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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. 377 (W. 118)**

**HOUSING, WALES**

**The Coronavirus Act 2020  
(Residential Tenancies: Extension  
of Period of Protection from  
Eviction) (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 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 has effect in relation to Wales until 31 March 2021. Regulation 2 of these Regulations further amends paragraph 1(1)(b)(ii) so that Schedule 29 has effect, in relation to Wales, until 30 June 2021. The effect of the other provisions of S.I. 2020/778 (W. 172) and S.I. 2020/1044 (W. 233) are not amended by these Regulations and continue in force.

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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**The Coronavirus Act 2020  
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*Made* 22 March 2021

*Laid before Senedd Cymru* 24 March 2021

*Coming into force* 31 March 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) (Wales) Regulations 2021.

(2) These Regulations come into force on 31 March 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 March 2021” substitute “30 June 2021”.

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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).

*Julie James*

Minister for Housing and Local Government, one of  
the Welsh Ministers

22 March 2021