



OFFERYNNAU STATUDOL
CYMRU

WELSH STATUTORY
INSTRUMENTS

2020 Rhif 778 (Cy. 172)

2020 No. 778 (W. 172)

TAI, CYMRU

HOUSING, WALES

**Rheoliadau Deddf y Coronafeirws
2020 (Tenantiaethau Sicr a
Thenantiaethau Byrddaliadol Sicr,
Estyn Cyfnodau Hysbysu)
(Diwygio) (Cymru) 2020**

**The Coronavirus Act 2020 (Assured
Tenancies and Assured Shorthold
Tenancies, Extension of Notice
Periods) (Amendment) (Wales)
Regulations 2020**

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

Mae'r Rheoliadau hyn yn diwygio Atodlen 29 i Ddeddf y Coronafeirws 2020 ("y Ddeddf") mewn cysylltiad â thenantiaethau sicr a thenantiaethau byrddaliadol sicr yng Nghymru. Maent yn diwygio paragraff 6(c) a (d) a pharagraff 7(a) a (b) o Atodlen 29 i'r Ddeddf er mwyn estyn y cyfnod hysbysu y mae rhaid i landlord ei roi i denant o dan adran 8(4A) neu (4B) ac adran 21(1) neu (4) o Ddeddf Tai 1988 ("Deddf 1988").

Yn rhinwedd paragraffau 6 a 7 o Atodlen 29 i'r Ddeddf, mae'r cyfnodau hysbysu estynedig yn gymwys yn ystod y cyfnod perthnasol. Mae "relevant period" wedi ei ddiffinio ym mharagraff 1 o Atodlen 29 i'r Ddeddf a chaniateir i Weinidogion Cymru ei ddiwygio o ran Cymru.

Mae rheoliad 2 yn diwygio'r cyfnodau a nodir ym mharagraff 6(c) a (d) a pharagraff 7(a) a (b) o Atodlen 29 i'r Ddeddf fel bod y cyfnod hysbysu y mae'n ofynnol ei roi o dan adran 8(4A) neu (4B) ac adran 21(1) neu (4) o Ddeddf 1988 wedi ei estyn o dri mis i chwe mis. Mae'r cyfnod hysbysu estynedig yn gymwys i hysbysiadau a roddir o dan adran 8(4A) neu (4B) ac adran 21(1) neu (4) o Ddeddf 1988 ar y dyddiad y mae'r Rheoliadau hyn yn dod i rym neu wedi hynny.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend Schedule 29 to the Coronavirus Act 2020 ("the Act") in respect of assured tenancies and assured shorthold tenancies in Wales. They amend paragraph 6(c) and (d) and paragraph 7(a) and (b) of Schedule 29 to the Act to extend the notice period a landlord must give a tenant under section 8(4A) or (4B) and section 21(1) or (4) of the Housing Act 1988 ("the 1988 Act").

By virtue of paragraphs 6 and 7 of Schedule 29 to the Act, the extended notice periods apply during the relevant period. The "relevant period" is defined in paragraph 1 of Schedule 29 to the Act and may be amended in relation to Wales by the Welsh Ministers.

Regulation 2 amends the periods set out in paragraph 6(c) and (d) and paragraph 7(a) and (b) of Schedule 29 to the Act so that the period of notice required to be given under section 8(4A) or (4B) and section 21(1) or (4) of the 1988 Act is extended from three to six months. The extended notice period applies to notices given under section 8(4A) or (4B) and section 21(1) or (4) of the 1988 Act on or after the date that these Regulations come into force.

Mae'r Rheoliadau hyn hefyd yn diwygio'r cyfnodau hysbysu a nodir ym mharagraff 11(a) a (b) o Atodlen 29 i'r Ddeddf. Effaith hyn yw ei gwneud yn ofynnol i'r cyfeiriadau perthnasol yn Ffurflen 3 yn yr Atodlen i Rheoliadau Tenantiaethau Sicr a Meddianaethau Amaethyddol (Ffurflenni) 1997, a ddefnyddir wrth gyflwyno hysbysiad o dan adran 8 o Ddeddf 1988, gael eu darllen fel pe baent yn gyfeiriadau at 6 mis.

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Aseidiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, ystyriwyd nad oedd yn angenrheidiol cynnal aseiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r Rheoliadau hyn.

These Regulations also amend the notice periods set out in paragraph 11(a) and (b) of Schedule 29 to the Act. This has the effect of requiring the relevant references in Form 3 in the Schedule to the Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1997, which is used when serving notice under section 8 of the 1988 Act, to be read as being 6 months.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, it was not considered necessary to carry out a regulatory impact assessment as to the likely costs and benefits of complying with these Regulations.

