

Changes to notice periods for evictions – FAQ

What changes are being made?

As a result of the coronavirus pandemic, new Regulations have been made under Schedule 29 to the Coronavirus Act 2020, that temporarily extend the minimum notice periods landlords must give to tenants with assured and assured shorthold tenancies.

A **6 month notice** period will apply to notices issued on or after 24 July 2020 under section 8 of the Housing Act 1988, except those that specify grounds 7A or 14 (relating to anti-social behaviour). A 3 month notice period will continue to apply to notices that specify grounds 7A or 14.

A **6 month notice** period will apply to notices issued on or after 24 July 2020 under section 21 of the Housing Act 1988.

Schedule 29 is temporarily amended so that a landlord serving a notice on or after 24 July will be required to provide extended notice during the remainder of relevant period, which currently ends on 30 September 2020. The relevant period may be extended by the Welsh Ministers beyond 30 September 2020 using the power set out in paragraph 1(2) of Schedule 29.

Why are the changes being made?

The temporary change to notice periods is being made in order to further delay evictions during the ongoing public health emergency. It will mean that fewer people will face eviction into homelessness at a time when local authorities are less able to respond to these situations; those renting their homes will benefit from increased security and reduced anxiety; and individuals at risk of eviction will be provided with increased time to seek support to resolve any problems

What support is available to landlords?

We have produced comprehensive guidance for both tenants and landlords who may be facing difficulties as a result of the Coronavirus pandemic. This can be found here:

<https://gov.wales/housing-coronavirus>

If your tenant has indicated that they are facing difficulties paying their rent, or currently in rent arrears, you should make contact with them as soon as possible to discuss their concerns and whether an interim solution could be provided to support them, for example a rent repayment holiday, or rent reduction, if feasible.

Local support services are there to help you and your tenants come to a suitable and feasible solution. Advice is available from organisations including [Citizens Advice Cymru](#) and [Shelter Cymru](#). Advice may also be sought from landlord and agent membership bodies.

We have also recently announced an Early Alert Scheme for rent arrears and other debt for tenants in the Private Rented Sector (PRS). Advice services are invaluable in

helping people build financial capability whilst supporting them to navigate through the benefit system to better understand what they may be entitled to and how to claim. This is part of a package of support we are looking at in Wales to make sure we provide more support, more quickly, to the people who need it the most. Further details about the Scheme along with guidance for the sector will follow.

What if I have already issued a notice?

The changes affect notices given on or after 24 July. In terms of ongoing proceedings, the courts will not progress possession proceedings until at least 23 August 2020, after the current stay on possession proceedings ends and court business resumes.

Can I expect further changes?

The Welsh Government is continuously reviewing the effectiveness of the measures put in place to respond to the pandemic and its effects. Where further action should be taken or additional assistance should be provided to deal with this evolving situation, we will do so.