

## Housing Information Group: minutes of meeting

Tuesday 24 September 2024 – 10:00-12:00

Attendees			
Alexis	Pala	AP	WCPP
Scott	Armstrong	SA	Welsh Government
Eleanor	Bateman	EB	National Residential Landlords Association
David	Basch	DB	Welsh Government
Bethan	Proctor	BP	Community Housing Cymru
Jennie	Bibbings	JB	Welsh Parliament
Carolyn	Johnstone	CJH	Salvation Army
Cerys	Clark	CC	CIH Cymru
Stephen	Chamberlain	SC	Welsh Government
David	Rowlands	DR	Tai Pawb
Debbie	Thomas	DT	Crisis
Karen	Deehan	KD	Welsh Government
Paul	Dingle	PD	Welsh Government
Meghan	Duffin	MD	Welsh Government
Elliw	Llyr	EL	Cyngor Ynys Môn
Fabian	Jones	FJ	Ceredigion County Council
Jill	Fairweather	JF	Welsh Government
Sheilla	Ferraz-Luz	SFL	Welsh Government
Holly	Flynn	HF	Welsh Government
Philippa	Haughton	PH	Office for National Statistics
Joseph	Huard-Cox	JHC	Welsh Government
Steven	Hopkins	SH	Welsh Government
Jim	McKirdle	JM	Welsh Local Government Association
Carly	Jones	CJ	Welsh Government
Luned	Jones	LJ	Welsh Government
Judith	Jenkins	JJ	Conwy Council
Lowri	Wyn Morton	LWM	Cyngor Gwynedd
Nia	Wyn Vaughan	NWV	Cyngor Gwynedd
Luke	Hughes	LH	Cyngor Gwynedd
Huw	Maguire	HM	Welsh Government
Jenny	Murphy	JM	Newport City Homes
Bethan	Proctor	BP	Community Housing Cymru
Mark	Edwards	ME	Neath Port Talbot Council
Mark	Harris	MH	Home Builders Federation Ltd
Jasmine	Harris	JH	Crisis

Becca	McEwan	BME	Welsh Government
Paul	Sargent	PS	Homelessness Impact Org
Robert	Smith	RS	Cardiff University
Emily	Rowlands	ER	Welsh Government
Sam	Sullivan	SS	Data Cymru
Sam	Voyce	SV	Welsh Government
Gunan	Singh	GS	Welsh Government
Steffan	Smith	SS	Welsh Government
Joanna	Valentine	JV	Welsh Government
Tony	Wilkins	TW	Office for National Statistics
<b>Speakers</b>			
Holly	Flynn	HF	Welsh Government
Scott	Armstrong	SA	Welsh Government
Joseph	Huard-Cox	JHC	Welsh Government
Luned	Jones	LJ	Welsh Government
Carly	Jones	CJ	Welsh Government
Nia	Jones	NJ	Welsh Government
<b>Note takers</b>			
Sam	Voyce	SV	Welsh Government
Gunan	Singh	GS	Welsh Government
<b>Apologies</b>			
Angie	Bowen	Carmarthenshire County Council	
Dan	Bristow	Public Policy Institute for Wales	
Rachel	Dolman	Welsh Government	
Sion	Elwyn Hughes	Gwynedd Council	
Catherine	Evans	Office for National Statistics	
Tim	Evans	Welsh Government	
Stuart	Fitzgerald	Welsh Government	
Sarah	James	CLA	
Sarah	Rhodes	Welsh Government	
Liam	Richards	Rhondda Cynon Taf County Borough Council	
Nia	Roblin	United Welsh Housing Association	
Simon	White	Welsh Government	
Emma	Williams	Welsh Government	
Louise	Woodfine	NHS Wales	

Chair: Joanna Valentine

1	Welcome and Introduction	Joanna Valentine, Welsh Government
<p>JV welcomed everyone and introduced the agenda.  We did not reach the quota for simultaneous translation so the meeting will be held in English.  Presentations will be circulated / published following the meeting (provided the presenters have consented).</p>		

