
WELSH STATUTORY INSTRUMENTS

2023 No. 1199

**The Renting Homes (Miscellaneous
Amendments) (Wales) Regulations 2023**

Amendments to the Renting Homes (Model Written Statements of Contract) (Wales) Regulations 2022

3.—(1) The Renting Homes (Model Written Statements of Contract) (Wales) Regulations 2022⁽¹⁾ are amended as follows.

(2) In Schedule 1 (model written statement of a secure occupation contract), in Part 1 (secure occupation contract – explanatory information), in the second paragraph, for “it is late” substitute “(starting with the occupation date) that the written statement has not been provided”.

(3) In Schedule 2 (model written statement of a periodic standard occupation contract)—

(a) in Part 1 (periodic standard occupation contract – explanatory information), in the second paragraph, for “it is late” substitute “(starting with the occupation date) that the written statement has not been provided”;

(b) in Part 3 (periodic standard occupation contract – fundamental and supplementary terms)

(i) in term 47 (breach of contract (F+)), in paragraph (1), in the English language text, in the second place it occurs omit “on that ground”;

(ii) in term 60 (termination of contract following a notice given under term 55 (F+))—

(aa) at the beginning of paragraph (3)(a) insert “before this contract ends, and during the period of 28 days starting with the day on which the notice was given,”;

(bb) in paragraph (3)(b), in the English language text, after “starting with” insert “the”.

(4) In Schedule 3 (model written statement of a fixed term standard occupation contract for a term of less than seven years)—

(a) in Part 1 (fixed term standard occupation contract – explanatory information)—

(i) in the second paragraph, for “it is late” substitute “(starting with the occupation date) that the written statement has not been provided”;

(ii) after paragraph (c) insert as a new paragraph—

“If you remain in occupation of the dwelling after the end of the fixed term, you and the landlord are to be treated as having made a new periodic standard contract in relation to the dwelling.”;

(b) in Part 2 (fixed term standard occupation contract – key matters), in the first paragraph, for “set out below” substitute “of _____ (insert the term of the occupation contract in days/weeks/months/years)”;

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

- (c) in Part 3 (fixed term standard contract – fundamental and supplementary terms), at the end of the sub-heading of term 39 (possession notices) insert “(F+)”.