

TPAS Network: WLGA Housing update

Jim McKirdle

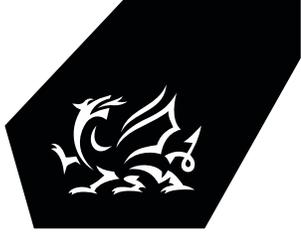
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24th April 2024

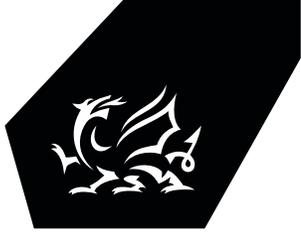
www.wlga.wales @WelshLGA

Welsh Local Government Association - The Voice of Welsh Councils



- We are The Welsh Local Government Association (WLGA); a politically led cross party organisation that seeks to give local government a strong voice at a national level. We represent the interests of local government and promote local democracy in Wales.
- The 22 councils in Wales are our members and the 3 fire and rescue authorities and 3 national park authorities are associate members.

Welsh Local Government Association - The Voice of Welsh Councils



We'll achieve our vision by

- Promoting the role and prominence of councillors and council leaders
- Ensuring maximum local discretion in legislation or statutory guidance
- Championing and securing long-term and sustainable funding for councils
- Promoting sector-led improvement
- Encouraging a vibrant local democracy, promoting greater diversity
- Supporting councils to effectively manage their workforce