	<p>JV requested any housing analytical work undertaken by organisations to be shared with HIG members via the Chat function during the meeting. The aim of this is to increase awareness of each other’s work – identify potential areas of overlap, opportunities for joint working, and sharing of information. These will be collated and circulated with the minutes.</p>	
2	Using administrative data to address evidence gaps	Holly Flynn, Scott Armstrong and Joseph Huard-Cox, Welsh Government
	<p>HF and SA from the Housing Conditions Evidence Team presented on recent examples of using administrative data to improve our understanding of Welsh housing stock. The long-term aim of this work is to reduce reliance on local authority aggregate collections and surveys. They specifically discussed two areas where they’ve used admin data to address evidence gaps.</p> <p><b>Second homes:</b></p> <p>HF provided some overview statistics from <a href="#">Council tax chargeable second homes in Gwynedd and Dwyfor: 13 April 2023 to 13 April 2024   GOV.WALES</a> which was published on 24 September.</p> <p>HF explained that the aim of the work was to use data at a more granular level, to see how numbers of second homes vary within a local authority, and to better understand the movement of homes into and out of the second home classification. Access to this type of information is particularly important for Gwynedd and the Dwyfor area of Gwynedd where the Second homes and affordability pilot is taking place.</p> <p>To address this evidence gap, property level council tax data extracted from local authority administrative systems used to process council tax payments was analysed.</p> <p>The data showed significant variation in second home numbers across different areas, with the highest concentrations in coastal regions. The analysis also showed that some second homes transitioned to primary residences and vice versa over the year.</p> <p><b>Energy efficiency of homes:</b></p> <p>HF presented on the use of administrative data to address gaps in understanding the energy efficiency of homes in Wales, which is crucial for decarbonisation and meeting net zero targets. To address this, the dashboard <a href="#">Energy Performance Certificates (EPCs) for homes in Wales: interactive dashboard   GOV.WALES</a> was published last year to make energy efficiency data more accessible. This dashboard has been well-received, and an update is planned for later this year. Updates will include measures of environmental impact ratings and detailed visualizations of how homes are distributed within each energy efficiency band.</p>	

	<p>SA discussed the importance of assessing the quality and coverage of EPC data, comparing it with the Welsh Housing Condition Survey from April 2017 to March 2018. The survey involved visiting around 2,000 properties in Wales, allowing for comparisons of EPC records with actual survey data.</p> <p>JHC from the data science unit explained their efforts to address the lack of EPC coverage across all homes in Wales by creating a proxy dataset. This work builds on a similar project by ONS in 2019. The goal is to predict EPC ratings for all houses in Wales using proxy data as a substitute for EPC inspection data.</p> <p>Currently, they have validated the ONS work, developed a pipeline for generating the proxy dataset, and built a regression model. The next steps involve testing the model on the proxy dataset and expanding the range of data sources to improve model performance.</p> <p><b>Discussion:</b></p> <p>JB asked about the feasibility of using private sector administrative data, such as that from Paragon Bank, to understand housing conditions. HF responded that they are interested in exploring all types of administrative data, even if it is specific to certain types of homes. Having more data on socially and privately rented homes could allow them to focus research resources on less understood areas, like owner-occupied homes, older housing stock, and rural areas.</p> <p>LJ expressed interest in the Paragon Bank data mentioned earlier, noting the need to evaluate its coverage, quality, and potential for matching with other data sources, as well as the cost implications.</p> <p>DR inquired about the possibility of identifying adapted or accessible homes that have been sold or returned from second homes, to aid in planning for future housing needs.</p> <p>HF responded that they currently lack property-level information on housing adaptations, which would be valuable. However, they could potentially link this data with Land Registry price pay data to track changes in home use following sales.</p>	
3	Workshop on future evidence needs	Luned Jones and Carly Jones, Welsh Government
	<p>LJ provided an overview of the work done by the Knowledge and Analytical Services (KAS) within WG and their future plans to develop a single evidence plan and survey for housing. LJ explained that although the focus is to reduce reliance on surveys and maximize the use of administrative data, there are challenges with data availability and quality, particularly in the owner-occupied sector.</p> <p>The previous minister approved an "admin data first" approach supplemented by a periodic housing survey. A more detailed scoping of the housing survey is underway, with stakeholder engagement to understand evidence needs.</p> <p>CJ led a session to understand participants' evidence needs, whether that's from WG or more broadly about requirements in the housing sector. Mural was used to gather information on evidence needs from all members. The five areas covered were 'Preventing homelessness,' 'More homes,' 'Climate</p>	<p>HIG members to send any further feedback on evidence need to <a href="mailto:KASevents@gov.wales">KASevents@gov.wales</a>.</p>

