Dear Sir/Madam

Consultation on the Housing (Wales) Bill

The Communities, Equality and Local Government Committee is undertaking an inquiry into the general principles of the Housing (Wales) Bill.

Further details about the Bill and the accompanying Explanatory Memorandum can be found on the Assembly’s website: http://www.senedd.assemblywales.org/mgIssueHistoryHome.aspx?IId=8220

The terms of reference for the inquiry are:

To consider—

1. the general principles of the Housing (Wales) Bill and the need for legislation in the following areas—
   • a compulsory registration and licensing scheme for all private rented sector landlords and letting and management agents;
• reform of homelessness law, including placing a stronger duty on local authorities to prevent homelessness and allowing them to use suitable accommodation in the private sector;
• a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified;
• standards for local authorities on rents, service charges and quality of accommodation;
• reform the Housing Revenue Account Subsidy system;
• the power for local authorities to charge more than the standard rate of council tax on homes empty for over a year;
• the provision of housing by Co-operative Housing Associations;
• amendments to the Mobile Home (Wales) Act 2013.

2. any potential barriers to the implementation of these provisions and whether the Bill takes account of them,
3. whether there are any unintended consequences arising from the Bill,
4. the financial implications of the Bill (as set out in Part 2 of the Explanatory Memorandum (the Regulatory Impact Assessment, which estimates the costs and benefits of implementation of the Bill),
5. the appropriateness of the powers in the Bill for Welsh Ministers to make subordinate legislation (as set out in Chapter 5 of Part 1 of the Explanatory Memorandum, which contains a table summarising the powers for Welsh Ministers to make subordinate legislation).

**Invitation to contribute to the inquiry**

The Committee welcomes evidence from those with an interest in this subject. If you are responding on behalf of an organisation, please provide a brief description of the role of your organisation.

The Committee welcomes contributions in English or Welsh and we ask organisations with Welsh Language policies/schemes to provide bilingual submissions, in line with their public information policies. The Committee will consider responses to the inquiry and hold oral evidence sessions during the spring term.
If you wish to submit evidence, please send an electronic copy of your submission to: CELGCommittee@wales.gov.uk

Alternatively, you can write to:

   Committee Clerk
   Communities, Equality and Local Government Committee
   National Assembly for Wales
   Cardiff Bay, CF99 1NA.

Submissions should arrive by 17 January 2014. It may not be possible to take into account responses received after this date.

For your information, the Committee has invited submissions from those on the attached distribution list. The Committee would be grateful if you could forward a copy of the letter to any individuals or organisations that are not included on this list, but might like to contribute to the inquiry. A copy of this letter has been placed on the Assembly’s website with an open invitation to submit views.

**Disclosure of Information**

It is normal practice for the Assembly to publish evidence provided to a Committee. Consequently, your response may appear in a report or in supplementary evidence to a report. The Assembly will not publish information it considers to be personal data.

In the event of a request for information submitted under UK legislation, it may be necessary to disclose the information that you provide. This may include information which has previously been removed by the Assembly for publication purposes.

If you are providing any information, other than personal data, which you feel is not suitable for public disclosure, it is up to you to stipulate which parts should not be published and to provide a reasoned argument to support this. The Assembly will take this into account when publishing information or responding to requests for information.

Christine Chapman AC / AM
Cadeirydd / Chair
Distribution List

Local Government
All 22 Local Authorities
All Wales Chief Housing Officer Panel (AWCHOP)
Association of Directors of Social Services Wales
Brecon Beacons National Park Authority
Heads of Housing of all 22 Local Authorities
Montgomeryshire Local Council Forum
North Wales Association of Town and Larger Community Council
One Voice Wales
Pembrokeshire Coast National Park Authority
Snowdonia National Park Authority
Society of Local Authority Chief Executives and Senior Managers (SOLACE) Wales
Welsh Association of National Park Authorities
Welsh Local Government Association

Equality
Anti-poverty Network Cymru
Bevan Foundation
Cymdeithas yr Iaith Gymraeg
Cymru Yfory
Disability Wales
Diverse Cymru
Equality & Human Rights Commission in Wales
Institute of Welsh Affairs
Learning Disability Wales
Mencap Cymru
MEWN Cymru
SCOPE Cymru
Wales Observatory on Human Rights of Children and Young People
Women Making a Difference
Women's Equality Network

Housing
Agorfa Cefni
All Wales Housing Technical Panel / Welsh Heads of Environmental Health
Housing
All Wales Medicines Strategy Group (AWMSG)
Association of Residential Letting Agents
Association of Residential Management Agents
Cardiff Housing Landlord Accreditation Wales
Cefni Lettings and Property Management
Ceredigion Monitoring Group
Ceredigion Rural Housing Enabler
Chartered Institute of Environmental Health
Chartered Institute of Housing Cymru
CITB Construction Skills
Co-operatives UK
Council of Mortgage Lenders
Cymorth Cymru
Federation of Master Builders Wales
Federation of Private Residents Associations
Guild of Residential Landlords
Home Builders Federation
House Builders Federation
House Mark Cymru
Housing Associations x 33
Leadbitter Western Housing Division
Llanmoor Homes
National Approved Letting Scheme
National Federation of Builders Wales
National Landlord Association
Pennaf Housing Group
Polish Housing Society Limited
Redrow Homes
Registered Social Landlords x 19
Residential Landlords Association
Residential Property Tribunal for Wales
Royal Institution of Chartered Surveyors
Royal Society of Architects in Wales
Royal Town Planning Institute Cymru
Seren Group
Social Landlords Crime and Nuisance Group
Tai Pawb
Tenant Participation Advisory Service Cymru
Tenants Advisory Panel
Tenants Association and Powys Mental Health Alliance
The Cadarn Housing Group Limited
The Dispute Service Ltd/Tenancy Deposit Scheme
Wales Construction Federation Alliance
Welsh Tenants Federation

