

Your Ref/Eich Cy
Our Ref/Ein Cyl
Date/Dyddiad 21 April 2026
Ask for/Gofynner Dawn Kent
Direct Dial/Rhif Union 01352 703526
Cymraeg/ Welsh 01267 224923

Dear Contract Holder

Notice of Variation to Your Secure Occupation Contract

We are writing to inform you of an important change to your Secure Occupation Contract following new legislation introduced by the Welsh Government.

Why you are receiving this letter

The Renters' Rights Act 2025 comes into force on **1st May 2026**. This legislation amends the Renting Homes (Wales) Act 2016 to introduce two new fundamental terms that apply to all Secure Occupation Contracts in Wales.

These new fundamental terms will take effect from **1st June 2026** and will automatically become part of your existing Secure Occupation Contract. They are intended to strengthen protections for contract holders.

Enclosed with this letter is a **Notice of Variation**, which formally sets out how your written contract is being updated.

What is changing?

Two new fundamental rights are being added to your Secure Occupation Contract:

1. Right to claim benefits

A new term is being added which confirms that the Council must not prohibit you from claiming benefits (for example, Universal Credit or Housing Benefit) if you are entitled to do so.

This formalises an existing principle into your contract and ensures you are protected from discrimination based on benefit status.

County Hall, Mold. CH7 6NB
www.flintshire.gov.uk
Neuadd y Sir, Yr Wyddgrug, CH7 6NB
www.siryfflint.gov.uk

We welcome correspondence in Welsh. We will respond to correspondence received in Welsh without delay.

Rydym yn croesawu gohebiaeth Gymraeg. Ymatebwn yn ddi-oed i ohebiaeth a dderbynnir drwy gyfrwng y Gymraeg.



2. Right for children to live in or visit the dwelling

A new term is also being added to confirm that:

- You are allowed to have children under the age of 18 live in or visit your home, and
- The Council must not unfairly restrict or interfere with this right, unless there is a lawful and proportionate reason for doing so.

This strengthens protections against discrimination towards families with children.

What this means for you

- These changes apply automatically – you do not need to do anything.
- Your rent, your responsibilities, and your security of tenure do not change.
- The new terms sit alongside the rest of your existing contract.
- The Notice of Variation explains where the new terms sit within the written contract and how the clause numbering is adjusted as a result.

Need more information?

If you have any questions about this change or need help understanding the Notice of Variation, please contact your Housing Officer or use the contact details below.

Yours sincerely

Dawn Kent
Housing Manager
Flintshire County Council

Tel: 07557 634266
Email: dawn.kent@flintshire.gov.uk