Dear xxxxxxxxxx,

I am writing to urge to back the National Residential Landlords Association (NRLA) [call to reject the introduction of rent controls and Right-to-Rent](https://www.nrla.org.uk/campaigns/wales/rejecting-right-to-rent-and-rent-controls) in Wales.

Evidence from across the world shows rent controls do not work. Despite the term, they make it harder for renters to find an affordable home, encourage rent rises, are open to abuse, see housing conditions deteriorate and can reduce the number of homes to let as landlords leave the market. We would encourage the Welsh Government and all parties to resist any moves to introduce them.

In Berlin rent controls failed to stop rent levels accelerating. Before the introduction of the rent brake they had been rising by just 1-2% each year as many landlords don’t usually impose an annual rise. After, between 2015 and 2017, rents in central Berlin shot up by almost 10%. This happens because controls encourage rises by the maximum annual limit or they’re substantially increased before the introduction of controls or between tenancies to ensure potential costs can be recovered. Rent increases also come about because of shrinking supply, another consequence of controls.

Rents in Wales maybe rising, but this is proportionate and, generally, below inflation, with no average annual private rent increase of more than 1.7% in 10 years. The current system maintains a degree of fairness between landlords and avoids the costly bureaucracy which controls would bring.

Additionally, other case studies show that controls destabilise the supply of private rented housing even though they provide a valuable service as tenants save to buy or cannot access or do not need social housing. For example, the effects of rent controls in Stockholm and other cities ripple out across the economy. Rents elsewhere are pushed higher. In the regions, economic development suffers as labour heads towards the big cities in pursuit of a rent-controlled lifestyle. Rent controls have led to decade long queues for housing and have created, not resolved, a housing crisis there.

More can be read on rent controls in one of the NRLA’s predecessor organisations’ 2019 report [here](https://www.nrla.org.uk/research/special-reports/rent-controls).

Another idea that may sound attractive but is fraught with flaws is the UK Government’s Right-to-Rent scheme, currently operating in England, but able to be extended into the devolved nations. The NRLA believes the scheme, in which tenants must prove their legal right to live in the UK, obstructs the letting process, encourages adversarial relationships, may lead to increased discrimination, and that it should not be adopted in Wales.

The Joint Council for the Welfare of Immigrants and Crisis are among the opponents of Right-to-Rent, which also include Labour, the Liberal Democrats, and the Green Party. Meanwhile, 44% of landlords reported they are less likely to consider letting to individuals without a British passport as a result of the scheme.

In resisting Right-to-Rent, landlords feel less fearful of reprisal for renting to foreign nationals, while leading tenants to seek housing in the “shadow private rented sector” from unscrupulous and criminal landlords.

Therefore, I ask that you commit to not backing rent controls nor Right-to-Rent and campaign to ensure colleagues inside and outside your party do the same. I hope this letter finds you well and I look forward to your reply.

Sincerely,

Xxxxxxxxxxxx