



## Renting Homes (Wales) Act 2016: Member Toolkit

April 2022

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## Purpose

This toolkit has been developed as a resource to support housing association members as they work towards the implementation date of the Renting Homes (Wales) Act 2016 on the 15th of July 2022.

This toolkit will be regularly updated to include relevant and useful information, opportunities to share experiences within the sector, links to Welsh government regulation and guidance and key contacts. If there are any resources that do not feature in the toolkit but you think would be useful, please do not hesitate to let us know.

## What is the Act?

The aim of the Renting Homes (Wales) Act 2016 is to simplify how landlords and tenants rent properties. The Act separates all landlords into two categories:

- Community landlords (registered social landlords (RSLs) and local authorities)
- Private landlords (all other landlords)

Under the new Act, tenants and licensees will be called 'contract-holders' and the vast majority of current tenancies and licences will be replaced with one of two kinds of 'occupation contract':

- Secure: Largely for use by community landlords
- Standard: The default contract for private rented landlords but can also be used by RSLs in particular circumstances for example, 'supported standard contracts' which would be used within a supported accommodation setting.

## What this means for housing associations

The new Act changes how landlords can **terminate occupational contracts**. There is a mandatory minimum notice period of one month (with exceptions made for anti-social behaviours or serious rent arrears). However, where a 'no fault' notice is issued, the minimum notice period is six months. Notice can only be given if a landlord has complied with certain obligations.

The act also places stricter regulation on the **repairs and conditions of rented properties**. All rented properties must be fit for human habitation.

In addition to the above, the act also provides tenants with **enhanced succession rights** and more flexibility around **joint contracts**.

In cases of **abandonment**, the new act allows landlords to repossess abandoned properties without a court order after serving a four week notice and carrying out sufficient investigation to ensure that the property.

In **supported accommodation**, occupation contracts will not have to be issued for the first six months of occupancy. After six months the occupant will become entitled to a supported standard



contract which may include specific terms relating to: the ability for the landlord to temporarily exclude the contract holder from the building for 48 hours; a maximum of three times in six months.

## CHC FAQs

We have produced our own FAQs based on recurring questions over the past few months and answers received by the Welsh government during our implementation group meetings. We have also included some answers to questions posed during our training sessions delivered by Hugh James.

This will be an ongoing 'live' document that will be frequently reviewed and updated in light of new and emerging information. Please find our FAQ document [here](#).

## Supported accommodation

The Act defines supported accommodation as a setting where support services, in the form of advice, training, guidance or counselling are provided. Support services include:

- Support in controlling or overcoming addiction
- Support in finding employment or alternative accommodation
- Supporting someone who finds it difficult to live independently because of age, illness, disability or any other reason.

CHC is updating a guide produced during the pandemic that outlines housing, support and care settings and services, and will support conversations around such accommodation.

## Examples of implementation

As Renting Homes is further implemented by HAs across Wales, CHC aims to collect case studies that share best practice and include them within this toolkit.

## Welsh Government resources

The Welsh Government have released a bank of resources and produced their own toolkit to help HAs and Private Landlords understand Renting Homes. [This Welsh Government toolkit](#) includes films, social media and easy to read contracts that can be shared with tenants and partners to explain what the Act means for tenancies across Wales.

The Welsh Government has produced the following resources:

- Explainer Film
- [Explainer Film Visual Explainer](#)
- Hero Film
- Social Media assets
- Social Media posts
- Easy to read documents
- Leaflets



- [The way you rent is changing](#)
- [Renting Homes: frequently asked questions \(landlords\)](#)

Please find below the Act and regulations issued by the Welsh Government. Additionally, please see the model written statements, forms and guidance that have been provided.

## **Act**

[Renting Homes \(Wales\) Act 2016](#)

[Renting Homes \(Amendment\) Act 2021](#)

## **Regulations**

[The Renting Homes \(Supplementary Provisions\) \(Wales\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

[The Renting Homes \(Supported Standard Contracts\) \(Supplementary Provisions\) \(Wales\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

[The Renting Homes \(Model Written Statements of Contract\) \(Wales\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

[The Renting Homes \(Explanatory Information for Written Statements of Occupation Contracts\) \(Wales\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

[The Renting Homes \(Fitness for Human Habitation\) \(Wales\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

[The Renting Homes \(Wales\) Act 2016 \(Amendment of Schedule 9A\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

[The Renting Homes \(Safeguarding Property in Abandoned Dwellings\) \(Wales\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

[The Renting Homes \(Review of Decisions\) \(Wales\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

[The Renting Homes \(Deposit Schemes\) \(Required Information\) \(Wales\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

[The Renting Homes \(Prescribed Forms\) \(Wales\) Regulations 2022 \(on \[senedd.wales\]\(#\)\)](#)

## **Model written statements**

[Model written statements for periodic standard contracts](#)

[Model written statement for secure contracts](#)

[Model written statement for fixed term standard contracts](#)



## **Guidance**

[Possession of abandoned dwellings and safeguarding of property: guidance](#)

[Creating a converted occupation contract: guidance for landlords](#)

[Renting Homes Guidance including Model Written Statements / Contracts](#)

[Fitness for homes for human habitation: guidance for landlords](#)

[Guidance for landlords](#)

[Guidance on creating contracts to which model written statements do not apply](#)

[Supported accommodation temporary exclusion guidance](#)

[Creating a converted occupation contract: guidance for landlords](#)

## **Forms**

[Renting Homes: Forms for landlords](#)

[Supported accommodation: temporary exclusion review forms](#)

Please find the below resources that can be shared with tenants to help them understand the changes to their tenancy agreements.

## **Easy to read documents**

[Tenants: housing law is changing \(Renting Homes\) \(easy read\)](#)

## **Forms**

[Renting Homes: Forms for tenants \(contract holders\)](#)

## **Guidance**

[Guidance for tenants](#)

[Guidance for tenants \(Renting Homes\): Foreign language versions](#)

## **Key contacts**

### **CHC representatives**

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