

**SWYDDFA CYMORTH Y CABINET
CABINET SUPPORT OFFICE**



Neuadd y Sir
Caerdydd,
CF10 4UW
Ffôn: (029) 2087 2088
www.caerdydd.gov.uk
County Hall
Cardiff,
CF10 4UW
Tel: (029) 2087 2087
www.cardiff.gov.uk

Fy Nghyf / My Ref : [CE:0045453]

Eich Cyf / Your Ref :

Dyddiad / Date: 17th January 2024

Cllr Rhys Taylor,
Chair
CASSC
County Hall
Cardiff
CF10 4UW

Annwyl/Dear Councillor Taylor,

CASSC Scrutiny – 11th December - Housing Emergency

Thank you for the opportunity to present to Committee the detail of the Housing Emergency cabinet report at the December meeting.

A response to your letter of the 13th December 2023 is set out below.

In your letter you have requested clarification on the permanency details for individuals who may be offered private rented accommodation outside of Cardiff. The Housing Wales Act states that local authorities can discharge their full homeless duty in a number of ways. This includes an offer of suitable accommodation under:

- Part 6 of the Housing Act 1996 (this relates to an allocation of social housing); or
- an assured tenancy (including an assured shorthold tenancy)

Therefore a full homeless duty can be discharged with a suitable private rented sector offer. The Code of Guidance for Local Authorities in Wales states that the tenancy must however be for a minimum period of at least six months.

This legislation will of course be complied with for those homeless applicants who are offered private rented accommodation outside of the Cardiff area.

GWEITHIO DROS GAERDYDD, GWEITHIO DROSOCH CHI

Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu'n ddwyieithog. Byddwn yn cyfathrebu â chi yn ôl eich dewis, dim ond i chi roi gwybod i ni pa un sydd well gennych. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

WORKING FOR CARDIFF, WORKING FOR YOU

The Council welcomes correspondence in Welsh, English or bilingually. We will ensure that we communicate with you in the language of your choice, as long as you let us know which you prefer. Corresponding in Welsh will not lead to delay.



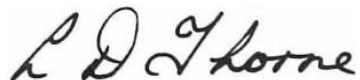
It is also worth noting that following the introduction of the Renting Homes Act in December 2022, landlords now have a legal duty to give 6 months' notice to all tenants, now called contract holders. A landlord is also unable to serve notice within the first 6 months of a tenancy (on a general ground). In effect this will mean that most contract holders now have the security of a 12 month tenancy.

You have also requested sight of the consultation results for the policy proposals and the subsequent impact assessment. Please be assured that these will be shared with the Committee as soon as they are available.

I hope this now clarifies the position and gives you assurance on this matter.

Please do not hesitate to contact me should you require any further assistance.

Yn gywir / Yours sincerely

A handwritten signature in black ink that reads "Lynda Thorne". The signature is written in a cursive style with a large initial 'L' and 'T'.

Councillor / Y Cynghorydd Lynda Thorne
Aelod Cabinet dros Dai a Chymunedau
Cabinet Member for Housing & Communities