

Steven Bletsoe
Operations Manager, Wales
National Residential Landlords Association

4 November 2025

Dear Steven,

Development of Tourism and Regulation of Visitor Accommodation (Wales) Bill

As you may be aware, the Welsh Government has introduced the Development of Tourism and Regulation of Visitor Accommodation (Wales) Bill ("the Bill") to the Senedd on 3 November 2025. The Bill has been referred to the Economy, Trade and Rural Affairs Committee for Stage 1 scrutiny of its general principles.

The Bill's accompanying Explanatory Memorandum ("EM") suggests that the Bill's aim of better aligning the regulation of self-catering visitor accommodation with the regulation of the private rented sector will "help to address concerns that for some property owners it may seem easier to operate as a short-term let than as a long-term tenancy, which can lead to the erosion of long-term residential housing stock in some communities."

I would welcome your views on this particular aspect of what the Bill, if passed, might achieve. In addition, I would welcome your views on the following:

- the ease of operating short term accommodation versus long term tenancies and whether you are aware of how many landlords may be currently switching; and
- whether the Welsh Government's policy and legislative interventions in the past few years (changes to self-catering NDR, as referenced at paragraph 3.42 of the EM, new planning use classes, as referenced at paragraph 3.41 of the EM, and council tax premiums on



second homes) have had any impact on the likelihood of landlords switching from the private rented sector to short-term lets.

Further details of the Committee's scrutiny of the Bill are available on our [website](#). You would be welcome to comment any other aspect of the legislation that you may feel relevant to our scrutiny.

Due to the short timeframe for Stage 1 scrutiny, I would be grateful if you could provide a response to these points by Friday 14 November if possible.

Yours sincerely,

A handwritten signature in black ink that reads "Andrew RT Davies". The signature is written in a cursive, slightly informal style.

Andrew RT Davies MS

Chair: Economy, Trade and Rural Affairs Committee

We welcome correspondence in Welsh or English