



# TAI 2026

# Welcome to TAI 2026

Gavin Smart  
Chief executive  
Chartered Institute of Housing



# Sponsor Welcome

Sue James  
Relationship manager  
Aico



# Keynote: Rooted In Resilience



Emma Howells

Executive director of customer and  
communities  
Valleys 2 Coast

Akshita Lakhiwal

Net-zero engagement officer  
TPAS Cymru and board member, CIH  
Futures Cymru

Julie Haydon

President,  
Chartered Institute of Housing and Director of  
Corporate Services, Wolverhampton Homes

Olivia Browne

Policy and engagement officer  
TPAS Cymru

Neil Ingham

Executive director  
Samaritans Cymru

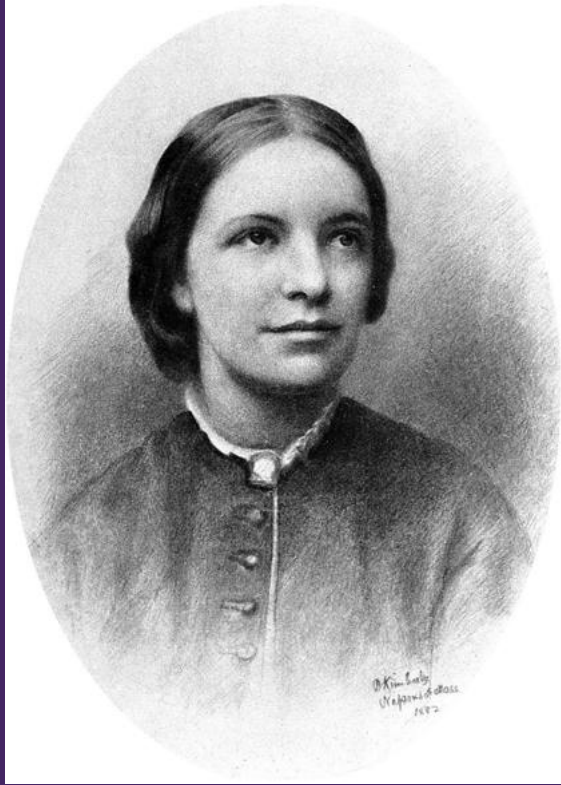




**ROOTED IN RESILIENCE**



Julie Haydon  
CIH president



“ Housing professionals improve lives, protect communities, support wellbeing and create stability in an unstable world.”



**ROOTED IN RESILIENCE**

We cannot afford  
to simply survive.

We need to  
thrive.



**ROOTED IN RESILIENCE**





**ROOTED IN RESILIENCE**

**Toolkit** QR code



# My ask of you



ROOTED IN RESILIENCE

- ✓ Put wellbeing on the agenda
- ✓ Normalise the conversation
- ✓ Model resilient, kind leadership
- ✓ Embed growth mindsets in teams



**ROOTED IN RESILIENCE**

**Toolkit** QR code



# Breakout: Reducing The Number Of Children in Temporary Accommodation

Katie Clubb

Head of service - housing planning and place  
Conwy Council

Wendy Dearden

Senior policy and research officer  
The Bevan Foundation

Joy Kent

Director  
Joy Unlimited



# TAI 2026



Chartered  
Institute of  
Housing  
Cymru

The impact of living in temporary  
accommodation on children  
and their families in Wales

@BevanFoundation

@WendyDearden

# Introductions

## A bit about the Bevan Foundation ...

We are Wales' most influential think tank.

We develop lasting solutions to poverty and inequality.



