



# Housing (Wales) Act 2014

2014 anaw 7

## PART 1

### REGULATION OF PRIVATE RENTED HOUSING

#### *Prohibition of letting and management without registration and licence*

#### **12 Meaning of property management work**

- (1) In this Part, “property management work” means doing any of the following things—
- (a) collecting rent;
  - (b) being the principal point of contact for the tenant in relation to matters arising under the tenancy;
  - (c) making arrangements with a person to carry out repairs or maintenance;
  - (d) making arrangements with a tenant or occupier of the dwelling to secure access to the dwelling for any purpose;
  - (e) checking the contents or condition of the dwelling, or arranging for them to be checked;
  - (f) serving notice to terminate a tenancy.
- (2) But “property management work” does not include doing any one of the things in paragraphs (b) to (f) of subsection (1) when done by a person who—
- (a) does no other thing within subsection (1), and
  - (b) does nothing within section 10(1) in respect of the dwelling.
- (3) “Property management work” also does not include—
- (a) doing things under a contract of service or apprenticeship with a landlord;
  - (b) doing things under a contract of service or apprenticeship, or a contract for services, with a person who is—
    - (i) instructed to carry out the work by a landlord, and
    - (ii) licensed to do so under this Part;

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*Changes to legislation: There are currently no known outstanding effects for the Housing (Wales) Act 2014, Section 12. (See end of Document for details)*

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- (c) anything done by a local housing authority (whether or not in exercise of its functions as a local housing authority);
- (d) things of a description, or things done by a person of a description, specified for the purposes of this section in an order made by the Welsh Ministers.

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**Commencement Information**

- I1** S. 12 in force at 1.12.2014 for specified purposes by S.I. 2014/3127, art. 2(b), Sch. Pt. 2
- I2** S. 12 in force at 23.11.2016 in so far as not already in force by S.I. 2016/1066, art. 2

**Changes to legislation:**

There are currently no known outstanding effects for the Housing (Wales) Act 2014, Section 12.