



# Renting Homes (Wales) Act 2016

2016 anaw 1

## PART 10

### MISCELLANEOUS

#### CHAPTER 1

##### FURTHER PROVISIONS RELATING TO OCCUPATION CONTRACTS

###### *Consultation obligations of community landlords*

#### **234 Consultation arrangements**

- (1) A community landlord must make and maintain such arrangements as it considers appropriate—
  - (a) for informing contract-holders under occupation contracts with the landlord of relevant proposals on housing management matters, and
  - (b) for giving the contract-holders a reasonable opportunity to comment on the proposals.
- (2) The duties in subsection (1)—
  - (a) apply only where a relevant proposal on a housing management matter is likely to substantially affect all the contract-holders under occupation contracts with the landlord, or a relevant group of such contract-holders, and
  - (b) apply only in relation to the contract-holders who are likely to be substantially affected.
- (3) Before making any decision on a relevant proposal on a housing management matter, the landlord must consider any comments made by contract-holders in accordance with the arrangements.
- (4) “Relevant proposal on a housing management matter” means a proposal that, in the opinion of the landlord, is about—

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*Changes to legislation: Renting Homes (Wales) Act 2016, Cross Heading: Consultation obligations of community landlords is up to date with all changes known to be in force on or before 11 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

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- (a) a new programme of maintenance, improvement or demolition of dwellings subject to occupation contracts, or
  - (b) a change in the practice or policy of the landlord in relation to management, maintenance, improvement or demolition of such dwellings.
- (5) But a proposal is not a relevant proposal on a housing management matter so far as it relates to—
- (a) the rent payable or other consideration due to the landlord, or
  - (b) charges for services and facilities provided by the landlord.
- (6) “Relevant group” means a group that—
- (a) forms a distinct social group, or
  - (b) occupies dwellings which constitute a distinct class (whether by reference to the kind of dwelling, or the housing estate or other larger area in which they are situated).
- (7) This section is subject to paragraph 12(7) in Part 2 of Schedule 8 (approval of redevelopment schemes).

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**Commencement Information**

**II** S. 234 in force at 1.12.2022 by S.I. 2022/906, art. 2

**235 Statement of consultation arrangements**

- (1) A landlord required to make arrangements under section 234 must prepare and publish a statement of the arrangements.
- (2) If the landlord is a local housing authority, it must make a copy of the statement available at the landlord's principal office for inspection at all reasonable times, without charge, by members of the public.
- (3) If the landlord is a registered social landlord or a private registered provider of social housing, it must send a copy of the statement to the Welsh Ministers and the local housing authority for the area in which the dwellings are situated.
- (4) A local housing authority to which a copy is sent under subsection (3) must make it available at its principal office for inspection at all reasonable times, without charge, by members of the public.
- (5) The landlord must give a copy of the statement—
  - (a) to any contract-holder under an occupation contract with the landlord who asks for one, free of charge, and
  - (b) to any other person who asks for one, on payment of a reasonable fee.
- (6) The landlord must also—
  - (a) prepare a summary of the statement, and
  - (b) provide a copy of the summary without charge to any person who asks for one.

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**Commencement Information**

**I2** S. 235 in force at 1.12.2022 by S.I. 2022/906, art. 2

**Changes to legislation:**

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**Changes and effects yet to be applied to :**

- specified provision(s) savings for amendments by 2018 anaw 1, s. 6, Sch. 6 by [S.I. 2019/110 reg. 5](#)

**Changes and effects yet to be applied to the whole Act associated Parts and Chapters:**

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 20(3)(ma) inserted by [2019 anaw 2 Sch. 3 para. 4\(2\)](#)
- s. 135(2)(ia) inserted by [2019 anaw 2 Sch. 3 para. 4\(3\)](#)
- s. 186A-186C inserted by [2019 anaw 2 Sch. 3 para. 4\(1\)](#)
- s. 198A inserted by [2019 anaw 2 Sch. 3 para. 5](#)