

Registered Social Landlord Quarterly Regulation Survey

October - December 2024 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 October – 31st December 2024 (Q3) 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 34 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 Q2 2024 by using the figures provided.

Please contact housingregulation@gov.wales for any queries.

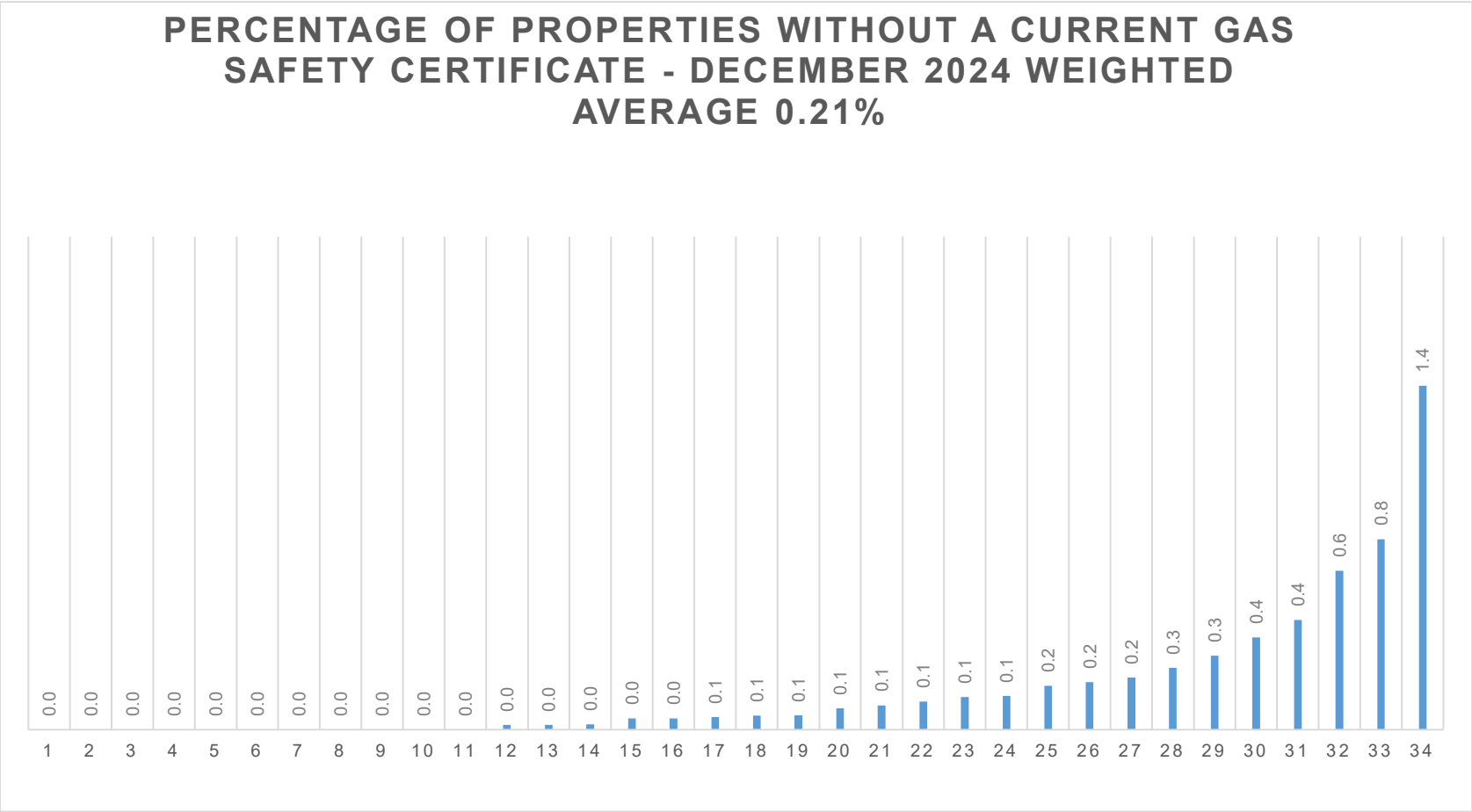
Ian Walters
Head of Regulation

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.

