

important that Local Authorities are in a position to provide a range of affordable rental options, in particular the need to provide more intermediate rental products was highlighted in the most recent local housing needs assessment carried out by Wrexham County Borough Council.

- Additional income generated will enable Local Authorities to develop viable business models which will allow it to borrow necessary capital in order to accelerate or establish a strategically led housing building programme in line with local requirements. This will require significant resources to be invested in order to establish the necessary development frameworks and expertise.

Conclusion

In summary, we find much to admire in the Welsh Government's Housing Bill. There are details however which require further work and discussions between the Welsh Government, the WLGA and Local Authorities particularly in terms of understanding implications of some of the measures outlined, the definitions of key terminology used, and ensuring the availability of adequate resourcing for implementing the scheme effectively. Wrexham County Borough Council looks forward to working with the Welsh Government to ensuring these proposals have the necessary positive impact on the local community and stakeholders.