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WELSH STATUTORY INSTRUMENTS

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**2022 No. 256**

**The Renting Homes (Safeguarding Property in  
Abandoned Dwellings) (Wales) Regulations 2022**

**Safeguarding and disposal of property**

**3.**—(1) Property that is in a dwelling when the occupation contract ends under section 220 of the Act must be dealt with in accordance with these Regulations.

(2) Subject to paragraph (4), the landlord must safeguard the property for the prescribed period.

(3) After expiry of the prescribed period, the landlord may dispose of any remaining property.

(4) Paragraphs (2) and (3) do not apply to property—

(a) which is perishable,

(b) where to safeguard it adequately would involve unreasonable expense or inconvenience, or

(c) the value of which would not, in the opinion of the landlord, exceed the amount which the landlord may deduct under regulation 5(1) from the proceeds of sale of such property,

in which case the landlord may dispose of such property at such time and in such manner as the landlord thinks fit.