



Llywodraeth Cymru  
Welsh Government

[www.cymru.gov.uk](http://www.cymru.gov.uk)

# Housing in Wales – future direction and key issues

Emma Williams  
Deputy Director, Housing Policy  
Welsh Government



# Prosperity for All: the national strategy

*“We want everyone to live in a home that meets their needs and supports them to a healthy, successful and prosperous life. Good quality homes are the bedrock of good communities and form the basis for individuals and families to flourish in all aspects of their lives”*



# Unpacking Prosperity for All

- More homes
  - 20k new affordable homes by 2021
- Better homes & communities
  - The implications of Grenfell
  - Regulating landlords and agents
  - Improving practice
  - Welsh House Conditions Survey
  - Fitness for human habitation
- Adaptable homes
  - Aids and Adaptations
  - Innovative housing
- Access to homes
  - Help to buy options
  - Homelessness
  - PRS

# Implications of Grenfell



All this fuss over a one off incident...?





# News

UK | World | Politics | Science | Education | Health | Brexit | Royals | Investigations

News

## Warnings over 'deathtrap' high-rise building cladding 'ignored' for decades



A local residents holds a section of the burnt cladding which fell from Grenfell Tower during the blaze CREDIT: MARK THOMAS/REX/SHUTTERSTOCK

# NEWS

Home UK World Business Politics Tech Science Health Family & Education

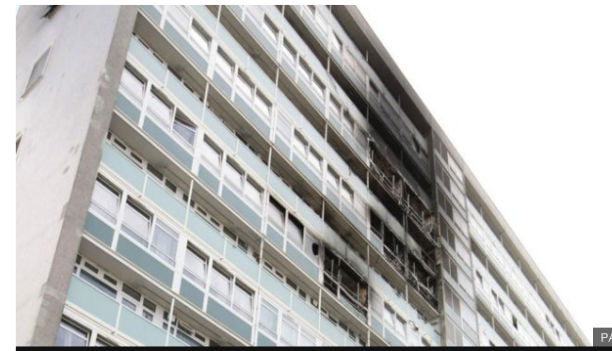
England Regions London

## Lakanal House fire deaths: Council fined for safety breaches

28 February 2017 | London



FC f @

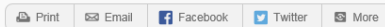


There had been a major refurbishment carried out on the building in 2006 and 2007, but it "did not identify" a number of fire safety failings

A council has been fined for breaching fire safety regulations after a tower block blaze in 2009 killed three women and three children.

# NEWS

Just In Australia World Business Sport Science Arts Analysis Fact Ch



## Australian high-rises swathed in flammable cladding despite suppliers knowing of risks

Four Corners Anne Davies, Debbie Whitmont and Patricia Drum Updated 5 Sep 2017, 3:44am



PHOTO: Aluminium-composite cladding was used on the Lacrosse building that caught fire in 2014. (Audience submitted: Wade Savage)



# Where to start...?

- How many buildings do we have?
  - Why can't civil servants count?
- How tall are they?
  - And why does 18m matter?
- Who owns / controls them?
- What are they clad in?

And...

- How safe are the people living in them?
- Who has powers to take action?

# Householders Guide to Fire Sprinklers







# So much more to learn....

- Wind loading
- Large Panel Systems
- Fire Doors
- Wider questions about build quality and fire safety
- Outcomes of the investigation and enquiry
- Review of building Regulations



# Regulating landlords and agents

## Rent Smart Wales

- Excellent compliance rates, but the final few will always be the toughest
- Local Authority funding to promote compliance
- Prosecutions should help raise awareness
- Good progress on backlog with applications

## Where next?

- Renewals ....
- Building the relationships with private landlords
- Raised expectations regarding impact on quality



# Regulating landlords and agents

## Agents Fees

- 27 February 2018, Rebecca Evans, Minister for Housing and Regeneration;
  - “...shortly bring forward legislation to ban all payments required of tenants in the Private Rented sector, with limited exceptions stated on the face of the Bill”
- Banning of fees being charged to tenants and prospective tenants by letting agents and landlords, in connection with granting, renewing or continuing tenancies



# Leasehold Reform

- New Help to Buy Wales criteria
- Curbing of use of leasehold for new build houses
- New Minimum standards for any lease agreements (houses or flats)
- Accredited conveyancer scheme
- Voluntary code of practice
- Law Commission review of wider issues including enfranchisement and the potential role of common hold



# Park Homes





# Quality Housing

*“Investment in improving the quality of housing is proven to reduce pressure on other services... significant evidence showing links between cold, damp homes and respiratory disease and asthma. These health problems can contribute to ACEs as well as having a negative impact on children’s ability to learn.” Prosperity for All 2017*

- *Survey of housing conditions across Wales in 2017-18*
- *Seeks to inform policies aimed at delivering*
  - *improvement in condition of homes,*
  - *improvement in energy efficiency of homes,*
  - *impact on carbon emissions and*
  - *Impact on health and well-being of householders*



# Adaptable Homes

- Essential we make adapting homes easier
- Reducing pressure on other services
- Current landscape is complex
- ENABLE sought to improve the situation but still got further to go
- WAO report set out some of the key challenges
- Steering group established to help us develop innovative new ways to make the most of investment in aids and adaptations



# Tackling Homelessness

- Prevention is working – over 13k households prevented from becoming homeless, but homelessness is on the increase
  - Increased investment
  - Rough Sleeping Action Plan
  - Housing First
  - End Youth Homelessness campaign





# Role of the Private Rented Sector

- Minister wants a new more constructive relationship with the PRS
- Clear we can't solve issues of homelessness and poor quality housing without the PRS



Llywodraeth Cymru  
Welsh Government

[www.cymru.gov.uk](http://www.cymru.gov.uk)

Thank you – any questions?