

Jocelyn Davies AC/AM
Y Dirprwy Weinidog dros Dai ac Adfywio
Deputy Minister for Housing and Regeneration



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Ein cyf/Our ref: MB/JAD/0019/10

Val Lloyd AM
Chair
Legislation Committee No 2
National Assembly for Wales
Cardiff Bay
Cardiff
CF99 1NA

8 February 2010

Dear Val,

I am writing to you to bring this matter to your attention as I was not in a position to do so at the time I recently attended Committee on the Housing and Local Government LCO. I can now see from the Committee Report the members felt that the private rented sector should be included in the current LCO. Although I will be responding to the report in due course, I felt members should be kept informed of the developments.

As you know we are committed to the development and maintenance of a private rented sector in Wales with well-managed homes that are in good condition. We recognise the contribution privately rented homes can make to helping address housing need and the wider benefits they can bring.

You will also know that we have already introduced a number of measures to improve the condition and management of privately rented homes. These include the licensing of Houses in Multiple Occupation, Tenancy Deposit Protection Scheme and a National Landlord Accreditation Scheme. As I mentioned at Committee, the Assembly Government considers that the private rented sector in Wales is already sufficiently regulated through current devolved legislation. This is why the current LCO on housing does not involve any additional measures relating to this sector.

However, we recognise that more needs to be done and will shortly be consulting on a range of further proposals. The measures we will be proposing will include a national register of private sector landlords and the mandatory regulation of letting and managing agents both of which would be on an England/Wales basis. We will also be proposing that in future all tenancy agreements should be written and that the threshold for shorthold

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tenancies should be increased. We also intend improving our evidence base for the private rented sector in Wales by gathering more information.

These measures will build on those we have already introduced and support our long-term aim of having a vibrant, sustainable private rented sector in Wales.

I will ensure that you are sent a copy of the consultation paper when it has been translated.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jocelyn'.

Jocelyn Davies AM