

SCHEDULE 1

Amendments consequential upon the commencement of the Renting Homes (Wales) Act 2016

Long Residential Tenancies (Principal Forms) Regulations 1997

19. The Long Residential Tenancies (Principal Forms) Regulations 1997⁽¹⁾ are amended as follows—

- (a) in regulation 2 (interpretation)—
 - (i) the existing provision becomes paragraph (1);
 - (ii) after that paragraph, insert—

“(2) In these Regulations, “periodic standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act).”;
- (b) in regulation 3 (forms)—
 - (i) in paragraph (a), after “assured monthly periodic tenancy”, insert “or a periodic standard contract”;
 - (ii) in paragraph (d), after “assured ^{F1}... periodic tenancy”, insert “or a periodic standard contract”;
 - (iii) in paragraph (e)⁽²⁾, after “assured ^{F2}... periodic tenancy”, insert “or a periodic standard contract”;
- (c) in the Schedule (prescribed forms)—
 - (i) in Form 1⁽³⁾ ((long residential tenancies) landlord’s notice terminating long residential tenancy and proposing assured tenancy)—
 - (aa) in the title of the form, after “Assured Tenancy”, insert “or Periodic Standard Contract”;
 - (bb) in the first bullet point, for “an assured periodic tenancy”, substitute “[an assured periodic tenancy in England]/[a periodic standard contract in Wales]”;
 - (cc) in paragraph 10, for “an assured monthly periodic tenancy”, substitute “[an assured monthly periodic tenancy in England]/[a periodic standard contract in Wales]”;
 - (dd) in paragraph 11, for “assured tenancy”, substitute “[assured tenancy in England]/[periodic standard contract in Wales]”;
 - (ee) in Note 13, after “assured tenancy”, insert “in England/periodic standard contract in Wales”
 - (ff) in Note 14, after “assured periodic tenancy”, insert “in England/periodic standard contract in Wales”;
 - (gg) in Note 14, after “assured tenancy”, insert “in England/periodic standard contract in Wales”;
 - (hh) in Note 15, after “assured monthly periodic tenancy”, insert “in England/periodic standard contract in Wales”;

(1) [S.I. 1997/3008](#).

(2) Regulation 3(e) was amended by article 6(2) of and paragraphs 20 and 21 of Part 1 of Schedule 2 to the Transfer of Tribunal Functions Order 2013 ([S.I. 2013/1036](#)).

(3) Form 1 was amended by regulation 2 of the Long Residential Tenancies (Principal Forms) (Amendment) (Wales) Regulations 2003 ([S.I. 2003/233 \(W. 33\)](#)) and article 6(2) of and paragraphs 20 and 22 of Part 1 of Schedule 2 to the Transfer of Tribunal Functions Order 2013 ([S.I. 2013/1036](#)).

Changes to legislation: There are currently no known outstanding effects for the *The Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022, Paragraph 19.* (See end of Document for details)

- (ii) in Form 3(4) ((long residential tenancies) landlord’s notice proposing an interim monthly rent after notice terminating long residential tenancy)—
 - (aa) in Note 2, in paragraph (b), after “assured tenancy”, insert “in England/periodic standard contract in Wales”;
 - (bb) in Note 2, in the words after paragraph (b), after “assured periodic tenancy”, insert “in England/periodic standard contract in Wales”;
 - (cc) in Note 5, in the words before the first paragraph (a), after “monthly periodic tenancy”, insert “in England /periodic standard contract in Wales”;
 - (dd) in Note 5, in the first paragraph (c), after “non-shorthold assured tenancy”, insert “in England,”;
 - (ee) in Note 5, in the first paragraph (c), at the end, insert “or a periodic standard contract that does not incorporate section 173(5) (landlord’s notice) of the Renting Homes (Wales) Act 2016 as a term of the contract”;
- (iii) in Form 4(6) ((long residential tenancies) tenant’s notice proposing different terms or rent for an assured tenancy)—
 - (aa) in the title of the form, after “Assured Tenancy”, insert “or Periodic Standard Contract”;
 - (bb) in the first bullet point, for “assured monthly periodic tenancy”, substitute “[assured monthly periodic tenancy in England]/[periodic standard contract in Wales]”;
 - (cc) in paragraph 3, for “assured monthly periodic tenancy”, substitute “[assured monthly periodic tenancy in England]/[periodic standard contract in Wales]”;
 - (dd) in Note 1, after “assured tenancy”, insert “in England/periodic standard contract in Wales”;
 - (ee) in Note 2, after “assured periodic tenancy”, insert “in England/periodic standard contract in Wales”;
 - (ff) in Note 4, in the words before paragraph (a), after “assured monthly periodic tenancy”, insert “in England /periodic standard contract in Wales”;
 - (gg) in Note 4, in paragraph (b), after “applying”, insert “or a periodic standard contract that does not incorporate section 173 (landlord’s notice) of the Renting Homes (Wales) Act 2016 as a term of the contract”;
 - (hh) in Note 5, after “assured monthly periodic tenancy”, insert “in England/periodic standard contract in Wales”;
 - (ii) in Note 6, after “assured periodic tenancy”, insert “in England /periodic standard contract in Wales”;
- (iv) in Form 5(7) ((long residential tenancies) landlord’s application referring tenant’s notice proposing different terms or rent for a proposed assured tenancy to a Tribunal)

