

## WELSH STATUTORY INSTRUMENTS

# 2022 No. 244

## The Renting Homes (Prescribed Forms) (Wales) Regulations 2022

### Title and commencement

1. The title of these Regulations is the Renting Homes (Prescribed Forms) (Wales) Regulations 2022 and they come into force on [F1 1 December 2022 (the day on which section 239 of the Act comes into force)] .(1)

#### Textual Amendments

F1 Words in [reg. 1](#) substituted (13.8.2022) by [The Renting Homes \(Wales\) Act 2016 \(Commencement No. 2 and Consequential Amendments\) Order 2022 \(S.I. 2022/906\)](#), arts. 1(2), 9

#### Commencement Information

I1 [Reg. 1](#) 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. 9), see [Regulations](#)

### Interpretation

2. In these Regulations—

“the Act” (“*y Ddeddf*”) means the Renting Homes (Wales) Act 2016;

“introductory standard contract” (“*contract safonol rhagarweiniol*”) has the meaning given by section 16(4) of the Act;

“prohibited conduct standard contract” (“*contract safonol ymddygiad gwaharddedig*”) has the meaning given by section 116(6) of the Act;

“standard contract” (“*contract safonol*”) has the meaning given by section 8 of the Act.

#### Commencement Information

I2 [Reg. 2](#) 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. 9), see [Regulations](#)

### Prescribed form

3.—(1) The prescribed form of a notice or other document required or authorised to be given or made by or because of this Act is as set out in the following regulations and Schedule.

(1) Section 239 of the Renting Homes (Wales) Act 2016 comes into force on a day appointed by the Welsh Ministers in an order made by statutory instrument.

(2) A notice or other document in a form substantially to the same effect as the prescribed form is valid.

**Commencement Information**

**I3** [Reg. 3](#) 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. 9), see [Regulations](#)

**Notice of standard contract**

4. The prescribed form of a notice under section 13 of the Act is as set out in Form RHW1 in the Schedule.

**Commencement Information**

**I4** [Reg. 4](#) 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. 9), see [Regulations](#)

**Notice of landlord's address**

5. The prescribed form of a notice under section 39(1) of the Act is as set out in Form RHW2 in the Schedule.

**Commencement Information**

**I5** [Reg. 5](#) 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. 9), see [Regulations](#)

**Notice of change in landlord's identity and notice of new landlord's address**

6. The prescribed form of a notice under section 39(2) of the Act is as set out in Form RHW3 in the Schedule.

**Commencement Information**

**I6** [Reg. 6](#) 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. 9), see [Regulations](#)

**Notice of change in landlord's address**

7. The prescribed form of a notice under section 39(3) of the Act is as set out in Form RHW4 in the Schedule.

**Commencement Information**

- I7** [Reg. 7](#) 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. 9), see [Regulations](#)

**Notice of conditions imposed by head landlord when consenting to a sub-occupation contract**

**8.** The prescribed form of a notice under section 61(2) of the Act is as set out in Form RHW5 in the Schedule.

**Commencement Information**

- I8** [Reg. 8](#) 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. 9), see [Regulations](#)

**Notice of head landlord's decision to treat sub-occupation contract as a periodic standard contract**

**9.** The prescribed form of a notice under section 61(7) of the Act is as set out in Form RHW6 in the Schedule.

**Commencement Information**

- I9** [Reg. 9](#) 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. 9), see [Regulations](#)

**Notice to sub-holder of a possession claim against the contract-holder**

**10.** The prescribed form of a notice under section 64(2) of the Act is as set out in Form RHW7 in the Schedule.

**Commencement Information**

- I10** [Reg. 10](#) 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. 9), see [Regulations](#)

