

22 November 2022

Dear

### **Freedom of Information Request ATISN 16887**

Thank you for your emails to the Welsh Government Freedom of Information Officer asking for information about the Renting Homes (Wales) Act 2016, which is due to come into force on 1 December 2022. Your email has been forwarded to me to respond.

In your emails of 21 November you asked:

1. How much will it cost to amend the eviction forms, for not fault evictions, due to the Renting Homes Act?
2. When will the amended forms be ready for section 21 evictions as amended under the Renting Homes Act?

Following a search of our paper and electronic records, I have established that the information you require is not held by the Welsh Government.

However, in order to be helpful, the following information may be useful for you. Currently a section 21 'no fault' eviction notice must be served in writing, under the Housing Act 1998. There is no prescribed form for Wales for this purpose. When Renting Homes comes into force on 1 December large parts of the Housing Act 1998 will be repealed in Wales and section 21 notices will no longer apply. The section 21 notices will be replaced by new forms which a landlord will need to issue to repossess a property on a 'no fault' basis, and this is detailed in [section 173](#) of the Act. These prescribed forms are already available on the Renting Homes website, along with many other forms that will be relevant to landlords, and you may wish to familiarise yourself with these, which can be found [here](#). Forms RHW16 and RHW17 will be relevant for 'no fault' evictions. There have not been any specific costs incurred to produce these forms apart from approximately three hours of staff time to develop, design and publish the forms.

You may also find it useful, if you haven't yet done so, to peruse other useful information on the Renting Homes website, including a [general guidance](#) document for landlords, an associated [FAQ](#) document, [fitness for human habitation](#) guidance, guidance on [converting existing tenancy agreements into occupation contracts](#), and the guidance document explaining the [meaning of the terms included in occupation contracts](#).

The request you sent me contains personal information about you - for example, your name and address. The Welsh Government will be the data processor for this information and, in accordance with the General Data Protection Regulation, it will be processed in order to fulfil our public task and meet our legal obligations under the Act to provide you with a response. We will only use this personal information to deal with your request and any matters which arise as a result of it. We will keep your personal information and all other information relating to your request for three years from the date on which your request is finally closed. Your personal information will then be disposed of securely.

Under data protection legislation, you have the right:

- to be informed of the personal data we hold about you and to access it
- to require us to rectify inaccuracies in that data

- to (in certain circumstances) object to or restrict processing
- for (in certain circumstances) your data to be 'erased'
- to (in certain circumstances) data portability
- to lodge a complaint with the Information Commissioner's Office (ICO) who is our independent regulator for data protection

For further information about the information which the Welsh Government holds and its use, or if you wish to exercise your rights under the GDPR, please see contact details below:

Data Protection Officer  
Welsh Government  
Cathays Park  
CARDIFF  
CF10 3NQ  
Email: [DataProtectionOfficer@gov.wales](mailto:DataProtectionOfficer@gov.wales)

Any information released under the Freedom of Information Act 2000 or Environmental Information Regulations 2004 will be listed in the Welsh Government's Disclosure Log (at <https://gov.wales/about/open-government/freedom-of-information/responses/?lang=en>).

### **Next steps**

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at: Information Rights Unit, Welsh Government, Cathays Park, Cardiff, CF10 3NQ or Email: [Freedom.ofinformation@gov.wales](mailto:Freedom.ofinformation@gov.wales)

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at:

Information Commissioner's Office,  
Wycliffe House,  
Water Lane,  
Wilmslow,  
Cheshire,  
SK9 5AF

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely,