
WELSH STATUTORY INSTRUMENTS

2022 No. 23

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

PART 6

SUPPLEMENTARY PROVISIONS APPLYING ONLY TO STANDARD CONTRACTS BUT NOT INTRODUCTORY STANDARD CONTRACTS, PROHIBITED CONDUCT STANDARD CONTRACTS AND SUPPORTED STANDARD CONTRACTS

26. Regulations 27 to 31 set out supplementary provisions which are, subject to sections 21, 24(1) and (2) and 25 of the Act, incorporated into standard contracts other than introductory standard contracts, prohibited conduct standard contracts and supported standard contracts.

Inventory

27.—(1) The landlord must provide the contract-holder with an inventory in relation to the dwelling no later than the date by which the landlord must provide the contract-holder with the written statement of the occupation contract in accordance with section 31 (written statement) of the Act.

(2) The inventory must set out the dwelling's contents, including all fixtures and fittings, and must describe their condition as at the occupation date.

(3) If the contract-holder disagrees with the information within the inventory, the contract-holder may provide comments to the landlord.

(4) Where no comments are received by the landlord within 14 days, the inventory is deemed to be accurate.

(5) Where comments are received by the landlord within 14 days, the landlord must either—

- (a) amend the inventory in accordance with those comments and send the amended inventory to the contract-holder, or
- (b) inform the contract-holder that the comments are not agreed, and re-send the original inventory to the contract-holder, with the comments attached, or
- (c) amend the inventory in accordance with some of those comments and send the amended inventory to the contract-holder, together with a record of the comments which have not been agreed.

Passing notices etc. to the landlord

28. The contract-holder must—

- (a) keep safe any notices, orders or other documents delivered to the dwelling addressed to the landlord specifically or the owner generally, and

- (b) as soon as reasonably practicable, give the original copies of any such notices, orders or other documents to the landlord.

Changes to the dwelling

29.—(1) The contract-holder must not make any alteration to the dwelling without the consent of the landlord.

(2) For the purposes of paragraph (1), “alteration” includes—

- (a) any addition to or alteration of the fixtures and fittings in the dwelling,
- (b) the erection of an aerial or satellite dish,
- (c) the erection, removal or structural alteration to sheds, garages or any other structures in the dwelling, and
- (d) the carrying out of external decoration to the dwelling.

Security of the dwelling

30.—(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.

(3) If any change made under paragraph (2) results in a new key being needed to access the dwelling or any part of the dwelling, the contract-holder must notify the landlord as soon as reasonably practicable and make available to the landlord a working copy of the new key.

Lodgers

31. The contract-holder must not allow persons to live in the dwelling as lodgers without the landlord’s consents.