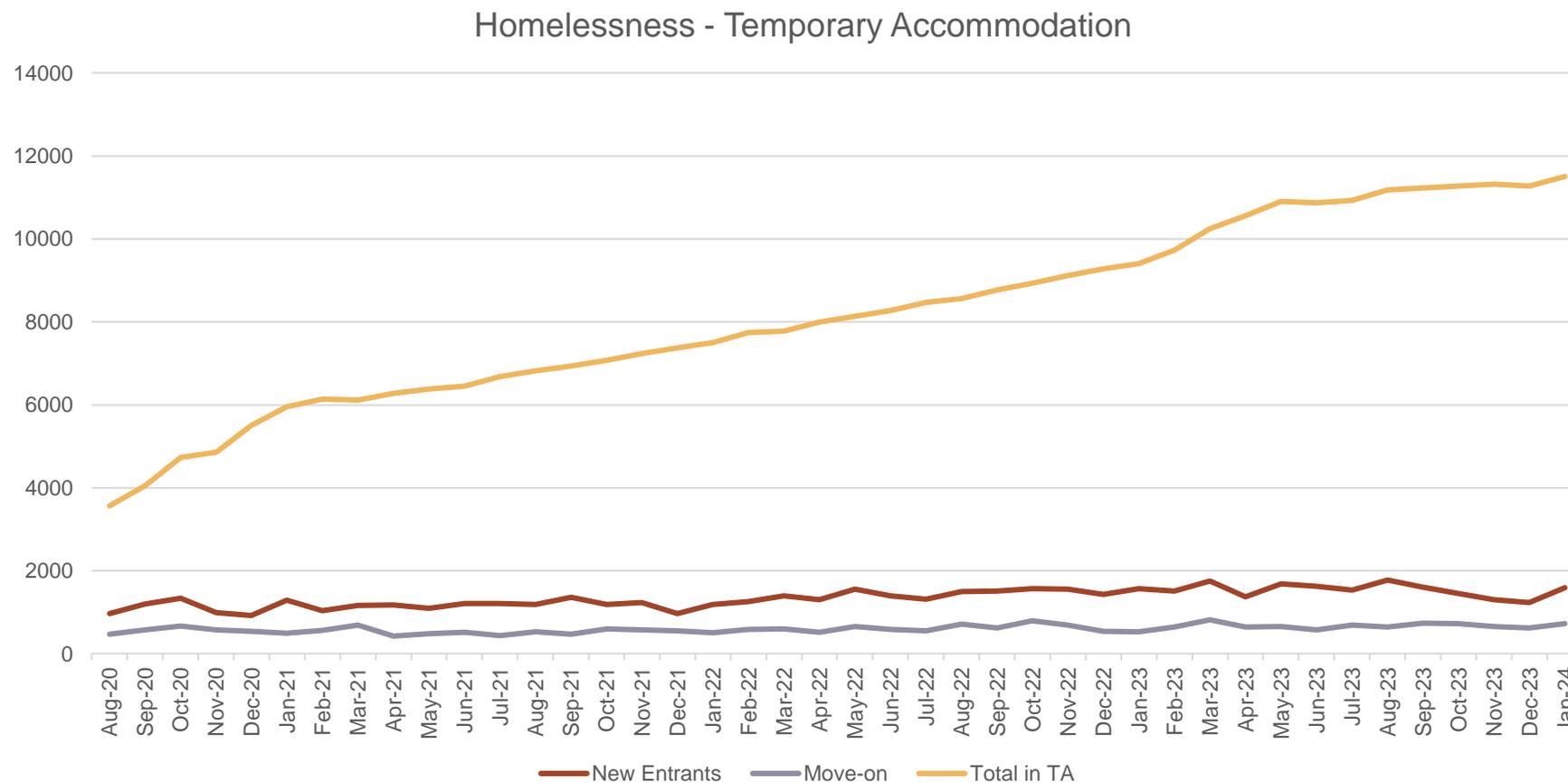


Housing Need

- Housing Registers/ Waiting Lists – c. 90,000 – 110,000?
- Homeless households in TA – c. 11,500
- Ukraine Super Sponsorship – c. 3,000
- Resettlement Schemes – Syria, Afghanistan, Hong Kong
- Asylum Dispersal – changes to HO policy



c. 11,500 in temporary accommodation



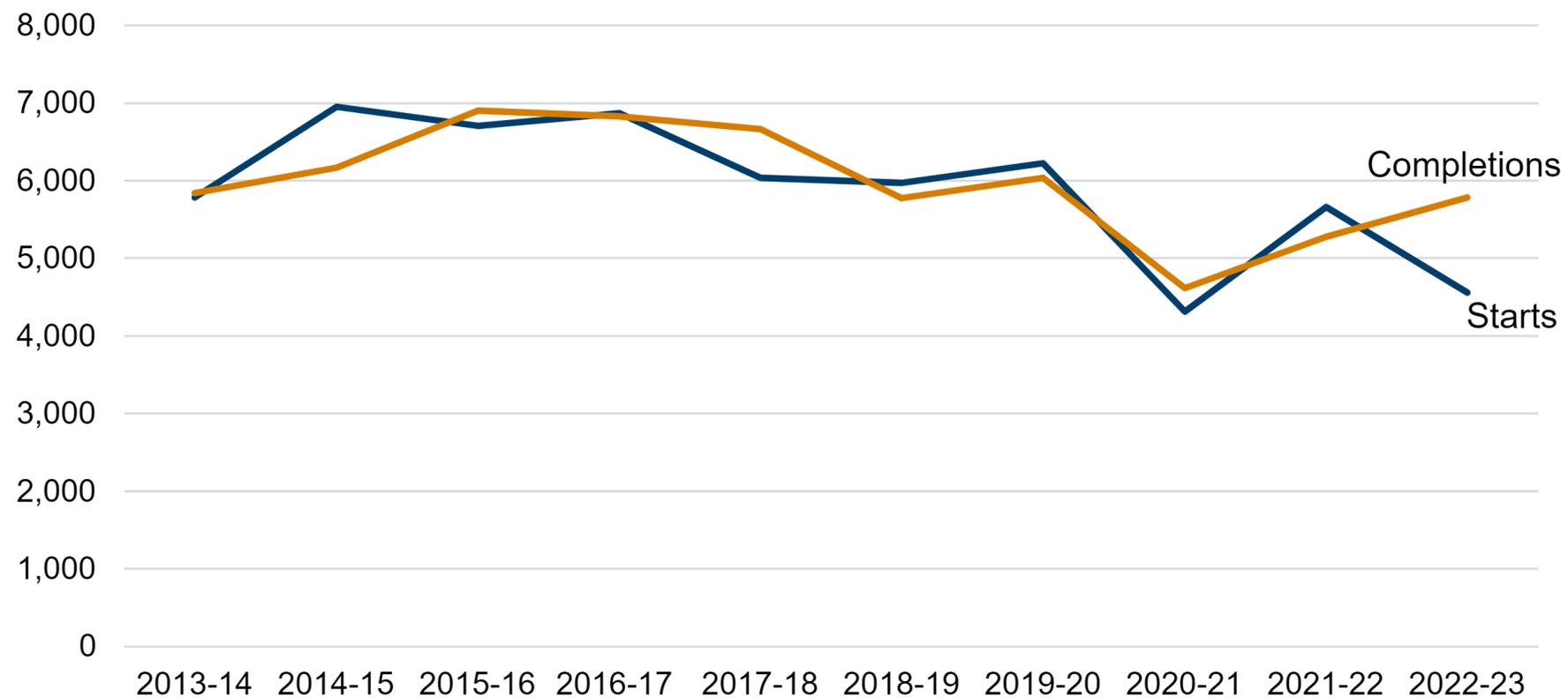


Programme for Government – Housing priorities

- **Build 20,000** new low carbon social homes for rent – inc. acquisitions, etc.
- 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.

