



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;

Status: *This is the original version (as it was originally enacted).*

- (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.