

Registered Social Landlord Quarterly Regulation Survey April – June 2025 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 April – 30th June 2025 (Q1) 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 32 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 Q4 2024 by using the figures provided.

Please contact housingregulation@gov.wales for any queries.

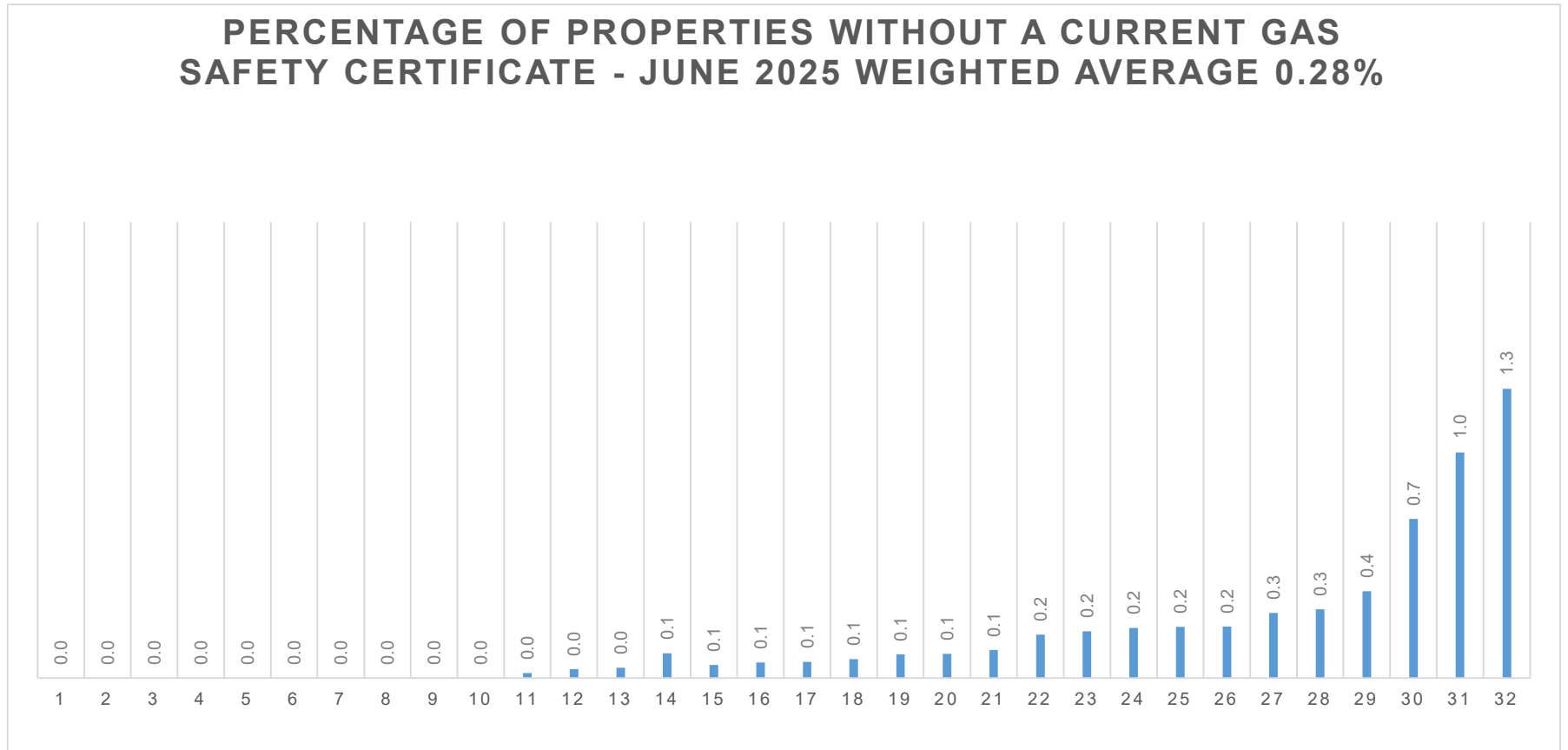
Nicola Gibbons
Head of Regulation - Operations

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.

