

Julie James AS/MS
Y Gweinidog Newid Hinsawdd
Minister for Climate Change



Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref P-06-1272
Ein cyf/Our ref JJ/01547/22

Jack Sargeant MS
Chair - Petitions committee
Senedd Cymru
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05 August 2022

Dear Jack,

Thank you for your letter of 14 July about pets in private rented properties.

We have published guidance which makes it clear to landlords that new contracts under the Renting Homes (Wales) Act 2016 must conform with the Consumer Rights Act 2015 regarding fairness of terms. It is also stated that any pet clause as an additional term in the contract should allow a contract-holder to ask for permission to keep a pet, and the landlord would not be allowed to unreasonably refuse the request ([Renting homes: frequently asked questions \(landlords\) | GOV.WALES](#)).

I will ask my officials to ensure that all guidance is in one easily identified area of the website for landlords and tenants, explaining what people's rights and responsibilities are in terms of keeping pets in rental properties in Wales. We will ensure that it includes advice on how to challenge a contract term which unfairly disallows pets, or a decision by a landlord which seems unreasonable where a tenant has requested to keep pets. We will also include details of organisations who can offer advice and support in these situations.

The Consumer Rights Act 2015 deals with private contracts, including Assured Shorthold Tenancies. The term "reasonable" is a generic legal term which allows for all sorts of factors to be considered. In terms of pets, these factors may include the type of property, the type of pet, the tenant's individual circumstances, and any mitigating factors that the landlord may consider appropriate. Within our guidance pages, we can explore the potential to provide scenarios that may or may not be reasonable, but we must be very careful that we are not issuing advice which could be viewed as interpreting the law.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

I also want to see an end to property adverts which specify no pets as a blanket term. Advertising legislation remains a reserved function. The UK Government have announced their plans to legislate to allow tenants more rights in terms of being able to keep pets in a rental property. I would, of course, very much welcome a UK Government decision to legislate to ban property adverts which specify no pets as a rule across the UK. My officials will continue to engage with UK Government officials to establish exactly what their plans are for property advertisements more widely, including their proposals to ban discrimination against tenants on benefits, or “No DSS” as it is more commonly known.

Yours sincerely,

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

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