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OFFERYNNAU STATUDOL CYMRU

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**2022 Rhif 1166 (Cy. 241)**

**TAI, CYMRU**

**Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016  
(Diwygiadau Canlyniadol) 2022**

*Gwnaed*

*am 10.33 a.m. ar 9 Tachwedd 2022*

*Yn dod i rym*

*1 Rhagfyr 2022*

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WELSH STATUTORY INSTRUMENTS

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**2022 No. 1166 (W. 241)**

**HOUSING, WALES**

**The Renting Homes (Wales) Act 2016  
(Consequential Amendments) Regulations 2022**

*Made*

*at 10.33 a.m. on 9 November 2022*

*Coming into force*

*1 December 2022*

**£11.50**





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CYMRU

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**HOUSING, WALES**

**Rheoliadau Deddf Rhentu Cartrefi  
(Cymru) 2016 (Diwygiadau  
Canlyniadol) 2022**

**The Renting Homes (Wales) Act  
2016 (Consequential Amendments)  
Regulations 2022**

**NODYN ESBONIADOL**

**EXPLANATORY NOTE**

*(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)*

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

Gwneir y Rheoliadau hyn o dan adran 255 o Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (“Deddf 2016”).

These Regulations are made under section 255 of the Renting Homes (Wales) Act 2016 (anaw 1) (“the 2016 Act”).

Mae Deddf 2016 yn darparu y bydd y rhan fwyaf o denantiaethau a thrwyddedau ar gyfer anheddau y mae unigolion yn eu meddiannu fel cartrefi yng Nghymru yn gontractau meddiannaeth. Gall dau fath o gontract meddiannaeth fodoli o dan Ddeddf 2016: contractau diogel (sy'n gontractau cyfnodol) neu gontractau safonol (sydd naill ai'n gontractau cyfnod penodol neu'n gontractau cyfnodol) (gweler adrannau 8 i 17 o Ddeddf 2016). Ni fydd pob tenantiaeth a thrwydded ar gyfer annedd yn gontract meddiannaeth (gweler Atodlen 2 i Ddeddf 2016). Mae Deddf 2016 hefyd yn gwneud darpariaeth ynghylch telerau contractau meddiannaeth.

The 2016 Act provides for most tenancies and licences of dwellings occupied by individuals as homes in Wales to be occupation contracts. Two types of occupation contract can exist under the 2016 Act: secure contracts (which are periodic contracts) or standard contracts (which are either fixed term or periodic contracts) (see sections 8 to 17 of the 2016 Act). Not all tenancies and licences of dwellings will be occupation contracts (see Schedule 2 to the 2016 Act). The 2016 Act also makes provision as to the terms of occupation contracts.

Mae'r Rheoliadau hyn yn gwneud diwygiadau canlyniadol i ddeddfwriaeth sylfaenol i adlewyrchu'r darpariaethau newydd yn Neddf 2016.

These Regulations make consequential amendments to primary legislation to reflect the new provisions in the 2016 Act.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Aseidiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, ystyriwyd nad oedd yn angenrheidiol cynnal aseiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r offeryn hwn.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, it was not considered necessary to carry out a regulatory impact assessment as to the likely costs and benefits of complying with this instrument.

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**TAI, CYMRU**

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**Rheoliadau Deddf Rhentu Cartrefi  
(Cymru) 2016 (Diwygiadau  
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**The Renting Homes (Wales) Act  
2016 (Consequential Amendments)  
Regulations 2022**

*Gwnaed am 10.33 a.m. ar 9 Tachwedd 2022*

*Made at 10.33 a.m. on 9 November 2022*

*Yn dod i rym 1 Rhagfyr 2022*

*Coming into force 1 December 2022*

Mae Gweinidogion Cymru yn gwneud y Rheoliadau a ganlyn drwy arfer y pwerau a roddir iddynt gan adran 255 o Ddeddf Rhentu Cartrefi (Cymru) 2016(1).

The Welsh Ministers make the following Regulations in exercise of the powers conferred on them by section 255 of the Renting Homes (Wales) Act 2016(1).

Yn unol ag adran 256(3) a (5) o'r Ddeddf honno, gosodwyd drafft o'r Rheoliadau hyn gerbron Senedd Cymru(2) ac fe'i cymeradwywyd ganddi drwy benderfyniad.

In accordance with section 256(3) and (5) of that Act, a draft of these Regulations has been laid before, and approved by a resolution of, Senedd Cymru(2).

**Enwi, cychwyn a dehongli**

**Title, commencement and interpretation**

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Deddf Rhentu Cartrefi (Cymru) 2016 (Diwygiadau Canlyniadol) 2022 ac, yn ddarostyngedig i baragraffau (2) i (9), deuant i rym ar 1 Rhagfyr 2022.

1.—(1) The title of these Regulations is the Renting Homes (Wales) Act 2016 (Consequential Amendments) Regulations 2022 and, subject to paragraphs (2) to (9), they come into force on 1 December 2022.

(2) Daw rheoliad 10(2) i rym yn union ar ôl i adran 191(3) o Ddeddf Gwasanaethau Cyfreithiol 2007(4) ddod i rym.

(2) Regulation 10(2) comes into force immediately after section 191(3) of the Legal Services Act 2007(4) comes into force.

(3) Daw rheoliad 25(4)(b), (c)(i) a (d) i rym yn union ar ôl i adran 118(5) o Ddeddf Tai a Chynllunio

(3) Regulation 25(4)(b), (c)(i) and (d) come into force immediately after section 118(5) of and

(1) 2016 dccc 1. Diwygiwyd adran 255(2) gan adran 14 o Ddeddf Rhentu Cartrefi (Diwygio) (Cymru) 2021 (dsc 3) a pharagraff 8 o Atodlen 5 iddi.  
(2) Mae'r cyfeiriad yn adran 256(3) a (5) o Ddeddf Rhentu Cartrefi (Cymru) 2016 at Gynulliad Cenedlaethol Cymru bellach yn cael effaith fel cyfeiriad at Senedd Cymru yn rhinwedd adran 150A(2) o Ddeddf Llywodraeth Cymru 2006 (p. 32).  
(3) Mae adran 191 yn mewnosod adran 60A yn Neddf Llysoedd Sirol 1984 (p. 28).  
(4) 2007 p. 29.  
(5) Mae adran 118 yn rhoi effaith i Atodlen 7 (tenantiaethau diogel etc.: diddymu tenantiaethau am oes yn raddol).

(1) 2016 anaw 1. Section 255(2) was amended by section 14 of and paragraph 8 of Schedule 5 to the Renting Homes (Amendment) (Wales) Act 2021 (asc 3).  
(2) The reference in section 256(3) and (5) of the Renting Homes (Wales) Act 2016 to the National Assembly for Wales now has effect as a reference to Senedd Cymru by virtue of section 150A(2) of the Government of Wales Act 2006 (c. 32).  
(3) Section 191 inserts section 60A into the County Courts Act 1984 (c. 28).  
(4) 2007 c. 29.  
(5) Section 118 gives effect to Schedule 7 (secure tenancies etc: phasing out of tenancies for life).

2016(1) a pharagraffau 19 ac 20 o Atodlen 7 iddi ddod i rym.

(4) Daw rheoliad 25(5) i rym yn union ar ôl i adran 120(2) o Ddeddf Tai a Chynllunio 2016 a pharagraff 8 o Atodlen 8 iddi ddod i rym.

(5) Daw rheoliad 25(6) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 9 o Atodlen 8 iddi ddod i rym.

(6) Daw rheoliad 25(9) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 11 o Atodlen 8 iddi ddod i rym.

(7) Daw rheoliad 25(10) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 12 o Atodlen 8 iddi ddod i rym.

(8) Daw rheoliad 25(11)(a) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 11 o Atodlen 8 iddi ddod i rym.

(9) Daw rheoliad 25(11)(b) i rym yn union ar ôl i adran 120 o Ddeddf Tai a Chynllunio 2016 a pharagraff 13(3) o Atodlen 8 iddi ddod i rym.

(10) Yn y Rheoliadau hyn, ystyr “y Ddeddf” yw Deddf Rhentu Cartrefi (Cymru) 2016.

### **Deddf Atafaelu am Rent 1737**

2.—(1) Mae Deddf Atafaelu am Rent 1737(3) wedi ei diwygio fel a ganlyn.

(2) Ar ôl adran 18 (tenantiaid sy'n parhau i fod yn ddeiliaid ar ôl yr adeg y maent yn hysbysu eu bod yn gadael, i dalu dwywaith y rhent), mewnosoder—

“18A.—(1) Section 18 does not apply if the lease is an occupation contract in relation to a dwelling in Wales.

(2) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “occupation contract” (see section 7 of that Act), and
- (b) “dwelling” (see section 246 of that Act).”

### **Deddf Landlord a Thenant 1927**

3.—(1) Mae Deddf Landlord a Thenant 1927(4) wedi ei diwygio fel a ganlyn.

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(1) 2016 p. 22.

(2) Mae adran 120 yn rhoi effaith i Atodlen 8 (olynu i denantiaethau diogel a thenantiaethau cysylltiedig).

(3) 1737 p. 19.

(4) 1927 p. 36.

paragraphs 19 and 20 of Schedule 7 to the Housing and Planning Act 2016(1) come into force.

(4) Regulation 25(5) comes into force immediately after section 120(2) of and paragraph 8 of Schedule 8 to the Housing and Planning Act 2016 come into force.

(5) Regulation 25(6) comes into force immediately after section 120 of and paragraph 9 of Schedule 8 to the Housing and Planning Act 2016 come into force.

(6) Regulation 25(9) comes into force immediately after section 120 of and paragraph 11 of Schedule 8 to the Housing and Planning Act 2016 come into force.

(7) Regulation 25(10) comes into force immediately after section 120 of and paragraph 12 of Schedule 8 to the Housing and Planning Act 2016 come into force.

(8) Regulation 25(11)(a) comes into force immediately after section 120 of and paragraph 11 of Schedule 8 to the Housing and Planning Act 2016 come into force.

(9) Regulation 25(11)(b) comes into force immediately after section 120 of and paragraph 13(3) of Schedule 8 to the Housing and Planning Act 2016 come into force.

(10) In these Regulations, “the Act” means the Renting Homes (Wales) Act 2016.

### **Distress for Rent Act 1737**

2.—(1) The Distress for Rent Act 1737(3) is amended as follows.

(2) After section 18 (tenants holding after the time they notify for quitting, to pay double rent), insert—

“18A.—(1) Section 18 does not apply if the lease is an occupation contract in relation to a dwelling in Wales.

(2) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “occupation contract” (see section 7 of that Act), and
- (b) “dwelling” (see section 246 of that Act).”

### **Landlord and Tenant Act 1927**

3.—(1) The Landlord and Tenant Act 1927(4) is amended as follows.

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(1) 2016 c. 22.

(2) Section 120 gives effect to Schedule 8 (succession to secure tenancies and related tenancies).

(3) 1737 c. 19.

(4) 1927 c. 36.

(2) Ar ôl adran 19(4)(1) (darpariaethau o ran cyfamodau i beidio ag aseinio, &c heb drwydded neu gydsyniad), mewnosoder—

“(5) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) Ar ôl adran 20(2) (dosrannu rhenti), mewnosoder—

“(3) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

#### **Deddf Lluoedd Wrth Gefn a Lluoedd Ategol (Diogelu Buddiannau Sifil) 1951**

4.—(1) Mae Deddf Lluoedd Wrth Gefn a Lluoedd Ategol (Diogelu Buddiannau Sifil) 1951(2) wedi ei diwygio fel a ganlyn.

(2) Yn adran 20(3) (addasiadau i'r Deddfau Rhenti mewn cysylltiad â meddiannu gan gyflogaeion), yn is-adran (1), ar ôl “broken or not performed”, mewnosoder “or the ground in section 157 of the Renting Homes (Wales) Act 2016 (anaw 1) (which relates to breach of contract)”.

(3) Yn adran 22(4) (hwyluso gweithredu ar ran dynion sy'n gwasanaethu dramor mewn achosion sy'n ymwneud â thenantiaethau), yn is-adran (1)—

- (a) ar ôl “or under Part 1 of the Housing Act 1988,”, mewnosoder “or under Part 9 of the Renting Homes (Wales) Act 2016 (anaw 1) (termination etc of occupation contracts),”;
- (b) o flaen “or under this Part of this Act”, mewnosoder “or under the Renting Homes (Wales) Act 2016,”.

(2) After section 19(4)(1) (provisions as to covenants not to assign, &c without licence or consent), insert—

“(5) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) After section 20(2) (apportionment of rents), insert—

“(3) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

#### **Reserve and Auxiliary Forces (Protection of Civil Interests) Act 1951**

4.—(1) The Reserve and Auxiliary Forces (Protection of Civil Interests) Act 1951(2) is amended as follows.

(2) In section 20(3) (modifications of Rent Acts as respects occupation by employees), in subsection (1), after “broken or not performed”, insert “or the ground in section 157 of the Renting Homes (Wales) Act 2016 (anaw 1) (which relates to breach of contract)”.

(3) In section 22(4) (facilities for action on behalf of men serving abroad in proceedings as to tenancies), in subsection (1)—

- (a) after “or under Part 1 of the Housing Act 1988,”, insert “or under Part 9 of the Renting Homes (Wales) Act 2016 (anaw 1) (termination etc of occupation contracts),”;
- (b) before “or under this Part of this Act”, insert “or under the Renting Homes (Wales) Act 2016,”.

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(1) Diwygiwyd adran 19(4) gan adran 100 o Ddeddf Daliadau Amaethyddol 1986 (p. 5) a pharagraff 15 o Atodlen 14 iddi, ac adran 40 o Ddeddf Tenantiaethau Amaethyddol 1995 (p. 8) a pharagraff 6 o'r Atodlen iddi.

(2) 1951 p. 65.

(3) Diwygiwyd adran 20 gan adran 117(2) o Ddeddf Rhenti 1968 (p. 23) ac Atodlen 15 iddi, adran 155 o Ddeddf Rhenti 1977 (p. 42) a pharagraff 8 o Atodlen 23 iddi, adran 140 o Ddeddf Tai 1988 (p. 50) a Rhan 1 o Atodlen 17 iddi, adran 99 o Ddeddf Diwygio'r Heddlu a Chyfrifoldeb Cymdeithasol 2011 (p. 13) a pharagraffau 69 ac 71 o Ran 3 o Atodlen 16 iddi, ac adran 190 o Ddeddf Dŵr 1989 (p. 15) a pharagraff 16 o Atodlen 25 iddi.

(4) Diwygiwyd adran 22 gan adran 117(2) o Ddeddf Rhenti 1968 (p. 23) ac Atodlen 15 iddi, adran 12 o Ddeddf Gwarchodaeth Rhag Troi Allan 1977 (p. 43) a pharagraff 1 o Atodlen 1 iddi, adran 155 o Ddeddf Rhenti 1977 (p. 42) a pharagraff 9 o Atodlen 23 iddi, adran 140 o Ddeddf Tai 1988 (p. 50) a Rhan 1 o Atodlen 17 iddi, adran 13 o Ddeddf Daliadau Amaethyddol (Hysbysadau Ymadael) 1977 (p. 12) ac Atodlen 2 iddi, ac erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwlysoedd 2013 (O.S. 2013/1036) a pharagraffau 1 a 2 o Ran 1 o Atodlen 1 iddo.

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(1) Section 19(4) was amended by section 100 of and paragraph 15 of Schedule 14 to the Agricultural Holdings Act 1986 (c. 5) and section 40 of and paragraph 6 of the Schedule to the Agricultural Tenancies Act 1995 (c. 8).

(2) 1951 c. 65.

(3) Section 20 was amended by section 117(2) of and Schedule 15 to the Rent Act 1968 (c. 23), section 155 of and paragraph 8 of Schedule 23 to the Rent Act 1977 (c. 42), section 140 of and Part 1 of Schedule 17 to the Housing Act 1988 (c. 50), section 99 of and paragraphs 69 and 71 of Part 3 of Schedule 16 to the Police Reform and Social Responsibility Act 2011 (c. 13) and section 190 of and paragraph 16 of Schedule 25 to the Water Act 1989 (c. 15).

(4) Section 22 was amended by section 117(2) of and Schedule 15 to the Rent Act 1968 (c. 23), section 12 of and paragraph 1 of Schedule 1 to the Protection from Eviction Act 1977 (c. 43), section 155 of and paragraph 9 of Schedule 23 to the Rent Act 1977 (c. 42), section 140 of and Part 1 of Schedule 17 to the Housing Act 1988 (c. 50), section 13 of and Schedule 2 to the Agricultural Holdings (Notices to Quit) Act 1977 (c. 12) and article 6(1) of and paragraphs 1 and 2 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

## Deddf Landlord a Thenant 1954

5.—(1) Mae Deddf Landlord a Thenant 1954(1) wedi ei diwygio fel a ganlyn.

(2) Ar ôl adran 53(4)(2) (awdurdodaeth llys sirol pan fo lesydd yn gwrthod trwydded neu gydsyniad), mewnosoder—

“(5) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

## Deddf Troseddau Rhywiol 1956

6.—(1) Mae Deddf Troseddau Rhywiol 1956(3) wedi ei diwygio fel a ganlyn.

(2) Yn yr Atodlen Gyntaf(4) (hawliau'r landlord pan fo tenant wedi ei euogfarnu o ganiatáu i'r fangre gael ei defnyddio fel puteindy), ym mharagraff 1, ar ôl “assign”, mewnosoder “or transfer”.

## Deddf Digollediad Tir 1973

7.—(1) Mae Deddf Digollediad Tir 1973(5) wedi ei diwygio fel a ganlyn.

(2) Yn adran 29(6) (hawl i daliad colli cartref pan fo person wedi ei ddadleoli o annedd)—

(a) yn is-adran (1)—

(i) ar ôl paragraff (e), mewnosoder—

“(f) the making of an order for possession of a dwelling subject to a tenancy which is a secure contract on ground A or ground B of the Estate Management Grounds in Part 1 of Schedule 8 to the Renting Homes (Wales) Act 2016 (anaw 1),”  
;

(ii) ym mharagraff (v), ar ôl “paragraph (e)”, mewnosoder “or (f)”;

## Landlord and Tenant Act 1954

5.—(1) The Landlord and Tenant Act 1954(1) is amended as follows.

(2) After section 53(4)(2) (jurisdiction of county court where lessor refuses licence or consent), insert—

“(5) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

## Sexual Offences Act 1956

6.—(1) The Sexual Offences Act 1956(3) is amended as follows.

(2) In the First Schedule(4) (rights of landlord where tenant convicted of permitting use of premises as a brothel), in paragraph 1, after “assign”, insert “or transfer”.

## Land Compensation Act 1973

7.—(1) The Land Compensation Act 1973(5) is amended as follows.

(2) In section 29(6) (right to home loss payment where person displaced from dwelling)—

(a) in subsection (1)—

(i) after paragraph (e), insert—

“(f) the making of an order for possession of a dwelling subject to a tenancy which is a secure contract on ground A or ground B of the Estate Management Grounds in Part 1 of Schedule 8 to the Renting Homes (Wales) Act 2016 (anaw 1),”  
;

(ii) in paragraph (v), after “paragraph (e)”, insert “or (f)”;

(1) 1954 p. 56.

(2) Diwygiwyd adran 53(1) gan adran 148(1) o Ddeddf Llysoedd Sirol 1984 (p. 28) a pharagraff 23 o Atodlen 2 iddi.

(3) 1956 p. 69.

(4) Diwygiwyd paragraff 5 o'r Atodlen Gyntaf gan adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 5 o Atodlen 11 iddi.

(5) 1973 p. 26.

(6) Diwygiwyd adran 29 gan adran 265 o Ddeddf Tai 2004 (p. 34) a pharagraffau 1 i 3 o Atodlen 15 iddi, adran 130 o Ddeddf Tai 1974 (p. 44) a pharagraff 38 o Atodlen 13 iddi, adran 4 o Ddeddf Tai (Darpariaethau Canlyniadol) 1985 (p. 71) a pharagraff 24 o Atodlen 2 iddi, adrannau 68, 70 a 84 o Ddeddf Cynllunio a Digolledu 1991 (p. 34) a pharagraff 22 o Atodlen 15 a Rhan 3 o Atodlen 19 iddi, adran 9(3) o Ddeddf Tai a Chynllunio 1986 (p. 63), erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 3 a 4 o Atodlen 2 iddo, ac erthygl 5(1) o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 3(2) o Atodlen 2 iddo.

(1) 1954 c. 56.

(2) Section 53(1) was amended by section 148(1) of and paragraph 23 of Schedule 2 to the County Courts Act 1984 (c. 28).

(3) 1956 c. 69.

(4) Paragraph 5 of the First Schedule was amended by section 194 of and paragraph 5 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42).

(5) 1973 c. 26.

(6) Section 29 was amended by section 265 of and paragraphs 1 to 3 of Schedule 15 to the Housing Act 2004 (c. 34), section 130 of and paragraph 38 of Schedule 13 to the Housing Act 1974 (c. 44), section 4 of and paragraph 24 of Schedule 2 to the Housing (Consequential Provisions) Act 1985 (c. 71), sections 68, 70 and 84 of and paragraph 22 of Schedule 15 to and Part 3 of Schedule 19 to the Planning and Compensation Act 1991 (c. 34), section 9(3) of the Housing and Planning Act 1986 (c. 63), article 4 of and paragraphs 3 and 4 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866) and article 5(1) of and paragraph 3(2) of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325).

(b) yn is-adran (4)—

(i) ar ddiwedd paragraff (e)(iii), hepgorer “or”;

(ii) ar ôl paragraff (e)(iv), mewnosoder—

“(v) the licence is a secure contract, or

(vi) the licence is an introductory standard contract.”

(3) Yn adran 32(1) (darpariaethau atodol ynghylch taliadau colli cartref), ar ôl is-adran (7B), mewnosoder—

“(7C) Where a landlord obtains possession by agreement of a dwelling in Wales subject to a tenancy which is a secure contract and—

(a) notice of proceedings for possession of the dwelling has been served, or might have been served, specifying ground A or ground B of the estate management grounds in Part 1 of Schedule 8 to the Renting Homes (Wales) Act 2016 (anaw 1), or

(b) the landlord has applied, or could apply, to the Welsh Ministers for approval for the purposes of estate management ground B of a scheme for the disposal and redevelopment of an area of land consisting of or including the whole or part of the dwelling,

the landlord may make to any person giving up possession or occupation a payment corresponding to any home loss payment or discretionary payment which they would be required or authorised to make to that person if an order for possession had been made on either of those grounds.”

(4) Yn adran 87(2) (dehongli cyffredinol), yn is-adran (1), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““introductory standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 16 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

(b) in subsection (4)—

(i) at the end of paragraph (e)(iii), omit “or”;

(ii) after paragraph (e)(iv), insert—

“(v) the licence is a secure contract, or

(vi) the licence is an introductory standard contract.”

(3) In section 32(1) (supplementary provisions about home loss payments), after subsection (7B), insert—

“(7C) Where a landlord obtains possession by agreement of a dwelling in Wales subject to a tenancy which is a secure contract and—

(a) notice of proceedings for possession of the dwelling has been served, or might have been served, specifying ground A or ground B of the estate management grounds in Part 1 of Schedule 8 to the Renting Homes (Wales) Act 2016 (anaw 1), or

(b) the landlord has applied, or could apply, to the Welsh Ministers for approval for the purposes of estate management ground B of a scheme for the disposal and redevelopment of an area of land consisting of or including the whole or part of the dwelling,

the landlord may make to any person giving up possession or occupation a payment corresponding to any home loss payment or discretionary payment which they would be required or authorised to make to that person if an order for possession had been made on either of those grounds.”

(4) In section 87(2) (general interpretation), in subsection (1), at the appropriate places in alphabetical order, insert—

““introductory standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 16 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

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(1) Diwygiwyd adran 32 gan adrannau 68 a 70 o Ddeddf Cynllunio a Digolledu 1991 (p. 34) a pharagraff 23 o Ran 2 o Atodlen 15 iddi, adran 9(4) o Ddeddf Tai a Chynllunio 1986 (p. 63), adrannau 114 a 194 o Ddeddf Llywodraeth Leol, Cynllunio a Thir 1980 (p. 65) a Rhan 13 o Atodlen 34 iddi, adran 140 o Ddeddf Tai 1988 (p. 50) a Rhan 2 o Atodlen 17 iddi, paragraff 23 o Ran 6 o Atodlen 18 i Ddeddf Llywodraeth Cymru 1998 (p. 38), ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 3 a 5 o Atodlen 2 iddo.

(2) Mae diwygiadau i adran 87 nad ydynt yn berthnasol i'r Rheoliadau hyn.

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(1) Section 32 was amended by sections 68 and 70 of and paragraph 23 of Part 2 of Schedule 15 to the Planning and Compensation Act 1991 (c. 34), section 9(4) of the Housing and Planning Act 1986 (c. 63), sections 114 and 194 of and Part 13 of Schedule 34 to the Local Government, Planning and Land Act 1980 (c. 65), section 140 of and Part 2 of Schedule 17 to the Housing Act 1988 (c. 50), paragraph 23 of Part 6 of Schedule 18 to the Government of Wales Act 1998 (c. 38) and article 5 of and paragraphs 3 and 5 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866).

(2) There are amendments to section 87 which are not relevant to these Regulations.



## **Deddf Rhenti (Amaethyddiaeth) 1976**

**8.—(1)** Mae Deddf Rhenti (Amaethyddiaeth) 1976(1) wedi ei diwygio fel a ganlyn.

(2) Yn adran 4(2) (tenantiaid statudol a thenantiaethau statudol)—

(a) ar ddiwedd is-adran (4), mewnosoder “or, in the case of a dwelling-house in Wales, will be entitled to a secure contract of the dwelling-house by succession”;

(b) ar ôl is-adran (6), mewnosoder—

“(7) In this section, “secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act).”

(3) Yn adran 33(3) (atal dros dro amod sydd ynghlwm wrth ganiatâd cynllunio)—

(a) yn is-adran (2), ar ôl “a tenancy to which subsection (3) below applies”, mewnosoder “, or an occupation contract to which subsection (3A) below applies”;

(b) ar ôl is-adran (3), mewnosoder—

“(3A) This subsection applies to an occupation contract which immediately before the appointed day was an assured agricultural occupancy, within the meaning of Chapter 3 of Part 1 of the Housing Act 1988 (c. 50).”;

(c) ar ôl is-adran (5), mewnosoder—

“(6) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

“appointed day” (see section 242 of that Act);

“occupation contract” (see section 7 of that Act).”

## **Deddf Gwarchodaeth Rhag Troi Allan 1977**

**9.—(1)** Mae Deddf Gwarchodaeth Rhag Troi Allan 1977(4) wedi ei diwygio fel a ganlyn.

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(1) 1976 p. 80.

(2) Diwygiwyd adran 4 gan adran 76(3) o Ddeddf Tai 1980 (p. 51), adrannau 39 a 140 o Ddeddf Tai 1988 (p. 50) a Rhan 2 o Atodlen 4 iddi, ac Atodlen 18 iddi, adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 10 o Atodlen 8 iddi, adran 155 o Ddeddf Rhenti 1977 (p. 42) a pharagraff 72 o Atodlen 23 iddi, a rheoliad 41(a) o Reoliadau Partneriaeth Sifil (Cyplau o Rywiau Gwahanol) 2019 (O.S. 2019/1458) a pharagraff 4 o Ran 1 o Atodlen 3 iddynt.

(3) Diwygiwyd adran 33 gan adran 194(1) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 49 o Atodlen 11 iddi, adran 55 o Ddeddf Rhenti 1977 (p. 42) a pharagraff 77 o Atodlen 23 iddi, ac adran 32 o Ddeddf Cynllunio a Digolledu 1991 (p. 34) a pharagraff 4 o Atodlen 7 iddi.

(4) 1977 p. 43.

## **Rent (Agriculture) Act 1976**

**8.—(1)** The Rent (Agriculture) Act 1976(1) is amended as follows.

(2) In section 4(2) (statutory tenants and tenancies)—

(a) at the end of subsection (4), insert “or, in the case of a dwelling-house in Wales, will be entitled to a secure contract of the dwelling-house by succession”;

(b) after subsection (6), insert—

“(7) In this section, “secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act).”