2020 Rhif 778 (Cy. 172)

2020 No. 778 (W. 172)

TAI, CYMRU

HOUSING, WALES

Rheoliadau Deddf y Coronafeirws
2020 (Tenantiaethau Sicr a
Thenantiaethau Byrddaliadol Sicr,
Estyn Cyfnodau Hysbysu)
(Diwygio) (Cymru) 2020

The Coronavirus Act 2020 (Assured
Tenancies and Assured Shorthold
Tenancies, Extension of Notice
Periods) (Amendment) (Wales)
Regulations 2020

Gwnaed 21 Gorffennaf 2020
Gosodwyd gerbron
Senedd Cymru 23 Gorffennaf 2020
Yn dod i rym 24 Gorffennaf 2020

Made 21 July 2020
Laid before Senedd Cymru 23 July 2020
Coming into force 24 July 2020

Mae Gweinidogion Cymru yn gwneud y Rheoliadau hyn drwy arfer y pŵer a roddir gan baragraff 13(1) o Atodlen 29 i Ddeddf y Coronafeirws 2020(1).

The Welsh Ministers make these Regulations in exercise of the power conferred by paragraph 13(1) of Schedule 29 to the Coronavirus Act 2020(1).

Enwi a chychwyn

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Deddf y Coronafeirws 2020 (Tenantiaethau Sicr a Thenantiaethau Byrddaliadol Sicr, Estyn Cyfnodau Hysbysu) (Diwygio) (Cymru) 2020.

(2) Daw'r Rheoliadau hyn i rym ar 24 Gorffennaf 2020.

Title and commencement

1.—(1) The title of these Regulations is the Coronavirus Act 2020 (Assured Tenancies and Assured Shorthold Tenancies, Extension of Notice Periods) (Amendment) (Wales) Regulations 2020.

(2) These Regulations come into force on 24 July 2020.

Diwygio Atodlen 29 i Ddeddf y Coronafeirws 2020

2.—(1) Mae Atodlen 29 i Ddeddf y Coronafeirws 2020 wedi ei diwygio fel a ganlyn.

(2) Ym mharagraff 6, yn is-baragraffau (c) a (d), ar ôl ““three months”” mewnosoder “in relation to a dwelling-house in England and “six months” in relation to a dwelling-house in Wales”.

(3) Ym mharagraff 7—

Amendment of Schedule 29 to the Coronavirus Act 2020

2.—(1) Schedule 29 to the Coronavirus Act 2020 is amended as follows.

(2) In paragraph 6, in sub-paragraphs (c) and (d), after ““three months”” insert “in relation to a dwelling-house in England and “six months” in relation to a dwelling-house in Wales”.

(3) In paragraph 7—

(1) 2020 p. 7. Cyflwynir Atodlen 29 gan adran 81 o'r Ddeddf. Yn rhinwedd paragraff 1(3)(b) o Atodlen 29, Gweinidogion Cymru yw'r “relevant national authority” o ran Cymru.

(1) 2020 c. 7. Schedule 29 is introduced by section 81 of the Act. By virtue of paragraph 1(3)(b) of Schedule 29, the Welsh Ministers are the “relevant national authority” in relation to Wales.

- (a) yn is-baragraff (a), ar ôl ““three months”” mewnosoder “in relation to a dwelling-house in England and “six months” in relation to a dwelling-house in Wales”;
 - (b) yn is-baragraff (b), ar ôl ““three months”” mewnosoder “in relation to a dwelling-house in England and “six months” in relation to a dwelling-house in Wales”.
- (4) Ym mharagraff 11—
- (a) yn is-baragraff (a), yn lle ““3 months”” rhodder ““6 months””;
 - (b) yn is-baragraff (b)—
 - (i) ym mharagraff (i), yn lle ““3 months”” rhodder ““6 months””, a
 - (ii) ym mharagraff (ii), yn lle ““three months”” rhodder ““six months””.

- (a) in sub-paragraph (a), after ““three months”” insert “in relation to a dwelling-house in England and “six months” in relation to a dwelling-house in Wales”;
 - (b) in sub-paragraph (b), after ““three months”” insert “in relation to a dwelling-house in England and “six months” in relation to a dwelling-house in Wales”.
- (4) In paragraph 11—
- (a) in sub-paragraph (a), for ““3 months”” substitute ““6 months””;
 - (b) in sub-paragraph (b)—
 - (i) in paragraph (i), for ““3 months”” substitute ““6 months””, and
 - (ii) in paragraph (ii), for ““three months”” substitute ““six months””.

Julie James

Y Gweinidog Tai a Llywodraeth Leol, un o
Weinidogion Cymru
21 Gorffennaf 2020

Minister for Housing and Local Government, one of
the Welsh Ministers
21 July 2020

© Hawlfraint y Goron 2020

Argraffwyd a chyhoeddwyd yn y Deyrnas Unedig gan The Stationery Office Limited o dan awdurdod ac arolygiaeth Jeff James, Rheolwr Gwasg Ei Mawrhydi ac Argraffydd Deddfau Seneddol y Frenhines.

© Crown copyright 2020

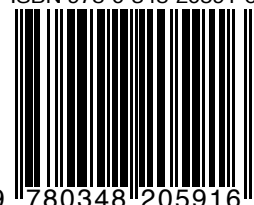
Printed and published in the UK by The Stationery Office Limited under the authority and superintendence of Jeff James, Controller of Her Majesty’s Stationery Office and Queen’s Printer of Acts of Parliament.

£4.90

W202007211009 07/2020

<http://www.legislation.gov.uk/id/wsi/2020/778>

ISBN 978-0-348-20591-6



9 780348 205916