

TPAS Network: WLGA Housing update

Jim McKirdle

Housing Policy Officer

jim.mckirdle@wlga.gov.uk

21st June 2023

www.wlga.wales @WelshLGA

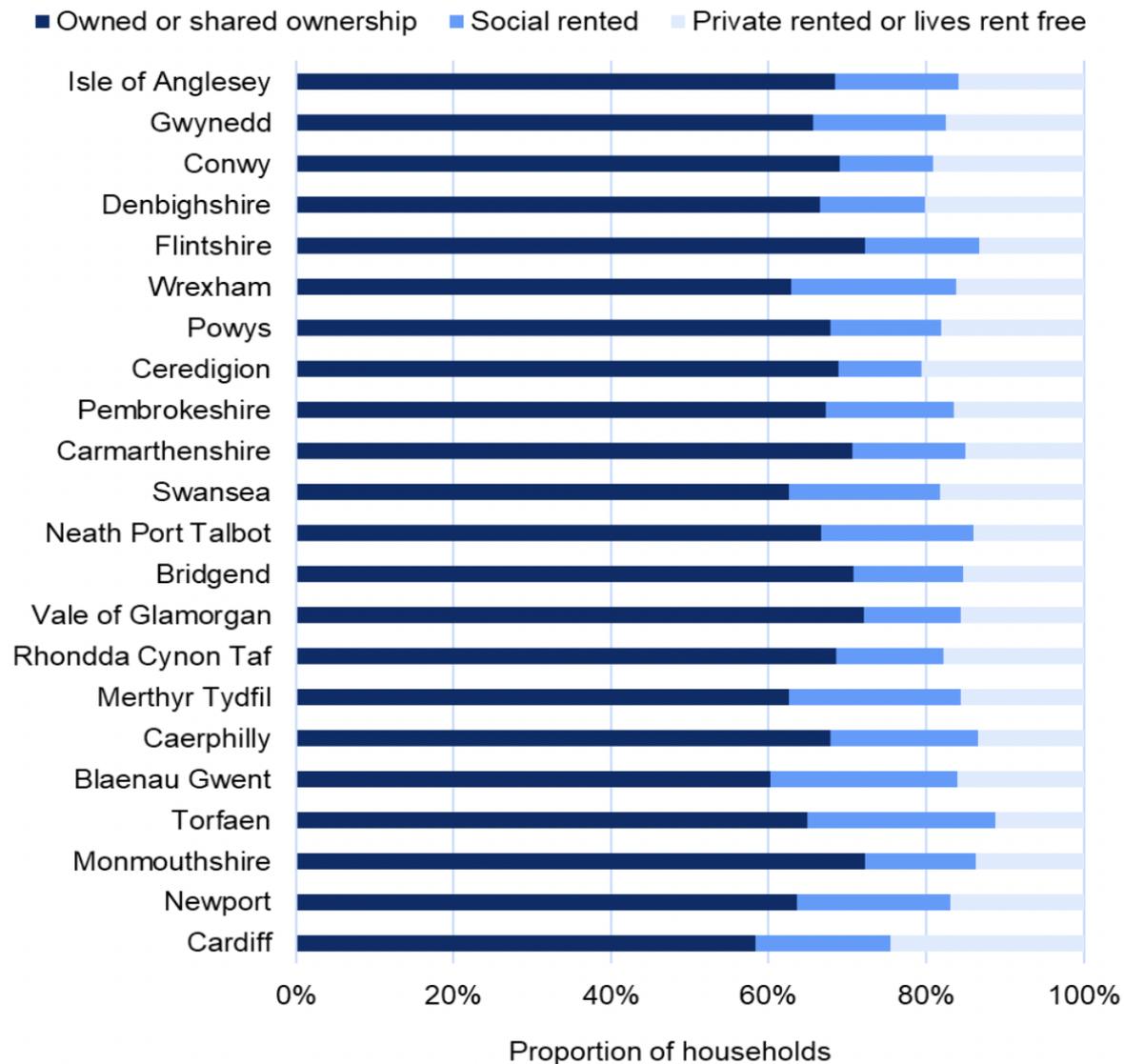


Housing stock estimates - Wales

	(thousands)	
Owner Occupiers	1,003	(69.8%)
Privately rented	205	(14.3%)
Registered Social Landlord	143	(9.9%)
Local Authority	87	(6.1%)
All Dwellings	1,438	

