

Changes to legislation: Renting Homes (Wales) Act 2016, SCHEDULE 8A is up to date with all changes known to be in force on or before 12 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

[^{F1}SCHEDULE 8A(introduced by sections 174, 174A, 195
and 195A)STANDARD CONTRACTS WHICH CAN BE TERMINATED ON TWO MONTHS'
NOTICE UNDER SECTION 173 OR A LANDLORD'S BREAK CLAUSE**Textual Amendments**

F1 Sch. 8A inserted (7.6.2021) by Renting Homes (Amendment) (Wales) Act 2021 (asc 3), s. 19(3), Sch. 1

Prohibited conduct standard contracts

1 A prohibited conduct standard contract.

Commencement Information

I1 Sch. 8A para. 1 in force at 1.12.2022 by S.I. 2022/906, art. 2

*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).

Commencement Information

I2 Sch. 8A para. 2 in force at 1.12.2022 by S.I. 2022/906, art. 2

Accommodation for students in higher education

3 (1) A standard contract where—
(a) the landlord is a higher education institution, and
(b) the right to occupy is conferred for the purpose of enabling the contract-holder to attend a course of study at that institution, or at another higher education institution (whether or not the right to occupy is also conferred for another purpose).
(2) “Higher education institution” means an institution in the higher education sector (within the meaning of section 91(5) of the Further and Higher Education Act 1992 (c. 13)).

Commencement Information

I3 Sch. 8A para. 3 in force at 1.12.2022 by S.I. 2022/906, art. 2

Supported accommodation

4 A supported standard contract.

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Commencement Information

I4 Sch. 8A para. 4 in force at 1.12.2022 by S.I. 2022/906, art. 2

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Textual Amendments

F2 Sch. 8A para. 5 and cross-heading omitted (1.12.2022) by virtue of The Renting Homes (Wales) Act 2016 (Amendment) Regulations 2022 (S.I. 2022/803), regs. 1(1), 4 (as amended by S.I. 2022/906, arts. 1(2), 15)

5^{F2}

Accommodation for homeless persons

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

Commencement Information

I5 Sch. 8A para. 6 in force at 1.12.2022 by S.I. 2022/906, art. 2

Service occupancy

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

Commencement Information

I6 Sch. 8A para. 7 in force at 1.12.2022 by S.I. 2022/906, art. 2

Service occupancy: police

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

Commencement Information

I7 Sch. 8A para. 8 in force at 1.12.2022 by S.I. 2022/906, art. 2

Service occupancy: fire and rescue services

9 A standard contract where—

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- (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.

Commencement Information

I8 Sch. 8A para. 9 in force at 1.12.2022 by S.I. 2022/906, art. 2

Temporary accommodation: land acquired for development

- 10 (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).

Commencement Information

I9 Sch. 8A para. 10 in force at 1.12.2022 by S.I. 2022/906, art. 2

Temporary accommodation: short-term arrangements

- 11 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.

Commencement Information

I10 Sch. 8A para. 11 in force at 1.12.2022 by S.I. 2022/906, art. 2

Temporary accommodation: accommodation during works

- 12 (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,

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- (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.
- (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.

Commencement Information

I11 Sch. 8A para. 12 in force at 1.12.2022 by S.I. 2022/906, art. 2

Power to amend Schedule

13 The Welsh Ministers may by regulations amend this Schedule.]

Commencement Information

I12 Sch. 8A para. 13 in force at 1.12.2022 by S.I. 2022/906, art. 2

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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](#)