

# HYSBYSIAD YNGHYLCH GWELLIANNAU NOTICE OF AMENDMENTS

Cyflwynwyd ar 13 Tachwedd 2020  
Tabled on 13 November 2020

## Bil Rhentu Cartrefi (Diwygio) (Cymru) Renting Homes (Amendment) (Wales) Bill

- Julie James** 1  
Section 5, page 2, line 35, leave out ‘in subsection (2), for “four months” substitute “18 months” and insert ‘omit subsections (2) and (3)’.  
Adran 5, tudalen 2, llinell 36, hepgorer ‘yn is-adran (2), yn lle “bedwar mis” rhodder “18 mis” a mewnosoder ‘hepgorer is-adrannau (2) a (3)’.
- Julie James** 2  
Section 7, page 4, line 31, leave out ‘14’ and insert ‘28’.  
Adran 7, tudalen 4, llinell 33, hepgorer ‘14’ a mewnosoder ‘28’.
- Julie James** 3  
Section 8, page 5, line 11, leave out ‘14’ and insert ‘28’.  
Adran 8, tudalen 5, llinell 12, hepgorer ‘14’ a mewnosoder ‘28’.
- Julie James** 4  
Section 8, page 5, line 15, leave out ‘14’ and insert ‘28’.  
Adran 8, tudalen 5, llinell 15, hepgorer ‘14’ a mewnosoder ‘28’.
- Julie James** 5  
Section 8, page 5, after line 20, insert—  
‘[ ] In section 201 (termination of contract under landlord’s break clause), in subsection (3), for the words from “, before the contract ends” to the end substitute “ —



- (a) before the contract ends, and during the period of 28 days starting with the day on which the notice was given, the landlord withdraws the notice by giving further notice to the contract-holder, or
- (b) before the contract ends, and after the end of the period of 28 days starting with the day on which the notice was given—
  - (i) the landlord withdraws the notice by giving further notice to the contract-holder, and
  - (ii) the contract-holder does not object to the withdrawal in writing before the end of a reasonable period.”.

Adran 8, tudalen 5, ar ôl llinell 20, mewnosoder —

[ ] Yn adran 201 (terfynu contract o dan gymal terfynu’r landlord), yn is-adran (3), yn lle’r geiriau o “, cyn i’r contract ddod i ben” hyd at y diwedd rhodder “ —

- (a) yw’r landlord, cyn i’r contract ddod i ben, ac yn ystod y cyfnod o 28 diwrnod sy’n dechrau â’r diwrnod y rhoddwyd yr hysbysiad, yn tynnu’r hysbysiad yn ôl drwy roi hysbysiad pellach i ddeiliad y contract, neu
- (b) cyn i’r contract ddod i ben, ac ar ôl y cyfnod o 28 diwrnod sy’n dechrau â’r diwrnod y rhoddwyd yr hysbysiad—
  - (i) yw’r landlord yn tynnu’r hysbysiad yn ôl drwy roi hysbysiad pellach i ddeiliad y contract, a
  - (ii) nad yw deiliad y contract yn gwrthwynebu mewn ysgriflen i’r tynnu’n ôl cyn diwedd cyfnod rhesymol.”.

## **Julie James**

6

Schedule 5, page 23, after line 25, insert —

*‘Secure tenancies that are housing association tenancies to be capable of becoming occupation contracts*

- [ ] (1) In section 242 (interpretation of Chapter 3 of Part 10), in the definition of “secure tenancy”, omit the words from “, but it does not include a housing association tenancy” to the end.
- (2) In Schedule 2 (exceptions to section 7), in paragraph 7 (tenancies and licences that are never occupation contracts), omit sub-paragraph (3)(d).’.

Atodlen 5, tudalen 23, ar ôl llinell 25, mewnosoder —

*‘Tenantiaethau diogel sy’n denantiaethau cymdeithas dai i allu dod yn gontractau meddiannaeth*

- [ ] (1) Yn adran 242 (dehongli Pennod 3 o Ran 10), yn y diffiniad o “tenantiaeth ddiogel”, hepgorer y geiriau o “, ond nid yw’n cynnwys tenantiaeth cymdeithas dai” hyd at y diwedd.



- (2) Yn Atodlen 2 (eithriadau i adran 7), ym mharagraff 7 (tenantiaethau a thrwyddedau nad ydynt byth yn gontractau meddiannaeth), hepgorer is-baragraff (3)(d).’.