Public Sector
Association of Chief Police Officers
Care and Social Services Inspectorate Wales
Children’s Commissioner for Wales
Design Commission for Wales
Dyfed Powys Police
Head of Neighbourhoods
Land Registry
Leasehold Advisory Service (LEASE)
National Leadership and Innovation Agency for Healthcare
National Offender Management Service
Natural Resources Wales
Public Services Ombudsman for Wales
Social Services Improvement Agency
South Wales Police
Wales Audit Office
Wales Co-operative centre
Youth Justice Board Cymru

Charities and voluntary organisations
Abbeysfields
Adfer Ban a Chwm
Adref
Age Alliance Wales
Age Cymru
Alzheimer’s – North & West Wales
Alzheimer’s – South Wales
BMA Cymru
Caer Las Cymru
Cardiff and Vale Parents Federation
Cardiff Chinese Elderly Association
Cardiff YMCA HA
Care and Repair Cymru
Care Council for Wales
Care Forum Wales
Carers Trust
CDS Co-operatives
Charities Aid Foundation
Children in Wales
Chwarae Teg
Citizens' Advice Bureau
Citizens Advice Cymru
Coed Cymru
College of Occupational Therapists
Community Housing Cymru
Community Justice Cymru
Contact a Family Wales
Crisis
Digartref Ynys Môn Ltd
Disabled Living Foundation
Electrical Safety Council
Emmaus South Wales
End Child Poverty Network Cymru
End Fuel Poverty
Federation of Small Businesses
Friendly Housing Action
Friends of the Earth Cymru
Friends, Families and Travellers
GENuS Consortium
Gofal
Gwynedd CAB
Hafan Cymru
Help for Heroes
Homelessness Officers Network
Hwylusydd Tai Gwledig – Rural Housing Enabler
Joseph Rowntree Foundation
Llamau
Macmillan Cancer Support
Mid and West Wales ME Group
Mid Powys Rural Housing Enabler
Mind Cymru
Monmouthshire Disablement Association
Montgomeryshire Alliance of Neurological Groups & Organisations (MANGO)
Motor Neurone Disease Association
Motor Neurone Disease Association – SE Wales
MS Society – Montgomeryshire Branch
NEA Cymru
Older People’s Commissioner for Wales
Opportunity Housing Trust
Platform 51
Powys Association of Voluntary Organisations
Rhondda Mental Health Projects
RNIB Cymru
Rough Sleepers Cymru
Royal British Legion
Royal National Institute of the Blind
Rural Housing Enabler
Salvation Army
Save the Children
Shelter Cymru
St Giles Trust
The Community Foundation in Wales
The National Homelessness Network
The Stroke Association Wales
The Wales Association of Community Safety Officers (via WLGA)
The Wallich
Town and Country Planning Association
United Welsh
Wales Council for the Blind
Wales Council for the Deaf
Wales Council for Voluntary Action
Wales Environment Link
Wales Rural Housing Enabler Network
Welsh Refugee Council
Welsh Women’s Aid
Wildmill Communities First
Health organisations
Community Health Councils x 8
Health and Safety Executive
Health Boards x 11
Health Protection Agency
Health Protection Committee Wales
Health Solutions Wales
Healthcare Inspectorate Wales
Institute of Medical and Social Care Research at Bangor University
Institute of Rural Health Medicines and Healthcare products Regulatory Agency
National Institute for Health and Clinical Excellence
NHS Wales Informatics Service
Royal College of Nursing Wales
Royal College of Nursing Wales – North Wales
Welsh Health Advisory Committees
Welsh Health Specialised Services Committee

Travelling community contacts
All Wales Forum of Gypsy Traveller Education Co-ordinators
Bryn Hall Gypsy and Traveller Community Ambassador, Wrexham
Cardiff Council Traveller Education Service
Cardiff Gypsy and Traveller Project
Gypsy Council
The Romani Cultural and Arts Company
Travelling Ahead
Wrexham Gypsy and Travellers Multi-Agency Forum

Academics
Professor Steve Wilcox
Bob Smith and Pauline Card, Cardiff University
Jane Mudd and Victoria Hiscocks, Cardiff Metropolitan University
Dr Julie Rugg and David Rhodes, University of York
Pat Niner – School of Social Policy, University of Birmingham

Universities
Aberystwyth University
Bangor University
Cardiff University
Centre for Social Carework Research at Swansea University
Coleg Sir Gâr
Glwyndwr University, Wrexham
University of South Wales
University of Wales Trinity St David

Other
Association of Chief Police Officers
Association of Chief Estate Surveyors
Barclays
Bellerophon
British Association of Social Workers
British Gas
British Holiday and Home Parks Association
Bruton Knowles
Building and Social Housing Foundation
Building Societies Association
Caerphilly People First
CLT Network
Community Law Partnership
Construction Industry Training Board (CITB)
Consumer Focus Wales/Consumer Futures
Country Land and Business Association
Cwmni Masnachol Cilcennin
Dee Valley Water plc
Dŵr Cymru
Ely Mill
Grayling
Housing Law Practitioners Association
Integra Business Services Limited
McCarthy and Stone
Nacro
National Union of Students Wales
National Union of Students (NUS)
Nationwide Building Society
Persimmon Homes
Planning Officer Society Wales
Principality Building Society
Richard Percival Law Commission
Rockwool
RWE npower
Savills Cardiff
Scottish Power
Severn Trent Water
SSE & SWALEC
St Giles Trust
St Modwen
Sue Essex
Wales & West Utilities – Gas
Wales Planning Consultants' Forum
Western Power Distribution – Electricity