Research specification

Overview

Understanding what needs to happen to ensure the private rented sector can meet the goal of all housing in Wales being low-carbon and more energy efficient.

This is an invitation to tender for research focusing on what needs to be done to ensure the private rented sector in Wales can become more environmentally friendly and what are the opportunities and the challenges to this happening.

The research has a maximum budget of £12k and a full report is to be delivered within 20 weeks of the contract being awarded. Your proposal should include:

- Engaging with tenants and private landlords directly to provide a contemporary snapshot of the perceptions that exist around making homes more environmentally friendly (understanding the barriers, benefits and opportunities respectively).
- Provision to include a brief, informative overview of the activity, policies and legislations (in both a Wales and UK context) that apply to this topic, including some economic analysis
- An approach to stakeholder engagement to add value and insight to the work
- The aim of producing a clear, jargon-free, short report with a targeted set of recommendations

All applications to undertake this research should be sent to matthew.kennedy@cih.org by December 6th at 5pm.

Research specification

Introduction

Tyfu Tai Cymru (TTC) is a 5-year housing policy project currently nearing the end of its third year, with a focus on providing insightful analysis and filling evidence gaps to support policy progression. To see the kind of research we have done to date, please see our website.

Funded by the Oak Foundation the project is managed by the Chartered Institute of Housing Cymru. TTC works across three key strands:

- Building the right homes to meet demand
- Making sure housing is always a priority for local government
- Demonstrating housing's role in keeping people well and healthy

Building the right homes to meet demand is vital given the current housing need in Wales, the increase in the ageing population and the need to prepare the right homes for future generations. We welcome the Welsh Government's 20,000 affordable homes target and the emphasis on housing within 'Prosperity for All' – working towards this ambition alongside accelerating delivery should also drive up standards, quality and accessibility.

Making sure housing is always a priority for Local Government, particularly as local authorities continue to consider how best to deliver high quality public services against the backdrop of austerity is vitally important. For us, understanding how housing functions within local authorities operate in this climate is imperative, particularly given the varying picture of housing functions across Wales, and the recent drive for local authorities to begin building homes again.

Demonstrating housing's role in keeping people well and healthy is something that is recognised as vital by many people from the housing sector across Wales. Innovative practices have lead to reductions in delayed discharges from hospital, less pressure on GP services, and the speeding-up of the installation of vital home adaptations. The TTC project will focus on how this practice can be spread and shared across Wales to ensure everyone is able to access fair and consistent services no matter where they live.

Mirroring the remit of CIH Cymru, the TTC project operates on a cross-tenure basis, recognising the need to ensure that whether renting or buying, people should have access to a safe, secure, affordable home.

Background

We are seeking to commission an individual/organisation to complete research on our behalf exploring the options for supporting an evolution in private renting in-line with the ambition for housing in Wales to be more environmentally friendly. We see this as lowering the carbon footprint of existing homes, improving energy efficiency and heat retention, and informing behavior change so that efficiency remains high on an ongoing basis.

Making up around 16% of the overall sum of homes the private rented sector (PRS) represents the tenure of choice for many households across Wales. Legislation, policies and initiatives impacting the PRS have evolved rapidly in recent years with the introduction of landlord licensing and registration, the ending of tenancy fees and the introduction of Minimum Energy Efficiency Standards (MEES).

With the PRS including some of the oldest, least efficient homes in Wales there is also a pressing need to support improvements that see these homes become more environmentally friendly for the benefit of tenants and landlords alike.

Whilst the Welsh Government's current approach to improving existing homes see resource focused on its Optimised Retrofit Programme which is providing the evidence to underpin new approaches. The focus on social housing remains a real challenge in understanding how improvements in the PRS are supported with the right financial support, technical expertise, alongside advice, guidance and support for tenants.

Against the backdrop of a programme for government that has addressing the climate emergency at its heart and the publication of Net Zero Wales ensuring homes we believe it is timely to consider how the PRS makes the desired progress, including understanding what extent government interventions support the level of change needed and how tenants become thoroughly engaged and involved in supporting change in practice.

Aims of the research

This is a primary piece of research seeking to find new data and insight and is being commissioned with the aim of producing work which:

- Provide a clear analysis of what steps are needed for the PRS to contribute to the essential goal of making homes more environmentally friendly – this is likely to need a focus on decarbonisation, energy efficiency and behaviour change.
- Is comprehensive in its coverage of both technical and non-technical interventions
- Shows an understanding of and reflects on the suitability of policy, legislation and resources provided at both a Wales and UK Government level.
- Identifies impact of this work, providing a clear analysis of the challenges, benefits and opportunities for landlords and tenants respectively.

