

Communities, Equality and Local Government Committee

Meeting Venue: **Committee Room 2 – Senedd**

Meeting date: **Wednesday, 6 May 2015**

Meeting time: **09.00 – 12.20**

This meeting can be viewed on [Senedd TV](#) at:

<http://senedd.tv/en/2955>

Cynulliad
Cenedlaethol
Cymru

National
Assembly for
Wales



Concise Minutes:

MeetingTitle

Assembly Members:

Christine Chapman AM (Chair)
Peter Black AM
Alun Davies AM
Jocelyn Davies AM
Janet Finch–Saunders AM
Mike Hedges AM
Gwyn R Price AM
John Griffiths AM (In place of Gwenda Thomas AM)
Rhodri Glyn Thomas AM

Witnesses:

Lyn Hambridge, Pembrokeshire County Council
Stuart Ropke, Community Housing Cymru
Helen Northmore, Chartered Institute of Housing
Sam Austin, Llamau
Emma Reeves–McAll, Tai Pawb
Andrew Morris, Residential Property Tribunal

Committee Staff:

Claire Morris (Second Clerk)
Sarah Beasley (Clerk)
Elizabeth Wilkinson (Second Clerk)
Chloe Davies (Deputy Clerk)
Sarah Sargent (Deputy Clerk)

Helen Roberts (Legal Adviser)
Jonathan Baxter (Researcher)
David Smith (Expert Adviser)
Robin Wilkinson (Researcher)

TRANSCRIPT

View the [meeting transcript](#).

1 Introductions, apologies and substitutions

- 1.1. Apologies for absence were received from Mark Isherwood AM and Gwenda Thomas AM. John Griffiths substituted for Gwenda Thomas AM in accordance with Standing Order 17.48.
- 1.2. In accordance with Standing Order 17.22, Mike Hedges AM was elected temporary Chair in the absence of Christine Chapman AM.
- 1.3. The temporary Chair welcomed Members and members of the public to the meeting.
- 1.4. Alun Davies AM and Janet Finch-Saunders AM declared interests as landlords in the private rented sector.

2 Renting Homes (Wales) Bill: Evidence session 4 – Chartered Institute of Housing, Community Housing Cymru, Welsh Local Government Association

2.1 The Committee received evidence from:

- Helen Northmore, Director, Chartered Institute of Housing
- Stuart Ropke, Community Housing Cymru
- Lyn Hambridge, Head of Housing at Pembrokeshire County Council, Welsh Local Government Association

2.2 Community Housing Cymru agreed to provide the Committee with some further information, as follows:

- the number of 16–17 year olds currently entering into occupation contracts in the social housing sector.
- the impact of welfare reform on serious rent arrears and the implications of removing Ground 8 for housing associations.

2.3 The Welsh Local Government Association agreed to provide the Committee with some further information, as follows:

- the provision of a statutory needs assessment for all 16–17 year olds before entering into an occupation contract.

3 Renting Homes (Wales) Bill: Evidence session 5 – Cymorth Cymru and Tai Pawb

3.1 The Committee received evidence from:

- Sam Austin, Cymorth Cymru
- Emma Reeves-McAll, Equality and Diversity Officer, Tai Pawb

3.2 Cymorth Cymru agreed to provide the Committee with some further information, as follows:

- the views of your members on the provisions in the Bill relating to the need for the condition of the dwelling to be fit for human habitation.
- the views of your members on what could be included in an equivalent.

3.3 Tai Pawb agreed to provide the Committee with some further information, as follows:

- the views of your members on what could be included in an equivalent to the Welsh housing quality standard for the private rented sector.

4 Renting Homes (Wales) Bill: Evidence session 6 – Residential Property Tribunal Wales

4.1 The Committee received evidence from:

- Andrew Morris, Residential Property Tribunal Wales

5 Papers to note

5.1 The Committee noted the papers.

6 Motion under Standing Order 17.42 to resolve to exclude the public from the remainder of the meeting (discussion of evidence received under items 2, 3 and 4; and further consideration of the Committee's approach to scrutiny of the Historic Environment (Wales) Bill)

6.1 The Committee agreed the motion.

7 Renting Homes (Wales) Bill: discussion of evidence received in sessions 4, 5 and 6

7.1 The Committee discussed the evidence.

8 Historic Environment (Wales) Bill: Further consideration of the Committee's approach to scrutiny

8.1 The Committee discussed their approach to scrutiny of the Historic Environment (Wales) Bill.