
WELSH STATUTORY INSTRUMENTS

2022 No. 23

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

PART 3

SUPPLEMENTARY PROVISIONS APPLYING TO ALL OCCUPATION CONTRACTS EXCEPT FIXED TERM STANDARD CONTRACTS OF SEVEN YEARS OR MORE AND SUPPORTED STANDARD CONTRACTS

Repairs

14.—(1) The contract-holder must notify the landlord as soon as reasonably practicable of any fault, defect, damage or disrepair which the contract-holder reasonably believes is the landlord's responsibility.

(2) Where the contract-holder reasonably believes that any fault, defect, damage or disrepair to the fixtures and fittings or items listed in any inventory is not the landlord's responsibility, the contract-holder must, within a reasonable period of time, carry out repairs to such fixtures and fittings or other items listed in any inventory, or replace them.

(3) The circumstances in which paragraph (2) applies include where the fault, defect, damage or disrepair has occurred wholly or mainly because of an act or omission amounting to a lack of care⁽¹⁾ by the contract-holder, any permitted occupier or any person visiting the dwelling.

Commencement Information

- II** Reg. 14 in force at 1.12.2022, see reg. 1 (as amended by [The Renting Homes \(Wales\) Act 2016 \(Commencement No. 2 and Consequential Amendments\) Order 2022 \(S.I. 2022/906\)](#), **art. 5**)

⁽¹⁾ Section 96(3) of the Act defines "lack of care".

Changes to legislation:

There are currently no known outstanding effects for the The Renting Homes (Supplementary Provisions) (Wales) Regulations 2022, Section 14.