**Notice of extended possession claim against the sub-holder**

**11.** The prescribed form of a notice under section 65(3)(b) of the Act is as set out in Form RHW8 in the Schedule.

**Commencement Information**

**I11** [Reg. 11](#) 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. 9), see [Regulations](#)

**Notice of potential exclusion of contract-holder after abandoning the head contract and the sub-occupation contract**

**12.** The prescribed form of a notice under section 66(3) of the Act is as set out in Form RHW9 in the Schedule.

**Commencement Information**

**I12** [Reg. 12](#) 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. 9), see [Regulations](#)

**Form of transfer: transfer of an occupation contract by a contract-holder**

**13.** The prescribed form of a transfer under section 69(1)(a) of the Act is as set out in Form RHW10 in the Schedule.

**Commencement Information**

**I13** [Reg. 13](#) 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. 9), see [Regulations](#)

**Form of transfer: transfer of rights and obligations under an occupation contract by a joint contract-holder**

**14.** The prescribed form of a transfer under section 69(1)(b) of the Act is as set out in Form RHW11 in the Schedule.

**Commencement Information**

**I14** [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. 9), see [Regulations](#)

**Notice of variation of rent**

**15.** The prescribed form of a notice under section 104(1) or 123(1) of the Act is as set out in Form RHW12 in the Schedule.

**Commencement Information**

**I15** [Reg. 15](#) 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. 9), see [Regulations](#)

**Notice of transfer of rights and obligations under a fixed term standard contract by a joint contract-holder**

**16.** The prescribed form of a notice under a contract term of the type mentioned in section 141(2) of the Act is as set out in Form RHW13 in the Schedule.

**Commencement Information**

**I16** [Reg. 16](#) 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. 9), see [Regulations](#)

**Notice of transfer of rights and obligations under a fixed term standard contract on the death of a joint contract-holder**

**17.** The prescribed form of a notice under a contract term of the type mentioned in section 142(2) of the Act is as set out in Form RHW14 in the Schedule.

**Commencement Information**

**I17** [Reg. 17](#) 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. 9), see [Regulations](#)

**Notice of temporary exclusion: supported standard contract**

**18.** The prescribed form of a notice under section 145(4) of the Act is as set out in Form RHW15 in the Schedule.

**Commencement Information**

**I18** [Reg. 18](#) 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. 9), see [Regulations](#)

**Landlord's notice of termination: periodic standard contract with six-month minimum notice period (other than introductory standard contract or prohibited conduct standard contract)**

**19.** The prescribed form of a notice under section 173(1) of the Act is as set out in Form RHW16 in the Schedule, where—

- (a) the date specified in the notice may not be less than six months after the day on which the notice is given to the contract-holder as a result of section 174(1) of the Act<sup>(2)</sup>, and
- (b) the notice relates to a periodic standard contract other than an introductory standard contract or a prohibited conduct standard contract.

---

**Commencement Information**

**I19** [Reg. 19](#) 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. 9), see [Regulations](#)

**Landlord’s notice of termination: periodic standard contract with two-month minimum notice period (other than introductory standard contract or prohibited conduct standard contract)**

**20.** The prescribed form of a notice under section 173(1) of the Act is as set out in Form RHW17 in the Schedule, where—

- (a) the date specified in the notice may not be less than two months after the day on which the notice is given to the contract-holder as a result of—
  - (i) section 174A(1) of the Act<sup>(3)</sup>, or
  - (ii) the application of paragraph 25A(2)(4) of Schedule 12 to section 174(1) of the Act, and
- (b) the notice relates to a periodic standard contract other than an introductory standard contract or a prohibited conduct standard contract.

---

**Commencement Information**

**I20** [Reg. 20](#) 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. 9), see [Regulations](#)

**Landlord’s notice of termination: introductory standard contract or prohibited conduct standard contract**

**21.** The prescribed form of a notice under section 173(1) of the Act, in respect of an introductory standard contract or a prohibited conduct standard contract, is as set out in Form RHW18 in the Schedule.

---

**Commencement Information**

**I21** [Reg. 21](#) 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. 9), see [Regulations](#)

---

(2) Section 174(1) was amended by section 1(2)(a) of the Renting Homes (Amendment) (Wales) 2021 Act (asc 3) (“the 2021 Act”).

(3) Section 174A was inserted by section 1(3) of the 2021 Act.