(3) In section 33(3) (suspension of condition attached to planning permission)—

(a) in subsection (2), after “a tenancy to which subsection (3) below applies”, insert “, or an occupation contract to which subsection (3A) below applies”;

(b) after subsection (3), insert—

“(3A) This subsection applies to an occupation contract which immediately before the appointed day was an assured agricultural occupancy, within the meaning of Chapter 3 of Part 1 of the Housing Act 1988 (c. 50).”;

(c) after subsection (5), insert—

“(6) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

“appointed day” (see section 242 of that Act);

“occupation contract” (see section 7 of that Act).”

## **Protection from Eviction Act 1977**

**9.—(1)** The Protection from Eviction Act 1977(4) is amended as follows.

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(1) 1976 c. 80.

(2) Section 4 was amended by section 76(3) of the Housing Act 1980 (c. 51), sections 39 and 140 of and Part 2 of Schedule 4 and Schedule 18 to the Housing Act 1988 (c. 50), section 81 of and paragraph 10 of Schedule 8 to the Civil Partnership Act 2004 (c. 33), section 155 of and paragraph 72 of Schedule 23 to the Rent Act 1977 (c. 42), and regulation 41(a) of and paragraph 4 of Part 1 of Schedule 3 to the Civil Partnership (Opposite-sex Couples) Regulations 2019 (S.I. 2019/1458).

(3) Section 33 was amended by section 194(1) of and paragraph 49 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42), section 55 of and paragraph 77 of Schedule 23 to the Rent Act 1977 (c. 42) and section 32 of and paragraph 4 of Schedule 7 to the Planning and Compensation Act 1991 (c. 34).

(4) 1977 c. 43.

(2) Yn adran 5(1) (dilysrwydd hysbysiadau ymadael)—

(a) yn is-adran (1A)(2), yn lle “subsection (1B)”, rhodder “subsections (1B) and (1C)”, a

(b) ar ôl is-adran (1B)(3), mewnosoder—

“(1C) Because of section 232 (forfeiture and notices to quit) of the Renting Homes (Wales) Act 2016 (anaw 1), this section does not apply to a dwelling in Wales which is subject to an occupation contract.”

(3) Yn adran 8(4) (dehongli), yn is-adran (1), ar ôl paragraff (g), mewnosoder—

“(h) an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act).”

### Deddf Llysoedd Sirol 1984

**10.**—(1) Mae Deddf Llysoedd Sirol 1984(5) wedi ei diwygio fel a ganlyn.

(2) Yn adran 60A(6) (hawl cyflogeion cyrff rheoli tai i ymddangos mewn achos etc.)—

(a) yn is-adran (3)—

(i) ar ôl paragraff (a), mewnosoder—

“(aa) proceedings under section 116 (order imposing periodic standard contract because of prohibited conduct) of the Renting Homes (Wales) Act 2016 (anaw 1);”;

(ii) ym mharagraff (b), yn lle “that Act”, rhodder “the Housing Act 1985”;

(iii) ar ôl paragraff (b), mewnosoder—

“(bb) proceedings for possession of a dwelling-house subject to a secure contract under section 157(1) (breach of contract) of the Renting Homes (Wales) Act 2016 on the ground that the contract-holder has breached the

(2) In section 5(1) (validity of notices to quit)—

(a) in subsection (1A)(2), for “subsection (1B)”, substitute “subsections (1B) and (1C)”, and

(b) after subsection (1B)(3), insert—

“(1C) Because of section 232 (forfeiture and notices to quit) of the Renting Homes (Wales) Act 2016 (anaw 1), this section does not apply to a dwelling in Wales which is subject to an occupation contract.”

(3) In section 8(4) (interpretation), in subsection (1), after paragraph (g), insert—

“(h) an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act).”

### County Courts Act 1984

**10.**—(1) The County Courts Act 1984(5) is amended as follows.

(2) In section 60A(6) (rights of audience etc of employees of housing management bodies)—

(a) in subsection (3)—

(i) after paragraph (a), insert—

“(aa) proceedings under section 116 (order imposing periodic standard contract because of prohibited conduct) of the Renting Homes (Wales) Act 2016 (anaw 1);”;

(ii) in paragraph (b), for “that Act”, substitute “the Housing Act 1985”;

(iii) after paragraph (b), insert—

“(bb) proceedings for possession of a dwelling-house subject to a secure contract under section 157(1) (breach of contract) of the Renting Homes (Wales) Act 2016 on the ground that the contract-holder has breached the

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(1) Diwygiwyd adran 5(1) gan adran 32(1) o Ddeddf Tai 1988 (p. 50).

(2) Mewnosodwyd is-adran (1A) gan adran 32(2) o Ddeddf Tai 1988 (p. 50).

(3) Mewnosodwyd is-adran (1B) gan adran 32(2) o Ddeddf Tai 1988 (p. 50).

(4) Diwygiwyd adran 8 gan adran 100 o Ddeddf Daliadau Amaethyddol 1986 (p. 5) a pharagraff 61 o Atodlen 14 iddi, adran 40 o Ddeddf Tenantiaethau Amaethyddol 1995 (p. 8) a pharagraff 29(a) a (b) o'r Atodlen iddi, adrannau 33(2) a 44(2)(b) o Ddeddf Tai 1988 (p. 50), ac adran 194(1) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 54 o Atodlen 11 iddi. Mae diwygiadau eraill i adran 8 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(5) 1984 p. 28.

(6) Mewnosodwyd adran 60A gan Ran 8 ac adran 191 o Ddeddf Gwasanaethau Cyfreithiol 2007 (p. 29).

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(1) Section 5(1) was amended by section 32(1) of the Housing Act 1988 (c. 50).

(2) Subsection (1A) was inserted by section 32(2) of the Housing Act 1988 (c. 50).

(3) Subsection (1B) was inserted by section 32(2) of the Housing Act 1988 (c. 50).

(4) Section 8 was amended by section 100 of and paragraph 61 of Schedule 14 to the Agricultural Holdings Act 1986 (c. 5), section 40 of, and paragraph 29(a) and (b) of the Schedule to, the Agricultural Tenancies Act 1995 (c. 8), sections 33(2) and 44(2)(b) of the Housing Act 1988 (c. 50) and section 194(1) of and paragraph 54 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42). There are other amendments to section 8 which are not relevant to these Regulations.

(5) 1984 c. 28.

(6) Section 60A was inserted by Part 8 of and section 191 of the Legal Services Act 2007 (c. 29).

contract under section 55 (anti-social behaviour and other prohibited conduct) of that Act;”;

(iv) ar ôl paragraff (c), mewnosoder—

“(cc) proceedings under section 178(1) (recovery of possession) of the Renting Homes (Wales) Act 2016 in relation to a prohibited standard contract;”;

(b) yn is-adran (7), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““prohibited conduct standard contract” has the same meaning as in section 116 of the Renting Homes (Wales) Act 2016;”;

““secure contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016;”.

(3) Yn adran 77(1) (apelau: darpariaethau cyffredinol), yn is-adran (6), ar ôl paragraff (ef), mewnosoder—

“(eg) section 209 (breach of contract ground) of the Renting Homes (Wales) Act 2016 (anaw 1); or

(eh) section 210 (estate management grounds) of the Renting Homes (Wales) Act 2016; or”.

## Deddf Tai 1985

11.—(1) Mae Deddf Tai 1985(2) wedi ei diwygio fel a ganlyn.

(2) Yn adran 25(3) (cynyddu rhent pan nad yw tenantiaeth yn ddiogel), yn is-adran (1), ar ôl “introductory tenancy”, mewnosoder “or a dwelling (in Wales) is let by such an authority on a weekly or other periodic tenancy which is not an occupation contract”.

(3) Yn adran 27AB(4) (cytundebau rheoli â sefydliadau rheoli tenantiaid)—

contract under section 55 (anti-social behaviour and other prohibited conduct) of that Act;”;

(iv) after paragraph (c), insert—

“(cc) proceedings under section 178(1) (recovery of possession) of the Renting Homes (Wales) Act 2016 in relation to a prohibited standard contract;”;

(b) in subsection (7), at the appropriate places in alphabetical order, insert—

““prohibited conduct standard contract” has the same meaning as in section 116 of the Renting Homes (Wales) Act 2016;”;

““secure contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016;”.

(3) In section 77(1) (appeals: general provisions), in subsection (6), after paragraph (ef), insert—

“(eg) section 209 (breach of contract ground) of the Renting Homes (Wales) Act 2016 (anaw 1); or

(eh) section 210 (estate management grounds) of the Renting Homes (Wales) Act 2016; or”.

## Housing Act 1985

11.—(1) The Housing Act 1985(2) is amended as follows.

(2) In section 25(3) (increase of rent where tenancy not secure), in subsection (1), after “introductory tenancy”, insert “or a dwelling (in Wales) is let by such an authority on a weekly or other periodic tenancy which is not an occupation contract”.

(3) In section 27AB(4) (management agreements with tenant management organisations)—

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(1) Diwygiwyd adran 77 gan erthygl 10 o Orchymyn Deddf Mynediad at Gyfiawnder 1999 (Cyrchfan Apelau) 2016 (O.S. 2016/917), paragraff 10 o Atodlen 9(1) i Ddeddf Troseddau a'r Llysoedd 2013 (p. 22), paragraff 2 o Atodlen 2 i Ddeddf Trefniadaeth Sifil 1997 (p. 12), adran 125(2) o Ddeddf Llysoedd a Gwasanaethau Cyfreithiol 1990 (p. 41) a pharagraff 15 o Atodlen 17 iddi, adran 4 o Ddeddf Tai (Darpariaethau Canlyniadol) 1985 (p. 71) a pharagraff 57(3) o Atodlen 2 iddi, adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 35(2) o Atodlen 17 iddi, ac adrannau 194(1) a 195(2) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 60 o Atodlen 11 iddi.

(2) 1985 p. 68.

(3) Diwygiwyd adran 25 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3(b) o Atodlen 1 iddo.

(4) Mewnosodwyd adran 27AB gan adran 132(1) o Ddeddf Diwygio Cyfraith Lesdaliad, Tai a Datblygu Trefol 1993 (p. 28). Mae diwygiadau i adran 27AB nad ydynt yn berthnasol i'r Rheoliadau hyn.

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(1) Section 77 was amended by article 10 of the Access to Justice Act 1999 (Destination of Appeals) Order 2016 (S.I. 2016/917), paragraph 10 of Schedule 9(1) to the Crime and Courts Act 2013 (c. 22), paragraph 2 of Schedule 2 to the Civil Procedure Act 1997 (c. 12), section 125(2) of and paragraph 15 of Schedule 17 to the Courts and Legal Services Act 1990 (c. 41), section 4 of and paragraph 57(3) of Schedule 2 to the Housing (Consequential Provisions) Act 1985 (c. 71), section 140 of and paragraph 35(2) of Schedule 17 to the Housing Act 1988 (c. 50) and section 194(1) of and paragraph 60 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42).

(2) 1985 c. 68.

(3) Section 25 was amended by article 2 of and paragraph 3(b) of Schedule 1 to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(4) Section 27AB was inserted by section 132(1) of the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28). There are amendments to section 27AB which are not relevant to these Regulations.

- (a) yn is-adran (7)(b)(ii), ar ôl “secure tenants”, mewnosoder “or tenants who are secure contract-holders”;
- (b) yn is-adran (8), yn y lleoedd priodol, mewnosoder—

““contract-holder” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

(4) Yn adran 27BA(1) (ymgyngori mewn cysylltiad â rheoli), yn is-adran (8), ar ôl “secure tenants”, mewnosoder “or tenants who are secure contract-holders”.

(5) Yn adran 32(2) (pŵer i waredu tir a ddelir at ddibenion y Rhan hon)—

- (a) yn is-adran (2), yn lle “subsection (3)”, rhodder “subsections (3) and (3A)”;
- (b) ar ôl is-adran (3), mewnosoder—

“(3A) No consent is required for the letting of land (in Wales) under—

- (a) a secure contract,
- (b) a supported standard contract,
- (c) an introductory standard contract, or
- (d) a standard contract—
  - (i) in relation to which the exception in section 11(2) of the Renting Homes (Wales) Act 2016 (anaw 1) applies (first exception to requirement that contract made by a community landlord is a secure contract), and
  - (ii) which is within any of paragraphs 4 and 6 to 14 of Schedule 3 to that Act (occupation contracts made with or adopted by community landlords which may be standard contracts).”

- (a) in subsection (7)(b)(ii), after “secure tenants”, insert “or tenants who are secure contract-holders”;
- (b) in subsection (8), at the appropriate places, insert—

““contract-holder” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

(4) In section 27BA(1) (consultation with respect to management), in subsection (8), after “secure tenants”, insert “or tenants who are secure contract-holders”.

(5) In section 32(2) (power to dispose of land held for purposes of this Part)—

- (a) in subsection (2), for “subsection (3)”, substitute “subsections (3) and (3A)”;
- (b) after subsection (3), insert—

“(3A) No consent is required for the letting of land (in Wales) under—

- (a) a secure contract,
- (b) a supported standard contract,
- (c) an introductory standard contract, or
- (d) a standard contract—
  - (i) in relation to which the exception in section 11(2) of the Renting Homes (Wales) Act 2016 (anaw 1) applies (first exception to requirement that contract made by a community landlord is a secure contract), and
  - (ii) which is within any of paragraphs 4 and 6 to 14 of Schedule 3 to that Act (occupation contracts made with or adopted by community landlords which may be standard contracts).”

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(1) Mewnosodwyd adran 27BA gan adran 222 o Ddeddf Tai 1996 (p. 52) a pharagraff 3(2) o Atodlen 18 iddi.  
 (2) Diwygiwyd adran 32 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3(d) o'r Atodlen iddo; mae diwygiadau eraill i adran 32 nad ydynt yn berthnasol i'r Rheoliadau hyn.

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(1) Section 27BA was inserted by section 222 of and paragraph 3(2) of Schedule 18 to the Housing Act 1996 (c. 52).  
 (2) Section 32 was amended by article 2 of and paragraph 3(d) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74); there are other amendments to section 32 which are not relevant to these Regulations.

(6) Yn adran 43(1) (cydysyniad yn ofynnol ar gyfer gwarediadau penodol nad ydynt o fewn adran 32)—

- (a) yn is-adran (1), yn lle “appropriate national body”, rhodder “Secretary of State”;
- (b) ar ôl is-adran (1), mewnosoder—

“(1A) The consent of the Welsh Ministers is required for the disposal by a local authority of a dwelling belonging to the authority which is subject to a tenancy which is a secure contract or is an introductory standard contract.”;
- (c) yn yr adran hon, ar ôl “house”, ym mhob lle y mae’n digwydd, mewnosoder “or dwelling”;
- (d) yn is-adran (2)(b), ar ôl “houses”, mewnosoder “or dwellings”.

(7) Yn adran 56(2) (mân ddiffiniadau), ar ôl is-adran (1), mewnosoder—

“(1A) In this Part, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “contract-holder” (see section 7 (see also section 48) of that Act);
- (b) “dwelling” (see section 246 of that Act);
- (c) “introductory standard contract” (see section 16 of that Act);
- (d) “occupation contract” (see section 7 of that Act);
- (e) “secure contract” (see section 8 of that Act);
- (f) “standard contract” (see section 8 of that Act);
- (g) “supported standard contract” (see section 143 of that Act).”

(8) Yn adran 57(3) (mynegai o ymadroddion diffiniedig: Rhan 2), yn y lleoedd priodol yn y Tabl, mewnosoder—

(6) In section 43(1) (consent required for certain disposals not within section 32)—

- (a) in subsection (1), for “appropriate national body”, substitute “Secretary of State”;
- (b) after subsection (1), insert—

“(1A) The consent of the Welsh Ministers is required for the disposal by a local authority of a dwelling belonging to the authority which is subject to a tenancy which is a secure contract or is an introductory standard contract.”;
- (c) in this section, after “house”, in each place it occurs, insert “or dwelling”;
- (d) in subsection (2)(b), after “houses”, insert “or dwellings”.

(7) In section 56(2) (minor definitions), after subsection (1), insert—

“(1A) In this Part, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “contract-holder” (see section 7 (see also section 48) of that Act);
- (b) “dwelling” (see section 246 of that Act);
- (c) “introductory standard contract” (see section 16 of that Act);
- (d) “occupation contract” (see section 7 of that Act);
- (e) “secure contract” (see section 8 of that Act);
- (f) “standard contract” (see section 8 of that Act);
- (g) “supported standard contract” (see section 143 of that Act).”

(8) In section 57(3) (index of defined expressions: Part 2), at the appropriate places in the Table, insert—

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- (1) Diwygiwyd adran 43 gan adran 311 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraff 1 o Atodlen 14 iddi, adrannau 132 a 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 39 o Ran 1 o Atodlen 17 iddi, adran 227 o Ddeddf Tai 1996 (p. 52) a Rhan 9 o Atodlen 19 iddi, adran 77 o Ddeddf Tai a Chynllunio 2016 (p. 22), adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a Rhan 1 o Atodlen 12 iddi, adran 78 o Ddeddf yr Amgylchedd 1995 (p. 25) a pharagraff 24 o Atodlen 10 iddi, erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3 o'r Atodlen iddo, ac erthygl 6 o Orchymyn Deddf Tai ac Adfywio 2008 (Cofrestru Awdurdodau Lleol) 2010 (O.S. 2010/844) a pharagraffau 3 a 15 o Atodlen 2 iddo.
  - (2) Diwygiwyd adran 56 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3(f) o'r Atodlen iddo, erthygl 6 o Orchymyn Deddf Tai ac Adfywio 2008 (Cofrestru Awdurdodau Lleol) 2010 (O.S. 2010/844) a pharagraffau 3 ac 16 o Atodlen 2 iddo.
  - (3) Mae diwygiadau i adran 57 nad ydynt yn berthnasol i'r Rheoliadau hyn.

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- (1) Section 43 was amended by section 311 of and paragraph 1 of Schedule 14 to the Housing and Regeneration Act 2008 (c. 17), sections 132 and 140 of and paragraph 39 of Part 1 of Schedule 17 to the Housing Act 1988 (c. 50), section 227 of and Part 9 of Schedule 19 to the Housing Act 1996 (c. 52), section 77 of the Housing and Planning Act 2016 (c. 22), section 194 of and Part 1 of Schedule 12 to the Local Government and Housing Act 1989 (c. 42), section 78 of and paragraph 24 of Schedule 10 to the Environment Act 1995 (c. 25), article 2 of and paragraph 3 of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74) and article 6 of and paragraphs 3 and 15 of Schedule 2 to the Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844).
  - (2) Section 56 was amended by article 2 of and paragraph 3(f) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74), article 6 of and paragraphs 3 and 16 of Schedule 2 to the Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844).
  - (3) There are amendments to section 57 which are not relevant to these Regulations.

“contract-holder section 56”  
“dwelling section 56”  
“introductory standard contract section 56”  
“occupation contract section 56”  
“secure contract section 56”  
“standard contract section 56”  
“supported standard contract section 56”

(9) Yn adran 79 (tenantiaethau diogel)—

- (a) yn is-adran (1), ar ôl “dwelling-house”, mewnosoder “in England”, a
- (b) yn is-adran (3), ar ôl “dwelling-house”, mewnosoder “in England”.

(10) Yn adran 84A(1) (sail absoliwt ar gyfer meddiannu am ymddygiad gwrthgymdeithasol)—

- (a) hepgorer is-adran (11),
- (b) yn is-adran (12), ar ôl “(10)” hepgorer “or (11)”, ac
- (c) yn is-adran (13)—
  - (i) ar ôl “(10)” hepgorer “or (11)”, a
  - (ii) hepgorer paragraff (b) a’r “, or” sy’n dod o’i flaen.

(11) Yn adran 85ZA(2) (adolygu penderfyniad i geisio meddiannu ar sail absoliwt am ymddygiad gwrthgymdeithasol)—

- (a) hepgorer is-adran (8),
- (b) yn is-adran (9), yn lle “subsections (7) and (8)”, rhodder “subsection (7)”, ac
- (c) yn is-adran (10)(b), hepgorer is-baragraff (ii).

(12) Hepgorer adran 87(3) (personau sy’n gymwys i olynu tenant: Cymru).

“contract-holder section 56”  
“dwelling section 56”  
“introductory standard contract section 56”  
“occupation contract section 56”  
“secure contract section 56”  
“standard contract section 56”  
“supported standard contract section 56”

(9) In section 79 (secure tenancies)—

- (a) in subsection (1), after “dwelling-house”, insert “in England”, and
- (b) in subsection (3), after “dwelling-house”, insert “in England”.

(10) In section 84A(1) (absolute ground for possession for anti-social behaviour)—

- (a) omit subsection (11),
- (b) in subsection (12), after “(10)” omit “or (11)”, and
- (c) in subsection (13)—
  - (i) after “(10)” omit “or (11)”, and
  - (ii) omit paragraph (b) and the “, or” which precedes it.

(11) In section 85ZA(2) (review of decision to seek possession on absolute ground for anti-social behaviour)—

- (a) omit subsection (8),
- (b) in subsection (9), for “subsections (7) and (8)”, substitute “subsection (7)”, and
- (c) in subsection (10)(b), omit sub-paragraph (ii).

(12) Omit section 87(3) (persons qualified to succeed tenant: Wales).

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(1) Ychwanegwyd adran 84A gan adran 94(1) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12) ac fe’i diwygiwyd gan adran 410 o Ddeddf Dedfrydu 2020 (p. 17) a pharagraff 84 o Ran 1 o Atodlen 24 iddi.

(2) Ychwanegwyd adran 85ZA gan adran 96 o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlisma 2014 (p. 12).

(3) Diwygiwyd adran 87 gan adran 160(2) o Ddeddf Lleoliaeth 2011 (p. 20) ac adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 20 o Atodlen 8 iddi.

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(1) Section 84A was added by section 94(1) of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12) and amended by section 410 of and paragraph 84 of Part 1 of Schedule 24 to the Sentencing Act 2020 (c. 17).

(2) Section 85ZA was added by section 96 of the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12).

(3) Section 87 was amended by section 160(2) of the Localism Act 2011 (c. 20) and section 81 of and paragraph 20 of Schedule 8 to the Civil Partnership Act 2004 (c. 33).

(13) n adran 92(1) (aseinio drwy gyfnewid)—

(a) yn lle is-adran (1), rhodder—

“(1) It is a term of every secure tenancy that the tenancy may, with the written consent of the landlord, assign the tenancy to—

- (a) another secure tenant who satisfies the condition in subsection (2),
- (b) an assured tenant who satisfies the conditions in subsection (2A), or
- (c) a tenant who is a secure contract-holder and who satisfies the conditions in subsection (2B).”;

(b) ar ôl is-adran (2A), mewnosoder—

“(2B) The conditions to be satisfied with respect to a tenant who is a secure contract-holder are that—

- (a) their landlord is a community landlord, and
- (b) they intend to transfer their secure contract to—
  - (i) the secure tenant referred to in subsection (1),
  - (ii) another secure tenant who satisfies the condition in subsection (2), or
  - (iii) another secure contract-holder.”;

(c) ar ôl is-adran (6), mewnosoder—

“(7) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “community landlord” (see section 9 of that Act);
- (b) “contract-holder” (see section 7 (see also section 48) of that Act);
- (c) “secure contract” (see section 8 of that Act).”

(13) In section 92(1) (assignments by way of exchange)—

(a) for subsection (1), substitute—

“(1) It is a term of every secure tenancy that the tenancy may, with the written consent of the landlord, assign the tenancy to—

- (a) another secure tenant who satisfies the condition in subsection (2),
- (b) an assured tenant who satisfies the conditions in subsection (2A), or
- (c) a tenant who is a secure contract-holder and who satisfies the conditions in subsection (2B).”;

(b) after subsection (2A), insert—

“(2B) The conditions to be satisfied with respect to a tenant who is a secure contract-holder are that—

- (a) their landlord is a community landlord, and
- (b) they intend to transfer their secure contract to—
  - (i) the secure tenant referred to in subsection (1),
  - (ii) another secure tenant who satisfies the condition in subsection (2), or
  - (iii) another secure contract-holder.”;

(c) after subsection (6), insert—

“(7) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “community landlord” (see section 9 of that Act);
- (b) “contract-holder” (see section 7 (see also section 48) of that Act);
- (c) “secure contract” (see section 8 of that Act).”

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(1) Diwygiwyd adran 92 gan adran 163(1) i (3) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42), adrannau 140 a 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 10 o Atodlen 16 a Rhan 6 o Atodlen 18 iddi, erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 ac 21 o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14(9) o Atodlen 2 iddo.

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(1) Section 92 was amended by section 163(1) to (3) of the Local Government and Housing Act 1989 (c. 42), sections 140 and 152 of and paragraph 10 of Schedule 16 and Part 6 of Schedule 18 to the Government of Wales Act 1998 (c. 38), article 5 of and paragraphs 15 and 21 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866) and article 5 of and paragraph 14(9) of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325).

(14) Yn adran 105(1) (ymgyngori ar faterion rheoli tai)—

- (a) yn is-adran (1), ar ôl “secure tenants”, mewnosoder “or secure contract-holders”;
- (b) yn is-adran (2)—
  - (i) ym mharagraff (a), ar ôl “secure tenancies”, mewnosoder “or secure contracts”;
  - (ii) ar ôl “secure tenancy”, mewnosoder “or secure contract”;
- (c) yn is-adran (6), ym mharagraff (b), ar ôl “secure tenancies”, mewnosoder “or secure contracts”;
- (d) yn is-adran (7), ar ôl paragraff (b), mewnosoder—
  - “(c) secure contract-holders include prohibited conduct standard contract-holders;
  - (d) secure contracts include prohibited conduct standard contracts.”

(15) Yn adran 106(2) (gwybodaeth am ddyrannu tai)—

- (a) yn is-adran (1)(b), ar ôl “secure tenants”, mewnosoder “or secure contract-holders”;
- (b) ar ôl “secure tenancies”, ym mhob lle y mae’n digwydd, mewnosoder “or secure contracts”.

(16) Yn adran 106A(3) (ymgyngori cyn gwaredu i landlord sector preifat), yn is-adran (2), ar ôl “disposal to which that Schedule applies”, mewnosoder “under paragraph 1(1) of that Schedule”.

(17) Yn adran 116 (mân ddiffiniadau)—

- (a) daw’r ddarpariaeth bresennol yn is-adran (1);

(14) In section 105(1) (consultation on matters of housing management)—

- (a) in subsection (1), after “secure tenants”, insert “or secure contract-holders”;
- (b) in subsection (2)—
  - (i) in paragraph (a), after “secure tenancies”, insert “or secure contracts”;
  - (ii) after “secure tenancy”, insert “or secure contract”;
- (c) in subsection (6), in paragraph (b), after “secure tenancies”, insert “or secure contracts”;
- (d) in subsection (7), after paragraph (b), insert—
  - “(c) secure contract-holders include prohibited conduct standard contract-holders;
  - (d) secure contracts include prohibited conduct standard contracts.”

(15) In section 106(2) (information about housing allocation)—

- (a) in subsection (1)(b), after “secure tenants”, insert “or secure contract-holders”;
- (b) after “secure tenancies”, in each place it occurs, insert “or secure contracts”.

(16) In section 106A(3) (consultation before disposal to private sector landlord), in subsection (2), after “disposal to which that Schedule applies”, insert “under paragraph 1(1) of that Schedule”.

(17) In section 116 (minor definitions)—

- (a) the existing provision becomes subsection (1);

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(1) Diwygiwyd adran 105 gan adran 140 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 5 o Atodlen 16 iddi, adran 22(2) o Ddeddf Llywodraeth Leol (Cymru) 1994 (p. 19) a pharagraff 5(7) o Atodlen 8 iddi, adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 2 o Atodlen 1 iddi, erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14(10) o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 a 22 o Atodlen 2 iddo.

