

Y Pwyllgor Cymunedau, Cydraddoldeb a  
Llywodraeth Leol  
Communities, Equality and Local Government  
Committee

Cynulliad  
Cenedlaethol  
Cymru

National  
Assembly for  
Wales



Bae Caerdydd / Cardiff Bay  
Caerdydd / Cardiff  
CF99 1NA

28 November 2013

Dear Sir/Madam

**Consultation on the Housing (Wales) Bill**

The Communities, Equality and Local Government Committee is undertaking an inquiry into the general principles of the Housing (Wales) Bill.

Further details about the Bill and the accompanying Explanatory Memorandum can be found on the Assembly's website:

<http://www.senedd.assemblywales.org/mglIssueHistoryHome.aspx?Ild=8220>

The terms of reference for the inquiry are:

To consider—

1. the general principles of the Housing (Wales) Bill and the need for legislation in the following areas—
  - a compulsory registration and licensing scheme for all private rented sector landlords and letting and management agents;

- reform of homelessness law, including placing a stronger duty on local authorities to prevent homelessness and allowing them to use suitable accommodation in the private sector;
  - a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified;
  - standards for local authorities on rents, service charges and quality of accommodation;
  - reform the Housing Revenue Account Subsidy system;
  - the power for local authorities to charge more than the standard rate of council tax on homes empty for over a year;
  - the provision of housing by Co-operative Housing Associations;
  - amendments to the Mobile Home (Wales) Act 2013.
2. any potential barriers to the implementation of these provisions and whether the Bill takes account of them,
  3. whether there are any unintended consequences arising from the Bill,
  4. the financial implications of the Bill (as set out in Part 2 of the Explanatory Memorandum (the Regulatory Impact Assessment, which estimates the costs and benefits of implementation of the Bill),
  5. the appropriateness of the powers in the Bill for Welsh Ministers to make subordinate legislation (as set out in Chapter 5 of Part 1 of the Explanatory Memorandum, which contains a table summarising the powers for Welsh Ministers to make subordinate legislation).

### **Invitation to contribute to the inquiry**

The Committee welcomes evidence from those with an interest in this subject. If you are responding on behalf of an organisation, please provide a brief description of the role of your organisation.

The Committee welcomes contributions in English or Welsh and we ask organisations with Welsh Language policies/schemes to provide bilingual submissions, in line with their public information policies. The Committee will consider responses to the inquiry and hold oral evidence sessions during the spring term.

If you wish to submit evidence, please send an electronic copy of your submission to: [CELGCommittee@wales.gov.uk](mailto:CELGCommittee@wales.gov.uk)

Alternatively, you can write to:

Committee Clerk  
Communities, Equality and Local Government Committee  
National Assembly for Wales  
Cardiff Bay, CF99 1NA.

Submissions should arrive **by 17 January 2014**. It may not be possible to take into account responses received after this date.

For your information, the Committee has invited submissions from those on the attached distribution list. The Committee would be grateful if you could forward a copy of the letter to any individuals or organisations that are not included on this list, but might like to contribute to the inquiry. A copy of this letter has been placed on the Assembly's website with an open invitation to submit views.

### **Disclosure of Information**

It is normal practice for the Assembly to publish evidence provided to a Committee. Consequently, your response may appear in a report or in supplementary evidence to a report. The Assembly will not publish information it considers to be personal data.

In the event of a request for information submitted under UK legislation, it may be necessary to disclose the information that you provide. This may include information which has previously been removed by the Assembly for publication purposes.

If you are providing any information, other than personal data, which you feel is not suitable for public disclosure, it is up to you to stipulate which parts should not be published and to provide a reasoned argument to support this. The Assembly will take this into account when publishing information or responding to requests for information.