(4) Paragraph 25A of Schedule 12 was inserted by section 18 of, and paragraph 27(5) of Schedule 6 to, the 2021 Act.

### Notice of withdrawal of landlord's notice of termination: periodic standard contract

22. The prescribed form of a notice under section 180(3) of the Act<sup>(5)</sup> is as set out in Form RHW19 in the Schedule.

#### Commencement Information

**I22** [Reg. 22](#) 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. 9), see [Regulations](#)

### Notice of possession claim on the ground of serious rent arrears: standard contract (other than introductory standard contract or prohibited conduct standard contract)

23. The prescribed form of a notice under—

- (a) section 182(1) of the Act, in respect of a standard contract other than an introductory standard contract or a prohibited conduct standard contract, or
- (b) section 188(1) of the Act,

is as set out in Form RHW20 in the Schedule.

#### Commencement Information

**I23** [Reg. 23](#) 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. 9), see [Regulations](#)

### Notice of possession claim on the ground of serious rent arrears: introductory standard contract or prohibited conduct standard contract

24. The prescribed form of a notice under section 182(1) of the Act, in respect of an introductory standard contract or a prohibited conduct standard contract, is as set out in Form RHW21 in the Schedule.

#### Commencement Information

**I24** [Reg. 24](#) 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. 9), see [Regulations](#)

### Landlord's notice of termination: fixed term standard contract within Schedule 9B to the Act

25. The prescribed form of a notice under section 186(1) of the Act<sup>(6)</sup> is as set out in Form RHW22 in the Schedule.

(5) Section 180(3) was amended by section 8(2) of the 2021 Act.

(6) Section 186(1) was amended by section 10(1)(a) of the 2021 Act.

**Commencement Information**

- I25** [Reg. 25](#) 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. 9), see [Regulations](#)

**Notice before making a possession claim**

**26.** The prescribed form of a notice under section 159(1), 161(1), 166(1), 171(1) or 192(1) of the Act is as set out in Form RHW23 in the Schedule.

**Commencement Information**

- I26** [Reg. 26](#) 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. 9), see [Regulations](#)

**Notice of termination under landlord’s break clause: fixed term standard contract with six-month minimum notice period**

**27.** The prescribed form of a notice—

- (a) under a contract term of the type mentioned in section 194(1)(7) of the Act (landlord’s break clause), and
- (b) where the date specified in the notice may not be less than six months after the day on which the notice is given to the contract-holder as a result of section 195(1) of the Act<sup>(8)</sup>,

is as set out in Form RHW24 in the Schedule.

**Commencement Information**

- I27** [Reg. 27](#) 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. 9), see [Regulations](#)

**Notice of termination under landlord’s break clause: fixed term standard contract with two-month minimum notice period**

**28.** The prescribed form of a notice—

- (a) under a contract term of the type mentioned in section 194(1) of the Act (landlord’s break clause), and
- (b) where the date specified in the notice may not be less than two months after the day on which the notice is given to the contract-holder as a result of—
  - (i) section 195A(1) of the Act<sup>(9)</sup>, or
  - (ii) the application of paragraph 25D(2) of Schedule 12 to sections 194 and 195 of the Act<sup>(10)</sup>,

---

(7) Section 194(1) was amended by section 11(1) of the 2021 Act.

(8) Section 195 was amended by section 2(2) of the 2021 Act.

(9) Section 195A was inserted by section 2(3) of the 2021 Act.

(10) Paragraph 25D of Schedule 12 was inserted by section 18 of, and paragraph 27(7) of Schedule 6 to, the 2021 Act.



is as set out in Form RHW25 in the Schedule.

