

## **Notice of Variation to Your Secure Occupation Contract**

The Renters Rights Act 2025 comes into force on 1<sup>st</sup> May 2026.

The Renting Homes (Wales) Act 2016 has been amended to include two new fundamental provisions at sections 54A and 54B. These new fundamental provisions form two new fundamental terms in your Secure Occupation Contract, with effect from 1<sup>st</sup> June 2026.

This means that the Written Statement of the Secure Occupation Contract referred to above must be read together with this written statement, to the effect that the following new fundamental terms are inserted as follows:

### **Prohibition against Contract Holders who claim benefits**

After clause 3.4 on page 14 of the Written Statement of Terms of the Secure Occupation Contract, a new heading and clause is inserted which will read as follows:

#### *“Right to claim benefits*

3.5 The landlord must not prohibit you from being a benefits claimant within the meaning given by section 8J of the Renting Homes (Fees, Discrimination etc.) (Wales) Act 2019. (F+)”

Following the insertion of the above new heading and clause and starting with what was the previous clause 3.5, for each subsequent clause thereafter, the numbering shall be corrected so that the clauses are re-numbered accordingly in line with the original format. I.e the original clause 3.5 becomes 3.6 and the sequence of numbering resumed.

### **Prohibition of discrimination against people with children**

After clause 4.4 on what is currently page 16 of the Written Statement of Terms of the Secure Occupation Contract, a new heading is inserted which will read as follows:

#### *“Right for children to live at or visit dwelling*

4.5(1) Subject to paragraph 2 of this term, you may permit a person who has not reached the age of 18 to live in or visit the dwelling. (F+)

(2) The landlord must not interfere with or restrict the exercise of your right under paragraph (1) of this term, unless the interference or restriction is a proportionate means of achieving a legitimate aim (F+).

Following the insertion of the above new heading and clause and starting with what was the previous clause 4.5, for each subsequent clause thereafter, the numbering shall be corrected so that the clauses are re-numbered accordingly in line with the original format. I.e the original clause 4.5 becomes 4.6 and the sequence of numbering resumed.