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WELSH STATUTORY INSTRUMENTS

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**2014 No. 374 (W. 42)**

**LANDLORD AND TENANT, WALES**

**The Assured Tenancies and Agricultural Occupancies  
(Forms) (Amendment) (Wales) Regulations 2014**

*Made* - - - - 20 February 2014

*Coming into force* - - 21 February 2014

The Welsh Ministers, in exercise of the powers conferred upon the Secretary of State by sections 13(2) and 45(5) of the Housing Act 1988(1) and which are now vested(2) in the Welsh Ministers so far as exercisable in relation to Wales, make the following Regulations:

**Title, commencement and application**

1.—(1) The title of these Regulations is the Assured Tenancies and Agricultural Occupancies (Forms) (Amendment) (Wales) Regulations 2014.

(2) These Regulations come into force on 21 February 2014.

(3) These Regulations apply in relation to premises situated in Wales.

**Amendment of Prescribed Forms**

2. In the Schedule to the Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1997 (Forms prescribed for the purposes of Part I of the Housing Act 1988)(3)—

(a) in paragraph 2 of the Guidance Notes to Form 4D (landlord's notice proposing a new rent under an assured periodic tenancy of premises situated in Wales)(4) omit from "You should also notify" to "claiming benefit" and substitute—

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(1) 1988 c. 50. For the definition of "prescribed", see section 45(1). For provision regarding agricultural occupancies, see section 24.

(2) The functions of the Secretary of State under section 13 were, so far as exercisable in relation to Wales, transferred to the National Assembly for Wales by article 2 of and Schedule 1 to the National Assembly for Wales (Transfer of Functions) Order 1999 (S.I. 1999/672). These functions now vest in the Welsh Ministers by virtue of section 162 of and paragraph 30 of Schedule 11 to the Government of Wales Act 2006 c. 32.

(3) S.I. 1997/194.

(4) Form 4D was inserted by S.I. 2003/307 (W. 46).

“You are required to also notify the Housing Benefit office in your local authority if you are claiming a Benefit or the Department for Work and Pensions if you are claiming Universal Credit. The Gov.UK website provides further advice: <https://www.gov.uk>”; and

- (b) in paragraph 2 of the Guidance Notes to Form 4E (landlord’s or licensor’s notice proposing a new rent or licence fee under an assured agricultural occupancy of premises situated in Wales)(5) omit from “You should also notify” to “claiming benefit” and substitute—

“You are required to also notify the Housing Benefit office in your local authority if you are claiming a Benefit or the Department for Work and Pensions if you are claiming Universal Credit. The Gov.uk website provides further advice: <https://www.gov.uk>”.

20 February 2014

*Carl Sargeant*  
Minister for Housing and regeneration, one of  
the Welsh Ministers

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(5) Form 4E was inserted by S.I. 2003/307 (W. 46).

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## EXPLANATORY NOTE

*(This note is not part of the Regulations)*

These Regulations make amendments to certain forms which are prescribed in the Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1997<sup>(6)</sup>, as amended<sup>(7)</sup>.

These Regulations make amendments in consequence of the Welfare Reform Act 2012 (c. 5) and insert references in those forms to universal credit.

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<sup>(6)</sup> S.I. 1997/194.

<sup>(7)</sup> See S.I. 2003/307 (W. 46).