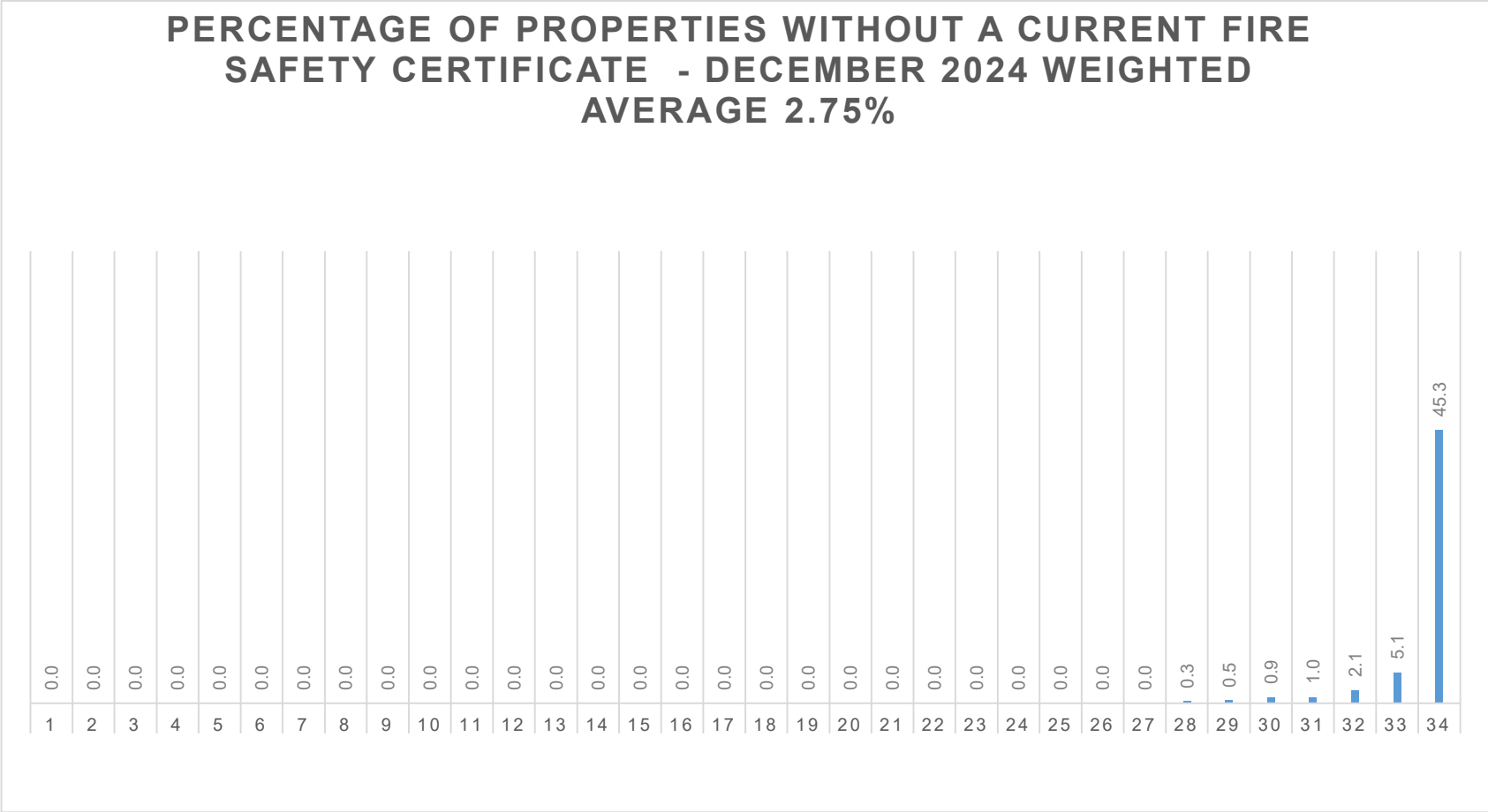
A safety check/inspection/survey may identify and recommend works or further investigations which should be carried out within a timescale set by each individual RSL unless there is a statutory or other applicable timescale. We have asked RSLs to advise us of the number of properties with outstanding recommendations/improvements that have not been completed within the agreed timescale and remain outstanding as at the end of December 2024. RSLs must however ensure any outstanding works do not pose a risk to tenant safety in any circumstances.

Gas Safety



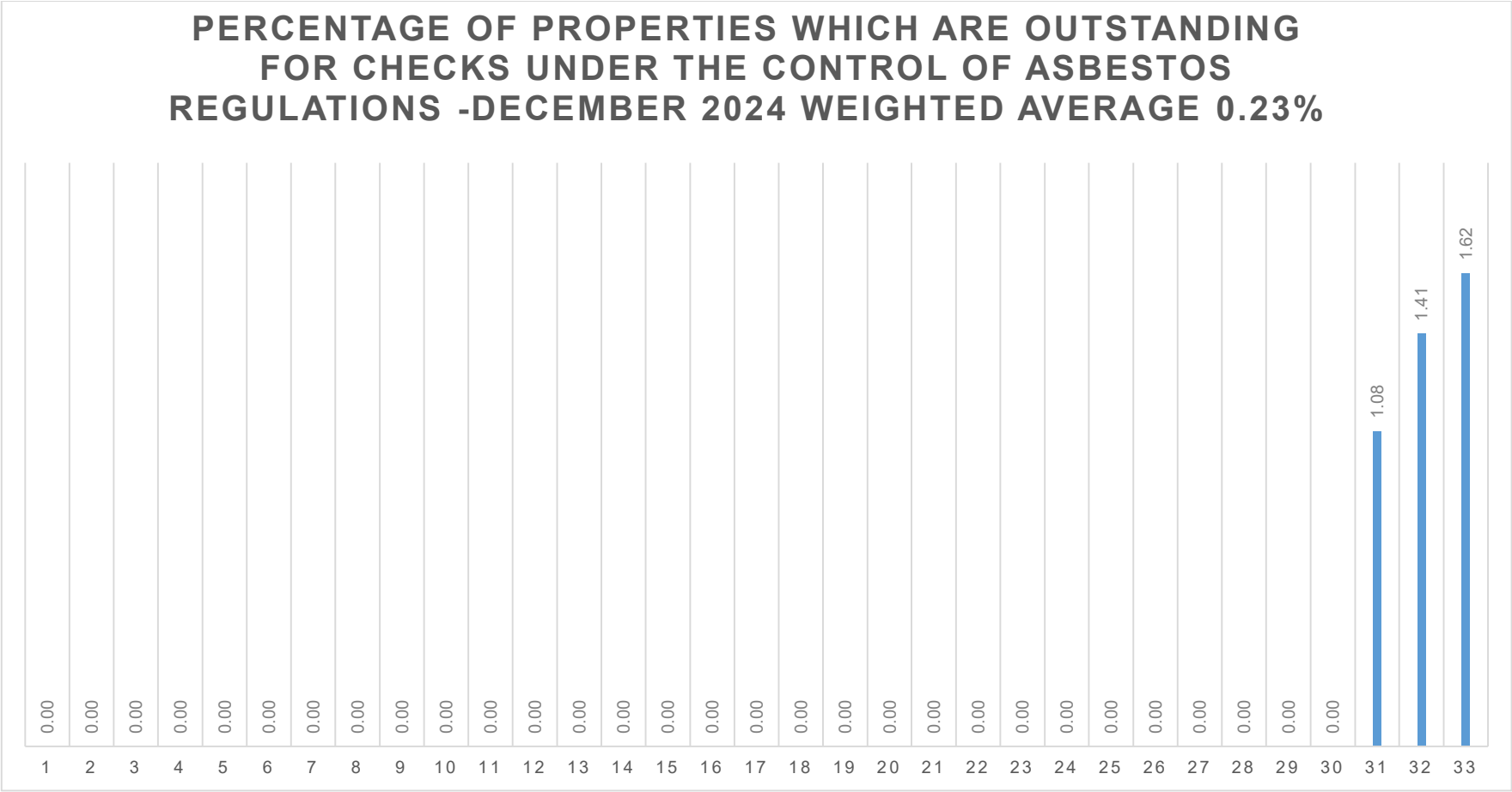
Gas safety compliance of individual RSLs as at December 2024- data set 34.

