

Registered Social Landlord Quarterly Regulation Survey July - September 2023 Summary

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Introduction

The purpose of the survey is to provide regulatory assurance data to enable the early identification of potential issues and challenges through analysis of individual data and sector wide trends.

Data Returns

This summary is based on the quarterly surveys submitted by RSLs, the last of which covered the period 1st July - 30th September 2023 (Q2) and all RSLs requested to return the survey did so.

We have noted where the results are based on a data set - which is less than the full 35 RSLs surveyed.

The Regulation team will continue to discuss any performance outliers with the RSL concerned and agree any appropriate actions.

The data used is management information provided by RSLs. It has not been subject to any quality assurance or validation.

Rather than provide a narrative, the graphs now contain the individual figures, and we have also provided the weighted average for the period where applicable. This quarter's data can be compared to the Q1 by using the figures provided.

Please contact housingregulation@gov.wales for any queries.

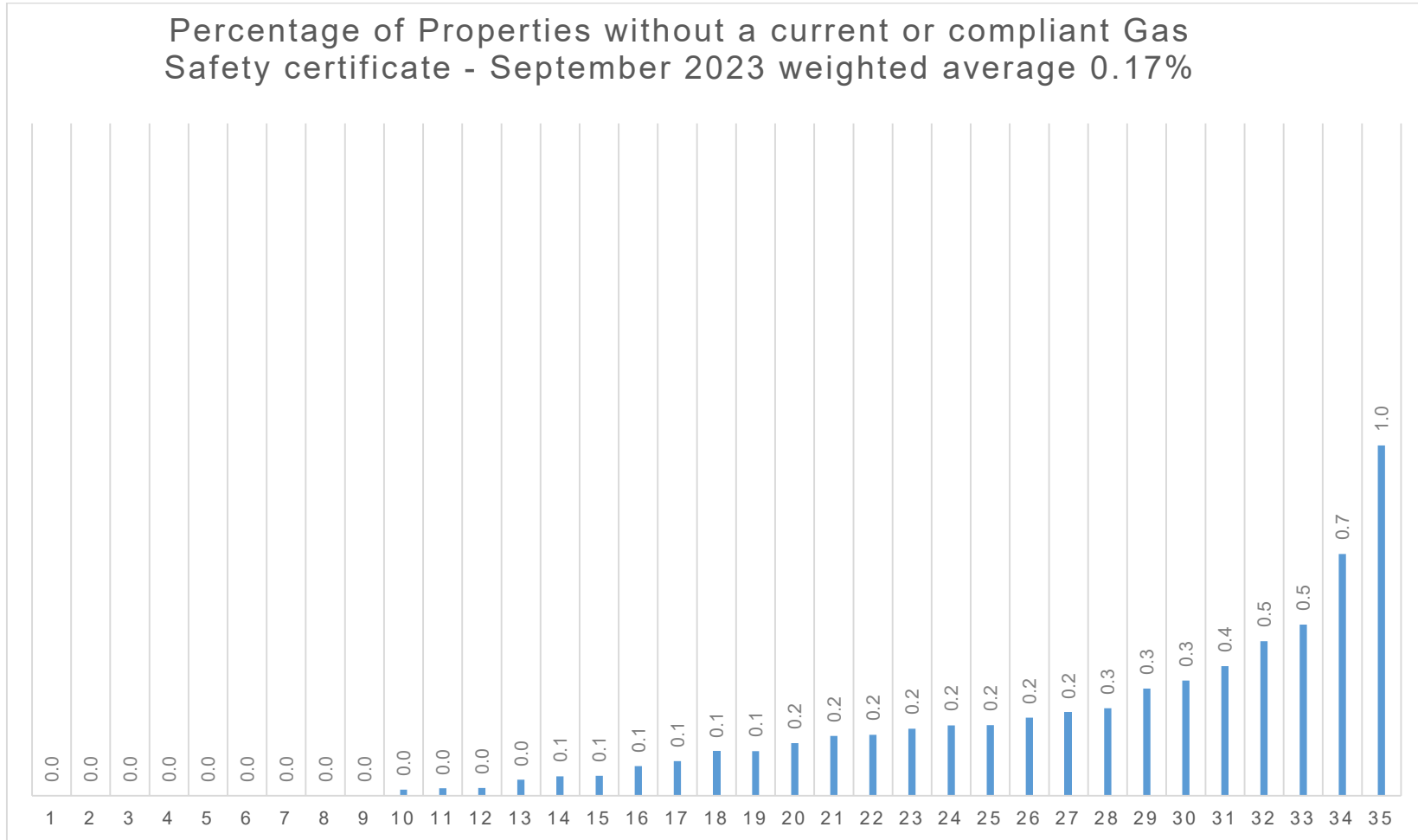
Ian Walters
Head of Regulation

Tenant Safety

Whilst we will continue to take a pragmatic and proportionate approach, the safety of residents as well as service users is the absolute priority and remains a zero-tolerance matter for the regulator.

