

POLICY BRIEFING



HOUSING POLICY UPDATES

- Welsh Housing Quality Standards (WHQS2023)
- Social Housing Rents
- Building safety

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.

October 23 - December 23

WELSH HOUSING QUALITY STANDARDS (WHQS2023)

On the 24th October, Julie James MS, Minister of Climate Change launched the new WHQS2023 to drive up the quality of social housing in Wales.

Key points:

- Social Housing will need to meet better energy performance standards
- Flooring will need to be provided in all habitable rooms
- Will need to meet Net Zero requirements

Read more here:

<https://record.senedd.wales/Plenary/13524#A82855>

SOCIAL HOUSING RENTS INCREASE

On the 27th October, Julie James MS announced a new maximum social rent uplift cap of 6.7% from April 2024. We have been informed by some landlords that they will not be implementing the maximum uplifts and that they will continue to offer support to tenants who face financial hardship. This offer was factored into the Ministers announcement and is therefore essential that landlords are offering this support.

Please contact your landlord if you are struggling with your finances.

Read more here:

<https://www.gov.wales/continued-support-tenants-rented-social-accommodations-wales>

BUILDING SAFETY

On the 28th November, Wales became the first country in the UK to confirm a route remediation for all high-rise residential buildings that have been affected by fire safety issues. This reform is part of the cooperation agreement with Plaid Cymru. Ten UK developers have confirmed their major remediation works have begun and a further 34 buildings are estimated to start work in 2024.

A further £39 million has been allocated within the Welsh Building Safety Fund, with 131 buildings benefiting.



In April 2024, local authorities and registered building inspectors will become the only ones to provide oversight to new high risk building developments, ensuring the people with the relevant skills, knowledge and experience are advising decision makers.

Read more here: <https://www.gov.wales/all-residential-high-rise-buildings-wales-route-remediation>