**Julie James**

7

Schedule 5, page 23, after line 25, insert –

*‘Power to make provision relating to the abolition of assured, secure and other tenancies*

[ ] (1) After section 239 (abolition of assured, secure and other tenancies) insert –

**“239A Power to make provision about certain tenancies and licences**

- (1) The Welsh Ministers may by regulations amend this Act for the purpose of –
- (a) providing that certain provisions do not apply in relation to a tenancy or licence to which subsection (2) applies;
  - (b) making new provision which only applies to a tenancy or licence to which subsection (2) applies;
  - (c) making provision in relation to the end of the term of a long tenancy (within the meaning of paragraph 8 of Schedule 2).
- (2) This subsection applies to any tenancy or licence which would, but for section 239, have been a tenancy or licence of the kind listed in subsection (1) of that section, or would have been treated as a tenancy or licence of that kind.
- (3) Regulations under this section may make provision about tenancies or licences which are not, and cannot be, occupation contracts.”

(2) In section 256 (regulations), in subsection (4), after paragraph (g) insert –

*“(ga) section 239A (power to make provision about certain tenancies and licences),”.*

Atodlen 5, tudalen 23, ar ôl llinell 25, mewnosoder –

*‘Pŵer i wneud darpariaeth sy’n ymwneud â diddymu tenantiaethau sicr, tenantiaethau diogel a thenantiaethau eraill*

[ ] (1) Ar ôl adran 239 (diddymu tenantiaethau sicr, tenantiaethau diogel a thenantiaethau eraill) mewnosoder –

**“239A Pŵer i wneud darpariaeth ynghylch tenantiaethau a thrwyddedau penodol**

- “(1) Caiff Gweinidogion Cymru drwy reoliadau ddiwygio’r Ddeddf hon at ddiben –
- (a) darparu nad yw darpariaethau penodol yn gymwys mewn perthynas â thenantiaeth neu drwydded y mae is-adran (2) yn gymwys iddi;



- (b) gwneud darpariaeth newydd nad yw ond yn gymwys i denantiaeth neu drwydded y mae is-adran (2) yn gymwys iddi;
  - (c) gwneud darpariaeth mewn perthynas â diwedd cyfnod tenantiaeth hir (o fewn ystyr paragraff 8 o Atodlen 2).
- (2) Mae'r is-adran hon yn gymwys i unrhyw denantiaeth neu drwydded a fyddai, oni bai am adran 239, wedi bod yn denantiaeth neu'n drwydded o'r math a restrir yn is-adran (1) o'r adran honno, neu a fyddai wedi ei thrin fel tenantiaeth neu drwydded o'r math hwnnw;
- (3) Caiff Rheoliadau o dan yr adran hon wneud darpariaeth ynghylch tenantiaethau neu drwyddedau nad ydynt yn gontractau meddiannaeth, ac nad ydynt yn gallu bod yn gontract o'r fath."
- (2) Yn adran 256 (rheoliadau), yn is-adran (4), ar ôl paragraff (g) mewnosoder –

*"(ga) adran 239A (pŵer i wneud darpariaeth ynghylch tenantiaethau a thrwyddedau penodol),".'*

**Julie James**

8

Schedule 6, page 26, after line 17, insert –

'[ ] In section 147 (overview of Part 9), in table 1, in the right hand column of the entry for Chapter 1, for "section 161" substitute "section 160".'

Atodlen 6, tudalen 26, ar ôl llinell 18, mewnosoder –

'[ ] Yn adran 147 (trosolwg o Ran 9), yn rhabl 1, yng ngholofn dde y cofnod ar gyfer Pennod 1, yn lle "adran 161" rhodder "adran 160".'

**Julie James**

9

Schedule 6, page 26, after line 28, insert –

'[ ] In section 181 (serious rent arrears), in subsection (1), for "in serious rent arrears" substitute "seriously in arrears with his or her rent".'

Atodlen 6, tudalen 26, ar ôl llinell 31, mewnosoder –

'[ ] Yn adran 181 (ôl-ddyledion rhent difrifol), yn y testun Saesneg, yn is-adran (1), yn lle "in serious rent arrears" rhodder "seriously in arrears with his or her rent".'

**Julie James**

10

Schedule 6, page 28, line 6, after '(notes)', insert –

' –

- (i) for "122(1)(a)" substitute "122(1)(b)", and
- (ii) '.

Atodlen 6, tudalen 28, llinell 6, ar ôl '(nodiadau)', mewnosoder –



' \_

- (i) yn lle "122(1)(a)" rhodder "122(1)(b)", a
- (ii) '.

**Julie James**

**11**

Schedule 6, page 31, line 30, leave out 'references in subsections (1) and (2) (and the heading) to "18 months" were references' and insert 'reference in subsection (1) (and the heading) to "18 months" were a reference'.

Atodlen 6, tudalen 31, llinell 35, hepgorer 'cyfeiriadau yn is-adrannau (1) a (2) at "18 mis" yn gyfeiriadau' a mewnosoder 'cyfeiriad yn is-adran (1) at "18 mis" yn gyfeiriad'.