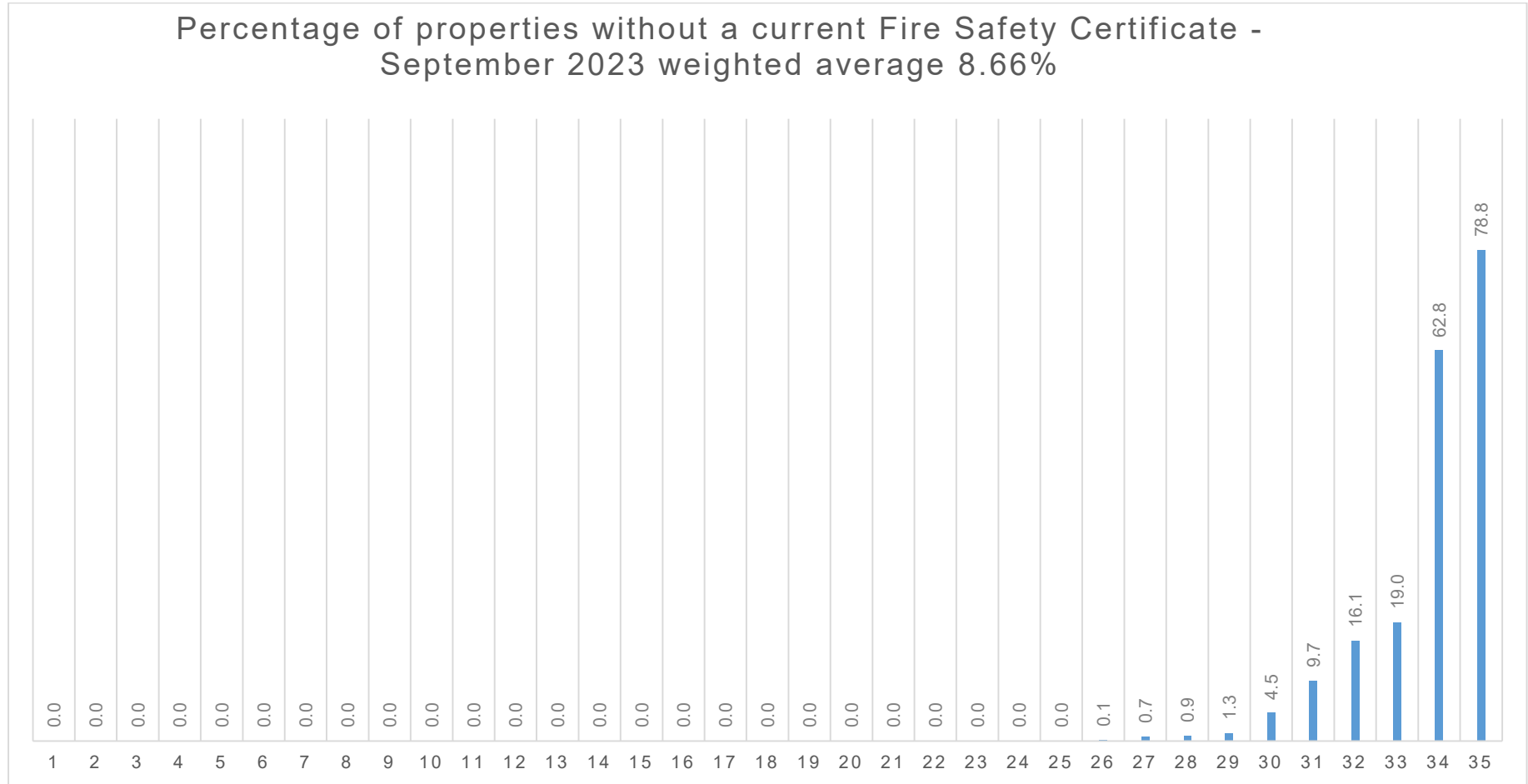
A safety check/inspection/survey may identify and recommend works or further investigations which should be carried out within a timescale set by each individual RSL unless there is a statutory or other applicable timescale. We have asked RSLs to advise us of the number of properties with outstanding recommendations/improvements that have not been completed within the agreed timescale and remain outstanding as at the end of September 2023. RSLs must however ensure any outstanding works do not pose a risk to tenant safety in any circumstances.

Gas Safety



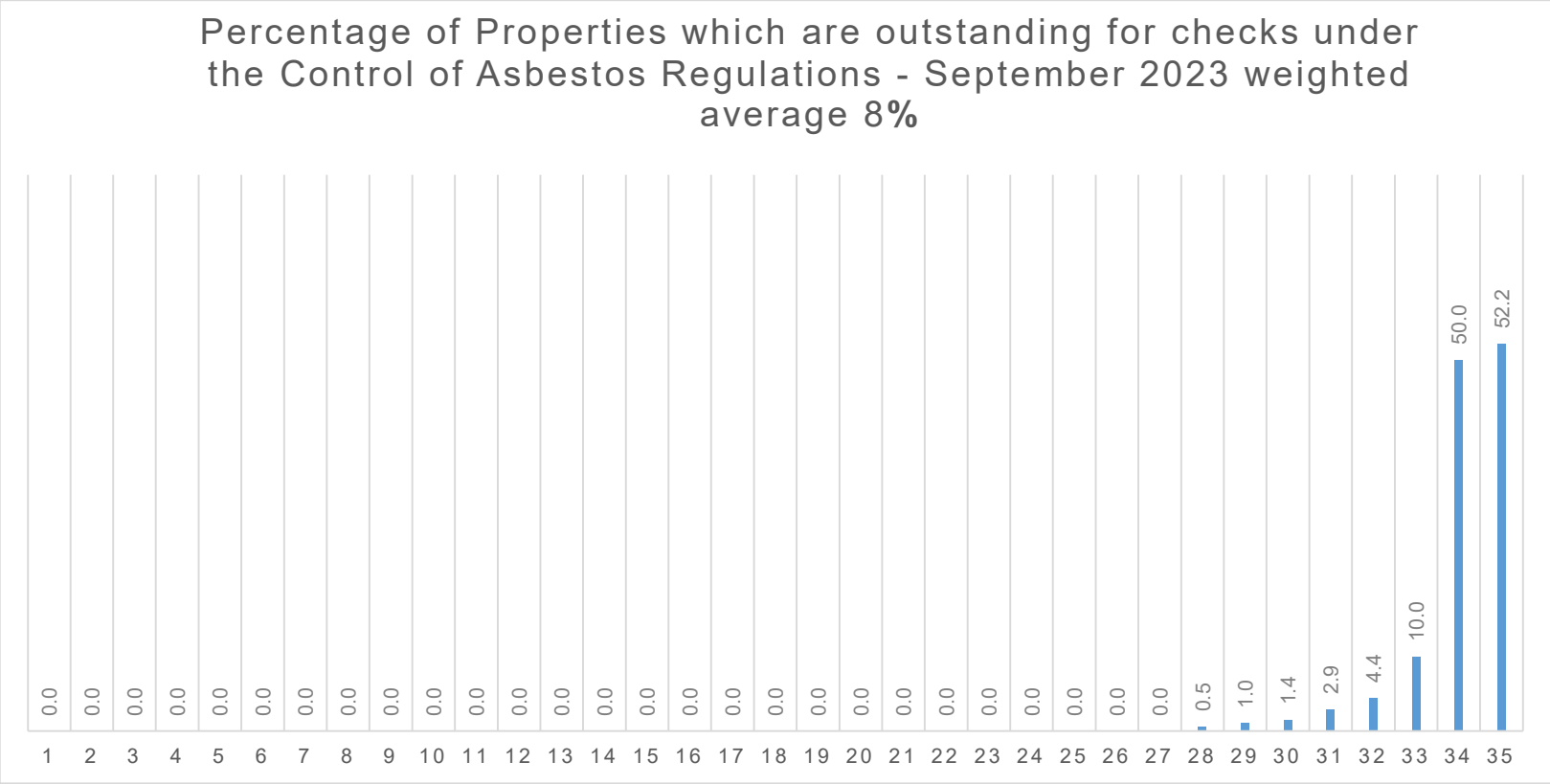
Gas safety compliance of individual RSLs as at September 2023- data set 35.

