



Our ref: MA/JJ/2224/20

Elin Jones MS
Presiding Officer
Senedd Cymru
Cardiff Bay
CF99 1NA

23 July 2020

Dear Llywydd,

The Coronavirus Act 2020 (Assured Tenancies and Assured Shorthold Tenancies, Extension of Notice Periods) (Amendment) (Wales) Regulations 2020

In accordance with section 11A(4) of the Statutory Instruments Act 1946, as inserted by Schedule 10 paragraph 3 of the Government of Wales Act 2006, I am notifying you that this Statutory Instrument (SI) will come into force less than 21 days from the date of laying. The Explanatory Memorandum that accompanies the Regulations is attached for your information.

The Regulations amend paragraphs 6, 7 and 11 of Schedule 29 to the Coronavirus Act 2020 ("the 2020 Act") in relation to assured tenancies and assured shorthold tenancies. Amendments being made include altering the references to "three months" in paragraph 6(a) and (b) and paragraph 7 of Schedule 29 to the Coronavirus Act 2020 to a reference to "six months" in relation to a dwelling-house in Wales. The Regulations also amend the notice periods set out in paragraph 11(a) and (b) of Schedule 29 which has the effect of requiring the relevant references in Form 3 in the Schedule to the Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1977, which is used when serving notice under section 8 of the 1988 Act, to be read as being 6 months.

The effect of these changes will be to temporarily extend from three months to six months (if a notice is served on or after the coming into force of the Regulations) the period of notice that landlords must give to:

- a) assured tenants when issuing a possession notice under section 8 specifying any of the grounds in section 8(4A) or (4B) of the Housing Act 1998 ("the 1988 Act"); and

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:
0300 0604400

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1SN

Correspondence.Rebecca.Evans@gov.wales
Gohebiaeth.Rebecca.Evans@llyw.cymru

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

- b) assured shorthold tenants when issuing a possession notice under section 21(1) or (4) of the 1988 Act.

There is an urgent need to ensure that the number of tenants under threat of eviction from their homes is kept as low as possible, so as to continue with the containment of Coronavirus, ease the burden on frontline staff, and ensure tenants are provided with appropriate support. The Regulations make an important contribution to meeting that urgent need and therefore come into force on the day after the day on which they are made.

Due to the urgent timetable there has been no time to carry out a meaningful consultation or a Regulatory impact Assessment. However, an Explanatory Memorandum has been prepared and is attached for your information. This has been laid, together with the Regulations, in Table Office.

A copy of this letter goes to Mick Antoniw AS, Chair of the Legislation, Justice and Constitution Committee, Sian Wilkins, Head of Chamber and Committee Services, Julian Luke, Head of Policy and Legislation Committee Service and John Griffiths MS, Chair of the Equality, Local Government and Communities Committee.

Yours sincerely,

A handwritten signature in black ink that reads "Rebecca Evans". The signature is written in a cursive, flowing style.

Rebecca Evans MS
Minister for Finance and Trefnydd