
WELSH STATUTORY INSTRUMENTS

2022 No. 23

The Renting Homes (Supplementary Provisions) (Wales) Regulations 2022

PART 5

SUPPLEMENTARY PROVISIONS APPLYING ONLY TO SECURE CONTRACTS, INTRODUCTORY STANDARD CONTRACTS AND PROHIBITED CONDUCT STANDARD CONTRACTS

19. Regulations 20 to 25 set out supplementary provisions which are, subject to sections 21, 24(1) and (2) and 25 of the Act, incorporated in secure contracts, introductory standard contracts and prohibited conduct standard contracts.

Occupation of the dwelling

20.—(1) The contract-holder must occupy the dwelling as the contract-holder's only or principal home during the term of the occupation contract.

(2) Where there are joint contract-holders at least one of the contract-holders must occupy the dwelling as their only or principal home during the term of the occupation contract.

Security of the dwelling

21.—(1) The contract-holder must take reasonable steps to ensure the dwelling is secure.

(2) The contract-holder may change any lock on the external or internal doors of the dwelling provided that any such changes provide no less security than that previously in place.

Repairs to the dwelling

22. In the event of a contract-holder making a notification under the supplementary term incorporated into the occupation contract pursuant to regulation 14(1), the landlord must respond to the contract-holder, confirming—

- (a) whether the landlord considers the repair to be necessary,
- (b) whether the repair is the responsibility of the contract-holder or the landlord, and
- (c) if the repair is the responsibility of the landlord, when the repair will be undertaken and completed.

Structures

23. The contract-holder must not erect, remove or make structural alterations to sheds, garages or any other structures in the dwelling without the consent of the landlord.

Transfer

24.—(1) Subject to paragraph (2), the contract-holder may transfer the occupation contract if the landlord consents.

(2) In the case of secure contracts, paragraph (1) only applies to transfers not otherwise covered by sections 73 to 83 of the Act (succession).

Prohibited conduct

25. The landlord must give the contract-holder appropriate advice if the contract-holder reports to the landlord conduct that is prohibited under section 55 (anti-social behaviour and other prohibited conduct) of the Act on the part of anyone living in property belonging to the landlord including property occupied by the contract-holder.