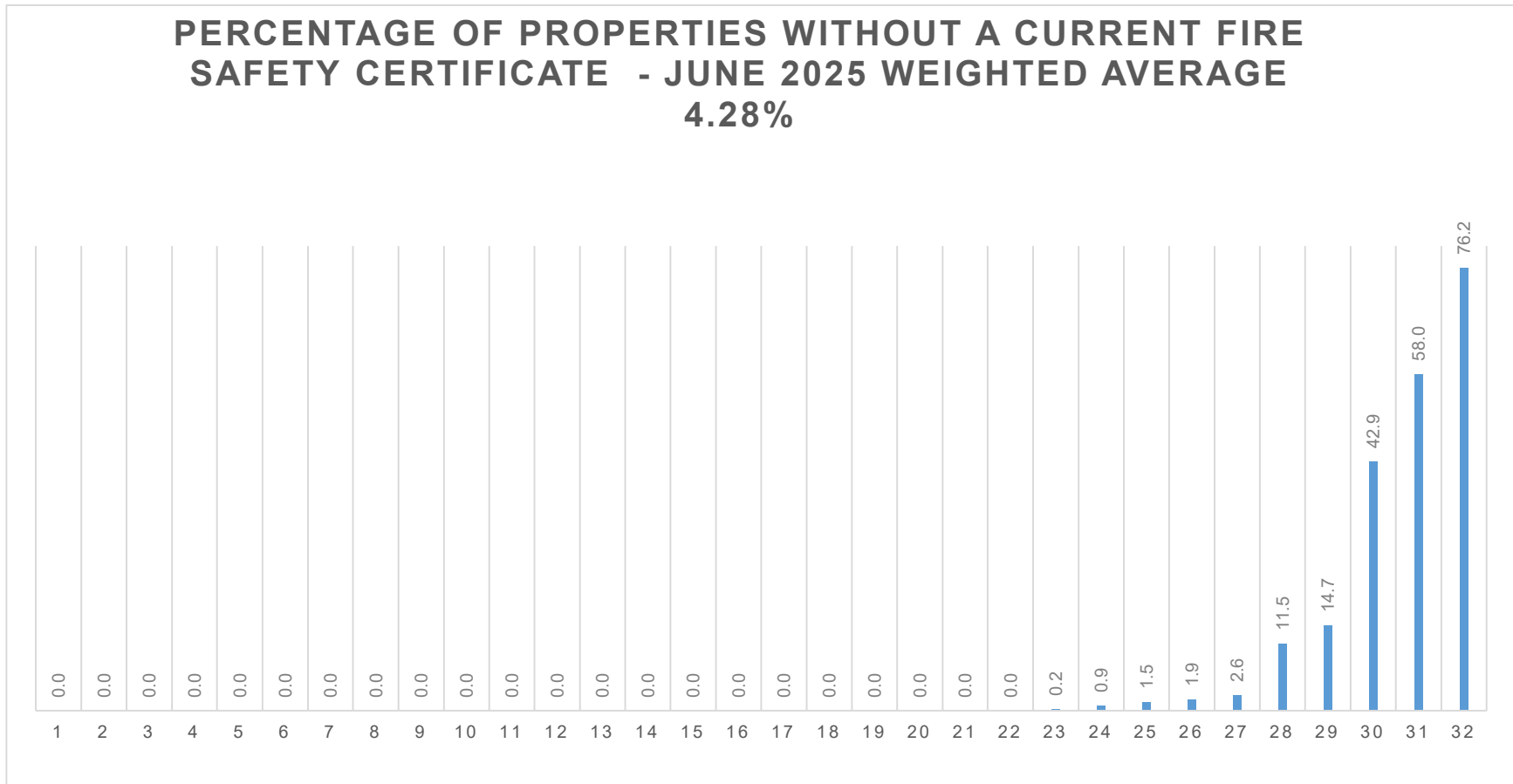
A safety check/inspection/survey may identify and recommend works or further investigations which should be carried out within a timescale set by each individual RSL unless there is a statutory or other applicable timescale. We have asked RSLs to advise us of the number of properties with outstanding recommendations/improvements that have not been completed within the agreed timescale and remain outstanding as at the end of June 2025. RSLs must however ensure any outstanding works do not pose a risk to tenant safety in any circumstances.

Gas Safety



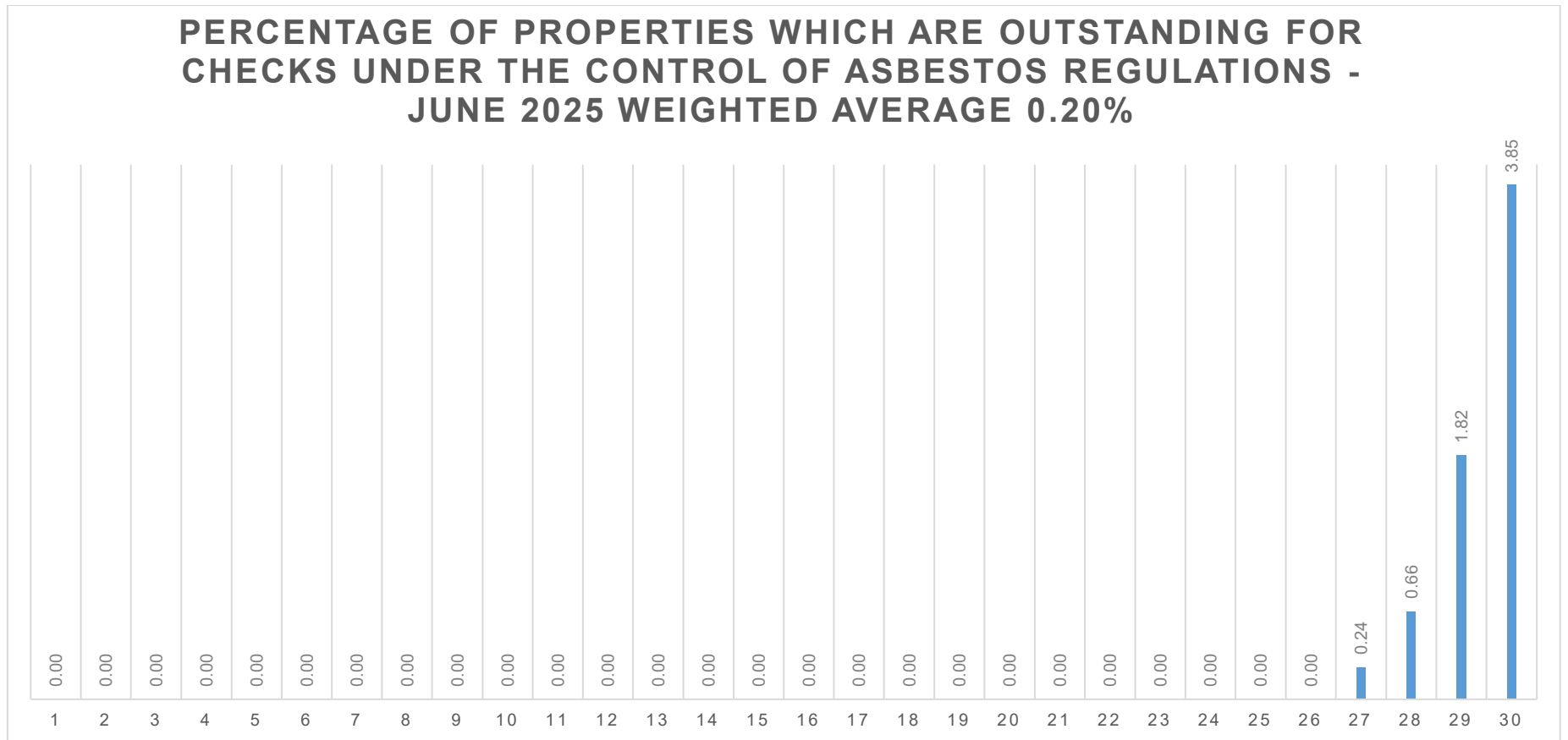
Gas safety compliance of individual RSLs as at June 2025 - data set 32.

