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| **WG_positive_40mmTai ac Adfywio*****Housing and Regeneration*****Grwp Addysg a Gwasanaethau Cyhoeddus*****Education and Public Services Group*** |

Dear Stakeholder,

I am writing to update you on the implementation of the Renting Homes (Wales) Act 2016.

Most of you will be aware that we have undertaken consultations on a range of statutory instruments which need to be in place in order to implement the Act. These include:

* Regulations on information required in connection with deposit schemes;
* Regulations on the review of decisions to extend or terminate introductory and prohibited conduct standard contracts;
* Regulations on determining fitness for habitation;
* Regulations on the safeguarding of property in an abandoned dwelling; and
* Statutory guidance on temporary exclusions from supported accommodation

Currently, work is continuing on several further sets of regulations, for which consultations will be conducted over the coming months. These include:

* Regulations prescribing the supplementary terms of occupation contracts; and
* Regulations prescribing model written statements of occupation contracts.

To support implementation, we are also working with stakeholders to develop a range of other materials, including:

* Suggested additional terms for occupation contracts (led by Citizens Advice Cymru);
* A generic training module on the Act (led by Shelter Cymru); and
* A short animation summarising the changes being introduced by the Act.

We are also working closely with the Ministry of Justice and Her Majesty’s Courts and Tribunals Service regarding changes to court Civil Procedure Rules and IT systems. Since this work is non-devolved we are, as yet, unable to give a firm date for implementation of the Act. However, I can confirm it will not be before 1 April 2019. To assist you in preparing for implementation, we will publish all relevant documentation six months before the implementation date. Following implementation, landlords will have up to six months to issue the new contracts to their existing tenants / licensees.

I hope this is a useful summary of the current position regarding implementation. We look forward to being able to provide a definite date for implementation as soon as we are able to do so.

Yours



Emma Williams

Deputy Director

Housing Policy