

Terminology

The introduction of the Renting Homes (Wales) Act 2016 brings with it numerous changes to terminology surrounding tenancies and contracts in Wales.

This guide gives an overview of some of these key changes. Further information can be found in Rent Smart Wales's free online training 'Renting Homes' or on the Welsh Government Website: gov.wales/renting-homes-housing-law-changing

Old terminology		New description
Assured Shorthold Tenancy (AST) or Tenancy Agreement	→	Standard Occupation Contract Standard Occupation Contracts will be the default type of contract in the private rented sector. Standard Contracts can be periodic or fixed term in the same way an AST could be.
Tenant	→	Contract-Holder An individual who rents their homes under a tenancy or licence, and thus enters into a contract with the landlord.
Local Authority Landlord or Residential Social Landlord	→	Community Landlord By default, this type of landlord issues a secure contract. As a general rule, the type of landlord dictates what kind of contract the occupier occupies under.
Landlord	→	Private Landlord By default, this type of landlord issues a standard contract. A landlord of a dwelling in Wales who is not a 'community landlord' would be a private landlord under The Act.
Written Tenancy Agreement	→	Written Statement of Occupation Contract Previously, an AST did not have to be written; however now all contracts must be written.
'Off the Shelf' ASTs	→	Model Contracts/ Model Written Statement of Contract (MWS) Whereas previously you would have had to buy a template AST from a stationers or obtain one from an agent or solicitor, now a model contract can be obtained from the Welsh Government for free and amended (if needed) to fit the situation.
Tenancy Terms and Conditions	→	Terms of the Contract The Act provides for 4 kinds of term: <ul style="list-style-type: none"> • "Fundamental terms"; • "Supplementary terms"; • Terms relating to "key matters"; • "Additional terms". <p>What the final terms of the contract are varies depending on the type of contract.</p>