



Welsh Government

Housing Information Group Meeting

Thursday 27th November 2025

UK Collaborative Centre for Housing Evidence (CaCHE)

Briefing Paper: November 2025

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Introduction

The UK Collaborative Centre for Housing Evidence (CaCHE) is a consortium of eight institutions led by the University of Glasgow (and includes Cardiff University), which was established in August 2017. The Centre, which is core funded by the Economic and Social Research Council (ESRC) and the Arts and Humanities Research Council (AHRC), is a multidisciplinary partnership between academia and housing policy and practice. Its primary objective is to produce evidence and new research that contributes to tackling the UK's housing problems at national, devolved, regional and local levels.

How we are organised: CaCHE is a UK wide research centre, with hubs located in a number of UK cities. The administrative hub for the Centre is based within the University of Glasgow.

Knowledge Exchange: CaCHE has established five Knowledge Exchange (KE) Hubs around the UK in relation to Wales, Scotland, Northern Ireland, the South of England and the North/Midlands. Each hub brings together academics and the users of research to exchange ideas, evidence, and expertise. The location of the KE Hubs is designed to ensure geographic reach and nationwide relevance, recognising that different parts of the UK face different challenges and have different sets of housing policies and priorities.

The CaCHE Wales Hub (along with the other CaCHE hubs across the UK) is co-creating housing research priorities, co-producing new projects and evidence and helping to shape and disseminate housing research to address housing problems and benefit housing policy in Wales. The Wales Hub has met twice in 2025 (in

January and September) to consider recently completed and ongoing research as well as to discuss priorities for the next Welsh Government term.

Context

Previous briefing papers for the Housing Information Group have been presented at Housing Information Group meetings since May 2019 and published subsequently on the Welsh Government website.

The purpose of this paper is to provide a summary of activities during 2025 to highlight published CaCHE reports and papers (including forthcoming work) which we consider of relevance to Wales. All CaCHE reports are available to download from the CaCHE website (which has recently been revamped). The link is below:

[Homepage - UK Collaborative Centre For Housing Evidence](#)

Recently Published CaCHE Research

During this year CaCHE has continued to progress with its programme of work. The following reports and papers have been published during 2025.

Is There a Seat at the Table? Ethnic Minority Voices in Tenant Engagement.
(with TPAS)

[Ethnic Minority Voices in Tenant Engagement](#)

Land Supply for Housing in Rural Scotland.

[Land supply for housing in rural Scotland - UK Collaborative Centre For Housing Evidence](#)

Better Homes, Better Lives: Home Improvement Services in England: National Evaluation.

(for the Centre for Ageing Better)

[Home improvement services in England: National Evaluation - UK Collaborative Centre For Housing Evidence](#)

LGBTQ+ Homelessness Policy Brief.

(with Cardiff Met University)

[Policy-brief-LGBT-homelessness.pdf](#)

Housing the Economy.

(for the National Institute of Economic and Social Research)

[PP43 - Housing the Economy](#)

Turning up the heat: nine discussion questions on overheating in domestic homes in the UK.

(with the Chartered Institute of Housing)

[030325-Overheating-brief-FINAL.pdf](#)

Decolonizing the Housing Studies Curriculum.

[Decolonizing-the-housing-curriculum-v2.pdf](#)

The Changing Characteristics and Motivations of Scotland's private rented sector landlords and their investments – 30 years of surveys.

[Changing-Characteristics-of-Scottish-PRS-Landlords-FINAL.pdf](#)

How to optimise heat pump deployment and installation in Scotland: local authority perspectives.

[How-to-optimise-Heat-Pump-Deployment-and-Installation-in-Scotland-v5.pdf](#)

Sustainable Housing Policy in Scotland: Reforming Devolved Property Taxation.

[140425-Sustainable-Housing-Policy-in-Scotland-v3.pdf](#)

Transforming social housing through decarbonisation: The challenges and opportunities of decarbonising at scale.

[140525-CDice-CaCHE-Brief-v3.pdf](#)

Factors influencing heat pump adoption in Sweden, Germany, Switzerland and the UK: International Comparative Case Study.

[Factors-influencing-heat-pump-adoption-FINAL.pdf](#)

The Value of Housing- Building a Stable Foundation: How Homes Drive Health, opportunity, Prosperity and Equality.

(with Nationwide Foundation and Homes for All)

[the-value-of-housing-1-1.pdf](#)

Affordable Housing Need in Scotland post 2026.

(with University of Liverpool; commissioned by Shelter Scotland, CIH Scotland and Scottish Federation of Housing Associations)

[Affordable Housing Need 2025 - Full report-1.pdf](#)

Delivery and Funding of Housing Support in Scotland – Assessing Costs and Benefits of Typical Services.

[Delivery-and-Funding-of-Housing-Support-in-Scotland.pdf](#)

National Housing Strategy: A comparative analysis of the key components of preparing, designing and implementing an effective housing strategy.

(with Nationwide Foundation and Homes for All)

[National-Housing-Strategy.pdf](#)

Coastal Unsettlement: Housing and Home on an Eroding Coast.

[Coastal-Erosion-Report.pdf](#)

Towards a Shared Understanding of Housing Affordability: Short Life Working Group 2022-24.