Fire Risk Assessments



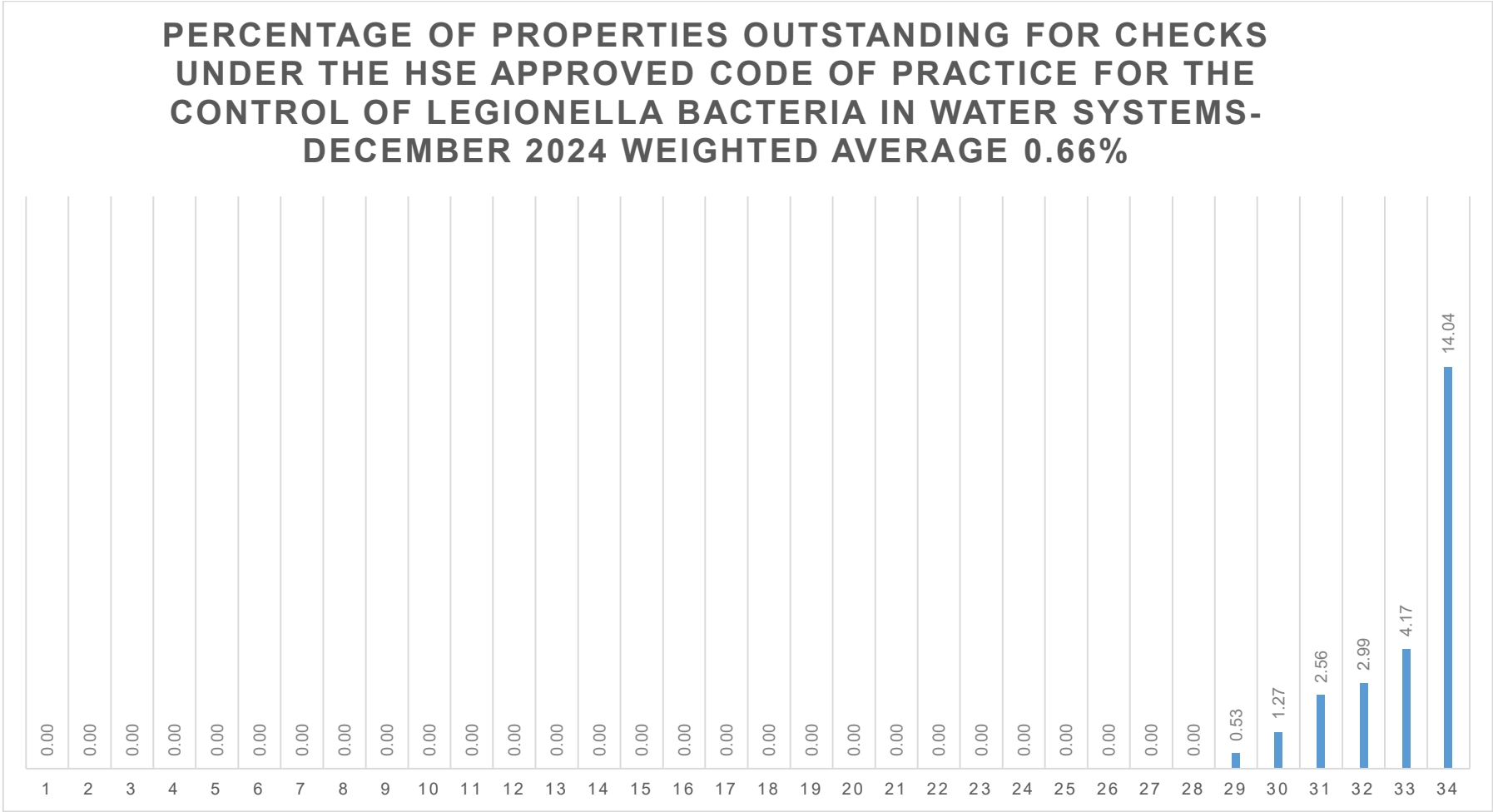
Fire safety compliance of individual RSLs as at December 2024 - data set 34

