

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



Llywodraeth Cymru
Welsh Government

Our ref MA/JJ/4427/21
Eich cyf/Your ref

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

17 December 2021

Dear Elin

The Coronavirus Act 2020 (Residential Tenancies: Extension of Period of Protection from Eviction) (No.4) (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 31 December 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 24 March 2022, which is when the Coronavirus Act 2020 expires, the relevant period during which Schedule 29 applies.

The effect of these changes will be to extend 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 during a time when there remains a serious threat to public health, both as a result of Covid-19 case rates remaining high overall and concern regarding the emergence of the new Omicron variant, 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

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

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1SN

Gohebiaeth.Julie.James@llyw.cymru
Correspondence.Julie.James@gov.Wales

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.

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 31 December 2021, the Regulations come into force on 31 December. Due to their urgency, 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, Huw Irranca-Davies MS, Chair of the Legislation, Justice and Constitution 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,



Julie James AS/MS

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