Dear xxxxxxxxxxxxxx,

I write to you as a constituent after reading the National Residential Landlord’s Association’s recent report [*Rent Smart Wales: The Accountability Gap*](https://www.nrla.org.uk/news-Rent-Smart-Wales-fails-accountability-tests).

The report concludes:

* Rent Smart Wales (RSW) has an accountability deficit and lacks transparency;
* There is no regular evaluation of RSW, hampering improvements to the regime;
* The absence of a central, guiding strategy for the private rented sector (PRS) from the Welsh Government has contributed to RSW’s shortcomings;
* RSW has not engaged well enough with landlords, tenants, or local authorities;
* Landlords are paying in more than they get out of RSW; and
* In meeting its objectives, RSW’s record has been far from stellar despite meeting a number of its targets for participation.

As a responsible landlord, I believe in providing the best service I can to my tenants. I believe this report needs to be considered seriously and acted upon to ensure that RSW can provide the same to my tenants and I.

The report makes recommendations to improve RSW’s performance and our confidence in it:

* There should be a public annual report into RSW’s performance and direct scrutiny by the Senedd every year;
* Operational and political decisions should be clearly identified for reasons of accountability;
* As was recommended by a Senedd Committee in 2011, an encompassing PRS strategy from the Welsh Government is needed, potentially setting out a wider role for RSW;
* The unanticipated surplus, numbering in the millions, generated by RSW through law abiding landlords should be used to provide discounts or free training for landlords or more effectively deployed into improving enforcement activities and tackling criminal landlords.

Therefore, it is only reasonable that following this election, the Welsh Government and – where applicable – the Senedd take the necessary steps to act on this report. At the very least, the appropriate Senedd Committee should make one of their first priorities following the 2021 election an inquiry into RSW, its workings, success and failures, and how to improve it.

You can download the report at [nrla.org.uk/download?document=1246](https://www.nrla.org.uk/download?document=1246)

I urge you to contact the NRLA for further information on this subject and look forward to your reply.

Sincerely,

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