

Julie James AS/MS  
Y Gweinidog Newid Hinsawdd  
Minister for Climate Change



Llywodraeth Cymru  
Welsh Government

Elin Jones MS  
Llywydd  
Senedd Cymru  
Cardiff Bay  
CARDIFF  
CF99 1SN

17 June 2021

Dear Elin

**The Coronavirus Act 2020 (Residential Tenancies: Extension of Period of Protection from Eviction) (No.2) (Wales) Regulations 2021**

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 will come into force on 30 June 2021, less than 21 days after it has been laid. A copy of the instrument and the Explanatory Memorandum that accompanies it are attached for your information.

The Regulations amend paragraph 1(1) of Schedule 29 to the Coronavirus Act 2020 (“the 2020 Act”) by extending until 30 September 2021 the relevant period during which Schedule 29 applies.

The effect of these changes will be to extend, for a further three months, the period during which landlords, in most circumstances, will need to provide tenants with increased notice before starting possession proceedings in the courts.

In the light of the ongoing pandemic, and continuing uncertainties surrounding the impact of the new variants that have recently emerged, the Welsh Ministers have concluded that there remains an urgent need to ensure that the number of tenants under threat of eviction from their homes is kept as low as possible. Doing so will assist 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. In order to ensure that the provisions of Schedule 29 continue to apply after 30 June,

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:  
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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.

the Regulations come into force on 30 June. Due to their immediacy, the Regulations have not been subject to consultation and there has been insufficient time to carry out a Regulatory impact Assessment in relation to them.

I am copying this letter to the Minister for Rural Affairs, North Wales and Trefnydd, David Rees MS, Chair of the Interim Subordinate Legislation Committee, Siwan Davies, Director of Senedd Business, Sian Wilkins, Head of Chamber and Committee Services and Julian Luke, Head of Policy and Legislation Committee Service.

Yours sincerely,

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

**Julie James AS/MS**  
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Minister for Climate Change