

## **Government Response: The Renting Homes (Wales) Act 2016 (Amendment of Schedule 12 and Consequential Amendment) Regulations 2023**

Technical Scrutiny point 1: The Welsh Government take the view that the new paragraph 11(1A) of Schedule 12 (inserted by regulation 4(a)) achieves the necessary legal effect with no ambiguity as to the meaning and, consequently, the Welsh Government does not consider that an amendment is needed. The Welsh Government thanks the Legislation, Justice and Constitution Committee for its diligence, notes the comments made and endeavours to adhere to the drafting guidelines set out in "Writing Laws for Wales" wherever possible.

Merit Scrutiny point 3: The Welsh Government has provided a link to the draft Regulations and Explanatory Memorandum with landlord and letting agent representatives including the National Residential Landlord Association, PropertyMark and Rent Smart Wales. Subject to the Regulations being agreed by the Senedd, Rent Smart Wales have agreed to issue an update directly to landlords. We will also update the relevant Renting Homes guidance on the Welsh Government website to provide additional information to landlords on this matter.