	<p>and standards,' 'Better places' and 'Other.' WG received feedback from the following members:</p> <ul style="list-style-type: none"> <li>• Chartered Institute of Housing Cymru</li> <li>• Tai Pawb</li> <li>• Centre for Homelessness Impact</li> <li>• Senedd Research</li> <li>• Tenant Services Authority</li> <li>• Citizen's Advice</li> <li>• Home Builders Federation</li> <li>• Community Housing Cymru</li> <li>• Wales Centre for Public Policy</li> <li>• Cyngor Gwynedd</li> <li>• Conwy County Borough Council</li> <li>• Ceredigion County Council</li> <li>• Crisis</li> </ul> <p>CJ reviewed the comments and allowed members to provide data sources that may have been unknown to some participants. A number of comments will be followed up after the meeting. CG advised members that WG would welcome additional comments by email.</p>	
4	Plans for the Housing domain of the next Welsh Index of Multiple Deprivation	Nia Jones, Welsh Government
	<p>NJ presented on the Welsh Index of Multiple Deprivation (WIMD), which measures relative multiple deprivation in Wales to identify the most deprived small areas for policy and funding purposes. The index includes eight domains, with housing being one of them. The latest index was produced in 2019, and an update is planned for late 2025 or early 2026.</p> <p>NJ discussed the project's timeline, governance, and the criteria for selecting indicators, emphasizing the need for robust, small-area data that covers the whole of Wales and affects a significant proportion of people. In 2019, the housing domain included two indicators: the percentage of people living in overcrowded households (based on 2011 census data) and a new modelled indicator on poor quality housing, which assessed the likelihood of housing being in disrepair or containing serious hazards.</p> <p>For 2025, three proposals are being considered:</p> <ol style="list-style-type: none"> <li>1. Updating the overcrowding data using the latest census.</li> <li>2. Developing a measure of energy inefficiency using data from EPCs, in collaboration with England.</li> <li>3. Exploring a measure of housing affordability, which would consider both owner occupation and private renting, using a sophisticated method that accounts for household income and bedroom requirements.</li> </ol> <p>NJ highlighted the challenges in determining appropriate geographies for these measures and invited feedback on the potential for the new indicators and the use of the 2019 modelled data.</p>	

NJ also outlined other key developments for the 2025 update, including collaboration with teams in England and Scotland for consistent data, and exploring new areas such as access to childcare services, childhood vaccination uptake, and noise and heat hazards. The upcoming user survey and the need to update the WIMD mapping website, which is based on outdated technology were also highlighted.

[WIMD Indicator data from 2019 \(gov.wales\)](#) published on 19 December 2019. This page contains the underlying WIMD indicator data.

Two Welsh index of Multiple Deprivation (WIMD) on poor housing quality links:

- Data at LSOA level (higher level also available) [Indicator Data by Lower Layer Super Output Areas - Housing Domain \(gov.wales\)](#)
- Description of what these measure in the Technical report chapter and annex on housing [Welsh Index of Multiple Deprivation 2019 \(WIMD 2019\): technical report \(gov.wales\)](#)

**Discussion:**

TW commented on energy performance certificates, noting that social housing generally has higher ratings, while older and larger houses have lower ratings. TW asked how these ratings would fit into the measures being discussed.