Fire Risk Assessments



Fire safety compliance of individual RSLs as at June 2025 - data set 32

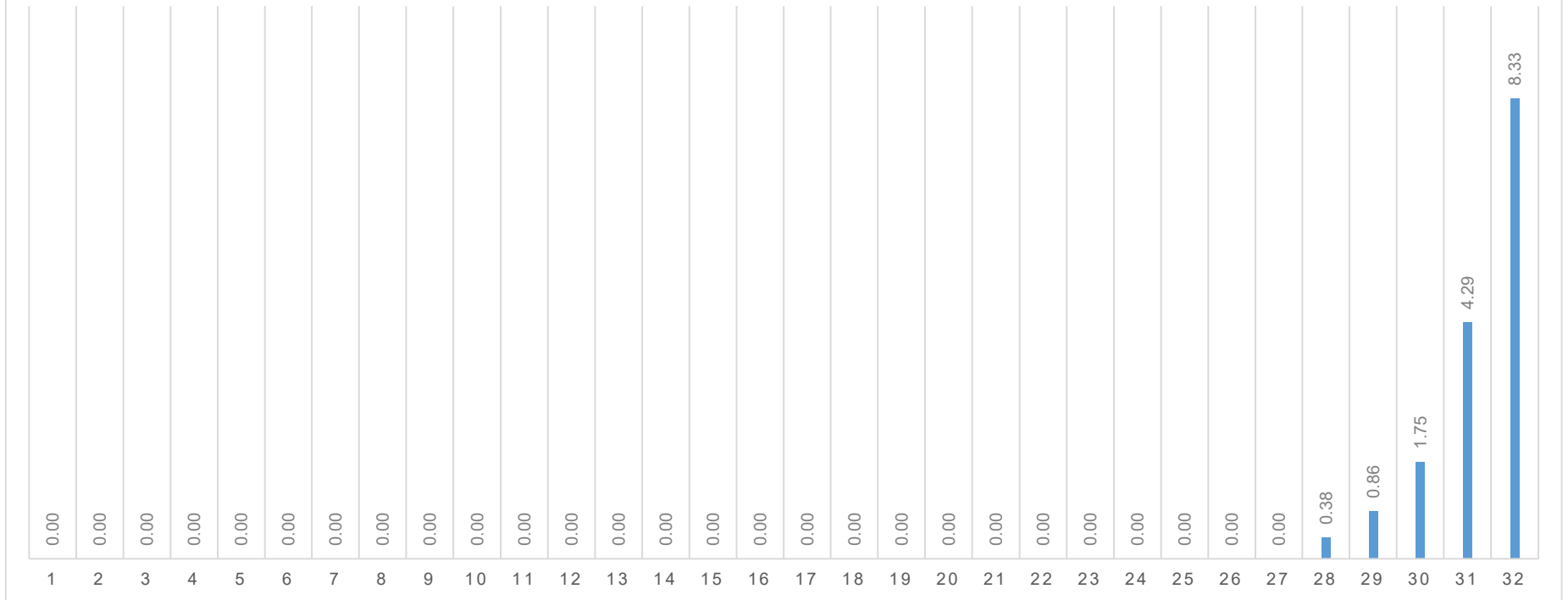
Asbestos Surveys



Control of Asbestos Regulations compliance of individual RSLs as at June 2025- data set 30
Two small RSLs has been removed from the graphical analysis.

