

Blaenoriaethau ar gyfer y Pwyllgor Cydraddoldeb,
Llywodraeth Leol a Chymunedau
Priorities for the Equality,
Local Government and Communities Committee
Ymateb gan: Council of Mortgage Lenders
Response from: Council of Mortgage Lenders

Priorities for the Equality, Local Government and Communities Committee

**Response by the Council of Mortgage Lenders
to the National Assembly for Wales consultation**

Introduction

1. The CML is the representative body for the residential mortgage lending industry that includes banks, building societies and specialist lenders. Our 139 members currently hold around 97% of the assets of the UK mortgage market. In addition to home ownership, CML members also lend to support the social housing and private rental markets across the UK's devolved nations.

2. We welcome the opportunity to respond to the [consultation](#) on priorities for the Equality, Local Government and Communities Committee over the new Assembly term.

CML current priorities

3. CML Cymru has regular constructive engagement with government and key stakeholders in Wales on housing and mortgage market issues alongside issues affecting social and affordable housing supply, including commercial funding for the Welsh housing association (RSL) sector.

4. Topical issues in our work programme currently include:

- Implications of the vote to leave the EU
 - With particular focus on the housing market and residential mortgage lending and on commercial funding and investment for housing associations
- Buy-to-let and the Private Rented Sector
 - With particular focus on regulatory and taxation changes to Buy-to-Let lending as well as changes to the legislative framework for renting, to be implemented by the Renting Homes (Wales) Act 2016
- Government initiatives to support home ownership, including Help to Buy (Wales) and the potential support for other parts of the market via a national model for Shared Ownership in Wales
- Supporting the housing needs of older people, including our ongoing CML project on Lending into Retirement and the work of our CML Cymru Chair with the Welsh Government's Expert Group on these issues.
- Regulation of the housing association sector in Wales, including issues arising from the classification review of the ONS and any regulatory reform measures that the Welsh Government might look to implement in response.

5. We believe that a number of these issues could also chime with the housing supply inquiry that the Committee might include in its longer term programme.

6. The CML stands ready to engage and contribute on these issues.

Contact

7. To discuss this submission further, please contact John.Marr@cml.org.uk

2 September, 2016