**Nowhere to call home:**  
Understanding our  
housing crisis. Living in  
temporary accommodation



September 2024



**Understanding how taxes  
on land and property are  
used in Wales**



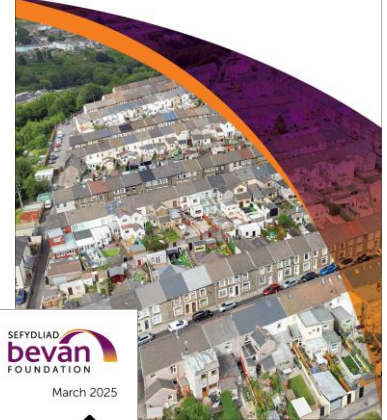
October 2025



**Tenure change:  
turning existing  
dwellings and buildings  
into social homes**



March 2026



**Nowhere to call home:**  
The shortage of social  
and community homes



October 2024

cwmpas



**Regenerating  
communities:  
affordable homes from  
unused faith-owned spaces**



February 2025

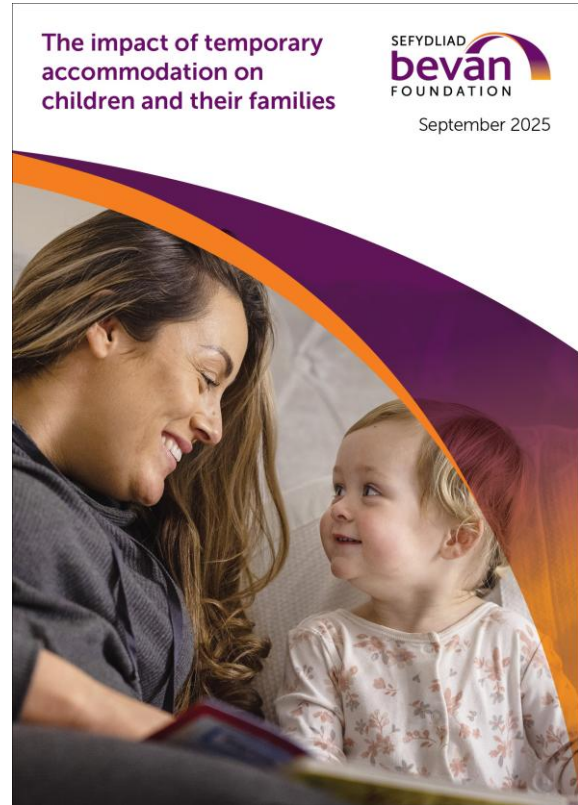
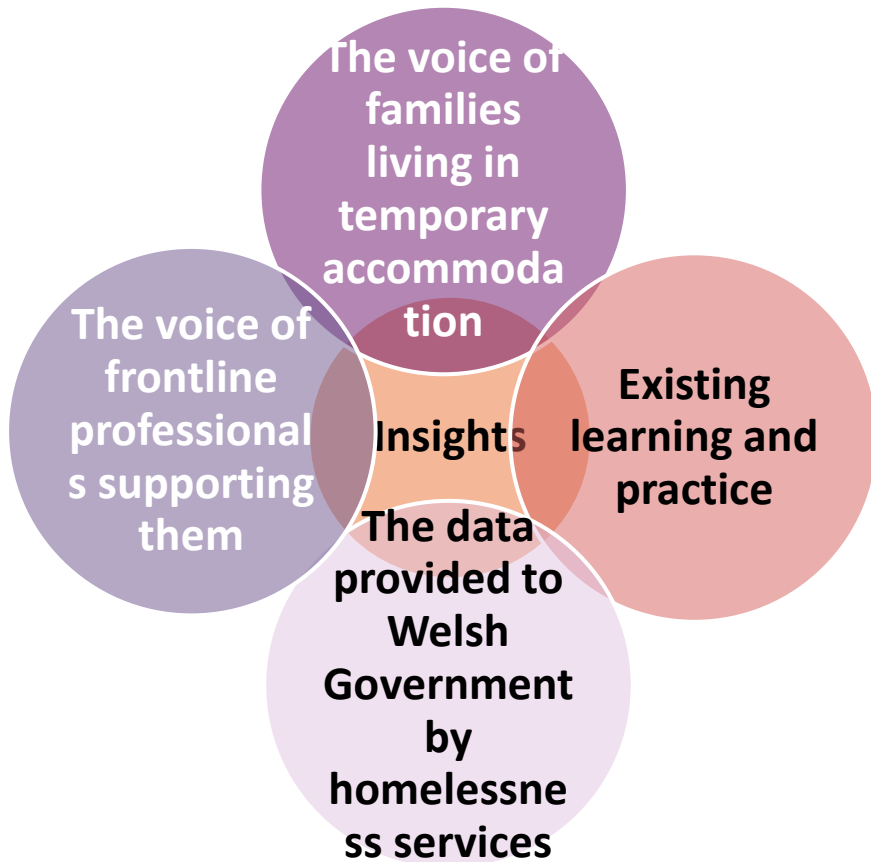


