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Housing Policy Update

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- Political context
- Housing Conditions Survey
- Building Safety Programme
- Aids and Adaptations
- On the horizon
  - HMOs
  - PRS
  - ‘Section 21’ – security of tenure
- ‘Wash up’

Political change

Prosperity for All*;*
“We want everyone to live in a home that meets their needs and supports them to a healthy, successful and prosperous life.”

Mark Drakeford’s leadership manifesto;
“*We must reaffirm good quality housing as the springboard from which individuals and families can create secure and successful futures…Warm and affordable houses prevent ill-health and held children do well in school*.”

In practice…

- Political profile - Minister for Housing and Local Government
- Continued commitment to the 20k affordable homes target
- Rethinking how we release land for housing – in the right places and the right time and cost
- Building social housing – at pace and at scale
- Redressing the power balance between tenant and landlords
- Joint working – across areas, authorities and public sector services

Housing Quality

“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

Y Rhaglen Dystiolaeth ar Gyflwr Tai

- Rhaglen i ddarparu tystiolaeth ar gyflwr tai yng Nghymru
- Elfennau hanfodol:
  - Amcangyfrifon tlodi tanwydd
  - Cydymffurfiad SATC
  - Asesiad HHSRS
  - 2 dangosyddion cenedlaethol LCD
  - Tanategu'r Mynegai Amddifadedd Lluosog Cymru (MALlC), a
  - Integreiddio â'r Arolwg Cenedlaethol Cymru; cyd-destun cymdeithasol,
- Tai a Datgarboneiddio yw 2 o 6 blaenoriaeth Ffyniant i Bawb
  - Helpu dilysu gwaith ar effeithiolrwydd egni a datgarboneiddio.
- 2 prif ffrwd gwaith:
  - Arolwg Cyflwr Tai Cymru 2017-18 (ACTC)
  - Adnodd Dadansoddi'r Stoc Tai ar gyfer Cymru (ADST)

Housing Conditions Evidence Programme

- Programme to provide evidence on housing conditions in Wales
- Essential elements:
  - Fuel Poverty estimates
  - WHQS compliance
  - HHSRS assessment
  - 2 WbFG national indicators
  - underpin the Welsh Index of Multiple Deprivation(WIMD), and
  - integrate with the National Survey for Wales; social context
- Housing and Decarbonisation are 2 of the 6 priority areas in Prosperity for All
  - help validate work on energy efficiency and decarbonisation.
- 2 main work streams:
  - Welsh Housing Conditions Survey 2017-18 (WHCS)
  - Housing Stock Analytical Resource for Wales (HSAR)

Pwyntiau allweddol

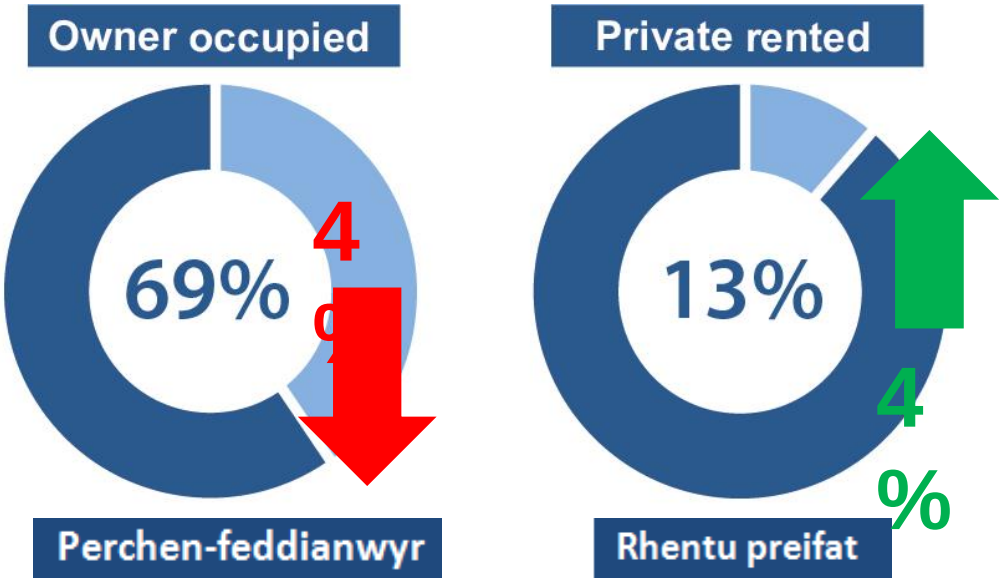
- Mae cyflwr tai ar draws **pob deiliadaeth** yng Nghymru **wedi gwella**.
- Mae gan Gymru'r **stoc dai hynaf**
- Yn gyffredinol mae **Tai Cymdeithasol** o **ansawdd gwell** na thai preifat (eiddo i berchen-feddianwyr ac eiddo sy'n cael ei rentu'n breifat); yn ogystal â thai mwy **newydd**.
- Mae'r band **effeithlonrwydd ynni** cyfartalog wedi gwella o Fand E i **Fand D** yn 2017-18 (SAP 51 to **SAP 61**)
- Mae'r **sector rhentu preifat** wedi **cynyddu'n** sylweddol ers 1981, gyda'r stoc o dai **hynaf** a **chyfran uwch o dai o ansawdd gwael** (e.e. sy'n cynnwys lleithder neu pheryglon eraill)