Activities and outputs

- Design a methodology that incorporates a mixed-methods approach identifying sources to gather and gain appropriate data and intelligence
- Establish an approach to stakeholder engagement that ensures the research gains the insights of those involved in different aspects of the private rented sector in Wales.
- Capture and identify information that warrants additional focus to uncover new insights relevant to the work
- Produce a short report analysing the findings of the research to inform the views of a broad audience base, formulating recommendations in collaboration and agreement with the CIH Cymru team.

Project timescale

The project timeline should reflect the desire to produce a final report 16-20 weeks following the awarding of the contract.

Budget & other resources

The following budget and resources are available to support this research:

- We have a budget of £12,000 (incl. VAT) to cover time spent undertaking this work. (Please note that payment will be made in stages against agreed project milestones).
- Access to the CIH Cymru policy team
- Access to the wider CIH Cymru network of contacts and the TTC advisory board

How to apply

Applicants are asked to submit a written proposal (no more than 10 pages) outlining a potential methodology, addressing research aims and ability to undertake the outputs described above within the timescale. In addition, applicants should provide information relating to their experience, examples of previous work and a proposed implementation plan and budget.

Scoring criteria, we will mark all applications as set out below.

- 60% - Proposed research design and approach
- 40% - Evidence of knowledge skills and expertise

All applications should be sent to matthew.kennedy@cih.org and Catherine.may@cih.org by December 6th at 5pm.

Fancy a chat?

If you would like any further information about this research proposal, or would like an informal chat about the work – please contact matthew.kennedy@cih.org 07534404742 or Catherine.may@cih.org

Research specification

Manyleb ymchwil

Trosolwg

Deall yr hyn sydd angen digwydd er mwyn sicrhau y gall y sector rhentu preifat gyrraedd y nod y bydd yr holl dai yng Nghymru yn garbon isel ac yn fwy effeithlon o ran ynni.

Dyma wahoddiad i dendro am ymchwil sy'n canolbwyntio ar yr hyn sydd angen ei wneud i sicrhau y gall y sector rhentu preifat yng Nghymru fod yn fwy llesol i'r amgylchedd a beth yw'r cyfleoedd a'r heriau i hyn ddigwydd.

Mae gan yr ymchwil uchafswm cyllideb o £12,000 a bydd adroddiad llawn yn cael ei gyflwyno o fewn 20 wythnos ar ôl i'r contract gael ei ddyfarnu. Dylai eich cynnig gynnwys:

- Ymgysylltu â thenantiaid a landlordiaid preifat yn uniongyrchol i roi cipolwg cyfoes o'r canfyddiadau sy'n bodoli o ran gwneud cartrefi'n fwy llesol i'r amgylchedd (deall y rhwystrau, y manteision a'r cyfleoedd yn y drefn honno).
- Dylai'r ddarpariaeth gynnwys trosolwg byr ac addysgiadol o'r gweithgarwch, y polisïau a'r deddfwriaeth (yng nghyd-destun Cymru a'r DU) sy'n berthnasol i'r pwnc hwn, gan gynnwys rhywfaint o ddadansoddiad economaidd
- Ymagwedd at ymgysylltu â rhanddeiliaid i ychwanegu gwerth a mewnwelediad at y gwaith
- Y nod o gynhyrchu adroddiad byr clir a heb jargon gyda chyfres o argymhellion wedi'u targedu

Dylid anfon pob cais am ymgymryd â'r ymchwil hon at matthew.kennedy@cih.org erbyn 5pm ar 6 Rhagfyr.

Cyflwyniad

Mae Tyfu Tai Cymru (TTC) yn brosiect polisi tai 5 mlynedd bron ar ddiwedd ei drydedd flwyddyn ar hyn o bryd sy'n canolbwyntio ar ddarparu dadansoddiadau llawn mewnwelediad a llenwi bylchau mewn tystiolaeth i gefnogi cynnydd polisïau. I weld y math o ymchwil rydym wedi'i wneud hyd yma, edrychwch ar ein gwefan.