(with Scottish Government)

[Towards a Shared Understanding of Housing Affordability: Short Life Working Group Scottish Government, 2022-24](#)

CaCHE also publishes regular news, short articles and blogs, including contributions from policy and practice.

[News & Views - UK Collaborative Centre For Housing Evidence](#)

The Centre has also published a series of podcasts since 2022 under the theme of equality in housing.

[Podcasts - UK Collaborative Centre For Housing Evidence](#)

Ongoing CaCHE Research

Through our research and analysis of all aspects of the housing sector, from social housing and private renting to sustainability and homelessness, we seek to highlight key challenges and provide innovative solutions to tackle complex issues. We aim to advance knowledge and understanding of the UK housing sector and promote evidence-based housing policy and practice.

The Phase Two CaCHE Research Programme (2022-26)

For the second phase of our research our work is organised under seven main themes.

1.Economy

The housing sector and the economy have, and always will, remain intricately linked.

Considering both financial and wealth inequalities, economic productivity shifts, and the stability dynamics of housing outcomes, our research aims to positively influence economic policy.

Theme leads: Prof. Craig A. Watkins, Prof. Chris Leishman

2.Environment

Net zero housing is our focus.

Tackling carbon emissions, energy poverty, and environmental justice, our research combines technical solutions with social insights, driving the transition to sustainable living while ensuring affordability and fairness.

Theme leads: Prof. Ken Gibb, Prof. Aimee Ambrose

3.Inequalities

Housing reflects and perpetuates societal inequalities.

We look into the disparities within and between societies by identifying drivers of inequality and scrutinising policy impacts, with the goal of promoting a more equitable system.

Theme leads: Dr. Jenny Preece, Prof. David Robinson

4.Place

Place matters – it shapes our lives.

Our theme examines the relationship between neighborhood urban form and architecture, driving sustainable, well-designed homes. We explore planning systems, housebuilding practices, and residents' experiences to create thriving communities.

Theme leads: Prof. James White, Dr Phil O'Brien, Dr Sarah Payne

5.Data

Data drives decisions.

A wealth of UK housing data in one accessible hub. By cataloguing, analysing, and enhancing data sources, we aim to support researchers, policymakers, and the public to make informed choices.

The CaCHE Data Navigator has 155 housing evidence datasets covering different UK geographies, categories and time periods. There is a link below.

[CaCHE](#)

Theme lead: Prof. Scott Orford

6.Comparative Evidence

The world holds answers.

By comparing housing policies and practices internationally, this cross-cutting theme seeks to understand, adapt, and transfer effective housing strategies, fostering innovation and driving change.

Theme lead: Prof. Mark Stephens

7.Systems

Housing is a system within systems.

By applying systems thinking, we weave complex science and interdisciplinary insights to dissect housing's intricate role in society and policy.

Theme lead: Prof. Alex Marsh

Work will continue to develop projects under the different CaCHE themes identified above. In addition, CaCHE will also respond to appropriate research opportunities where these fit within the Centre's thematic priorities.

One of CaCHE's current flagship initiatives is a project on urban retrofit. The research is led by Prof James White and colleagues in CaCHE under the Place Theme, but also involves a number of other co-investigators. Primary research will be undertaken in Glasgow, Sheffield, Cardiff, Bristol, Belfast and Halifax, Nova Scotia. The Cardiff case study research will be led by Dr Ruth Potts from the School of Geography and Planning at Cardiff University. There is a separate webpage for the project.

[Homepage - Urban Retrofit](#)

We are currently involved in an EU funded Horizon project (**EqualHouse**), led by University College Dublin. Housing inequality is a pervasive challenge across Europe, with different dimensions (Unaffordability, homelessness, labour market disparities etc.). The project, which will involve policy makers from the outset, aims to offer policy makers and practitioners robust guidance for sustainable, inclusive and affordable solutions.

CaCHE is about to begin research on build to rent, funded by the Nationwide Foundation under its **Private Renting Knowledge Hub**. Other projects under this programme are being led by Demos and Social Finance and the Centre for Economic and Social Research at Sheffield Hallam University. There is a link to the research programme (with further details to follow) below.

[Introducing the Private Renting Knowledge Hub: building evidence, collaboration and change - Nationwide Foundation](#)

Staff in CaCHE are also currently working on two papers on Evidence-based Housing Priorities for the next Scottish and Welsh Governments. It is anticipated these will be published in late 2025 or early next year.

CaCHE Staffing

During the course of the year CaCHE institutions have undergone a number of staffing changes. As many of you will be aware Professor Peter Mackie (Cardiff University) has recently departed to take up a post with the Global Institute for Homelessness. Pete was a CaCHE co-investigator during phase one of its work (2017-2022) and has continued to work with colleagues in Cardiff University to support the work of the CaCHE Wales Hub. In his time at Cardiff University Pete has made a massive contribution to research and policy development on housing and homelessness, not only through CaCHE but more broadly. He will be greatly missed, as a colleague and collaborative researcher, though he will be retaining an honorary appointment with Cardiff University.

Contacts for Further Information

Details of many of the research projects (including reports, working papers, policy briefings, blogs, podcasts, events etc.) can be found at:

[What's happening - UK Collaborative Centre For Housing Evidence](#)

For further information about the work of CaCHE in Wales contact:

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