



Llywodraeth Cymru
Welsh Government

Temporary increase in notice period for evictions – FAQs

Last week the Welsh Government announced its intention to extend the temporary increase in notice periods for eviction.

The following FAQs explain more about the extension and the help that's on offer for you and your tenants.

What changes are being made?

As a result of the ongoing coronavirus pandemic, new regulations are being laid that continue temporary increases to notice periods for tenants with assured and assured shorthold tenancies.

Notice periods had been due to return to their pre-Covid position after 30 September, but most will now remain at six months until 31 March 2021.

The exceptions are grounds relating to anti-social behaviour (grounds 7A and 14) or domestic violence (Grounds 14A) which will revert to their pre-Covid positions.

These arrangements will be reviewed in December.

When will the changes come into force?

We expect regulations to be laid on Monday 28th September, with changes due to come into force on Tuesday 29th September.

Once they are laid, the regulations will be available to view on [the Welsh Government's website](#). They will also be available to view on legislation.gov.uk.

What if I have already issued a notice?

The period of the notice required at the time that the notice was issued will continue to apply in relation to any notices that have been issued before 29th September.

Why are the changes being made?

Temporary increases to notice periods were introduced by the Coronavirus Act 2020 in order to delay evictions during the ongoing public health emergency. Their purpose is to ensure that fewer people face eviction into homelessness at a time when local authorities are less able to respond to these situations; those renting their homes will benefit from increased security and reduced anxiety and individuals at risk of eviction will be provided with increased time to seek support to resolve any problems. This will be particularly important through the winter when pressures on public services could be at their highest.



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What support is available to landlords?

The Welsh Government recognises the support that many landlords and letting agents are already offering tenants.

If your tenants are worried about paying their rent or household bills please ask them to call the Citizens Advice Private Rented Sector Helpline on **0300 330 2177**.

Run by Citizens Advice Cymru and funded by Welsh Government, the Private Rented Sector Helpline is a free, confidential, independent service that will advise tenants on ways in which they can maximise their income and manage debt – with a view to helping them pay their rent if they can and hold on to their tenancies.

Will any further support be made available?

The Welsh Government funded Tenancy Saver Loan scheme is due to launch in the coming weeks. The loan scheme is aimed at private sector tenants who have been left struggling to pay their rent arrears because of Covid-19.

Under the scheme, eligible tenants will be able apply for a new low interest loan which can be repaid over a period of up to five years at a rate of 1% APR. The loan will be paid directly to landlords and agents.

Further details about the scheme will be available shortly.

Can I expect further changes?

The Welsh Government is continuously reviewing the effectiveness of the measures put in place to respond to the pandemic and its effects. Where further action should be taken or additional assistance should be provided to deal with this evolving situation, we will do so. The arrangements for increased notice periods will be reviewed again in December.