**Christine Chapman AC / AM**  
Cadeirydd / Chair

## **Distribution List**

### Local Government

All 22 Local Authorities

All Wales Chief Housing Officer Panel (AWCHOP)

Association of Directors of Social Services Wales

Brecon Beacons National Park Authority

Heads of Housing of all 22 Local Authorities

Montgomeryshire Local Council Forum

North Wales Association of Town and Larger Community Council

One Voice Wales

Pembrokeshire Coast National Park Authority

Snowdonia National Park Authority

Society of Local Authority Chief Executives and Senior Managers (SOLACE) Wales

Welsh Association of National Park Authorities

Welsh Local Government Association

### Equality

Anti-poverty Network Cymru

Bevan Foundation

Cymdeithas yr Iaith Gymraeg

Cymru Yfory

Disability Wales

Diverse Cymru

Equality & Human Rights Commission in Wales

Institute of Welsh Affairs

Learning Disability Wales

Mencap Cymru

MEWN Cymru

SCOPE Cymru

Wales Observatory on Human Rights of Children and Young People

Women Making a Difference

Women's Equality Network

### Housing

Agorfa Cefni

All Wales Housing Technical Panel / Welsh Heads of Environmental Health

Housing

All Wales Medicines Strategy Group (AWMSG)

Association of Residential Letting Agents  
Association of Residential Management Agents  
Cardiff Housing Landlord Accreditation Wales  
Cefni Lettings and Property Management  
Ceredigion Monitoring Group  
Ceredigion Rural Housing Enabler  
Chartered Institute of Environmental Health  
Chartered Institute of Housing Cymru  
CITB Construction Skills  
Co-operatives UK  
Council of Mortgage Lenders  
Cymorth Cymru  
Federation of Master Builders Wales  
Federation of Private Residents Associations  
Guild of Residential Landlords  
Home Builders Federation  
House Builders Federation  
House Mark Cymru  
Housing Associations x 33  
Leadbitter Western Housing Division  
Llanmoor Homes  
National Approved Letting Scheme  
National Federation of Builders Wales  
National Landlord Association  
Pennaf Housing Group  
Polish Housing Society Limited  
Redrow Homes  
Registered Social Landlords x 19  
Residential Landlords Association  
Residential Property Tribunal for Wales  
Royal Institution of Chartered Surveyors  
Royal Society of Architects in Wales  
Royal Town Planning Institute Cymru  
Seren Group  
Social Landlords Crime and Nuisance Group  
Tai Pawb  
Tenant Participation Advisory Service Cymru  
Tenants Advisory Panel  
Tenants Association and Powys Mental Health Alliance

The Cadarn Housing Group Limited  
The Dispute Service Ltd/Tenancy Deposit Scheme  
Wales Construction Federation Alliance  
Welsh Tenants Federation

Public Sector

Association of Chief Police Officers  
Care and Social Services Inspectorate Wales  
Children's Commissioner for Wales  
Design Commission for Wales  
Dyfed Powys Police  
Head of Neighbourhoods  
Land Registry  
Leasehold Advisory Service (LEASE)  
National Leadership and Innovation Agency for Healthcare  
National Offender Management Service  
Natural Resources Wales  
Public Services Ombudsman for Wales  
Social Services Improvement Agency  
South Wales Police  
Wales Audit Office  
Wales Co-operative centre  
Youth Justice Board Cymru

Charities and voluntary organisations

Abbeyfields  
Adfer Ban a Chwm  
Adref  
Age Alliance Wales  
Age Cymru  
Alzheimers – North & West Wales  
Alzheimers – South Wales  
BMA Cymru  
Caer Las Cymru  
Cardiff and Vale Parents Federation  
Cardiff Chinese Elderly Association  
Cardiff YMCA HA  
Care and Repair Cymru  
Care Council for Wales

Care Forum Wales  
Carers Trust  
CDS Co-operatives  
Charities Aid Foundation  
Children in Wales  
Chwarae Teg  
Citizens' Advice Bureau  
Citizens Advice Cymru  
Coed Cymru  
College of Occupational Therapists  
Community Housing Cymru  
Community Justice Cymru  
Contact a Family Wales  
Crisis  
Digartref Ynys Môn Ltd  
Disabled Living Foundation  
Electrical Safety Council  
Emmaus South Wales  
End Child Poverty Network Cymru  
End Fuel Poverty  
Federation of Small Businesses  
Friendly Housing Action  
Friends of the Earth Cymru  
Friends, Families and Travellers  
GENuS Consortium  
Gofal  
Gwynedd CAB  
Hafan Cymru  
Help for Heroes  
Homelessness Officers Network  
Hwylusydd Tai Gwledig – Rural Housing Enabler  
Joseph Rowntree Foundation  
Llamau  
Macmillan Cancer Support  
Mid and West Wales ME Group  
Mid Powys Rural Housing Enabler  
Mind Cymru  
Monmouthshire Disablement Association  
Montgomeryshire Alliance of Neurological Groups & Organisations (MANGO)

