

Government Response: *The Renting Homes (Supplementary Provisions) (Wales) Regulation 2022*

Technical Scrutiny: The Welsh Government considers that, as issues around the accuracy of the inventory are only likely to arise at the end of the occupation contract, no specific time frame is required. It is also unlikely that the landlord would not respond, if the landlord disagreed with the contract-holder's comments on the inventory, as a failure to respond in that situation could lead to the implication that the landlord agrees with the contract-holder's comments.

Merit Scrutiny point 1: The Welsh Government considers that, as the requirements imposed by Part 10 of the Housing Act 1985 are free standing obligations, it would not be good law to re-impose those requirements within these Regulations. The Welsh Government considers that reference to the restrictions within the Explanatory Note is helpful to the reader to make them aware of their duties under Part 10 of the Housing Act 1985 in relation to overcrowding.

Merit Scrutiny point 2: Welsh Government considers the provisions balance the Convention rights of contract-holders, landlords and, other individuals who could be endangered by an emergency situation.