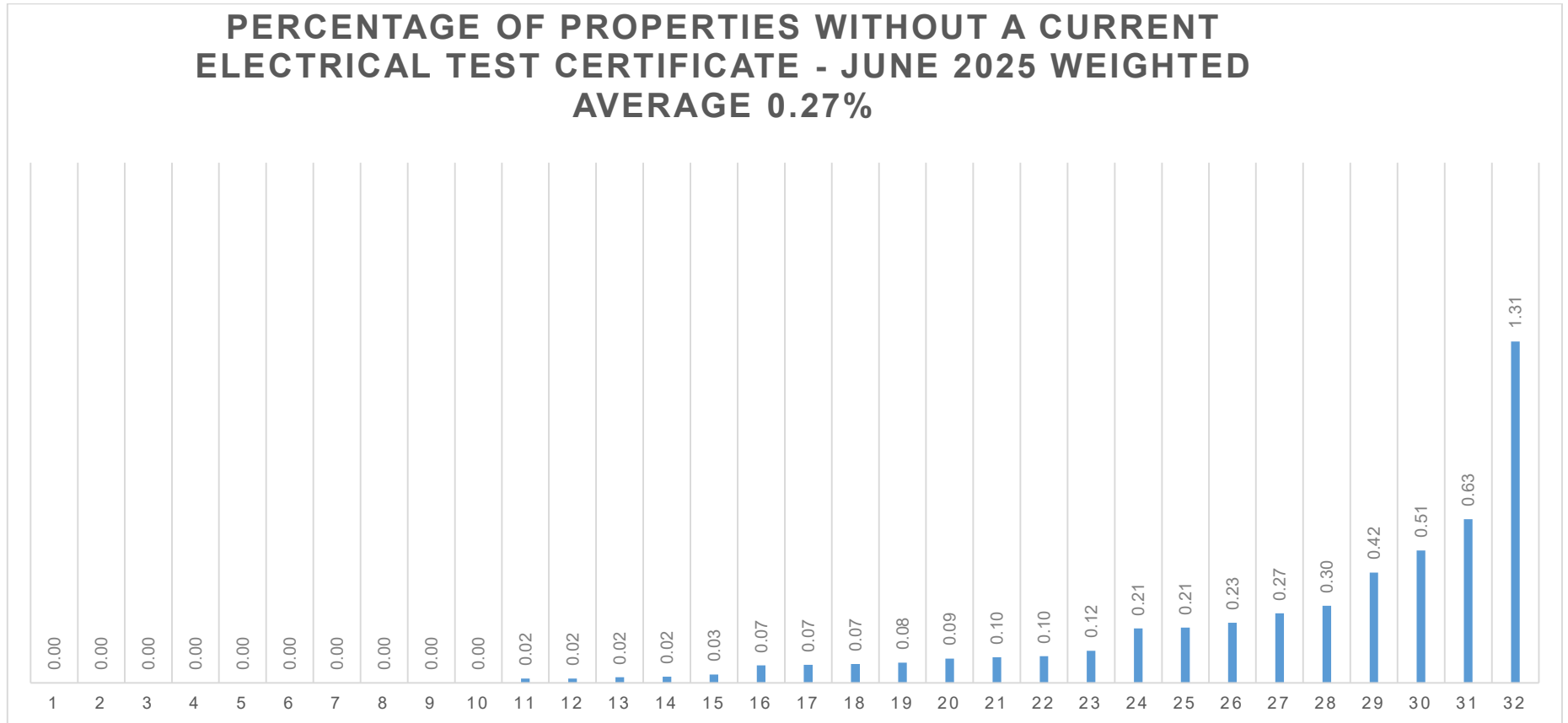
Water Hygiene

PERCENTAGE OF PROPERTIES OUTSTANDING FOR CHECKS UNDER THE HSE APPROVED CODE OF PRACTICE FOR THE CONTROL OF LEGIONELLA BACTERIA IN WATER SYSTEMS- JUNE 2025 WEIGHTED AVERAGE 0.40%



Code of practice for the control of legionella bacteria compliance of individual RSLs as at June 2025 - data set 32