NJ responded that housing being difficult and expensive to heat aligns with the concept of measuring physical and living conditions, independent of whether the household can afford to heat the home. This measure aims to robustly capture the condition of the house.

CC inquired if the previous measure of housing quality and hazards, particularly in private housing, would still be included.

NJ responded that the housing quality model from 2019 may not be updated due to the lack of a new Housing Condition Survey, but it could be reused if there's strong demand, as indicated in the user survey. Currently, the focus is on energy efficiency and affordability.

5 AOB

LJ informed members that the WG will publish the annual Well-being of Wales report on Thursday 26 September. This report includes updates on progress toward well-being goals, with housing-related national indicators.

LJ also informed members that the UK Statistics Authority has launched its advisory Statistics Assembly. The Assembly is a unique opportunity for users and producers of statistics to come together to discuss the priorities, user needs and gaps for the country's statistics. The UK Statistics Assembly will meet for the first time on Wednesday 22 January 2025 in London, and you can register for the event through the following link: [UK Statistics Assembly Tickets, Wed, Jan 22, 2025 at 9:30 AM | Eventbrite](#).

If you have any questions about the Assembly or the event, get in touch at [assembly@statistics.gov.uk](mailto:assembly@statistics.gov.uk).

The call for contributions is open until midnight on Sunday 3 November 2024 and can be found through the following link: <a href="#">UK Statistics Assembly: Call for contributions - Office for National Statistics - Citizen Space.</a>		
6	Close	
JV thanked all presenters and attendees.  The next HIG meeting/seminar is planned for the morning of 23 January 2025.  Any ideas for the agenda, or if you'd like to present, please email <a href="mailto:KASevents@gov.wales">KASevents@gov.wales</a> .		

<b>Housing Information Group</b> 24 September 2024 Summary of Action Points		
	HIG members to send any further feedback on evidence need to <a href="mailto:KASevents@gov.wales">KASevents@gov.wales</a> .	HIG members

## Annex: Analytical work shared by HIG members on meeting Chat

Mark Harris (Home Builders Federation Ltd)

[Securing Futures: The Success and Impact of Help to Buy Wales \(hbf.co.uk\)](#)

published 5 September 2024. The 'Securing Futures' report outlines the success and impact of the Welsh Government's Help to Buy Wales equity loan scheme, ten years on from the opening of the scheme.

[A crisis in Welsh housing delivery \(lichfields.uk\)](#) published 8 August 2024. Provides a recent summary of where we are in Wales with regard to delivery of new homes across all tenures

Paul Sargent (Homelessness Impact Org)

[Temporary Accommodation in England: is it Value for Money?](#)

[\(homelessnessimpact.org\)](#) published 19 September 2024. This landmark report provides a critical analysis of the current state of temporary accommodation and offers insights into how we can better achieve value for money in our efforts to end homelessness for good. This report cover England but is relevant to all of the UK.

[Evidence and Gap Maps Effectiveness: 6th Edition \(homelessnessimpact.org\)](#)

published 28 August 2024. This report walks the reader through the sixth year of our

groundbreaking tool that evaluates homelessness interventions from around the world to highlight where evidence does or doesn't exist, what works, and why.

Mark Harris (Home Builders Federation Ltd)

[New builds in Wales to save homeowners over £3k on annual energy costs \(hbf.co.uk\)](#) published 20 February 2023. Evidence around energy efficiency of new home saving money compared to existing stock.

Jill Fairweather (Welsh Government)

[Resilience of buildings to challenges associated with climate change: report | GOV.WALES](#) published February 2022. The modelling in this research will help to address the question about indoor relative humidity and indoor environmental quality.

Tony Wilkins (ONS)

The Office for National Statistics produce a range of analysis covering Wales and the wider UK, including [Housing Affordability](#), [Short Term Lets](#) and [Energy Efficiency of Housing](#).