

Status: This version of this schedule contains provisions that are prospective.

Changes to legislation: There are currently no known outstanding effects for the Renting Homes (Wales) Act 2016, SCHEDULE 9. (See end of Document for details)

PROSPECTIVE

SCHEDULE 9

(introduced by sections 175, 186 and 196)

STANDARD CONTRACTS TO WHICH LIMITS IN SECTIONS 175, 186(2) AND 196 (LANDLORD'S NOTICE DURING FIRST SIX MONTHS OF OCCUPATION) DO NOT APPLY

Prohibited conduct standard contracts

1 A prohibited conduct standard contract.

Tenancies and licences which are occupation contracts because of notice given under Part 2 of Schedule 2

2 A standard contract which would not be an occupation contract but for a notice under paragraph 3 of Schedule 2 (holiday accommodation; care institutions; temporary expedients; shared accommodation).

Supported accommodation

3 A standard contract which relates to supported accommodation.

Accommodation for asylum seekers

4 A standard contract made in order to provide accommodation under Part 6 of the Immigration and Asylum Act 1999 (c. 33) (support for asylum seekers).

Accommodation for displaced persons

5 A standard contract made under the Displaced Persons (Temporary Protection) Regulations 2005 (S.I. 2005/1379).

Accommodation for homeless persons

6 A standard contract made as described in paragraph 11 or 12 of Schedule 2 (accommodation for homeless persons).

Service occupancy

7 A standard contract where the contract-holder is required by his or her contract of employment to occupy the dwelling.

Service occupancy: police

8 A standard contract where—
(a) the contract-holder is a member of a police force, and

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- (b) the dwelling is provided for the contract-holder free of rent under regulations made under section 50 of the Police Act 1996 (c. 16) (general regulations as to government, administration and conditions of service).

Service occupancy: fire and rescue services

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A standard contract where—

- (a) the contract-holder is an employee of a fire and rescue authority,
 (b) the contract-holder's contract of employment requires him or her to live in close proximity to a particular fire station, and
 (c) the dwelling is provided to him or her by the fire and rescue authority in consequence of that requirement.

Temporary accommodation: land acquired for development

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(1) A standard contract where—

- (a) the land the dwelling is on (including any land occupied together with the dwelling other than agricultural land exceeding 0.809 hectares) is, or is part of, land which has been acquired for development, and
 (b) the dwelling is used by the landlord as temporary housing accommodation pending development of the land.

- (2) “Development” has the meaning given by section 55 of the Town and Country Planning Act 1990 (c. 8).

Temporary accommodation: short-term arrangements

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A standard contract where—

- (a) the dwelling has been let to the landlord with vacant possession for use as temporary housing accommodation,
 (b) the terms on which it has been let include provision for the lessor to obtain vacant possession from the landlord at the end of a specified period or when required by the lessor,
 (c) the lessor is not a community landlord, and
 (d) the landlord has no interest in the dwelling other than under the lease in question or as mortgagor.

Temporary accommodation: accommodation during works

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(1) A standard contract where—

- (a) the dwelling (the “temporary dwelling”) has been made available for occupation by the contract-holder while works are carried out on the dwelling previously occupied by the contract-holder as a home,
 (b) the landlord of the temporary dwelling is not the same as the landlord of the dwelling previously occupied by the contract-holder (the “old dwelling”), and
 (c) the contract-holder was not a contract-holder under a secure contract of the old dwelling at the time when the contract-holder ceased to occupy it as a home.

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- (2) In this paragraph, references to the contract-holder include references to the contract-holder's predecessor.
- (3) For the purposes of sub-paragraph (2), a person is a predecessor of a contract-holder under a standard contract if that person was an earlier contract-holder under the same contract.

Power to amend Schedule

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The Welsh Ministers may by regulations amend this Schedule.

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