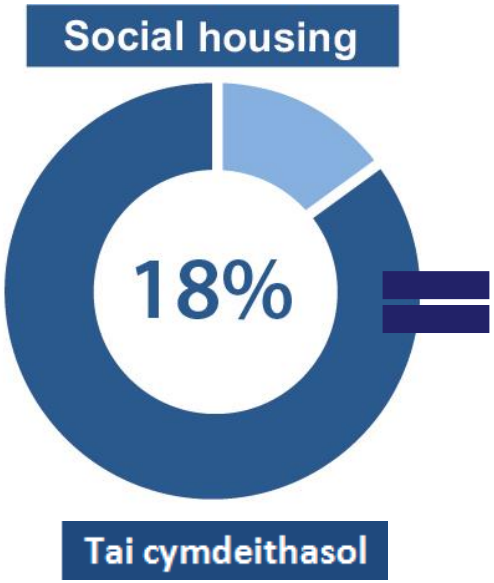
Key messages

- Conditions across **all tenures** in Wales have **improved**.
- Wales has the **oldest housing stock**
- Similar picture of housing types
- **Social housing** is generally of **better quality** than private housing (both owner occupied and private rented); as are **newer** houses
- The average **energy efficiency** band has improved from Band E to **Band D** (SAP 51 to **SAP 61**)
- **Private rented sector** has **increased** considerably since 1981, has the **oldest** housing stock and a **higher proportion of poor quality housing** (e.g. containing damp or other hazards)

