
WELSH STATUTORY INSTRUMENTS

2022 No. 24

**The Renting Homes (Supported Standard Contracts)
(Supplementary Provisions) (Wales) Regulations 2022**

Care of the dwelling

10. The contract-holder is not liable for fair wear and tear to the dwelling or to fixtures and fittings within the dwelling but must—

- (a) take proper care of the dwelling, fixtures and fittings within the dwelling and any items listed in the inventory,
- (b) not remove any fixtures and fittings or any items listed in the inventory from the dwelling without the consent of the landlord,
- (c) keep the dwelling in a state of reasonable decorative order, and
- (d) not keep anything in the dwelling that would be a health and safety risk to the contract-holder, any permitted occupier, any persons visiting the dwelling or any persons residing in the vicinity of the dwelling.