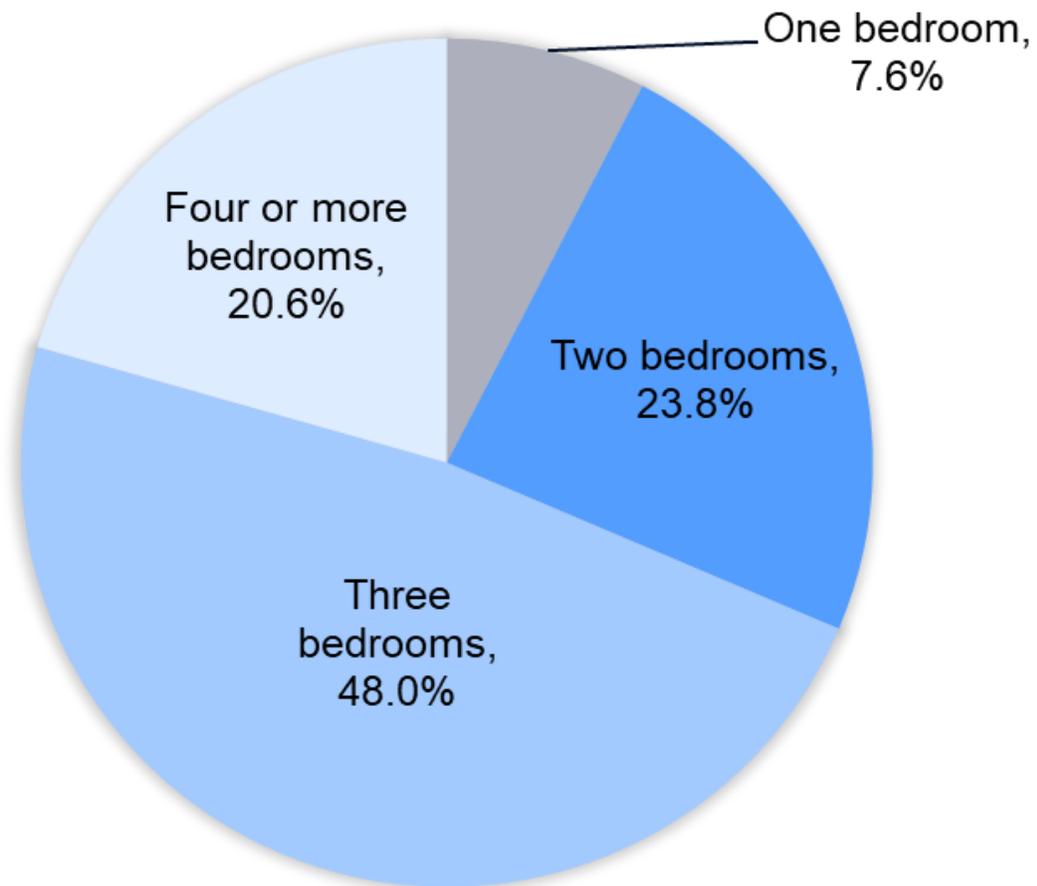


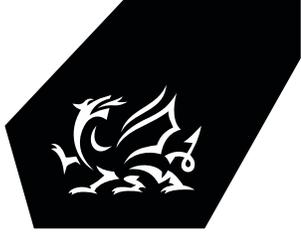
Tenure – variations across Wales





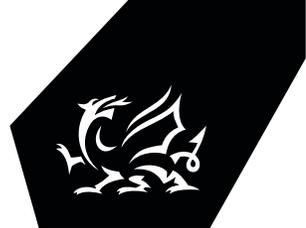
Property types





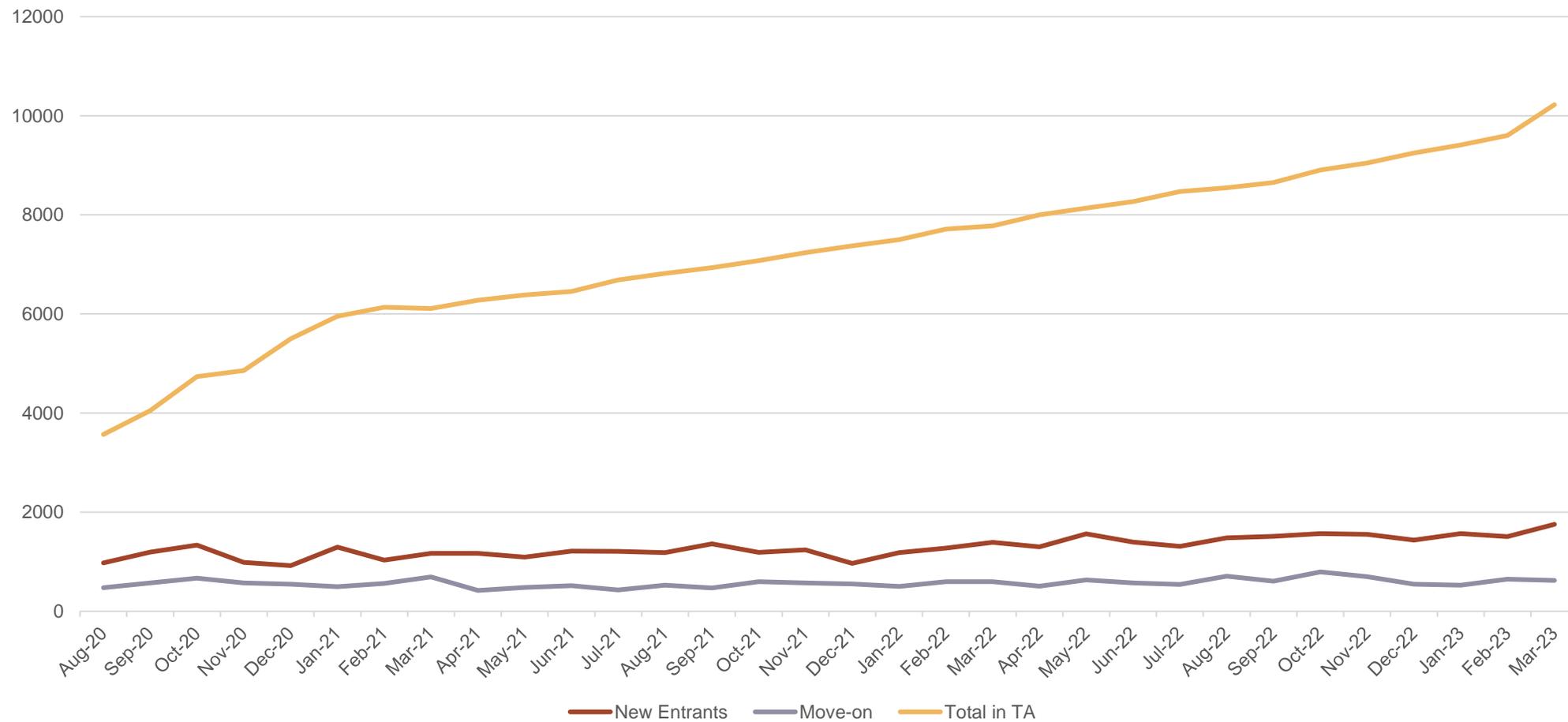
Housing Need

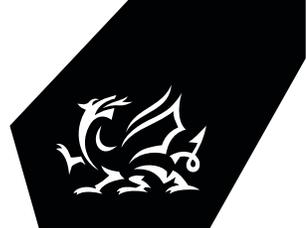
- Housing Registers/ Waiting Lists – c. 90,000
- Homeless households in TA – c. 10,000
- Ukraine Super Sponsorship – c. 3,000
- Resettlement Schemes – Syria, Afghanistan, Hong Kong
- Asylum Dispersal – changes to HO policy



