

Draft Regulations laid before Senedd Cymru under section 256(3) and (5) of the Renting Homes (Wales) Act 2016, for approval by resolution of Senedd Cymru.

DRAFT WELSH STATUTORY
INSTRUMENTS

2025 No. (W.)

HOUSING, WALES

**The Renting Homes (Wales) Act
2016 (Consequential Amendments)
Regulations 2025**

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Landlord and Tenant Act 1987 (“the 1987 Act”) and the Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 (“the 2022 Regulations”), in consequence of the Renting Homes (Wales) Act 2016 (“the 2016 Act”).

Regulation 2 amends section 3 of the 1987 Act to provide that tenants under occupation contracts (see section 7 of the 2016 Act) are not qualifying tenants for the purposes of Part 1 of the 1987 Act.

Regulation 3 omits paragraph (2) of regulation 15 of the 2022 Regulations as it is superseded by the provision made in regulation 2.

The Welsh Ministers’ Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, it was not considered necessary to carry out a regulatory impact assessment as to the likely costs and benefits of complying with this instrument.

Draft Regulations laid before Senedd Cymru under section 256(3) and (5) of the Renting (Homes) Wales Act 2016, for approval by resolution of Senedd Cymru.

DRAFT WELSH STATUTORY
INSTRUMENTS

2025 No. (W.)

HOUSING, WALES

**The Renting Homes (Wales) Act
2016 (Consequential Amendments)
Regulations 2025**

Made

Coming into force

13 June 2025

The Welsh Ministers make the following Regulations in exercise of the power conferred on them by section 255(1)(a) and (2) of the Renting Homes (Wales) Act 2016⁽¹⁾.

In accordance with section 256(3) and (5) of that Act, a draft of these Regulations has been laid before, and approved by a resolution of, Senedd Cymru⁽²⁾.

Title and coming into force

1. The title of these Regulations is the Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2025 and they come into force on 13 June 2025.

Amendments to the Landlord and Tenant Act 1987

2.—(1) The Landlord and Tenant Act 1987⁽³⁾ is amended as follows.

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- (1) 2016 anaw 1. Section 255(2) was amended by section 14 of, and paragraphs 1 and 8 of Schedule 5 to, the Renting Homes (Amendment) (Wales) Act 2021 (asc 3).
- (2) The reference in section 256(3) and (5) of the Renting Homes (Wales) Act 2016 to the National Assembly for Wales now has effect as a reference to Senedd Cymru by virtue of section 150A(2) of the Government of Wales Act 2006 (c. 32).
- (3) 1987 c. 31.

(2) In section 3(1) (qualifying tenants)—

(a) in subsection (1)—

(i) at the end of paragraph (d) insert “or”;

(ii) omit paragraphs (e) and (f);

(iii) at the end insert—

“(g) a tenancy that is an occupation contract
(within the meaning of the Renting
Homes (Wales) Act 2016 (anaw 1) (see
section 7 of that Act)).”

(b) omit subsection (5).

**Amendment to the Renting Homes (Wales) Act
2016 (Consequential Amendments) Regulations
2022**

3. Omit paragraph (2) of regulation 15 of the Renting
Homes (Wales) Act 2016 (Consequential
Amendments) Regulations 2022(2).

Name

Cabinet Secretary for Housing and Local Government,
one of the Welsh Ministers

Date

(1) Section 3(1) was amended by sections 119 and 140 of, and paragraph 2(1) of Schedule 13 to, and Schedule 18 to, the Housing Act 1988 (c. 50) and regulation 15(1) and (2)(a) of S.I. 2022/1166 (W. 241). Section 3(5) was inserted by regulation 15(1) and (2)(b) of S.I. 2022/1166 (W. 241).

(2) S.I. 2022/1166 (W. 241).