

# Standards for Homes Delivered under the Transitional Accommodation Capital Programme (TACP)

## TACP Objectives

The programme seeks to create accommodation capacity in response to both pressures related to significant numbers of people experiencing homelessness, living in temporary accommodation in Wales and the need to rapidly increase the supply of suitable and good quality transitional accommodation.

The Welsh Government has a strong track record in the delivery of high-quality affordable homes, via local authority and Registered Social Landlord (RSL) partners, through the Social Housing Grant (SHG) programme. Homes delivered using SHG are usually new build and are required to meet our Welsh Government Design Quality requirements (WDQR2021) standards. This takes time, so to meet the urgent need to provide homes quickly in response to the crisis the TACP has been established.

To respond urgently, a pragmatic approach is required and the following hierarchical approach to standards will be adopted, with the development of a new minimum standard for TACP. This will allow a greater choice of accommodation options to be delivered, at pace, which may not always meet WDQR2021.

## Standards and Delivery

Accommodation delivered through TACP should adopt the following hierarchical approach to standards, recognising it will not always be possible to achieve the standard in full.

- WDQR2021 in full or with agreed departures.
- Welsh Housing Quality Standard (WHQS) in full or with agreed departures/ agreed timescales for meeting standard.

The preference is for homes that are self-contained so that people have exclusive use of their bedroom, bath/shower/toilet and kitchen and living areas.

It is acknowledged however that to quickly respond, homes may not initially deliver self-contained accommodation, and standards may be lower than current social housing standards (WDQR2021/WHQS).

In these cases, Social Landlords must demonstrate that the accommodation proposed meets the **Minimum Standard** set out below and how it can be remodelled to meet as a minimum WHQS within 10 years and where possible WDQR2021.

Properties which are unable to meet WHQS can be purchased and used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market.

Consideration should be given to adopting Modern Methods of Construction (MMC) (when practicable and cost effective to do so) to reduce construction time. Where 'Full Volumetric' modular MMC solutions are being considered to deliver homes for Meanwhile Use they must be self-contained, capable of transferring from site to site, having bedroom space provided separately from other accommodation and meet the **Minimum Standard** set out below.

If the intention is to switch from Meanwhile Use to permanent use at a future date Social Landlords must demonstrate that the outcome proposal can be re modelled to meet WDQR2021.

Where Houses in Multiple Occupancy (HMOs) or Former nursing homes etc are acquired that cannot be converted to provide self-contained accommodation to meet WDQR / WHQS at point of purchase or within 10 years (agreed timescale as above) the **Minimum Standards for Shared Accommodation** set out below will apply.

Where existing RSL / LA properties are to be demolished and replaced with new homes they should always meet WDQR2021.

See Annex A which sets out how standards should be applied depending on tenure / delivery route and indicates the level of technical scrutiny to be undertaken by Welsh Government.

Where social landlords have concerns that their proposals may not meet the standard, they should contact Welsh Government to discuss.

## Scope

Funding will be available to support Social Landlords on a range of schemes which include:

### Preferred options (Self-contained)

- Demolition and newbuild of existing stock.
- Voids (bringing longer term voids back into use, including refurbish/minor remodelling and remodelling (including extensions or loft conversions)
- Using available sites awaiting re-development for long term use or meanwhile use.
- Converting existing (non-residential) buildings owned by Social Landlords.
- Property acquisitions (off the market including long term empty properties).
- Property acquisitions from Private Developers i.e., Off the shelf acquisitions).
- Property acquisitions from Private Rented Sector (including the purchase of tenanted properties).
- Purchasing of HMOs to convert into family accommodation or self-contained flats at point of purchase.
- Buying buildings to convert into housing.
- Buying former student, nursing accommodation or former care homes to convert into self-contained accommodation at point of purchase.

Other options (Shared Housing, for Short Term Use – (minimum of 5 years ownership – maximum of 10 Years ownership).

- Purchasing of HMOs for shared housing use which cannot be converted (at point of purchase or in the future) into family accommodation or self-contained flats and are retained as an HMO.
- Buying former student, nursing accommodation, former care homes, former hotels and bed and breakfast accommodation which cannot be converted (at point of purchase or in the future) into self-contained flats.

## Minimum Standards

All accommodation delivered through TACP must comply with the requirement under Renting Homes (Wales) Act 2016 for homes to be fit for human habitation (FFHH) - see [section 93 of the 2016 Act](#). This in addition to the requirement under section 92 to keep the dwelling in repair, which is similar to the current repairing obligation. For further information see the Welsh Government's "[Fitness of homes for human habitation: guidance for landlords](#)".

