WELSH STATUTORY INSTRUMENTS

2003 No. 233 (W.33)

LANDLORD AND TENANT

The Long Residential Tenancies (Principal Forms) (Amendment) (Wales) Regulations 2003

Made - - - -	*5th February 2003*
Coming into force - -	*28th February 2003*

The National Assembly for Wales, in exercise of the powers conferred upon it by paragraph 4(1) of Schedule 10 to the Local Government and Housing Act 1989(**1**), and of all other powers enabling it in that behalf, hereby makes the following Regulations:

Title, commencement and extent

1.—(1) These Regulations are called the Long Residential Tenancies (Principal Forms) (Amendment) (Wales) Regulations 2003 and shall come into force on 28th February 2003.

(2) These Regulations extend to Wales only.

Amendment

2.—(1) Forms 1 and 2 in the Schedule to the Long Residential Tenancies (Principal Forms) Regulations 1997(**2**) are amended as follows.

(2) For notes 2 and 3 at the end of each form, substitute—

"**Note 2:** Schedule 10 to the Local Government and Housing Act 1989 provides that a tenant of residential property under a long residential tenancy has a right, at the end of the original term of the tenancy, to continue as a tenant on the same terms as before unless the landlord ends the tenancy in accordance with the provisions of that Act. But see also Note 3.

Note 3: In certain circumstances, Schedule 10 does not apply and the landlord can end your tenancy by giving notice in accordance with the ordinary requirements of the law. These circumstances include cases where:

(a) you pay more than a low rent (see paragraph 2(4) and (5) of Schedule 10) unless the property is a house and the tenancy has been extended under section 14 of the Leasehold

(**1**) 1989 c. 42. *See* the definition of "prescribed" in section 45(1) of the Housing Act 1988 (c. 50), which has effect by virtue of Paragraph 2(2) of Schedule 10 to the 1989 Act. Functions of the Secretary of State, so far as exercisable in relation to Wales, are transferred to the National Assembly for Wales by the National Assembly for Wales (Transfer of Functions) Order 1999, S.I. 1999/672 Article 2, Schedule 1.

(**2**) S.I. 1997/3008.