

04 November 2025

Andrew RT Davies MS
Economy, Trade and Rural Affairs Committee Chair
Welsh Parliament
Cardiff Bay
CF99 1NA

Sent by email: SeneddEconomy@senedd.wales

Dear Andrew,

Re: Invitation to provide evidence on the Draft Development of Tourism and Regulation of Visitor Accommodation (Wales) Bill

Thank you for inviting the National Residential Landlords Association (NRLA) to provide written evidence to the Committee on the above draft Bill.

While we appreciate the opportunity to contribute, the short window provided for consultation is, regrettably, insufficient for us to meaningfully canvass our membership and prepare a robust, evidence-based submission.

Our members' experiences and data are central to providing accurate insights, and such a short timeframe would not allow us to gather or analyse this information to the standard required for scrutiny by the Senedd. For this reason, we must respectfully decline the invitation to submit evidence on this occasion.

That said, we welcome the Welsh Government's intention to level the playing field between the short-term let market and the private rented sector. We support the introduction of minimum safety and quality standards for visitor accommodation, which we believe will help ensure consistency and confidence across short- and long-term rented housing.

We also note that the impact of the Bill is likely to be most profound in areas where significant investment in short-term lets has reduced the availability of long-term rented homes. Addressing this imbalance is an important step toward improving affordability and access for local residents.

According to Rent Smart Wales data, more than 6,000 registered private rented homes have been lost outside of Cardiff and Swansea since the registration peak in June 2021. This trend underlines the need for a stable and proportionate regulatory environment that encourages investment in long-term housing and mitigates the further loss of much-needed private rented homes.

We would be pleased to engage further with the Committee as the Bill progresses, particularly to share landlord perspectives on how best to ensure regulation achieves its intended balance between tourism, housing supply, and safety. However, I hope you understand our reasons for declining to provide more detailed feedback at this stage.

Yours sincerely,



A handwritten signature in black ink, appearing to be 'Ben Beadle', is written over a faint, light-colored grid or background.

Ben Beadle
Chief Executive

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