

*An introduction to the Bevan Foundation
and our work*

Wendy Dearden, Senior Policy & Research Officer
@BevanFoundation

Who are the Bevan Foundation?

Recent work

Our new housing research

Who are the Bevan Foundation?

We are Wales' most influential think tank.

We develop lasting solutions to poverty and inequality.



Who are the Bevan Foundation?

The Bevan Foundation was founded in 2001 to strengthen public policy after devolution.

We took our name from Aneurin Bevan, founder of the NHS, because of a shared commitment to social justice, although the Foundation is firmly not aligned with any political party.

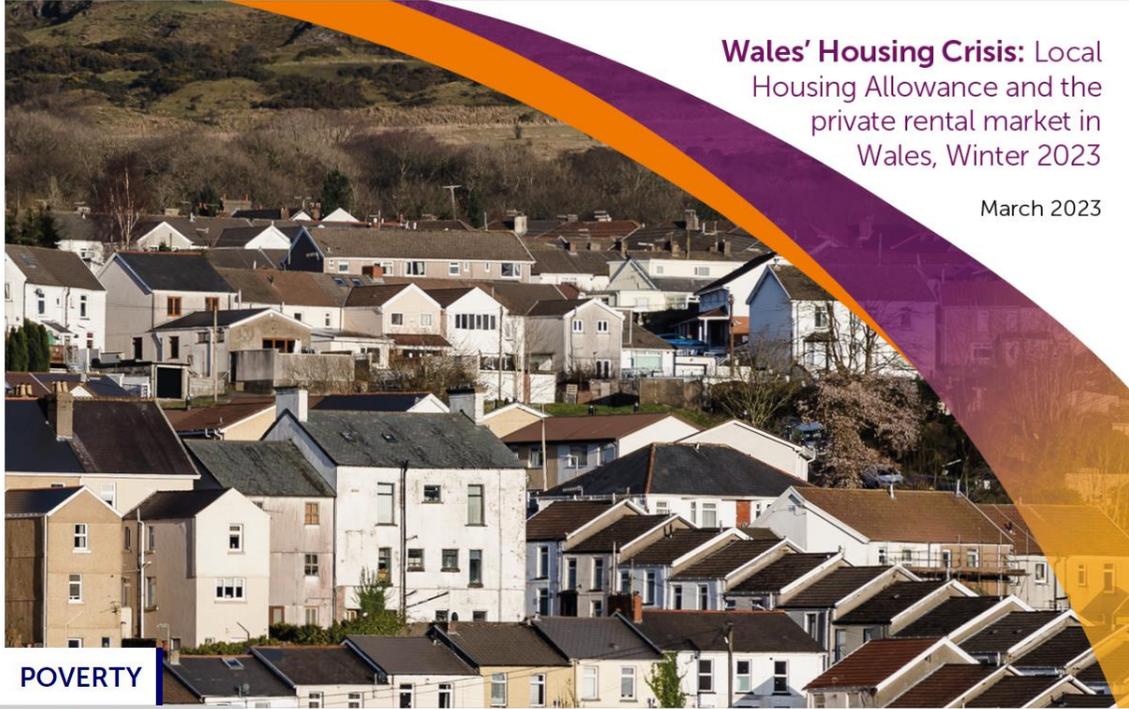




Recent work

Wales' Housing Crisis: Local Housing Allowance and the private rental market in Wales, Winter 2023

March 2023



Only 32 properties are advertised at LHA rates.
16 local authorities with no properties available at LHA rates.

Holiday lets and the private rental sector

September 2022



It would take a host letting out their property on Airbnb less than 10 weeks to obtain the same rental income as a landlord letting their property at LHA rates (excl Torfaen)

Understanding poverty in Arfon



POVERTY

Image by [Gwyndafn](#) from [Pixabay](#)

PROJECTS January 23rd, 2023

Developing a detailed understanding of poverty in Arfon

Building an alternative economy in Cynon Valley and Blaenau Ffestiniog



ECONOMY

cc-by-sa/2.0 - A rugged backdrop, Blaenau... by [Jaggery](#) - [geograph.org.uk/p/3182359](#)

PROJECTS July 19th, 2023

An innovative project to support the development of non-exploitative economic models in two areas.



Our new housing research

When Bevan was made a minister in 1945, he envisaged the social housing sector as a housing service similar to the National Health Service, ensuring that everyone had access to decent and affordable homes...

Where were the first council houses
in Wales built?

Llandudno!