(2) Diwygiwyd adran 106 gan adran 140 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 5 o Atodlen 16 iddi, adran 22(2) o Ddeddf Llywodraeth Leol (Cymru) 1994 (p. 19) a pharagraff 5(7) o Atodlen 8 iddi, adran 173 o Ddeddf Tai 1996 (p. 52) a pharagraff 1 o Atodlen 16 iddi, adran 18(1) o Ddeddf Digartrefedd 2002 (p. 7) a pharagraff 1 o Atodlen 1 iddi, erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 a 23 o Atodlen 2 iddo ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14(11) o Atodlen 2 iddo.

(3) Mewnosodwyd adran 106A gan adran 6 o Ddeddf Tai a Chynllunio 1986 (p. 63) a diwygiwyd is-adran (2) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 3(h) o’r Atodlen iddo.

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(1) Section 105 was amended by section 140 of and paragraph 5 of Schedule 16 to the Government of Wales Act 1998 (c. 38), section 22(2) of and paragraph 5(7) of Schedule 8 to the Local Government (Wales) Act 1994 (c. 19), section 14(5) of and paragraph 2 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38), article 5 of and paragraph 14(10) of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325) and article 5 of and paragraphs 15 and 22 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866).

(2) Section 106 was amended by section 140 of and paragraph 5 of Schedule 16 to the Government of Wales Act 1998 (c. 38), section 22(2) of and paragraph 5(7) of Schedule 8 to the Local Government (Wales) Act 1994 (c. 19), section 173 of and paragraph 1 of Schedule 16 to the Housing Act 1996 (c. 52), section 18(1) of and paragraph 1 of Schedule 1 to the Homelessness Act 2002 (c. 7), article 5 of and paragraphs 15 and 23 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866) and article 5 of and paragraph 14(11) of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325).

(3) Section 106A was inserted by section 6 of the Housing and Planning Act 1986 (c. 63) and subsection (2) was amended by article 2 of and paragraph 3(h) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).



(b) ar ôl yr is-adran honno, mewnosoder—

“(2) In this Part, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “contract-holder” (see section 7 (see also section 48) of that Act);
- (b) “prohibited conduct standard contract” (see section 116 of that Act);
- (c) “secure contract” (see section 8 of that Act).”

(18) Yn adran 117(1) (mynegai o ymadroddion diffiniedig: Rhan 4), yn y lleoedd priodol yn y Tabl, mewnosoder—

“contract-holder	section 116”
“prohibited conduct standard contract	section 116”
“secure contract	section 116”

(19) Yn adran 247 (yr awdurdod tai lleol i’w hysbysu am newid perchnogaeth neu feddiannaeth tir)—

(a) ar ôl is-adran (5)(ca)(2), mewnosoder—

“(cb) the grant of an occupation contract, or of a tenancy or licence which is not an occupation contract by reason only of the shared accommodation exception in paragraph 6 of Part 2 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1) applying and the notice condition in paragraph 3(3) of Part 2 of that Schedule not being met;”;

(b) ar ôl is-adran (6), mewnosoder—

“(7) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

(20) Yn adran 270 (gorchmynion dymchwel: adennill meddiant o adeilad sydd i’w ddymchwel), yn is-adran (3)(3), ar ôl “Rent Acts”, mewnosoder “, the Renting Homes (Wales) Act 2016 (anaw 1) or secondary legislation made under that Act”.

(21) Yn adran 553(4) (effaith ailbrynu ar denantiaethau presennol penodol)—

(b) after that subsection, insert—

“(2) In this Part, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “contract-holder” (see section 7 (see also section 48) of that Act);
- (b) “prohibited conduct standard contract” (see section 116 of that Act);
- (c) “secure contract” (see section 8 of that Act).”

(18) In section 117(1) (index of defined expressions: Part 4), at the appropriate places in the Table, insert—

“contract-holder	section 116”
“prohibited conduct standard contract	section 116”
“secure contract	section 116”

(19) In section 247 (changes of ownership or occupation of land to be notified to local housing authority)—

(a) after subsection (5)(ca)(2), insert—

“(cb) the grant of an occupation contract, or of a tenancy or licence which is not an occupation contract by reason only of the shared accommodation exception in paragraph 6 of Part 2 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1) applying and the notice condition in paragraph 3(3) of Part 2 of that Schedule not being met;”;

(b) after subsection (6), insert—

“(7) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

(20) In section 270 (demolition orders: recovery of possession of building to be demolished), in subsection (3)(3) after “Rent Acts”, insert “, the Renting Homes (Wales) Act 2016 (anaw 1) or secondary legislation made under that Act”.

(21) In section 553(4) (effect of repurchase on certain existing tenancies)—

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(1) Mae diwygiadau i adran 117 nad ydynt yn berthnasol i’r Rheoliadau hyn.  
(2) Mewnosodwyd paragraff (ca) gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 45 o Ran 1 o Atodlen 17 iddi.  
(3) Diwygiwyd adran 270(3) gan adran 140 o Ddeddf Tai 1988 (p. 50) a Rhan 1 o Atodlen 17 iddi, ac adran 165 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 18(2) o Ran 2 o Atodlen 9 iddi.  
(4) Diwygiwyd adran 553 gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 60 o Ran 1 o Atodlen 17 iddi ac adran 227 o Ddeddf Tai 1996 (p. 52) a Rhan 4 o Atodlen 19 iddi.

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(1) There are amendments to section 117 which are not relevant to these Regulations.  
(2) Paragraph (ca) was inserted by section 140 of and paragraph 45 of Part 1 of Schedule 17 to the Housing Act 1988 (c. 50).  
(3) Section 270(3) was amended by section 140 of and Part 1 of Schedule 17 to the Housing Act 1988 (c. 50) and section 165 of and paragraph 18(2) of Part 2 of Schedule 9 to the Local Government and Housing Act 1989 (c. 42).  
(4) Section 553 was amended by section 140 of and paragraph 60 of Part 1 of Schedule 17 to the Housing Act 1988 (c. 50) and section 227 of and Part 4 of Schedule 19 to the Housing Act 1996 (c. 52).

- (a) ym mhennawd yr adran, ar y diwedd, mewnosoder “(England)”;
  - (b) yn is-adran (1), ar ôl “defective dwelling”, mewnosoder “in England”.
- (22) Ar ôl adran 553, mewnosoder—

**“553A Effect of repurchase on certain existing tenancies (Wales)**

(1) Where an authority mentioned in section 80 (authorities satisfying the landlord condition for secure tenancy) acquire an interest in a defective dwelling in Wales in pursuance of Schedule 20 (repurchase) and—

- (a) the land in which the interest subsists is or includes a dwelling-house occupied as a separate dwelling, and
- (b) the interest of the person entitled to assistance by way of repurchase is, immediately before the completion of the authority’s acquisition, subject to a tenancy of the dwelling-house,

the tenancy shall not, on or after the acquisition, become a secure contract unless the conditions specified in subsection (2) are met.

(2) The conditions are—

- (a) that the tenancy was a protected tenancy throughout the period beginning with the making of an application for assistance under this Part in respect of the defective dwelling and ending immediately before the authority’s acquisition, and
- (b) no notice was given in respect of the tenancy in accordance with any of the Cases 11 to 18 and 20 in Schedule 15 to the Rent Act 1977 (c. 42) (notice that possession might be recovered under that Case).

(3) This section has effect notwithstanding any provision to the contrary in section 11 of the Renting Homes (Wales) Act 2016 (anaw 1).  
”

- (a) in the section heading, at the end, insert “(England)”;
  - (b) in subsection (1), after “defective dwelling”, insert “in England”.
- (22) After section 553, insert—

**“553A Effect of repurchase on certain existing tenancies (Wales)**

(1) Where an authority mentioned in section 80 (authorities satisfying the landlord condition for secure tenancy) acquire an interest in a defective dwelling in Wales in pursuance of Schedule 20 (repurchase) and—

- (a) the land in which the interest subsists is or includes a dwelling-house occupied as a separate dwelling, and
- (b) the interest of the person entitled to assistance by way of repurchase is, immediately before the completion of the authority’s acquisition, subject to a tenancy of the dwelling-house,

the tenancy shall not, on or after the acquisition, become a secure contract unless the conditions specified in subsection (2) are met.

(2) The conditions are—

- (a) that the tenancy was a protected tenancy throughout the period beginning with the making of an application for assistance under this Part in respect of the defective dwelling and ending immediately before the authority’s acquisition, and
- (b) no notice was given in respect of the tenancy in accordance with any of the Cases 11 to 18 and 20 in Schedule 15 to the Rent Act 1977 (c. 42) (notice that possession might be recovered under that Case).

(3) This section has effect notwithstanding any provision to the contrary in section 11 of the Renting Homes (Wales) Act 2016 (anaw 1).  
”

(23) Yn adran 554(1) (rhoi tenantiaeth i berchenfeddiannydd blaenorol)—

- (a) yn is-adran (2), ar ôl “a secure tenancy”, mewnosoder “or secure contract”;
- (b) yn is-adran (2A)—
  - (i) ar ôl “secure tenancy”, mewnosoder “or, where the dwelling-house is in Wales, a secure contract”;
  - (ii) ym mharagraff (a), ar ôl “secure tenant”, mewnosoder “or a secure contract-holder”;
- (c) yn is-adran (3), ar ddiwedd paragraff (c), mewnosoder “, or
- (d) a secure contract.”

(24) Yn adran 555 (rhoi tenantiaeth i denant statudol blaenorol)—

- (a) yn is-adran (1), ar ôl “secure tenancy”, mewnosoder “or, where the dwelling-house is in Wales, a secure contract”;
- (b) yn is-adran (3), ar ôl “secure tenancy”, mewnosoder “or secure contract”;
- (c) ar ôl is-adran (3), mewnosoder—

“(4) This section has effect notwithstanding any provision to the contrary in section 11 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(25) Yn adran 558 (dehongli adrannau 553 i 557), ar ôl paragraff (c), mewnosoder—

- “(d) references to the grant of a secure contract are to the grant of an occupation contract which would be a secure contract (within the meaning given by section 8 of the Renting Homes (Wales) Act 2016 (anaw 1)) assuming that the contract-holder under the contract occupies the dwelling as their only or principal home;
- (e) the following terms have the same meaning as in the Renting Homes (Wales) Act 2016—
  - (i) “contract-holder” (see section 7 (see also section 48) of that Act);

(23) In section 554(1) (grant of tenancy to former owner-occupier)—

- (a) in subsection (2), after “a secure tenancy”, insert “or secure contract”;
- (b) in subsection (2A)—
  - (i) after “secure tenancy”, insert “or, where the dwelling-house is in Wales, a secure contract”;
  - (ii) in paragraph (a), after “secure tenant”, insert “or a secure contract-holder”;
- (c) in subsection (3), at the end of paragraph (c), insert “, or
- (d) a secure contract.”

(24) In section 555 (grant of tenancy to former statutory tenant)—

- (a) in subsection (1), after “secure tenancy”, insert “or, where the dwelling-house is in Wales, a secure contract”;
- (b) in subsection (3), after “secure tenancy”, insert “or secure contract”;
- (c) after subsection (3), insert—

“(4) This section has effect notwithstanding any provision to the contrary in section 11 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(25) In section 558 (interpretation of sections 553 to 557), after paragraph (c), insert—

- “(d) references to the grant of a secure contract are to the grant of an occupation contract which would be a secure contract (within the meaning given by section 8 of the Renting Homes (Wales) Act 2016 (anaw 1)) assuming that the contract-holder under the contract occupies the dwelling as their only or principal home;
- (e) the following terms have the same meaning as in the Renting Homes (Wales) Act 2016—
  - (i) “contract-holder” (see section 7 (see also section 48) of that Act);

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(1) Diwygiwyd adran 554 gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 61 o Ran 1 o Atodlen 17 iddi, adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 32 o Atodlen 8 iddi, erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2008 (O.S. 2008/3002) a pharagraffau 2 a 26 o Atodlen 1 iddo, erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 a 35 o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14 o Atodlen 2 iddo.

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(1) Section 554 was amended by section 140 of and paragraph 61 of Part 1 of Schedule 17 to the Housing Act 1988 (c. 50), section 81 of and paragraph 32 of Schedule 8 to the Civil Partnership Act 2004 (c. 33), article 4 of and paragraphs 2 and 26 of Schedule 1 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002), article 5 of and paragraphs 15 and 35 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866) and article 5 of and paragraph 14 of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325).

(ii) “occupation contract” (see section 7 of that Act).”

(26) Yn adran 577(1) (mynegai o ymadroddion wedi eu diffinio: Rhan 16), yn y Tabl, yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

“contract-holder	section 558”
“occupation contract	section 558”
“secure contract	section 558”

(27) Yn adran 612(2) (eithrio gwarchodaeth o dan y Deddfau Rhenti), ar ôl “Rent Acts”, mewnosoder “, or the Renting Homes (Wales) Act 2016 (anaw 1)”.

(28) Yn Atodlen 1 (tenantiaethau nad ydynt yn denantiaethau diogel)—

- (a) ym mharagraff 4(3) (llety ar gyfer personau digartref), hepgorer “or Part 2 of the Housing (Wales) Act 2014 (homelessness)”;
- (b) ym mharagraff 4ZA(4) (tenantiaethau ymyriad teuluol)—
  - (i) hepgorer is-baragraff (10)(b) a’r “and” sy’n dod o’i flaen;
  - (ii) hepgorer is-baragraff (11)(b) a’r “and” sy’n dod o’i flaen;
  - (iii) yn is-baragraff (12), yn y diffiniad o “appropriate national authority”, hepgorer paragraff (b) a’r “and” sy’n dod o’i flaen.

(ii) “occupation contract” (see section 7 of that Act).”

(26) In section 577(1) (index of defined expressions: Part 16), in the Table, at the appropriate places in alphabetical order, insert—

“contract-holder	section 558”
“occupation contract	section 558”
“secure contract	section 558”

(27) In section 612(2) (exclusion of Rent Act protection), after “Rent Acts”, insert “, or the Renting Homes (Wales) Act 2016 (anaw 1)”.

(28) In Schedule 1 (tenancies which are not secure tenancies)—

- (a) in paragraph 4(3) (accommodation for homeless persons), omit “or Part 2 of the Housing (Wales) Act 2014 (homelessness)”;
- (b) in paragraph 4ZA(4) (family intervention tenancies)—
  - (i) omit sub-paragraph (10)(b) and the “and” which precedes it;
  - (ii) omit sub-paragraph (11)(b) and the “and” which precedes it;
  - (iii) in sub-paragraph (12), in the definition of “appropriate national authority”, omit paragraph (b) and the “and” which precedes it.

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(1) Diwygiwyd adran 577 gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraffau 62 a 113 o Ran 1 o Atodlen 17 iddi, adrannau 140 a 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 20 o Atodlen 16 a Rhan 4 o Atodlen 18 iddi, erthygl 4 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2008 (O.S. 2008/3002) a pharagraffau 2 a 27 o Atodlen 1 iddo, ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14 o Atodlen 2 iddo.

(2) Diwygiwyd adran 612 gan adran 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 63 o Ran 1 o Atodlen 17 iddi, a pharagraff 89 o Ran 5 o Atodlen 9 i Ddeddf Llywodraeth Leol a Thai 1989 (p. 42).

(3) Amnewidiwyd paragraff 4 gan adran 216 o Ddeddf Tai 1996 (p. 52) a pharagraff 3 o Atodlen 17 iddi ac fe’i diwygiwyd gan adran 100 o Ddeddf Tai (Cymru) 2014 (dccc 7) a pharagraff 1 o Ran 1 o Atodlen 3 iddi.

(4) Mewnosodwyd paragraff 4ZA gan adran 297(1) o Ddeddf Tai ac Adfywio 2008 (p. 17) ac fe’i diwygiwyd gan adran 181(1) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddu a Phlismona 2014 (p. 12) a pharagraff 12 o Ran 1 o Atodlen 11 iddi. Diwygir paragraff 4ZA ymhellach gan adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraffau 2 a 17 o Atodlen 7 iddi.

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(1) Section 577 was amended by section 140 of and paragraphs 62 and 113 of Part 1 of Schedule 17 to the Housing Act 1988 (c. 50), sections 140 and 152 of and paragraph 20 of Schedule 16 and Part 4 of Schedule 18 to the Government of Wales Act 1998 (c. 38), article 4 of and paragraphs 2 and 27 of Schedule 1 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2008 (S.I. 2008/3002) and article 5 of and paragraph 14 of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325).

(2) Section 612 was amended by section 140 of and paragraph 63 of Part 1 of Schedule 17 to the Housing Act 1988 (c. 50) and paragraph 89 of Part 5 of Schedule 9 to the Local Government and Housing Act 1989 (c. 42).

(3) Paragraph 4 was substituted by section 216 of and paragraph 3 of Schedule 17 to the Housing Act 1996 (c. 52) and amended by section 100 of and paragraph 1 of Part 1 of Schedule 3 to the Housing (Wales) Act 2014 (anaw 7).

(4) Paragraph 4ZA was inserted by section 297(1) of the Housing and Regeneration Act 2008 (c. 17) and amended by section 181(1) of and paragraph 12 of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12). Paragraph 4ZA will be further amended by section 118 of and paragraphs 2 and 17 of Schedule 7 to the Housing and Planning Act 2016 (c. 22).

(29) Yn Atodlen 2 (seiliau ar gyfer meddiannu tai annedd sy'n cael eu gosod o dan denantiaethau diogel), yn Rhan 3 (seiliau y caiff llys orchymyn meddiant arnynt os yw'n ystyried bod hynny'n rhesymol ac os oes llety arall addas ar gael) hepgorer Sail 16(1).

### Deddf Cymdeithasau Tai 1985

12.—(1) Mae Deddf Cymdeithasau Tai 1985(2) wedi ei diwygio fel a ganlyn.

(2) Yn adran 10(3) (gwarediadau sydd wedi eu heithrio o adran 9), yn is-adran (2), ar y diwedd, mewnosoder—

“(f) a letting of land under a tenancy or licence that is an occupation contract, or

(g) a letting of land under a tenancy or licence under what would be an occupation contract if notice had been given (see Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1)), other than a long tenancy within the meaning of letting of the type described in paragraph 8 of that Schedule (meaning of long tenancies).”

(3) Yn adran 39(4) (mân ddiffiniadau), ar ôl y diffiniad o “mental disorder”, mewnosoder ““occupation contract” has the same meaning as in section 7 of the Renting Homes (Wales) Act 2016 (anaw 1);”.

(4) Yn adran 40(5) (mynegai o ymadroddion wedi eu diffinio: Rhan 1), yn y Tabl, yng ngholofn 1, ar ôl y cofnod ar gyfer “mortgage (in relation to Scotland)”, mewnosoder “occupation contract”, ac yn y golofn 2 gyfatebol, mewnosoder “section 39”.

(29) In Schedule 2 (grounds for possession of dwelling-houses let under secure tenancies), in Part 3 (grounds on which the court may order possession if it considers it reasonable and suitable alternative accommodation is available) omit Ground 16(1).

### Housing Associations Act 1985

12.—(1) The Housing Associations Act 1985(2) is amended as follows.

(2) In section 10(3) (dispositions excepted from section 9), in subsection (2), at the end, insert—

“(f) a letting of land under a tenancy or licence that is an occupation contract, or

(g) a letting of land under a tenancy or licence under what would be an occupation contract if notice had been given (see Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1)), other than a long tenancy within the meaning of letting of the type described in paragraph 8 of that Schedule (meaning of long tenancies).”

(3) In section 39(4) (minor definitions), after the definition of “mental disorder”, insert ““occupation contract” has the same meaning as in section 7 of the Renting Homes (Wales) Act 2016 (anaw 1);”.

(4) In section 40(5) (index of defined expressions: Part 1), in the Table, in column 1, after the entry for “mortgage (in relation to Scotland)”, insert “occupation contract” and in the corresponding column 2, insert “section 39”.

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(1) Mae diwygiadau i Sail 16 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(2) 1985 p. 69.

(3) Diwygiwyd adran 10 gan adran 354(1) o Ddeddf Elusennau 2011 (p. 25) a pharagraff 45 o Ran 2 o Atodlen 7 iddi, adran 75(1) o Ddeddf Elusennau 2006 (p. 50) a pharagraff 78 o Atodlen 8 iddi, adran 59 o Ddeddf Tai 1988 (p. 50) a pharagraff 8(1) o Atodlen 6 iddi, adran 277 o Ddeddf Tai ac Adfywio 2008 (p. 17) a pharagraff 10(1) a (2) o Atodlen 9 iddi, adran 24(1) o Ddeddf Tai a Chynllunio 1986 (p. 63) a pharagraff 10(6) o Ran 1 o Atodlen 5 iddi, ac erthygl 4(1) o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a Rhan 1 o Atodlen 1 iddo.

(4) Diwygiwyd adran 39 gan adran 59 o Ddeddf Tai 1988 (p. 50) a pharagraff 25 o Ran 1 o Atodlen 6 iddi, ac erthygl 4(1) o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a Rhan 1 o Atodlen 1 iddo.

(5) Diwygiwyd adran 40 gan adrannau 59 a 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 26 o Ran 1 o Atodlen 6 iddi, ac Atodlen 18 iddi, ac erthygl 4(1) o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a Rhan 1 o Atodlen 1 iddo.

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(1) There are amendments to Ground 16 which are not relevant to these Regulations.

(2) 1985 c. 69.

(3) Section 10 was amended by section 354(1) of and paragraph 45 of Part 2 of Schedule 7 to the Charities Act 2011 (c. 25), section 75(1) of and paragraph 78 of Schedule 8 to the Charities Act 2006 (c. 50), section 59 of and paragraph 8(1) of Schedule 6 to the Housing Act 1988 (c. 50), section 277 of and paragraph 10(1) and (2) of Schedule 9 to the Housing and Regeneration Act 2008 (c. 17), section 24(1) of and paragraph 10(6) of Part 1 of Schedule 5 to the Housing and Planning Act 1986 (c. 63) and article 4(1) of and Part 1 of Schedule 1 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325).

(4) Section 39 was amended by section 59 of and paragraph 25 of Part 1 of Schedule 6 to the Housing Act 1988 (c. 50) and article 4(1) of and Part 1 of Schedule 1 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325).

(5) Section 40 was amended by sections 59 and 140 of and paragraph 26 of Part 1 of Schedule 6 and Schedule 18 to the Housing Act 1988 (c. 50) and article 4(1) of and Part 1 of Schedule 1 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325).

## Deddf Landlord a Thenant 1985

**13.—**(1) Mae Deddf Landlord a Thenant 1985(1) wedi ei diwygio fel a ganlyn.

(2) Yn adran 4 (darparu llyfrau rhent), ar ôl is-adran (3), mewnosoder—

“(4) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) Yn adran 8(2) (telerau ymhlyg o ran ffitrwydd annedd i bobl fyw ynddi: Cymru), ar ôl is-adran (5), mewnosoder—

“(5A) This section does not apply if the contract is an occupation contract (for provisions about the condition of dwellings that are subject to an occupation contract, see Part 4 of the Renting Homes (Wales) Act 2016 (anaw 1)).

(5B) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

(4) Yn adran 13(3) (lesoedd y mae adran 11 yn gymwys iddynt: rheol gyffredinol), ar ôl is-adran (1), mewnosoder—

“(1ZA) But in the case of a dwelling-house in Wales, section 11 does not apply if the dwelling-house is subject to an occupation contract (for provisions about repairing obligations in the case of occupation contracts, see Part 4 of the Renting Homes (Wales) Act 2016 (anaw 1)).

(1ZB) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

## Deddf Ansoffedd 1986

**14.—**(1) Mae Deddf Ansoffedd 1986(4) wedi ei diwygio fel a ganlyn.

(2) Yn adran 283 (diffiniad o ystad methdalwr), yn is-adran (3A)(5)—

(a) ar ôl paragraff (a), mewnosoder—

“(aa) a standard contract within the meaning of section 8 of the Renting

## Landlord and Tenant Act 1985

**13.—**(1) The Landlord and Tenant Act 1985(1) is amended as follows.

(2) In section 4 (provision of rent books), after subsection (3), insert—

“(4) This section does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) In section 8(2) (implied terms as to fitness for human habitation: Wales), after subsection (5), insert—

“(5A) This section does not apply if the contract is an occupation contract (for provisions about the condition of dwellings that are subject to an occupation contract, see Part 4 of the Renting Homes (Wales) Act 2016 (anaw 1)).

(5B) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

(4) In section 13(3) (leases to which s 11 applies: general rule), after subsection (1), insert—

“(1ZA) But in the case of a dwelling-house in Wales, section 11 does not apply if the dwelling-house is subject to an occupation contract (for provisions about repairing obligations in the case of occupation contracts, see Part 4 of the Renting Homes (Wales) Act 2016 (anaw 1)).

(1ZB) In this section, “occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act).”

## Insolvency Act 1986

**14.—**(1) The Insolvency Act 1986(4) is amended as follows.

(2) In section 283 (definition of bankrupt’s estate), in subsection (3A)(5)—

(a) after paragraph (a), insert—

“(aa) a standard contract within the meaning of section 8 of the Renting

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(1) 1985 p. 70.

(2) Diwygiwyd adran 8 gan adran 1 o Ddeddf Cartrefi (Ffitrwydd Annedd i Bobl Fyw Ynddi) 2018 (p. 34) ac adrannau 39(2) a 115(2) o Ddeddf Diogelu Rhyddidau 2012 (p. 9) a pharagraff 12(1) o Ran 3 o Atodlen 2 iddi, a Rhan 2 o Atodlen 10 iddi.

(3) Diwygiwyd adran 13 gan adran 166 o Ddeddf Lleoliaeth 2011 (p. 20) ac fe'i diwygir ymhellach gan adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 18(1) o Atodlen 7 iddi.

(4) 1986 p. 45.

(5) Mewnosodwyd is-adran (3A) gan adran 117(1) o Ddeddf Tai 1988 (p. 50).

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(1) 1985 c. 70.

(2) Section 8 was amended by section 1 of the Homes (Fitness for Human Habitation) Act 2018 (c. 34) and sections 39(2) and 115(2) of and paragraph 12(1) of Part 3 of Schedule 2 and Part 2 of Schedule 10 to the Protection of Freedoms Act 2012 (c. 9).

(3) Section 13 was amended by section 166 of the Localism Act 2011 (c. 20) and will be further amended by section 118 of and paragraph 18(1) of Schedule 7 to the Housing and Planning Act 2016 (c. 22).

(4) 1986 c. 45.

(5) Subsection (3A) was inserted by section 117(1) of the Housing Act 1988 (c. 50).

Homes (Wales) Act 2016 (anaw 1) and the terms of which inhibit an assignment as mentioned in section 127(5) of the Rent Act 1977 (c. 42), or”;

(b) ar ddiwedd paragraff (d), yn lle'r atalnod llawn, rhodder “, or”;

(c) ar ôl paragraff (d), mewnosoder—

“(e) a secure contract within the meaning of section 8 of the Renting Homes (Wales) Act 2016 (anaw 1) which is not capable of being assigned, except—

(i) in the cases mentioned in section 251 (family property order) of that Act,

(ii) in accordance with section 92(1) (assignment by way of exchange) of the Housing Act 1985 (c. 68), or

(iii) to a person who would be qualified to succeed the contract-holder if the contract-holder died immediately before the assignment.”

Homes (Wales) Act 2016 (anaw 1) and the terms of which inhibit an assignment as mentioned in section 127(5) of the Rent Act 1977 (c. 42), or”;

(b) at the end of paragraph (d), for the full stop, substitute “, or”;

(c) after paragraph (d), insert—

“(e) a secure contract within the meaning of section 8 of the Renting Homes (Wales) Act 2016 (anaw 1) which is not capable of being assigned, except—

(i) in the cases mentioned in section 251 (family property order) of that Act,

(ii) in accordance with section 92(1) (assignment by way of exchange) of the Housing Act 1985 (c. 68), or

(iii) to a person who would be qualified to succeed the contract-holder if the contract-holder died immediately before the assignment.”

