
WELSH STATUTORY INSTRUMENTS

2007 No. 3231

**The Houses in Multiple Occupation (Certain Blocks of Flats)
(Modifications to the Housing Act 2004 and Transitional
Provisions for section 257 HMOs) (Wales) Regulations 2007**

Modification to Part 4 of the Act (additional control provisions in relation to residential accommodation)

11. Section 139 of the Act (service of overcrowding notices) has effect in relation to a section 257 HMO as if at the end of paragraph 1(b) there were inserted—

“(1A) This Chapter also applies, in the case of a section 257 HMO which is required to be licensed under Part 2, to any flat within that HMO in respect of which a long lease has been granted and over which the licence holder cannot reasonably be expected to exercise control.

(1B) In subsection (1A) “long lease” means a lease that—

- (a) is granted for a term certain exceeding 21 years, whether or not it is (or may become terminable) before the end of that term; or
- (b) is for a term fixed by law under a grant with a covenant or obligation for perpetual renewal, other than a lease by sub-demise from one which is not a long lease,

and neither the lease nor any superior lease contains a provision enabling the lessor or superior lessor to terminate the tenancy, other than by forfeiture, before the end of that term.”.