Fire Risk Assessments



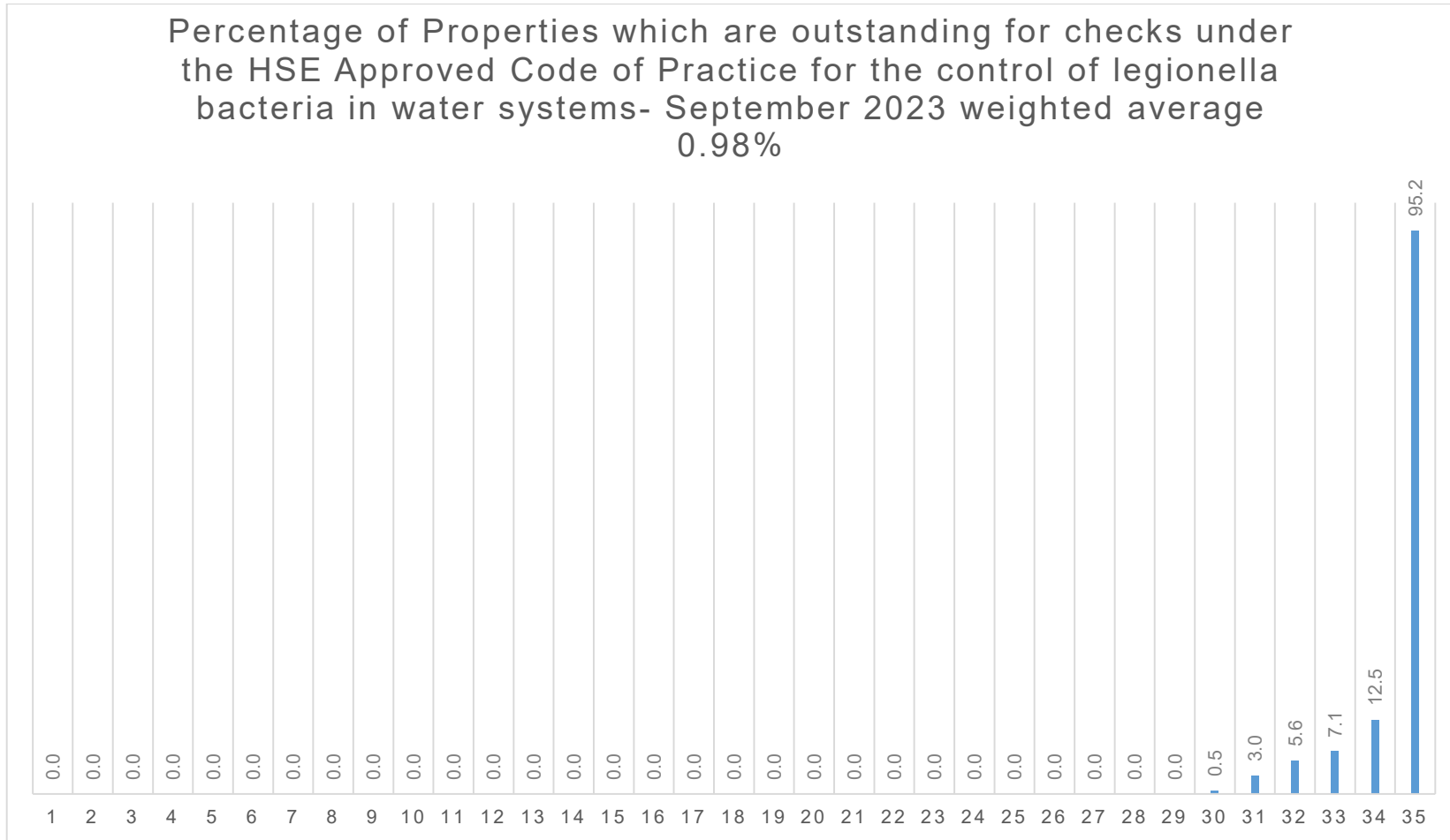
Fire safety compliance of individual RSLs as at September 2023- data set 35

