

The Renting Homes (Wales) Act 2016

The Renting Homes (Wales) Act 2016 is a new law being introduced on **1st December 2022**.

There is no need to worry

Cardiff Council will still be your landlord and you will continue to receive the same housing service as you do now. Our staff are working to ensure the transition is as smooth as possible.

This information leaflet sets out the important things you need to know and aims to answer questions you may have. **You do not need to contact Cardiff Council regarding these changes. They will happen automatically.**

Will I still have the same tenancy agreement?

From 1st December 2022, you will be known legally as a contract-holder instead of a tenant. The Council will be known legally as a community landlord instead of a social landlord.

Your new contract will include your key rights and responsibilities as a contract-holder, and our duties as your landlord. Cardiff Council will still be your landlord and we will issue you with a new occupation contract, which will replace your current tenancy agreement:

- If you have had your tenancy for at least 12 months and the introductory period has not been extended by the Council, you will receive a Secure contract, or
- If you have an introductory tenancy agreement, you will be given an Introductory contract, this will become a secure contract 12 months after your tenancy started, providing the terms and conditions of your contract have not been breached

When your new contract arrives, you need to read it and keep it safe so you can refer to it when required.



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What are the main changes in the Act and how might they affect me? Your new contract will have a few changes compared to your tenancy agreement. These are:

- The Council as a landlord will continue to make sure that your property is safe to live in. The Act requires this to include electrical safety testing and ensuring working smoke alarms and carbon monoxide detectors are fitted.
- A joint contract-holder can be added or removed from a contract without the need to end one contract and start a new contract. This will make managing joint contracts easier. These changes are intended to help where there is a breakdown in a relationship and one partner leaves the property.
- The Council will be able to repossess an abandoned property without needing a court order. This can be done, after serving a four-week warning notice and carrying out investigations to be sure the property is abandoned.
- All contract-holders will be given 2 months' notice of any changes to their rent. The current notice period is 1 month.
- Currently if a tenant passes away and there is still a partner or family member living in that property, and has done for a certain period of time, the tenancy can sometimes be passed onto that remaining person. This can only happen once. In the new Act, it is possible that this can happen twice. This is called a succession. However, there are certain criteria which will have to be met to allow this to happen and the Council will look at each situation on a case by case basis. The Act also allows the Council to move that remaining person into another suitable property, if it is decided that the property they are in does not meet their housing need.

How to get more information

You can find out more information about the Renting Homes (Wales) Act 2016 on the Welsh Government's website: www.gov.wales/housing-law-changing-renting-homes

There is an easy-read guide available to help you understand what will be included in the new contracts. www.gov.wales/tenants-housing-law-changing-renting-homes-easy-read. Information is also available in other languages.

www.gov.wales/landlord-guidance-renting-homes-foreign-language-versions

If you would like more information, you can contact your local hub (find out more at www.cardiffhubs.co.uk/hubs/) If you are still worried, please contact the Council on **02920537111** or by email RentingHomesAct@cardiff.gov.uk

Frequently Asked Questions

I have an Introductory Tenancy Agreement, what does it mean for me?

You will receive a new occupation contract called an Introductory Standard Contract. This will be for 12 months from the date your contract started. Once the 12 months has ended this will become a secure contract and you will be entitled to all the rights of a secure contract, providing the terms and conditions of your contract have not been breached.

Will I be able to have a joint tenancy?

Yes, the new law makes it easier to add or remove others to a contract with the agreement of the Council. If two people are named on a contract, they are known as joint contract-holders.

Will my spouse/child/family member be able to succeed my tenancy?

The new law changes the way that properties can be passed to a partner or family member if the tenant passes away.

Under the Act up to two successions to your contract will be allowed to take place if there is a person who meets the criteria for the property to be passed to them. Each circumstance will be considered on a case by case basis by the Council

What happens if I have already succeeded to a tenancy?

If your tenancy was passed to you before 1st December 2022, because you were a spouse or partner, there may be one more succession after you, if there is someone qualified to succeed you. If your tenancy was passed on to you before 1st December as another family member (not a spouse or partner), there can be no further successions.

Will you still be able to help me if I have problems with my neighbours?

Yes, all occupation contracts will include a term about anti-social behaviour and prohibited conduct. If this is breached, the Council can take action to prevent the behaviour continuing.

The Council will continue to provide the same support services for contract-holders who have experienced anti-social behaviour through the Anti-Social Behaviour Team.

The Renting Homes Act is improving the condition of rental properties. How will this happen?

The new law states that all properties must be safe and fit for human habitation. This aims to ensure that landlords properly maintain homes and that they are safe to live in. Smoke detectors and carbon monoxide alarms must be fitted in all properties.