



OFFERYNNAU STATUDOL  
CYMRU

WELSH STATUTORY  
INSTRUMENTS

**2022 Rhif 1076 (Cy. 227)**

**2022 No. 1076 (W. 227)**

**TAI, CYMRU**

**HOUSING, WALES**

**Rheoliadau Rhentu Cartrefi  
(Ffitrwydd Anedd i Bobl Fyw  
Ynddi) (Cymru) (Diwygio) 2022**

**The Renting Homes (Fitness for  
Human Habitation) (Wales)  
(Amendment) Regulations 2022**

**NODYN ESBONIADOL**

**EXPLANATORY NOTE**

*(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)*

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

Mae'r Rheoliadau hyn yn diwygio Rheoliadau Rhentu Cartrefi (Ffitrwydd Anedd i Bobl Fyw Ynddi) (Cymru) 2022 (O.S. 2022/6 (Cy. 4)) ("Rheoliadau 2022") sy'n rhagnodi'r materion a'r amgylchiadau y mae rhaid rhoi sylw iddynt wrth benderfynu a yw annedd yn ffit i bobl fyw ynddi ai peidio.

These Regulations amend the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022 (S.I. 2022/6 (W. 4)) ("the 2022 Regulations") which prescribe the matters and circumstances to which regard must be had when determining whether a dwelling is fit for human habitation.

Mae rheoliad 2(2)(a) o'r Rheoliadau hyn yn diwygio rheoliad 6(3) o Reoliadau 2022 fel bod gan y landlord 14 o ddiwrnodau, gan ddechrau â'r dyddiad meddiannu, i roi i'r deiliad contract gopi o'r adroddiad ar gyflwr trydanol mwyaf diweddar a chadarnhad ysgrifenedig o unrhyw waith ymchwilio neu atgyweirio a wnaed ar osodiad gwasanaeth trydanol yn yr annedd, neu mewn perthynas â gosodiad o'r fath, ar ôl yr archwiliad diogelwch trydanol y mae'r adroddiad ar gyflwr trydanol yn ymwneud ag ef.

Regulation 2(2)(a) of these Regulations amends regulation 6(3) of the 2022 Regulations so that the landlord has 14 days, starting with the occupation date, to give the contract-holder a copy of the most recent electrical condition report and written confirmation of any investigatory or remedial work carried out on or in relation to an electrical service installation in the dwelling after the electrical safety inspection to which the electrical condition report relates.

Mae rheoliad 2(2)(b) o'r Rheoliadau hyn yn diwygio rheoliad 6(4) o Reoliadau 2022 fel bod gan y landlord, pan fo archwiliad diogelwch trydanol yn cael ei gynnal ar ôl y dyddiad meddiannu, 14 o ddiwrnodau, gan ddechrau â'r diwrnod y cwblhawyd yr archwiliad diogelwch trydanol hwnnw, i roi i'r deiliad contract gopi o'r adroddiad ar gyflwr trydanol sy'n ymwneud â'r archwiliad hwnnw.

Regulation 2(2)(b) of these Regulations amends regulation 6(4) of the 2022 Regulations so that, where an electrical safety inspection is carried out after the occupation date, the landlord has 14 days, starting with the day on which that electrical safety inspection was completed, to give the contract-holder a copy of the electrical condition report relating to that inspection.

Mae rheoliad 2(2)(c) o'r Rheoliadau hyn yn diwygio rheoliad 6(5) o Reoliadau 2022 fel bod rhaid i'r landlord, pan fo gwaith ymchwilio neu atgyweirio yn cael ei wneud ar osodiad gwasanaeth trydanol yn yr annedd, neu mewn perthynas â gosodiad o'r fath, ar ôl y dyddiad meddiannu, roi i'r deiliad contract gadarnhad ysgrifenedig o'r gwaith hwnnw o fewn 14 o ddiwrnodau gan ddechrau â'r diwrnod y cafodd y landlord y cadarnhad.