Asbestos Surveys



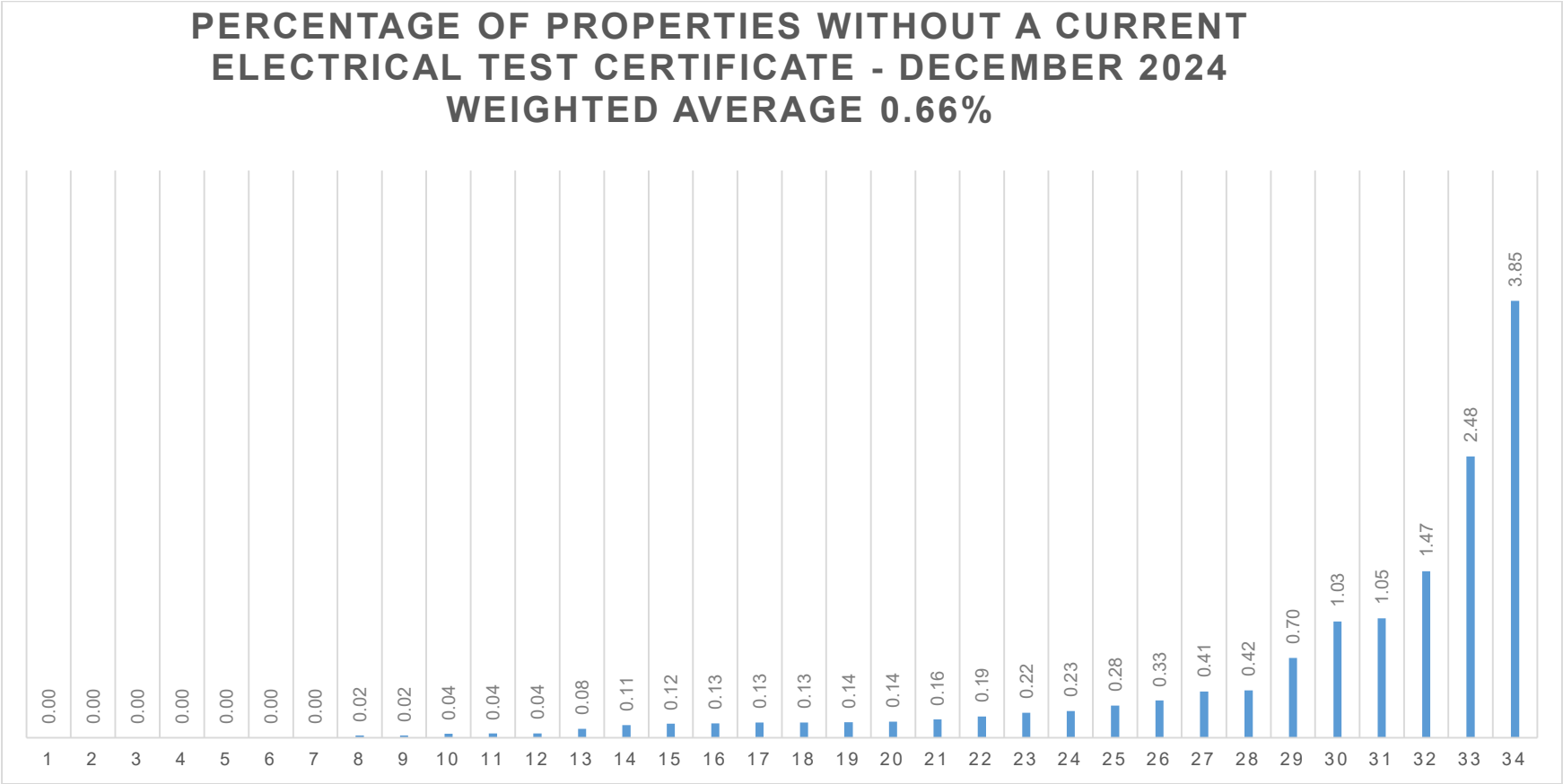
Control of Asbestos Regulations compliance of individual RSLs as at December 2024- data set 33

Water Hygiene



Code of practice for the control of legionella bacteria compliance of individual RSLs as at December 2024 - data set 34