Electrical Safety Checks

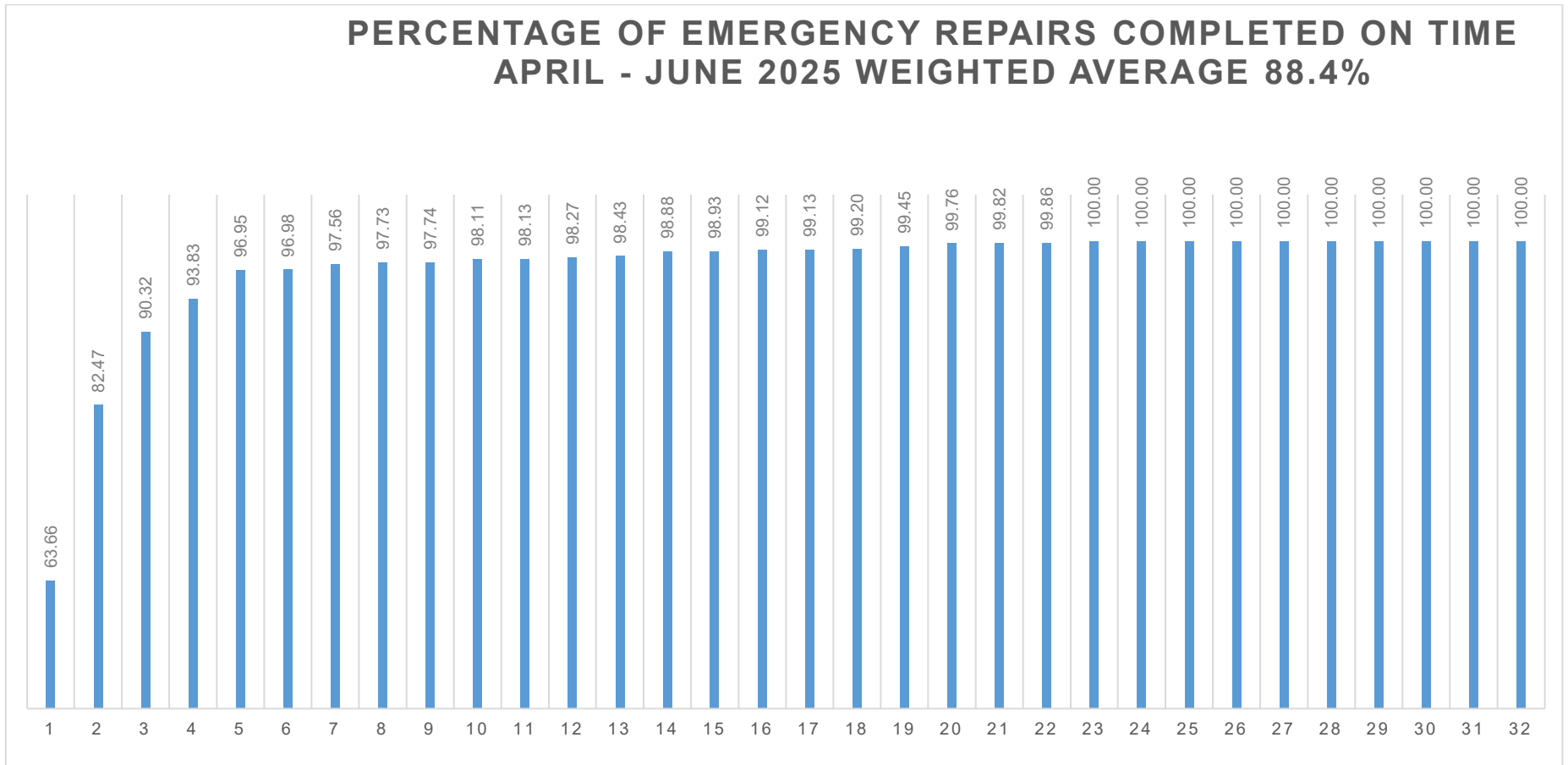


Electrical safety checks as at June 2025 - data set 32.

