

# POLICY BRIEFING



## HOUSING POLICY UPDATES

- Changes to Universal Credit
- Supplying Social Housing
- Rent changes
- The lived experience of Net Zero

## POLICY AND INFLUENCING

TPAS Cymru work with the Welsh Government and other key decision makers. We are contributing to policy change by informing about policy developments and issues, channeling the experience and needs of tenants and landlords to policy makers, and working with partner organisations to influence policy.

**April 2024 - May 2024**

---

## CHANGES TO UNIVERSAL CREDIT

From Monday 13th May, people who claim universal credit will need to work a minimum of 18 hours a week at the national minimum wage. Previously, this was 15 hours.

If you claim universal credit and work less than 18 hours, you will be asked to increase your work search.

Read more here:

<https://www.gov.uk/government/news/new-rules-require-180000-on-universal-credit-to-increase-working-hours>

---

## CONSULTATION INTO SOCIAL HOUSING SUPPLY

The Local Government and Housing Committee undertook an inquiry into social housing supply to understand a number of things, one of which is how local communities can be effectively engaged in social housing developments in their areas. David Wilton, CEO of TPAS Cymru will be giving oral evidence to provide the committee with insights from the lived experiences of tenants.

---

## AFFORDABILITY OF RENTS IN SOCIAL HOUSING

Social landlords will be able to set their own rents in line with the guidance of the rent standard. This means that tenants in financial hardship will continue to be supported. Read more here:

<https://www.gov.wales/written-statement-affordability-centre-social-rent-policy>

---

# OUR LATEST NET ZERO TENANT PULSE HAS LAUNCHED

Understanding tenant engagement is key to the success of Low Carbon Housing Development, we surveyed out Tenant Pulse members for the 3rd year, creating a broader understanding of needs, perceptions and attitudes.



Our findings revealed that 72% of tenants feel that their heating costs were unaffordable and that 88% didn't know about energy efficient improvements to their property. To know more about the perceptions and attitudes of tenants regarding Net Zero, see here: <https://www.tpas.cymru/blog/all-wales-tenant-pulse-4th-annual-survey-on-net-zero-and-energy-efficiency>