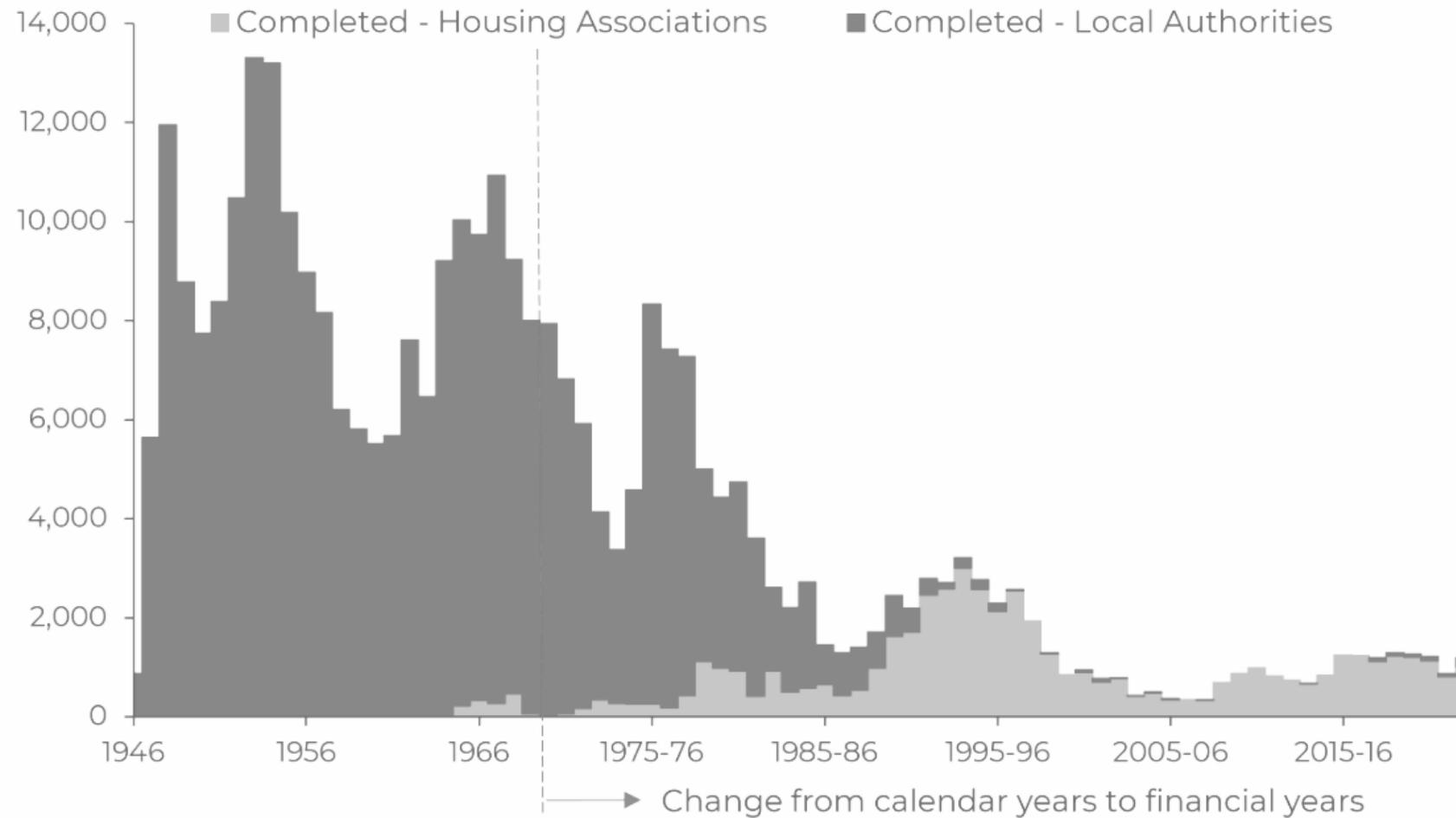
The first 19 'workmen's dwellings' were built in Council Street, in 1897 at a cost of £210 each!

[Council Housing in Llandudno: Part I, to 1939](#)
[| Municipal Dreams \(wordpress.com\)](#)



View of Council Street, now Norman Road. Though appearing modern the structures are original, but have been extensively re-rendered twice © John Boughton

Figure 1: New build dwellings completed by social landlords in Wales, 1946 to 2022-23*



— Source:  [Office for National Statistics](#), accessed 7 February 2024.

— * Data to 1969 are based on calendar year. Data after 1969 are based on financial year.

Additional affordable housing provision by location and year (gov.wales)

| | 2021-22 | 2022-23 | Total | Rate per 10,000 |
|------------------|---------|---------|-------|-----------------|
| Denbighshire | 256 | 143 | 399 | 95 |
| Conwy | 116 | 89 | 205 | 38 |
| Isle of Anglesey | 71 | 124 | 195 | 62 |
| Wrexham | 54 | 100 | 154 | 26 |
| Flintshire | 76 | 50 | 126 | 19 |
| Gwynedd | 38 | 80 | 118 | 21 |

Wales rate per 10,000 = 44

The Welsh Government has a target to build **20,000 social homes** between 2021 and 2026.

