

Housing Information Group: minutes of meeting

Thursday 28 September 2023 – 10:00-12:30

Attendees			
Scott	Armstrong	SA	Welsh Government
Rebecca	Askew	RA	Welsh Government
Stephen	Chamberlain	SC	Welsh Government
Matthew	Dicks	MD	Chartered Institute of Housing Cymru
Janine	Edwards	JE	Denbighshire County Council
Alun	Evans	AE	Citizens Advice
Carol	Evans	CE	Conwy Council
Tim	Evans	TE	Welsh Government
Holly	Flynn	HF	Welsh Government
Matt	Hall	MH	Welsh Government
Mark	Harris	MkH	Home Builders Federation Ltd
Darren	Hatton	DH	Welsh Government
Sarah	Hosken-Jones	SHJ	Housemark
Bethany	Howells	BH	Community Housing Wales
David	James	DJ	Monmouthshire & Powys County Councils
Luned	Jones	LJ	Welsh Government
Jenny	Murphy	JM	Newport City Homes
Joanna	Rees	JR	Barcud
Sarah	Rhodes	SR	Welsh Government
Nia	Roblin	NR	United Welsh Housing Association
David	Rowlands	DR	Tai Pawb
Sam	Sullivan	SS	Data Cymru
Elizabeth	Taylor	ET	TPAS - Tenant Engagement
Debbie	Thomas	DT	Crisis
Kirsty	Wells	KW	Housemark
Lowri	Wyn Morton	LWM	Gwynedd Council
Speakers			
James	Hooker	JH	Welsh Government
Rhian	Davies	RD	Welsh Government
Natalie	Jones	NJ	ONS
Elin	Farley	EF	ONS
Ian	Boreham	IB	ONS
Ken	Gibb	KG	Glasgow University and UK Collaborative Centre for Housing Evidence (CaCHE).
Gowan	Watkins	GW	Welsh Government

Stephen	Tietz	ST	ONS
Alex	Marsh	AM	Bristol University and UK Collaborative Centre for Housing Evidence (CaCHE)
Note takers			
Ciaran	Lewis	CL	Welsh Government
Nathan	Hughes	NH	Welsh Government
Apologies			
Helen	Bevan-Jones	Bron Afon	
Cerys	Clark	CIH Cymru	
Jim	McKirdle	Welsh Local Government Association	
Rhea	Stevens	Community Housing Cymru	
Liam	Richards	Rhondda Cynon Taf County Borough Council	
Avril	Roberts	CLA Cymru	

Chair: Sarah Rhodes

1	Welcome and Introduction	Sarah Rhodes, Welsh Government
<p>SR welcomed everyone and introduced the agenda.</p> <p>We did not reach the quota for simultaneous translation so the meeting will be held in English.</p> <p>Presentations will be circulated / published following the seminar (provided the presenters have consented!)</p>		
2	Private Rented Sector – Policy Context	James Hooker, Welsh Government
<p>JH is head of the private rented sector team in the housing policy division in WG. He provided an overview of the private rental sector in Wales, and included information from the Rent Smart Wales dashboards.</p> <p>The dashboards are available here:</p> <ul style="list-style-type: none"> - Performance - Registered properties - Enforcement <p>Discussion:</p> <p>MM asked how the number of registered properties compare with one year ago, as one month's change doesn't indicate much. JH explained some of the limitations of the Rent Smart Wales data, and that landlords do not always inform RSW in a timely manner when they leave the sector. Debbie Thomas asked whether an in depth look at no fault evictions was to be considered going forward to which RD replied that it is part of their evaluation, but it is limited.</p> <p>DR enquired about the methods of securing rental price data to preserve accuracy. JH & MH confirmed that rental price data is collected by rent officers, and is fully compliant with legislation, and that other data sources</p>		

