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Y Gweinidog Newid Hinsawdd
Minister for Climate Change



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref JJ/xxxx/22

Chair of the Local Government and Housing Committee
Senedd Cymru
Cardiff Bay
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10 February 2022

Dear John

When I appeared before the Committee's draft budget session on 21 January I promised to write with an outline of the implementation timetable for the Renting Homes (Wales) Act and I also committed to providing details, when available, on the lessons learnt from the legislation. My apologies for the slight delay in responding to you.

The first tranche of six Statutory Instruments (SIs) were laid on 12 January 2022, and these have recently been considered by the Legislation, Justice and Constitution Committee.

The second tranche, comprising of four SIs are scheduled to be laid next month. A third and final tranche of SIs are scheduled to be laid in June. There are currently eight SIs in this final tranche, although if it is possible to combine certain provisions within fewer broader-ranging SIs it may be that the final number is lower. I attach the details of the SIs that are included within each tranche as an annex to this letter, and I have also included the various guidance documents that have already been published, and those that will be published in the coming weeks.

I also confirmed at the evidence session that we will be undertaking a lessons learnt exercise after implementation which I will ensure is shared with the Committee in due course.

Yours sincerely

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Annex 1

Renting Homes (Wales) Act - Implementation Timetable

Statutory Instruments

Tranche 1 – Laid 12 January 2022

- Fitness for Human Habitation
- Supplementary Provisions (including for supported standard contracts)
- Model Written Statements of Occupation Contracts and Explanatory Information
- Schedule 9A (further restrictions on Landlords' Notice)

Tranche 2 – scheduled to be laid March 2022

- Prescribed forms and notices
- Reviews of decisions to extend or terminate introductory or prohibited conduct standard contracts
- Deposit Schemes (Prescribed Information)
- Safeguarding property in abandoned dwellings

Tranche 3 – scheduled to be laid June 2022

- Rent Determination (converted contracts)
- Amendments to Schedules 2/3/8A/9/9B
- Amendments to Schedule 12
- Arrangements for Housing Association Secure Tenancies and Long Tenancies
- Consequential Amendments (x2)
- Transitional Provisions

Supporting Guidance and Resources

The following guidance and other documents have already been published on the Welsh Government [Renting Homes](#) webpages:

- Plain english general overview guidance for landlords
- Plain english general overview guidance for tenants
- Fitness of homes for human habitation: guidance for landlords
- Model written statement for secure contracts
- Model written statement for periodic standard contracts
- Model written statement for fixed term standard contracts
- Guidance on contract types for which no Model Written Statements have been prescribed (introductory, prohibited and supported standard contracts)
- Supported Accommodation: temporary exclusion guidance

The following will be published during February:

- Easy read guidance for tenants/contract-holders
- Stakeholder Toolkit
- Guidance on converting an existing tenancy or licence into an occupation contract under Renting Homes (using a periodic standard contract as an example)

To be published by the end of May:

- Fitness for Human Habitation: contract-holder guidance document
- "Your Written Statement": Plain English guide for contract-holders: Standard Contract
- "Your Written Statement": Plain English guide for contract-holders: Secure Contract