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W E L S H S T A T U T O R Y  
I N S T R U M E N T S

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**2021 No. 1456 (W. 372)**

**HOUSING, WALES**

**The Coronavirus Act 2020  
(Residential Tenancies: Extension  
of Period of Protection from  
Eviction) (No. 4) (Wales)  
Regulations 2021**

**EXPLANATORY NOTE**

*(This note is not part of the Regulations)*

These Regulations amend Schedule 29 to the Coronavirus Act 2020 (“Schedule 29”).

Schedule 29 modifies various statutory provisions, relating to notices that need to be given in order to seek possession of dwellings during “the relevant period” (as defined by paragraph 1(1) of that Schedule).

The Coronavirus Act 2020 (Assured Tenancies and Assured Shorthold Tenancies, Extension of Notice Periods) (Amendment) (Wales) Regulations 2020 (S.I. 2020/778 (W. 172)) and, in part, the Coronavirus Act 2020 (Residential Tenancies: Protection from Eviction) (Wales) Regulations 2020 (S.I. 2020/1044 (W. 233)) amended the modifications made by Schedule 29.

The provision made by Schedule 29 was originally to end on 30 September 2020 (at the end of the relevant period). Regulation 3 of S.I. 2020/1044 (W. 233) amended paragraph 1(1)(b)(ii) of the definition of the relevant period so that Schedule 29 had effect in relation to Wales until 31 March 2021. Regulation 2 of the Coronavirus Act 2020 (Residential Tenancies: Extension of Period of Protection from Eviction) (Wales) Regulations 2021 (S.I. 2021/377 (W. 118)), regulation 2 of the Coronavirus Act 2020 (Residential Tenancies: Extension of Period of Protection from Eviction) (No. 2) (Wales) Regulations 2021 (S.I. 2021/708 (W. 178)) and regulation 2 of the Coronavirus Act 2020 (Residential Tenancies: Extension of Period of Protection from Eviction) (No. 3) (Wales) Regulations 2021 (S.I. 2021/1064 (W.

251)) further amended paragraph 1(1)(b)(ii) of the definition of the relevant period so that Schedule 29 had effect in relation to Wales until 30 June 2021, 30 September 2021 and 31 December 2021 respectively.

Regulation 2 of these Regulations further amends paragraph 1(1)(b)(ii) so that Schedule 29 has effect (as amended by S.I. 2020/778 (W. 172) and subsequently by S.I. 2020/1044 (W. 233)), in relation to Wales, until 24 March 2022.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, it was not considered necessary to carry out a regulatory impact assessment as to the likely costs and benefits of complying with these Regulations.

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Regulations 2021**

*Made* 15 December 2021

*Laid before Senedd Cymru* 17 December 2021

*Coming into force* 31 December 2021

The Welsh Ministers make the following Regulations in exercise of the powers conferred on them by paragraphs 1(2) and 14(1) of Schedule 29 to the Coronavirus Act 2020<sup>(1)</sup>.

**Title and coming into force**

1.—(1) The title of these Regulations is the Coronavirus Act 2020 (Residential Tenancies: Extension of Period of Protection from Eviction) (No. 4) (Wales) Regulations 2021.

(2) These Regulations come into force on 31 December 2021.

**Extension of the relevant period in Schedule 29 to the Coronavirus Act 2020**

2. In paragraph 1(1)(b)(ii) of Schedule 29 to the Coronavirus Act 2020<sup>(2)</sup> (meaning of “the relevant period” in relation to Wales), for “31 December 2021” substitute “24 March 2022”.

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(1) 2020 c. 7. The powers conferred by paragraphs 1(2) and 14(1) of Schedule 29 to the Coronavirus Act 2020 are exercisable by the “relevant national authority”. The Welsh Ministers are the relevant national authority in relation to Wales (see paragraph 1(3) of Schedule 29 to that Act).

(2) As amended by S.I. 2020/1044 (W. 233), S.I. 2021/377 (W. 118), S.I. 2021/708 (W. 178) and S.I. 2021/1064 (W. 251).

*Julie James*  
Minister for Climate Change, one of the Welsh  
Ministers  
15 December 2021