



Llywodraeth Cymru  
Welsh Government

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**WRITTEN STATEMENT  
BY  
THE WELSH GOVERNMENT**

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<b>TITLE</b>	<b>Laying of a Statutory Instrument making amendments to secondary legislation in consequence of the Renting Homes (Wales) Act 2016, and making of the Commencement Orders to bring the 2016 Act into force on 1 December 2022</b>
<b>DATE</b>	<b>16 August 2022</b>
<b>BY</b>	<b>Julie James, Minister for Climate Change</b>

I have today laid the following statutory instrument before the Senedd:

**[The Renting Homes \(Wales\) Act 2016 \(Consequential Amendments to Secondary Legislation\) Regulations 2022](#)**

These regulations are technical in nature and make amendments to secondary legislation in consequence of the provisions of the 2016 Act. Generally, these amendments either:

- a. ensure that existing provision in secondary legislation continues to have appropriate effect by –
  - i. referencing the relevant occupation contracts alongside references to existing types of tenancies, or
  - ii. including the terminology used in the 2016 Act,
- or –
- b. where the provisions of the 2016 Act are intended to replace elements of existing law, or the existing law is incompatible with that set out in the 2016 Act, by disapplying that law.

These amendments are necessary to implement the 2016 Act, provide coherence, clarity and ensure consistency of the law.

***The Renting Homes (Wales) Act 2016 (Commencement No. 2 and Consequential Amendments) Order 2022 and the Renting Homes (Amendment) (Wales) Act 2021 (Commencement) Order 2022***

I stated in my previous [Written Statement](#) that I would shortly make and publish the two commencement orders necessary to bring the provisions of the 2016 Act fully into force. I have published these today, which will provide landlords and tenants alike with the certainty of knowing that the Act will come into force from 1 December.

As I have stated previously, guidance, other resources for landlords and tenants on the Renting Homes (Wales) Act and the relevant subordinate legislation can be accessed via the Renting Homes Wales website: <https://gov.wales/housing-law-changing-renting-homes>.

This statement is being issued during recess in order to keep members informed. Should members wish me to make a further statement or to answer questions on this when the Senedd returns I would be happy to do so.