Deiliadaeth

Tenure



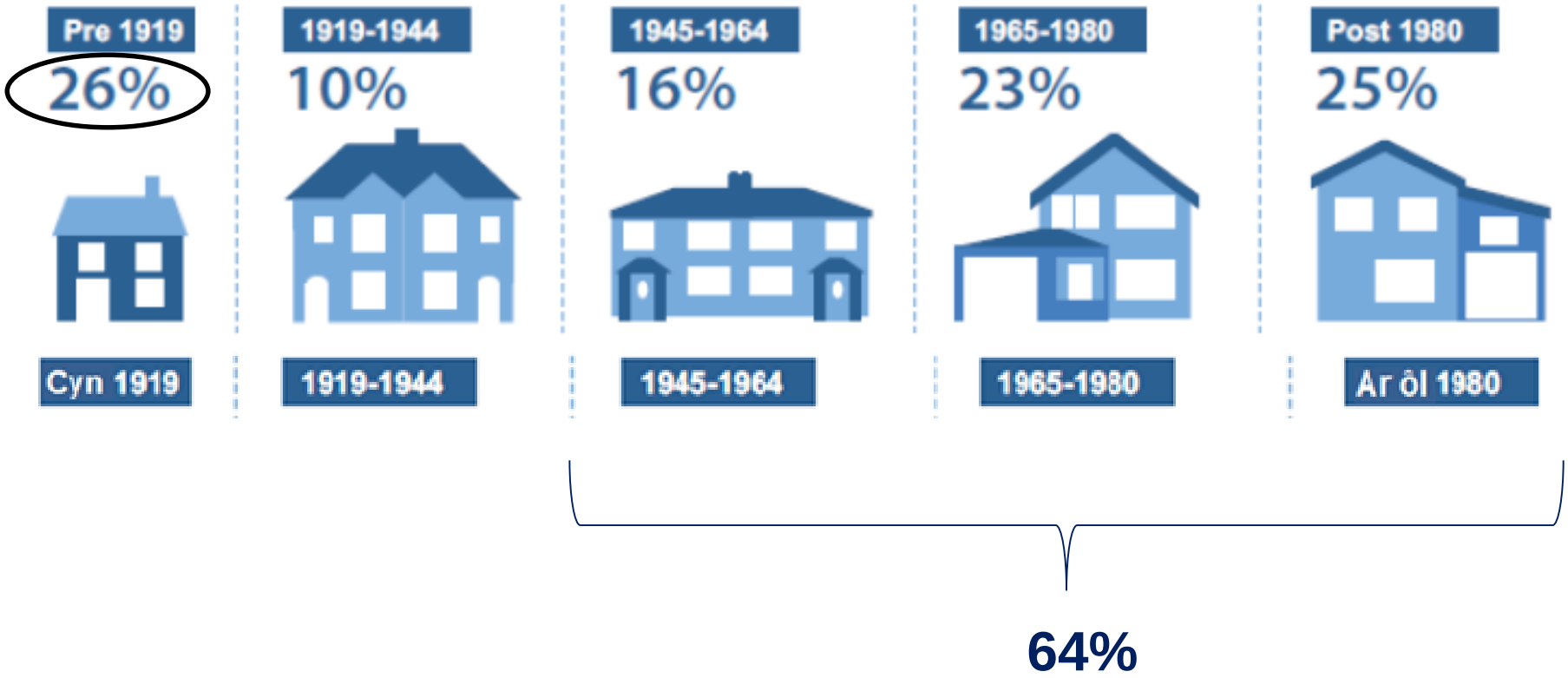


- Y gyfradd isaf o eiddo i berchen-feddianwyr ers 1993
- Y gyfradd uchaf o rhentu preifat ers 1981. Y sector lleiaf.
- Darlun tebyg ar draws y DU

- Lowest rate of owner occupied since 1993
- Highest rate of privately rented since 1981. Smallest sector.
- Similar picture across the UK