Asbestos Surveys



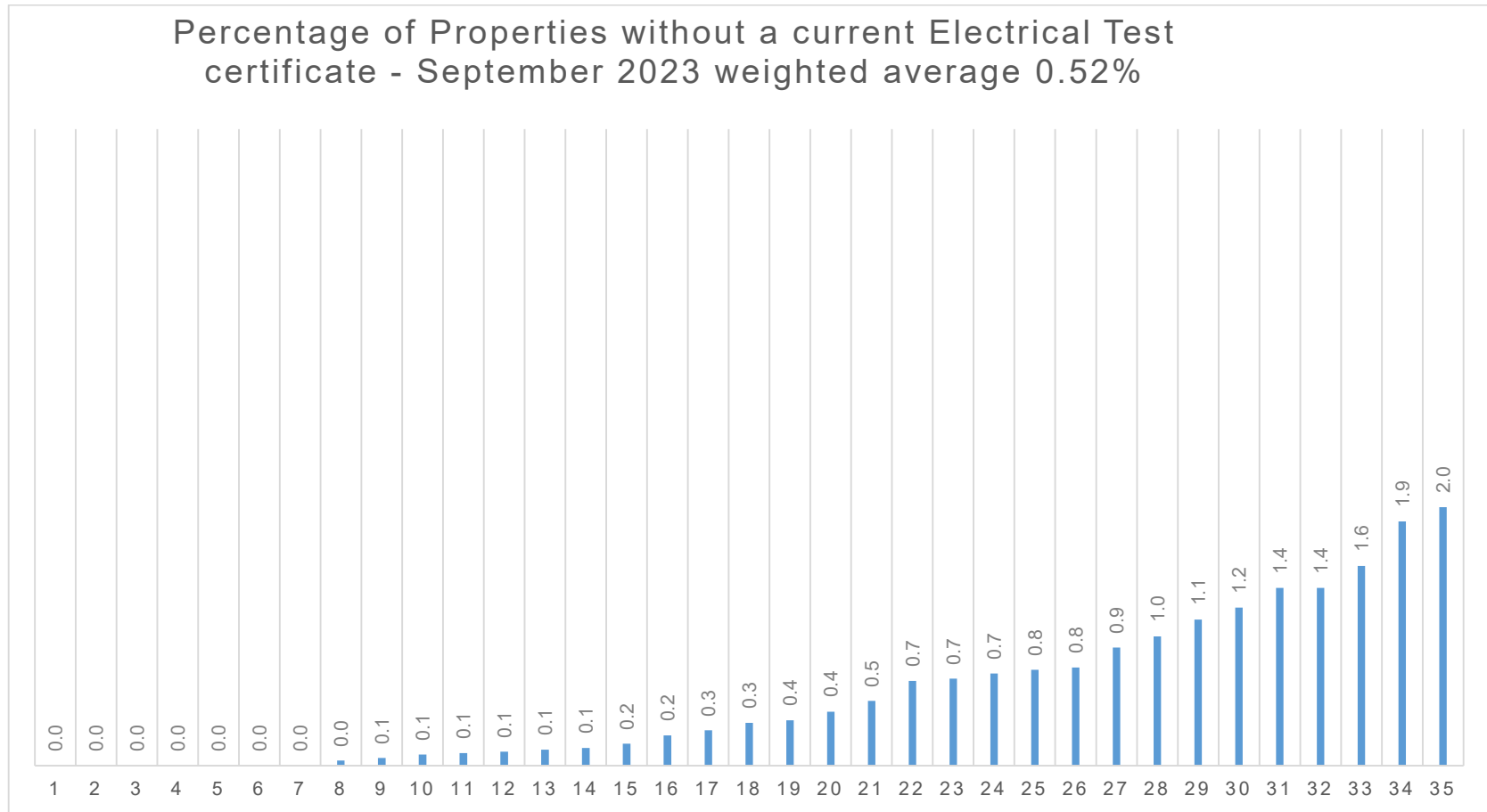
Control of Asbestos Regulations compliance of individual RSLs as at September 2023- data set 35

Water Hygiene



Code of practice for the control of legionella bacteria compliance of individual RSLs as at September 2023- data set 35

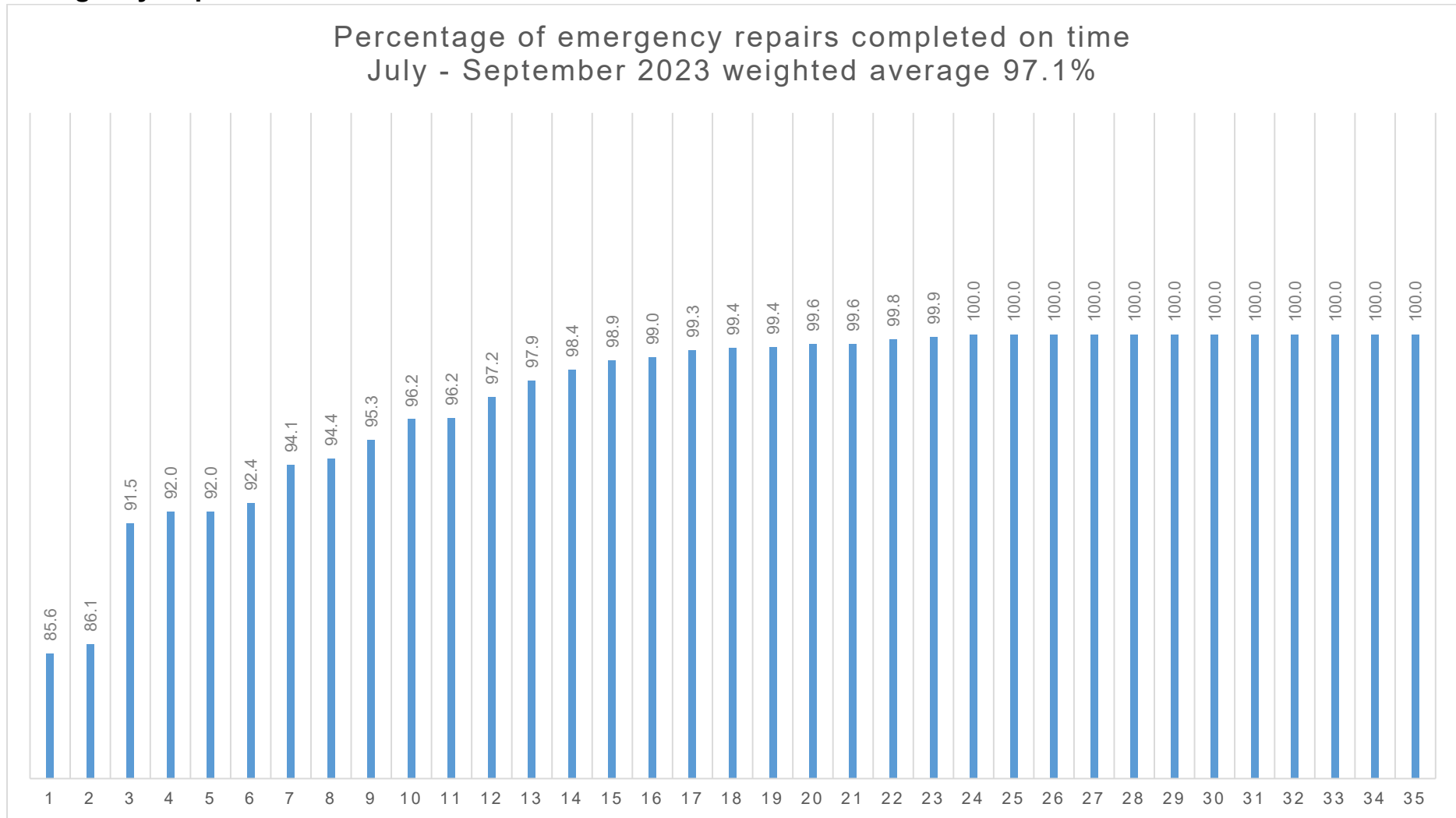
Electrical Safety Checks



Electrical safety checks as at September 2023 - data set 35.