Mae rheoliad 6(8) o Reoliadau 2022 yn cynnwys diffiniad o "safonau diogelwch trydanol" sy'n cyfeirio at y safonau ar gyfer gosodiadau gwasanaeth trydanol a nodwyd yn y deunawfed argraffiad o'r Rheoliadau Gosod Gwifrau sef y "Wiring Regulations", a gyhoeddwyd gan y Sefydliad Peirianeg a Thechnoleg a'r Sefydliad Safonau Prydeinig fel BS 7671:2018+A1:2020. Mae rheoliad 2(2)(d) o'r Rheoliadau hyn yn diweddarau'r cyfeiriad hwnnw i'r fersiwn fwyaf diweddar a gyhoeddwyd yn 2022 gan y Sefydliad Safonau Prydeinig.

Mae rheoliad 7 o Reoliadau 2022 yn ymwneud â chymhwyso'r Rheoliadau hynny mewn perthynas â chontractau wedi eu trosi ac mae paragraff (5) o'r rheoliad hwnnw yn amnewid rheoliad 6(4) o Reoliadau 2022 mewn perthynas â'r contractau hynny. Mae rheoliad 2(3) o'r Rheoliadau hyn yn diwygio'r rheoliad 6(4) hwnnw a amnewidiwyd fel bod gan y landlord, pan fo archwiliad diogelwch trydanol yn cael ei gynnal ar ôl i adroddiad gael ei roi i'r deiliad contract o dan reoliad 6(3)(a) (fel y'i diwygiwyd gan reoliad 7(4) o Reoliadau 2022), 14 o ddiwrnodau, gan ddechrau â'r diwrnod y cwblhawyd yr archwiliad diogelwch trydanol hwnnw, i roi i'r deiliad contract gopi o'r adroddiad ar gyflwr trydanol sy'n ymwneud â'r archwiliad hwnnw.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Asesiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, ystyriwyd nad oedd yn angenrheidiol cynnal asesiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r Rheoliadau hyn.

Regulation 2(2)(c) of these Regulations amends regulation 6(5) of the 2022 Regulations so that, where investigatory or remedial work is carried out on or in relation to an electrical service installation in the dwelling after the occupation date, the landlord must give the contract-holder written confirmation of that work within 14 days starting with the day on which the landlord received the confirmation.

Regulation 6(8) of the 2022 Regulations includes a definition of "electrical safety standards" which makes reference to the standards for electrical service installations set out in the eighteenth edition of the Wiring Regulations, published by the Institution of Engineering and Technology and the British Standards Institution as BS 7671:2018+A1:2020. Regulation 2(2)(d) of these Regulations update that reference to the most recent version published in 2022 by the British Standards Institution.

Regulation 7 of the 2022 Regulations deals with the application of those Regulations in relation to converted contracts and paragraph (5) of that regulation substitutes regulation 6(4) of the 2022 Regulations in relation to those contracts. Regulation 2(3) of these Regulations amends that substituted regulation 6(4) so that where an electrical safety inspection is carried out after the contract-holder has been given a report under regulation 6(3)(a) (as modified by regulation 7(4) of the 2022 Regulations), the landlord has 14 days, starting with the day on which that electrical safety inspection was completed, to give the contract-holder a copy of the electrical condition report relating to that inspection.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, it was not considered necessary to carry out a regulatory impact assessment as to the likely costs and benefits of complying with these Regulations.

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(Ffitrwydd Annedd i Bobl Fyw  
Ynddi) (Cymru) (Diwygio) 2022**

**The Renting Homes (Fitness for  
Human Habitation) (Wales)  
(Amendment) Regulations 2022**

*Gwnaed* 24 Hydref 2022

*Made* 24 October 2022

*Gosodwyd  
Senedd Cymru* gerbron  
25 Hydref 2022

*Laid before Senedd Cymru* 25 October 2022

*Yn dod i rym* 30 Tachwedd 2022

*Coming into force* 30 November 2022

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pwerau a roddir iddynt gan adrannau 94(3) a 256(1) o Ddeddf Rhentu Cartrefi (Cymru) 2016(1).

The Welsh Ministers make the following Regulations in exercise of the powers conferred on them by sections 94(3) and 256(1) of the Renting Homes (Wales) Act 2016(1).

**Enwi a chychwyn**

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Rhentu Cartrefi (Ffitrwydd Annedd i Bobl Fyw Ynddi) (Cymru) (Diwygio) 2022.

(2) Daw'r Rheoliadau hyn i rym ar 30 Tachwedd 2022.

