



Renting Homes (Wales) Act 2016

2016 anaw 1

PART 10

MISCELLANEOUS

CHAPTER 1

FURTHER PROVISIONS RELATING TO OCCUPATION CONTRACTS

Consultation obligations of community landlords

234 Consultation arrangements

- (1) A community landlord must make and maintain such arrangements as it considers appropriate—
 - (a) for informing contract-holders under occupation contracts with the landlord of relevant proposals on housing management matters, and
 - (b) for giving the contract-holders a reasonable opportunity to comment on the proposals.
- (2) The duties in subsection (1)—
 - (a) apply only where a relevant proposal on a housing management matter is likely to substantially affect all the contract-holders under occupation contracts with the landlord, or a relevant group of such contract-holders, and
 - (b) apply only in relation to the contract-holders who are likely to be substantially affected.
- (3) Before making any decision on a relevant proposal on a housing management matter, the landlord must consider any comments made by contract-holders in accordance with the arrangements.
- (4) “Relevant proposal on a housing management matter” means a proposal that, in the opinion of the landlord, is about—

Changes to legislation: *Renting Homes (Wales) Act 2016, Section 234 is up to date with all changes known to be in force on or before 13 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*

- (a) a new programme of maintenance, improvement or demolition of dwellings subject to occupation contracts, or
 - (b) a change in the practice or policy of the landlord in relation to management, maintenance, improvement or demolition of such dwellings.
- (5) But a proposal is not a relevant proposal on a housing management matter so far as it relates to—
- (a) the rent payable or other consideration due to the landlord, or
 - (b) charges for services and facilities provided by the landlord.
- (6) “Relevant group” means a group that—
- (a) forms a distinct social group, or
 - (b) occupies dwellings which constitute a distinct class (whether by reference to the kind of dwelling, or the housing estate or other larger area in which they are situated).
- (7) This section is subject to paragraph 12(7) in Part 2 of Schedule 8 (approval of redevelopment schemes).

Commencement Information

II S. 234 in force at 1.12.2022 by [S.I. 2022/906](#), [art. 2](#)

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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](#)