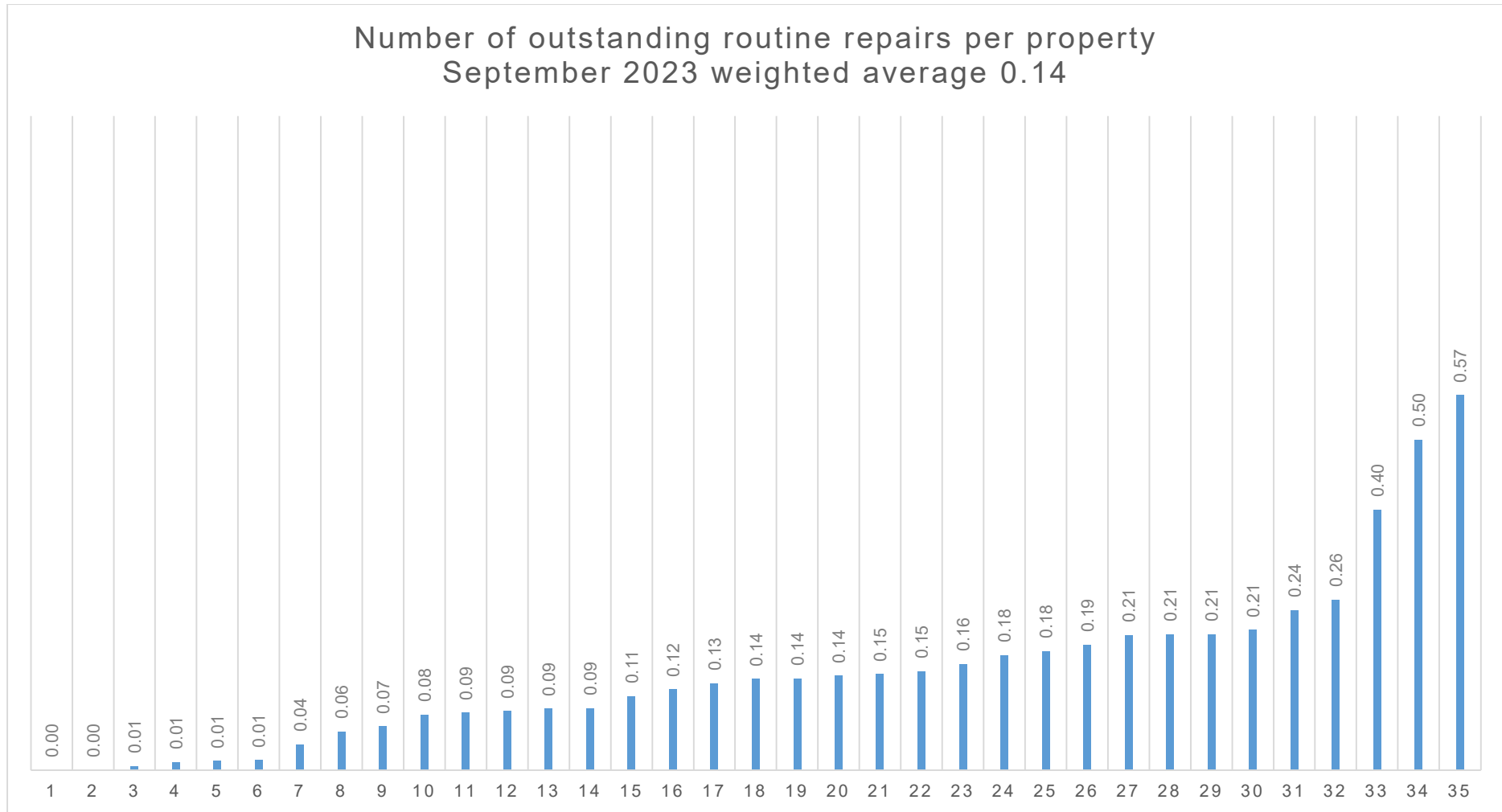
Repairs and Maintenance

Emergency Repairs



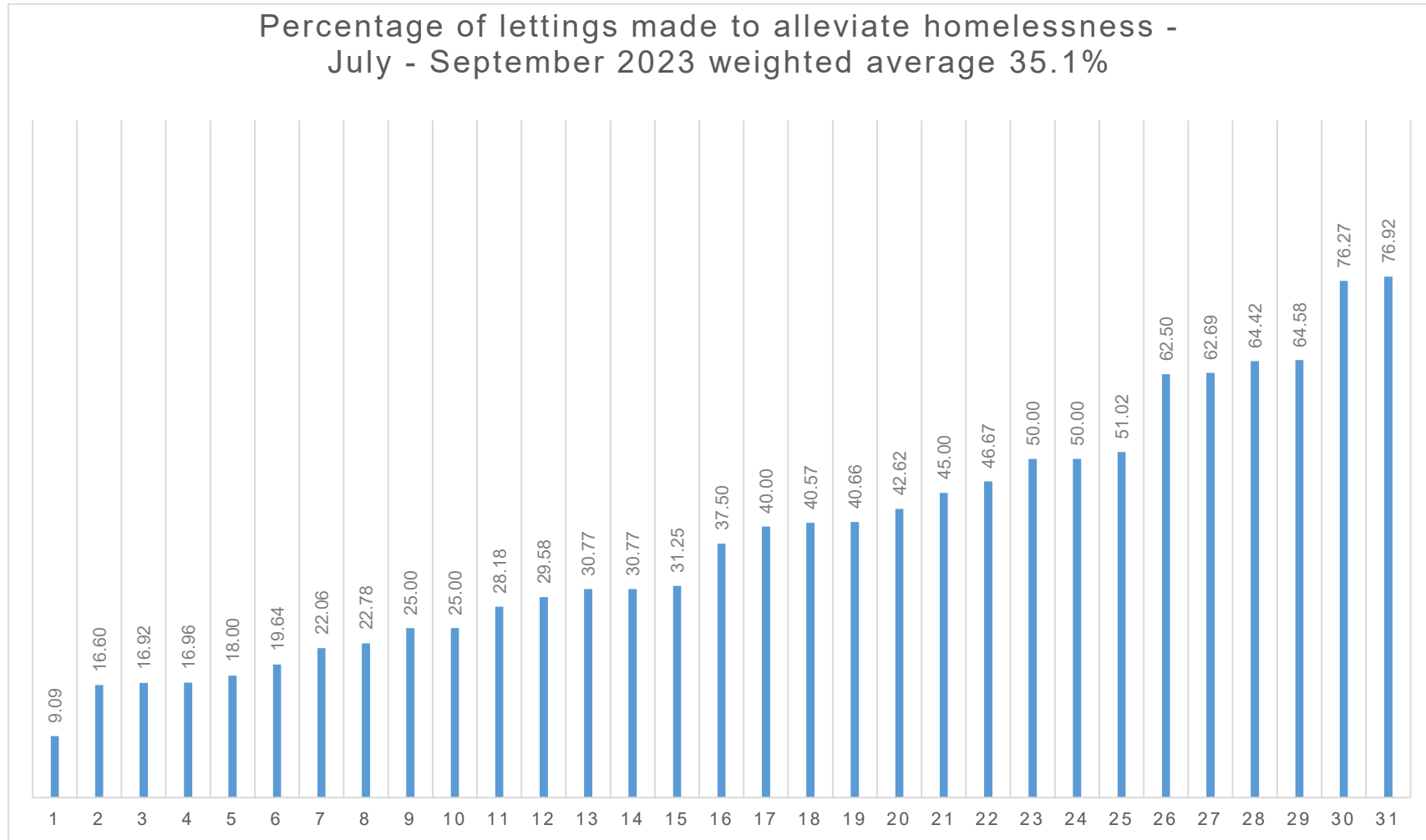
RSL emergency repairs completed to target during July - September 2023 - data set 35

