

Rebecca Evans MS  
Minister for Finance and Trefnydd

4 September 2020

Dear Rebecca

**The Coronavirus Act 2020 (Assured Tenancies and Assured Shorthold Tenancies, Extension of Notice Periods) (Amendment) (Wales) Regulations 2020**

We considered The Coronavirus Act 2020 (Assured Tenancies and Assured Shorthold Tenancies, Extension of Notice Periods) (Amendment) (Wales) Regulations 2020 at our meeting on 3 August and laid our [report](#) on 4 August. We considered the Welsh Government's response to our report at our meeting on 24 August.

The second merits scrutiny point in our report raised concerns about landlords' rights, specifically under Article 1 Protocol 1 of the European Convention on Human Rights ("A1P1").

Our report states:

"In considering whether an interference is justified, the State must show that the regulations have a legitimate aim sufficient to justify the limitation of landlords' rights, that the regulations are rationally connected to that aim, that a less intrusive measure couldn't be used, and that there is a reasonable relationship of proportionality between the means employed to achieve that aim, and the aim pursued."

We note that the Welsh Government's response to this point states: "We consider that the provisions are compatible with the European Convention on Human Rights." This response makes no attempt to set out the justification for the Regulations. We acknowledge that the Explanatory Memorandum to the Regulations sets out some very clear and helpful background information regarding the impact of eviction on tenants, but it does not do so in the specific context of human rights. Given the significance of the policy change that is being brought about, we consider that justification of the rationale behind the policy changes should be more clearly stated.



**Senedd Cymru**

Bae Caerdydd, Caerdydd, CF99 1SN

 [SeneddDCC@senedd.cymru](mailto:SeneddDCC@senedd.cymru)

 0300 200 6565

**Welsh Parliament**

Cardiff Bay, Cardiff, CF99 1SN

 [SeneddLJC@senedd.wales](mailto:SeneddLJC@senedd.wales)

 0300 200 6565

We would be grateful if you would give this matter further consideration.

Yours sincerely

A handwritten signature in black ink, reading "Mick Antoniw". The signature is written in a cursive style with a horizontal line underneath the name.

**Mick Antoniw MS**  
**Chair**

Croesewir gohebiaeth yn Gymraeg neu Saesneg  
We welcome correspondence in Welsh or English