	have been explored and work is going to encourage engagement with rent officers.	
3	Data mapping and visualisation on the housing rental market in Wales	Rhian Davies, Welsh Government
	<p>RD's presentation was based on data mapping research undertaken to support the WG commitment to publish a White Paper to include proposals for the right to adequate housing, including fair rents.</p> <p>Key messages:</p> <ul style="list-style-type: none"> - WG has commissioned a project to understand the existing available data in relation to the rental sector in Wales. - The report identified key characteristics of the rental market in Wales and identified where data gaps limit our understanding. - Disparities weren't just differences between local authorities across Wales, but also observed within local authorities. - The main data gaps that the report identified were presented, which could spark the conversation and the question on how to make the report more robust - Looked at the next steps for research which will be based on this research and the Green Paper consultation. <p>Discussion: Matthew Miller asked who landlords are selling to, JH responded that is a mixed picture and differs based on several factors.</p>	<p>The link to the report for said project can be found here</p> <p>If anybody wants to talk about the data available, if you know of sources that you think would be useful or if you have any ideas in terms of addressing the gaps, please email rhian.davies45@gov.wales</p>
4	ONS development work around private rents	Natalie Jones (Head of Housing Market Indices Transformation at ONS), Elin Farley, & Ian Boreham, ONS
	<p>NJ and EF gave a presentation on transforming the private rental price statistics on behalf of ONS.</p> <p>Key messages:</p> <ul style="list-style-type: none"> - Gave a background on the project, along with its aims - aiming to develop a new single monthly publication - Gave a guide on what the new statistics are and how they can and will be used be used in the future - Aim to publish the impact analysis in November 2023 - They looked at the current and future methodology and how they differ to other sources such as Zoopla's indices. - Gave the plan and clarify milestones along with their recently updated private rental prices development plan <p>Discussion: KG asked if the estimates of private sector rent would be available only at a country level, or whether lower estimates would be available. NJ responded that the publication would feature at a local authority level in England and Wales, and at a broad rental area in Scotland.</p>	

5	Verbal update on CaCHE	Ken Gibb, Glasgow University
<p>KG gave an update regarding some of the issues and details on two projects that are currently being worked on. Links to the papers will be circulated once published.</p>		
6	Future Housing (conditions) Survey	Gowan Watkins, Welsh Government
<p>GW gave a presentation on the potential options for future housing (conditions) survey(s) that will be put to Senior Officials within WG imminently for a steer, before being presented to Ministers.</p> <p>Key messages:</p> <ul style="list-style-type: none"> - Gave a background of the history of housing condition surveys and their importance - Looked at what other nations within the UK and internationally have regarding housing (condition) surveys - Discussed other sources that are available that have helped shape the AD Homes project but made a note of the limited coverage or depth of topic within these - Highlighted the different options that are available in terms of continuing the survey - Encouraged HIG members to continue open dialogue with the Housing Conditions Evidence Team to ensure understanding of needs are still current. <p>For general queries please contact Stats.HousingConditions@gov.wales</p>		
7	Consultation on the future of population and migration statistics in England and Wales	Stephan Tietz, ONS
<p>Gave an update and presentation on the current consultation on the future of population and migration statistics.</p> <p>Covered the vision for ONS</p> <ul style="list-style-type: none"> - A brief recap on the motivation as to why we need to measure the population and how population statistics have always evolved alongside society - A snapshot of ONS's aim to transform population and migration statistics soon - Showed the transformation timeline of the statistics - What the transformed outputs will include - Covered how ONS works with other nations as well as with Wales. <p>Summary of statistical research to date</p> <ul style="list-style-type: none"> - Introduced the current population statistics system 		

	<ul style="list-style-type: none"> - Dynamic population model that input sources to produce more timely, frequent and coherent population estimates - How they are improving migration statistics and the progress regarding those improvements - Analysed previous research and how they can be used and improved in the future using examples (specifically for Ceredigion) which can be seen in the slides - Further emphasis on future development of population statistics were given and other characteristics of the population that could enhance the data - ST gave an overview on how the admin-based housing stock dataset was created and other work he and his team has been working on. <p>The research overview can be found here</p>	
8	Private Rented Sector Landlords Motivations and Behaviours	Alex Marsh, Bristol University
	<p>AM gave a presentation on the project that was conducted as part of the UK Collaborative Centre for Housing Evidence (CaCHE) in collaboration with TDs in England and the safe deposit Scotland charitable trust.</p> <p>The full report can be found here</p>	
9	Any other business?	
	<p>Matthew Hall will be taking over as Chair of these meetings in future.</p> <p>SR thanked attendees and presenters for a packed agenda and suggested allowing a little more time for discussion and question in future meetings.</p>	
10	Close	
	<p>Thanks to all KAS colleagues for their ongoing support for these meetings.</p> <p>The Housing Information Group seminar will be on 25 of January 2024.</p>	

Housing Information Group 28 September 2023 Summary of Action Points		
1	<p>If anybody wants to talk about the data available, if you know of sources that you think would be useful, or if you have any ideas in terms of addressing the gaps, please email rhian.davies45@gov.wales</p>	Members