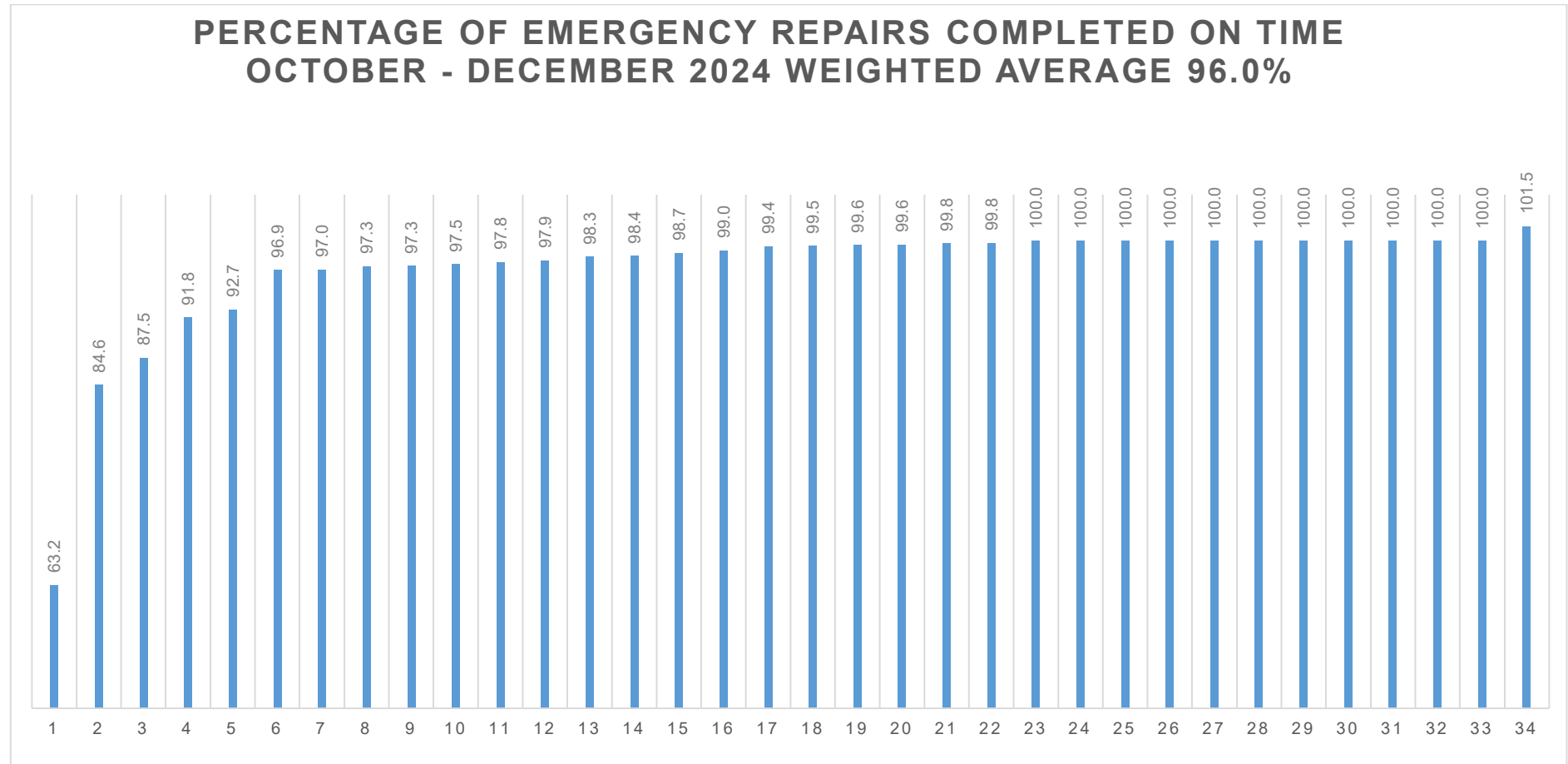
Electrical Safety Checks



Electrical safety checks as at December 2024 - data set 34.

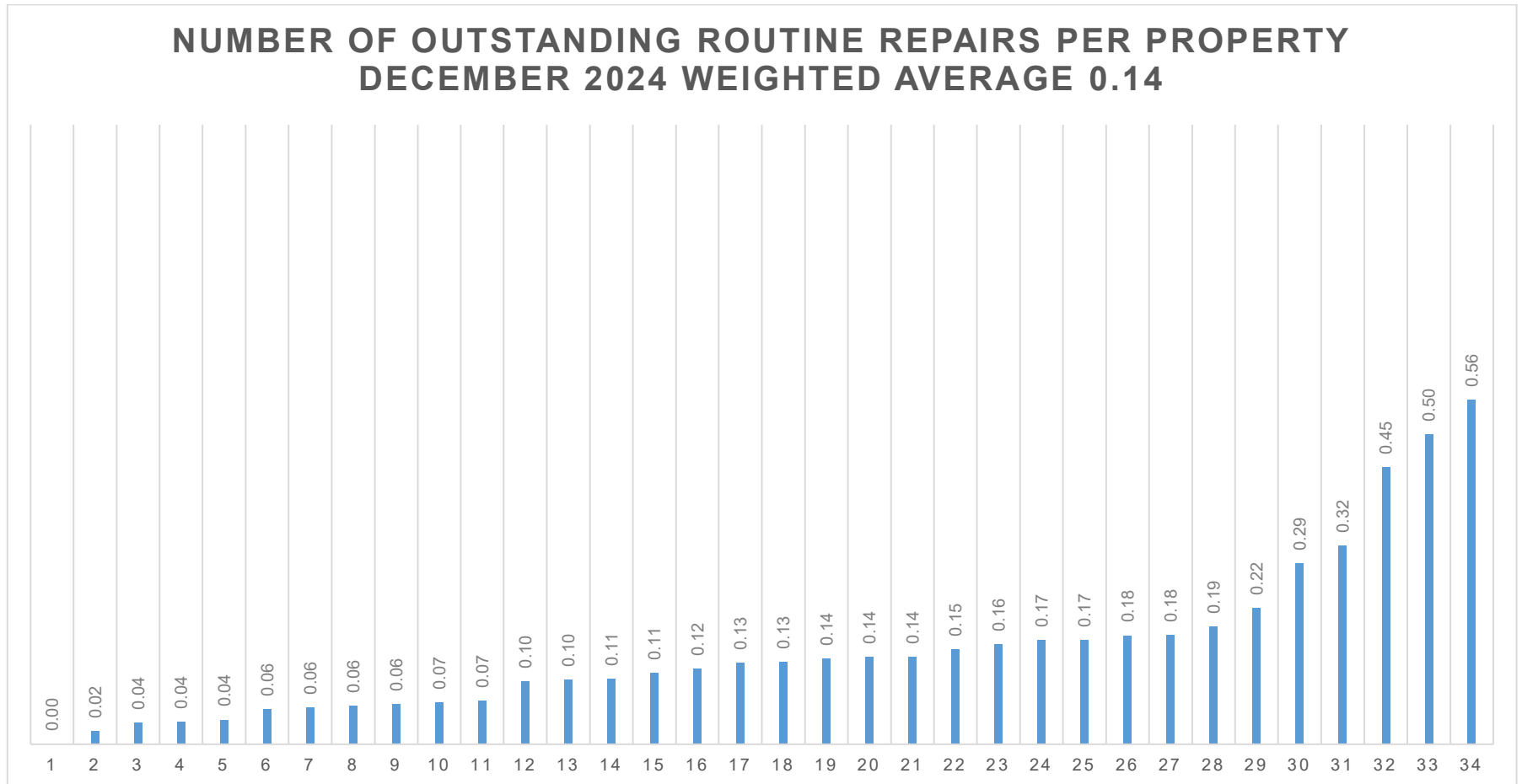
Repairs and Maintenance

Emergency Repairs



RSL emergency repairs completed to target during July – December 2024 - data set 34

