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WELSH STATUTORY INSTRUMENTS

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**2016 No. 813 (W. 203) (C. 57)**

**HOUSING, WALES**

**The Renting Homes (Wales) Act 2016  
(Commencement No. 1) Order 2016**

*Made* - - - - *25 July 2016*

The Welsh Ministers make the following Order in exercise of the power conferred on them by section 257(2) of the Renting Homes (Wales) Act 2016<sup>(1)</sup>.

**Title and interpretation**

1.—(1) The title of this Order is the Renting Homes (Wales) Act 2016 (Commencement No. 1) Order 2016.

(2) In this Order “the Act” (“*y Ddeddf*”) means the Renting Homes (Wales) Act 2016.

**Appointed day**

2. 5 August 2016 is the appointed day for the coming into force of—

- (a) the provisions of the Act listed in Part 1 of the Schedule for the purpose of making regulations; and
- (b) the provisions of the Act listed in Part 2 of the Schedule for the purpose of issuing guidance.

25 July 2016

*Carl Sargeant*  
Cabinet Secretary for Communities and  
Children, one of the Welsh Ministers

## SCHEDULE

Article 2

Provisions of the Act coming into force on 5 August 2016

### PART 1

Provisions of the Act coming into force for the purpose of making regulations

1. Section 23 (supplementary provisions).
2. Section 29 (model written statement of contract).
3. Section 32(4) (contents of written statement).
4. Section 45(3) (requirement to use deposit scheme).
5. Section 94 (determination of fitness for human habitation).
6. Section 112 (withdrawal: power to prescribe time limits).
7. Section 131 (withdrawal: power to prescribe time limits).
8. Section 203(5) and (6) (landlord's review of decision to give a notice).
9. Section 221 (disposal of property).
10. Section 236(3) and (4) (form of notices, statements and other documents).
11. Paragraph 15(10) of Schedule 2 (extending the relevant period).
12. Paragraph 17 of Schedule 2 (power to amend Schedule).
13. Paragraph 10(2) of Schedule 3 (student accommodation).
14. Paragraph 15(3) and (4) of Schedule 3 (accommodation which is not social accommodation).
15. Paragraph 17 of Schedule 3 (power to amend Schedule).
16. Paragraph 4(7) and (8) of Schedule 4 (landlord's review of decision to extend introductory period).
17. Paragraph 1(6) of Schedule 5 (deposit schemes).
18. Paragraph 5(7) and (8) of Schedule 7 (landlord's review of decision to extend probation period).
19. Paragraph 15(2) of Schedule 12 (variation).
20. Paragraph 33 of Schedule 12 (power to amend Schedule).

### PART 2

Provisions of the Act coming into force for the purpose of issuing guidance

21. Section 116(4) (order imposing periodic standard contract because of prohibited conduct).
22. Section 146(1) (temporary exclusion: guidance).

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## **EXPLANATORY NOTE**

*(This note is not part of the Order)*

This Order is the first commencement order made by the Welsh Ministers under the Renting Homes (Wales) Act 2016 (“the Act”). This Order commences certain provisions of the Act on 5 August 2016 for the purposes of making regulations and issuing guidance.

Article 2(a) of this Order commences certain provisions of the Act, but only for the purpose of making regulations.

Article 2(b) of this Order commences certain provisions of the Act, but only for the purpose of issuing guidance.