



**Chartered
Institute of
Housing**

A plan for housing in Wales

Ensuring everyone can access a
suitable, safe and affordable home



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Enshrine the right to
adequate housing into
Welsh law.



Practical application of the right to adequate housing



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Help boost housing supply

The right will put a legal duty on Welsh government to build more homes and do everything in their power to boost supply

Provide a cost benefit saving

Independent research from Alma Economics showed that the right will realise £11.5 billion in benefits against estimate costs of £5 billion over a 30-year period

Practical application of the right to adequate housing



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Help end homelessness

Experiences of homelessness should be rare brief and unrepeatable. The right provides opportunities to do this whilst supporting existing commitments around housing first and rapid rehousing

Help promote an equitable Wales

Progressive realisation of the right will ensure everyone no matter their protected characteristic can access a safe, suitable and affordable home in the right place ensuring we work towards a more equitable Wales for this and future generations.



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More social and
affordable homes



The housing and homelessness emergency in numbers



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13,539 homeless
households

6,495 households
in temporary
accommodation

94,000 households
waiting for a social
home

Private rent
inflation 8.2 per
cent

Three LAs no
properties affordable
for a household in
receipt of LHA

What we are asking for



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Recalculate housing need

This will establish a baseline of unmet housing need in Wales to guarantee we are building the right type and number of homes to end our housing emergency

Financial reforms

Based on Alma economics cost benefit research £646 million social housing grant per annum will be needed if we are to deliver the additional 20,000 homes we need to meet housing adequacy.

What we are asking for



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Land and planning reforms

Address the cost of land to develop including freeing up publicly owned land and increase the capacity of local planning authorities, agency

A development agency

Establish a development agency that brings together land assembly and development planning

Address other factors undermining supply

We need to tackle second homes and address rising private rents. Though rent control is not necessarily the answer.

Right to adequate housing and affordable housing



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Increased investment

Welsh government would be required to commit the maximum available money for housing over a specified period

Tackle lack of land

Would commit Welsh government to invest the maximum level of resources to free up land for development



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Improving our existing homes and tackling fuel poverty



Financing decarbonisation in the social housing sector



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£95 million per
annum from
Welsh
government

Investment should
be £210 million
per annum

Percentage
difference is 75
per cent

Social landlords
need the right
level of capital
investment

The voice of the sector



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“Housing associations are stretched with decarbonisation and Welsh Housing Quality Standards. Costs have increased significantly; there is a skills shortage due to a lack of historical investment in the workforce and a lack of funding to explore modern methods of construction.”



Decarbonising our existing homes will also need



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Financial incentives for the private sector

Vital as part of a tenure neutral whole system approach to decarbonising our existing homes

Upskilling of the construction sector

Need robust future planning for training requirements to plug the skills gap

Development of local supply chains

This will support local economies and help mitigate rising cost of construction materials

Right to adequate housing and our existing homes



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Tackle wider skills shortage

The right will require Welsh government to invest in skills across the whole housing sector. This includes investing in the right level of skills needed to retrofit our homes

Resolve supply chain issues

The right will provide the mechanism through which we can prioritise our local supply chains, helping to further develop our circular economy and providing investment into local economies



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Address stigma
associated with social
housing and promote
the positive impact of
diverse communities.



Tackling social housing stigma



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Myth busting education programme

Focus on who
could be in
housing need and
the importance of
social housing

Use consistent language

Develop a
commonly used
terminology
guide as part of
standardising
language
around social
homes

Improve understanding

Outline positive
impact of social
housing and its
role in building
communities

Right to adequate housing and tackling stigma



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Can change the
narrative

It is a building
block for
improving
society

Will help build
equity across
tenures

Can help build
an equitable
Wales

A professional and resilient workforce



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Housing key pillar to support public service delivery



Need a workforce strategy that

Provides career routes

Reflects the wider diversity of Wales

Nurtures expertise

Increases capacity

Helps develop resilience

Supports mental health and wellbeing



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Any Questions?