**Title and commencement**

1.—(1) The title of these Regulations is the Renting Homes (Fitness for Human Habitation) (Wales) (Amendment) Regulations 2022.

(2) These Regulations come into force on 30 November 2022.

**Diwygio Rheoliadau Rhentu Cartrefi (Ffitrwydd Annedd i Bobl Fyw Ynddi) (Cymru) 2022**

2.—(1) Mae Rheoliadau Rhentu Cartrefi (Ffitrwydd Annedd i Bobl Fyw Ynddi) (Cymru) 2022(2) wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 6 (diogelwch trydanol)—

(a) ym mharagraff (3), yn y geiriau o flaen paragraff (a), yn lle “7 niwrnod”, rhodder “14 o ddiwrnodau”;

(b) ym mharagraff (4), yn lle “7 niwrnod”, rhodder “14 o ddiwrnodau”;

**Amendment to the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022**

2.—(1) The Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022(2) are amended as follows.

(2) In regulation 6 (electrical safety)—

(a) in paragraph (3), in the words before paragraph (a), for “7 days”, substitute “14 days”;

(b) in paragraph (4), for “7 days”, substitute “14 days”;

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(1) 2016 decc 1.  
(2) O.S. 2022/6 (Cy. 4).

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(1) 2016 anaw 1.  
(2) S.I. 2022/6 (W. 4).

- (c) ym mharagraff (5), yn lle “7 niwrnod”, rhodder “14 o ddiwrnodau”;
- (d) ym mharagraff (8), yn y diffiniad o “safonau diogelwch trydanol”, yn lle “BS 7671:2018+A1:2020”, rhodder “BS 7671:2018+A2:2022(1)”.

(3) Yn rheoliad 7 (cymhwyso i contractau wedi eu trosi), ym mharagraff (5), ym mharagraff (4) a amnewidiwyd, yn lle “7 niwrnod”, rhodder “14 o ddiwrnodau”.

- (c) in paragraph (5), for “7 days”, substitute “14 days”;
- (d) in paragraph (8), in the definition of “electrical safety standards”, for “BS 7671:2018+A1:2020”, substitute “BS 7671:2018+A2:2022(1)”.

(3) In regulation 7 (application to converted contracts), in paragraph (5), in the substituted paragraph (4), for “7 days”, substitute “14 days”.

*Julie James*

Y Gweinidog Newid Hinsawdd, un o Weinidogion  
Cymru  
24 Hydref 2022

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Argraffwyd a chyhoeddwyd yn y DU gan Y Llyfrfa Cyf dan awdurdod a goruchwyliaeth Jeff James, Rheolwr Llyfrfa Ei Fawrhydi ac Argraffydd Deddfau Senedd y Brenin.

Minister for Climate Change, one of the Welsh  
Ministers  
24 October 2022

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(1) BS 7671:2018 (ISBN-13: 978-1-78561-170-4) a gyhoeddwyd ym mis Gorffennaf 2018, fel y’i cywirwyd gan gorigendwm dyddiedig Rhagfyr 2018; a ddiwygiwyd gan Ddiwygiad 1:2020 a gyhoeddwyd ar 1 Chwefror 2020 (ISBN-13: 978-1-83953-193-4); a gywirwyd gan gorigendwm i BS 7671:2018+A1:2020 dyddiedig Mai 2020; ac a ddiwygiwyd gan Ddiwygiad 2 i BS 7671:2018+A2:2022. Gellir cael copïau gan y Sefydliad Peirianneg a Thechnoleg yn: The Institution of Engineering and Technology, Michael Faraday House, Six Hill Way, Stevenage, SG1 2AY.

(1) BS 7671:2018 (ISBN-13: 978-1-78561-170-4) published in July 2018, as corrected by a corrigendum dated December 2018; amended by Amendment 1:2020 issued on 1st February 2020 (ISBN-13: 978-1-83953-193-4); corrected by a corrigendum to BS 7671:2018+A1:2020 dated May 2020; and amended by Amendment 2 to BS 7671:2018+A2:2022. Copies can be obtained from the Institution of Engineering and Technology, Michael Faraday House, Six Hill Way, Stevenage, SG1 2AY.

£4.90

<http://www.legislation.gov.uk/id/wsi/2022/1076>

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