Routine Repairs outstanding per property



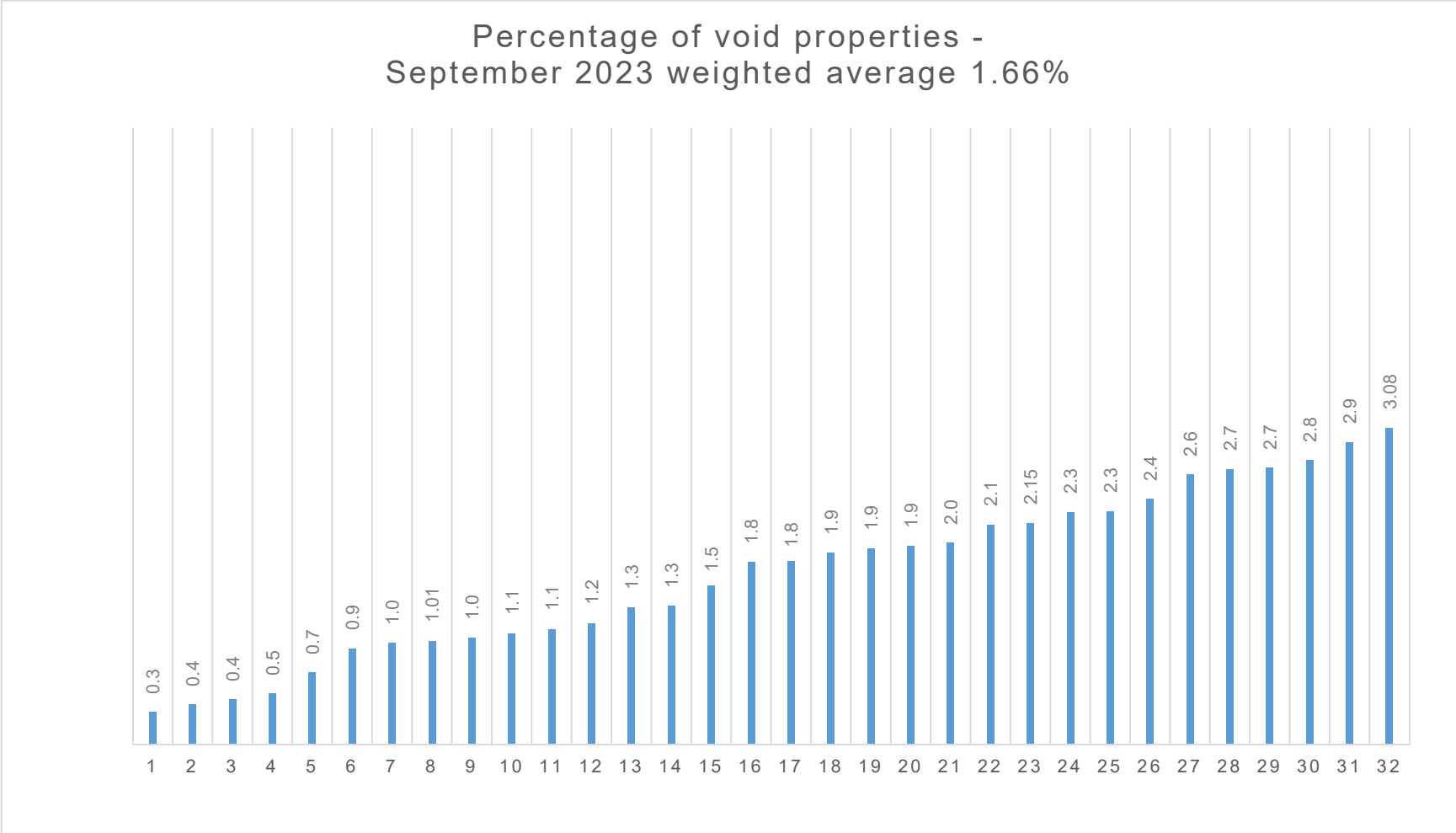
RSL Routine repairs outstanding at September 2023 - data set 35. Some properties will be waiting for more than one repair to be completed.

Lettings



RSL percentage of lettings to alleviate homelessness during July - September 2023 - data set 31.
Four small RSLs have been removed from the graphical analysis.

