

# New rules to ensure rented homes are fit for human habitation

Section 91 of the Renting Homes (Wales) Act 2016 places an obligation on a landlord to ensure the property they rent is fit for human habitation at the start of and during the length of the new occupation contract. The regulations set out the considerations a landlord must make in determining whether a property is fit for human habitation. These include damp and mould growth, noise, sanitation and drainage.

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- the presence of a working smoke alarm
- the presence of a working carbon monoxide alarm
- the requirement for electrical safety testing, at least every five years.

Communities and Children's Secretary, Carl Sargeant said:

"Quality homes are crucial to people's well-being. We all know poor living conditions affect a person's physical and mental health. Poor housing conditions such as overcrowding, damp, and cold have been linked to respiratory diseases as well as illnesses such as eczema and hypothermia.

"Housing should go beyond putting a roof over people's heads. Everyone should be entitled to live in an environment that is as safe and healthy as possible. There is a need for us to address poor housing conditions, alongside our ambition to raise standards generally.

"The Renting Homes (Wales) Act 2016 replaces various, complex pieces of existing legislation with one clear legal framework. This includes the landlord's duty, within the Act, to ensure a dwelling is fit for human habitation."