### Deddf Landlord a Tenant 1987

**15.—(1)** Mae Deddf Landlord a Tenant 1987(2) wedi ei diwygio fel a ganlyn.

(2) Yn adran 3(3) (tenantiaid cymwys)—

(a) yn is-adran (1)—

(i) ar ddiwedd paragraff (c), yn lle “or”, rhodder “,;”;

(ii) ar ddiwedd paragraff (d), yn lle'r atalnod llawn, rhodder hanner colon;

(iii) ar ôl paragraff (d), mewnosoder—

“(e) an occupation contract that immediately before the appointed day was an assured agricultural occupancy within the meaning of Part 1 of the Housing Act 1988 (c. 50); or

### Landlord and Tenant Act 1987

**15.—(1)** The Landlord and Tenant Act 1987(2) is amended as follows.

(2) In section 3(3) (qualifying tenants)—

(a) in subsection (1)—

(i) at the end of paragraph (c), for “or”, substitute “,;”;

(ii) at the end of paragraph (d), for the full stop, substitute a semi-colon;

(iii) after paragraph (d), insert—

“(e) an occupation contract that immediately before the appointed day was an assured agricultural occupancy within the meaning of Part 1 of the Housing Act 1988 (c. 50); or

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(1) Diwygiwyd adran 92 gan adran 163(1) i (3) o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42), adrannau 140 a 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a pharagraff 10 o Atodlen 16 iddi, a Rhan 6 o Atodlen 18 iddi, erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 14(9) o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 15 ac 21 o'r Atodlen iddo.

(2) 1987 p. 31.

(3) Diwygiwyd adran 3 gan adrannau 119 a 140 o Ddeddf Tai 1988 (p. 50) a pharagraff 2 o Atodlen 13 iddi, ac Atodlen 18 iddi.

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(1) Section 92 was amended by section 163(1) to (3) of the Local Government and Housing Act 1989 (c. 42), sections 140 and 152 of and paragraph 10 of Schedule 16 to and Part 6 of Schedule 18 to the Government of Wales Act 1998 (c. 38), article 5 of and paragraph 14(9) of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325) and article 5 of and paragraphs 15 and 21 of the Schedule to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866).

(2) 1987 c. 31.

(3) Section 3 was amended by sections 119 and 140 of and paragraph 2 of Schedule 13 and Schedule 18 to the Housing Act 1988 (c. 50).

- (f) a tenancy—
  - (i) which is a secure contract, and
  - (ii) in relation to which, the landlord is not a local authority.”;

(b) ar ôl is-adran (4), mewnosoder—

“(5) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

“appointed day” (see section 242 of that Act);

“secure contract” (see section 8 of that Act).”

(3) Yn adran 46(1) (cymhwyso Rhan 6, etc), ar ôl is-adran (1), mewnosoder—

“(1A) But this Part does not apply if the dwelling is in Wales and is subject to an occupation contract (see section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)).”

### Deddf Tai 1988

16.—(1) Mae Deddf Tai 1988(2) wedi ei diwygio fel a ganlyn.

(2) Yn adran 1(3) (tenantiaethau sicr), yn is-adran (1), ar ôl “dwelling-house”, yn y lle cyntaf y mae’n digwydd, mewnosoder “in England”.

(3) Ar ôl adran 1, mewnosoder—

#### “1A. Application of Chapters 1, 2 and 3 of this Part to dwelling in Wales

(1) As a result of section 239 of the Renting Homes (Wales) Act 2016 (anaw 1), no tenancy or licence (whenever made) of a dwelling-house that is in Wales can be an assured tenancy or an assured agricultural occupancy.

(2) Accordingly, subject to subsection (3), nothing in sections 1 to 25 of this Act applies to a dwelling-house in Wales.

(3) The provisions of this Act which are referred to in Schedule 10 to the Local Government and Housing Act 1989 (c. 42) continue to apply, for the purposes of that

- (f) a tenancy—
  - (i) which is a secure contract, and
  - (ii) in relation to which, the landlord is not a local authority.”;

(b) after subsection (4), insert—

“(5) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

“appointed day” (see section 242 of that Act);

“secure contract” (see section 8 of that Act).”

(3) In section 46(1) (application of Part 6, etc), after subsection (1), insert—

“(1A) But this Part does not apply if the dwelling is in Wales and is subject to an occupation contract (see section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)).”

### Housing Act 1988

16.—(1) The Housing Act 1988(2) is amended as follows.

(2) In section 1(3) (assured tenancies), in subsection (1), after “dwelling-house”, in the first place it occurs, insert “in England”.

(3) After section 1, insert—

#### “1A. Application of Chapters 1, 2 and 3 of this Part to dwelling in Wales

(1) As a result of section 239 of the Renting Homes (Wales) Act 2016 (anaw 1), no tenancy or licence (whenever made) of a dwelling-house that is in Wales can be an assured tenancy or an assured agricultural occupancy.

(2) Accordingly, subject to subsection (3), nothing in sections 1 to 25 of this Act applies to a dwelling-house in Wales.

(3) The provisions of this Act which are referred to in Schedule 10 to the Local Government and Housing Act 1989 (c. 42) continue to apply, for the purposes of that

(1) Diwygiwyd adran 46 gan adran 158 o Ddeddf Cyfundaliad a Diwygio Cyfraith Lesddaliad 2002 (p. 15) a pharagraffau 7 a 9 o Atodlen 11 iddi.  
 (2) 1988 p. 50.  
 (3) Diwygiwyd adran 1 gan adran 10 o Ddeddf Atal Twyll Tai Cymdeithasol 2013 (p. 3) a pharagraff 4 o'r Atodlen iddi, adran 227 o Ddeddf Tai 1996 (p. 52) a Rhan 13 o Atodlen 19 iddi, a rheoliad 2 o Reoliadau Cyfeiriadau at Ardrethu (Tai) 1990 (O.S. 1990/434) a pharagraff 27 o'r Atodlen iddynt.

(1) Section 46 was amended by section 158 of and paragraphs 7 and 9 of Schedule 11 to the Commonhold and Leasehold Reform Act 2002 (c. 15).  
 (2) 1988 c. 50.  
 (3) Section 1 was amended by section 10 of and paragraph 4 of the Schedule to the Prevention of Social Housing Fraud Act 2013 (c. 3), section 227 of and Part 13 of Schedule 19 to the Housing Act 1996 (c. 52) and regulation 2 of and paragraph 27 of the Schedule to the References to Rating (Housing) Regulations 1990 (S.I. 1990/434).



Schedule, to a dwelling-house in Wales which is subject to a long tenancy.

(4) For the purposes of subsection (3), “long tenancy” has the meaning given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016.”

(4) Yn adran 35 (dileu cyfundrefnau arbennig ar gyfer tenantiaethau cymdeithasau tai etc), yn is-adran (3)(1), ar ôl “secure tenancy”, mewnosoder “or a secure contract”.

(5) Yn adran 37 (dim tenantiaethau sicr pellach o dan Ddeddf Tai 1980), ar ôl is-adran (6), mewnosoder—

“(7) Nothing in this section that purports to grant an assured tenancy, or purports to grant a contract for the grant of an assured tenancy, applies to a dwelling-house in Wales (see section 240 of the Renting Homes (Wales) Act 2016 (anaw 1) for provision about the conversion of existing tenancies to occupation contracts, and section 241 for provision about pre-existing contracts).”

(6) Yn adran 38(2) (trosglwyddo tenantiaethau presennol o'r sector cyhoeddus i'r sector preifat)—

(a) yn is-adran (4A), ar ôl “secure tenancy”, mewnosoder “or a secure contract”;

(b) yn is-adran (4B)—

(i) ar ôl “under a secure tenancy”, mewnosoder “or a secure contract”;

(ii) ar ôl “to be a secure tenancy”, mewnosoder “or secure contract”.

(7) Yn adran 45(3) (dehongli Rhan 1), yn is-adran (1), yn y lle priodol yn nhrefn yr wyddor, mewnosoder—

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);”.

Schedule, to a dwelling-house in Wales which is subject to a long tenancy.

(4) For the purposes of subsection (3), “long tenancy” has the meaning given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016.”

(4) In section 35 (removal of special regimes for tenancies of housing associations etc), in subsection (3)(1), after “secure tenancy”, insert “or a secure contract”.

(5) In section 37 (no further assured tenancies under the Housing Act 1980), after subsection (6), insert—

“(7) Nothing in this section that purports to grant an assured tenancy, or purports to grant a contract for the grant of an assured tenancy, applies to a dwelling-house in Wales (see section 240 of the Renting Homes (Wales) Act 2016 (anaw 1) for provision about the conversion of existing tenancies to occupation contracts, and section 241 for provision about pre-existing contracts).”

(6) In section 38(2) (transfer of existing tenancies from public to private sector)—

(a) in subsection (4A), after “secure tenancy”, insert “or a secure contract”;

(b) in subsection (4B)—

(i) after “under a secure tenancy”, insert “or a secure contract”;

(ii) after “to be a secure tenancy”, insert “or secure contract”.

(7) In section 45(3) (interpretation of Part 1), in subsection (1), at the appropriate place in alphabetical order, insert—

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);”.

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(1) Diwygiwyd adran 35(3) gan erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 63 a 66 o Atodlen 2 iddo ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 18(2) o Atodlen 2 iddo.

(2) Mewnosodwyd adran 38(4A) gan adran 194 o Ddeddf Llywodraeth Leol a Thai 1989 (p. 42) a pharagraff 106 o Atodlen 11 iddi, ac fe'i diwygiwyd gan erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Diwygiadau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 63 a 67 o Atodlen 2 iddo, ac erthygl 5 o Orchymyn Deddf Tai 1996 (Darpariaethau Canlyniadol) 1996 (O.S. 1996/2325) a pharagraff 18(3) o Atodlen 2 iddo. Mewnosodwyd adran 38(4B) gan erthygl 2 o Orchymyn Deddf Llywodraeth Cymru 1998 (Tai) (Diwygio) 1999 (O.S. 1999/61) a pharagraff 3 o'r Atodlen iddo. Mae diwygiadau eraill i adran 38 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(3) Diwygiwyd adran 45(1) gan erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwlysoedd 2013 (O.S. 2013/1036) a pharagraffau 80 a 94 o Atodlen 1 iddo.

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(1) Section 35(3) was amended by article 5 of and paragraphs 63 and 66 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866) and article 5 of and paragraph 18(2) of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325).

(2) Section 38(4A) was inserted by section 194 of and paragraph 106 of Schedule 11 to the Local Government and Housing Act 1989 (c. 42) and amended by article 5 of and paragraphs 63 and 67 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866) and article 5 of and paragraph 18(3) of Schedule 2 to the Housing Act 1996 (Consequential Provisions) Order 1996 (S.I. 1996/2325). Section 38(4B) was inserted by article 2 of and paragraph 3 of the Schedule to the Government of Wales Act 1998 (Housing) (Amendments) Order 1999 (S.I. 1999/61). There are other amendments to section 38 which are not relevant to these Regulations.

(3) Section 45(1) was amended by article 6(1) of and paragraphs 80 and 94 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

(8) Yn adran 61(1) (ymgyngori a chyhoeddusrwydd), yn is-adran (2), ar ôl “secure tenants or introductory tenants”, mewnosoder “or secure contract-holders or introductory standard contract-holders”.

(9) Yn adran 75(2) (darpariaethau atodol o ran gorchmynion trosglwyddo), yn is-adran (3)—

- (a) ar ôl “secure tenant”, mewnosoder “,” a hepgorer “or”;
- (b) ar ôl “introductory tenant”, mewnosoder “, tenant who is a secure contract-holder or tenant who is an introductory standard contract-holder”.

(10) Yn adran 79(3) (gwaredu tir gan ymddiriedolaethau gweithredu tai)—

- (a) yn is-adran (2)—
  - (i) ar ôl “secure tenancy”, mewnosoder “,” a hepgorer “or”;
  - (ii) ar ôl “introductory tenancy”, mewnosoder “, a tenancy which is a secure contract or a tenancy which is an introductory standard contract”;
- (b) yn is-adran (5A) ar ôl “introductory tenancies”, mewnosoder “, tenancies which are secure contracts and tenancies which are introductory standard contracts”.

(11) Yn adran 82(4) (darparu cymorth cyfreithiol i denantiaid ar ôl gwaredu), yn is-adran (1)—

- (a) yn lle paragraff (a), rhodder—

(8) In section 61(1) (consultation and publicity), in subsection (2), after “secure tenants or introductory tenants”, insert “or secure contract-holders or introductory standard contract-holders”.

(9) In section 75(2) (supplementary provisions as to transfer orders), in subsection (3)—

- (a) after “secure tenant”, insert “,” and omit “or”;
- (b) after “introductory tenant”, insert “, tenant who is a secure contract-holder or tenant who is an introductory standard contract-holder”.

(10) In section 79(3) (disposal of land by housing action trusts)—

- (a) in subsection (2)—
  - (i) after “secure tenancy”, insert “,” and omit “or”;
  - (ii) after “introductory tenancy”, insert “, a tenancy which is a secure contract or a tenancy which is an introductory standard contract”;
- (b) in subsection (5A) after “introductory tenancies”, insert “, tenancies which are secure contracts and tenancies which are introductory standard contracts”.

(11) In section 82(4) (provision of legal assistance to tenants after disposal), in subsection (1)—

- (a) for paragraph (a), substitute—

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(1) Diwygiwyd adran 61 gan baragraff 9 o Atodlen 22 i Ddeddf Dadreoleiddio 2015 (p. 20) ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a paragraff 6(a) o Atodlen 1 iddo.

(2) Diwygiwyd adran 75 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a paragraff 6(b) o Atodlen 1 iddo.

(3) Diwygiwyd adran 79 gan adrannau 55(1) a 227 o Ddeddf Tai 1996 (p. 52) a paragraff 11 o Atodlen 3 iddi a Rhan 1 o Atodlen 19 iddi, adrannau 124(1) a 187(2) o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28) ac Atodlen 22 iddi, adran 45(2) o Ddeddf Tai 1985 (p. 68), erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a paragraff 6(c) a (d) o'r Atodlen iddo, ac erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Diwygiadau Canlyniadol) 2010 (O.S. 2010/866) a paragraffau 63 a 70 o Atodlen 2 iddo.

(4) Diwygiwyd adran 82 gan adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a paragraff 42 o Atodlen 8 iddi, adran 140 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a paragraff 69(2) o Atodlen 16 iddi, adran 24 o Ddeddf Mynediad at Gyfiawnder 1999 (p. 22) a paragraffau 42 a 43 o Atodlen 4 iddi, adrannau 38(1) a 39(1) o Ddeddf Cymorth Cyfreithiol, Dedfrydu a Chosbi Troseddwyd 2012 (p. 10) a paragraff 37 o Atodlen 5 iddi, erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a paragraffau 63 a 72 o Atodlen 2 iddo, erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a paragraff 6(f) o'r Atodlen iddo, ac fe'i haddaswyd gan adran 9 o Ddeddf Gweinyddu Cyfiawnder 1985 (p. 61).

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(1) Section 61 was amended by paragraph 9 of Schedule 22 to the Deregulation Act 2015 (c. 20) and article 2 of and paragraph 6(a) of Schedule 1 to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(2) Section 75 was amended by article 2 of and paragraph 6(b) of Schedule 1 to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(3) Section 79 was amended by sections 55(1) and 227 of and paragraph 11 of Schedule 3 and Part 1 of Schedule 19 to the Housing Act 1996 (c. 52), sections 124(1) and 187(2) of and Schedule 22 to the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28), section 45(2) of the Housing Act 1985 (c. 68), article 2 of and paragraph 6(c) and (d) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74) and article 5 of and paragraphs 63 and 70 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866).

(4) Section 82 was amended by section 81 of and paragraph 42 of Schedule 8 to the Civil Partnership Act 2004 (c. 33), section 140 of and paragraph 69(2) of Schedule 16 to the Government of Wales Act 1998 (c. 38), section 24 of and paragraphs 42 and 43 of Schedule 4 to the Access to Justice Act 1999 (c. 22), sections 38(1) and 39(1) of and paragraph 37 of Schedule 5 to the Legal Aid, Sentencing and Punishment of Offenders Act 2012 (c. 10), article 5 of and paragraphs 63 and 72 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), article 2 of and paragraph 6(f) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74) and modified by section 9 of the Administration of Justice Act 1985 (c. 61).

“(a) was the secure tenant, introductory tenant, secure contract holder or introductory standard contract-holder of the house immediately before the disposal; or”;

(b) yn lle paragraff (b), rhodder—

“(b) is the widow, widower or surviving civil partner of the person who was then the secure tenant, introductory tenant, secure contract-holder, or introductory standard contract-holder of it.”

(12) Yn adran 84(1) (darpariaethau sy'n gymwys i warediadau tai annedd sy'n ddarostyngedig i denantiaethau diogel)—

(a) yn lle is-adran (1)(a), rhodder—

“(a) a housing action trust proposes to make a disposal of one or more houses let on secure tenancies, introductory tenancies, tenancies which are secure contracts or tenancies which are introductory standard contracts which would result in a person who, before the disposal, is a secure tenant, an introductory tenant, a tenant who is a secure contract-holder or a tenant who is an introductory contract-holder of the trust becoming, after the disposal, the tenant of another person, and”;

(b) yn is-adran (4)—

(i) ar ôl “in writing on”, mewnosoder “the tenant who is the secure contract-holder, the tenant who is the introductory standard contract-holder,”;

(ii) ym mharagraff (c), ar ôl “his position as a”, mewnosoder “tenant who is a secure contract-holder, tenant who is an introductory contract-holder,”.

(13) Yn adran 84A(2) (trosglwyddo drwy orchymyn dai annedd penodol a osodir ar denantiaethau diogel)—

(a) yn is-adran (6), ar ôl “which is let on”, mewnosoder “a tenancy which is a secure contract, a tenancy which is an introductory standard contract,”;

“(a) was the secure tenant, introductory tenant, secure contract holder or introductory standard contract-holder of the house immediately before the disposal; or”;

(b) for paragraph (b), substitute—

“(b) is the widow, widower or surviving civil partner of the person who was then the secure tenant, introductory tenant, secure contract-holder, or introductory standard contract-holder of it.”

(12) In section 84(1) (provisions applicable to disposals of dwelling-houses subject to secure tenancies)—

(a) for subsection (1)(a), substitute—

“(a) a housing action trust proposes to make a disposal of one or more houses let on secure tenancies, introductory tenancies, tenancies which are secure contracts or tenancies which are introductory standard contracts which would result in a person who, before the disposal, is a secure tenant, an introductory tenant, a tenant who is a secure contract-holder or a tenant who is an introductory contract-holder of the trust becoming, after the disposal, the tenant of another person, and”;

(b) in subsection (4)—

(i) after “in writing on”, insert “the tenant who is the secure contract-holder, the tenant who is the introductory standard contract-holder,”;

(ii) in paragraph (c), after “his position as a”, insert “tenant who is a secure contract-holder, tenant who is an introductory contract-holder,”.

(13) In section 84A(2) (transfer by order of certain dwelling-houses let on secure tenancies)—

(a) in subsection (6), after “which is let on”, insert “a tenancy which is a secure contract, a tenancy which is an introductory standard contract,”;

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(1) Diwygiwyd adran 84 gan adrannau 124 a 125 o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28) ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(g) o Atodlen 1 iddo.

(2) Mewnosodwyd adran 84A gan adran 125(5) o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28) ac fe'i diwygiwyd gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(h) ac (i) o'r Atodlen iddo.

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(1) Section 84 was amended by sections 124 and 125 of the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28) and article 2 of and paragraph 6(g) of Schedule 1 to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(2) Section 84A was inserted by section 125(5) of the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28) and amended by article 2 of and paragraph 6(h) and (i) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

- (b) yn is-adran (7)(a), ar ôl “letting, on”, mewnosoder “tenancies which are secure contracts or tenancies which are introductory standard contracts.”

(14) Yn adran 85 (rhenti yn gyffredinol), ar ôl is-adran (2), mewnosoder—

“(3) The Renting Homes (Wales) Act 2016 (anaw 1) which provides for the variation of rent and other consideration payable under an occupation contract (for provision in relation to secure contracts see section 104 (variation of rent) and section 105 (variation of other consideration); for periodic standard contracts see section 123 (variation of rent) and section 124 (variation of other consideration); and for fixed term standard contracts see section 134 (variation) and section 135 (limitation on variation)) shall apply in respect of any housing accommodation subject to an occupation contract.”

(15) Yn adran 86(1) (cynyddu'r rhent pan na fo tenantiaeth yn ddiogel), yn is-adran (1)—

- (a) ar ôl “secure tenancy”, mewnosoder “,” a hepgorer “or”;
- (b) ar ôl “introductory tenancy”, mewnosoder “, or an occupation contract”.

(16) Yn adran 92(2) (dehongli Rhan 3), ar ôl is-adran (1), mewnosoder—

“(1A) The following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

“contract-holder” (see section 7 of that Act);

“introductory standard contract” (see section 16 of that Act);

“occupation contract” (see section 7 of that Act);

“secure contract” (see section 8 of that Act).”

- (b) in subsection (7)(a), after “letting, on”, insert “tenancies which are secure contracts or tenancies which are introductory standard contracts.”

(14) In section 85 (rents generally), after subsection (2), insert—

“(3) The Renting Homes (Wales) Act 2016 (anaw 1) which provides for the variation of rent and other consideration payable under an occupation contract (for provision in relation to secure contracts see section 104 (variation of rent) and section 105 (variation of other consideration); for periodic standard contracts see section 123 (variation of rent) and section 124 (variation of other consideration); and for fixed term standard contracts see section 134 (variation) and section 135 (limitation on variation)) shall apply in respect of any housing accommodation subject to an occupation contract.”

(15) In section 86(1) (increase of rent where tenancy not secure), in subsection (1)—

- (a) after “secure tenancy”, insert “,” and omit “or”;
- (b) after “introductory tenancy”, insert “, or an occupation contract”.

(16) In section 92(2) (interpretation of Part 3), after subsection (1), insert—

“(1A) The following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

“contract-holder” (see section 7 of that Act);

“introductory standard contract” (see section 16 of that Act);

“occupation contract” (see section 7 of that Act);

“secure contract” (see section 8 of that Act).”

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(1) Diwygiwyd adran 86 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(j) o'r Atodlen iddo.

(2) Diwygiwyd adran 92 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 6(k) o Atodlen 1 iddo, ac adran 4 o Ddeddf Cynllunio (Darpariaethau Canlyniadol) 1990 (p. 11) a pharagraff 79(4) o Atodlen 2 iddi.

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(1) Section 86 was amended by article 2 of and paragraph 6(j) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(2) Section 92 was amended by article 2 of and paragraph 6(k) of Schedule 1 to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74) and section 4 of and paragraph 79(4) of Schedule 2 to the Planning (Consequential Provisions) Act 1990 (c. 11).

(17) Yn adran 133(1) (cydsyniad yn ofynnol ar gyfer gwarediadau dilynol penodol), yn is-adran (11), ar ôl paragraff (f), mewnosoder—

“(fa)the grant of an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);”.

(18) Yn Atodlen 1 (tenantiaethau na chânt fod yn denantiaethau sicr)—

- (a) ym mharagraff 12(2) (tenantiaethau awdurdod lleol etc)—
  - (i) yn is-baragraff (1)(h) hepgorer y geiriau o “unless” hyd at y diwedd;
  - (ii) hepgorer is-baragraff (3);
- (b) ym mharagraff 12ZA(3) (tenantiaethau ymyriad teuluol)—
  - (i) yn is-baragraff (10)—
    - (aa) ym mharagraff (a) yn lle “; and”, rhodder “.”;
    - (bb) hepgorer paragraff (b);
  - (ii) yn is-baragraff (11)—
    - (aa) ym mharagraff (a) yn lle “; and”, rhodder “.”;
    - (bb) hepgorer paragraff (b);
  - (iii) yn is-baragraff (12), yn y diffiniad o “appropriate national authority”—
    - (aa) ym mharagraff (a) yn lle “; and”, rhodder “.”;

(17) In section 133(1) (consent required for certain subsequent disposals), in subsection (11), after paragraph (f), insert—

“(fa)the grant of an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);”.

(18) In Schedule 1 (tenancies which cannot be assured tenancies)—

- (a) in paragraph 12(2) (local authority tenancies etc)—
  - (i) in sub-paragraph (1)(h) omit the words from “unless” to the end;
  - (ii) omit sub-paragraph (3);
- (b) in paragraph 12ZA(3) (family intervention tenancies)—
  - (i) in sub-paragraph (10)—
    - (aa) in paragraph (a) for “; and”, substitute “.”;
    - (bb) omit paragraph (b);
  - (ii) in sub-paragraph (11)—
    - (aa) in paragraph (a) for “; and”, substitute “.”;
    - (bb) omit paragraph (b);
  - (iii) in sub-paragraph (12), in the definition of “appropriate national authority”—
    - (aa) in paragraph (a) for “; and”, substitute “.”;

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(1) Diwygiwyd adran 133(11) gan adran 13(3) o Deddf Rheoleiddio Landlordiaid Cymdeithasol Cofrestredig (Cymru) 2018 (dccc 4). Mae diwygiadau eraill i adran 133 o Ddeddf 1988 nad dydynt yn berthnasol i'r Rheoliadau hyn.

(2) Diwygiwyd paragraff 12 o Atodlen 1 gan adran 152 o Ddeddf Llywodraeth Cymru 1998 (p. 38) a Rhan 4 o Atodlen 18 iddi, adran 22 o Ddeddf Lleoliaeth 2011 (p. 20) a pharagraffau 25 a 29 o Atodlen 22 iddi, adran 209(2) o Ddeddf Llywodraeth Leol a Chynnwys y Cyhoedd mewn Iechyd 2007 (p. 28) a pharagraff 44 o Ran 2 o Atodlen 13 iddi, adran 59 o Ddeddf Dadreoleiddio 2015 (p. 20) a pharagraff 6 o Ran 3 o Atodlen 13 iddi, adrannau 22 a 39 o Ddeddf Llywodraeth Leol (Cymru) 1994 (p. 19) a pharagraff 9 o Atodlen 8 iddi, a pharagraff 31 o Atodlen 13 iddi, adran 137 o Ddeddf Tai (Cymru) 2014 (dccc 7), adran 78 o Ddeddf yr Amgylchedd 1995 (p. 25) a pharagraff 28 o Atodlen 10 iddi, adrannau 6 a 9 o Ddeddf Plismona a Throseddau 2017 (p. 3) a pharagraffau 56 a 58 o Ran 2 o Atodlen 1 iddi, a pharagraffau 81 a 83 o Ran 2 o Atodlen 2 iddi, adran 119 o Ddeddf Democratiaeth Leol, Datblygu Economaidd ac Adeiladu 2009 (p. 20) a pharagraff 79 o Atodlen 6 iddi, adran 43 o Ddeddf yr Heddlu a Llysoedd Ynadon 1994 (p. 29) a pharagraff 62 o Ran 2 o Atodlen 4 iddi ac adran 99 o Ddeddf Diwygio'r Heddlu a Chyfrifoldeb Cymdeithasol 2011 (p. 13) a pharagraff 178 o Ran 3 o Atodlen 16 iddi.

(3) Mewnosodwyd paragraff 12ZA o Atodlen 1 gan adran 297 o Ddeddf Tai ac Adfywio 2008 (p. 17) ac fe'i diwygiwyd gan adran 181(1) o Ddeddf Ymddygiad Gwrthgymdeithasol, Troseddau a Phlismona 2014 (p. 12) a pharagraff 20 o Ran 1 o Atodlen 11 iddi ac erthygl 6 o Orchymyn Deddf Tai ac Adfywio 2008 (Cofrestru Awdurdodau Lleol) 2010 (O.S. 2010/844) a pharagraff 21 o Atodlen 2 iddo.

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(1) Section 133(11) was amended by section 13(3) of the Regulation of Registered Social Landlords (Wales) Act 2018 (anaw 4). There are other amendments to section 133 of the 1988 Act which are not relevant to these Regulations.

