

Carl Sargeant AC/AM
Ysgrifennydd y Cabinet dros Gymunedau a Phlant
Cabinet Secretary for Communities and Children



Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref P-05-734
Ein cyf/Our ref CS/00317/17

Mike Hedges AM
Chair - Petitions Committee
National Assembly for Wales

government.committee.business@wales.gsi.gov.uk

6 March 2017

Dear Mike

Petition: P-05-734 Ban Letting Agent Fees to Tenants

Thank you for your letter of 21 February enclosing the further comments you have received from Shelter Cymru, and seeking further information on when I intend to make a decision over whether legislation is required on the issue.

I am very concerned that fees charged by letting agents are placing a disproportionate burden on tenants. I hope to be able to announce shortly how we as a government propose to respond to this matter.

In the meantime, it is worth remembering that Rent Smart Wales already provides stronger controls over landlords and letting agents than elsewhere in the UK, and these powers should not be underestimated. If some of the fees referred to in Shelter Cymru's paper were charged by letting agents who had not published them, as required under the Consumer Rights Act 2015, then technically they were illegal fees. If a letting agent is successfully prosecuted for charging fees they have not published, this could have serious implications for their licence with Rent Smart Wales, and potentially their ability to continue operating as a letting agent in Wales.

Yours sincerely

Carl Sargeant AC/AM
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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.