Generally, accommodation must be in a good state of repair, safe and secure, adequately heated, fuel efficient and well insulated, contain up to date kitchens and bathrooms, be well managed, located in attractive and safe environments and where possible, accessible for the specific needs of those living there.

Accommodation must have sufficient space for nominal occupancy and everyday living. Nominal occupancy is determined by bedroom and living space floor area. Space for everyday living is determined by the furniture requirements to suit nominal occupancy.

## Minimum Space Standards for Nominal Occupancy

Bedrooms used solely for sleeping:

Single ..... Minimum 6.5m<sup>2</sup>

Double..... Minimum 10.2m<sup>2</sup>

Living room ... Minimum 10m<sup>2</sup> (up to 3-person occupancy) see nominal occupancy table at Annex B for occupancies of more than 3-person. Single person accommodation to be considered on a case-by-case basis.

Dining space – 6m<sup>2</sup> (up to 3-person occupancy) see nominal occupancy table at Annex B for occupancies of more than 3-person.

For existing dwelling and off the shelf acquisitions only: consideration will be given to accepting a single bedroom area of between 4.7m<sup>2</sup> and 6.5m<sup>2</sup> on condition that the social landlord agrees that the reduced sized room will only be used for sleeping by a child under ten years of age at any time in the future. See [Existing Dwelling and Off the Shelf Guidance](#) for further detail.

Example of acceptable floor area for self-contained single storey accommodation:

1P1B home circa 32m<sup>2</sup>.  
2P1B home circa 36m<sup>2</sup>.  
3P2B home circa 42m<sup>2</sup>.

Note: Kitchens and bathrooms are unsuitable for sleeping accommodation.

Preferably people should have access to outdoor space directly accessible from their home or conveniently located shared amenity space. However, it is recognised that such spaces may not always be available. Wherever possible homes should be accessible and Lifetime Homes standards should be adopted where practicable and cost effective to do so.

## **Minimum Standards for Shared Accommodation**

**The use of shared accommodation (including HMOs) should only be considered for properties with up to 5 bedrooms and only where the person/group of people who are to move into them want to live in an HMO setting.**

These standards apply to Shared housing that cannot be converted to meet WDQR2021 / WHQS at point of purchase or within 10 years to provide self-contained accommodation.

Communal or shared spaces include kitchens/food preparation areas, lounge/recreational space, dining areas, bathing and toilet facilities, front entrance, and hallway spaces.

To create a 'family scale' ideally shared accommodation should be provided in clusters of up to a maximum of 5 bedrooms (single circa 8.5m<sup>2</sup> and or double circa 12.5m<sup>2</sup> with ensuite bath and or shower, toilet, and wash hand basin – circa 2.5m<sup>2</sup> inc.) plus shared kitchen, dining and living space.

Wherever possible, en-suite bathing and toilet facilities should be provided. Where it is not possible to provide ensuite facilities, bedrooms should still be provided in clusters of up to a maximum of five bedrooms (single and or double with floor areas as stated in Standards for Nominal Occupancy) plus shared kitchen, dining and living space but with minimum shared facilities, conveniently located, as follows:

5 persons and below – separate facility comprising a bath and or shower, toilet, and wash hand basin.

5 - 10 persons – 2 separate facilities.

Shared living, kitchen / dining space should meet the Standards for Nominal Occupancy (see above) but it is recognised this will not always be possible. For any shared accommodation proposal social landlords should contact the team at the e-mail address [TransitionalCapitalProgramme@gov.wales](mailto:TransitionalCapitalProgramme@gov.wales)

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## Transitional Accommodation Capital Programme (TACP)

### Application of Standards and WG Technical Scrutiny

Type	Standard	Technical Scrutiny
Demolition and Rebuild i.e. demolition of existing RSL/LA properties and replacing with newbuild option	WDQR2021.	Full technical scrutiny required i.e. Concept followed by Pre-Planning submission. For expediency, good quality Concept submissions will be issued with a Pre-Planning response.
Voids – refurbish/minor remodelling	WHQS as a minimum. WG will consider lower space standards providing homes have adequate space and facilities for everyday living.	Application is assessed to check floor area and review costs –plans may be requested.
Voids – Remodelling (including extensions or loft conversions)	WDQR2021 where practicable / cost effective to do so (within the constraints imposed by working within an existing building) or if this cannot be achieved due to constraints, WHQS, as a minimum.  When increasing the number of bedrooms, consideration should be given to the loss of space to provide an access stair and ensuring existing living space (kitchen, dining, lounge) are of sufficient size to reflect the increased occupancy. Also, full planning and building regulations approvals must be obtained as appropriate.	Floor plans only required.