Motor Neurone Disease Association  
Motor Neurone Disease Association – SE Wales  
MS Society – Montgomeryshire Branch  
NEA Cymru  
Older People's Commissioner for Wales  
Opportunity Housing Trust  
Platform 51  
Powys Association of Voluntary Organisations  
Rhondda Mental Health Projects  
RNIB Cymru  
Rough Sleepers Cymru  
Royal British Legion  
Royal National Institute of the Blind  
Rural Housing Enabler  
Salvation Army  
Save the Children  
Shelter Cymru  
St Giles Trust  
The Community Foundation in Wales  
The National Homelessness Network  
The Stroke Association Wales  
The Wales Association of Community Safety Officers (via WLGA)  
The Wallich  
Town and Country Planning Association  
United Welsh  
Wales Council for the Blind  
Wales Council for the Deaf  
Wales Council for Voluntary Action  
Wales Environment Link  
Wales Rural Housing Enabler Network  
Welsh Refugee Council  
Welsh Women's Aid  
Wildmill Communities First



### Health organisations

Community Health Councils x 8

Health and Safety Executive

Health Boards x 11

Health Protection Agency

Health Protection Committee Wales

Health Solutions Wales

Healthcare Inspectorate Wales

Institute of Medical and Social Care Research at Bangor University

Institute of Rural Health Medicines and Healthcare products Regulatory Agency

National Institute for Health and Clinical Excellence

NHS Wales Informatics Service

Royal College of Nursing Wales

Royal College of Nursing Wales – North Wales

Welsh Health Advisory Committees

Welsh Health Specialised Services Committee

### Travelling community contacts

All Wales Forum of Gypsy Traveller Education Co-ordinators

Bryn Hall Gypsy and Traveller Community Ambassador, Wrexham

Cardiff Council Traveller Education Service

Cardiff Gypsy and Traveller Project

Gypsy Council

The Romani Cultural and Arts Company

Travelling Ahead

Wrexham Gypsy and Travellers Multi-Agency Forum

### Academics

Professor Steve Wilcox

Bob Smith and Pauline Card, Cardiff University

Jane Mudd and Victoria Hiscocks, Cardiff Metropolitan University

Dr Julie Rugg and David Rhodes, University of York

Pat Niner – School of Social Policy, University of Birmingham

### Universities

Aberystwyth University

Bangor University

Cardiff University

Centre for Social Carework Research at Swansea University

Coleg Sir Gâr

Glwyndwr University, Wrexham  
University of South Wales  
University of Wales Trinity St David

Other

Association of Chief Police Officers  
Association of Chief Estate Surveyors  
Barclays  
Bellerophon  
British Association of Social Workers  
British Gas  
British Holiday and Home Parks Association  
Bruton Knowles  
Building and Social Housing Foundation  
Building Societies Association  
Caerphilly People First  
CLT Network  
Community Law Partnership  
Construction Industry Training Board (CITB)  
Consumer Focus Wales/Consumer Futures  
Country Land and Business Association  
Cwmni Masnachol Cilcennin  
Dee Valley Water plc  
Dŵr Cymru  
Ely Mill  
Grayling  
Housing Law Practitioners Association  
Integra Business Services Limited  
McCarthy and Stone  
Nacro  
National Union of Students Wales  
National Union of Students (NUS)  
Nationwide Building Society  
Persimmon Homes  
Planning Officer Society Wales  
Principality Building Society  
Richard Percival Law Commission  
Rockwool  
RWE npower

Savills Cardiff  
Scottish Power  
Severn Trent Water  
SSE & SWALEC  
St Giles Trust  
St Modwen  
Sue Essex  
Wales & West Utilities – Gas  
Wales Planning Consultants' Forum  
Western Power Distribution – Electricity