However, progress towards the target is slow.

5,775 properties delivered since 2021 for rent in the social sector (includes intermediate rentals and shared ownership).

This is around half the delivery rate needed to achieve the target.

4,780 of these were social rent.

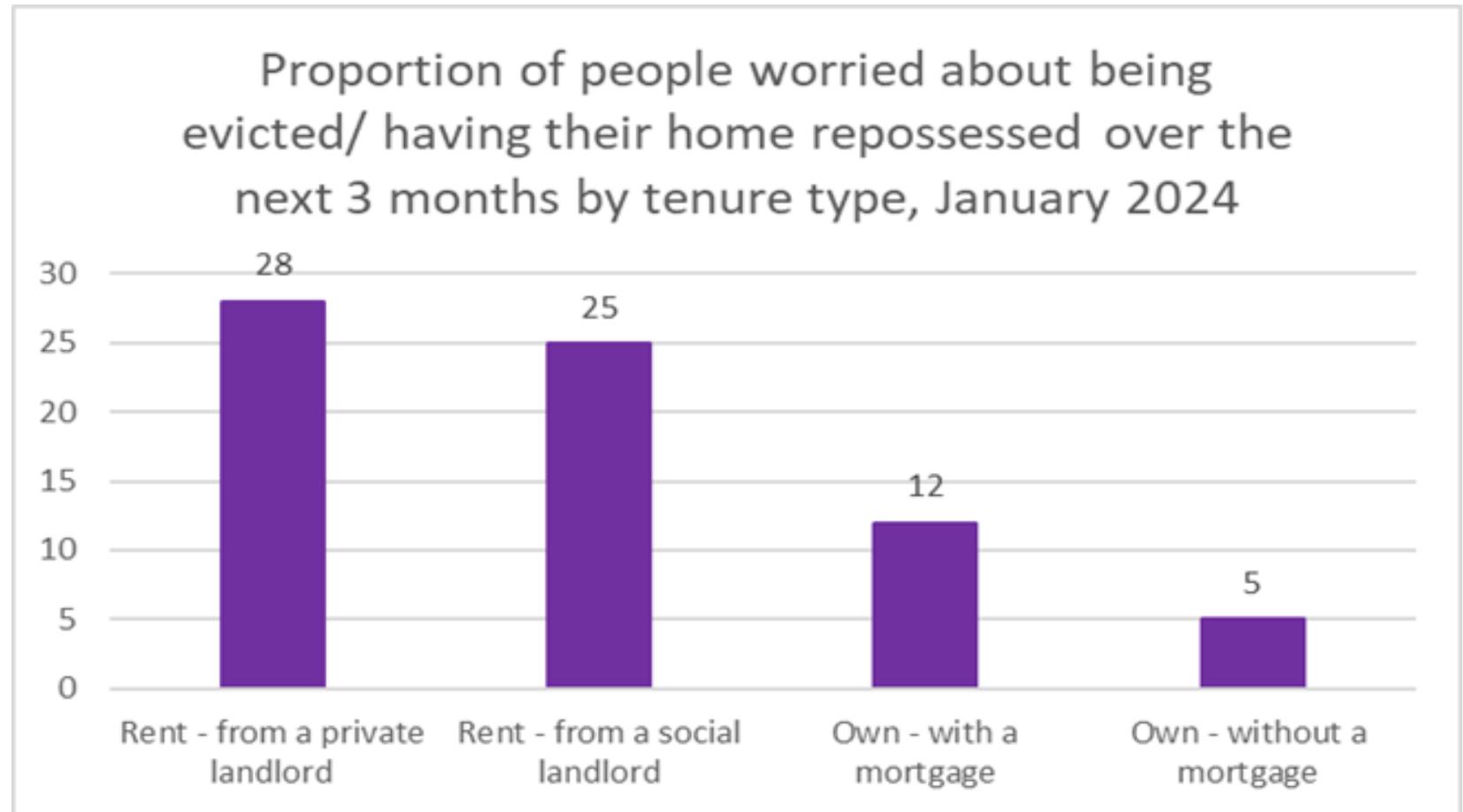
Meanwhile...



