

Julie James AS/MS
Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government



Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref
Ein cyf/Our ref

Mick Antoniw MS
Chair
Legislation, Justice and Constitution Committee

03 November 2020

Dear Mick

Thank you for your letter of 22 October regarding the Coronavirus Act 2020 (Residential Tenancies: Protection from Eviction) (Wales) Regulations 2020.

Regarding the two points you make in relation to the timing of the regulations being laid, as you indicate in your letter, there are very significant demands being placed on the Welsh Government's resources as a consequence of coronavirus, Brexit and the importance placed on completing the revised legislative programme. Once it became clear this meant the regulations could not be laid in as timely a manner, as would normally be the case, I made a clear statement in the Senedd about the scope of the regulations we intended making before the end of September. This information was also communicated directly to landlords by Rent Smart Wales following the statement.

In relation to your request for full reasons for the Welsh Government view that the Regulations are compliant with Article 1 Protocol 1 of the European Convention on Human Rights, we have nothing further to add to the statement already provided. The Welsh Government remains satisfied the Regulations are compatible with the Convention and I would refer you to the rationale for the changes as set out in the purpose and effect section of the Explanatory Memorandum to the Regulations.

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Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Yours sincerely

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

Julie James AS/MS

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Minister for Housing and Local Government