



Llywodraeth Cymru  
Welsh Government

# Renting Homes (Wales) Act 2016 – Consultation on Model Written Statements and Explanatory Information

## What does the consultation mean for tenants?

### A new law

- A new law means that the basis on which people rent their homes in Wales will be changing. The new law should apply from April 2022. It is called the Renting Homes (Wales) Act 2016.
- One of the changes is that landlords must give tenants (called 'contract-holders') a **'written statement'** of their contract.
- The written statement must include all the 'terms' of the contract – that is all the things that the contract-holder must do (like pay rent, etc.) and all the things the landlord must do (like carry out repairs). It also has to include any explanatory information that the Welsh Government says must be included. The explanatory information will help contract-holders and landlords understand the contract.

### Model written statements

- To help landlords and tenants use the new contracts, the new law says the Welsh Government must produce **'model' written statements**. Landlords will be able to choose to use these instead of writing their own contracts.
- Model written statements must contain all the terms that the law says must be in every contract. There are other terms that the law says can be left out of a contract if a contract-holder (tenant) agrees that they don't need to be included.
- The explanatory information also has to be included in the model written statements.
- When we issue our final model written statements, they will be part of another type of law called **'regulations'**. The explanatory information that landlords have to provide to contract holders will also be in regulations.

## Consultation

- Before we issue our final model written statements, the Welsh Government has written two draft model written statements for people to comment on.
- We have also produced the draft explanatory information that we think landlords should have to provide to contract-holders.
- Both the draft model written statements and the draft explanatory information are included within draft regulations.
- The draft regulations have been published on our website together with a consultation document. This document explains to people what we are doing and why we have done it that way. It also asks 11 questions about the draft model written statements and the draft explanatory information.
- All the documents can be found at:  
<https://gov.wales/renting-homes-wales-act-2016-draft-regulations>
- Because the law already says what terms have to be included in the model written statements, we are not asking for people's comments on the terms that are in them. What we want to know is what people think about:
  - i. the 'look and feel' of the model written statements;
  - ii. the explanatory information that we think should be included.
- People have until 16 June to provide comments on these things.