Dear Mick


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.
Yours sincerely

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