

PRE-SERVICE COMPLIANCE CHECKLIST

Wales - Renting Homes (Wales) Act 2016

Property:

Landlord:

Contract-Holder:

Notice Type: Fault-Based

Date: 17 January 2026

CRITICAL - WALES REQUIREMENTS

The Renting Homes (Wales) Act 2016 applies to all occupation contracts in Wales. You MUST ensure compliance with Welsh-specific requirements before serving any notice.

1. Rent Smart Wales (CRITICAL)

Registered with Rent Smart Wales

You are NOT registered with Rent Smart Wales. You CANNOT serve a valid Section 173 notice without registration. Register immediately at rentsmartwales.gov.wales

2. Written Statement

Written Statement Provided

The written statement of the occupation contract must be provided to the contract-holder within 14 days of occupation commencing.

3. Deposit Protection

No Deposit Taken

No deposit was taken for this occupation contract.

4. Safety Certificates

Gas Safety Certificate

A valid gas safety certificate must be provided annually and a copy given to the contract-holder.



Electrical Installation Condition Report (EICR)

An EICR is required and must be valid (within 5 years).



Energy Performance Certificate (EPC)

A valid EPC must be available. Property must have minimum rating of E (unless exempt).

5. Section 173 Timing (if applicable)

Section 173 timing requirements do not apply to fault-based notices. The notice period depends on the specific ground being relied upon.

Declaration

I confirm that I have verified each of the above requirements and that to the best of my knowledge, I am in compliance with the Renting Homes (Wales) Act 2016 and all associated regulations.

Signed: _____

Print Name:

Date: _____

Remember:

- Keep copies of all compliance documents to bring to court
- Use the correct Welsh prescribed notice form (RHW series)
- Document how and when you serve the notice
- If in doubt, seek legal advice before proceeding