Dear xxxxxxxxxx,

I am writing to urge that you give your support to the National Residential Landlords Association (NRLA) [calls to improve housing justice](https://www.nrla.org.uk/campaigns/wales/improving-justice) in Wales.

Justice denied is justice delayed, and justice in housing has been very much delayed, greatly exacerbated by Covid restrictions, worsening an already congested case backlog. Statistics from 2019 show it took landlords an [average of over 22 weeks](https://www.property118.com/possession-timescales-at-22-6-week-average/) from making a claim for a property to be repossessed to it actually happening, whereas rules show that the process should actually be around nine weeks. This is particularly distressing for landlords trying to take possession of a house from anti-social tenants or those that have refused to pay rent.

*Include own story and personal experiences*

The NRLA want a dedicated housing court or tribunal to deliver swifter access to justice for landlords and tenants. This is all the more important given the closure of half of England and Wales’ courts over the last decade and the increasing statutory divergence resulting from devolution.

A [Commission on Justice in Wales Report](https://gov.wales/sites/default/files/publications/2019-10/Justice%20Commission%20ENG%20DIGITAL_2.pdf) noted that “demand in respect of housing disputes in the County Court is high”, clearly demonstrating that the England & Wales court system can find more time to deliver justice to victims and criminals of serious and violent crimes if housing disputes were dealt with elsewhere. In his [second annual report](https://business.senedd.wales/documents/s103181/CLA5-22-20%20Paper%202.pdf), the President of the Welsh Tribunals said they “should be used for dispute resolution relating to future Welsh legislation”.

Essentially, the relevant tribunal should rule on issues devolved to Wales. The example he cited was the Renting Homes Act 2016. The landmark Act, which will bring the most significant reform to the Welsh PRS in a generation when implemented, currently provides that disputes between landlords and tenants arising under the Act should be resolved in the county court. The Tribunal President recommended they should be determined by the Residential Property Tribunal Wales.

A dedicated housing court would mean:

* Improved and speedier financial redress for both landlords and tenants, ensuring less money is wasted and investments lost.
* Judgments made by judges with expertise in the field, leading to more accurate decisions and a more efficient court.
* More resources for the courts to deliver justice to victims of serious and violent crimes as the workload from housing disputes reduces.

A housing court is already backed by a House of Commons Select Committee, Shelter Cymru, and the Chartered Institute of Housing. Two Senedd committees have recently backed exploring the idea. Landlords also overwhelmingly back the proposal: a [survey by one of the NRLA’s predecessor organisations](https://www.nrla.org.uk/research/special-reports/possession-reform-in-the-prs) found over 90% would welcome the introduction of a housing court, with 83% of landlords reporting that they were dissatisfied with the time taken to complete possession cases.

Therefore, I hope you can support the NRLA’s campaign to improve housing justice in Wales through establishing a dedicated housing court or exploring the feasibility of using the existing tribunal system to be that court. I hope this letter finds you well and I look forward to your reply.

Sincerely,

Xxxxxxxxxxxx