

Rhun ap Iorwerth MS
First Minister for Wales
Welsh Government
5th Floor
Tŷ Hywel
Cardiff Bay
CF99 1NA

14 July 2026

Dear / Annwyl Rhun,

Re: Legislative programme for the first eighteen months of the Welsh Government

Propertymark is the UK's and Wales's leading professional body for property agents, representing 19,000 professionals operating from more than 12,800 branches. Our members work across residential sales and lettings, commercial property, valuations, auctions, land and new homes, block management, and property inventory services. Our mission is to promote the highest professional standards and maintain public confidence in the property sector.

I am writing following your statement to the Senedd on 14 July 2026 outlining the Welsh Government's legislative programme for the next 18 months. In particular, we welcome the opportunity to engage with your proposals relating to the collection and sharing of rental market data to inform future measures on protections against so-called no-fault evictions and fair rents.

Rental data

Propertymark recognises the importance of evidence-based policymaking. However, we think the practical implications of any new data collection requirements must be carefully considered from the outset. For larger letting agencies, the sheer volume of tenancy and rental data they manage will make extracting, formatting and submitting information a significant administrative undertaking. Conversely, many smaller agencies will lack the staffing, technical capability and financial resources to comply with complex reporting requirements. Any new obligations must therefore be proportionate and designed to minimise the burden on businesses of all sizes.

If the Welsh Government intends to collect rental data, it is essential that there is:

- Complete transparency regarding why the data is being collected, how it will be used, and how it will inform future policy decisions.
- The process should be as simple and automated as possible.
- Where feasible, data should be capable of being submitted directly through existing property management and client management software systems or drawn from information already provided through existing reporting mechanisms, such as HMRC returns, thereby avoiding duplication and unnecessary administrative costs.



We also think that the proposed 18-month period should be used to gather robust evidence before any legislative proposals are brought forward. Once this work has concluded, the Welsh Government should establish a formal stakeholder working group, bringing together representatives from across the housing sector, including landlords, letting agents, tenants and other interested parties. This should then be followed by a full public consultation on any proposals relating to fair rents and further possession protections before legislation is introduced.

Fair rents

Propertymark remains firmly opposed to the introduction of rent control measures. International experience consistently demonstrates that rent controls reduce investment in the private rented sector, discourage the supply of new rental homes, reduce housing choice for tenants, and can ultimately lead to higher rents in the longer term as supply becomes constrained. At a time when Wales continues to face significant housing pressures, policies should encourage investment and increase the availability of good quality rented accommodation rather than risk reducing it.

No-fault evictions

Similarly, we think that the existing possession framework under the Renting Homes (Wales) Act 2016 already strikes an appropriate balance between providing tenants with security of tenure and allowing landlords to regain possession of their property where necessary. The six-month notice period required under Section 173 provides tenants with significant protection while preserving landlords' confidence that they can recover possession should their circumstances change. Maintaining this balance is essential to ensuring that landlords remain willing to invest in and continue providing homes within the Welsh private rented sector.

Welsh Housing Survey

On the subject of improving data on the Welsh rental market, while remaining sceptical on the prospect of rent controls, we applauded the overall aim of taking an evidence-based approach and improving data quality in this area. With this in mind, we would be grateful for clarity on the Welsh Governments views on implementing a Welsh Housing Survey which was agreed in principle from the last Welsh Government.

Rent Smart Wales, Tribunals Bill and the Tax Maintenance Bill

Beyond these proposals, Propertymark also has views on the future enforcement regime for Rent Smart Wales, where we think there are opportunities to improve consistency, proportionality and effectiveness. Property agents want to see the right type of enforcement, but also a licensing regime that is accountable and more transparent in its strategic approach. We also have views on the proposed Tribunals Bill and the Tax Maintenance Bill. Given the significance of these reforms for the housing sector and property professionals, we recommend that the Welsh Government undertakes

further engagement with stakeholders and carries out full public consultations before bringing forward detailed legislative proposals.

Propertymark is committed to working constructively with the Welsh Government to ensure that future housing policy is evidence-based, proportionate and delivers positive outcomes for tenants, landlords and letting agents alike. Therefore, I would be delighted to arrange a meeting to discuss these matters at your earliest convenience at Tŷ Hywel, or wherever is most convenient. Should you wish to take this invitation forward, your office may contact our Senior Policy and Campaigns Officer, Tim Thomas, by email at timthomas@propertymark.co.uk or by telephone on 07552 650550. We would also be pleased to convene a roundtable of property agents working in Wales to discuss any proposals with you and or your Team should this be useful.

I look forward to your response and to working constructively with you and the Welsh Government throughout this Senedd term.

Best wishes / Dymuniadau gorau



Nathan Emerson FNAEA MARLA MNAEA (Comm.)
Chief Executive Officer
Propertymark