**Getting people out of  
temporary accommodation  
by boosting access to  
social homes**



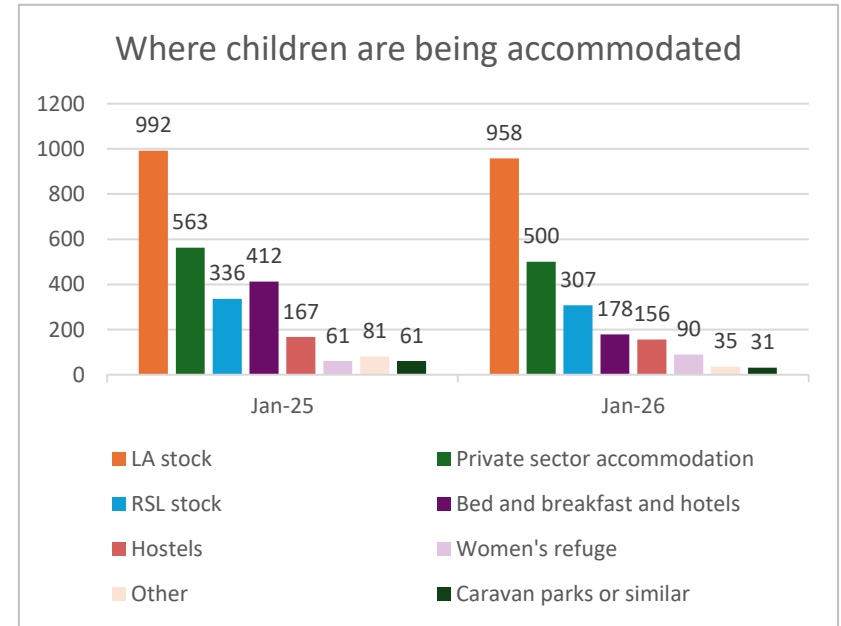
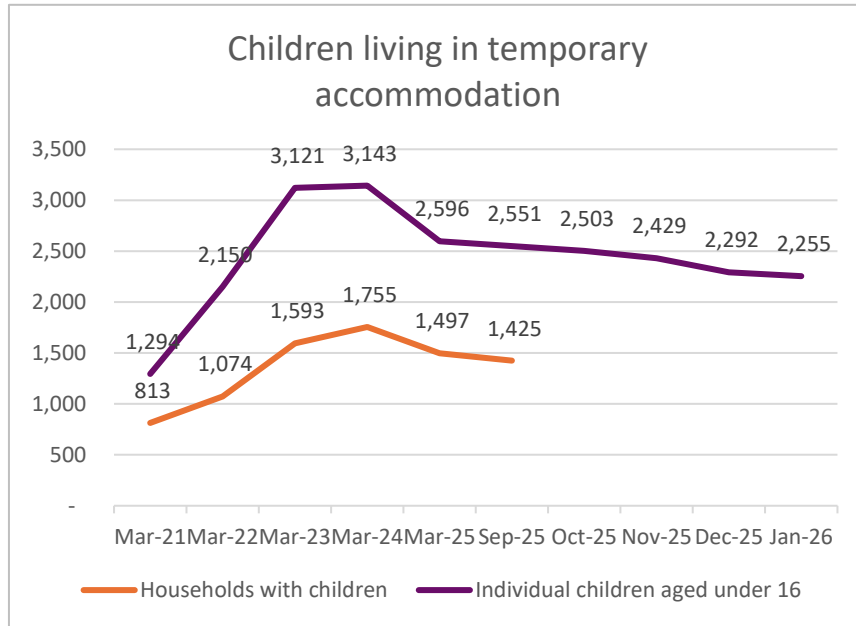
March 2025





Temporary accommodation is an important lifeline at a time of crisis, but it can never be a place to call home.