(4) Form 3 was amended by article 6(2) of and paragraphs 20 and 23 of Part 1 of Schedule 2 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

(5) Section 173 was amended by section 12(1) and (4) of the Renting Homes (Amendment) (Wales) Act 2021 (asc 3).

(6) Form 4 was amended by article 6(2) of and paragraphs 20 and 24 of Part 1 of Schedule 2 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

(7) Form 5 was amended by article 6(2) of and paragraphs 20 and 25 of Part 1 of Schedule 2 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

- (aa) in the title of the form, after “Assured Tenancy”, insert “or Periodic Standard Contract”;
 - (bb) in paragraph 4(b), for “assured periodic tenancy”, substitute “[assured periodic tenancy in England]/[periodic standard contract in Wales]”;
 - (cc) in paragraph 4(c), for “assured periodic tenancy”, substitute “[assured periodic tenancy in England]/[periodic standard contract in Wales]”;
 - (dd) in paragraph 6, after “assured periodic tenancy”, insert “in England/periodic standard contract in Wales”;
 - (ee) in paragraph 7, for “assured periodic tenancy”, substitute “[assured periodic tenancy in England]/[periodic standard contract in Wales]”;
 - (ff) in Note 2, in the words before paragraph (a), after “assured monthly periodic tenancy”, insert “in England/periodic standard contract in Wales”;
 - (gg) in Note 2, in paragraph (b), after “applying”, insert “or a periodic standard contract that does not incorporate section 173 (landlord’s notice) of the Renting Homes (Wales) Act 2016 as a term of the contract”;
 - (hh) in Note 2, in the words after paragraph (c), after “assured periodic tenancy”, insert “in England/periodic standard contract in Wales”;
 - (ii) in Note 3, in the words before paragraph (a), after “assured monthly periodic tenancy”, insert “in England/periodic standard contract in Wales”;
 - (jj) in Note 3, in the first paragraph (b), after “applying”, insert “or a periodic standard contract that does not incorporate section 173 (landlord’s notice) of the Renting Homes (Wales) Act 2016 as a term of the contract”;
 - (kk) in Note 4, after “assured periodic tenancy”, insert “in England /periodic standard contract in Wales”;
- (v) in Form 6 ((long residential tenancies) notice by rent assessment committee requiring further information), in paragraph 2, for “assured periodic tenancy”, in each place it occurs, substitute “[assured periodic tenancy in England]/[periodic standard contract in Wales]”.

F1 Word in Sch. 1 para. 19(b)(ii) omitted (30.11.2022) by virtue of [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments to Secondary Legislation\) \(Amendment\) Regulations 2022 \(S.I. 2022/1077\)](#), regs. 1(2), **2(2)(b)**

F2 Word in Sch. 1 para. 19(b)(iii) omitted (30.11.2022) by virtue of [The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments to Secondary Legislation\) \(Amendment\) Regulations 2022 \(S.I. 2022/1077\)](#), regs. 1(2), **2(2)(b)**

Commencement Information

I1 Sch. 1 para. 19 in force at 1.12.2022, see [reg. 1\(2\)](#)

Changes to legislation:

There are currently no known outstanding effects for the The Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022, Paragraph 19.