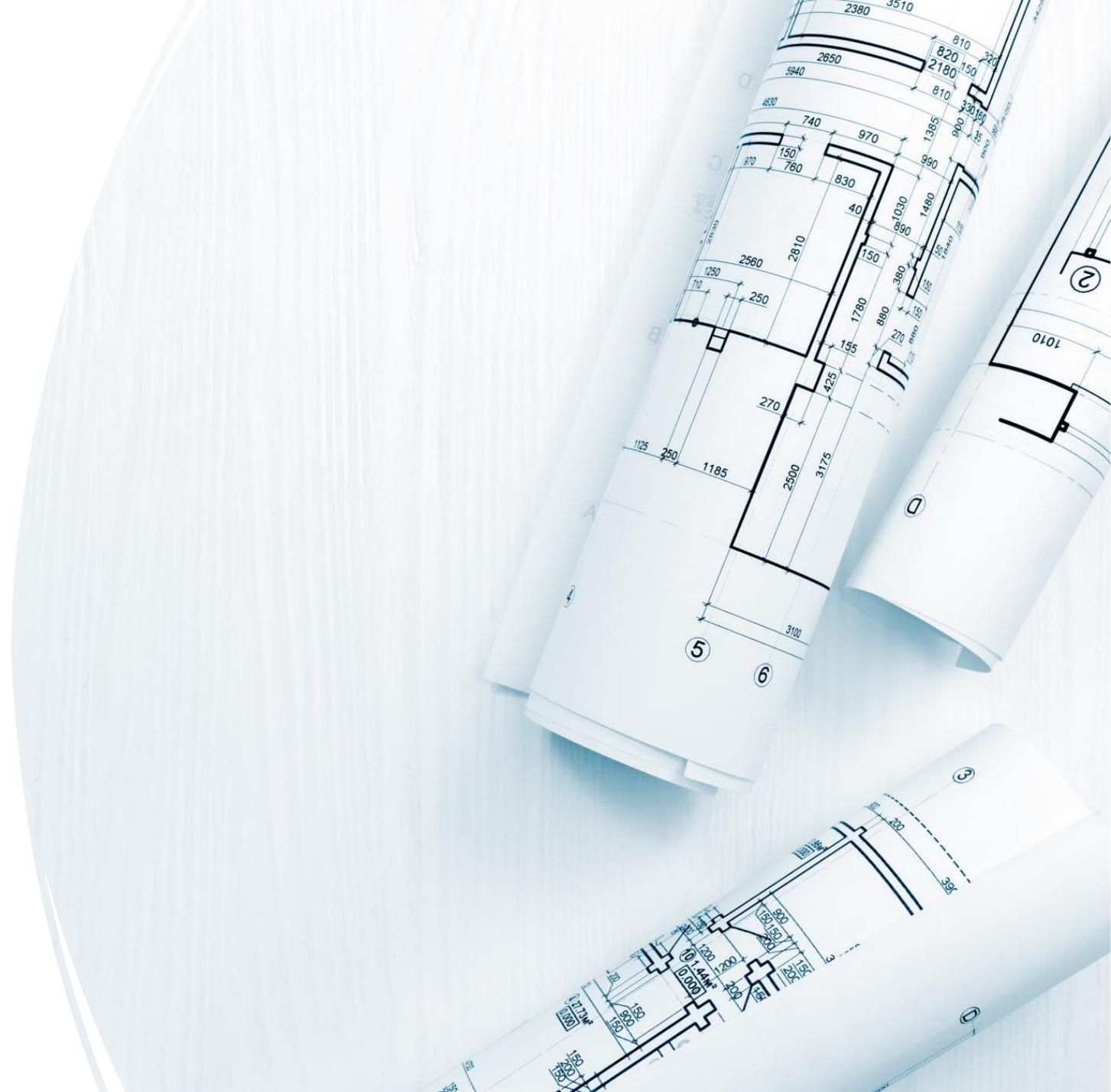


New Homes supply



New Homes supply - Headwinds

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





Private Rented Sector - Unaffordable? Unavailable?

- PRS has **grown** over recent years – Buy to Let, etc., **but** trend is shifting.....
- **Interest rates**
- **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. (1 in 20 estimate?)

Programme for Government – Future legislation



REFORM OF HOMELESSNESS
LAW
- ENDING HOMELESSNESS
WHITE PAPER



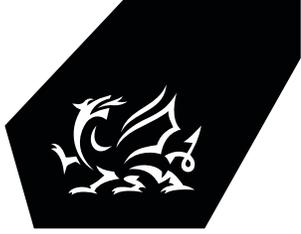
HOUSING ADEQUACY & RENT
CONTROLS – CONSULTATION



SECOND HOMES?



BUILDING SAFETY
- DESIGN & CONSTRUCTION
- OCCUPATION PHASE



Summary

- Cost of living crisis.....continues. Impacts on tenants, staff and landlords.
- Unprecedented pressures in housing systems, and on Councils
- Ambitious and challenging targets, with record capital funding (for now)
- Development headwinds – significant and persistent
- Further legislative changes on the way
- Real concerns around staffing & sustainability – homelessness & Housing support

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