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# SHLA Newsletter

APRIL 2022



## Renting Homes (Wales) Act 2016: The law in Wales is changing

On 12<sup>th</sup> January 2022 it was announced that the eagerly awaited Renting Homes (Wales) Act 2016 (“the Act”) is to be implemented on 15<sup>th</sup> July 2022. The Act is set to drastically change housing law in Wales. Key changes introduced include that there will now be two types of landlords, community landlords (primarily local authorities and registered social landlords) and private landlords (all other landlords) while Tenants and licensees are regarded as ‘contract -holders’ and will have occupation contracts which will replace tenancy and licence agreements.

Landlords need to be prepared and ensure that steps are taken in good time for these changes. Occupation contracts will need to be finalised, existing tenancy agreements will need to be reviewed and converted contracts drafted. Policies will also need to be considered. Whilst it’s a hefty task, it’s hoped the rewards will be great, improving how people rent homes in Wales for all.

[To view the full article, authored by Victoria Smith, Solicitor at Devonshires, click here.](#)

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## Judicial assessment of the facts, authored by Andrew Lane

Judgement was handed down today in a multi-track possession trial in which I represented the local authority. The “simple” issue was whether the defendant had resided with the (mother) tenant at the time of her death and for at least the previous 12 months leading up to that time such that he was entitled to succeed to her (pre- 1April 2012) secure tenancy.

There was no documentary evidence supporting the defendant's case and he relied on his own witness statement, that of a long-standing friend and some hearsay evidence (e.g. a letter from a former neighbour)

In her *ex tempore* judgment allowing the claim for possession, the Judge cited *R (Dutta) v*

proper judicial approach to the determination of facts.

To read the rest of this article, click [here](#).

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## Upcoming Events and Training

### SHLA Telecoms Seminar

#### Session 1: Getting your bearings

##### About the session

Session 1 – Getting your bearings

- What is the Electronic Communications Code?
- Effect of the Code and terminology
- The 'no scheme' valuation protocol
- Renewing existing agreements and 1954 tenancies

**Venue:** Penningtons Manches Cooper, 125 Wood St, London, EC2V 7AW

**Date:** 5<sup>th</sup> May 2022

**Time:** 5:00pm – 8:00pm

**5.00pm** – registration opens

**5.30pm** – seminar starts

**6.30pm** – networking

[Book Now](#)

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### SHLA Telecoms Seminar

#### Session 2: Managing Operators

##### About the session

Session 2 - Managing Operators

- The initial approach
- Agreements for 'multi skilled visits' (MSVs)
- New agreements (brief overview)
- Redevelopment

**Date:** 18<sup>th</sup> May 2022

**Time:** 5:00pm – 8:00pm

**5.00pm** – registration opens

**5.30pm** – seminar starts

**6.30pm** – networking

[Book Now](#)



Both sessions will be presented by [Laura West Senior Associate \(Barrister\), Real Estate Litigation](#)

The SHLA Telecoms Seminar is being run in collaboration with [Penningtons Manches Cooper](#), a leading UK and international law firm which provides high quality legal advice tailored to both businesses and individuals.

### **Admission**

Members - £20.00

Student - £15.00

Non – Members - £45.00

Three delegates from the same company - £40.00

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[Jobs Board](#)



Due to the continued expansion of their client base and an increase in their [Property Division](#) Five Paper is welcoming applications for tenancy, primarily from practitioners of up to 8 years call, who are enthusiastic about building a practice in Landlord & Tenant Housing law. They also welcome string applications from individuals (or groups) of more experienced practitioners. Those currently in employed and in-house practices are also encouraged to apply.

Five Paper are ranked as a leading set in both legal directories and have a long-established presence in the Property and Social Housing sectors, representing local authorities, including as a preferred set for the London Boroughs Legal Alliance (for both Social Housing and Property), housing associations, commercial landlords and private individuals. They encourage barristers attracted by the prospect of working in a set which combines a strong collegiate spirit with a modern approach to practice to apply.

To find out more about this role and to apply, click [here](#).

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If you have any further questions please contact us at  
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