**Commencement Information**

**I28** [Reg. 28](#) 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. 9), see [Regulations](#)

**Notice of withdrawal of notice of termination under landlord’s break clause: fixed term standard contract**

**29.** The prescribed form of a notice under section 201(3) of the Act(11) is as set out in Form RHW26 in the Schedule.

**Commencement Information**

**I29** [Reg. 29](#) 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. 9), see [Regulations](#)

**Notice of landlord’s intention to end occupation contract due to abandonment**

**30.** The prescribed form of a notice under section 220(3) of the Act is as set out in RHW27 in the Schedule.

**Commencement Information**

**I30** [Reg. 30](#) 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. 9), see [Regulations](#)

**Notice of end of occupation contract due to abandonment**

**31.** The prescribed form of a notice under section 220(5) of the Act is as set out in Form RHW28 in the Schedule.

**Commencement Information**

**I31** [Reg. 31](#) 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. 9), see [Regulations](#)

**Notice of landlord’s intention to end rights and obligations of a joint contract-holder due to non-occupation**

**32.** The prescribed form of a notice under section 225(3) of the Act is as set out in Form RHW29 in the Schedule.

(11) Section 201(3) was amended by section 8(3) of the 2021 Act.

**Commencement Information**

**I32** [Reg. 32](#) 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. 9), see [Regulations](#)

**Notice of end of rights and obligations of a joint contract-holder due to non-occupation**

**33.** The prescribed form of a notice under section 225(6) of the Act is as set out in RHW30 in the Schedule.

**Commencement Information**

**I33** [Reg. 33](#) 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. 9), see [Regulations](#)

**Notice of joint contract-holder's intention to apply for an order ending rights and obligations of another joint contract-holder due to non-occupation**

**34.** The prescribed form of a notice under section 227(3) of the Act is as set out in Form RHW31 in the Schedule.

**Commencement Information**

**I34** [Reg. 34](#) 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. 9), see [Regulations](#)

**Notice of landlord's intention to apply for an order ending a joint contract-holder's rights and obligations due to prohibited conduct**

**35.** The prescribed form of a notice under section 230(2) of the Act is as set out in Form RHW32 in the Schedule.

**Commencement Information**

**I35** [Reg. 35](#) 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. 9), see [Regulations](#)

**Notice to other joint contract-holders of landlord's intention to apply for an order ending a joint contract-holder's rights and obligations due to prohibited conduct**

**36.** The prescribed form of a notice under section 230(3) of the Act is as set out in Form RHW33 in the Schedule.

**Commencement Information**

**I36** [Reg. 36](#) 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. 9), see [Regulations](#)

**Notice of extension of introductory period**

**37.** The prescribed form of a notice under paragraph 3 of Schedule 4 to the Act is as set out in Form RHW34 in the Schedule.

**Commencement Information**

**I37** [Reg. 37](#) 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. 9), see [Regulations](#)

**Notice of intention to apply for an order imposing a prohibited conduct standard contract**

**38.** The prescribed form of a notice under paragraph 1(1) of Schedule 7 to the Act is as set out in Form RHW35 in the Schedule.

**Commencement Information**

**I38** [Reg. 38](#) 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. 9), see [Regulations](#)

**Notice of end of probation period: prohibited conduct standard contract**

**39.** The prescribed form of a notice under paragraph 3(2) of Schedule 7 to the Act is as set out in Form RHW36 in the Schedule.

**Commencement Information**

**I39** [Reg. 39](#) 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. 9), see [Regulations](#)

**Notice of extension of probation period: prohibited conduct standard contract**

**40.** The prescribed form of a notice under paragraph 4(1) of Schedule 7 to the Act is as set out in Form RHW37 in the Schedule.

**Commencement Information**

**I40** [Reg. 40](#) 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. 9), see [Regulations](#)

**Landlord’s notice of termination: fixed term standard contract (converted contract)**

**41.** The prescribed form of a notice under paragraph 25B(2) of Schedule 12 to the Act(12) is as set out in Form RHW38 in the Schedule.

**Commencement Information**

**I41** [Reg. 41](#) 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. 9), see [Regulations](#)

*Julie James*  
Minister for Climate Change, one of the Welsh  
Ministers

**Changes to legislation:**

There are currently no known outstanding effects for the The Renting Homes (Prescribed Forms) (Wales) Regulations 2022.