



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—

Status: This is the original version (as it was originally enacted).

- (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).

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.