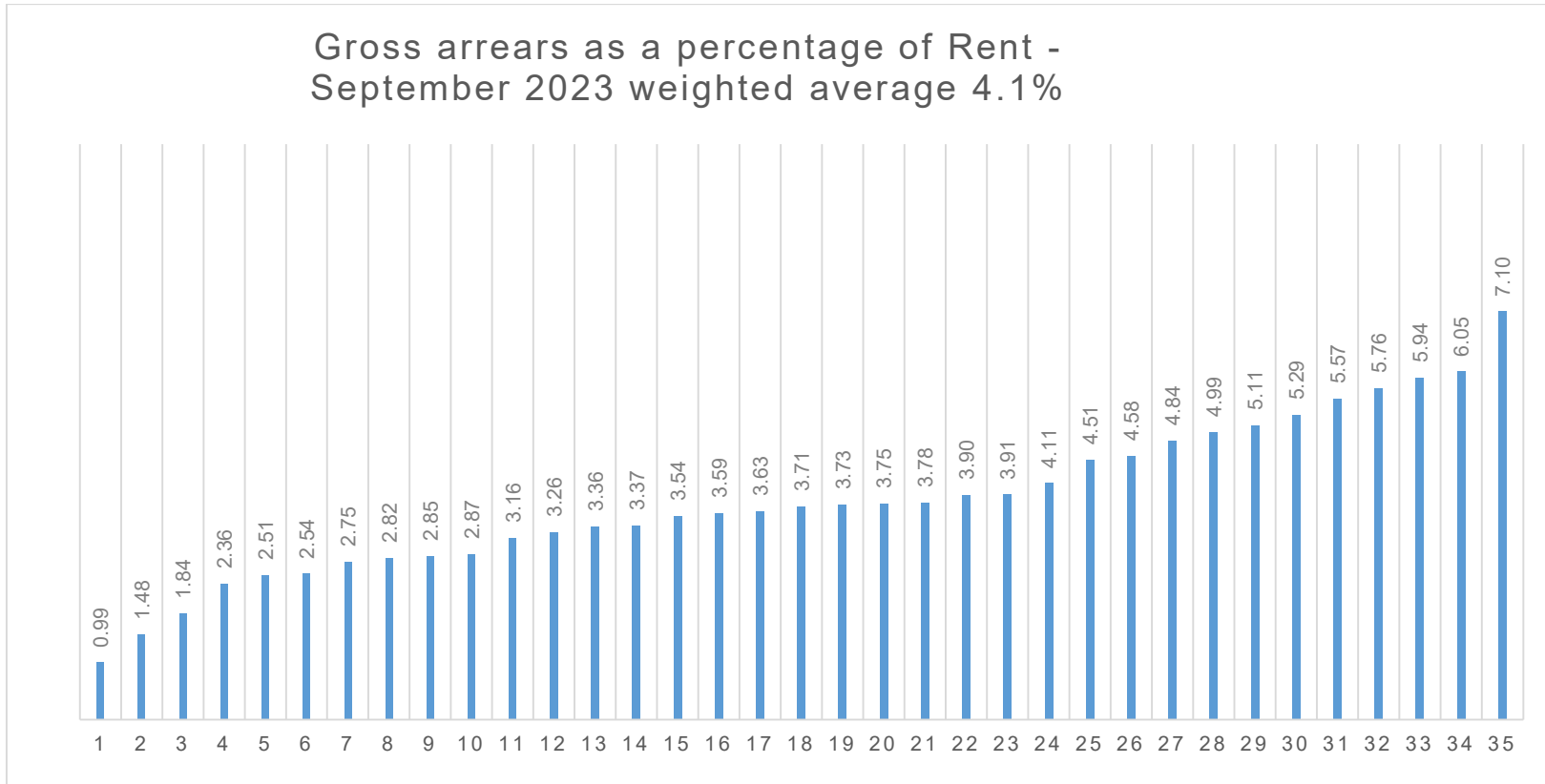
Void Properties



RSL void properties as at September 2023- data set 32.
Three small RSLs have been removed from the graphical analysis.

Arrears, Notices of Seeking Possession (NOSP) and Evictions

Arrears



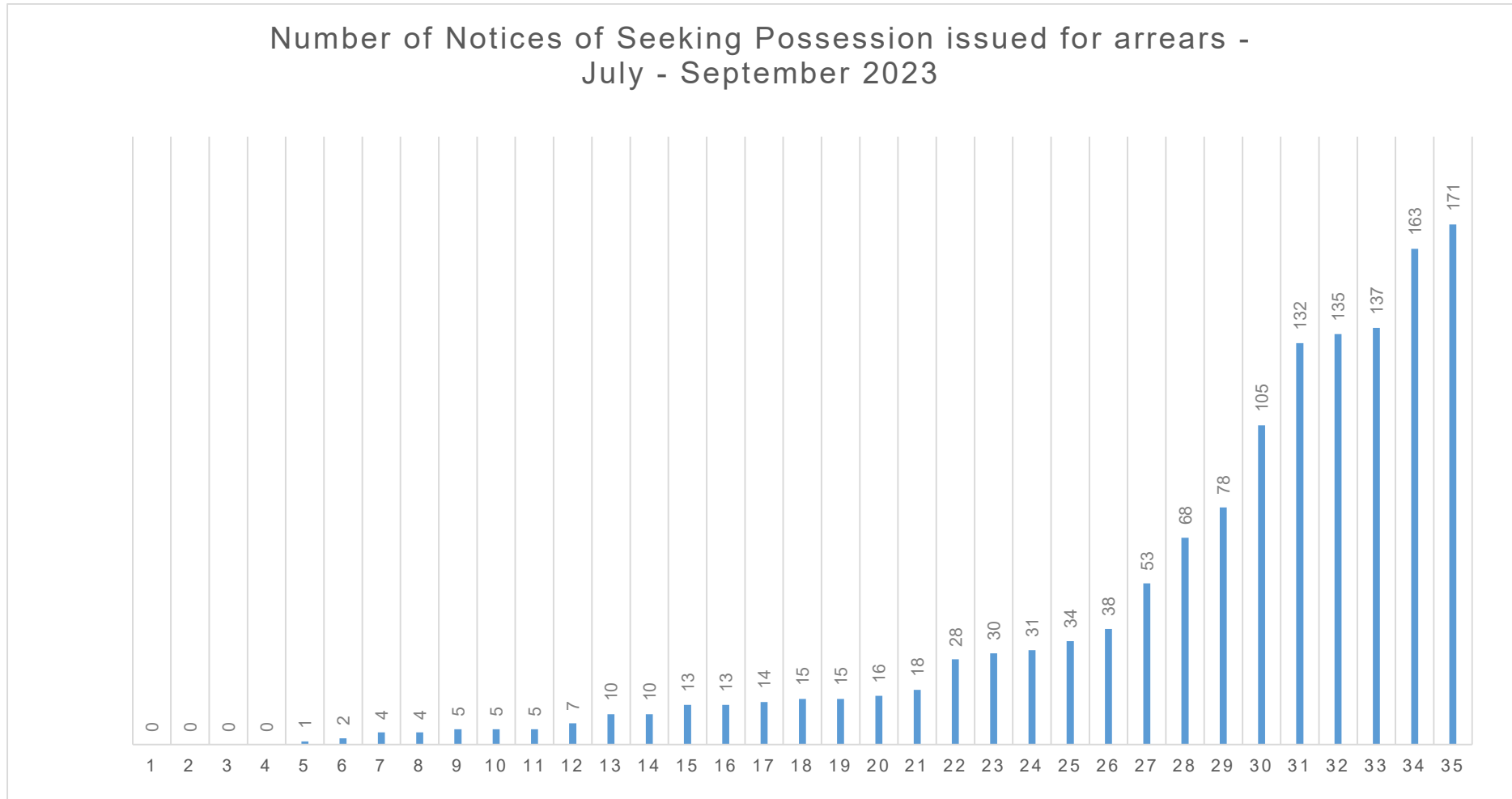
Rent arrears at the end of September 2023 - data set 35
Some RSLs are specialist providers with limited rental income due directly from tenants