# Children living in temporary accommodation



# The impact of temporary accommodation on children and their families



## Child health

- Poor sleeping arrangements
- Disrepair and poor facilities
- Storing possessions
- Feeling unsafe
- Accessing health care
- Childhood deaths



## Learning & development

- Doing homework
- Getting to school
- Schools not knowing
- Nowhere to play
- Moving frequently



## Family life

- Uncertainty
- Not enough space and privacy
- When temporary becomes permanent
- Enjoying life as a family
- Accessing parenting support

## Recommendations

- *“We are doing the best we can”* but we need to be doing better.
- Not about systemic change – just sensitive, proactive thinking to provide a protective and supportive place for homeless families to have as normal a life as possible.
- *“We need to be putting a duvet of support around them”*



## Recommendations

- Removing the risk of serious harm
- Keeping life as normal as possible



A protective,  
supportive place for  
life to be as normal  
as possible...

Hazardous  
accommodation is  
prohibited.  
Regulations are  
enforced and  
strengthened.



Every child aged under  
two sleeps in a cot.



Free, secure storage  
for personal  
possessions.



Maximum number of  
moves between  
different  
accommodation.



Notification system  
between housing  
departments,  
schools and GP  
surgeries.



Free travel passes for  
children placed more  
than 30 minutes  
walk away from  
school.



Childcare, enhanced  
health visits and  
parenting support  
through Flying Start  
outreach.



Children have the  
means to play and  
are provided with  
play packs.



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## Disappointment that Bill misses opportunity to prohibit hazardous temporary accommodation



HOUSING



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## The Bevan Foundation is disappointed that the Homelessness and Social Housing Allocation (Wales) Bill was not amended to prohibit hazardous temporary accommodation. Wendy Dearden explains.

We have [previously highlighted](#) our reasons for calling for this amendment, and thank Sian Gwenllian MS for tabling it for Stage 3 debate in Plenary on Tuesday 3 February. As she moved the amendment, Sian said:

*Let me be absolutely clear on this basic principle: no-one should have to live in unliveable accommodation, and the amendment ...does address that problem directly.*

**The amendment aimed to ensure that no household experiencing homelessness could be placed in unfit temporary accommodation by clearly cementing a prohibition into primary legislation.**

At present, local authorities only need to have "due regard" to the various legal standards on the suitability of accommodation when fulfilling their homelessness duties. This includes having "due regard" to whether the property is fit for human habitation and the presence of Category 1 hazards such as damp and mould, excessive cold, fire risk and structural issues like unstable staircases.

## THE PROBLEM:

1 in every 215 households in Wales lives in temporary accommodation

What are the routes out?



Renting privately



Family or friends



Rough sleeping



Abuse or exploitation



Offending



Only a **SOCIAL HOME** can provide security & certainty

## THE SOLUTIONS: BOOSTING ACCESS TO SOCIAL HOMES

1. Make the most of existing social homes

- Stop the sell off
- Right size homes



2. Remove the barriers to people moving on

- Review how homes are let
- Fill in the supply gaps
- Support lasting tenancies



3. Take a national approach to supply

- Create a national development corporation
- Set deliverable standards



4. Realise the potential of buy-ins & conversions

- Buy in existing & empty homes
- Convert unused spaces



5. Provide more money for social homes

- Ringfence & increase funding
- Explore innovative finance



# Keynote: What Does Competence and Conduct Mean for Housing Professionals in Wales?



# TAI 2026

Jason Wroe  
Board member  
CIH Cymru

Jonathan Morris  
Chair  
CIH Cymru

Gavin Smart  
Chief executive  
Chartered Institute of Housing

Lucy Bird  
Commercial manager for  
housing  
Gower College Swansea



# Keynote: What Does A Housing Strategy Look Like In Wales?



Matt Dicks  
Director  
Chartered Institute of Housing Cymru

Clarissa Corbisiero  
Deputy chief executive / Director of External Affairs  
Community Housing Cymru

Robin White  
Head of campaigns  
Shelter Cymru

Steve Bletsoe  
Head of Regional Business  
National Residential Landlords  
Association





