

## **Government Response: The Renting Homes (Wales) Act 2016 (Amendment of Schedule 9A) Regulations 2022**

### **Merit Scrutiny point 1:**

#### Response

As the committee have noted the Regulations prevent a landlord from giving notice if there are breaches of certain statutory duties, namely, to provide an Energy Performance Certificate and meet the requirements of the Renting Homes (Fitness for Human Habitation) (Wales) Regulations 2022.

Part 4 of the Explanatory Memorandum explains the rationale of the Regulations. Provided the landlord is in compliance with the statutory duties named above any harmful effect is mitigated.

The Welsh Government is satisfied that the Regulations are compatible with Convention Rights.

### **Merit Scrutiny point 2:**

#### Response

The Welsh Government have noted the Minister's response to the above point, and have nothing further to add.