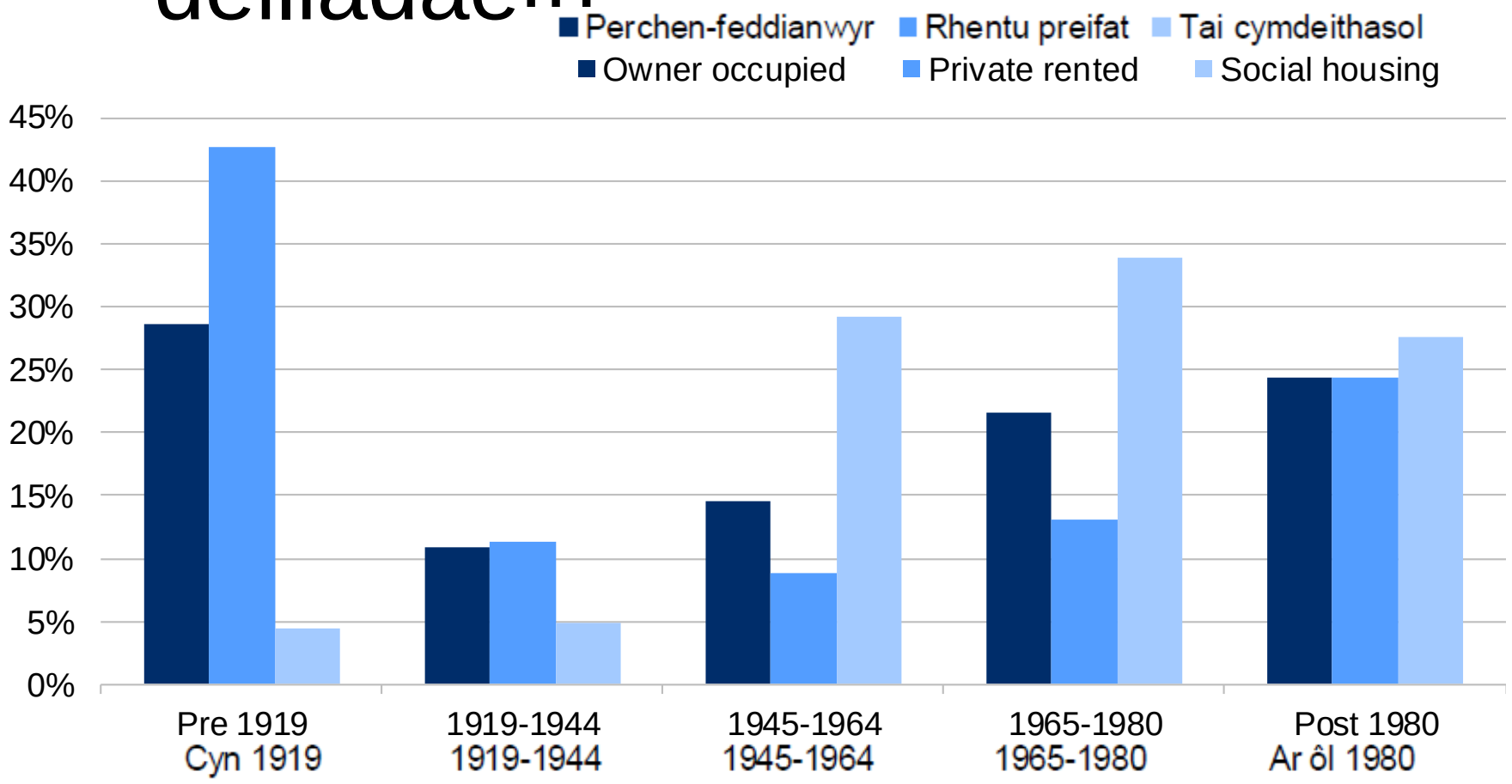
Oedran yr anheddau - Cymru

Age of dwellings - Wales



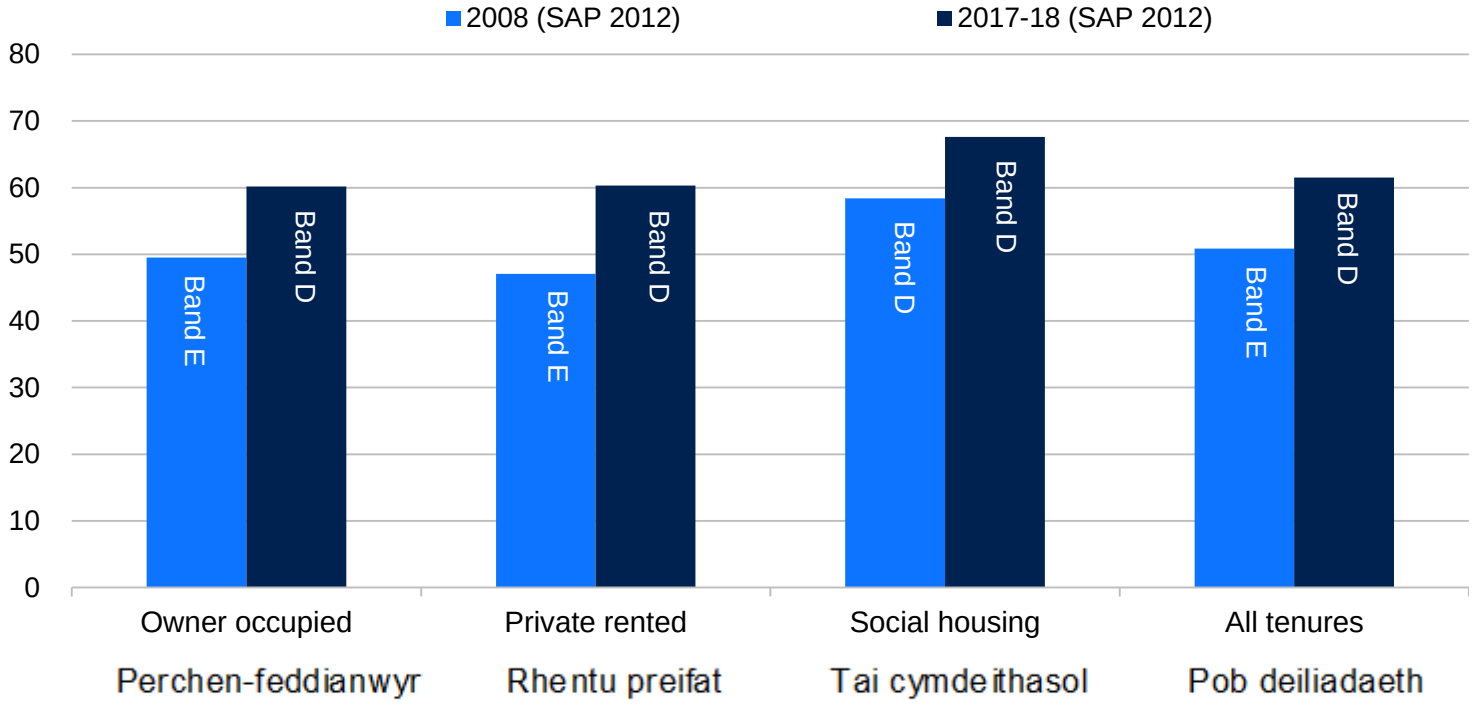
Oedran yr anheddau - deiliadaeth