Repairs and Maintenance

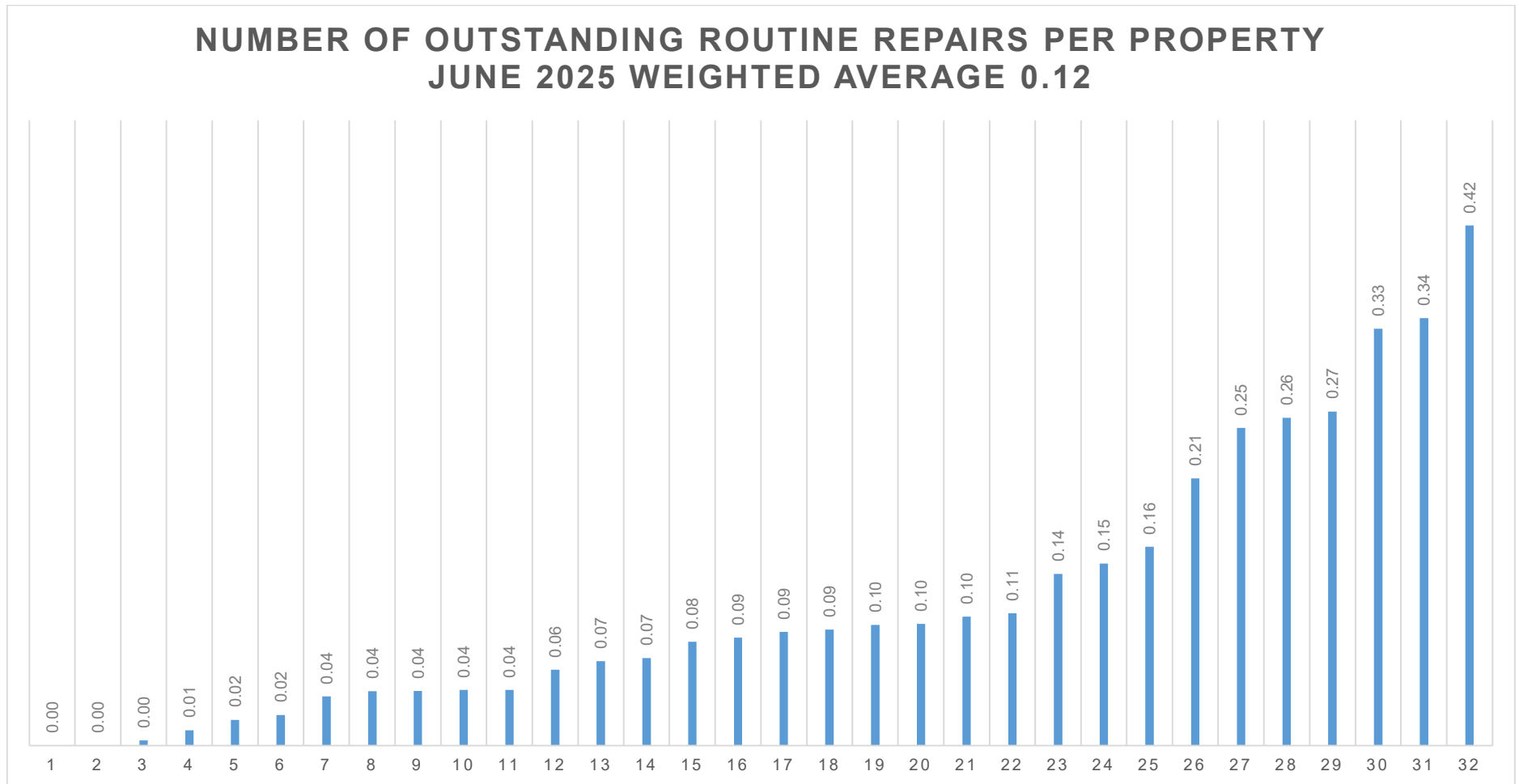
Emergency Repairs

**PERCENTAGE OF EMERGENCY REPAIRS COMPLETED ON TIME
APRIL - JUNE 2025 WEIGHTED AVERAGE 88.4%**



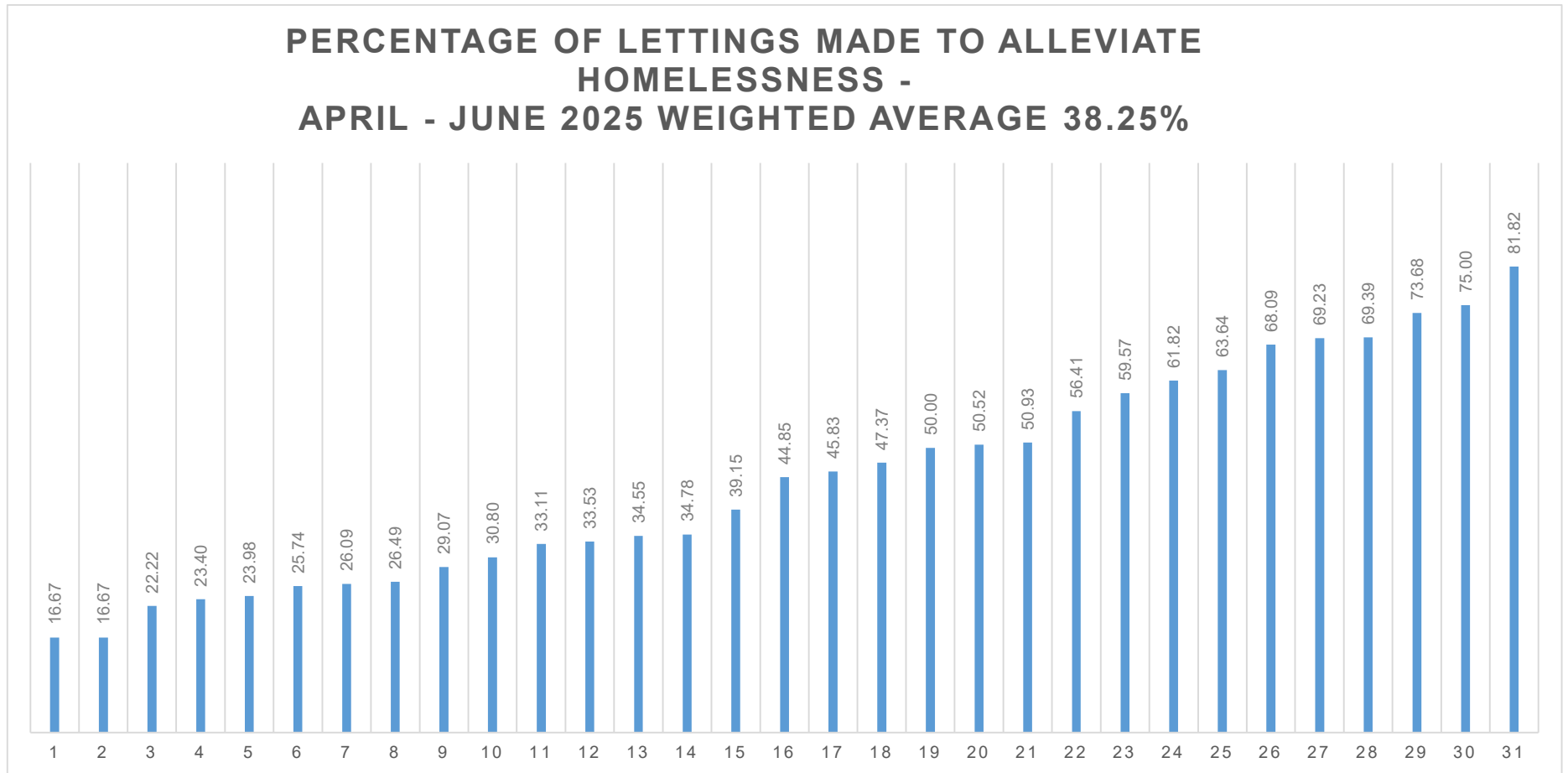
RSL emergency repairs completed to target during April - June 2025 - data set 32

