

INTRODUCTION

- 1. The Welsh Local Government Association (WLGA) represents the 22 local authorities in Wales. The three fire and rescue authorities and the three national park authorities are associate members.
- 2. It seeks to provide representation to local authorities within an emerging policy framework that satisfies the key priorities of our members and delivers a broad range of services that add value to Welsh Local Government and the communities they serve.
- 3. This is the WLGA's response to the Welsh Government consultation document "Statutory Instruments under Part 2 of the Housing (Wales) Act 2014".
- 4. The WLGA welcomes the opportunity to comment on the proposals contained within the consultation document, and is generally supportive of the proposals. In providing responses, we have used the format provided the Response Form contained within the consultation document.

1. Do vou	agree with	the categorie	s of applicant specified in Part 1 of the
Regulatio			
Yes	x		
No	^		
	, not?		
If not, why	y HOU?		
2. Are the	procedure	s for having re	egard to intentionality set out in Part 2 appropriate
Yes	X		
No			
If not, why	/ not?		
he Homel	essness (S	uitability of A	ccommodation) (Wales) Order 2015
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		the additiona	I matters to be taken account of under Part 1 of the
draft Orde			
Yes	X		
No			
If not, why	y not?		
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The Homelessness (Review Procedures) (Wales) Regulations 2015

8. Do you agree with the draft procedures on the right to request a review?					
Yes	Х				
No					
If not, why not?					

9. Are there any more comments you would like to make about the draft regulations?					
Yes	X				
No					

In the draft Suitability of Accommodation Order, Part 3 Suitability of private rented sector accommodation for ending the section 75 duty to homeless applicants – we consider the proposal at Section 9 (d) that accommodation would be unsuitable if "the landlord has not provided to the authority a copy of a draft written tenancy agreement, which the landlord proposes to use for the purposes of a private rented sector offer, and which the authority considers to be adequate" is unreasonable and unnecessary. There is no similar requirement, for example, when the section 75 duty is being discharged by way of accommodation provided by a Registered Social Landlord. We would suggest that Section 9(d) should be removed.

For further information please contact:

Jim McKirdle, Housing Policy Officer Jim.mckirdle@wlga.gov.uk

Welsh Local Government Association Local Government House Drake walk Cardiff CF10 4LG

Tel: 029 2046 8600