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WELSH STATUTORY INSTRUMENTS

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**2023 No. 1277**

**The Renting Homes (Wales) Act 2016 and  
Homelessness (Suitability of Accommodation)  
(Wales) Order 2015 (Amendment) Regulations 2023**

**Amendments to the Act**

2.—(1) The Act is amended as follows.

(2) In Schedule 2 (exceptions to section 7)—

(a) in Part 3 (tenancies and licences that are never occupation contracts)—

(i) in paragraph 7(3)(1), at the end of paragraph (k), insert—

“(l) a licence which relates to private sector temporary homelessness accommodation (see paragraph 10A).”;

(ii) after paragraph 10 insert—

**“Meaning of “private sector temporary homelessness accommodation”**

**10A.**—(1) Private sector temporary homelessness accommodation is accommodation which—

(a) is provided by a private landlord under arrangements made with a local housing authority in pursuance of any of that authority’s homelessness housing functions, and

(b) is within the definition of “B&B accommodation” in article 2 (interpretation) of the Homelessness (Suitability of Accommodation) (Wales) Order 2015 ([S.I. 2015/1268 \(W. 87\)](#)), as it has effect on 30 November 2023, which is the date on which the Renting Homes (Wales) Act 2016 and Homelessness (Suitability of Accommodation) (Wales) Order 2015 (Amendment) Regulations 2023 ([S.I. 2023/1277 \(W. 225\)](#)) came into force.

(2) In this paragraph “local housing authority” and “homelessness housing functions” have the meanings given in paragraph 12(5).”;

(b) in Part 4 (tenancies and licences to which special rules apply: homelessness), in paragraph 12(1), after “accommodation” insert “, but this paragraph does not apply in relation to a licence of the kind described in paragraph 7(3)(l)”.

(3) In section 243(3) (local authority and other authorities), after “other than in” insert “paragraph 10A and”.

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(1) Paragraph 7(3) was amended by section 14 of and paragraphs 1 and 5(2) of Schedule 5 to the Renting Homes (Amendment) (Wales) Act 2021 (asc 3), section 66 of and paragraph 2(n) of Part 1 of Schedule 11 to the Immigration Act 2016 ([c. 19](#)) and regulation 2 of [S.I. 2022/803 \(W. 179\)](#).