Routine Repairs outstanding per property



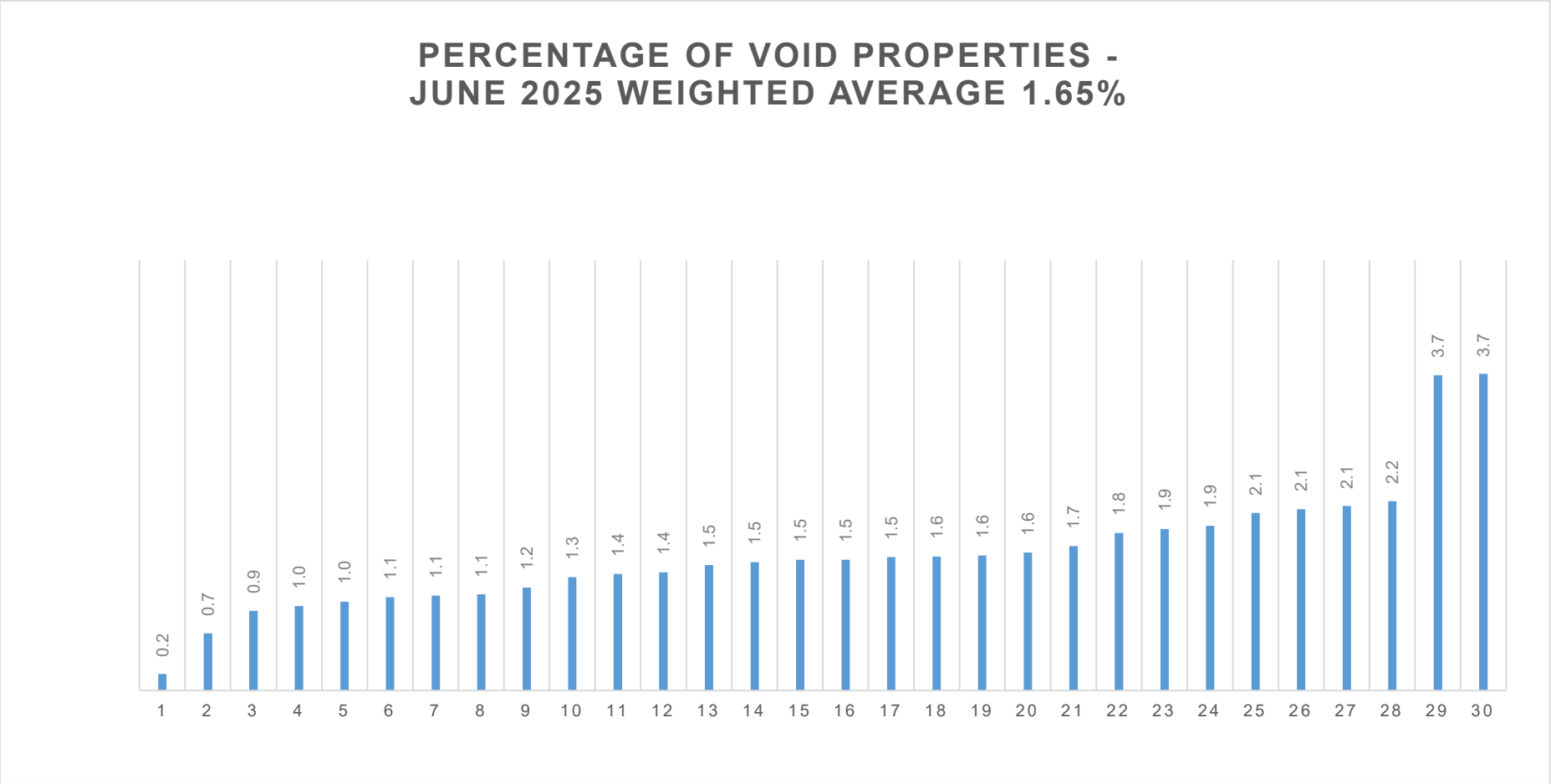
RSL Routine repairs outstanding as at June 2025 - data set 32. Some properties will be waiting for more than one repair to be completed.

Lettings



RSL percentage of lettings to alleviate homelessness during April - June 2025 - data set 31.

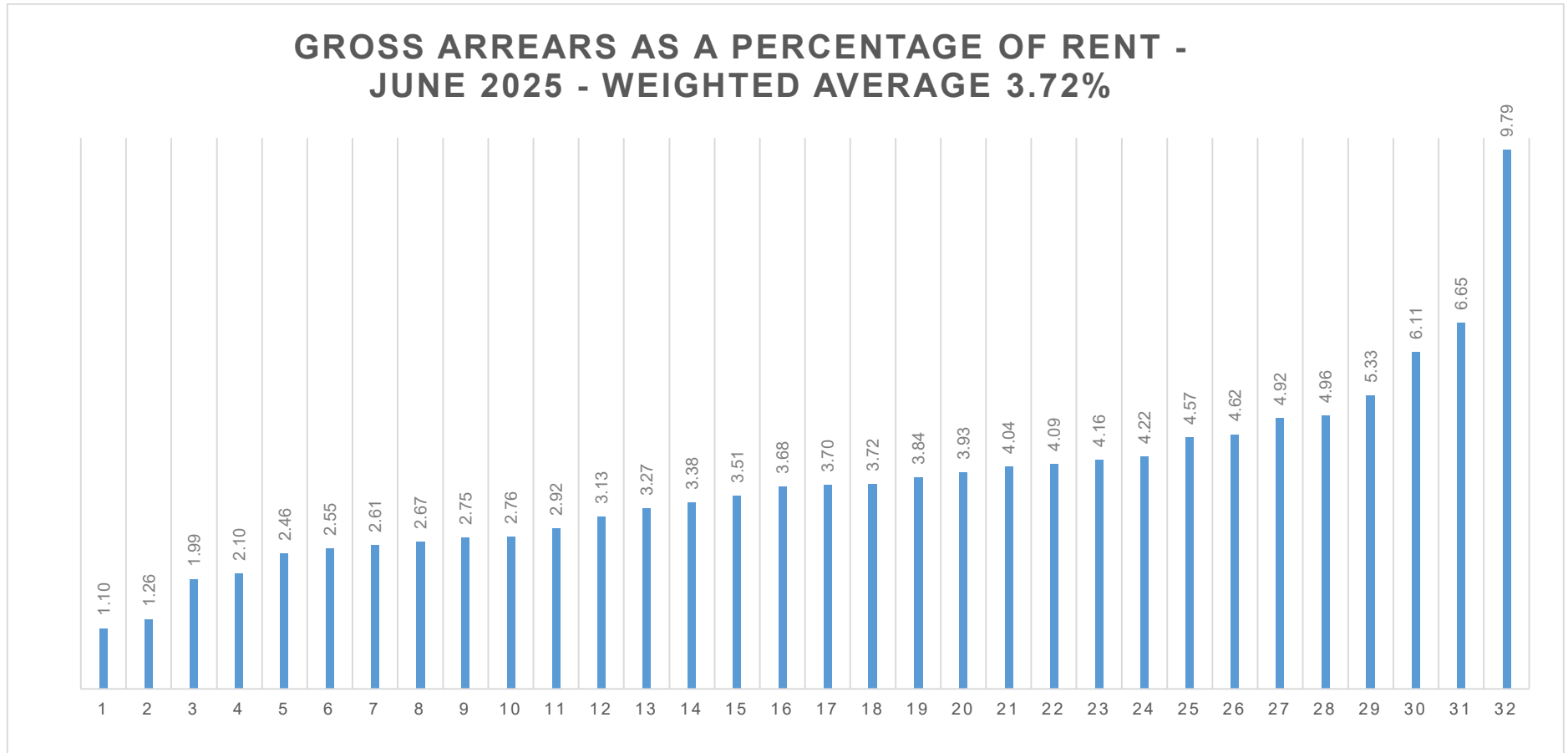
Void Properties



RSL void properties as at June 2025 - data set 30.

