

Rebecca Evans AC/AM  
Y Gweinidog Cyllid a'r Trefnydd  
Minister for Finance and Trefnydd



Llywodraeth Cymru  
Welsh Government

Eich cyf/Your ref  
Ein cyf/Our ref MA/JJ/5782/19

Elin Jones AM  
Llywydd  
National Assembly for Wales  
Cardiff Bay  
CF99 1NA

6 December 2019

Dear Llywydd,

### **The Renting Homes (Fees etc.) (Holding Deposit) (Specified Information) (Wales) Regulations 2019**

In accordance with section 11A(4) of the Statutory Instruments Act 1946 (as inserted by Schedule 10 paragraph 3 of the Government of Wales Act 2006), I am notifying you that the statutory instruments referred to above come into force less than 21 days from the date of laying. The Explanatory Memoranda for these Regulations are attached for your information.

The Renting Homes (Fees etc.) (Specified Information) (Wales) Regulations 2019 ("the Regulations") were laid on 15 November, with a coming into force date of 13 December 2019.

Since the Regulations were laid, the Minister for Housing and Local Government received correspondence from landlords, agents and representative bodies outlining concerns they had regarding the Regulations.

The Regulations specify information which must be provided to a prospective contract-holder by a landlord and if instructed their letting agent, before a holding deposit is taken. The concerns were, firstly, the length of time that landlords and letting agents would have in order to implement any changes as a result of the Regulations. The second concern was the landlord having to provide an address ahead of a holding deposit being taken from a contract-holder.

The Minister for Housing and Local Government decided to address their concerns through The Renting Homes (Fees etc.) (Holding Deposit) (Specified Information) (Wales) Regulations 2019 (the "Replacement 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.

The Replacement Regulations are being made which will revoke The Renting Homes (Fees etc.) (Specified Information) (Wales) Regulations 2019 before the coming into force date of 13 December 2019 and replace them with Regulations which will come into force on 28 February 2020.

The coming into force date of the Renting Homes (Fees etc.) (Holding Deposit) (Specified Information) (Wales) Regulations 2019 is 80 days from the date they will be laid. This should address concerns raised about the length of time that landlords and letting agents would have in order to implement any changes as a result of the Regulations. It also makes it clear that, where a holding deposit is to be paid to a landlord, that they should supply the “name and **contact details** of that landlord”. Where a holding deposit is to be paid to an agent they should supply “the name and **contact details** of that letting agent”.

Independent research was commissioned to support public consultation on the Regulations, alongside an 8 week public consultation which was carried out between 24 May and 19 July 2019 in relation to the original Regulations. The consultation responses are analysed in the Explanatory Memorandum which has been prepared and laid, together with the Replacement Regulations, in the Table Office.

I am copying this letter to Mick Antoniw AM, Chair of the Constitutional and Legislative Affairs Committee and Sian Wilkins, Head of Chamber and Committee Services.

Yours sincerely,

A handwritten signature in cursive script that reads "Rebecca Evans".

**Rebecca Evans AC/AM**  
Y Gweinidog Cyllid a'r Trefnydd  
Minister for Finance and Trefnydd