
WELSH STATUTORY INSTRUMENTS

2020 No. 1490

**The Public Health (Protection from Eviction)
(Wales) (Coronavirus) Regulations 2020**

Residential Tenancies (Protection from Eviction)

2.—(1) Subject to paragraphs (2) and (3), no person may attend at a dwelling-house for the purpose of—

- (a) executing a writ or warrant of possession;
- (b) executing a writ or warrant of restitution; or
- (c) delivering a notice of eviction.

(2) Paragraph (1) does not apply where the court is satisfied that the notice, writ or warrant relates to an order for possession made—

- (a) against trespassers pursuant to a claim to which rule 55.6 (service of claims against trespassers) of the Civil Procedure Rules 1998(1) applies;
- (b) wholly or partly under section 84A (absolute ground for possession for anti-social behaviour) of the Housing Act 1985(2);
- (c) wholly or partly on Ground 2 or Ground 2A in Schedule 2 (grounds for possession of dwelling-houses let under secure tenancies) to the Housing Act 1985(3);
- (d) wholly or partly on Ground 7A, Ground 14 or Ground 14A in Schedule 2 (grounds for possession of dwelling-houses let on assured tenancies) to the Housing Act 1988(4);
- (e) wholly or partly on Ground 7 in Schedule 2 (ground for possession where tenant dies and no right of succession) to the Housing Act 1988(5); or
- (f) wholly or partly under case 2 of Schedule 15 (ground for possession of dwelling-houses let on or subject to protected or statutory tenancies) to the Rent Act 1977(6).

(3) Where paragraph 2(e) applies, the person attending at the dwelling-house must take reasonable steps to satisfy themselves that the dwelling-house is unoccupied before carrying out those matters set out in regulation 2(1)(a), (b) or (c).

(1) [S.I. 1998/3132](#). Rule 55.6 was inserted by [S.I. 2001/256](#) r 17, Schedule 1.

(2) [1985 c. 68](#), section 84A was inserted by section 94(1) of the Anti-social Behaviour, Crime and Policing Act 2014 (“the 2014 Act”).

(3) Ground 2 was substituted by section 144 of the Housing Act 1996 ([c. 52](#)) (“the 1996 Act”) and amended by section 98(1) of the 2014 Act and Schedule 7 to the Serious Organised Crime and Police Act 2005 ([c. 15](#)) (“the 2005 Act”). Ground 2A was inserted by section 145 of the 1996 Act and amended by Schedule 8 to the Civil Partnership Act 2004 ([c. 33](#)) (“the 2004 Act”) and by [S.I. 2019/1458](#), Schedule 3.

(4) [1988 c. 50](#). Ground 7A was inserted by section 97(1) of the 2014 Act. Ground 14 was substituted by section 148 of the 1996 Act and amended by section 98(2) of the 2014 Act and Schedule 7 to the 2005 Act. Ground 14A was inserted by section 149 of the 1996 Act and amended by Schedule 8 to the 2004 Act, [S.I. 2019/1458](#), [S.I. 2010/866](#) and [S.I. 2011/1396](#).

(5) Ground 7 was amended by section 162 of and Schedule 25 to the Localism Act 2011 ([c. 20](#)).

(6) [1977 c. 42](#).