

Julie James AS/MS
Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref WQ 81221

Mark Isherwood MS
Member of the Senedd North Wales
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Ty Hywel
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22 October 2020

Dear Mark,

Thank you for your written question tabled on 8 October regarding the Renting Homes (Wales) Act 2016 and the fitness for human habitation obligation. Please accept my apologies for the delayed response.

Your written question was tabled as follows

Will the Minister provide an update on the implementation of the measures relating to fitness for human habitation in the Renting Homes (Wales) Act 2016, and confirm whether they will be implemented by April 2021, as in England?

The fitness for human habitation obligation will be implemented as part of the overall implementation of the Renting Homes (Wales) Act 2016. The 2016 Act is currently subject to amendment by the Renting Homes (Amendment) (Wales) Bill, which has recently completed Stage 1 of the Senedd's scrutiny process.

As I stated in the General Principles debate on the Bill on 13 October 2020, the Coronavirus pandemic has unfortunately impacted on the timetable, both for scrutiny of the Bill itself and also for implementation of the 2016 Act, as amended by the Bill. We no longer have sufficient legislative time or capacity to complete all of the work necessary to bring the provisions of the amended 2016 Act into force in 2021, as we had hoped prior to the Covid outbreak. Consequently, we will look to complete all of the necessary subordinate legislation, guidance, and awareness-raising work in time for a spring 2022 implementation date.

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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 trust this provides you with the information you were seeking.

Yours sincerely

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive style with a large, looping initial 'J'.

Julie James AS/MS
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