# The role of the private rented sector as an essential part of housing supply in Wales

Steve Bletsoe | NRLA Head of Regional Business



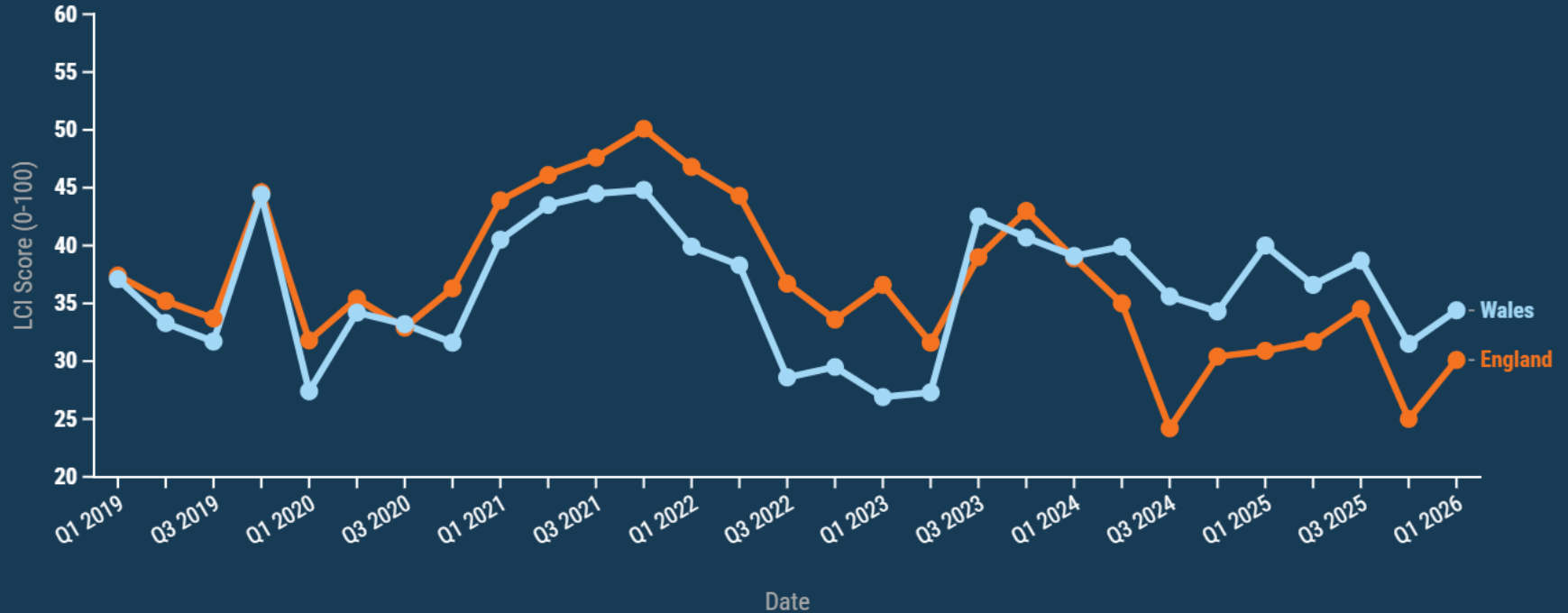
# State of the Welsh PRS

- Since the last Senedd election in May 2021, Wales has lost 3,503 properties private rented properties and over 11,000 landlords have left the market.
- Only Cardiff, Swansea and Blaenau Gwent have seen increases in the number of properties. Everywhere else in Wales has seen a reduction in the number of rented properties.
- Rural areas such as Anglesey and Wrexham have been particularly impacted with decreases in the number of privately rented properties of 11% and 8% respectively.

# NRLA Landlord Confidence Index (overall score: 30.3)

## England & Wales compared

England Wales



Source: [NRLA Quarterly consultations \(various\)](#)

# Keynote: In Conversation with Eddie the Eagle



# TAI 2026

Eddie Edwards  
British Ski Jumper

Paula Kennedy  
Group chief executive  
Hedyn



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Housing  
Cymru

# Closing remarks



Jonathan Morris  
Chair  
CIH Cymru

