



Welsh Homes

Aim

To ensure that people have a high-quality, warm, secure and energy-efficient home to live in.

Hafan Glyd housing development of over 30 homes in Shotton, Flintshire was awarded a 'Best Social/Affordable Housing Project' in 2011. We are working with housing providers and local communities to enable people to find a home that suits their individual circumstances.

The impact of our interventions is expected to be seen over the longer-term by way of more homes, more affordable homes, better homes, and better housing services and support, particularly for some of our most vulnerable families and children. In the shorter-term, factors such as UK fiscal and monetary policy, and policy changes such as Welfare Reform, will continue to impact on housing markets in Wales and on people's housing needs.

Key actions the Welsh Government is undertaking to deliver improvements:

Increasing supply and choice:

- Introduce the Housing Bill.
- Ensure Local Development Plans address housing needs and include policies to secure affordable homes.
- Allocation of Social Housing Grant.
- Introduce the new Empty Properties initiative.
- Develop and promote new ways of providing land and funding for housing, such as community land trusts, mutual home ownership and co-operatives.
- Encourage the release of more public land for affordable housing.
- Help people find a home that suits their individual circumstances.
- Introduce a new flexible tenure initiative that will allow people to move between renting, full and shared ownership.

Improving quality:

- Continued implementation and monitoring of the Welsh Housing Quality Standard.
- Secure improvements in the energy performance of homes through the Fuel Poverty Strategy, National Energy Efficiency and Saving Plan, Nest and arbed phase 2 programmes.
- Use building regulations to move towards zero carbon building.
- Support for the development of low interest Property Appreciation Loans to allow low income homeowners to improve their properties.
- Use Renewal Areas programme to support housing-led regeneration in communities.
- Improve the quality of accommodation in the private rented sector.
- Improve Gypsy and Traveller sites.

Improving housing services and support:

- Continued implementation of the ten-year Homelessness Plan.
- Action to improve services and opportunities for groups who experience discrimination.
- Regulation of Registered Social Landlords (Housing Associations).
- Support to help tenants of social authorities and housing associations to participate in the running of their homes and services.
- Make further improvements to the Supporting People programme, which helps vulnerable people with their housing needs.
- Continued support for Care and Repair Services, disabled facilities grants, and physical adaptations grants.
- Action to improve housing management.
- Extend the priority status in our HomeBuy scheme to widows and widowers of armed forces personnel killed in service.

How will we know that our actions are on track?

Increasing the supply and choice:

- Number of local development plans adopted.
- Five-year Housing Land Availability Studies.
- Number of additional affordable housing units delivered.
- Empty private properties as a % of total private stock.
- Number of empty homes brought back into use via action by local authorities.

Improving quality:

- Number of houses brought up to Welsh Housing Quality Standard.
- Number of homes benefitting from improved domestic energy performance measures.
- % of new affordable homes funded through Social Housing Grant that meet the Code for Sustainable Homes Level 3+.

Improving housing services and support:

- Number of homeless families with children in bed and breakfast accommodation.
- Number of homeless households which include dependent children.
- Number of people helped with Care & Repair Services.
- Number of local authority Gypsy and Traveller sites refurbished.

The big long-term challenges that our actions will contribute to meeting

Increasing the supply and choice:

- Number of houses built and ready for occupation.
- Estimated number of homes needed.

Improving quality:

- % of social housing meeting the Welsh Housing Quality Standard.
- Category 1 Housing Health and Safety Rating System hazards as proportion of assessments.
- Amount of gas and electricity used in homes each year.

Improving housing services and support:

- Number of homeless acceptances per 1,000 households.

Who is accountable for ensuring delivery is on track?

- Minister for Housing, Regeneration and Heritage.
- Minister for Local Government and Communities.
- Minister for the Environment and Sustainable Development.

Who are our key partners in delivery?

- Housing associations.
- Local authorities.
- Voluntary sector support providers, charities and third sector organisations.
- House builders.
- Lenders (banks and building societies).
- Industry, sector and professional representative bodies.
- Wales TUC.
- Trade unions.
- NHS and Social Services.
- Tenants and owner occupiers.
- Regulatory bodies.
- Energy Saving Trust.