(2) Paragraph 12 of Schedule 1 was amended by section 152 of and Part 4 of Schedule 18 to the Government of Wales Act 1998 (c. 38), section 22 of and paragraphs 25 and 29 of Schedule 22 of Localism Act 2011 (c. 20), section 209(2) of and paragraph 44 of Part 2 of Schedule 13 to the Local Government and Public Involvement in Health Act 2007 (c. 28), section 59 of and paragraph 6 of Part 3 of Schedule 13 to Deregulation Act 2015 (c. 20), sections 22 and 39 of and paragraph 9 of Schedule 8 to and paragraph 31 of Schedule 13 to the Local Government (Wales) Act 1994 (c. 19), section 137 of the Housing (Wales) Act 2014 (anaw 7), section 78 of and paragraph 28 of Schedule 10 to the Environment Act 1995 (c. 25), sections 6 and 9 of and paragraphs 56 and 58 of Part 2 of Schedule 1 and paragraphs 81 and 83 of Part 2 of Schedule 2 to the Policing and Crime Act 2017 (c. 3), section 119 of and paragraph 79 of Schedule 6 to the Local Democracy, Economic Development and Construction Act 2009 (c. 20), section 43 of and paragraph 62 of Part 2 of Schedule 4 to the Police and Magistrates' Courts Act 1994 (c. 29) and section 99 of and paragraph 178 of Part 3 of Schedule 16 to the Police Reform and Social Responsibility Act 2011 (c. 13).

(3) Paragraph 12ZA of Schedule 1 was inserted by section 297 of the Housing and Regeneration Act 2008 (c. 17) and amended by section 181(1) of and paragraph 20 of Part 1 of Schedule 11 to the Anti-social Behaviour, Crime and Policing Act 2014 (c. 12) and article 6 of and paragraph 21 of Schedule 2 to the Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010 (S.I. 2010/844).

(bb) hepgorer paragraff (b).

### **Deddf Landlord a Tenant 1988**

**17.**—(1) Mae Deddf Landlord a Tenant 1988(1) wedi ei diwygio fel a ganlyn.

(2) Yn adran 5(3)(2) (dehongli), ar y diwedd, mewnosoder “or to an occupation contract (within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)).”

### **Deddf Llywodraeth Leol a Thai 1989**

**18.**—(1) Mae Deddf Llywodraeth Leol a Thai 1989(3) wedi ei diwygio fel a ganlyn.

(2) Yn adran 74(5)(b) (dyletswydd i gadw Cyfrif Refeniw Tai), ar y diwedd, mewnosoder “or which is a long tenancy within the meaning given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) Yn adran 173 (cydsyniad sy’n ofynnol ar gyfer gwarediadau dilynol)—

(a) yn is-adran (1)(4) ar ôl “a secure tenancy”, mewnosoder “or, in Wales, a secure contract”;

(b) yn is-adran (10)—

(i) ar ddiwedd paragraff (a), hepgorer “and”;

(ii) ar ddiwedd paragraff (b), yn lle’r atalnod llawn, rhodder “; and”;

(iii) ar ôl paragraff (b), mewnosoder—

“(c) “secure contract” has the same meaning as in section 8 of the Renting Homes Wales Act 2016 (anaw 1).”

(4) Yn adran 186 (diogelwch deiliadaeth wrth ddod â thenantiaethau preswyl hir i ben)—

(a) yn is-adran (1), ar ôl “assured periodic tenancies”, mewnosoder “or standard occupation contracts”;

(b) ar ôl is-adran (1), mewnosoder—

“(1A) In this section, “standard occupation contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(bb) omit paragraph (b).

### **Landlord and Tenant Act 1988**

**17.**—(1) The Landlord and Tenant Act 1988(1) is amended as follows.

(2) In section 5(3)(2) (interpretation), at the end, insert “or to an occupation contract (within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)).”

### **Local Government and Housing Act 1989**

**18.**—(1) The Local Government and Housing Act 1989(3) is amended as follows.

(2) In section 74(5)(b) (duty to keep Housing Revenue Account), at the end, insert “or which is a long tenancy within the meaning given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) In section 173 (consent required for subsequent disposals)—

(a) in subsection (1)(4) after “a secure tenancy”, insert “or, in Wales, a secure contract”;

(b) in subsection (10)—

(i) at the end of paragraph (a), omit “and”;

(ii) at the end of paragraph (b), for the full stop, substitute “; and”;

(iii) after paragraph (b), insert—

“(c) “secure contract” has the same meaning as in section 8 of the Renting Homes Wales Act 2016 (anaw 1).”

(4) In section 186 (security of tenure on ending of long residential tenancies)—

(a) in subsection (1), after “assured periodic tenancies”, insert “or standard occupation contracts”;

(b) after subsection (1), insert—

“(1A) In this section, “standard occupation contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016 (anaw 1).”

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(1) 1988 p. 26.

(2) Diwygiwyd adran 5(3) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 5 o'r Atodlen iddo.

(3) 1989 p. 42.

(4) Diwygiwyd adran 173(1) gan adran 191(4)(a) o Ddeddf Tai ac Adfywio 2008 (p. 17) a rheoliad 1(2) o Reoliadau Deddf Rheoleiddio Landlordiaid Cymdeithasol Cofrestredig (Cymru) 2018 (Diwygiadau Canlyniadol) 2018 (O.S. 2018/870 (Cy. 171)).

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(1) 1988 c. 26.

(2) Section 5(3) was amended by article 2 of and paragraph 5 of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(3) 1989 c. 42.

(4) Section 173(1) was amended by section 191(4)(a) of the Housing and Regeneration Act 2008 (c. 17) and regulation 1(2) of the Regulation of Registered Social Landlords (Wales) Act 2018 (Consequential Amendments) Regulations 2018 (S.I. 2018/870 (W. 171)).

(5) Yn Atodlen 10 (sicrwydd deiliadaeth wrth ddod â thenantiaethau preswyl hir i ben)—

(a) ym mharagraff 1(1) (rhagarweiniol), yn is-baragraff (1), yn lle'r geiriau o “are such that” hyd at y diwedd, rhodder—

“are such that—

(a) in relation to a dwelling-house in England, if the tenancy were not at a low rent, it would at that time be an assured tenancy within the meaning of Part 1 of the Housing Act 1988 (c. 50);

(b) in relation to a dwelling-house in Wales, if the tenancy were not at a low rent and assured tenancies had not been abolished in Wales (by section 239 of the Renting Homes (Wales) Act 2016), it would at that time be an assured tenancy within the meaning of Part 1 of the Housing Act 1988.”;

(b) ar ôl paragraff 1, mewnosoder—

“1A.—(1) In relation to a dwelling-house in Wales, when a long tenancy not at a low rent—

(a) comes to an end after the appointed day,

(b) the fixed term has come to an end otherwise than by virtue of—

(i) an order of the court, or

(ii) a surrender or other action on the part of the tenant,

(c) at that time, it would have been an assured tenancy, within the meaning of Part 1 of the Housing Act 1988, if assured tenancies had not been abolished in Wales (by section 239 of the Renting Homes (Wales) Act 2016), and

(d) the tenant remains in occupation of the dwelling-house after the end of the term,

the landlord and the tenant are to be treated as having made a new periodic standard contract in relation to the dwelling-house.

(2) The new contract arising under subparagraph (1)—

(a) has an occupation date falling immediately after the end of the fixed term,

(5) In Schedule 10 (security of tenure on ending of long residential tenancies)—

(a) in paragraph 1(1) (preliminary), in subparagraph (1), for the words from “are such that” to the end, substitute—

“are such that—

(a) in relation to a dwelling-house in England, if the tenancy were not at a low rent, it would at that time be an assured tenancy within the meaning of Part 1 of the Housing Act 1988 (c. 50);

(b) in relation to a dwelling-house in Wales, if the tenancy were not at a low rent and assured tenancies had not been abolished in Wales (by section 239 of the Renting Homes (Wales) Act 2016), it would at that time be an assured tenancy within the meaning of Part 1 of the Housing Act 1988.”;

(b) after paragraph 1, insert—

“1A.—(1) In relation to a dwelling-house in Wales, when a long tenancy not at a low rent—

(a) comes to an end after the appointed day,

(b) the fixed term has come to an end otherwise than by virtue of—

(i) an order of the court, or

(ii) a surrender or other action on the part of the tenant,

(c) at that time, it would have been an assured tenancy, within the meaning of Part 1 of the Housing Act 1988, if assured tenancies had not been abolished in Wales (by section 239 of the Renting Homes (Wales) Act 2016), and

(d) the tenant remains in occupation of the dwelling-house after the end of the term,

the landlord and the tenant are to be treated as having made a new periodic standard contract in relation to the dwelling-house.

(2) The new contract arising under subparagraph (1)—

(a) has an occupation date falling immediately after the end of the fixed term,

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(1) Mae diwygiadau i baragraff 1 o Atodlen 10 nad ydynt yn berthnasol i'r Rheoliadau hyn.

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(1) There are amendments to paragraph 1 of Schedule 10 which are not relevant to these Regulations.

- (b) has rental periods that are the same as those for which rent was last payable under the fixed term tenancy, and
- (c) incorporates the fundamental and supplementary provisions applicable to periodic standard contracts as terms of the new contract without modification.

(3) Subject to sub-paragraph (2), the new contract has the same terms as the long tenancy immediately before it ended.

(4) A new occupation contract does not arise as described in sub-paragraph (1) if the landlord and the contract-holder have made a new occupation contract in relation to the same (or substantially the same) dwelling which has an occupation date falling immediately after the long tenancy ends.

(5) If, before or on the occupation date of a new occupation contract arising as described in sub-paragraph (1) or (4)—

- (a) the tenant enters into an obligation to do an act which will cause the new contract to end, or
- (b) the tenant gives any notice or other document that would, but for this paragraph, cause the new contract to end,

the obligation is unenforceable or (as the case may be) the notice or document is of no effect.

(6) The requirement in section 39(1) of the 2016 Act (provision by landlord of information about the landlord) does not apply in relation to a periodic standard contract arising under sub-paragraph (1).”;

(c) ym mharagraff 2(1)—

(i) ar ôl is-baragraff (2), mewnosoder—

“(2A) The following terms have the same meaning as in the Renting Homes (Wales) Act 2016—

- “appointed day” (see section 242 of that Act);
- “contract-holder” (see section 7 of that Act);
- “fundamental term” (see section 19 of that Act);
- “standard contract” (see section 8 of that Act);

- (b) has rental periods that are the same as those for which rent was last payable under the fixed term tenancy, and
- (c) incorporates the fundamental and supplementary provisions applicable to periodic standard contracts as terms of the new contract without modification.

(3) Subject to sub-paragraph (2), the new contract has the same terms as the long tenancy immediately before it ended.

(4) A new occupation contract does not arise as described in sub-paragraph (1) if the landlord and the contract-holder have made a new occupation contract in relation to the same (or substantially the same) dwelling which has an occupation date falling immediately after the long tenancy ends.

(5) If, before or on the occupation date of a new occupation contract arising as described in sub-paragraph (1) or (4)—

- (a) the tenant enters into an obligation to do an act which will cause the new contract to end, or
- (b) the tenant gives any notice or other document that would, but for this paragraph, cause the new contract to end,

the obligation is unenforceable or (as the case may be) the notice or document is of no effect.

(6) The requirement in section 39(1) of the 2016 Act (provision by landlord of information about the landlord) does not apply in relation to a periodic standard contract arising under sub-paragraph (1).”;

(c) in paragraph 2(1)—

(i) after sub-paragraph (2), insert—

“(2A) The following terms have the same meaning as in the Renting Homes (Wales) Act 2016—

- “appointed day” (see section 242 of that Act);
- “contract-holder” (see section 7 of that Act);
- “fundamental term” (see section 19 of that Act);
- “standard contract” (see section 8 of that Act);

(1) Diwygiwyd paragraff 2 o Atodlen 10 gan reoliad 2 o Reoliadau Cyfeiriadau at Ardrethu (Tai) 1990 (O.S. 1990/434) a pharagraffau 33 a 34 o'r Atodlen iddynt.

(1) Paragraph 2 of Schedule 10 was amended by regulation 2 of and paragraphs 33 and 34 of the Schedule to the References to Rating (Housing) Regulations 1990 (S.I. 1990/434).



- “written statement” (see section 31 of that Act).”;
- (ii) yn is-baragraff (3), ar y dechrau, mewnosoder “In relation to England.”;
- (iii) ar ôl is-baragraff (3), mewnosoder—  
“(3A) In relation to Wales, “long tenancy” has the meaning given by paragraph 8 of Schedule 2 to the 2016 Act.”;
- (iv) yn is-baragraff (6), ar ôl y diffiniad o “the 1988 Act”, mewnosoder ““the 2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1).”;
- (d) ym mharagraff 4(1) (landlord yn terfynu’r denantiaeth)—
- (i) yn is-baragraff (5)(a), ar ôl “dwelling-house”, mewnosoder “in England”;
- (ii) ar ddiwedd is-baragraff (5)(a), hepgorer “or”;
- (iii) ar ôl is-baragraff (5)(a), mewnosoder—  
“(aa) it proposes a periodic standard occupation contract of the dwelling-house in Wales, the written statement of which is attached to the notice, where—
- (i) the rent for that contract is such that it would not be at a low rent, and
- (ii) section 173 (landlord’s notice) of the 2016 Act is not incorporated as a fundamental term of the contract; or”;
- (iv) yn is-baragraff (6), ar ôl “assured tenancy”, mewnosoder “of the dwelling-house in England.”;
- (v) yn is-baragraff (7)(a), ar ôl “assured tenancy”, mewnosoder “or an occupation contract”;
- (e) ym mharagraff 6(2) (rhent interim)—
- (i) yn is-baragraff (1), ar ôl “assured tenancy”, mewnosoder “or a periodic standard contract”;
- “written statement” (see section 31 of that Act).”;
- (ii) in sub-paragraph (3), at the beginning, insert “In relation to England.”;
- (iii) after sub-paragraph (3), insert—  
“(3A) In relation to Wales, “long tenancy” has the meaning given by paragraph 8 of Schedule 2 to the 2016 Act.”;
- (iv) in sub-paragraph (6), after the definition of “the 1988 Act”, insert ““the 2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1).”;
- (d) in paragraph 4(1) (termination of tenancy by the landlord)—
- (i) in sub-paragraph (5)(a), after “dwelling-house”, insert “in England”;
- (ii) at the end of sub-paragraph (5)(a), omit “or”;
- (iii) after sub-paragraph (5)(a), insert—  
“(aa) it proposes a periodic standard occupation contract of the dwelling-house in Wales, the written statement of which is attached to the notice, where—
- (i) the rent for that contract is such that it would not be at a low rent, and
- (ii) section 173 (landlord’s notice) of the 2016 Act is not incorporated as a fundamental term of the contract; or”;
- (iv) in sub-paragraph (6), after “assured tenancy”, insert “of the dwelling-house in England.”;
- (v) in sub-paragraph (7)(a), after “assured tenancy”, insert “or an occupation contract”;
- (e) in paragraph 6(2) (interim rent)—
- (i) in sub-paragraph (1), after “assured tenancy”, insert “or a periodic standard contract”;

(1) Diwygiwyd paragraff 4 o Atodlen 10 gan erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraff 95 o Ran 1 o Atodlen 1 iddo.

(2) Diwygiwyd paragraff 6 o Atodlen 10 gan erthygl 2(1) o Orchymyn Cyllid Llywodraeth Leol (Tai) (Diwygiadau Canlyniadol) 1993 (O.S. 1993/651) a pharagraff 20 o Atodlen 1 iddo, ac erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraff 95 o Ran 1 o Atodlen 1 iddo.

(1) Paragraph 4 of Schedule 10 was amended by article 6(1) of and paragraph 95 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

(2) Paragraph 6 of Schedule 10 was amended by article 2(1) of and paragraph 20 of Schedule 1 to the Local Government Finance (Housing) (Consequential Amendments) Order 1993 (S.I. 1993/651) and article 6(1) of and paragraph 95 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

- (ii) yn is-baragraff (3)(b), ar ôl “assured tenancy”, mewnosoder “or a periodic standard occupation contract”;
  - (iii) ar ddiwedd is-baragraff (3)(b), hepgorer “and”;
  - (iv) ar ddechrau is-baragraff (3)(c), mewnosoder “in relation to a dwelling-house in England.”;
  - (v) yn lle’r atalnod llawn ar ddiwedd is-baragraff (3)(c), rhodder—  
“; and
  - (d) in relation to a dwelling-house in Wales, which affords the tenant security of tenure equivalent to that afforded by Part 9 of the 2016 Act to periodic standard occupation contracts and in respect of which possession may not be recovered under section 173 (landlord’s notice) of the 2016 Act.”;
  - (f) ym mharagraff 9 (y denantiaeth gyfnodol sicr)—
    - (i) yn y pennawd, ar y diwedd, mewnosoder “or periodic standard contract”;
    - (ii) yn is-baragraff (1), ar ôl “assured tenancy”, mewnosoder “or a periodic standard contract”;
    - (iii) yn is-baragraff (1), ar ôl “assured periodic tenancy”, mewnosoder “or a periodic standard contract”;
    - (iv) yn is-baragraff (2), ar ôl “assured periodic tenancy”, mewnosoder “or periodic standard contract”;
    - (v) yn is-baragraff (4), ar ôl “assured periodic tenancy” yn y ddau le, mewnosoder “or a periodic standard contract”;
  - (g) ym mharagraff 10(1) (rhent cychwynnol o dan denantiaeth gyfnodol sicr a’i thelerau)—
    - (i) yn y pennawd, ar y diwedd, mewnosoder “or periodic standard contract”;
    - (ii) yn is-baragraff (1), ar ôl “assured tenancy”, mewnosoder “or periodic standard contract”;
    - (iii) yn is-baragraff (1)(a)(i), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
- (ii) in sub-paragraph (3)(b), after “assured tenancy”, insert “or a periodic standard occupation contract”;
  - (iii) at the end of sub-paragraph (3)(b), omit “and”;
  - (iv) at the beginning of sub-paragraph (3)(c), insert “in relation to a dwelling-house in England.”;
  - (v) for the full stop at the end of sub-paragraph (3)(c), substitute—  
“; and
  - (d) in relation to a dwelling-house in Wales, which affords the tenant security of tenure equivalent to that afforded by Part 9 of the 2016 Act to periodic standard occupation contracts and in respect of which possession may not be recovered under section 173 (landlord’s notice) of the 2016 Act.”;
  - (f) in paragraph 9 (the assured periodic tenancy)—
    - (i) in the heading, at the end, insert “or periodic standard contract”;
    - (ii) in sub-paragraph (1), after “assured tenancy”, insert “or a periodic standard contract”;
    - (iii) in sub-paragraph (1), after “assured periodic tenancy”, insert “or a periodic standard contract”;
    - (iv) in sub-paragraph (2), after “assured periodic tenancy”, insert “or periodic standard contract”;
    - (v) in sub-paragraph (4), after “assured periodic tenancy” in both places, insert “or a periodic standard contract”;
  - (g) in paragraph 10(1) (initial rent under and terms of assured periodic tenancy)—
    - (i) in the heading, at the end, insert “or periodic standard contract”;
    - (ii) in sub-paragraph (1), after “assured tenancy”, insert “or periodic standard contract”;
    - (iii) in sub-paragraph (1)(a)(i), after “assured periodic tenancy”, insert “or the periodic standard contract”;

(1) Diwygiwyd paragraff 10 o Atodlen 10 gan erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraff 95 o Ran 1 o Atodlen 1 iddo.

(1) Paragraph 10 of Schedule 10 was amended by article 6(1) of and paragraph 95 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

- (iv) yn is-baragraff (1)(b), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
  - (v) yn is-baragraff (2)(b), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
- (h) ym mharagraff 11(1)—
- (i) yn is-baragraff (1)(a), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
  - (ii) yn is-baragraff (3), ar ôl “dwelling-house”, mewnosoder “in England”;
  - (iii) yn is-baragraff (3), ar ôl “(not being an assured shorthold tenancy)”, mewnosoder “, or a periodic standard contract of the dwelling-house in Wales which does not incorporate section 173 (landlord’s notice) of the 2016 Act as a term of the contract”;
  - (iv) yn is-baragraff (3)(c), ar ôl “1988 Act”, mewnosoder “in relation to the dwelling-house in England or under section 173 (landlord’s notice) of the 2016 Act in relation to the dwelling-house in Wales”;
  - (v) yn is-baragraff (5), ar ôl “assured periodic tenancy,”, mewnosoder “or the periodic standard contract”;
  - (vi) yn is-baragraff (5), ar ôl “assured tenancy”, mewnosoder “of the dwelling-house in England”;
  - (vii) yn is-baragraff (5), ar ôl “(not being an assured shorthold tenancy)”, mewnosoder “or a periodic standard contract of the dwelling-house in Wales”;
  - (viii) yn is-baragraff (5)(c), ar ôl “1988 Act”, mewnosoder “of the dwelling-house in England or under section 173 (landlord’s notice) of the 2016 Act of the dwelling-house in Wales”;
  - (ix) yn is-baragraff (8), ar ôl “assured periodic tenancy”, mewnosoder “or the periodic standard contract”;
  - (x) ar ôl is-baragraff (8), mewnosoder—
- (iv) in sub-paragraph (1)(b), after “assured periodic tenancy”, insert “or the periodic standard contract”;
  - (v) in sub-paragraph (2)(b), after “assured periodic tenancy”, insert “or the periodic standard contract”;
- (h) in paragraph 11(1)—
- (i) in sub-paragraph (1)(a), after “assured periodic tenancy”, insert “or the periodic standard contract”;
  - (ii) in sub-paragraph (3), after “dwelling-house”, insert “in England”;
  - (iii) in sub-paragraph (3), after “(not being an assured shorthold tenancy)”, insert “, or a periodic standard contract of the dwelling-house in Wales which does not incorporate section 173 (landlord’s notice) of the 2016 Act as a term of the contract”;
  - (iv) in sub-paragraph (3)(c), after “1988 Act”, insert “in relation to the dwelling-house in England or under section 173 (landlord’s notice) of the 2016 Act in relation to the dwelling-house in Wales”;
  - (v) in sub-paragraph (5), after “assured periodic tenancy,”, insert “or the periodic standard contract”;
  - (vi) in sub-paragraph (5), after “assured tenancy”, insert “of the dwelling-house in England”;
  - (vii) in sub-paragraph (5), after “(not being an assured shorthold tenancy)”, insert “or a periodic standard contract of the dwelling-house in Wales”;
  - (viii) in sub-paragraph (5)(c), after “1988 Act”, insert “of the dwelling-house in England or under section 173 (landlord’s notice) of the 2016 Act of the dwelling-house in Wales”;
  - (ix) in sub-paragraph (8), after “assured periodic tenancy”, insert “or the periodic standard contract”;
  - (x) after sub-paragraph (8), insert—

(1) Diwygiwyd paragraff 11 o Atodlen 10 gan erthygl 2(1) o Orchymyn Cyllid Llywodraeth Leol (Tai) (Diwygiadau Canlyniadol) 1993 (O.S. 1993/651) a pharagraff 20 o Atodlen 1 iddo, ac erthygl 6(1) o Orchymyn Trosoglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraff 95 o Ran 1 o Atodlen 1 iddo.

(1) Paragraph 11 of Schedule 10 was amended by article 2(1) of and paragraph 20 of Schedule 1 to the Local Government Finance (Housing) (Consequential Amendments) Order 1993 (S.I. 1993/651) and article 6(1) of and paragraph 95 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

“(8A) Where the tribunal has determined the terms of the occupation (including a term relating to rent) of a dwelling-house in Wales, the tribunal may—

- (i) attach a written statement of the occupation contract to its order, or
- (ii) order the landlord to give the contract-holder the modified written statement of the contract.”;
- (xi) yn is-baragraff (9), ar ôl “assured periodic tenancy”, mewnosoder “of a dwelling-house in England”;
- (xii) ar ôl is-baragraff (9), mewnosoder—

“(10) Nothing in this Schedule affects the right of the landlord and the contract-holder under the occupation contract of the dwelling-house in Wales to vary by agreement any term of the occupation contract (including a term relating to rent) subject to section 122 of the 2016 Act.”;

- (i) ym mharagraff 12—
  - (i) yn is-baragraff (2), yn lle “of the assured periodic tenancy (including a term relating to the rent)”, rhodder “(including a term relating to the rent) of the assured periodic tenancy of the dwelling-house in England or of the periodic standard contract of a dwelling-house in Wales subject to section 20 (incorporation and modification of fundamental provisions), section 24 (incorporation and modification of supplementary provisions) and section 28 (additional terms) of the 2016 Act.”;
  - (ii) ar ddiwedd is-baragraff (3), mewnosoder “or the periodic standard contract”;
- (j) ym mharagraff 15 (darpariaethau pan nad orchmynnwyd tenant i ildio meddiant)—
  - (i) yn is-baragraff (4) ar ôl “assured tenancy”, mewnosoder “or periodic standard contract”;
  - (ii) yn is-baragraff (7) ar ôl “assured tenancy”, mewnosoder “or an occupation contract”.

### **Deddf Ymsuddiant Glofaol 1991**

**19.—(1)** Mae Deddf Ymsuddiant Glofaol 1991(1) wedi ei diwygio fel a ganlyn.

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(1) 1991 p. 45.

“(8A) Where the tribunal has determined the terms of the occupation (including a term relating to rent) of a dwelling-house in Wales, the tribunal may—

- (i) attach a written statement of the occupation contract to its order, or
- (ii) order the landlord to give the contract-holder the modified written statement of the contract.”;
- (xi) in sub-paragraph (9), after “assured periodic tenancy”, insert “of a dwelling-house in England”;
- (xii) after sub-paragraph (9), insert—

“(10) Nothing in this Schedule affects the right of the landlord and the contract-holder under the occupation contract of the dwelling-house in Wales to vary by agreement any term of the occupation contract (including a term relating to rent) subject to section 122 of the 2016 Act.”;

- (i) in paragraph 12—
  - (i) in sub-paragraph (2), for “of the assured periodic tenancy (including a term relating to the rent)”, substitute “(including a term relating to the rent) of the assured periodic tenancy of the dwelling-house in England or of the periodic standard contract of a dwelling-house in Wales subject to section 20 (incorporation and modification of fundamental provisions), section 24 (incorporation and modification of supplementary provisions) and section 28 (additional terms) of the 2016 Act.”;
  - (ii) at the end of sub-paragraph (3), insert “or the periodic standard contract”;
- (j) in paragraph 15 (provisions where tenant not ordered to give up possession)—
  - (i) in sub-paragraph (4) after “assured tenancy”, insert “or periodic standard contract”;
  - (ii) in sub-paragraph (7) after “assured tenancy”, insert “or an occupation contract”.

### **Coal Mining Subsidence Act 1991**

**19.—(1)** The Coal Mining Subsidence Act 1991(1) is amended as follows.

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(1) 1991 c. 45.

(2) Yn Atodlen 4 (taliadau colli cartref), ym mharagraff 1(1)—

(a) yn is-baragraff (4)—

(i) ar ddiwedd paragraff (e), yn lle'r atalnod llawn, rhodder hanner colon;

(ii) ar ôl paragraff (e), mewnosoder—

“(f) in the case of a dwelling-house in Wales, a right to occupy the dwelling-house under a licence which is a secure contract or under an introductory standard contract.”;

(b) ar ôl is-baragraff (6), mewnosoder—

“(7) In this paragraph the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

“introductory standard contract” (see section 16 of that Act);

“secure contract” (see section 8 of that Act).”

### Deddf Cyllid Llywodraeth Leol 1992

**20.**—(1) Mae adran 6(2) (personau sy'n atebol i dalu'r dreth gyngor) o Ddeddf Cyllid Llywodraeth Leol 1992(3) wedi ei diwygio fel a ganlyn.

(2) Yn is-adran (2), ar ôl paragraff (c), mewnosoder—

“(ca) in the case of a dwelling in Wales, the person is both such a resident and has a tenancy of the whole or any part of the dwelling which is a secure contract or an introductory standard contract;”.

(3) Yn is-adran (6), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““introductory standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 16 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

(2) In Schedule 4 (home loss payments), in paragraph 1(1)—

(a) in sub-paragraph (4)—

(i) at the end of paragraph (e), for the full stop, substitute a semi-colon;

(ii) after paragraph (e), insert—

“(f) in the case of a dwelling-house in Wales, a right to occupy the dwelling-house under a licence which is a secure contract or under an introductory standard contract.”;

(b) after sub-paragraph (6), insert—

“(7) In this paragraph the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

“introductory standard contract” (see section 16 of that Act);

“secure contract” (see section 8 of that Act).”

