

Y Pwyllgor Cymunedau, Cydraddoldeb a Llywodraeth Leol
Communities, Equality and Local Government Committee
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Llywodraeth Cymru
Welsh Government

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Christine Chapman AM
Chair
Communities, Equality and Local Government Committee
National Assembly for Wales
Cardiff
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9 June 2015

Dear Christine

Renting Homes (Wales) Bill

At the Communities, Equality and Local Government Committee meeting on 20 May, I offered to share the calculation behind the estimated cost of solicitors becoming familiar with the Bill's provisions. As you know, the cost features in the Bill's Explanatory Memorandum and Regulatory Impact Assessment.

Legal professionals update their knowledge of changes in law as part of their day to day business and through continuing professional development activity. They are highly skilled at absorbing the detail of legislation and changes to it. As set out in the Regulatory Impact Assessment, it is considered that one day is a reasonable amount of time for lawyers to become familiar with the changes that will be brought about by the Renting Homes (Wales) Bill.

The cost of one day's familiarisation was calculated using information from the Law Society publication *Private practice solicitor's salaries 2013 – The Law Society's PC Holder Survey 2013*. This report is available online at:

<https://www.lawsociety.org.uk/policy-campaigns/research-trends/fact-sheets/documents/private-practice-earnings-2013/>

The calculation within the Regulatory Impact Assessment is based upon an estimate of 2,600 solicitors in Wales. However, additional research and discussions with the sector have shown that not all solicitors would be required or need to undertake this familiarisation; for example, many senior partners or those specialising in criminal or non-housing matters.

Therefore, based on an estimate of 1,800 solicitors undertaking this training, which is on the generous side, and calculated on an average income of £48,632 per annum and an average of 253 working days per annum, the daily cost is £192.00. The rounded cost of £346,000 in the Explanatory Memorandum is derived by multiplying £192.00 by the number of solicitors, which equates to £346,000.

I hope this provides the necessary clarification and I look forward to publication of the Committee's report.

Regards
Lesley

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