



**Llywodraeth Cymru  
Welsh Government**

John Griffiths MS  
Chair – Local Government and Housing Committee  
Senedd Cymru

John.Griffiths@senedd.wales

24 October 2024

Dear John,

Today I have published a White Paper on Adequate Housing, Fair Rents and Affordability for consultation. The White Paper can be accessed [here](#).

Ensuring everyone in Wales has a decent, affordable and safe place to call home is a key ambition of this Government. I am proud of the progress we have already made but I am conscious that there is more that collectively we need to do.

I would like to place on record my thanks to the Local Government and Housing Committee for your inquiry and subsequent report on a Right to Adequate Housing. The evidence to the Committee, alongside that received to our Green Paper consultation, has been instrumental in informing the development of the White Paper and its proposals.

The proposals in this White Paper set out further building blocks in our progressive path towards achieving housing adequacy for the people of Wales. The White Paper also includes several proposals aimed at improving key aspects of housing adequacy in the Private Rented Sector. For reference a summary of the proposals is set out at the end of this letter.

The consultation on the White Paper closes on the 31<sup>st</sup> January, and I look forward to receiving the views of the Local Government and Housing Committee.

Yours sincerely

**Jayne Bryant AS/MS**

**Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai  
Cabinet Secretary for Housing and Local Government**

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:  
0300 0604400

Bae Caerdydd • Cardiff Bay  
Caerdydd • Cardiff  
CF99 1SN

[Gohebiaeth.Jayne.Bryant@llyw.cymru](mailto:Gohebiaeth.Jayne.Bryant@llyw.cymru)  
[Correspondence.Jayne.Bryant@gov.Wales](mailto:Correspondence.Jayne.Bryant@gov.Wales)

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.

## **Summary of the White Paper**

The White Paper covers the following areas:

- A proposal to develop legislation in the next Senedd term to place a duty on Welsh Ministers to produce a housing strategy to address housing adequacy, including provisions for monitoring, reporting and review;
- Consideration of placing a duty on defined public sector bodies to have regard to the housing strategy in discharging their housing functions;
- Measures to improve rent data, including a requirement on landlords/and or agents to provide rent data to Rent Smart Wales;
- The development of a spatial rent map to show local area rent data to better understand affordability;
- Proposals to help people understand that a property is habitable;
- Removing barriers to accessing the PRS including proposals to support people renting with pets and the development of guidance around rent guarantors; and
- Exploring the potential for Land Transaction Tax higher residential rates relief if properties are signed up to the Welsh Government's Leasing Scheme Wales.