



Julie James MS  
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Monday 8<sup>th</sup> August 2022

Dear Julie James MS

## Re: 'Mortgage Pathways' for Rental Tenants

I am writing to you as Minister for Climate Change in relation to the creation of 'mortgage pathways' for rental tenants in Wales. The lack of affordable housing across the UK is an issue acutely felt by younger generations. Many are unable to get a mortgage and feel trapped within the private rented sector, paying off their landlord's mortgage instead of being allowed to pay off their own.

Often, tenants can be paying far more in rental payments than they would be in mortgage repayments and yet they are told that they cannot 'afford' a mortgage. In Plenary on the 23<sup>rd</sup> of November 2021, I asked what steps the Welsh Government were taking to encourage banks and building societies to take historic rental payments into account when offering mortgages.

I am pleased that this idea is gaining traction, having been taken up by Penny Mordaunt during the Conservative Party leadership election, during which she unveiled a commitment to create 'mortgage pathways' for renters. These plans would require credit lenders to recognise rental payments as part of someone's credit history so that people who spend years paying their rent on time can get it recognised in the same way mortgage payments are.

In light of this development, will the Welsh Government commit to introducing 'mortgage pathways' for renters in Wales?

Yours Sincerely,

Carolyn Thomas, Member of the Senedd for North Wales