
WELSH STATUTORY INSTRUMENTS

2022 No. 1172

The Renting Homes (Wales) Act 2016 (Saving and Transitional Provisions) Regulations 2022

PART 5

Improvements

Saving and transitional provisions: compensation for improvements

12.—(1) Section 99B(1) of the 1985 Act (persons qualifying for compensation) and the 1994 Regulations continue to have effect, as they had effect immediately before the appointed day, in relation to improvements carried out by a tenant under a secure tenancy under section 99A of the 1985 Act that came to an end before the appointed day (whether a request for compensation was made before or after the appointed day).

(2) Without prejudice to paragraph (1), where a request for consent to improvement was made by the tenant before the appointed day (whether such consent is given before or after that day), section 99B of the 1985 Act and the 1994 Regulations continue to have effect after the appointed day in relation to a converted secure contract, but as if—

- (a) a reference to a secure contract coming to an end was a reference to a converted secure contract coming to an end after the appointed day,
- (b) section 99B(2)(b) to (f) and (3) of the 1985 Act were omitted (and the 1994 Regulations were interpreted accordingly), and
- (c) regulation 3(2) of the 1994 Regulations were omitted.

(3) But paragraph (2) does not apply where the converted secure contract comes to an end after the appointed day because—

- (a) the Court makes an order for possession on one or more of the grounds in section 157 (breach of contract) or 160 (estate management grounds) of the 2016 Act, or
- (b) the contract ceases to be a secure contract by virtue of section 116 of the 2016 Act (order imposing periodic standard contract because of prohibited conduct).

Commencement Information

II Reg. 12 in force at 1.12.2022, see [reg. 1\(2\)](#)

(1) Section 99B was inserted by section 122 of the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28) and amended by sections 81 and 222 of and paragraph 13 of Schedule 18 to the Housing Act 1996 (c. 52), sections 81 and 261 of and paragraph 25 of Schedule 8, paragraph 19 of Part 2 of Schedule 9 and Schedule 30 to the Civil Partnership Act 2004 (c. 33) and section 66 of and paragraph 54 of Schedule 8 to the Family Law Act 1996 (c. 27).

Changes to legislation:

There are currently no known outstanding effects for the The Renting Homes (Wales) Act 2016 (Saving and Transitional Provisions) Regulations 2022, Section 12.