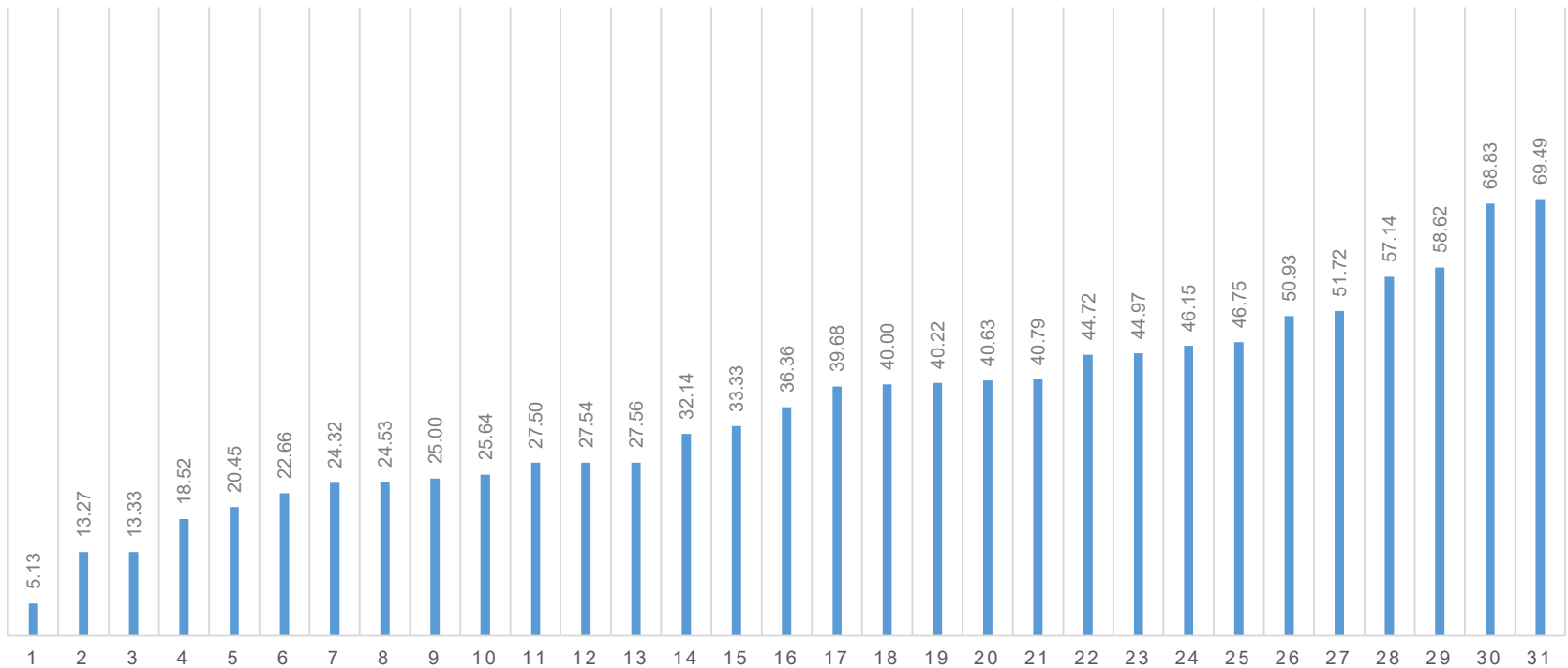
Routine Repairs outstanding per property



RSL Routine repairs outstanding at December 2024 - data set 34. Some properties will be waiting for more than one repair to be completed.