Age of dwellings - tenure



Sgorau SAP cyfartalog - deiliadaeth

Average SAP rating - tenure

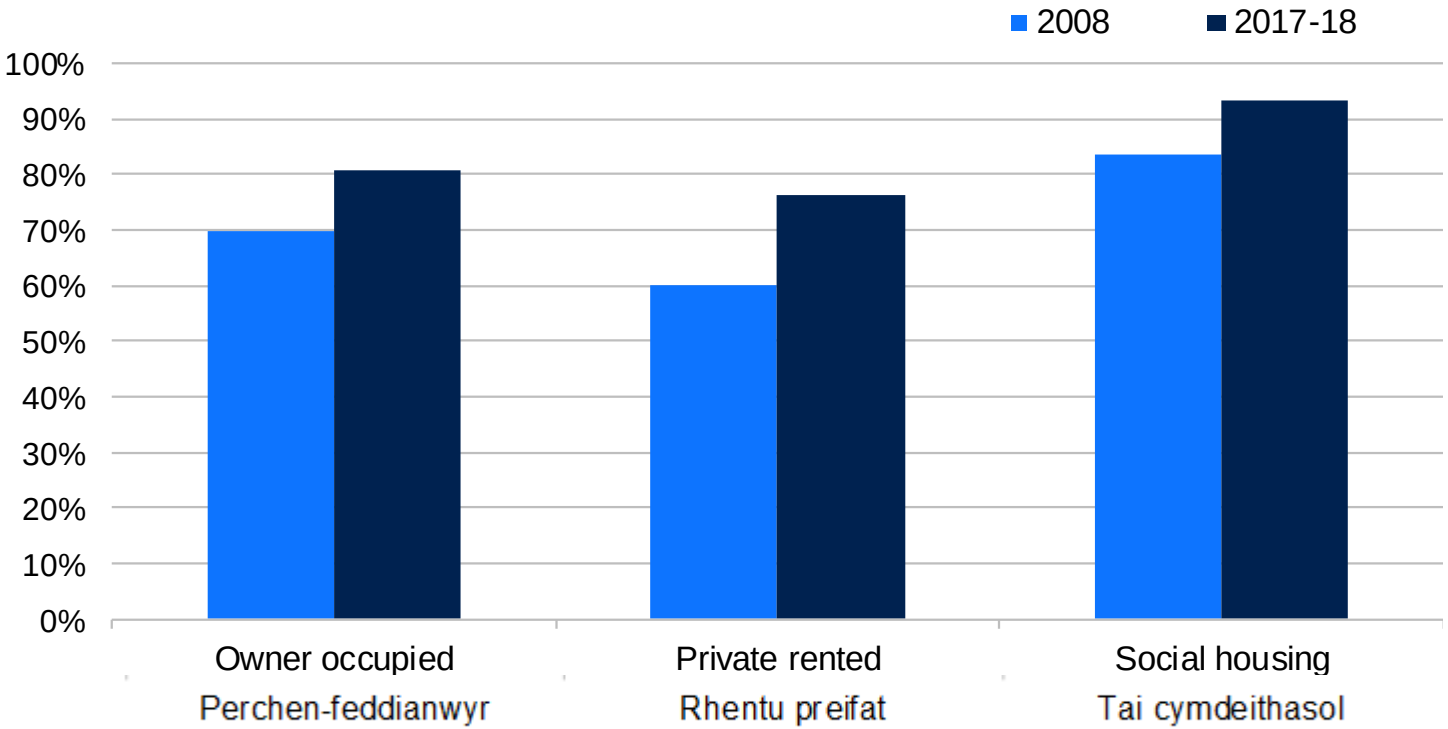


Ffynonellau: Arolwg Cyflwr Tai Cymru 2017-18
Arolwg Eiddo Byw yng Nghymr 2004 a 2008

Sources: Welsh Housing Conditions Survey 2017-18
Living In Wales Property Survey 2004 & 2008

