



1. Introduction

1.1 CIH Cymru welcomes the opportunity to provide the External Affairs and Additional Legislation Committee with additional evidence to inform the scrutiny of the Registered Social Landlord (Wales) Bill. In-line with the discussion had during our evidence session, we are providing additional information on the following specific points:

- The view of the CIH Scotland counterparts on the requirement to consult tenants on the face of the equivalent bill.
- Any further evidence from colleague at the CIH in England and Scotland on their equivalent legislation not containing a specific percentage in relation to Local Government appointees.

2. Additional Evidence

2.1 On the first point regarding the requirement to consult tenants placed on the face of the bill in Scotland, CIH Scotland in their own response to the respective consultation, the organisation commented that:

“We understand that some concerns have been raised, particularly in relation to tenants’ rights and the confidence of the financial sector. We are content that the Bill will allow the Scottish Housing Regulator to retain enough powers to ensure that customers are protected. It is particularly important that tenants’ right to be consulted on disposals and restructuring have been preserved. We do not think that the reduction in powers should pose a significant risk to potential investors. The changes still allow for intervention where this is warranted and the SHR will still have a key role to play in monitoring performance of social landlords.” (CIH Scotland).¹

2.3 We have no opposition in principle to the Welsh legislation mirroring that of Scotland and placing the rights of tenants on the face of the bill as long as the reclassification process is not compromised. We have a strong regulatory regime in Wales and it seems sensible that assurances over meaningful tenant involvement on matters such as restructure could be covered by continued monitoring and additional regulatory guidance where needed.

2.4 Views gathered from colleagues in England on the second point regarding the fact their equivalent legislation does not contain a percentage for Local Authority appointees:

- This appears to have been an issue identified by the ONS at a later stage, resulting in its omission from equivalent approach in England and Scotland.
- Although the percentage clearly restricts the amount of Local Authority appointees it does not restrict individual organisations from having voluntary arrangements in place to retain the level of representation.

¹ <http://www.parliament.scot/parliamentarybusiness/CurrentCommittees/106440.aspx> (Accessed 20/11/2017)