The percentage of tenancies in arrears banded by weeks of rental income has increased apart from those with 52+ weeks of arrears:

Number of weeks in arrears	Percentage of tenants	
	Sept	Jun
8-12	3.87%	3.69%
13-26	2.69%	2.64%
27-52	0.78%	0.65%
52 or more	0.14%	0.14%

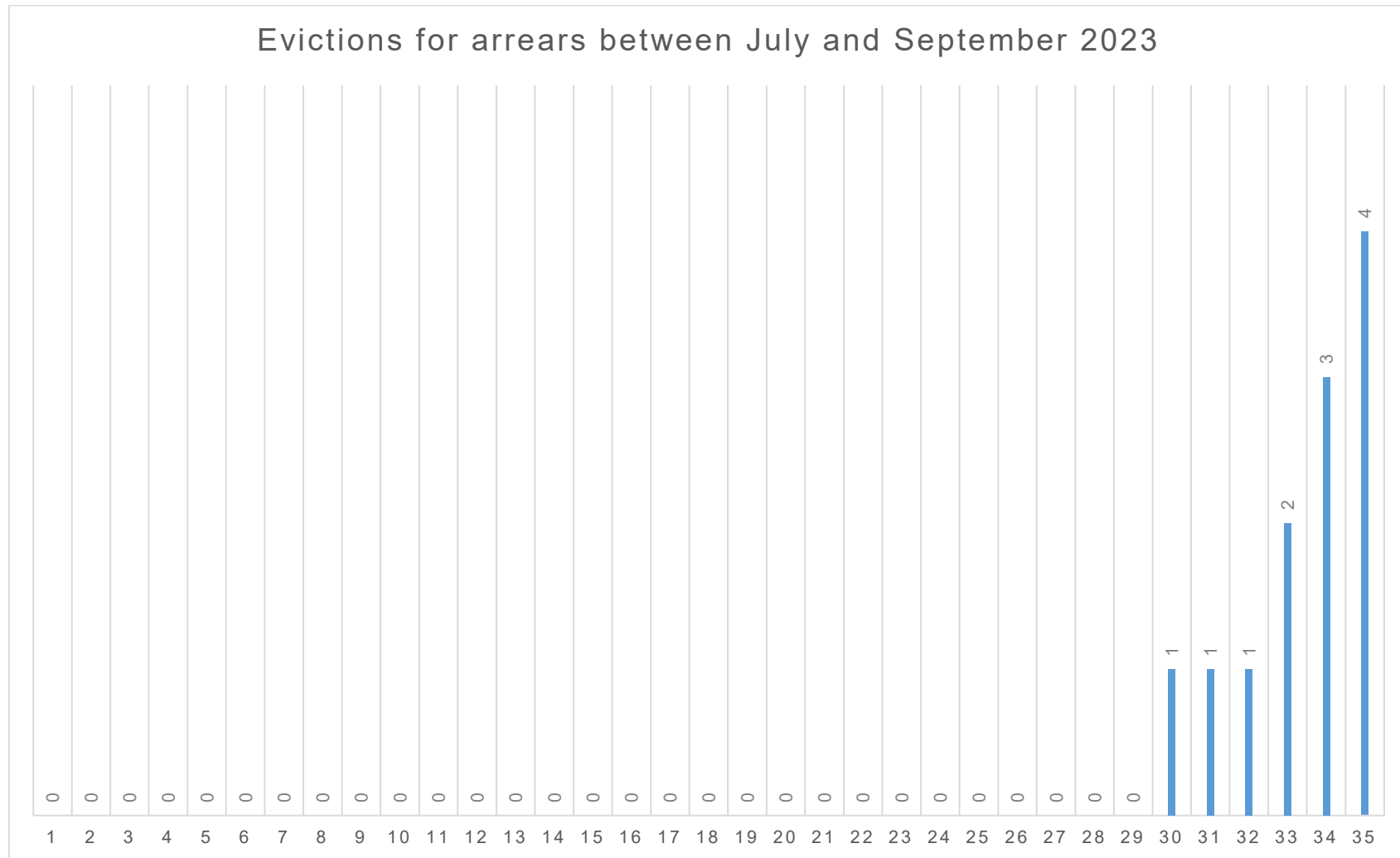
A total of 54,110 tenants (36.1%) are known to be in receipt of Universal Credit, up from 32.8%% in June. A total of 29,265 APAs were received in September (19.5% of tenancies).

Notices of Seeking Possession (NOSP)



Notices of Seeking Possession issued for rent arrears between July and September 2023 - data set 35

Evictions for arrears



Evictions made for rent arrears between July and September 2023 - data set

Financial Resilience

Availability of funding

Of those RSLs requiring new funding to complete development programmes, all have at least 1 year's funding in place. Five of these have between 12 and 18 months' funding in place and the remainder have more than 18 months' funding.

Covenant Compliance

No RSL is forecasting non-compliance with covenants in either 2023/24 or 2024/25. One RSL is reporting headroom of less than 10% on its interest covenant in the current financial year. We are monitoring the situation closely.