c. 10,000 in temporary accommodation

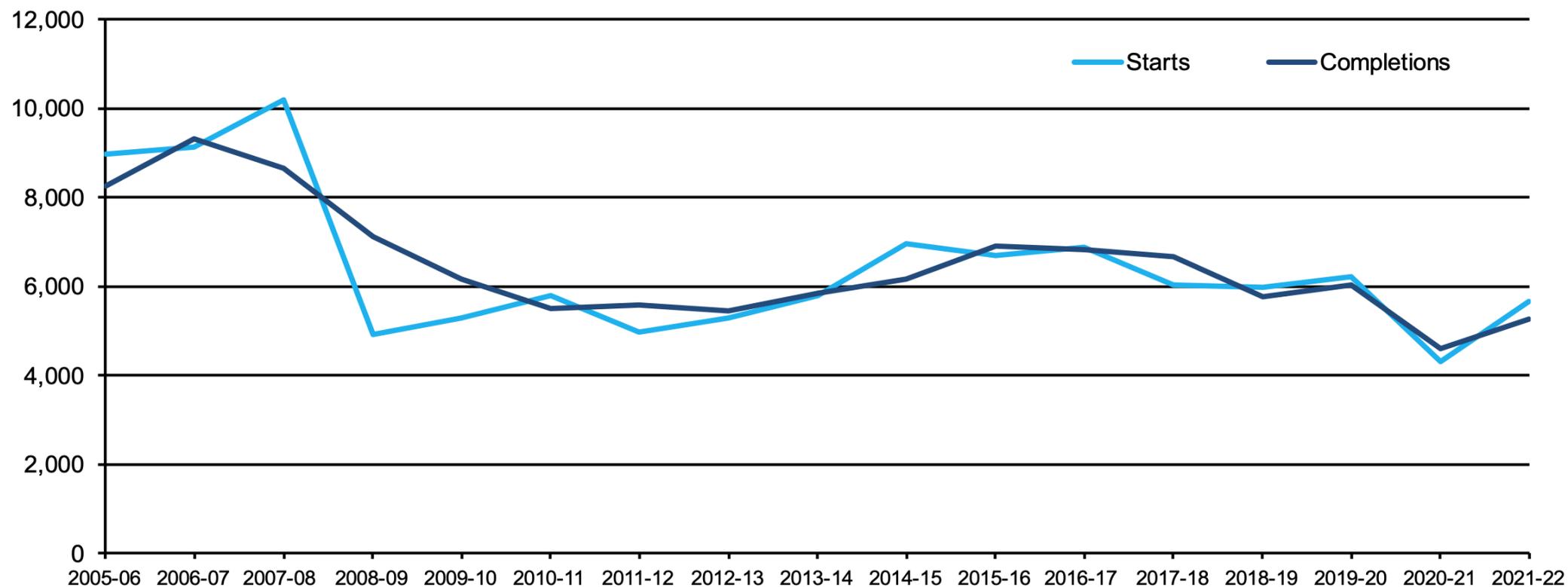
Homelessness - Temporary Accommodation

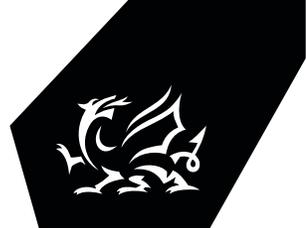




New Homes supply

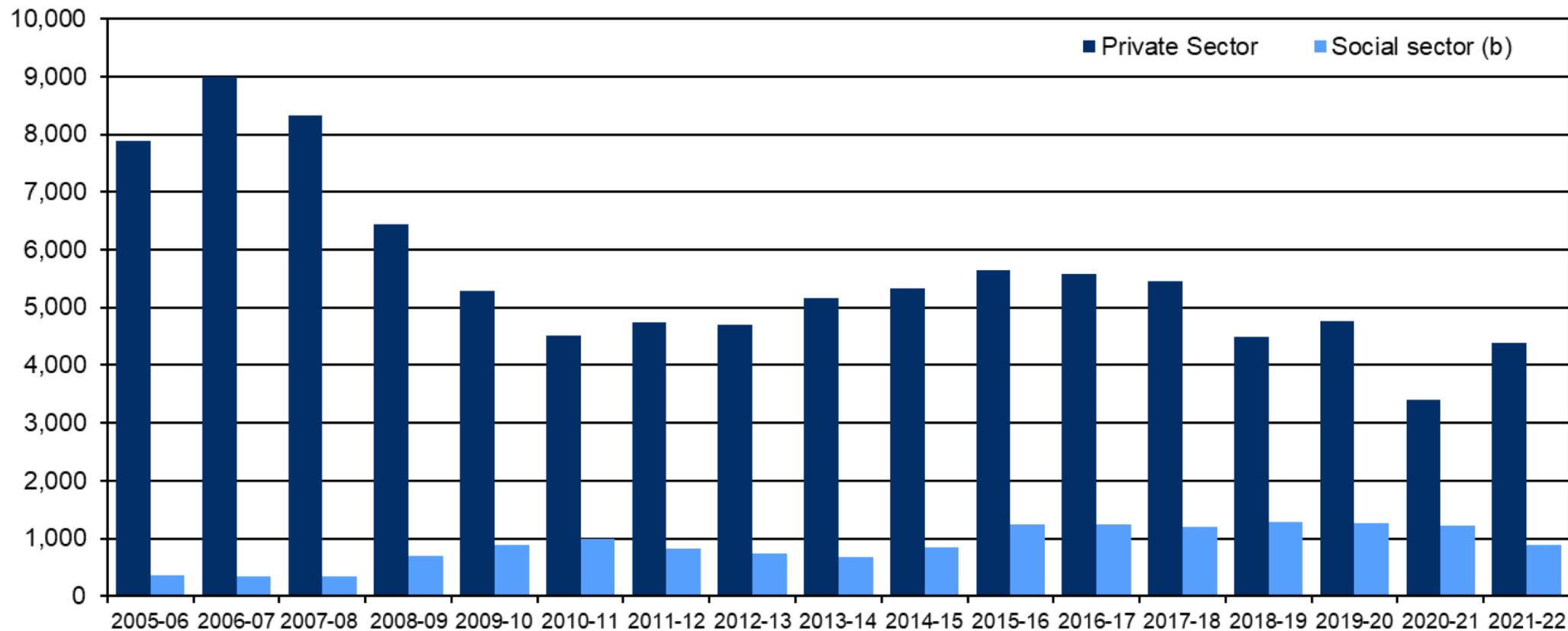
Chart 1 – Number of new dwellings started and completed annually





New Homes supply

Chart 2 - New dwellings completed by tenure (a)



Source: New house building collection from local authorities & NHBC

New Homes supply - Headwinds

- Building Costs
- Land Supply
- Contractor availability
- Workforce
- Planning capacity
- Phosphates





Private Rented Sector

- PRS has **grown** over recent years – Buy to Let, etc.
- **Increased regulation** – Rent Smart Wales, Renting Homes Act, etc.
- **Market shift** to short-term lets and holiday accommodation in some areas.
- **More choice** for landlords when choosing tenants
- **Affordability** – Significant, and growing, gap between market rents and Local Housing Allowance (LHA) in most areas.



Programme for Government – Housing priorities

- **Build 20,000** new low carbon social homes for rent.
- Reform housing law and implement the Homelessness Action Group's recommendation to **fundamentally reform homelessness services** to focus on prevention and rapid rehousing.
- Take forward actions to cap the number of **second homes**, bring more homes into common ownership and licence holiday lets.
- **Decarbonise more homes** through retrofit, delivering quality jobs, training and innovation using local supply chains.
- Reform the current system of **building safety**, including a second phase of the Welsh Building Safety Fund, so that people feel safe and secure in their homes.

Programme for Government – Future legislation



HOMELESSNESS EXPERT
PANEL REVIEW –
REFORM OF
HOMELESSNESS LAW



HOUSING ADEQUACY &
RENT CONTROLS –
CURRENT
CONSULTATION



SECOND HOMES?



BUILDING SAFETY?



Summary

- Cost of living crisis
- Unprecedented pressures in housing systems, and on Councils
- Ambitious and challenging targets, with record capital funding
- Development headwinds – significant and increasing
- Further legislative changes on the way
- Real concerns around staffing & sustainability – homelessness & Housing support

TPAS Network: WLGA Housing update

Jim McKirdle

Housing Policy Officer

jim.mckirdle@wlga.gov.uk

21st June 2023

www.wlga.wales @WelshLGA