housing authority, state that the local housing authority in whose area the accommodation is provided has consented to the extension, and
 - (d) specify the date on which the relevant period will come to an end.
- (7) The notice of extension must also inform the tenant or licensee that he or she has a right to apply for a review in the county court under paragraph 16, and of the time by which the application must be made.
- (8) In making the decision to extend the relevant period, the landlord may take into account—
- (a) the conduct of the tenant or licensee (or, if there is more than one tenant or licensee, the conduct of any of them), and
 - (b) the conduct of any person who appears to the landlord to live in the dwelling.
- (9) A landlord may take a person's conduct into account under sub-paragraph (8)(b) whether or not the person lives continuously in the dwelling, and whatever the capacity in which the person lives in the dwelling.

Changes to legislation: Renting Homes (Wales) Act 2016, Paragraph 15 is up to date with all changes known to be in force on or before 20 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

- (10) The Welsh Ministers may make provision by regulations for the purposes of subparagraph (5), including provision about the procedure to be followed in relation to obtaining the consent of a local housing authority.

Commencement Information

- I1** Sch. 2 para. 15(1)-(9) in force at 1.12.2022 by S.I. 2022/906, **art. 2**
I2 Sch. 2 para. 15(10) in force at 5.8.2016 for specified purposes by S.I. 2016/813, art. 2(a), **Sch. Pt. 1**
I3 Sch. 2 para. 15(10) in force at 1.12.2022 in so far as not already in force by S.I. 2022/906, **art. 2**

Changes to legislation:

Renting Homes (Wales) Act 2016, Paragraph 15 is up to date with all changes known to be in force on or before 20 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.

[View outstanding changes](#)

Changes and effects yet to be applied to :

- 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](#)