

# Housing (Wales) Act 2014

## 2014 anaw 7

#### PART 1

## REGULATION OF PRIVATE RENTED HOUSING

Prohibition of letting and management without registration and licence

# 10 Meaning of lettings work

- (1) In this Part "lettings work" means things done by any person in response to instructions received from—
  - (a) a person seeking to find another person wishing to rent a dwelling under a domestic tenancy and, having found such a person, to grant such a tenancy ("a prospective landlord");
  - (b) a person seeking to find a dwelling to rent under a domestic tenancy and, having found such a dwelling, to obtain such a tenancy of it ("a prospective tenant");

subject to the following subsections.

- (2) "Lettings work" does not include anything in the following paragraphs (a) or (b)—
  - (a) publishing advertisements or disseminating information;
  - (b) providing a means by which—
    - (i) a prospective landlord (or the prospective landlord's agent) or a prospective tenant can, in response to an advertisement or dissemination of information, make direct contact with a prospective tenant or (as the case may be) prospective landlord (or the prospective landlord's agent);
    - (ii) a prospective landlord (or the prospective landlord's agent) and a prospective tenant can continue to communicate directly with each other;

when done by a person who—

(c) does no other thing within subsection (1), and

Status: This is the original version (as it was originally enacted).

- (d) does no property management work in respect of the property.
- (3) "Lettings work" does not include doing any one of the things in the following paragraphs (a) to (c)—
  - (a) arranging and conducting viewings with prospective tenants;
  - (b) preparing, or arranging the preparation of, the tenancy agreement;
  - (c) preparing, or arranging the preparation of, any inventory or schedule of condition;

when done by a person who-

- (d) does no other thing in those paragraphs or anything else within subsection (1), and
- (e) does nothing within section 12(1) in respect of the property.
- (4) "Lettings 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;
  - (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.