



Renting Homes (Wales) Act 2016

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Landlords

Occupation contracts

When do I need to provide a written copy of the contract?

An occupation contract can be initiated verbally but it needs to be followed up by a written statement of the contract.

The written statement needs to be given within 14 days of the occupation date for new contracts from 15th July 2022. For converted contracts written statements need to be issued by 15th January 2023.

With occupation contracts people who rent their homes will now be given a minimum of 12 months protection against eviction if they have not breached the terms of the contract.

What happens to existing tenancies?

On 15th July 2022, all existing contracts will convert to occupation contracts. For example, if an existing tenancy is a fixed term assured shorthold tenancy, it will convert to a fixed term standard occupation contract but if it is a periodic assured shorthold tenancy, it will convert to a periodic standard contract.

Tenants will now be known as a contract-holder but an individual cannot be a contract holder if they are under the age of 18.

For all our managed properties we are converting any pre-existing AST's/ contracts into the new standard occupation contract.

If we do not manage your property we are happy to issue a standard occupational contract. Please get in touch with us if you'd like us to arrange this. The fee for this will be £125 + VAT.

Fit for human habitation (Section 91) means that your property must be fit to house a contract holder but you may or may not know what this exactly means and that's why we will be covering everything in this section of the act so you know what changes you may need to make.

Advice for Landlords

The main purpose of Section 91 is to ensure that properties are maintained in an order that is fit for human habitation.

A landlord should refrain from issuing an occupation contract if they have concerns that their property may not be fit and instead speak to a professional before continuing.

Please get in touch with us if you require any advise or assistance. Maintenance@maisononline.co.uk



Tenants Occupation Contracts

You may or may not know that there are upcoming changes due to the Renting Homes (Wales) Act 2016. We want to make sure that you understand these changes and when they are coming into place.

Some things to note

As a tenant you will now be known as a contract-holder. It may be confusing at first but if you see any websites mentioning a "contract-holder" they are referring to tenants.

AST's are becoming occupation contracts from the 15th July 2022. This means your old contracts will be replaced by the new 'occupation contract'. With occupation contracts people who rent their homes will now be given a minimum of 12 months protection against eviction if they have not breached the terms of the contract.

What do I have to do?

If you are one of our managed tenants (e.g. You are paying your rent directly to us) then your existing contract will be converted automatically to an occupation contract. You should be given a written statement for your converted contract by 15th January 2023 at the latest.

For this reason our managed tenants won't need to do anything when the contract converts other than ensure you're happy with the contract.

If you're not one of our managed tenants then you will need to contact your landlord and ensure they issue you a written statement by 15th January 2023. However, they may ask us to do this for them.

Should I check the converted contract?

Make sure you check that you're happy with the converted contract when you receive it and that no changes were made from the original contract that you did not allow (e.g. A pets clause that was removed).

What if I don't have a contract at the moment?

If you're going to be getting a contract after 15th July 2022 then you must receive your occupation contract written statement within 14 days of the occupation date. We recommend that you sign the contract you receive although it's not a requirement.

What is an occupation contract?

Just like an AST an occupation contract is given to you as part of the process of renting out a property. It contains the terms that you need to follow. This means you should read this contract through to be completely sure you're happy with it.

There are currently 2 types of standard occupation contract. A fixed term standard contract and a periodic standard occupation contract.