Arrears, Notices of Seeking Possession (NOSP) and Evictions

Arrears



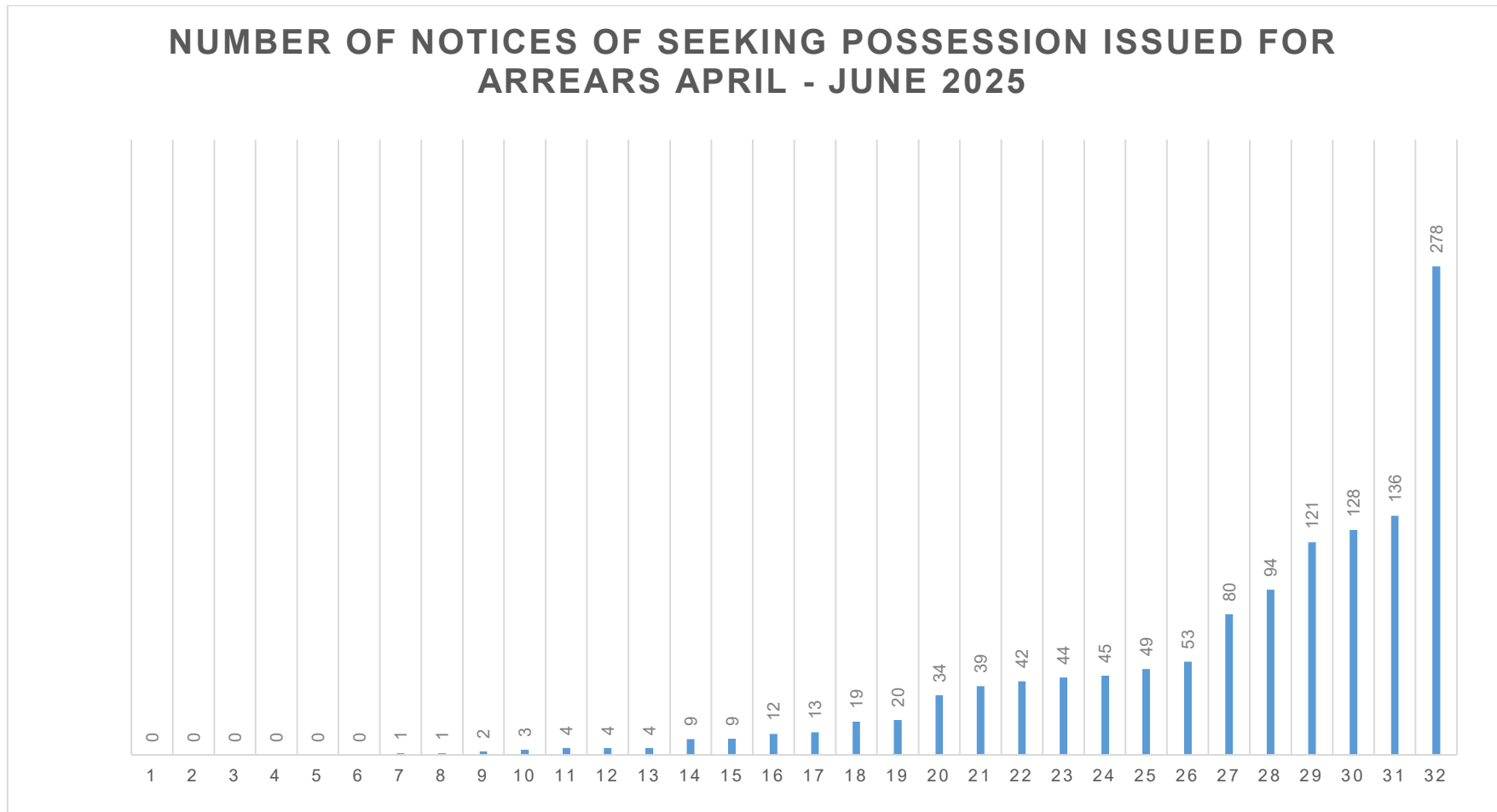
Rent arrears at the end of June 2025 - data set 32
Some RSLs are specialist providers with limited rental income due directly from tenants

The percentage of tenancies in arrears banded by weeks of rental income has decreased in all areas:

Number of weeks in arrears	Percentage of tenants	
	June 25	March 25
8-12	3.13%	3.14%
13-26	2.22%	2.28%
27-52	0.60%	0.64%
52 or more	0.11%	0.13%

A total of 76,417 tenants (49.1%) are known to be in receipt of Universal Credit, up from 45.8% in March. A total of 49,063 APAs were received (31.5% of tenancies).

Notices of Seeking Possession (NOSP)



Notices of Seeking Possession issued for rent arrears between April - June 2025 - data set 32

Evictions for arrears

There was a total of 9 evictions for arrears during the quarter April - June 2025 by 9 RSLs.

Financial Resilience

Availability of funding

Of those RSLs requiring new funding to complete development programmes, four have between 12 and 18 months' funding and the remaining organisations have more than 18 months' funding. We are satisfied that those organisations reporting less than 18 months' funding are taking appropriate action.

Covenant Compliance

No RSLs are forecasting non-compliance with covenants in 2025/26 and none is reporting headroom of less than 10% for interest cover.