### Local Government Finance Act 1992

**20.**—(1) Section 6(2) (persons liable to pay council tax) of the Local Government Finance Act 1992(3) is amended as follows.

(2) In subsection (2), after paragraph (c), insert—

“(ca) in the case of a dwelling in Wales, the person is both such a resident and has a tenancy of the whole or any part of the dwelling which is a secure contract or an introductory standard contract;”.

(3) In subsection (6), at the appropriate places in alphabetical order, insert—

““introductory standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 16 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

(1) Diwygiwyd paragraff 1(4)(d) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 7 o'r Atodlen iddo.

(2) Diwygiwyd adran 6 gan adran 13 o Ddeddf Cyllid Llywodraeth Leol 2012 (p. 17), adran 74(1) o Ddeddf Cyllid Llywodraeth Leol 2003 (p. 26), erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 8 o'r Atodlen iddo, a rheoliad 2 o Reoliadau'r Dreth Gyngor (Atebolrwydd ar y Cyd ac Unigol Personau sy'n Ymadael â Gofal) (Cymru) 2022 (O.S. 2022/210 (Cy. 68)).

(3) 1992 p. 14.

(1) Paragraph 1(4)(d) was amended by article 2 of and paragraph 7 of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(2) Section 6 was amended by section 13 of the Local Government Finance Act 2012 (c. 17), section 74(1) of the Local Government Act 2003 (c. 26), article 2 of and paragraph 8 of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74), and regulation 2 of the Council Tax (Joint and Several Liability of Care Leavers) (Wales) Regulations 2022 (S.I. 2022/210 (W. 68)).

(3) 1992 c. 14.

## **Deddf Cyfraniadau a Budd-daliadau Nawdd Cymdeithasol 1992**

**21.**—(1) Mae adran 130C(1) (gorchmynion perthnasol ar gyfer adennill meddiant) o Ddeddf Cyfraniadau a Budd-daliadau Nawdd Cymdeithasol 1992(2) wedi ei diwygio fel a ganlyn.

(2) Yn is-adran (1), ar ôl paragraff (c), mewnosoder—

“(d) an order made under section 157 (breach of contract) of the Renting Homes (Wales) Act 2016 (anaw 1) in relation to a secure contract on the ground that the contract-holder has breached the contract under section 55 (anti-social behaviour and other prohibited conduct) of that Act.”

## **Deddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993**

**22.**—(1) Mae Deddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993(3) wedi ei diwygio fel a ganlyn.

(2) Yn adran 2 (caffael buddiannau lesddaliadol)—

(a) yn is-adran (5)(4), ar ôl “introductory tenancy”, mewnosoder “or a secure contract (or an introductory standard contract)”;

(b) yn is-adran (6)(5), ym mharagraff (a), ar ôl “introductory tenancy”, mewnosoder “or the secure contract (or the introductory standard contract)”;

(c) yn is-adran (6), ym mharagraff (b), yn y ddau le ar ôl “introductory tenancy”, mewnosoder “or the secure contract (or the introductory standard contract)”.

(3) Yn adran 38(1)(6) (dehongli Pennod 1), yn y lleoedd priodol, mewnosoder—

## **Social Security Contributions and Benefits Act 1992**

**21.**—(1) Section 130C(1) (relevant orders for possession) of the Social Security Contributions and Benefits Act 1992(2) is amended as follows.

(2) In subsection (1), after paragraph (c), insert—

“(d) an order made under section 157 (breach of contract) of the Renting Homes (Wales) Act 2016 (anaw 1) in relation to a secure contract on the ground that the contract-holder has breached the contract under section 55 (anti-social behaviour and other prohibited conduct) of that Act.”

## **Leasehold Reform, Housing and Urban Development Act 1993**

**22.**—(1) The Leasehold Reform, Housing and Urban Development Act 1993(3) is amended as follows.

(2) In section 2 (acquisition of leasehold interests)—

(a) in subsection (5)(4), after “introductory tenancy”, insert “or a secure contract (or an introductory standard contract)”;

(b) in subsection (6)(5), in paragraph (a), after “introductory tenancy”, insert “or the secure contract (or the introductory standard contract)”;

(c) in subsection (6), in paragraph (b), in both places after “introductory tenancy”, insert “or the secure contract (or the introductory standard contract)”.

(3) In section 38(1)(6) (interpretation of Chapter 1), at the appropriate places, insert—

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(1) Mewnosodwyd adran 130C gan adran 31(1) o Ddeddf Diwygio Lles 2007 (p. 5) ac fe'i diddymwyd (at ddibenion penodol) gan adran 147 o Ddeddf Diwygio Lles 2012 (p. 5) a Rhan 1 o Atodlen 14 iddi.

(2) 1992 p. 4.

(3) 1993 p. 28.

(4) Diwygiwyd adran 2(5) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(a) o'r Atodlen iddo.

(5) Diwygiwyd adran 2(6) gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(a) o'r Atodlen iddo.

(6) Diwygiwyd adran 38(1) gan adrannau 124 a 180 o Ddeddf Cyfundaliad a Diwygio Cyfraith Lesddaliad 2002 (p. 15) a pharagraffau 2 a 27 o Atodlen 8 iddi ac Atodlen 15 iddi, erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(b) o'r Atodlen iddo ac erthygl 6(1) o Orchymyn Trosglwyddo Swyddogaethau Tribiwnlysoedd 2013 (O.S. 2013/1036) a pharagraffau 99 a 105 o Ran 1 o Atodlen 1 iddo.

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(1) Section 130C was inserted by section 31(1) of the Welfare Reform Act 2007 (c. 5) and has been repealed (for certain purposes) by section 147 of and Part 1 of Schedule 14 to the Welfare Reform Act 2012 (c. 5).

(2) 1992 c. 4.

(3) 1993 c. 28.

(4) Section 2(5) was amended by article 2 of and paragraph 9(a) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(5) Section 2(6) was amended by article 2 of and paragraph 9(a) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(6) Section 38(1) was amended by sections 124 and 180 of and paragraphs 2 and 27 of Schedule 8 and Schedule 15 to the Commonhold and Leasehold Reform Act 2002 (c. 15), article 2 of and paragraph 9(b) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74) and article 6(1) of and paragraphs 99 and 105 of Part 1 of Schedule 1 to the Transfer of Tribunal Functions Order 2013 (S.I. 2013/1036).

““introductory standard contract” has the same meaning given by section 16 of the Renting Homes (Wales) Act 2016 (anaw 1);”;

““secure contract” has the same meaning given by section 8 of the Renting Homes (Wales) Act 2016;”.

(4) Yn adran 69 (cynlluniau rheoli ystad)—

(a) yn is-adran (3), ar ddiwedd paragraff (c), mewnosoder “provided that where obligations are imposed in relation to an occupation contract they are not incompatible with a fundamental provision of the Renting Homes (Wales) Act 2016 (anaw 1)”;

(b) ar ôl is-adran (3), mewnosoder—

“(3A) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

(a) “fundamental provision” (see section 18 (see also section 19) of that Act);

(b) “occupation contract” (see section 7 of that Act).”

(5) Yn Rhan 2 (adlesu gorfodol) o Atodlen 9—

(a) ym mhennawd paragraff 2, ar ôl “secure tenancies”, mewnosoder “or secure contracts”;

(b) ym mharagraff 2(1)(1), ar ôl “an introductory tenancy”, mewnosoder “or a secure contract (or an introductory standard contract)”;

(c) ym mharagraff 2(1)(b), ar ôl “the introductory tenancy”, mewnosoder “or the secure contract (or the introductory standard contract)”;

(d) ym mharagraff 2(2)(2), ar ôl “the introductory tenancy”, mewnosoder “or the secure contract (or the introductory standard contract)”;

(e) ym mhennawd paragraff 3, ar ôl “secure tenancies”, mewnosoder “or secure contracts”;

(f) ym mharagraff 3(1)(3) ar ôl “secure tenancy”, mewnosoder “or secure contract”;

(g) ym mharagraff 4(3), ar ôl “introductory tenancy”, mewnosoder “or the secure contract (or introductory standard contract)”;

(h) ar ôl paragraff 4, mewnosoder—

““introductory standard contract” has the same meaning given by section 16 of the Renting Homes (Wales) Act 2016 (anaw 1);”;

““secure contract” has the same meaning given by section 8 of the Renting Homes (Wales) Act 2016;”.

(4) In section 69 (estate management schemes)—

(a) in subsection (3), at the end of paragraph (c), insert “provided that where obligations are imposed in relation to an occupation contract they are not incompatible with a fundamental provision of the Renting Homes (Wales) Act 2016 (anaw 1)”;

(b) after subsection (3), insert—

“(3A) In this section, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

(a) “fundamental provision” (see section 18 (see also section 19) of that Act);

(b) “occupation contract” (see section 7 of that Act).”

(5) In Part 2 (mandatory leaseback) of Schedule 9—

(a) in the heading to paragraph 2, after “secure tenancies”, insert “or secure contracts”;

(b) in paragraph 2(1)(1), after “an introductory tenancy”, insert “or a secure contract (or an introductory standard contract)”;

(c) in paragraph 2(1)(b), after “the introductory tenancy”, insert “or the secure contract (or the introductory standard contract)”;

(d) in paragraph 2(2)(2), after “the introductory tenancy”, insert “or the secure contract (or the introductory standard contract)”;

(e) in the heading to paragraph 3, after “secure tenancies”, insert “or secure contracts”;

(f) in paragraph 3(1)(3) after “secure tenancy”, insert “or secure contract”;

(g) in paragraph 4(3), after “introductory tenancy”, insert “or the secure contract (or introductory standard contract)”;

(h) after paragraph 4, insert—

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(1) Diwygiwyd paragraff 2(1) o Atodlen 9 gan adran 107(4) o Ddeddf Tai 1996 (p. 52) a pharagraff 20 o Atodlen 10 iddi, ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(d) o'r Atodlen iddo.

(2) Diwygiwyd paragraff 2(2) o Atodlen 9 gan erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 9(d) o'r Atodlen iddo.

(3) Diwygiwyd paragraff 3(1) o Atodlen 9 gan adran 107(4) o Ddeddf Tai 1996 (p. 52) a pharagraff 20 o Atodlen 10 iddi.

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(1) Paragraph 2(1) of Schedule 9 was amended by section 107(4) of and paragraph 20 of Schedule 10 to the Housing Act 1996 (c. 52) and article 2 of and paragraph 9(d) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(2) Paragraph 2(2) of Schedule 9 was amended by article 2 of and paragraph 9(d) of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(3) Paragraph 3(1) of Schedule 9 was amended by section 107(4) of and paragraph 20 of Schedule 10 to the Housing Act 1996 (c. 52).

“4A In this Part of this Schedule, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “introductory standard contract” (see section 16 of that Act);
- (b) “secure contract” (see section 8 of that Act).”

### **Deddf Landlord a Thenant (Cyfamodau) 1995**

23.—(1) Mae Deddf Landlord a Thenant (Cyfamodau) 1995(1) wedi ei diwygio fel a ganlyn.

(2) Ar ôl adran 1(7) (tenantiaethau y mae'r Ddeddf hon yn gymwys iddynt), mewnosoder—

“(8) This Act does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

### **Deddf Cyfraith Teulu 1996**

24.—(1) Mae Deddf Cyfraith Teulu 1996(2) wedi ei diwygio fel a ganlyn.

(2) Yn adran 30(3) (hawliau sy'n ymwneud â chartref pan nad oes gan un briod neu bartner sifil unrhyw ystad etc.) yn is-adran (4)(b)—

- (a) ar ôl “Chapter 1 of Part 5 of the Housing Act 1996”, rhodder “;” yn lle “and”;
- (b) ar ôl “the Prevention of Social Housing Fraud Act 2013”, mewnosoder “and the Renting Homes (Wales) Act 2016 (anaw 1)”.

(3) Yn Atodlen 7 (trosglwyddo tenantiaethau penodol ar ôl ysgaru etc. neu ar ôl i'r cwpwl sy'n cydfyw wahanu)—

- (a) ym mharagraff 1(4) (dehongli), yn y diffiniad o “a relevant tenancy”—
  - (i) ar ddiwedd paragraff (d), hepgorer “or”;
  - (ii) ar ddiwedd paragraff (e), mewnosoder “or”;
- (iii) ar ôl paragraff (e), mewnosoder—

“4A In this Part of this Schedule, the following terms have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—

- (a) “introductory standard contract” (see section 16 of that Act);
- (b) “secure contract” (see section 8 of that Act).”

### **Landlord and Tenant (Covenants) Act 1995**

23.—(1) The Landlord and Tenant (Covenants) Act 1995(1) is amended as follows.

(2) After section 1(7) (tenancies to which this Act applies), insert—

“(8) This Act does not apply to occupation contracts within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1).”

### **Family Law Act 1996**

24.—(1) The Family Law Act 1996(2) is amended as follows.

(2) In section 30(3) (rights concerning home where one spouse or civil partner has no estate, etc.) in subsection (4)(b)—

- (a) after “Chapter 1 of Part 5 of the Housing Act 1996”, for “and”, substitute “;”;
- (b) after “the Prevention of Social Housing Fraud Act 2013”, insert “and the Renting Homes (Wales) Act 2016 (anaw 1)”.

(3) In Schedule 7 (transfer of certain tenancies on divorce etc. or on separation of cohabitants)—

- (a) in paragraph 1(4) (interpretation), in the definition of “a relevant tenancy”—
  - (i) at the end of paragraph (d), omit “or”;
  - (ii) at the end of paragraph (e), insert “or”;
- (iii) after paragraph (e), insert—

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(1) 1995 p. 30.

(2) 1996 p. 27.

(3) Diwygiwyd adran 30 gan adran 82 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 1 o Ran 1 o Atodlen 9 iddi, erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 10 o Atodlen 1 iddo, ac adran 10 o Ddeddf Atal Twyll Tai Cymdeithasol 2013 (p. 3) a pharagraff 6 o Atodlen 1 iddi.

(4) Diwygiwyd paragraff 1 o Atodlen 7 gan adran 82 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 16 o Ran 1 o Atodlen 9 iddi, adran 17(6) o Ddeddf Troseddau a'r Llysoedd 2013 (p. 22) a pharagraffau 129 a 145 o Ran 1 o Atodlen 11 iddi, ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 10 o'r Atodlen iddo.

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(1) 1995 c. 30.

(2) 1996 c. 27.

(3) Section 30 was amended by section 82 of and paragraph 1 of Part 1 of Schedule 9 to the Civil Partnership Act 2004 (c. 33), article 2 of and paragraph 10 of Schedule 1 to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74) and section 10 of and paragraph 6 of Schedule 1 to the Prevention of Social Housing Fraud Act 2013 (c. 3).

(4) Paragraph 1 of Schedule 7 was amended by section 82 of and paragraph 16 of Part 1 of Schedule 9 to the Civil Partnership Act 2004 (c. 33), section 17(6) of and paragraphs 129 and 145 of Part 1 of Schedule 11 to the Crime and Courts Act 2013 (c. 22) and article 2 of and paragraph 10 of the Schedule to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).



“(f) an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7).”;

(b) ym mharagraff 7(1) (tenantiaeth warchoddedig, ddiogel neu sicr neu feddiannaeth amaethyddol sicr)—

(i) yn is-baragraff (1)—

(aa) ar ôl “Part 1 of the Housing Act 1988”, yn lle “or”, rhodder “,”;

(bb) ar ôl “Chapter 1 of Part V of the Housing Act 1996”, mewnosoder “or an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7)”;

(ii) ar ôl is-baragraff (6), mewnosoder—

“(7) If the spouse, civil partner or cohabitant so entitled is a priority successor within the meaning of section 75 of the Renting Homes (Wales) Act 2016 (anaw 1)—

(a) the former spouse (or, in the case of judicial separation, the spouse),

(b) the former civil partner (or, if a separation order is in force, the civil partner), or

(c) the former cohabitant,

of the priority successor is to be deemed also to be a successor within the meaning of that section.”

## Deddf Tai 1996

25.—(1) Mae Deddf Tai 1996(2) wedi ei diwygio fel a ganlyn.

(2) Yn adran 42(3) (moratoriwm ar waredu tir, &c), yn lle is-adran (3), rhodder—

“(3) Consent is not required under this section for a letting of land under an occupation contract.”

(3) Yn Rhan 5, ym mhennawd Pennod 1, ar ôl “Tenancies”, mewnosoder “: England”.

“(f) an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7).”;

(b) in paragraph 7(1) (protected, secure or assured tenancy or assured agricultural occupancy)—

(i) in sub-paragraph (1)—

(aa) after “Part 1 of the Housing Act 1988”, for “or”, substitute “,”;

(bb) after “Chapter 1 of Part V of the Housing Act 1996”, insert “or an occupation contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7)”;

(ii) after sub-paragraph (6), insert—

“(7) If the spouse, civil partner or cohabitant so entitled is a priority successor within the meaning of section 75 of the Renting Homes (Wales) Act 2016 (anaw 1)—

(a) the former spouse (or, in the case of judicial separation, the spouse),

(b) the former civil partner (or, if a separation order is in force, the civil partner), or

(c) the former cohabitant,

of the priority successor is to be deemed also to be a successor within the meaning of that section.”

## Housing Act 1996

25.—(1) The Housing Act 1996(2) is amended as follows.

(2) In section 42(3) (moratorium on disposal of land, &c), for subsection (3), substitute—

“(3) Consent is not required under this section for a letting of land under an occupation contract.”

(3) In Part 5, in the heading of Chapter 1, after “Tenancies”, insert “: England”.

(1) Diwygiwyd paragraff 7 o Atodlen 7 gan baragraff 16 o Atodlen 9 i Ddeddf Partneriaeth Sifil 2004 (p. 33) ac erthygl 2 o Orchymyn Deddf Tai 1996 (Diwygiadau Canlyniadol) 1997 (O.S. 1997/74) a pharagraff 10 o Atodlen 1 iddo.

(2) 1996 p. 52.

(3) Diwygiwyd adran 42 gan adran 61 o Ddeddf Tai ac Adfywio 2008 (p. 17) ac adran 17 o Ddeddf Rheoleiddio Landlordiaid Cymdeithasol Cofrestredig (Cymru) 2018 (dccc 4) a pharagraffau 2 ac 11 o Atodlen 2 iddi.

(1) Paragraph 7 of Schedule 7 was amended by paragraph 16 of Schedule 9 to the Civil Partnership Act 2004 (c. 33) and article 2 of and paragraph 10 of Schedule 1 to the Housing Act 1996 (Consequential Amendments) Order 1997 (S.I. 1997/74).

(2) 1996 c. 52.

(3) Section 42 was amended by section 61 of the Housing and Regeneration Act 2008 (c. 17) and section 17 of and paragraphs 2 and 11 of Schedule 2 to the Regulation of Registered Social Landlords (Wales) Act 2018 (anaw 4).

- (4) Yn adran 124(1) (tenantiaethau rhagarweiniol)—
- (a) yn is-adran (1), ar ôl “regime”, mewnosoder “in England”;
  - (b) hepgorer is-adran (2);
  - (c) yn is-adran (2A)—
    - (i) yn lle “subsections (1A)(b) and (2)(b)”, rhodder “subsection (1A)(b)”,
    - (ii) ar ddiwedd paragraff (a), hepgorer “or”, a
    - (iii) hepgorer paragraff (b);
  - (d) yn is-adran (3), yn lle “Subsections (1A) and (2)”, rhodder “Subsection (1A)”.

(5) Hefgorer adran 131(2) (personau cymwys i olynu tenant i denantiaeth ragarweiniol: Cymru).

(6) Yn adran 133(3) (olyntu i denantiaeth ragarweiniol), hepgorer is-adran (2).

(7) Yn Rhan 5, ym mhennawd Pennod 1A(4), ar ôl “Tenancies”, mewnosoder “: England”.

(8) Yn adran 143A(5) (tenantiaethau isradd), yn is-adran (1), ar ôl “dwelling-house”, mewnosoder “in England”.

(9) Hefgorer adran 143H(6) (olyntu i denantiaeth isradd: Cymru).

(10) Yn adran 143I(7) (dim olynydd-denant: terfynu), yn is-adran (1), hepgorer “or 143H(3)”.

- (4) In section 124(1) (introductory tenancies)—
- (a) in subsection (1), after “regime”, insert “in England”;
  - (b) omit subsection (2);
  - (c) in subsection (2A)—
    - (i) for “subsections (1A)(b) and (2)(b)”, substitute “subsection (1A)(b)”,
    - (ii) at the end of paragraph (a), omit “or”, and
    - (iii) omit paragraph (b);
  - (d) in subsection (3), for “Subsections (1A) and (2)”, substitute “Subsection (1A)”.

(5) Omit section 131(2) (persons qualified to succeed tenant to introductory tenancy: Wales).

(6) In section 133(3) (succession to introductory tenancy), omit subsection (2).

(7) In Part 5, in the heading of Chapter 1A(4), after “Tenancies”, insert “: England”.

(8) In section 143A(5) (demoted tenancies), in subsection (1), after “dwelling-house”, insert “in England”.

(9) Omit section 143H(6) (succession to demoted tenancy: Wales).

(10) In section 143I(7) (no successor tenant: termination), in subsection (1), omit “or 143H(3)”.

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- (1) Diwygiwyd adran 124 gan erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 81 a 96 o Atodlen 2 iddo ac fe'i diwygir ymhellach gan adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraffau 19 ac 20 o Atodlen 7 iddi.
  - (2) Diwygiwyd adran 131 gan erthygl 20 o Orchymyn Partneriaeth Sifil (Diwygiadau Canlyniadol Achosion Teuluol a Thai) 2005 (O.S. 2005/3336) ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 8 o Atodlen 8 iddi.
  - (3) Diwygiwyd adran 133 gan adrannau 81 a 261(4) o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 53 o Atodlen 8 iddi ac Atodlen 30 iddi ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 9 o Atodlen 8 iddi.
  - (4) Mewnosodwyd Pennod 1A gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi.
  - (5) Mewnosodwyd adran 143A gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi, ac fe'i diwygir ymhellach gan adran 118 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraffau 19 a 25 o Atodlen 7 iddi.
  - (6) Mewnosodwyd adran 143H gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi ac fe'i diwygiwyd gan adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 55 o Atodlen 8 iddi ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 11 o Atodlen 8 iddi.
  - (7) Mewnosodwyd adran 143I gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi, ac fe'i diwygiwyd gan adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 56 o Atodlen 8 iddi ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraff 12 o Atodlen 8 iddi.

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- (1) Section 124 was amended by article 5 of and paragraphs 81 and 96 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866) and will be further amended by section 118 of and paragraphs 19 and 20 of Schedule 7 to the Housing and Planning Act 2016 (c. 22).
  - (2) Section 131 was amended by article 20 of the Civil Partnership (Family Proceedings and Housing Consequential Amendments) Order 2005 (S.I. 2005/3336) and will be further amended by section 120 of and paragraph 8 of Schedule 8 to the Housing and Planning Act 2016 (c. 22).
  - (3) Section 133 was amended by sections 81 and 261(4) of and paragraph 53 of Schedule 8 and Schedule 30 to the Civil Partnership Act 2004 (c. 33) and will be further amended by section 120 of and paragraph 9 of Schedule 8 to the Housing and Planning Act 2016 (c. 22).
  - (4) Chapter 1A was inserted by section 14(5) of and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38).
  - (5) Section 143A was inserted by section 14(5) of and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38) and will be further amended by section 118 of and paragraphs 19 and 25 of Schedule 7 of the Housing and Planning Act 2016 (c. 22).
  - (6) Section 143H was inserted by section 14(5) of and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38) and amended by section 81 of and paragraph 55 of Schedule 8 to the Civil Partnership Act 2004 (c. 33) and will be further amended by section 120 of and paragraph 11 of Schedule 8 to the Housing and Planning Act 2016 (c. 22).
  - (7) Section 143I was inserted by section 14(5) of and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38) and amended by section 81 of and paragraph 56 of Schedule 8 to the Civil Partnership Act 2004 (c. 33) and will be further amended by section 120 of and paragraph 12 of Schedule 8 to the Housing and Planning Act 2016 (c. 22).

- (11) Yn adran 143J(1) (olynydd-denantiaid)—
- (a) yn is-adran (1), yn lle “sections 143H and”, rhodder “section”;
  - (b) yn is-adran (7)(a), hepgorer “or 143H(4) or (5)”.

(12) Yn adran 159(2) (dyrannu llety tai)—

- (a) yn is-adran (2), ar ddiwedd paragraff (b), hepgorer “or”;
- (b) yn is-adran (2), ar ôl paragraff (c), mewnosoder—

“(d) select a person to be a tenant under a secure contract or an introductory standard contract of housing accommodation held by them, or

(e) nominate a person to be a tenant under a secure contract or an introductory standard contract of housing accommodation held by another person.”;

(c) yn is-adran (3)—

(i) ar ôl “secure tenant”, mewnosoder “, and the reference in subsection (2)(d) to selecting a person to be a tenant under a secure contract or an introductory standard contract,”;

(ii) ar ôl “secure tenancy”, mewnosoder “, a secure contract or an introductory standard contract”;

(d) yn is-adran (4), ar ôl “(2)(b)”, yn lle “and (c)”, rhodder “, (c) and (e)”;

(e) yn is-adran (5)—

(i) ar ôl “already a”, mewnosoder “tenant under a”;

(ii) ar ôl “secure”, mewnosoder “contract”;

(iii) yn lle “introductory tenant”, rhodder “an introductory standard contract”.

(13) Yn adran 160(3) (achosion pan nad yw darpariaethau am ddyrannu yn gymwys), ar ôl is-adran (3), mewnosoder—

(11) In section 143J(1) (successor tenants)—

(a) in subsection (1), for “sections 143H and”, substitute “section”;

(b) in subsection (7)(a), omit “or 143H(4) or (5)”.

(12) In section 159(2) (allocation of housing accommodation)—

(a) in subsection (2), at the end of paragraph (b), omit “or”;

(b) in subsection (2), after paragraph (c), insert—

“(d) select a person to be a tenant under a secure contract or an introductory standard contract of housing accommodation held by them, or

(e) nominate a person to be a tenant under a secure contract or an introductory standard contract of housing accommodation held by another person.”;

(c) in subsection (3)—

(i) after “secure tenant”, insert “, and the reference in subsection (2)(d) to selecting a person to be a tenant under a secure contract or an introductory standard contract,”;

(ii) after “secure tenancy”, insert “, a secure contract or an introductory standard contract”;

(d) in subsection (4), after “(2)(b)”, for “and (c)”, substitute “, (c) and (e)”;

(e) in subsection (5)—

(i) after “already a”, insert “tenant under a”;

(ii) after “secure”, insert “contract”;

(iii) for “introductory tenant”, substitute “an introductory standard contract”.

(13) In section 160(3) (cases where provisions about allocation do not apply), after subsection (3), insert—

(1) Mewnosodwyd adran 143J gan adran 14(5) o Ddeddf Ymddygiad Gwrthgymdeithasol 2003 (p. 38) a pharagraff 1 o Atodlen 1 iddi, ac fe'i diwygiwyd gan adran 81 o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 57 o Atodlen 8 iddi ac fe'i diwygir ymhellach gan adran 120 o Ddeddf Tai a Chynllunio 2016 (p. 22) a pharagraffau 12 a 13 o Atodlen 8 iddi.

(2) Diwygiwyd adran 159 gan erthygl 5 o Orchymyn Deddf Tai ac Adfywio 2008 (Darpariaethau Canlyniadol) 2010 (O.S. 2010/866) a pharagraffau 81 a 100 o Atodlen 2 iddo, adran 145 o Ddeddf Lleoliaeth 2011 (p. 20) ac adran 13 o Ddeddf Digartrefedd 2002 (p. 7).

(3) Diwygiwyd adran 160 gan adran 159 o Ddeddf Lleoliaeth 2011 (p. 20) ac adrannau 81 a 261(4) o Ddeddf Partneriaeth Sifil 2004 (p. 33) a pharagraff 60 o Atodlen 8 iddi, ac Atodlen 30 iddi.