Mae'r prosiect, a ariennir gan Sefydliad Oak, yn cael ei reoli gan Sefydliad Tai Siartredig Cymru. Mae TTC yn gweithio ar draws tri edefyn allweddol:

- Adeiladu'r cartrefi iawn i fodloni galw
- Sicrhau bod tai bob amser yn flaenoriaeth ar gyfer llywodraeth leol
- Dangos rôl tai wrth gadw pobl yn iawn ac yn iach

Mae **adeiladu'r cartrefi iawn i fodloni galw** yn hanfodol o ystyried yr angen cyfredol am dai yng Nghymru, y cynnydd yn y boblogaeth sy'n heneiddio a'r angen am baratoi'r cartrefi sy'n iawn ar gyfer cenedlaethau'r dyfodol. Rydym yn croesawu targed 20,000 o gartrefi fforddiadwy Llywodraeth Cymru a'r pwyslais ar dai o fewn 'Ffyniant i Bawb' - dylai gweithio tuag at yr uchelgais hwn ochr yn ochr â chyflymu cyflwyniad roi hwb i safonau, ansawdd a hygyrchedd.

Mae **sicrhau bod tai bob amser yn flaenoriaeth ar gyfer Llywodraeth Leol,** yn enwedig wrth i awdurdodau lleol ystyried y ffordd orau o gyflwyno gwasanaethau cyhoeddus o safon uchel yn erbyn y cefndir o galedi'n hanfodol o bwysig. I ni, mae deall sut mae swyddogaethau tai mewn awdurdodau lleol yn gweithio yn yr hinsawdd hon yn hollbwysig, yn enwedig o ystyried y darlun amrywiol o swyddogaethau tai ar draws Cymru, a'r cymhelliant diweddar i awdurdodau lleol ddechrau adeiladu cartrefi eto.

Mae **dangos rôl tai wrth gadw pobl yn iawn ac yn iach** yn rhywbeth sydd wedi'i gydnabod i fod yn hanfodol gan lawer o bobl yn y sector tai ar draws Cymru. Mae arferion arloesol wedi arwain at ostyngiadau mewn oedi wrth ryddhau o ysbytai, llai o bwysau ar wasanaethau meddyg teulu a chyflymu gosod addasiadau hanfodol mewn cartrefi. Bydd y prosiect TTC yn canolbwyntio ar sut y gellir lledaenu'r arfer hwn a'i rannu ar draws Cymru i sicrhau y gall pawb gyrchu gwasanaethau teg a chyson ble bynnag y maent yn byw.

Gan adlewyrchu cylch gwaith CIH Cymru, mae'r prosiect TTC yn gweithredu ar draws mathau o ddeiliadaeth, gan gydnabod yr angen am sicrhau y dylai fod gan bobl fynediad i gartref diogel, cadarn a fforddiadwy ni waeth p'un a ydynt yn rhentu neu'n prynu.

Cefndir

Rydym am gomisiynu unigolyn/sefydliad i gwblhau ymchwil ar ein rhan i ymchwilio i'r opsiynau ar gyfer cefnogi esblygiad mewn rhentu preifat yn unol â'r uchelgais i dai yng Nghymru fod yn fwy llesol i'r amgylchedd. Gwelwn hyn fel gostwng ôl troed carbon cartrefi presennol, gwella effeithlonrwydd ynni a chadw gwres i mewn, a chyfeirio newid ymddygiad fel bod effeithlonrwydd yn parhau'n uchel yn barhaus.

Gan greu tua 16% o gyfanswm y cartrefi, mae'r sector rhentu preifat (PRS) yn cynrychioli'r ddaliadaeth o ddewis i lawer o aelwydydd ledled Cymru. Mae deddfwriaeth, polisïau a mentrau sy'n effeithio ar y PRS wedi esblygu'n gyflym dros y blynyddoedd diwethaf drwy gyflwyno trwyddedu a chofrestru landlordiaid, dod â ffioedd tenantiaeth i ben a chyflwyno Safonau Effeithlonrwydd Ynni Gofynnol (MEES).

Gyda'r PRS yn cynnwys rhai o gartrefi hynaf a lleiaf effeithlon Cymru, mae angen dybryd hefyd am gefnogi gwelliannau sy'n gweld y cartrefi hyn yn mynd yn fwy llesol i'r amgylchedd er budd tenantiaid a landlordiaid fel ei gilydd.

Mae dull presennol Llywodraeth Cymru o wella cartrefi presennol yn gweld adnoddau'n canolbwyntio ar ei Rhaglen Ôl-osod Wedi'i Optimeiddio, sy'n darparu'r dystiolaeth i ategu ymagweddau newydd. Mae'r ffocws ar dai cymdeithasol yn parhau i fod yn her wirioneddol o ran deall sut i gefnogi gwelliannau yn y PRS gyda'r cymorth ariannol cywir, arbenigedd technegol, ochr yn ochr â chyngor, arweiniad a chymorth i denantiaid.