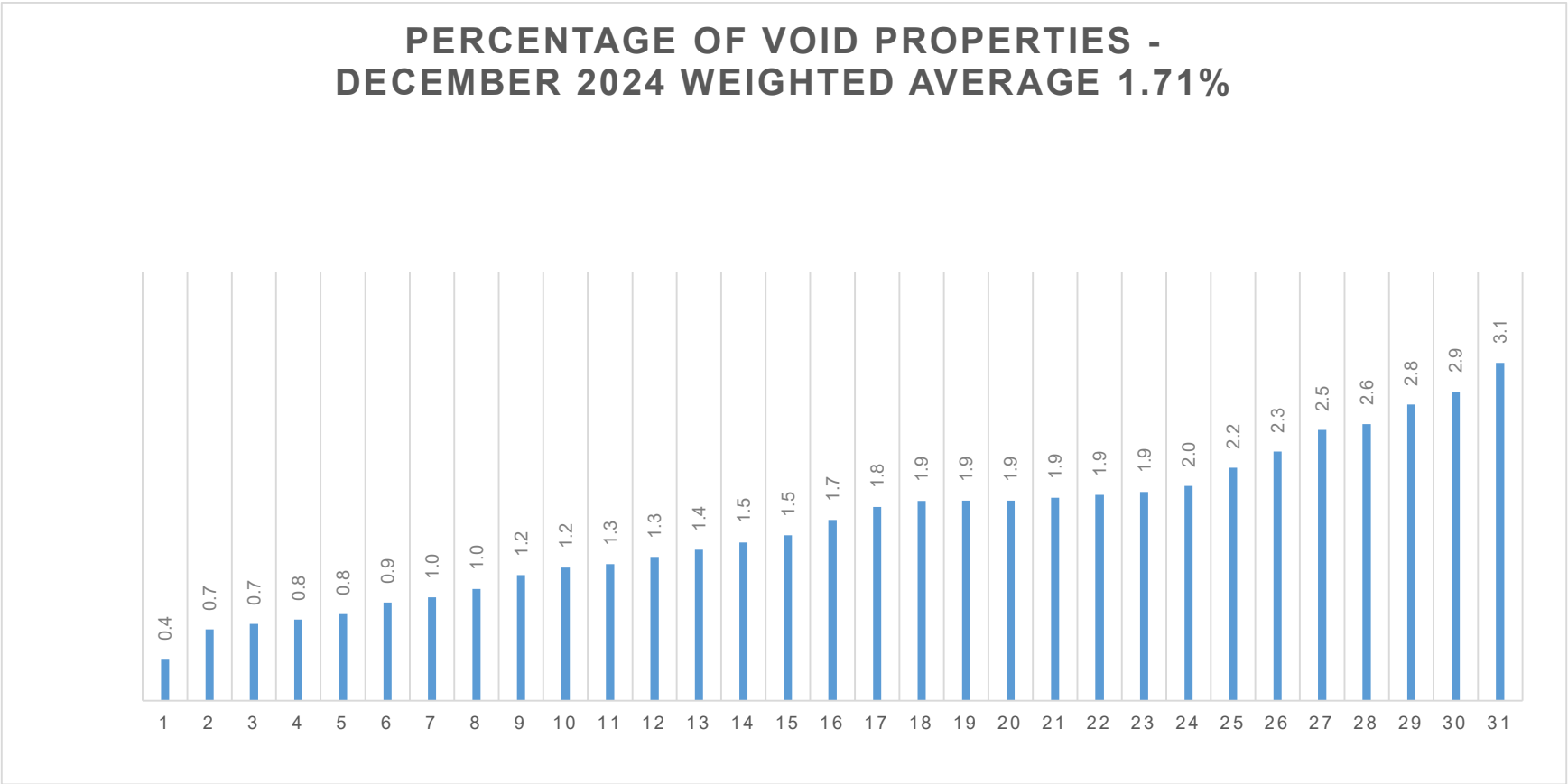
Lettings

PERCENTAGE OF LETTINGS MADE TO ALLEVIATE HOMELESSNESS - OCTOBER - DECEMBER 2024 WEIGHTED AVERAGE 37.6%



RSL percentage of lettings to alleviate homelessness during October – December 2024 - data set 31.
Three small RSLs have been removed from the graphical analysis.

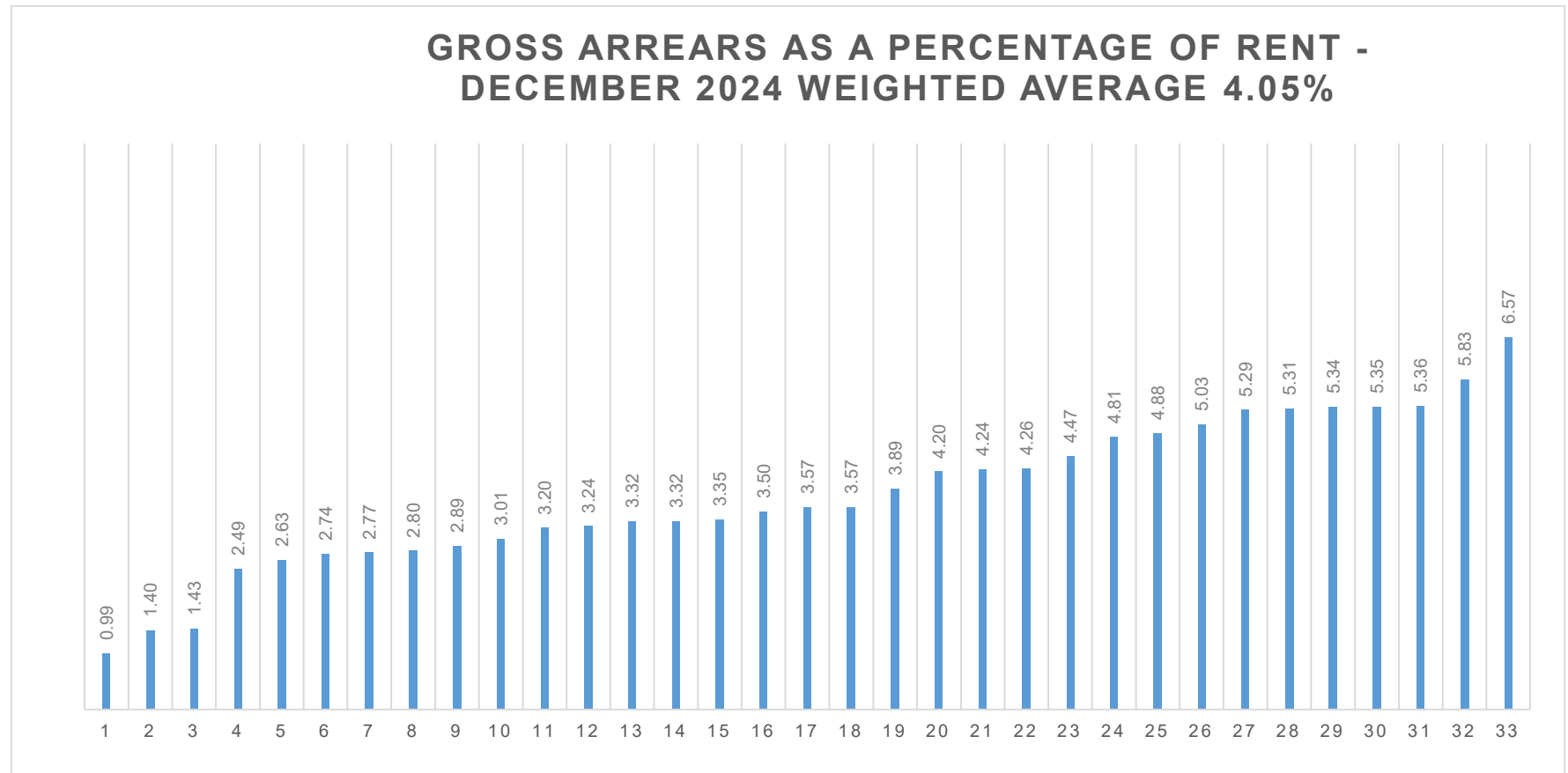
Void Properties



RSL void properties as at December 2024 - data set 31.
Three small RSLs have been removed from the graphical analysis.