(1) Section 143J was inserted by section 14(5) of and paragraph 1 of Schedule 1 to the Anti-social Behaviour Act 2003 (c. 38) and amended by section 81 of and paragraph 57 of Schedule 8 to the Civil Partnership Act 2004 (c. 33) and will be further amended by section 120 of and paragraphs 12 and 13 of Schedule 8 to the Housing and Planning Act 2016 (c. 22).

(2) Section 159 was amended by article 5 of and paragraphs 81 and 100 of Schedule 2 to the Housing and Regeneration Act 2008 (Consequential Provisions) Order 2010 (S.I. 2010/866), section 145 of the Localism Act 2011 (c. 20) and section 13 of the Homelessness Act 2002 (c. 7).

(3) Section 160 was amended by section 159 of the Localism Act 2011 (c. 20) and sections 81 and 261(4) of and paragraph 60 of Schedule 8 and Schedule 30 to the Civil Partnership Act 2004 (c. 33).

“(3A) They do not apply where—

- (a) a person succeeds to a secure occupation contract under section 73 (succession on death), section 78 (more than one qualified successor), or section 80 (substitute succession on early termination) of the Renting Homes (Wales) Act 2016 (anaw 1),
- (b) a secure contract is transferred to a potential successor under section 114 of that Act (transfer to potential successor),
- (c) a secure contract is transferred to another secure contract-holder under section 118 of that Act (transfer to another secure contract-holder),
- (d) a secure contract or a standard introductory contract vests or is otherwise disposed of in pursuance of an order under—
  - (i) section 24 of the Matrimonial Causes Act 1973 (c. 18) (property adjustment orders in connection with divorce proceedings, etc.),
  - (ii) section 17(1) of the Matrimonial and Family Proceedings Act 1984 (c. 42) (orders for financial provision and property adjustment),
  - (iii) paragraph 1 of Schedule 1 to the Children Act 1989 (c. 41) (orders for financial relief against parents), or
  - (iv) Part 2 of Schedule 5, or paragraph 9(2) or (3) of Schedule 7 to the Civil Partnership Act 2004 (c. 33) (property adjustment orders in connection with civil partnership proceedings or overseas dissolution of civil partnership, etc.), or
- (e) an introductory standard contract becomes—
  - (i) a secure contract under section 16 of the Renting Homes (Wales) Act 2016 (anaw 1) (introductory standard contracts), or

“(3A) They do not apply where—

- (a) a person succeeds to a secure occupation contract under section 73 (succession on death), section 78 (more than one qualified successor), or section 80 (substitute succession on early termination) of the Renting Homes (Wales) Act 2016 (anaw 1),
- (b) a secure contract is transferred to a potential successor under section 114 of that Act (transfer to potential successor),
- (c) a secure contract is transferred to another secure contract-holder under section 118 of that Act (transfer to another secure contract-holder),
- (d) a secure contract or a standard introductory contract vests or is otherwise disposed of in pursuance of an order under—
  - (i) section 24 of the Matrimonial Causes Act 1973 (c. 18) (property adjustment orders in connection with divorce proceedings, etc.),
  - (ii) section 17(1) of the Matrimonial and Family Proceedings Act 1984 (c. 42) (orders for financial provision and property adjustment),
  - (iii) paragraph 1 of Schedule 1 to the Children Act 1989 (c. 41) (orders for financial relief against parents), or
  - (iv) Part 2 of Schedule 5, or paragraph 9(2) or (3) of Schedule 7 to the Civil Partnership Act 2004 (c. 33) (property adjustment orders in connection with civil partnership proceedings or overseas dissolution of civil partnership, etc.), or
- (e) an introductory standard contract becomes—
  - (i) a secure contract under section 16 of the Renting Homes (Wales) Act 2016 (anaw 1) (introductory standard contracts), or

- (ii) a prohibited conduct standard contract becomes a secure contract under section 117 of the Renting Homes (Wales) Act 2016 (conversion to secure contract).”

(14) Yn adran 160A(1) (dyrannu i bersonau cymwys yn unig: Cymru)—

(a) yn is-adran (6)—

- (i) hepgorer paragraffau (a) a (b), a’r “—” sy’n dod o’u blaen, a
- (ii) mewnosoder, ar ddiwedd y testun sy’n weddill, “a contract-holder in relation to housing accommodation allocated to that person by a local housing authority in Wales.”;

(b) yn is-adran (8)—

- (i) hepgorer paragraffau (a), (aa) a (b) a’r “—” sy’n dod o’u blaen, a
- (ii) mewnosoder, ar ddiwedd y testun sy’n weddill, “behaviour of the person concerned which would (if that person were a contract-holder of the authority) breach section 55 of the Renting Homes (Wales) Act 2016 (anaw 1) (anti-social behaviour and other prohibited conduct).”

(15) Yn adran 174(2) (mynegai o ymadroddion wedi eu diffinio: Rhan 6), yn y lleoedd priodol yn nhrefn yr wyddor yn y Tabl, mewnosoder—

“contract-holder	section 230”
“introductory standard contract	section 230”
“prohibited conduct standard contract	section 230”
“secure contract	section 230”

- (ii) a prohibited conduct standard contract becomes a secure contract under section 117 of the Renting Homes (Wales) Act 2016 (conversion to secure contract).”

(14) In section 160A(1) (allocation only to eligible persons: Wales)—

(a) in subsection (6)—

- (i) omit paragraphs (a) and (b), and the “—” preceding them, and
- (ii) insert, at the end of the remaining text, “a contract-holder in relation to housing accommodation allocated to that person by a local housing authority in Wales.”;

(b) in subsection (8)—

- (i) omit paragraphs (a), (aa) and (b) and the “—” preceding them, and
- (ii) insert, at the end of the remaining text, “behaviour of the person concerned which would (if that person were a contract-holder of the authority) breach section 55 of the Renting Homes (Wales) Act 2016 (anaw 1) (anti-social behaviour and other prohibited conduct).”

(15) In section 174(2) (index of defined expressions: Part 6), at the appropriate places in alphabetical order in the Table, insert—

“contract-holder	section 230”
“introductory standard contract	section 230”
“prohibited conduct standard contract	section 230”
“secure contract	section 230”

(1) Mewnosodwyd adran 160A gan adran 14(2) o Ddeddf Digartrefedd 2002 (p. 7) ac fe’i diwygiwyd gan adran 146(2) o Ddeddf Lleoliaeth 2011 (p. 20), rheoliad 12 o Reoliadau Credyd Cynhwysol (Darpariaethau Canlyniadol, Atodol, Cysylltiedig ac Amrywiol) 2013 (O.S. 2013/630) ac erthygl 2 o Orchymyn Deddf Ymddygiad Gwrthgymdeithasol, Troseddau a Phlisma 2014 (Diwygiadau Canlyniadol) (Cymru) 2015 (O.S. 2015/1321) (Cy. 119).

(2) Diwygiwyd adran 174 gan adran 147 o Ddeddf Lleoliaeth 2011 (p. 20) ac adran 18(1) o Ddeddf Digartrefedd 2002 (p. 7) a pharagraffau 2 a 6 o Atodlen 1 iddi.

(1) Section 160A was inserted by section 14(2) of the Homelessness Act 2002 (c. 7) and amended by section 146(2) of the Localism Act 2011 (c. 20), regulation 12 of the Universal Credit (Consequential, Supplementary, Incidental and Miscellaneous Provisions) Regulations 2013 (S.I. 2013/630) and article 2 of the Anti-social Behaviour, Crime and Policing Act 2014 (Consequential Amendments) (Wales) Order 2015 (S.I. 2015/1321 (W. 119)).

(2) Section 174 was amended by section 147 of the Localism Act 2011 (c. 20) and section 18(1) of and paragraphs 2 and 6 of Schedule 1 to the Homelessness Act 2002 (c. 7).

(16) Yn adran 230 (mân ddiffiniadau: cyffredinol), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““contract-holder” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 (see also section 48) of that Act);”;

““introductory standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 16 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”;

““standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

### Deddf Grantiau Tai, Adeiladu ac Adfywio 1996

**26.**—(1) Mae Deddf Grantiau Tai, Adeiladu ac Adfywio 1996(1) wedi ei diwygio fel a ganlyn.

(2) Yn adran 19(2) (grantiau cyfleusterau i'r anabl: ceisiadau'r perchennog a'r tenant), yn is-adran (5), ar ôl paragraff (a), mewnosoder—

“(aa) a tenant or licensee under a secure contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act),

(ab) a tenant or licensee under an introductory standard contract within the meaning of the Renting Homes (Wales) Act 2016 (see section 16 of that Act).”.

(3) Yn adran 59(3) (mynegai o ymadroddion wedi eu diffinio: Pennod 1), yn y tabl, yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

“introductory standard contract section 19”

“secure contract section 19”

(16) In section 230 (minor definitions: general), at the appropriate places in alphabetical order, insert—

““contract-holder” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 (see also section 48) of that Act);” ;

““introductory standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 16 of that Act);”;

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”;

““standard contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 8 of that Act);”.

### Housing Grants, Construction and Regeneration Act 1996

**26.**—(1) The Housing Grants, Construction and Regeneration Act 1996(1) is amended as follows.

(2) In section 19(2) (disabled facilities grants: owner's and tenant's applications), in subsection (5), after paragraph (a), insert—

“(aa) a tenant or licensee under a secure contract within the meaning of the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act),

(ab) a tenant or licensee under an introductory standard contract within the meaning of the Renting Homes (Wales) Act 2016 (see section 16 of that Act).”.

(3) In section 59(3) (index of defined expressions: Chapter 1), in the table, at the appropriate places in alphabetical order, insert—

“introductory standard contract section 19”

“secure contract section 19”

(1) 1996 p. 53.

(2) Diwygiwyd adran 19(5) gan erthyglau 11 a 15 o Orchymyn Diwygio Rheoleiddio (Cymorth Tai) (Cymru a Lloegr) 2002 (O.S. 2002/1860) a pharagraffau 1 a 4 o Atodlen 3 iddo ac Atodlen 6 iddo. Mae diwygiadau eraill i adran 19 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(3) Mae diwygiadau i adran 59 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(1) 1996 c. 53.

(2) Section 19(5) was amended by articles 11 and 15 of and paragraphs 1 and 4 of Schedule 3 and Schedule 6 to the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 (S.I. 2002/1860). There are other amendments to section 19 which are not relevant to these Regulations.

(3) There are amendments to section 59 which are not relevant to these Regulations.

## **Deddf Cyfunddaliad a Diwygio Cyfraith Lesddaliad 2002**

27.—(1) Mae Deddf Cyfunddaliad a Diwygio Cyfraith Lesddaliad 2002(1) wedi ei diwygio fel a ganlyn.

(2) Yn Atodlen 7(2) (hawl i reoli: darpariaethau statudol), ym mharagraff 3 (rhwymedigaethau atgyweirio)—

- (a) yn y pennawd, ar ôl “Repairing obligations”, mewnosoder “: England”;
- (b) ar ôl paragraff 3, mewnosoder—

### **“Repairing obligations: Wales**

**3A** (1) The obligations imposed on a landlord by virtue of section 91 (landlord’s obligation: fitness for human habitation), section 92 (landlord’s obligation to keep dwelling in repair) and section 93 (obligations under sections 91 and 92: supplementary) of the Renting Homes Wales Act 2016 (anaw 1) (referred to in this paragraph as “the 2016 Act”) are, so far as relating to any occupation contract of any flat or other unit contained in the premises, instead obligations of the RTM company.

(2) The RTM company owes to any person who is in occupation of a flat or other unit contained in the premises otherwise than under an occupation contract the same obligations as would be imposed on it by virtue of sections 91, 92 and 93 of the 2016 Act if that person were a contract-holder under an occupation contract of the flat or other unit.

(3) But sub-paragraphs (1) and (2) do not apply to an obligation to the extent that it relates to a matter concerning only the flat or other unit concerned.

(4) The obligations imposed on the RTM company by virtue of sub-paragraph (1) in relation to any occupation contract are owed to the landlord (as well as to the contract-holder).

(5) Where appropriate, sections 95 to 97 of the 2016 Act have effect with such modifications as are necessary in consequence of sub-paragraphs (1) to (3).

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(1) 2002 p. 15.

(2) Mae diwygiadau i Atodlen 7 nad ydynt yn berthnasol i'r Rheoliadau hyn.

## **Commonhold and Leasehold Reform Act 2002**

27.—(1) The Commonhold and Leasehold Reform Act 2002(1) is amended as follows.

(2) In Schedule 7(2) (right to manage: statutory provisions), in paragraph 3 (repairing obligations)—

- (a) in the heading, after “Repairing obligations”, insert “: England”;
- (b) after paragraph 3, insert—

### **“Repairing obligations: Wales**

**3A** (1) The obligations imposed on a landlord by virtue of section 91 (landlord’s obligation: fitness for human habitation), section 92 (landlord’s obligation to keep dwelling in repair) and section 93 (obligations under sections 91 and 92: supplementary) of the Renting Homes Wales Act 2016 (anaw 1) (referred to in this paragraph as “the 2016 Act”) are, so far as relating to any occupation contract of any flat or other unit contained in the premises, instead obligations of the RTM company.

(2) The RTM company owes to any person who is in occupation of a flat or other unit contained in the premises otherwise than under an occupation contract the same obligations as would be imposed on it by virtue of sections 91, 92 and 93 of the 2016 Act if that person were a contract-holder under an occupation contract of the flat or other unit.

(3) But sub-paragraphs (1) and (2) do not apply to an obligation to the extent that it relates to a matter concerning only the flat or other unit concerned.

(4) The obligations imposed on the RTM company by virtue of sub-paragraph (1) in relation to any occupation contract are owed to the landlord (as well as to the contract-holder).

(5) Where appropriate, sections 95 to 97 of the 2016 Act have effect with such modifications as are necessary in consequence of sub-paragraphs (1) to (3).

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(1) 2002 c. 15.

(2) There are amendments to Schedule 7 which are not relevant to these Regulations.

(6) The references in section 98 of the 2016 Act to the landlord include the RTM company; and a person who is in occupation of a flat or other unit contained in the premises otherwise than under an occupation contract has, in relation to the flat or other unit, the same obligation as that imposed on a contract-holder by virtue of that section.

(7) In this paragraph, the following terms have the same meaning as in section 7 of the 2016 Act—

- (a) “contract-holder” (see section 7 (see also section 48) of that Act);
- (b) “occupation contract” (see section 7 of that Act).”

### **Deddf Tai 2004**

**28.**—(1) Mae Deddf Tai 2004(1) wedi ei diwygio fel a ganlyn.

(2) Yn adran 33 (adennill meddiant o fangre er mwyn cydymffurfio â gorchymyn)—

- (a) ar ddiwedd paragraff (a), hepgorer “or”;
- (b) ar ddiwedd paragraff (b), mewnosoder “or”;
- (c) ar ôl paragraff (b), mewnosoder—

“(c) Part 9 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) Yn adran 75(2) (canlyniadau eraill gweithredu tai amlfeddiannaeth didrwydded: cyfyngiad ar derfynu tenantiaethau), yn y pennawd, ar y diwedd, mewnosoder “(England)”.

(4) Ar ôl adran 75, mewnosoder—

#### **“75A Other consequences of operating unlicensed HMOs: restriction on terminating tenancies (Wales)**

(1) No section 173 notice, no section 186 notice, no paragraph 25B of Schedule 12 notice and no section 194 notice may be given in relation to a standard contract of a part of an unlicensed HMO as long as it remains such an HMO.

(2) In this section—

“2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1);

“paragraph 25B of Schedule 12 notice” means a notice under paragraph 25B of

(6) The references in section 98 of the 2016 Act to the landlord include the RTM company; and a person who is in occupation of a flat or other unit contained in the premises otherwise than under an occupation contract has, in relation to the flat or other unit, the same obligation as that imposed on a contract-holder by virtue of that section.

(7) In this paragraph, the following terms have the same meaning as in section 7 of the 2016 Act—

- (a) “contract-holder” (see section 7 (see also section 48) of that Act);
- (b) “occupation contract” (see section 7 of that Act).”

### **Housing Act 2004**

**28.**—(1) The Housing Act 2004(1) is amended as follows.

(2) In section 33 (recovery of possession of premises in order to comply with order)—

- (a) at the end of paragraph (a), omit “or”;
- (b) at the end of paragraph (b), insert “or”;
- (c) after paragraph (b), insert—

“(c) Part 9 of the Renting Homes (Wales) Act 2016 (anaw 1).”

(3) In section 75(2) (other consequences of operating unlicensed HMOs: restriction on terminating tenancies), in the heading, at the end, insert “(England)”.

(4) After section 75, insert—

#### **“75A Other consequences of operating unlicensed HMOs: restriction on terminating tenancies (Wales)**

(1) No section 173 notice, no section 186 notice, no paragraph 25B of Schedule 12 notice and no section 194 notice may be given in relation to a standard contract of a part of an unlicensed HMO as long as it remains such an HMO.

(2) In this section—

“2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1);

“paragraph 25B of Schedule 12 notice” means a notice under paragraph 25B of

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(1) 2004 p. 34.

(2) Mae addasiadau i adran 75 nad ydynt yn berthnasol i'r Rheoliadau hyn.

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(1) 2004 c. 34.

(2) There are modifications to section 75 which are not relevant to these Regulations.



Schedule 12 to the 2016 Act (termination of contract by landlord);

“section 173 notice” means a notice under section 173 of the 2016 Act (landlord’s notice);

“section 186 notice” means a notice under section 186 of the 2016 Act (landlord’s notice in connection with end of term of contract within Schedule 9B);

“section 194 notice” means a notice under section 194 of the 2016 Act (landlord’s break clause);

“standard contract” has the same meaning as in the 2016 Act (see section 8 of the 2016 Act);

“unlicensed HMO” has the same meaning as in section 73 of this Act.”

(5) Yn adran 98 (canlyniadau eraill gweithredu tai didrwydded: cyfyngiad ar derfynu tenantiaethau), yn y pennawd, ar y diwedd, mewnosoder “(England)”.

(6) Ar ôl adran 98, mewnosoder—

**“98A Other consequences of operating unlicensed houses: restriction on terminating tenancies (Wales)**

(1) No section 173 notice, no section 186 notice, no paragraph 25B of Schedule 12 notice and no section 194 notice may be given or relation to a standard contract of the whole part of an unlicensed house as long as it remains such a house.

(2) In this section—

“2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1);

“paragraph 25B of Schedule 12 notice” means a notice under paragraph 25B of Schedule 12 to the 2016 Act (termination of contract by landlord);

“section 173 notice” means a notice under section 173 of the 2016 Act (landlord’s notice);

“section 186 notice” means a notice under section 186 of the 2016 Act (landlord’s notice in connection with end of term of contract within Schedule 9B);

“section 194 notice” means a notice under section 194 of the 2016 Act (landlord’s break clause);

Schedule 12 to the 2016 Act (termination of contract by landlord);

“section 173 notice” means a notice under section 173 of the 2016 Act (landlord’s notice);

“section 186 notice” means a notice under section 186 of the 2016 Act (landlord’s notice in connection with end of term of contract within Schedule 9B);

“section 194 notice” means a notice under section 194 of the 2016 Act (landlord’s break clause);

“standard contract” has the same meaning as in the 2016 Act (see section 8 of the 2016 Act);

“unlicensed HMO” has the same meaning as in section 73 of this Act.”

(5) In section 98 (other consequences of operating unlicensed houses: restriction on terminating tenancies), in the heading, at the end, insert “(England)”.

(6) After section 98, insert—

**“98A Other consequences of operating unlicensed houses: restriction on terminating tenancies (Wales)**

(1) No section 173 notice, no section 186 notice, no paragraph 25B of Schedule 12 notice and no section 194 notice may be given in relation to a standard contract of the whole or part of an unlicensed house as long as it remains such a house.

(2) In this section—

“2016 Act” means the Renting Homes (Wales) Act 2016 (anaw 1);

“paragraph 25B of Schedule 12 notice” means a notice under paragraph 25B of Schedule 12 to the 2016 Act (termination of contract by landlord);

“section 173 notice” means a notice under section 173 of the 2016 Act (landlord’s notice);

“section 186 notice” means a notice under section 186 of the 2016 Act (landlord’s notice in connection with end of term of contract within Schedule 9B);

“section 194 notice” means a notice under section 194 of the 2016 Act (landlord’s break clause);

“standard contract” has the same meaning as in the 2016 Act (see section 8 of the 2016 Act);

“unlicensed house” has the same meaning as in section 96 of this Act.”

(7) Yn adran 212(1) (cynlluniau blaendal tenantiaeth)—

- (a) yn lle “appropriate national authority”, ym mhob lle y mae’n digwydd, rhodder “Secretary of State”;
- (b) yn is-adran (8), yn y diffiniad o “shorthold tenancy”, ar ôl “assured shorthold tenancy”, mewnosoder “of a dwelling-house in England”.

(8) Yn adran 213(2) (gofynion yn ymwneud â blaendaliadau tenantiaeth), yn is-adran (10), yn y diffiniad o “prescribed”, yn lle “appropriate national authority”, rhodder “Secretary of State”.

(9) Yn Atodlen 10 (darpariaethau yn ymwneud â chynlluniau blaendal tenantiaeth), yn lle “appropriate national authority”, ym mhob lle y mae’n digwydd, rhodder “Secretary of State”.

### **Deddf Tai ac Adfywio 2008**

**29.**—(1) Mae Deddf Tai ac Adfywio 2008(3) wedi ei diwygio fel a ganlyn.

(2) Yn adran 149(4) (gwarediadau esempt), ar ôl is-adran (8), mewnosoder—

“(9) Exception 7 is a letting under an occupation contract (within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)) in respect of a dwelling in Wales.”

(3) Yn adran 153 (cynigion: y weithdrefn)—

- (a) yn is-adran (1)(5), ym mharagraff (b), ar ôl “(so far as is reasonably practicable)”, mewnosoder “or its contract-holders (so far as is reasonably practicable),”;
- (b) yn is-adran (3), ym mharagraff (b), ar ôl “its tenants”, mewnosoder “or contract-holders”;

“standard contract” has the same meaning as in the 2016 Act (see section 8 of the 2016 Act);

“unlicensed house” has the same meaning as in section 96 of this Act.”

(7) In section 212(1) (tenancy deposit schemes)—

- (a) for “appropriate national authority”, in each place it occurs, substitute “Secretary of State”;
- (b) in subsection (8), in the definition of “shorthold tenancy”, after “assured shorthold tenancy”, insert “of a dwelling-house in England”.

(8) In section 213(2) (requirements relating to tenancy deposits), in subsection (10), in the definition of “prescribed”, for “appropriate national authority”, substitute “Secretary of State”.

(9) In Schedule 10 (provisions relating to tenancy deposit schemes), for “appropriate national authority”, in each place it occurs, substitute “Secretary of State”.

### **Housing and Regeneration Act 2008**

**29.**—(1) The Housing and Regeneration Act 2008(3) is amended as follows.

(2) In section 149(4) (exempted disposals), after subsection (8), insert—

“(9) Exception 7 is a letting under an occupation contract (within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)) in respect of a dwelling in Wales.”

(3) In section 153 (proposals: procedure)—

- (a) in subsection (1)(5), in paragraph (b), after “(so far as is reasonably practicable)”, insert “or its contract-holders (so far as is reasonably practicable),”;
- (b) in subsection (3), in paragraph (b), after “its tenants”, insert “or contract-holders”;

(1) Diwygiwyd adran 212 gan adran 128(1) a (2) o Ddeddf Tai ac Chynllunio 2016 (p. 22).

(2) Diwygiwyd adran 213 gan adran 184(1) a (2) o Ddeddf Lleoliaeth 2011 (p. 20).

(3) 2008 p. 17.

(4) Mae diwygiadau i adran 149 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(5) Diwygiwyd adran 153(1) gan adran 151(1) o Ddeddf Cymdeithasau Cydweithredol a Chymdeithasau Budd Cymunedol 2014 (p. 14) a pharagraffau 121 a 122 o Ran 2 o Atodlen 4 iddi, ac erthygl 2(c) o Orchymyn Deddf Gwasanaethau Ariannol 2012 (Cymdeithasau Cydfriddiannol) 2013 (O.S. 2013/496) a pharagraff 8 o Atodlen 11 iddo.

(1) Section 212 was amended by section 128(1) and (2) of the Housing and Planning Act 2016 (c. 22).

(2) Section 213 was amended by section 184(1) and (2) of the Localism Act 2011 (c. 20).

(3) 2008 c. 17.

(4) There are amendments to section 149 which are not relevant to these Regulations.

(5) Section 153(1) was amended by section 151(1) of and paragraphs 121 and 122 of Part 2 of Schedule 4 to the Co-operative and Community Benefit Societies Act 2014 (c. 14) and article 2(c) of and paragraph 8 of Schedule 11 to the Financial Services Act 2012 (Mutual Societies) Order 2013 (S.I. 2013/496).

(c) yn is-adran (7), ym mharagraff (b), ar ôl “its tenants”, mewnosoder “or contract-holders”.

(4) Yn adran 275(1) (cyffredinol), mewnosoder yn y lleoedd priodol yn nhrefn yr wyddor—

““contract-holder” has the meaning given in section 7 (see also section 48) of the Renting Homes (Wales) Act 2016 (anaw 1);”;

““occupation contract” has the meaning given in section 7 of the Renting Homes (Wales) Act 2016.”.

(5) Yn adran 276(2) (mynegai o dermau wedi eu diffinio) yn y Tabl, mewnosoder yn y lleoedd priodol yn nhrefn yr wyddor—

“Contract-holder	Section 275”
“Occupation contract	Section 275”

### Deddf Cydraddoldeb 2010

**30.**—(1) Mae adran 190 o Ddeddf Cydraddoldeb 2010(3) (gwelliannau i dai annedd sy’n cael eu gosod) wedi ei diwygio fel a ganlyn.

(2) Yn is-adran (1), ar ôl paragraff (a), mewnosoder—

“(aa) the tenancy is not a secure contract in relation to which the landlord is a local authority;”.

(3) Yn is-adran (9), yn y lle priodol yn nhrefn yr wyddor, mewnosoder—

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);”.

### Deddf Adfeddiannau Morgeisi (Gwarchod Tenantiaid etc) 2010

**31.**—(1) Mae adran 1 o Ddeddf Adfeddiannau Morgeisi (Gwarchod Tenantiaid etc) 2010(4) (pŵer llys i ohirio rhoi meddiant) wedi ei diwygio fel a ganlyn.

(2) Ar ôl is-adran (8)(a)(i), mewnosoder—

“(ia)an occupation contract (within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)), or ”.

(c) in subsection (7), in paragraph (b), after “its tenants”, insert “or contract-holders”.

(4) In section 275(1) (general), insert at the appropriate places in alphabetical order—

““contract-holder” has the meaning given in section 7 (see also section 48) of the Renting Homes (Wales) Act 2016 (anaw 1);”;

““occupation contract” has the meaning given in section 7 of the Renting Homes (Wales) Act 2016.”.

(5) In section 276(2) (index of defined terms) in the Table, insert at the appropriate places in alphabetical order—

“Contract-holder	Section 275”
“Occupation contract	Section 275”

### Equality Act 2010

**30.**—(1) Section 190 of the Equality Act 2010(3) (improvements to let dwelling houses) is amended as follows.

(2) In subsection (1), after paragraph (a), insert—

“(aa) the tenancy is not a secure contract in relation to which the landlord is a local authority;”.

(3) In subsection (9), at the appropriate place in alphabetical order, insert—

““secure contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 8 of that Act);”.

### Mortgage Repossessions (Protection of Tenants etc) Act 2010

**31.**—(1) Section 1 of the Mortgage Repossessions (Protection of Tenants etc) Act 2010(4) (power of court to postpone giving of possession) is amended as follows.

(2) After subsection (8)(a)(i), insert—

“(ia)an occupation contract (within the meaning of section 7 of the Renting Homes (Wales) Act 2016 (anaw 1)), or ”.

(1) Mae diwygiadau i adran 275 nad ydynt yn berthnasol i'r Rheoliadau hyn.  
(2) Mae diwygiadau i adran 276 nad ydynt yn berthnasol i'r Rheoliadau hyn.  
(3) 2010 p. 15.  
(4) 2010 p. 19.