MMC Modular (Full volumetric) – (Meanwhile use only. Using available cleared sites i.e. sites which do not require significant demolition or remediation. Meanwhile use means providing homes which are capable of being transferred from site to site.	<p>Meanwhile use - Homes should meet the Minimum Standards if intended for meanwhile use only and be capable of being transferred from site to site.</p> <p>If homes are to be switched from meanwhile use to permanent use at a future date Social Landlords must demonstrate that the outcome proposal can be re modelled to meet WDQR2021.</p>	<p>Meanwhile use - Floor plans only and for sites over 20 units a site plan to demonstrate place-making.</p> <p>Plans showing outcome proposals</p>
Property Acquisitions i.e., purchase of existing dwellings e.g., former RTB or properties for sale on the open market including long term empty properties. Also includes purchase of existing and former Homebuy/Shared ownership properties	<p>Properties can be purchased if they can reach WHQS <b>over time</b>.</p> <p>Properties which will <b>never</b> be capable of reaching WHQS can be purchased only if they meet the Minimum Standards. These properties must be used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market.</p>	See <a href="#">Existing Dwelling and Off the Shelf Guidance</a> . Technical scrutiny will be carried out on a spot check basis where floor plans only (existing and proposed) will be required.
Property acquisitions from Private Developers i.e., Off the shelf acquisitions – properties not previously lived in)	Properties can be purchased if they can reach WHQS <b>over time</b>	See <a href="#">Existing Dwelling and Off the Shelf Guidance</a> . Technical scrutiny will be carried out on a spot check basis where floor plans and site layouts to demonstrate use of external spaces will be required.
Property acquisitions from Private Rented Sector (including the	Properties can be purchased if they can reach WHQS <b>over time</b> .	See Existing Dwelling and Off the Shelf Guidance. Technical scrutiny will be carried out on a spot check basis where

purchase of tenanted properties)	Properties which will <b>never</b> be capable of reaching WHQS can be purchased only if they meet the Minimum Standards. These properties must be used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market.	floor plans only (existing and proposed) will be required.
Property Acquisitions - Houses in Multiple Occupation	HMOs can be purchased if proposal is to convert/remodel into self-contained homes which should comply with WDQR2021 where practicable.  If properties remain in use as HMOs, they must meet the Minimum Standards for Shared Accommodation and be used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market.	Floor plans only (existing and proposed)
Property Acquisition of non-domestic buildings to convert into housing	Preferably WDQR2021 where practicable and WHQS as a minimum.	Floor plans only (existing and proposed) and site layouts to demonstrate use of external spaces  Grant recipients will be required to meet with WG (TACP and Technical Scrutiny officials to fully understand the background and design proposals).
Buying former student, nursing accommodation or former care homes Buying former hotels and Bed & Breakfasts to convert into self-contained accommodation	Preferably WDQR2021 where practicable and WHQS as a minimum.	Floor plans only (existing and proposed) and site layouts to demonstrate use of external spaces.  Grant recipients will be required to meet with WG (TACP and Technical Scrutiny officials to fully understand the background and design proposals).

<p>Buying former student, nursing accommodation or former care homes</p> <p>Buying former hotels and Bed &amp; Breakfasts which are unable to be converted into self-contained accommodation</p>	<p>Must meet the Minimum Standard Properties must be used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market.</p>	<p>Floor plans only (existing and proposed) and site layouts to demonstrate use of external spaces.</p>
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## Annex B

Nominal Occupancy					
Number of bedrooms			Living space m2		
Double Bedroom	Single Bedroom	Nominal Occupancy	Dining*	Lounge	
0	2	2	6	10	
1	0				
0	3	3			
1	2				
0	4	4	7	12	
1	2				
2	0				
0	5	5		14	
1	3				
2	1				
0	6	6	16		
1	4				
2	2				
3	0				
0	7	7		9	
1	5				
2	3				
3	1				
*The notional room size for dining (m2) may be combined with the kitchen or lounge					