

TPAS Cymru
Transport House,
1 Cathedral Road
Cardiff,
CF11 9SD3



12th February 2025

To All Social Landlords in Wales,

Subject: A Call for Transparency – Voluntary Flood Risk Disclosure

Dear Chief Executives and Local Authority Leaders,

I am writing on behalf of TPAS Cymru, the national tenant engagement and tenant voice organisation for Wales. We want to highlight an urgent concern raised by tenants in the aftermath of the devastating floods faced by communities in Wales in late 2024 and early 2025.

Many tenants have expressed serious concerns about the lack of transparency regarding the flood history of properties they move into. One tenant, who relocated early in 2024, saw their home severely flooded during Storm Bert. Unaware of the property's flood history, they were unprepared for the event, leaving them without adequate protection for their belongings or an understanding of the increased importance of securing contents insurance. This experience was deeply traumatic, leading the tenant to feel unsafe in their home.

Social housing exists to provide secure and stable homes, particularly for society's most vulnerable. The current practice of withholding flood risk information undermines this principle. Transparency is fundamental to building trust between landlords and tenants, and non-disclosure of flood risk contradicts this commitment.

We recognise that we cannot prevent flooding, but as a sector, we can be more transparent. Just as flood risk information is disclosed in property purchases, tenants deserve the same right to make informed decisions about their homes.

We are encouraged by Trivallis, one of South Wales' largest social landlords, which has already committed to voluntarily disclosing a property's flood history to new tenants. This represents a forward-thinking approach to tenant engagement, and we strongly urge all social landlords in Wales to adopt a similar policy.

We call on you to voluntarily review your current practices and amend policies to include the disclosure of any flooding incidents within the past ten years. This simple yet crucial step will equip tenants with the information to safeguard their families, belongings, and well-being amid increasingly unpredictable weather patterns.

Recently, we discussed this issue alongside Trivallis on BBC Radio Wales, reinforcing the need for greater transparency. [You can listen to the interview and view our statement here.](#)

We would ask if you could respond with what action you plan to take. Or, if you disagree with this letter, we would love to discuss your views with you.

Thank you for your time and consideration.

Yours sincerely,
TPAS Cymru

