



Ein cyf/Our ref: MA/JJ/3013/20

Elin Jones MS
Presiding Officer
Senedd Cymru
Cardiff Bay
CF99 1NA

28 September 2020

Dear Llywydd,

The Coronavirus Act 2020 (Residential Tenancies: Protection from Eviction) (Wales) Regulations 2020

In accordance with section 11A(4) of the Statutory Instruments Act 1946, as inserted by Schedule 10 paragraph 3 of the Government of Wales Act 2006, I am notifying you that this Statutory Instrument (SI) will come into force less than 21 days from the date of laying. The Explanatory Memorandum that accompanies the Regulations is attached for your information.

The Regulations amend paragraphs 1(1), 2, 3, 6, 8, 9, 10 and 11 of Schedule 29 to the Coronavirus Act 2020 ("the 2020 Act") in relation to the notice period that landlords are required to serve on a tenant where the landlord has granted a tenancy governed by the Rent Act 1977 and the Housing Acts 1985, 1988 and 1996. Amendments being made include extending until 31 March 2021 the relevant period during which Schedule 29 applies.

The effect of these changes will be to:

- extend, for a further six months, the period during which landlords, in most circumstances, will need to provide tenants with increased notice before starting possession proceedings in the courts;
- ensure that six months' notice is required in relation to all protected and statutory tenancies, secure tenancies, introductory and demoted tenancies, and assured tenancies and assured shorthold tenancies, except where the reason for notice relates to antisocial behaviour or domestic violence

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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.

- revert to the pre-Covid 19 notice period requirements for serving notices where the reason for giving notice relates to antisocial behaviour or domestic violence.

There remains an urgent need to ensure that the number of tenants under threat of eviction from their homes is kept as low as possible, so as to continue with the containment of Coronavirus, ease the burden on frontline staff, and ensure tenants are provided with appropriate support. The Regulations make an important contribution to meeting that urgent need. In order to ensure that the provisions of Schedule 29 continue to apply after 30 September, the Regulations come into force on 29 September 2020.

Due to the urgent timetable there has been no time to carry out a meaningful consultation or a Regulatory impact Assessment. However, an Explanatory Memorandum has been prepared and is attached for your information. This has been laid, together with the Regulations, in Table Office.

A copy of this letter goes to Mick Antoniw AS, Chair of the Legislation, Justice and Constitution Committee, Sian Wilkins, Head of Chamber and Committee Services, Julian Luke, Head of Policy and Legislation Committee Service and John Griffiths MS, Chair of the Equality, Local Government and Communities Committee.

Yours sincerely,

A handwritten signature in black ink that reads "Rebecca Evans." The signature is written in a cursive, flowing style.

Rebecca Evans MS
Minister for Finance and Trefnydd