Arrears, Notices of Seeking Possession (NOSP) and Evictions

Arrears



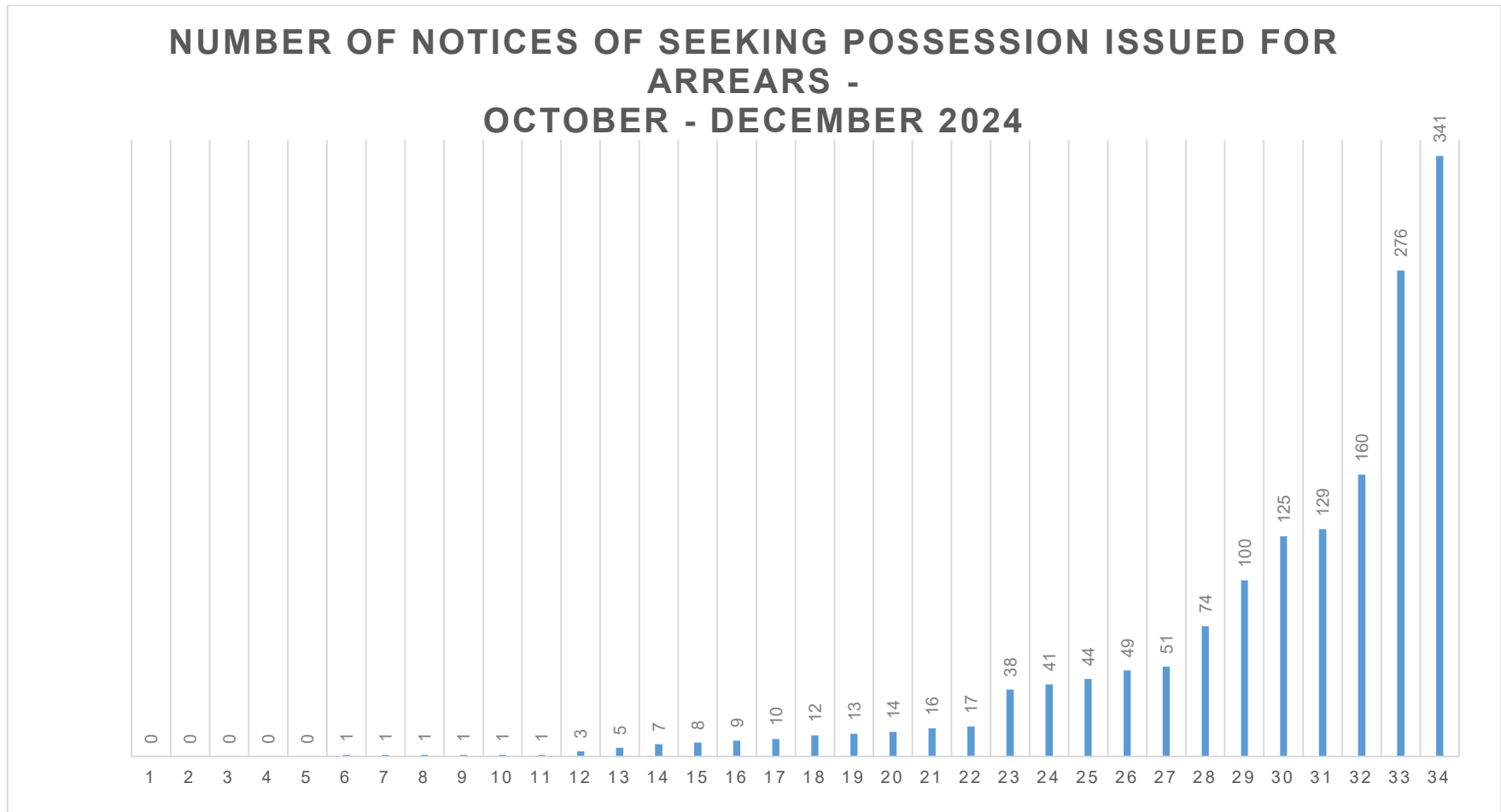
Rent arrears at the end of September 2024 - data set 33
Some RSLs are specialist providers with limited rental income due directly from tenants

The percentage of tenancies in arrears banded by weeks of rental income has increased for those with 8-12 weeks of arrears:

Number of weeks in arrears	Percentage of tenants	
	Dec 24	Sept 24
8-12	4.31%	3.52%
13-26	2.56%	2.57%
27-52	0.71%	0.67%
52 or more	0.12%	0.11%

A total of 67,357 tenants (43.4%) are known to be in receipt of Universal Credit, up from 40.3% in September. A total of 39,538 APAs were received (25.5% of tenancies).

Notices of Seeking Possession (NOSP)



Notices of Seeking Possession issued for rent arrears between October and December 2024 - data set 34

Evictions for arrears

There was a total of nine evictions for arrears during the quarter October – December 2024 by nine RSLs.

Financial Resilience

Availability of funding

Of those RSLs requiring new funding to complete development programmes, one has less than 12 months funding, eight have between 12 and 18 months' funding and the rest have more than 18 months' funding. The RSL reporting less than 12 months' funding advises that additional funding has now been agreed (since the quarter end) and we continue to monitor the position.

Covenant Compliance

No RSLs are forecasting non-compliance with covenants in 2024/25 or 2025/26 and none are reporting headroom of less than 10% on their interest covenant in 2024/25.