(1) There are amendments to section 275 which are not relevant to these Regulations.  
(2) There are amendments to section 276 which are not relevant to these Regulations.  
(3) 2010 c. 15.  
(4) 2010 c. 19.

## Deddf Ynni 2011

**32.**—(1) Mae adran 42 o Ddeddf Ynni 2011(1) (ystyr “domestic PR property” a “non-domestic PR property”: Cymru a Lloegr) wedi ei diwygio fel a ganlyn.

(2) Yn is-adran (1)—

- (a) ar ddiwedd is-baragraff (a)(ii), hepgorer “or”;
- (b) ar ôl is-baragraff (a)(ii), mewnosoder—

“(iia) under a tenancy which is a standard contract (within the meaning given by section 8 of the Renting Homes (Wales) Act 2016 (anaw 1)) except where—

- (i) the standard contract is a supported standard contract (within the meaning given by section 143 of the Renting Homes (Wales) Act 2016), or
- (ii) the interest of the landlord belongs to His Majesty in right of the Crown or to a government department or is held in trust for Her Majesty for the purposes of a government department, or”.

(3) Yn is-adran (2)—

- (a) ar ddiwedd paragraff (b), hepgorer “or”;
- (b) ar ddiwedd paragraff (c), yn lle’r atalnod llawn rhodder “, or”;
- (c) ar ôl paragraff (c), mewnosoder—

“(d) if the landlord is a community landlord (within the meaning of section 9 of the Renting Homes (Wales) Act 2016.”

## Deddf Atal Twyll Tai Cymdeithasol 2013

**33.**—(1) Mae Deddf Atal Twyll Tai Cymdeithasol 2013(2) wedi ei diwygio fel a ganlyn.

(2) Yn adran 1 (isosod anghyfreithlon: tenantiaethau diogel), yn is-adran (1) ar ôl “dwelling-house”, yn y lle cyntaf y mae’n digwydd, mewnosoder “in England”.

(3) Yn adran 2 (isosod anghyfreithlon: tenantiaethau sicr)—

- (a) yn y pennawd, ar ôl “assured tenancies”, mewnosoder “and secure contracts”;

## Energy Act 2011

**32.**—(1) Section 42 of the Energy Act 2011(1) (meaning of “domestic PR property” and “non-domestic PR property”: England and Wales) is amended as follows.

(2) In subsection (1)—

- (a) at the end of sub-paragraph (a)(ii), omit “or”;
- (b) after sub-paragraph (a)(ii), insert—

“(iia) under a tenancy which is a standard contract (within the meaning given by section 8 of the Renting Homes (Wales) Act 2016 (anaw 1)) except where—

- (i) the standard contract is a supported standard contract (within the meaning given by section 143 of the Renting Homes (Wales) Act 2016), or
- (ii) the interest of the landlord belongs to His Majesty in right of the Crown or to a government department or is held in trust for Her Majesty for the purposes of a government department, or”.

(3) In subsection (2)—

- (a) at the end of paragraph (b), omit “or”;
- (b) at the end of paragraph (c), for the full stop substitute “, or”;
- (c) after paragraph (c), insert—

“(d) if the landlord is a community landlord (within the meaning of section 9 of the Renting Homes (Wales) Act 2016.”

## Prevention of Social Housing Fraud Act 2013

**33.**—(1) The Prevention of Social Housing Fraud Act 2013(2) is amended as follows.

(2) In section 1 (unlawful sub-letting: secure tenancies), in subsection (1) after “dwelling-house”, in the first place it occurs, insert “in England”.

(3) In section 2 (unlawful sub-letting: assured tenancies)—

- (a) in the heading, after “assured tenancies”, insert “and secure contracts”;

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(1) 2011 p. 16.

(2) 2013 p. 3.

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(1) 2011 c. 16.

(2) 2013 c. 3.

- (b) yn is-adran (1), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;
- (c) yn is-adran (2), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;
- (d) yn is-adran (3)—
- (i) yn y geiriau o flaen paragraff (a), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;
- (ii) ym mharagraff (a)—
- (aa) yn lle “or”, rhodder “,”;
- (bb) ar ôl “registered social landlord”, mewnosoder “or in relation to Wales a community landlord”.
- (4) Yn adran 5 (gorchmynion elw anghyfreithlon: achos sifil)—
- (a) yn is-adran (1)—
- (i) ar ôl “assured tenancy”, mewnosoder “or a secure contract”;
- (ii) ym mharagraff (b), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;
- (b) yn is-adran (4)—
- (i) yn y geiriau o flaen paragraff (a), ar ôl “assured tenancy”, mewnosoder “or a secure contract”;
- (ii) ym mharagraff (a)—
- (aa) ar ôl “social housing”, yn lle “or”, rhodder “,”;
- (bb) ar ôl “registered social landlord”, mewnosoder “or in relation to Wales a community landlord”.
- (5) Yn adran 11 (dehongli)—
- (a) yn is-adran (1)—
- (i) ar ddiwedd paragraff (a), hepgorer “and”;
- (ii) ar ddiwedd paragraff (b), yn lle’r atalnod llawn, rhodder “, and”;
- (iii) ar ôl paragraff (b), mewnosoder—
- “(c) “secure contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016 (anaw 1).”;
- (b) ar ôl is-adran (3), mewnosoder—
- “(3A) In the application of this Act in relation to a secure contract, the following expressions have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—
- (a) “community landlord” (see section 9 of that Act);
- (b) “secure contract” (see section 8 of that Act).”;
- (b) in subsection (1), after “assured tenancy”, insert “or a secure contract”;
- (c) in subsection (2), after “assured tenancy”, insert “or a secure contract”;
- (d) in subsection (3)—
- (i) in the words before paragraph (a), after “assured tenancy”, insert “or a secure contract”;
- (ii) in paragraph (a)—
- (aa) for “or”, substitute “,”;
- (bb) after “registered social landlord”, insert “or in relation to Wales a community landlord”.
- (4) In section 5 (unlawful profit orders: civil proceedings)—
- (a) in subsection (1)—
- (i) after “assured tenancy”, insert “or a secure contract”;
- (ii) in paragraph (b), after “assured tenancy”, insert “or a secure contract”;
- (b) in subsection (4)—
- (i) in the words before paragraph (a), after “assured tenancy”, insert “or a secure contract”;
- (ii) in paragraph (a)—
- (aa) after “social housing”, for “or”, substitute “,”;
- (bb) after “registered social landlord”, insert “or in relation to Wales a community landlord”.
- (5) In section 11 (interpretation)—
- (a) in subsection (1)—
- (i) at the end of paragraph (a), omit “and”;
- (ii) at the end of paragraph (b), for the full stop, substitute “, and”;
- (iii) after paragraph (b), insert—
- “(c) “secure contract” has the same meaning as in section 8 of the Renting Homes (Wales) Act 2016 (anaw 1).”;
- (b) after subsection (3), insert—
- “(3A) In the application of this Act in relation to a secure contract, the following expressions have the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1)—
- (a) “community landlord” (see section 9 of that Act);
- (b) “secure contract” (see section 8 of that Act).”;

- (c) yn is-adran (4), ar ôl “assured tenancy”, mewnosoder “or secure contract”;
- (d) ar ôl is-adran (4), mewnosoder—  
“(4A) References in this Act to a member of the tenant’s family (in relation to a secure contract) are to be construed in accordance with section 250 of the Renting Homes (Wales) Act 2016.”;
- (e) yn is-adran (6), ar ôl “assured tenancy”, ym mhob lle y mae’n digwydd, mewnosoder “or a secure contract”;
- (f) yn is-adran (7), ar ôl “assured tenancy”, ym mhob lle y mae’n digwydd, mewnosoder “or a secure contract”.

### Deddf Tai (Cymru) 2014

**34.**—(1) Mae Deddf Tai (Cymru) 2014(1) wedi ei diwygio fel a ganlyn.

(2) Yn adran 2 (ystyr y prif dermau), yn is-adran (1), yn y diffiniad o “tenantiaeth ddomestig”, yn lle paragraff (a), rhodder—

“(a) tenantiaeth sy’n contract meddiannaeth, ac eithrio pan fo’r contract meddiannaeth—

- (i) yn contract safonol â chymorth, neu
- (ii) hefyd yn les hir at ddibenion Pennod 1 o Ran 1 o Ddeddf Diwygio Cyfraith Lesddaliad, Tai a Datblygu Trefol 1993 (p. 28) (“Deddf 1993”) neu, yn achos les rhanberchnogaeth (o fewn yr ystyr a roddir i “shared ownership lease” gan adran 7(7) o Ddeddf 1993), a fyddai’n les o’r fath pe bai cyfran y tenant (o fewn yr ystyr a roddir gan yr adran honno) yn 100 y cant;”.

(3) Yn adran 5 (eithriadau i’r gofyniad i landlord fod yn gofrestredig)—

- (a) rhifer y ddarpariaeth bresennol yn is-adran (1);
- (b) yn is-adran (1), yn lle paragraff (d), rhodder—

“(d) i landlord sy’n dod o fewn y diffiniad o landlord cymunedol (pa un ai’r landlord yw’r landlord o dan contract meddiannaeth ai peidio);”.

- (c) in subsection (4), after “assured tenancy”, insert “or secure contract”;
- (d) after subsection (4), insert—  
“(4A) References in this Act to a member of the tenant’s family (in relation to a secure contract) are to be construed in accordance with section 250 of the Renting Homes (Wales) Act 2016.”;
- (e) in subsection (6), after “assured tenancy”, in each place it occurs, insert “or a secure contract”;
- (f) in subsection (7), after “assured tenancy”, in each place it occurs, insert “or a secure contract”.

### Housing (Wales) Act 2014

**34.**—(1) The Housing (Wales) Act 2014(1) is amended as follows.

(2) In section 2 (meaning of key terms), in subsection (1), in the definition of “domestic tenancy”, for paragraph (a), substitute—

“(a) a tenancy which is an occupation contract, except where the occupation contract—

- (i) is a supported standard contact, or
- (ii) is also a long lease for the purposes of Chapter 1 of Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28) (“the 1993 Act”) or, in the case of a shared ownership lease (within the meaning given by section 7(7) of the 1993 Act), would be such a lease if the tenant’s share (within the meaning given by that section) were 100 per cent;”.

(3) In section 5 (exceptions to the requirement for a landlord to be registered)—

- (a) number the existing provision, subsection (1);
- (b) in subsection (1), for paragraph (d), substitute—

“(d) to a landlord falling within the definition of community landlord (whether or not the landlord is the landlord under an occupation contract);”.

(4) Yn adran 8 (eithriadau i ofynion i landlord fod yn drwyddedig)—

- (a) rhifer y ddarpariaeth bresennol yn is-adran (1);
- (b) yn is-adran (1), yn lle paragraff (d), rhodder—

“(d) i landlord sy’n dod o fewn y diffiniad o landlord cymunedol (pa un ai’r landlord yw’r landlord o dan gontract meddiannaeth ai peidio);”.

(5) Yn adran 30 (gorchmynion atal rhent), yn is-adran (3), ar ôl paragraff (c), mewnosoder—

“(ca) mae swm unrhyw ddigollediad sy’n daladwy o dan adran 87 o Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (digolledu oherwydd methiannau yn ymwneud â darparu datganiadau ysgrifenedig etc.) i’w gyfrifo fel pe na bai’r gorchmyn atal rhent wedi ei wneud.”.

(6) O flaen adran 43, ar ôl y pennawd “Atodol”, mewnosoder—

#### “42A Cymhwysio i’r Goron: Rhan 1

Nid yw Rhan 1 o’r Ddeddf hon yn rhwymo’r Goron.”

(7) Yn adran 44 (cyfyngiad ar derfynu tenantiaethau)—

- (a) yn is-adran (1)—
  - (i) yn lle “hysbysiad adran 21”, rhodder “hysbysiad o fewn is-adran (1A)”;
  - (ii) yn lle “a honno’n denantiaeth fyrddaliol sicr”, rhodder “sy’n gontract meddiannaeth safonol”;
- (b) ar ôl is-adran (1), mewnosoder—

“(1A) Mae hysbysiad o fewn yr is-adran hon os yw’n hysbysiad—

- (a) a roddir o dan adran 173(1) o Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (hysbysiad y landlord);
- (b) a roddir o dan adran 186(1) o’r Ddeddf honno (hysbysiad y landlord mewn cysylltiad â diwedd cyfnod penodol);
- (c) fel y’i disgrifir yn adran 194(1) o’r Ddeddf honno (cymal terfynu’r landlord);
- (d) a roddir o dan baragraff 25B o Atodlen 12 i’r Ddeddf honno (hysbysiad y landlord i derfynu contract safonol cyfnod penodol wedi ei drosi).”;

(4) In section 8 (exceptions to requirements for landlords to be licensed)—

- (a) number the existing provision, subsection (1);
- (b) in subsection (1), for paragraph (d), substitute—

“(d) to a landlord falling within the definition of community landlord (whether or not the landlord is the landlord under an occupation contract);”.

(5) In section 30 (rent stopping orders), in subsection (3), after paragraph (c), insert—

“(ca) the amount of any compensation payable under section 87 of the Renting Homes (Wales) Act 2016 (anaw 1) (compensation for failures relating to provision of written statements etc.) is to be calculated as if the rent stopping order had not been made.”.

(6) Before section 43, after the heading “Supplementary”, insert—

#### “42A Crown Application: Part 1

Part 1 of this Act does not bind the Crown.”

(7) In section 44 (restriction on terminating tenancies)—

- (a) in subsection (1)—
  - (i) for “section 21 notice”, substitute “notice within subsection (1A)”;
  - (ii) for “an assured shorthold tenancy”, substitute “a standard occupation contract”;
- (b) after subsection (1), insert—

“(1A) A notice is within this subsection, if it is a notice—

- (a) given under section 173(1) of the Renting Homes (Wales) Act 2016 (anaw 1) (landlord’s notice);
- (b) given under section 186(1) of that Act (landlord’s notice in connection with end of term);
- (c) as described in section 194(1) of that Act (landlord’s break clause);
- (d) given under paragraph 25B o Schedule 12 to that Act (landlord’s notice to terminate a converted fixed term standard contract).”;

(c) yn is-adran (2), yn lle “Ond nid yw”, rhodder “Nid yw”;

(d) hepgorer is-adran (3).

(8) Yn adran 49(1) (dehongli’r Rhan hon a mynegai o dermau wedi eu diffinio), yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

“mae i “contract meddiannaeth” (“*occupation contract*”) yr ystyr a roddir gan adran 7 o Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1);”;

“mae i “contract meddiannaeth safonol” (“*standard occupation contract*”) yr ystyr a roddir gan adran 8 o Ddeddf Rhentu Cartrefi (Cymru) 2016;”;

“mae i “landlord cymunedol” (“*community landlord*”) yr ystyr a roddir gan adran 9 o Ddeddf Rhentu Cartrefi (Cymru) 2016;”.

(9) Yn adran 76 (amgylchiadau pan fo’r ddyletswydd yn adran 75 yn dod i ben)—

(a) yn is-adran (2)—

(i) ar ddiwedd paragraff (a), hepgorer “neu”;

(ii) ar ôl paragraff (a), mewnosoder—

“(aa) cynnig o lety addas yng Nghymru o dan denantiaeth sy’n gontract meddiannaeth, neu”;

(iii) ym mharagraff (b), ar ôl “addas”, mewnosoder “(yn Lloegr)”;

(b) yn is-adran (4)—

(i) yn lle paragraff (a), rhodder—

“(a) os yw’n gynnig o—

(i) tenantiaeth sy’n gontract meddiannaeth a wneir gan landlord preifat i’r ceisydd mewn perthynas â llety yng Nghymru sydd ar gael i’r ceisydd ei feddiannu, neu

(ii) tenantiaeth fyrddaliol sicr a wneir gan landlord preifat i’r ceisydd mewn perthynas ag unrhyw lety yn Lloegr sydd ar gael i’r ceisydd ei feddiannu;”;

(ii) ar ddechrau paragraff (c), mewnosoder “mewn perthynas â llety yn Lloegr;”;

(c) yn lle is-adran (9), rhodder—

“(9) Yn yr adran hon—

mae i “contract meddiannaeth” (“*occupation contract*”) yr un ystyr ag yn Neddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (gweler adran 7 o’r Ddeddf honno);

(c) in subsection (2), for “But subsection”, substitute “Subsection”;

(d) omit subsection (3).

(8) In section 49(1) (interpretation of this Part and index of defined terms), at the appropriate places in alphabetical order, insert—

““community landlord” (“*landlord cymunedol*”) has the meaning given by section 9 of the Renting Homes (Wales) Act 2016 (anaw 1);”;

““occupation contract” (“*contract meddiannaeth*”) has the meaning given by section 7 of the Renting Homes (Wales) Act 2016;”;

““standard occupation contract” (“*contract meddiannaeth safonol*”) has the meaning given by section 8 of the Renting Homes (Wales) Act 2016;”.

(9) In section 76 (circumstances in which the duty in section 75 ends)—

(a) in subsection (2)—

(i) at the end of paragraph (a), omit “or”;

(ii) after paragraph (a), insert—

“(aa) an offer of suitable accommodation in Wales under a tenancy which is an occupation contract, or”;

(iii) in paragraph (b), after “accommodation”, insert “(in England)”;

(b) in subsection (4)—

(i) for paragraph (a), substitute—

“(a) it is an offer of—

(i) a tenancy which is an occupation contract made by a private landlord to the applicant in relation to accommodation in Wales which is available for the applicant’s occupation, or

(ii) an assured shorthold tenancy made by a private landlord to the applicant in relation to any accommodation in England which is available for the applicant’s occupation;”;

(ii) at the beginning of paragraph (c), insert “in relation to accommodation in England;”;

(c) for subsection (9), substitute—

“(9) In this section—

“fixed term tenancy” (“*tenantiaeth cyfnod penodedig*”) in relation to accommodation in England has the



mae i “tenantiaeth cyfnod penodedig” (“*fixed term tenancy*”) mewn perthynas â llety yn Lloegr yr ystyr a roddir i “fixed term tenancy” yn Rhan 1 o Ddeddf Tai 1988 (p. 50).”

(10) Yn adran 92 (llety interim: trefniadau â landlord preifat)—

- (a) yn y pennawd, ar ôl “interim”, mewnosoder “yn Lloegr”;
- (b) yn is-adran (1), ar ôl “ddarparu llety”, mewnosoder “yn Lloegr”.

(11) Ar ôl adran 92, mewnosoder—

#### “92A Llety yng Nghymru

(1) Ar gyfer darpariaeth sy’n gymwys pan wneir tenantiaeth neu drwydded mewn cysylltiad â llety yng Nghymru gydag unigolyn gan awdurdod tai lleol oherwydd swyddogaethau’r awdurdod o dan Ran 2 o’r Ddeddf hon (digartrefedd), gweler paragraff 11 o Ran 4 o Atodlen 2 i Ddeddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (tenantiaethau a thrwyddedau y mae rheolau arbennig yn gymwys iddynt: digartrefedd).

(2) Ar gyfer darpariaeth sy’n gymwys pan fo awdurdod tai lleol, yn unol ag unrhyw un neu ragor o’i swyddogaethau darparu tai i’r digartref, yn gwneud trefniadau â landlord perthnasol ar gyfer darparu llety, gweler paragraff 12 o Ran 4 o Atodlen 2 i Ddeddf Rhentu Cartrefi (Cymru) 2016 (tenantiaethau a thrwyddedau y mae rheolau arbennig yn gymwys iddynt: digartrefedd).”

(12) Yn adran 99(1) (dehongli’r Bennod hon a mynegai o ymadroddion wedi eu diffinio)—

- (a) yn y lle priodol yn nhrefn yr wyddor, mewnosoder—

“mae i “contract meddiannaeth” (“*occupation contract*”) yr un ystyr ag yn Neddf Rhentu Cartrefi (Cymru) 2016 (dccc 1) (gweler adran 7 o’r Ddeddf honno);”;

- (b) yn y diffiniad o “landlord preifat”, yn lle “nad yw o fewn adran 80(1) o Ddeddf Tai 1985 (yr amod landlord ar gyfer tenantiaethau diogel)”, rhodder “—

- (a) annedd yng Nghymru, sydd o fewn adran 10 o Ddeddf Rhentu Cartrefi

meaning given in Part 1 of the Housing Act 1988 (c. 50);

“occupation contract” (“*contract meddiannaeth*”) has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act).”

(10) In section 92 (interim accommodation: arrangements with private landlord)—

- (a) in the heading, after “accommodation”, insert “in England”;
- (b) in subsection (1), after “provide accommodation”, insert “in England”.

(11) After section 92, insert—

#### “92A Accommodation in Wales

(1) For provision which applies where a tenancy or licence in respect of accommodation in Wales is made with an individual by a local housing authority because of the authority’s functions under Part 2 of this Act (homelessness), see paragraph 11 of Part 4 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1) (tenancies and licences to which special rules apply: homelessness).

(2) For provision which applies where a local housing authority, in pursuance of any of its homelessness housing functions, makes arrangements with a relevant landlord for the provision of accommodation, see paragraph 12 of Part 4 of Schedule 2 to the Renting Homes (Wales) Act 2016 (tenancies and licences to which special rules apply: homelessness).”

(12) In section 99(1) (interpretation of this Chapter and index of defined terms)—

- (a) at the appropriate place in alphabetical order, insert—

““occupation contract” (“*contract meddiannaeth*”) has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act);”;

- (b) in the definition of “private landlord”, for “who is not within section 80(1) of the Housing Act 1985 (the landlord condition for secure tenancies)”, substitute “—

- (a) of a dwelling in Wales, who is within section 10 of the Renting Homes

(1) Diwygiwyd adran 99 gan baragraff 308(1) o Ran 2 o Atodlen 24 i Ddeddf Dedfrydu 2020 (p. 17).

(1) Section 99 was amended by paragraph 308(1) of Part 2 of Schedule 24 to the Sentencing Act 2020 (c. 17).

(Cymru) 2016 (dccc 1) (landlordiaid preifat);

- (b) annedd yn Lloegr, nad yw o fewn adran 80(1) o Ddeddf Tai 1985 (p. 68) (yr amod landlord ar gyfer tenantiaethau diogel);”.

(Wales) Act 2016 (anaw 1) (private landlords);

- (b) of a dwelling in England, who is not within section 80(1) of the Housing Act 1985 (c. 68) (the landlord condition for secure tenancies);”.

### Deddf Hawliau Defnyddwyr 2015

**35.**—(1) Mae Deddf Hawliau Defnyddwyr 2015(1) wedi ei diwygio fel a ganlyn.

(2) Yn adran 83(2) (dyletswydd asiantau gosod eiddo i roi cyhoeddusrwydd i ffioedd etc), yn is-adran (4)(b)—

- (a) ar ôl “tenants”, mewnosoder “or contract-holders”;
- (b) ar ôl “tenant”, mewnosoder “or contract-holder”;
- (c) ar ôl “tenancy”, mewnosoder “or occupation contract”.

(3) Yn adran 86 (gwaith asiantaeth gosod eiddo a gwaith rheoli eiddo)—

- (a) yn is-adran (1)(a)—
  - (i) ar ôl “assured tenancy”, mewnosoder “or an occupation contract”;
  - (ii) ar ôl “such a tenancy”, mewnosoder “or occupation contract”;
- (b) yn is-adran (1)(b)—
  - (i) ar ôl “assured tenancy”, mewnosoder “or an occupation contract”;
  - (ii) ar ôl “such a tenancy”, mewnosoder “or occupation contract”;
- (c) yn is-adran (4)(b) ar ôl “assured tenancy”, mewnosoder “or an occupation contract”.

(4) Yn adran 88 (darpariaethau atodol)—

- (a) yn is-adran (1)—
  - (i) yn y lleoedd priodol yn nhrefn yr wyddor, mewnosoder—

““contract-holder” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act) and includes a person who proposes to be a contract-holder under an occupation contract because the occupation contract has come to an end;”;

### Consumer Rights Act 2015

**35.**—(1) The Consumer Rights Act 2015(1) is amended as follows.

(2) In section 83(2) (duty of letting agents to publicise fees etc), in subsection (4)(b)—

- (a) after “tenants”, insert “or contract-holders”;
- (b) after “tenant”, insert “or contract-holder”;
- (c) after “tenancy”, insert “or occupation contract”.

(3) In section 86 (letting agency work and property management work)—

- (a) in subsection (1)(a)—
  - (i) after “assured tenancy”, insert “or an occupation contract”;
  - (ii) after “such a tenancy”, insert “or occupation contract”;
- (b) in subsection (1)(b)—
  - (i) after “assured tenancy”, insert “or an occupation contract”;
  - (ii) after “such a tenancy”, insert “or occupation contract”;
- (c) in subsection (4)(b) after “assured tenancy”, insert “or an occupation contract”.

(4) In section 88 (supplementary provisions)—

- (a) in subsection (1)—
  - (i) at the appropriate places in alphabetical order, insert—

““contract-holder” has the same meaning as in the Renting Homes (Wales) Act 2016 (anaw 1) (see section 7 of that Act) and includes a person who proposes to be a contract-holder under an occupation contract because the occupation contract has come to an end;”;

(1) 2015 p. 15.

(2) Diwygiwyd adran 83(4) gan adran 18 o Ddeddf Ffioedd Tenantiaid 2019 (p. 4). Mae diwygiadau eraill i adran 83 nad ydynt yn berthnasol i'r Rheoliadau hyn.

(1) 2015 c. 15.

(2) Section 83(4) was amended by section 18 of the Tenant Fees Act 2019 (c. 4). There are other amendments to section 83, which are not relevant to these Regulations.

““occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act) except where—

(a) the landlord is—

- (i) a private registered provider of social housing,
- (ii) a registered social landlord, or
- (iii) a fully mutual housing association, or

(b) the tenancy is a long lease;”;

(ii) yn y diffiniad o “landlord”, ar ôl “tenancy”, ym mhob lle y mae’n digwydd, mewnosoder “or an occupation contract”;

(iii) yn y diffiniad o “long lease”, yn lle paragraffau (a) a (b), rhodder—

“(a) in relation to England—

- (i) is a long lease for the purposes of Chapter 1 of Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28), or
- (ii) in the case of a shared ownership lease (within the meaning given by section 7(7) of that Act), would be a lease within sub-paragraph (a)(i) of this definition if the tenant’s total share (within the meaning given by that section) were 100%;

(b) in relation to Wales, falls within the definition of “long tenancy” given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1).”;

(b) yn is-adran (3), ar ôl “tenancy”, ym mhob lle y mae’n digwydd, mewnosoder “or occupation contract”.

““occupation contract” has the same meaning as in the Renting Homes (Wales) Act 2016 (see section 7 of that Act) except where—

(a) the landlord is—

- (i) a private registered provider of social housing,
- (ii) a registered social landlord, or
- (iii) a fully mutual housing association, or

(b) the tenancy is a long lease;”;

(ii) in the definition of “landlord”, after “tenancy”, in each place it occurs, insert “or an occupation contract”;

(iii) in the definition of “long lease”, for paragraphs (a) and (b), substitute—

“(a) in relation to England—

- (i) is a long lease for the purposes of Chapter 1 of Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993 (c. 28), or
- (ii) in the case of a shared ownership lease (within the meaning given by section 7(7) of that Act), would be a lease within sub-paragraph (a)(i) of this definition if the tenant’s total share (within the meaning given by that section) were 100%;

(b) in relation to Wales, falls within the definition of “long tenancy” given by paragraph 8 of Schedule 2 to the Renting Homes (Wales) Act 2016 (anaw 1).”;

(b) in subsection (3), after “tenancy”, in each place it occurs, insert “or occupation contract”.

*Julie James*

Y Gweinidog Newid Hinsawdd, un o Weinidogion  
Cymru  
Am 10.33 a.m. ar 9 Tachwedd 2022

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Argraffwyd a chyhoeddwyd yn y DU gan Y Llyfrfa Cyf dan awdurdod a gorchwyliath Jeff James, Rheolwr Llyfrfa Ei Fawrhydi ac Argraffydd Deddfau Senedd y Brenin.

Minister for Climate Change, one of the Welsh  
Ministers  
At 10.33 a.m. on 9 November 2022

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