

RH 23

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

Bil Rhentu Cartrefi (Cymru)/Renting Homes (Wales) Bill

Ymateb gan: Ffederasiwn Busnesau Bach

Response from: Federation of Small Businesses



WALES OFFICE	SWYDDFA CYMRU
1 Cleeve House	1 Tŷ Cleeve
Lambourne Crescent	Cilgant Lambourne
Llanishen	Llanishen
Cardiff	Caerdydd
CF14 5GP	CF14 5GP

Tel/Ffôn: 029 2074 7406	E-mail/E-bost: <a href="mailto:admin.wales@fsb.org.uk">admin.wales@fsb.org.uk</a>
Fax/Ffacs: 029 2074 7595	Website/Safle We: <a href="http://www.fsb.org.uk">www.fsb.org.uk</a>

27<sup>th</sup> March 2015

Christine Chapman AM  
Chair, Communities, Equality and Local Government Committee  
C/O The Committee Clerk  
National Assembly for Wales  
Cardiff CF99 1NA

Dear Chair,

**Re: Consultation on the Renting Homes (Wales) Bill**

FSB Wales welcomes the opportunity to present its views to Communities, Equality and Local Government Committee on the Renting Homes (Wales) Bill. FSB Wales is the authoritative voice of businesses in Wales. With 10,000 members, a Welsh Policy Unit, two regional committees and twelve branch committees; FSB Wales is in constant contact with business at a grassroots level. It undertakes regular online surveys of its members as well as a biennial membership survey on a wide range of issues and concerns facing small business.

Following the passage of the Housing (Wales) Act 2014, and the subsequent publication of the Renting Homes (Wales) Bill 2015, we are currently undertaking a major research project with our members to assess the impact of this recent and proposed Welsh legislation on the private rental sector. Our preliminary research has found that many of our members have main or supplementary business interests in the residential private rental sector in Wales.

In 2013 the private rental sector accounted for 13.6% of all housing in Wales, whilst the social rented sector accounted for 16%. The private rental sector is therefore a significant provider of housing in Wales, and it is expected to overtake social housing in Wales within the next year.

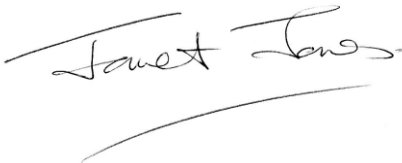
The sector remains one where most private landlords own only a small number of houses. In England, for example, 89% of landlords are private individuals, and 98% of private landlords own fewer than 10 properties and 70% of all dwellings. The pattern is likely to be similar in Wales. Therefore private landlords, with fewer than 10 properties, represent by far the largest part of the private rental market.

The research we are currently undertaking with our members, which is due to be completed within the next six to eight weeks, will provide detailed and valuable evidence on the potential impact of the Renting Homes (Wales) Bill 2015 on the private rental sector. The primary research we are undertaking is designed to gather the views and responses of private landlords on the proposed legislation, and we believe this will provide a helpful insight to the Committee's consultation.

We do not wish to prejudge the results of this research, and would therefore welcome the opportunity to provide our detailed evidence to the Committee upon the completion of this project. We would be happy to provide the Committee with a copy of our research report, as well as give oral evidence should this be helpful.

I hope you find the comments of FSB Wales of interest.

Yours sincerely

A handwritten signature in black ink that reads "Janet Jones". The signature is written in a cursive style with a long horizontal flourish underneath.

**Janet Jones**  
**Wales Policy Chair**  
**Federation of Small Businesses Wales**