

Easy Read



Llywodraeth Cymru
Welsh Government

Renting Homes: Changes to housing laws

A guide for tenants



This document was written by the **Welsh Government**. It is an easy read version of 'What Renting Homes means for Tenants and Licensees.'

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How to use this document



This is an easy read document. But you may still need support to read it. Ask someone you know to help you.



Words in **bold blue writing** may be hard to understand. You can check what the words in blue mean on **page 12**.

Where the document says **we**, this means **Welsh Government**. For more information contact:



Llywodraeth Cymru
Welsh Government

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Introduction



The rules about renting a home in Wales are changing.



The new **Renting Homes law** will make it simpler and easier to rent a home.



The new law will make it clearer what you must and must not do while living in your home.



This guide is for people who are renting a home from a landlord or letting agent.

What changes are going to happen?

Under the new law:



- you will now be known as a **Contract Holder** (not a tenant).
- you will be issued with an **Occupation Contract** (used to be called a tenancy agreement).



An **occupation contract** is between the landlord who owns the flat or house and you, the contract holder - who rents it.

About Occupation Contracts

The 2 types of Occupation Contracts are:



Secure contract - if you rent your home from your local council or housing association (called Community Landlords).



Standard contract - if you rent your home from a private landlord.

But the contract may also be used by community landlords for some types of housing. For example, for supported housing (see 'supported housing' section below for more information).

Terms of Occupation Contracts



Your landlord must give you the **Occupation Contract** in writing.



The contract should explain what you can and can't do, and what your landlord can and can't do.

This **contract** should include:

Name
Address
Phone Number

- Names of who's renting and address of the property rented.



- Rights and responsibilities. For example, it is the responsibility of the landlord to fix things in the home.



- Day to day issues. For example, telling the landlord if no one is going to be in the home for 4 weeks or more.



- Other information. For example, things like if you are allowed to keep pets or not.



The contract could be a print out or emailed online depending on what you, the **contract-holder** prefer.



You should sign the contract if you are happy with everything it says.



Other changes to housing laws

There are important changes to the housing laws, this includes:

Making the home fit to live in



Landlords must make sure your home is fit to live in.

For example, your landlord must:



- fit a smoke alarm
- fit a **carbon monoxide** alarm



- make sure the electricity is safe.



Carbon monoxide is a poisonous gas and can leak into your home. For example, if your gas boiler is poorly maintained.

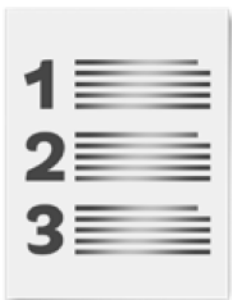


If your home is not fit to live in, you do not have to pay the rent during that time.

Notice to leave



Your landlord must give you a notice if they want you to leave.



A notice is a written form that tells you what you should do, and by when.



Where you have done nothing wrong, your landlord must give you **6 months'** notice if they want you to leave.

Repairs



Your landlord cannot ask you to leave just because you have complained that your home is in a poor state of repair.

Joint contracts holders



You can ask your landlord to add someone to your contract who you want to live with. You don't have to start a new contract to do this.

Passing your home on to someone else



You can pass your home onto other people, to continue living in. Your home can now be passed on two times – maybe to your partner and then your adult children.

Supported Housing



If you live in a supported housing for more than 6 months, you are entitled to a **supported standard contract**.



Supported housing means your landlord provides you extra services – for example, to help you come off drugs or alcohol.



The **supported standard contract** is like the **standard contract**. But your landlord may include things like:



- Being able to move you within the building if needed.
- When you have done something seriously wrong the landlord can ask you to keep away from your home for up to 48 hours. This would be for not more than 3 times in 6 months.



For more information about the changes in the housing laws you can read What Renting Homes Means for Tenants' guidance document: gov.wales/tenants-housing-law-changing-renting-homes

Hard Words

Carbon monoxide

Carbon monoxide (CO) is a highly poisonous gas. CO can be deadly and is especially dangerous because you can't see, taste or smell it.