System Mesur Iechyd a Diogelwch ar gyfer Tai

Housing Health and Safety Rating System

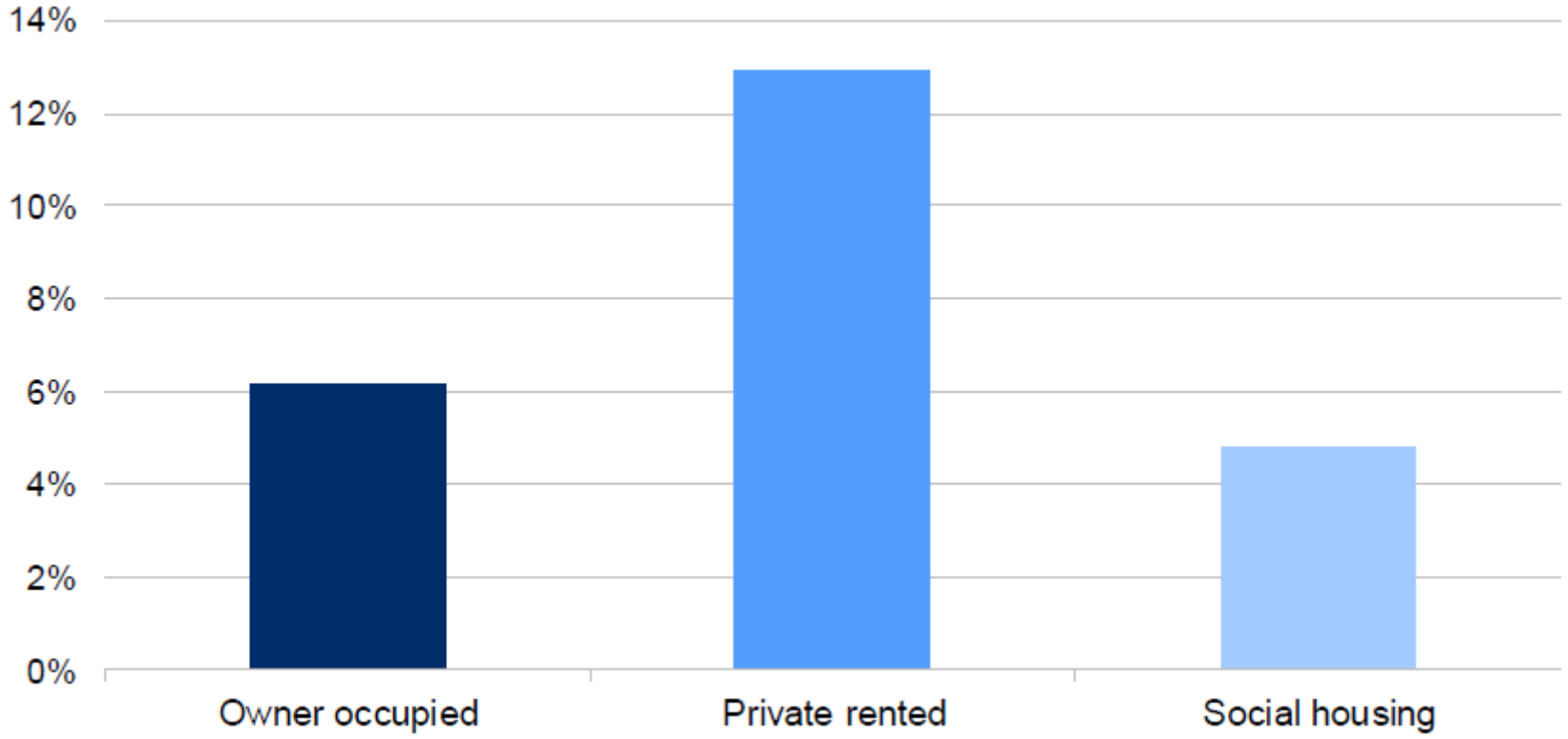


- Pob deiliadaeth wedi gwella ers 2008
- 82% o holl anheddau yn rhydd beryglon categori 1 [71%, 2008
- 88% yn Lloegr; 91% yn Gogled Iwerddon [2016]

- All tenures improved since 2008
- 82% of all dwellings free from category 1 hazards [71%, 2008]
- 88% in England; 91% in Northern Ireland [2016]

Lleithder

Damp



- 93% yn rhydd o unrhyw fath o gyddwysiad, llwydni neu leithder

- 93% free from any form of condensation, mould or damp

Allbynnau pellach

- Adroddiadau pwnc manwl i ddilyn o gynnar yn 2019 ac ymlaen:
  - Safon Ansawdd Tai Cymru (SATC)
  - Nodweddion a chyflwr y Stoc Tai
  - Effeithlonrwydd Ynni Anheddau (gan gynnwys gwresogi a mesurau arbed ynni ayyb).
  - System Mesur Iechyd a Diogelwch ar gyfer Tai.
  - Cymhorthion ac Addasiadau
- Ffigurau penawd (cenedlaethol) tlodi tanwydd yn Ebrill 2019
- Dadansoddiad manwl o tlodi tanwydd yn haf 2019
- Cysylltu data
- Dadansoddiad / data ar lefel is
- Setiau data

Further outputs

- Detailed topic reports to follow published from early 2019 onwards:
  - Welsh Housing Quality Standard (WHQS) published on 29th March 2019
  - Housing Stock characteristics and condition
  - Energy Efficiency of Dwellings (inc. heating and energy measures etc.)
  - Housing Health and Safety Rating System (HHSRS)
  - Aids and Adaptations
- Headline (national) fuel poverty figures in April 2019
- Detailed fuel poverty analysis in summer 2019.
- Data linking
- Lower level data/analysis
- Data sets

Building Safety

- Building Safety Expert Group
- ‘Road Map’ due by end March
- Short and medium term recommendations
- Principles for longer term system reform
- Wales will not be ‘different for the sake of being different’ but we will none-the-less find a way forward that suits the Welsh context.

Fire Doors

- Widespread failure of Composite FD30s at testing
- Industry response
  - Return to market post testing
- Actions required;
  - Risk assessment
  - Replace/remediate?

Aids and Adaptations

- Huge challenge set out by PAC and WAO
- New Service Standards
- Complex system that undermines ambition for equity and does not support true prevention
- Housing Adaptations Steering Group
  - Collaboration/Integration
  - Operational Delivery
  - Performance monitoring
  - Policy

HMOs

- Potential for change to the mandatory license scheme in Wales
  - 3 storey criteria
  - Minimum room sizes
  - Waste disposal
- High HMO concentrations / ‘Studentification’
- New legislation or better and more consistent use of the current legislation?

Private Rented Sector

- Maximizing the contribution to policy, especially around homelessness
- Striking the right balance of power between landlord and tenant
- Tackling the ‘rouges’
  - Sex for Rent
  - Discrimination
- Section 21 no fault evictions

Since we last met…the wash up…

- Fees Bill progress
- RSW compliance
- Park Homes
- Homelessness

And finally….

Brexit…

???

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Thank you – any questions?