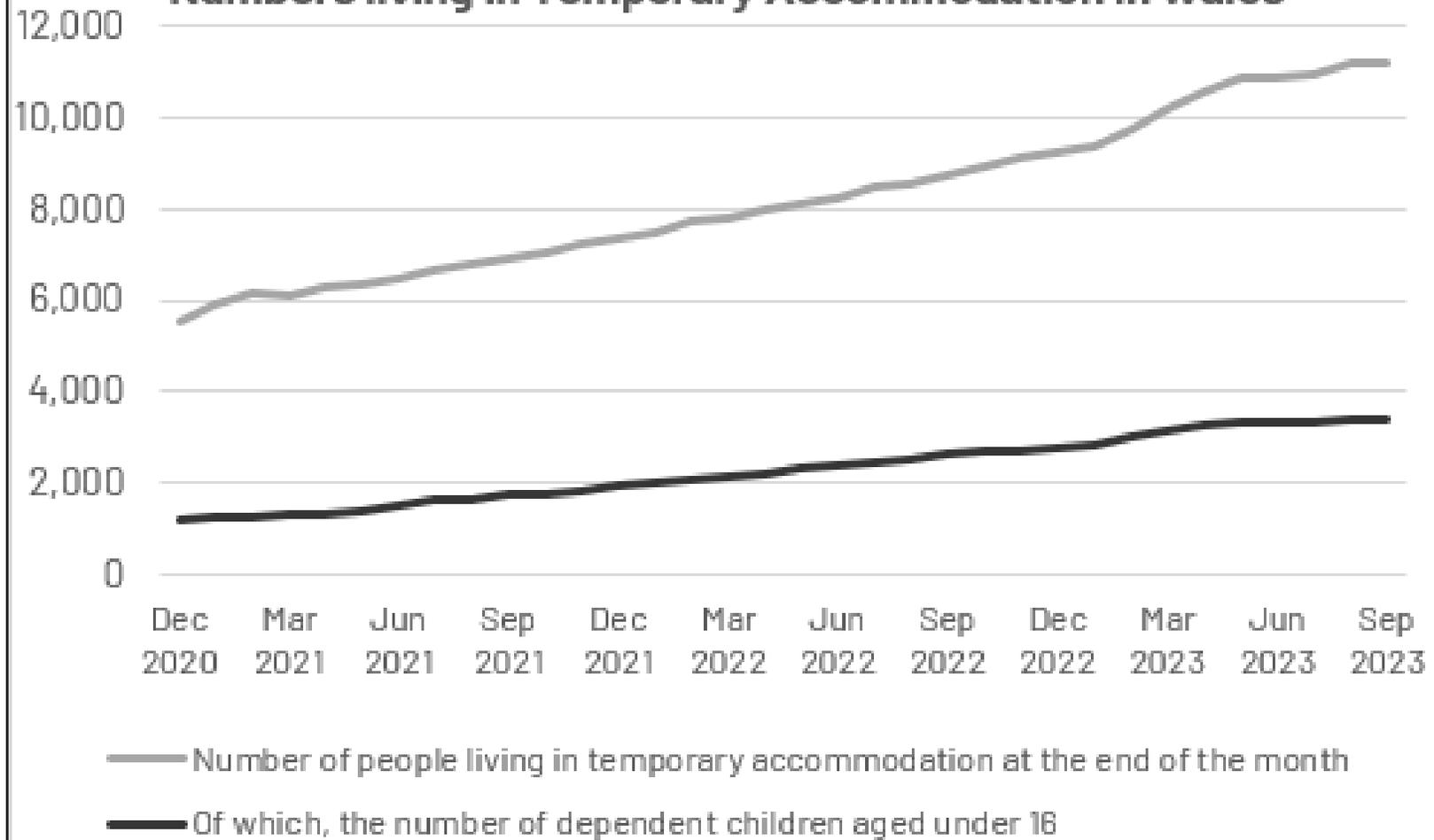
A snapshot of poverty
in Winter 2024

March 2024

People are worried about their housing security



Numbers living in Temporary Accommodation in Wales



Moving people out of temporary accommodation by boosting the supply of social homes

Aims

Working with our project partners Shelter Cymru, we aim to:

- increase understanding of why living in temporary accommodation is unacceptable.
- explore the reasons for the acute shortage of affordable permanent accommodation.
- develop innovative, deliverable solutions to increase the supply of social homes.
- ensure that people in temporary accommodation have access to those homes.



Our research will be organised into four workstreams:

Land use &
the planning
system

Social housing
allocation
policies

Tenure change
– using existing
buildings

Preventing loss
of stock

Social land for social homes

Aims

Working with Housing Justice Cymru and Cwmpas, we aim to:

- Understand why land supply is a significant barrier to the development of new social and community-led homes.
- Show the potential of land held by different types of social and public owners to enable development.
- Encourage the Welsh Government to recognise the benefits of the development of socially- and publicly owned land for social and community-led housing and to adopt a more strategic approach.





Want to find out more?

@ wendy.dearden@bevanfoundation.org