Yng nghyd-destun rhaglen lywodraethu sydd wedi mynd i'r afael â'r argyfwng hinsawdd sydd wrth wraidd y sefyllfa a chyhoeddi Sero Net Cymru i sicrhau cartrefi, rydym o'r farn ei fod yn amserol i ystyried sut mae'r PRS yn gwneud y cynnydd a ddymunir, gan gynnwys deall i ba raddau y mae ymyriadau'r llywodraeth yn cefnogi'r newid sydd ei angen a sut mae tenantiaid yn cymryd rhan yn llawn yn y gwaith o gefnogi newid yn ymarferol.

Nodau'r ymchwil

Dyma ddarn o ymchwil sylfaenol sy'n ceisio dod o hyd i ddata a mewnwelediad newydd ac sy'n cael ei gomisiynu gyda'r nod o gynhyrchu'r canlynol:

- Darparu dadansoddiad clir o ba gamau sydd eu hangen i'r PRS gyfrannu at y nod hanfodol o wneud cartrefi'n fwy llesol i'r amgylchedd – mae'n debygol y bydd angen canolbwyntio ar ddatgarboneiddio, effeithlonrwydd ynni a newid ymddygiad.
- Cynhwysfawr yn ei hymdriniaeth o ymyriadau, y rhai technegol a ddim yn dechnegol
- Dangos dealltwriaeth o addasrwydd polisi, deddfwriaeth ac adnoddau a ddarperir ar lefel Llywodraethau Cymru a'r DU a myfyrio arnynt.
- Nodi effaith y gwaith hwn, gan ddarparu dadansoddiad clir o'r heriau, y manteision a'r cyfleoedd i landlordiaid a thenantiaid yn y drefn honno.

Gweithgareddau ac allbynnau

- Dylunio methodoleg sy'n ymgorffori ymagwedd dulliau cymysg o nodi ffynonellau i gywain a dod o hyd i ddata a gwybodaeth briodol

- Pennu ymagwedd at ymgysylltu â rhanddeiliaid sy'n sicrhau bod yr ymchwil yn dod o hyd i fewnwelediad gan y rhai sy'n ymwneud â gwahanol agweddau ar y sector rhentu preifat yng Nghymru.
- Cywain a nodi gwybodaeth sy'n gofyn am ffocws ychwanegol i ddatgelu mewnwelediadau newydd sy'n berthnasol i'r gwaith
- Llunio adroddiad byr sy'n dadansoddi canfyddiadau'r ymchwil er mwyn cyfeirio barn cynulleidfa eang, gan lunio argymhellion ar y cyd â thîm CIH Cymru a gyda'u cydsyniad.

Amserlen y prosiect

Dylai amserlen y prosiect adlewyrchu'r awydd am lunio adroddiad terfynol 16-20 wythnos ar ôl dyfarnu'r contract.

Cyllideb ac adnoddau eraill

Mae'r gyllideb a'r adnoddau canlynol ar gael i gefnogi'r ymchwil hon:

- Mae gennym gyllideb o £12,000 (gan gynnwys. TAW) i dalu am yr amser a dreulir yn ymgymryd â'r gwaith hwn. (Noder y gwneir taliad fesul cam yn erbyn cerrig milltir prosiect cytunedig).
- Mynediad i dîm polisi CIH Cymru
- Mynediad i rwydwaith ehangach CIH Cymru o gysylltiadau a bwrdd cynghori TTC

Sut i wneud cais

Gofynnir i ymgeiswyr gyflwyno cynnig ysgrifenedig (10 tudalen ar y mwyaf) yn amlinellu methodoleg bosib, sy'n ymdrin â nodau'r ymchwil a'r gallu i ymgymryd â'r allbynnau a ddisgrifir uchod o fewn yr amserlen. At hynny, dylai ymgeiswyr ddarparu gwybodaeth gysylltiedig â'u profiad, enghreifftiau o waith blaenorol a chynllun gweithredu a chyllideb arfaethedig.

Meini prawf sgorio, byddwn yn marcio pob cais fel y nodir isod.

- 60% - Dyluniad ac ymagwedd ymchwil arfaethedig
- 40% - Tystiolaeth o wybodaeth, sgiliau ac arbenigedd

Dylid anfon pob cais at matthew.kennedy@cih.org a catherine.may@cih.org erbyn 5pm ar 6 Rhagfyr.

Awydd sgwrs?

Os hoffech gael rhagor o wybodaeth am y cynnig ymchwil hwn, neu os hoffech gael sgwrs anffurfiol am y gwaith – cysylltwch â matthew.kennedy@cih.org 07534404742 neu catherine.may@cih.org