

WELSH STATUTORY INSTRUMENTS

2016 No. 813 (W. 203) (C. 57)

HOUSING, WALES

**The Renting Homes (Wales) Act 2016
(Commencement No. 1) Order 2016**

Made - - - -

25 July 2016

The Welsh Ministers make the following Order in exercise of the power conferred on them by section 257(2) of the Renting Homes (Wales) Act 2016⁽¹⁾.

Title and interpretation **E+W**

1.—(1) The title of this Order is the Renting Homes (Wales) Act 2016 (Commencement No. 1) Order 2016.

(2) In this Order “the Act” (“*y Ddeddf*”) means the Renting Homes (Wales) Act 2016.

Commencement Information

I1 Art. 1 in force at made date

Appointed day **E+W**

2. 5 August 2016 is the appointed day for the coming into force of—

- (a) the provisions of the Act listed in Part 1 of the Schedule for the purpose of making regulations; and
- (b) the provisions of the Act listed in Part 2 of the Schedule for the purpose of issuing guidance.

Commencement Information

I2 Art. 2 in force at made date

Changes to legislation: There are currently no known outstanding effects for the The Renting
Homes (Wales) Act 2016 (Commencement No. 1) Order 2016. (See end of Document for details)

Carl Sargeant
Cabinet Secretary for Communities and
Children, one of the Welsh Ministers

SCHEDULE **E+W**

Article 2

Provisions of the Act coming into force on 5 August 2016

PART 1 **E+W**

Provisions of the Act coming into force for the purpose of making regulations

1. Section 23 (supplementary provisions).

Commencement Information

I3 Sch. para. 1 in force at made date

2. Section 29 (model written statement of contract).

Commencement Information

I4 Sch. para. 2 in force at made date

3. Section 32(4) (contents of written statement).

Commencement Information

I5 Sch. para. 3 in force at made date

4. Section 45(3) (requirement to use deposit scheme).

Commencement Information

I6 Sch. para. 4 in force at made date

5. Section 94 (determination of fitness for human habitation).

Commencement Information

I7 Sch. para. 5 in force at made date

6. Section 112 (withdrawal: power to prescribe time limits).

Commencement Information

I8 Sch. para. 6 in force at made date

7. Section 131 (withdrawal: power to prescribe time limits).

Commencement Information

I9 Sch. para. 7 in force at made date

Changes to legislation: There are currently no known outstanding effects for the The Renting Homes (Wales) Act 2016 (Commencement No. 1) Order 2016. (See end of Document for details)

8. Section 203(5) and (6) (landlord’s review of decision to give a notice).

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Commencement Information
I10 Sch. para. 8 in force at made date

9. Section 221 (disposal of property).

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Commencement Information
I11 Sch. para. 9 in force at made date

10. Section 236(3) and (4) (form of notices, statements and other documents).

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Commencement Information
I12 Sch. para. 10 in force at made date

11. Paragraph 15(10) of Schedule 2 (extending the relevant period).

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Commencement Information
I13 Sch. para. 11 in force at made date

12. Paragraph 17 of Schedule 2 (power to amend Schedule).

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Commencement Information
I14 Sch. para. 12 in force at made date

13. Paragraph 10(2) of Schedule 3 (student accommodation).

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Commencement Information
I15 Sch. para. 13 in force at made date

14. Paragraph 15(3) and (4) of Schedule 3 (accommodation which is not social accommodation).

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Commencement Information
I16 Sch. para. 14 in force at made date

15. Paragraph 17 of Schedule 3 (power to amend Schedule).

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Commencement Information
I17 Sch. para. 15 in force at made date

16. Paragraph 4(7) and (8) of Schedule 4 (landlord’s review of decision to extend introductory period).

Commencement Information

I18 Sch. para. 16 in force at made date

17. Paragraph 1(6) of Schedule 5 (deposit schemes).

Commencement Information

I19 Sch. para. 17 in force at made date

18. Paragraph 5(7) and (8) of Schedule 7 (landlord's review of decision to extend probation period).

Commencement Information

I20 Sch. para. 18 in force at made date

19. Paragraph 15(2) of Schedule 12 (variation).

Commencement Information

I21 Sch. para. 19 in force at made date

20. Paragraph 33 of Schedule 12 (power to amend Schedule).

Commencement Information

I22 Sch. para. 20 in force at made date

PART 2 **E+W**

Provisions of the Act coming into force for the purpose of issuing guidance

21. Section 116(4) (order imposing periodic standard contract because of prohibited conduct).

Commencement Information

I23 Sch. para. 21 in force at made date

22. Section 146(1) (temporary exclusion: guidance).

Commencement Information

I24 Sch. para. 22 in force at made date

EXPLANATORY NOTE

(This note is not part of the Order)

This Order is the first commencement order made by the Welsh Ministers under the Renting Homes (Wales) Act 2016 (“the Act”). This Order commences certain provisions of the Act on 5 August 2016 for the purposes of making regulations and issuing guidance.

Article 2(a) of this Order commences certain provisions of the Act, but only for the purpose of making regulations.

Article 2(b) of this Order commences certain provisions of the Act, but only for the purpose of issuing guidance.

Changes to legislation:

There are currently no known outstanding effects for the The Renting Homes (Wales) Act 2016 (Commencement No. 1) Order 2016.