

Status: Point in time view as at 01/12/2022. This version of this schedule contains provisions that are prospective.
Changes to legislation: Renting Homes (Wales) Act 2016, SCHEDULE 9 is up to date with all changes known to be in force on or before 11 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)

SCHEDULE 9

(introduced by sections 175

F3

... and 196)

STANDARD CONTRACTS TO WHICH LIMITS IN SECTIONS 175 ^{F1}... AND 196 [^{F2}(WHEN LANDLORD'S NOTICE MAY BE GIVEN)] DO NOT APPLY

Textual Amendments

- F1** Word in Sch. 9 heading omitted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\), s. 19\(3\)](#), [Sch. 6 para. 26\(4\)\(a\)](#)
- F2** Words in Sch. 9 heading substituted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\), s. 19\(3\)](#), [Sch. 6 para. 26\(4\)\(b\)](#)
- F3** Word in Sch. 9 shoulder note omitted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\), s. 19\(3\)](#), [Sch. 6 para. 26\(5\)](#)

Prohibited conduct standard contracts

- 1 A prohibited conduct standard contract.

Commencement Information

- I1** Sch. 9 para. 1 in force at 1.12.2022 by [S.I. 2022/906, art. 2](#)

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 but for a notice under paragraph 3 of Schedule 2 (holiday accommodation; care institutions; temporary expedients; shared accommodation).

Commencement Information

- I2** Sch. 9 para. 2 in force at 1.12.2022 by [S.I. 2022/906, art. 2](#)

Supported accommodation

- 3 A [^{F4}supported standard contract].

Textual Amendments

- F4** Words in Sch. 9 para. 3 substituted (7.6.2021) by [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\), s. 19\(3\)](#), [Sch. 6 para. 26\(2\)](#)

Commencement Information

- I3** Sch. 9 para. 3 in force at 1.12.2022 by [S.I. 2022/906, art. 2](#)

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F5
...

Textual Amendments
F5 Sch. 9 para. 4 and cross-heading omitted (1.12.2022) by virtue of [The Renting Homes \(Wales\) Act 2016 \(Amendment\) Regulations 2022 \(S.I. 2022/803\)](#), regs. 1(1), 5 (as amended by S.I. 2022/906, arts. 1(2), 15)

F54

Accommodation for displaced persons

F65

Textual Amendments
F6 Sch. 9 para. 5 omitted (7.6.2021) by virtue of [Renting Homes \(Amendment\) \(Wales\) Act 2021 \(asc 3\)](#), s. 19(3), [Sch. 5 para. 9\(2\)](#)

Accommodation for homeless persons

6 A standard contract made as described in paragraph 11 or 12 of Schedule 2 (accommodation for homeless persons).

Commencement Information
I4 Sch. 9 para. 6 in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

Service occupancy

7 A standard contract where the contract-holder is required by his or her contract of employment to occupy the dwelling.

Commencement Information
I5 Sch. 9 para. 7 in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

Service occupancy: police

8 A standard contract where—
(a) the contract-holder is a member of a police force, and
(b) the dwelling is provided for the contract-holder free of rent under regulations made under section 50 of the Police Act 1996 (c. 16) (general regulations as to government, administration and conditions of service).

Commencement Information
I6 Sch. 9 para. 8 in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

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Service occupancy: fire and rescue services

- 9 A standard contract where—
- (a) the contract-holder is an employee of a fire and rescue authority,
 - (b) the contract-holder's contract of employment requires him or her to live in close proximity to a particular fire station, and
 - (c) the dwelling is provided to him or her by the fire and rescue authority in consequence of that requirement.

Commencement Information

I7 Sch. 9 para. 9 in force at 1.12.2022 by S.I. 2022/906, art. 2

Temporary accommodation: land acquired for development

- 10 (1) A standard contract where—
- (a) the land the dwelling is on (including any land occupied together with the dwelling other than agricultural land exceeding 0.809 hectares) is, or is part of, land which has been acquired for development, and
 - (b) the dwelling is used by the landlord as temporary housing accommodation pending development of the land.
- (2) “Development” has the meaning given by section 55 of the Town and Country Planning Act 1990 (c. 8).

Commencement Information

I8 Sch. 9 para. 10 in force at 1.12.2022 by S.I. 2022/906, art. 2

Temporary accommodation: short-term arrangements

- 11 A standard contract where—
- (a) the dwelling has been let to the landlord with vacant possession for use as temporary housing accommodation,
 - (b) the terms on which it has been let include provision for the lessor to obtain vacant possession from the landlord at the end of a specified period or when required by the lessor,
 - (c) the lessor is not a community landlord, and
 - (d) the landlord has no interest in the dwelling other than under the lease in question or as mortgagor.

Commencement Information

I9 Sch. 9 para. 11 in force at 1.12.2022 by S.I. 2022/906, art. 2

Temporary accommodation: accommodation during works

- 12 (1) A standard contract where—

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- (a) the dwelling (the “temporary dwelling”) has been made available for occupation by the contract-holder while works are carried out on the dwelling previously occupied by the contract-holder as a home,
 - (b) the landlord of the temporary dwelling is not the same as the landlord of the dwelling previously occupied by the contract-holder (the “old dwelling”), and
 - (c) the contract-holder was not a contract-holder under a secure contract of the old dwelling at the time when the contract-holder ceased to occupy it as a home.
- (2) In this paragraph, references to the contract-holder include references to the contract-holder’s predecessor.
- (3) For the purposes of sub-paragraph (2), a person is a predecessor of a contract-holder under a standard contract if that person was an earlier contract-holder under the same contract.

Commencement Information

I10 Sch. 9 para. 12 in force at 1.12.2022 by S.I. 2022/906, art. 2

Power to amend Schedule

13 The Welsh Ministers may by regulations amend this Schedule.

Commencement Information

I11 Sch. 9 para. 13 in force at 1.12.2022 by S.I. 2022/906, art. 2

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