



Our Manifesto top lines

- The next Welsh Government should set out a roadmap for delivery of an additional 60,000 affordable homes over 10 years, so that 20% of all homes in Wales are affordable homes. The roadmap must set out actions that will increase capacity to deliver year on year so that we are able to meet current and future housing need in every community
- The next Welsh Government should revise existing housing standards, focusing on and prioritising what is important to tenants: affordable, warm, well-maintained homes.
- The next Welsh Government can make Wales healthier and fairer, by putting good homes at the centre of plans to transform the health and wealth of people and places.

Our calls

To increase capacity to build more homes, we need the next Welsh Government to act on:

- **A long-term funding guarantee:** a long-term capital investment strategy with funding that increases year on year in line with increasing capacity to deliver more affordable homes.
- **Create a national development corporation:** with powers to assemble land, lead on large-scale strategic sites, and support regeneration.
- **Speed up and streamline planning and approval processes:** make decisions faster and more effectively by prioritising the reform of approval processes and strengthening the plan-led system.
- **Pragmatism on standards:** introduce flexible, proportionate standards for regenerating empty homes and converting existing private housing, unlocking more affordable housing and enabling faster moves out of temporary accommodation.

To improve existing homes for tenants, we need the next Welsh Government to act on:

- **Prioritise tenants experience of home:** review and rephrase wider WHQS 2023 requirements to prioritise those activities that lower bills for tenants and most improve their experience of home, without compromising safety.
- **Proportionate, deliverable decarbonisation targets:** Beyond itching EPC C/ SAP 69 by 2023, further improvements should not focus on blanket targets and instead on ensuring



optimal energy efficiency for each individual home, based on people's experiences of living well there, savings on energy bills and value for money.

- **Launch a National Retrofit Skills programme:** this must be backed by a full audit of skills needs, multi-year funding and a focus on working with tenants.
- **Exploring innovative finance options for decarbonisation at pace:** especially off-balance sheet approaches.
- **Accelerate action on cost of living pressures and make social rents fairer:** within the first year of the next Welsh Government term.

Key figures

- Housing Associations in Wales are building 75% of additional affordable homes at the highest rate since 2008. However with the right conditions we know we can do more.
- 11,029 people are currently in temporary accommodation including thousands of children
- **For every 20,000 affordable homes built by housing associations we could save:**
 - Up to £2.1bn of savings to the public sector across Wales and the UK more widely.
 - Over 14,200 jobs (direct and indirect) could be created in the construction stage, with over 2,690 (direct and indirect) jobs a year supported on an ongoing basis.
 - Create 2,065 apprenticeships and provide 1,245 work placements.
- **Make heating your home more affordable and save tenants money on energy bills:** up to £770 per year by improving homes from EPC D to EPC C. Further savings would come from going beyond EPC C where it is possible for individual homes.
- **Save the NHS money:** warmer homes are healthier homes, less likely to have damp, mould and condensation. Research shows that EPC Band C in social housing would save the NHS over £85 million per year from 2030
- **A workforce for the future:** housing associations directly and indirectly support over 37,000 jobs in the Welsh economy at present, representing an extensive reach into supply chains across Wales. With the solutions outlined above, there is the potential for this to be substantially expanded with potentially profound benefits for the Welsh economy going well beyond their existing £1.4bn contribution. For example, the Construction Industry



Training Body has estimated that the workforce will need to grow by 13% to meet the retrofit challenge alone

- **Savings to wider public services from investing in support:** Research demonstrates that for every £1 invested in housing support grant, there is a £1.40 saving to the public purse. Based on the 2024/25 £182m Housing Support Grant budget, this translates to a total gross saving of £442m, with £204m to the health service, £177m to social care services and £70m to criminal justice services.
- **Improved outcomes for individuals:** Housing First in Wales, for example, has been shown to achieve a 91.5% tenancy sustainment rate. Investment in good quality homes, as highlighted above, has particular impacts on children and families, with research demonstrating that the housing conditions that children experience can influence their physical and mental health throughout life.
- **Capitalising on investment in homes:** We know that for every single housing association home built, it generates £107,000 in savings for the UK and Welsh Governments through savings to the NHS, TA and homelessness as well as additional tax revenue. By investing more specifically in the solutions above, this could be even higher, with holistic benefits for a range of agencies