

Registered Social Landlord Quarterly Regulation Survey July – September 2025 Summary

Contents

Introduction	2
Data Returns	2
Tenant Safety	3
Gas Safety	4
Fire Risk Assessments	5
Asbestos Surveys	6
Water Hygiene	7
Electrical Safety Checks	8
Repairs and Maintenance	9
Emergency Repairs	9
Routine Repairs outstanding per property	10
Lettings	11
Void Properties	12
Arrears, Notices of Seeking Possession (NOSP) and Evictions	13
Arrears	13
Notices of Seeking Possession (NOSP)	15
Evictions for arrears	16
Financial Resilience	17

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 July – 30th September 2025 (Q2) 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 31 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 Q1 2025 by using the figures provided.

Please contact housingregulation@gov.wales for any queries.

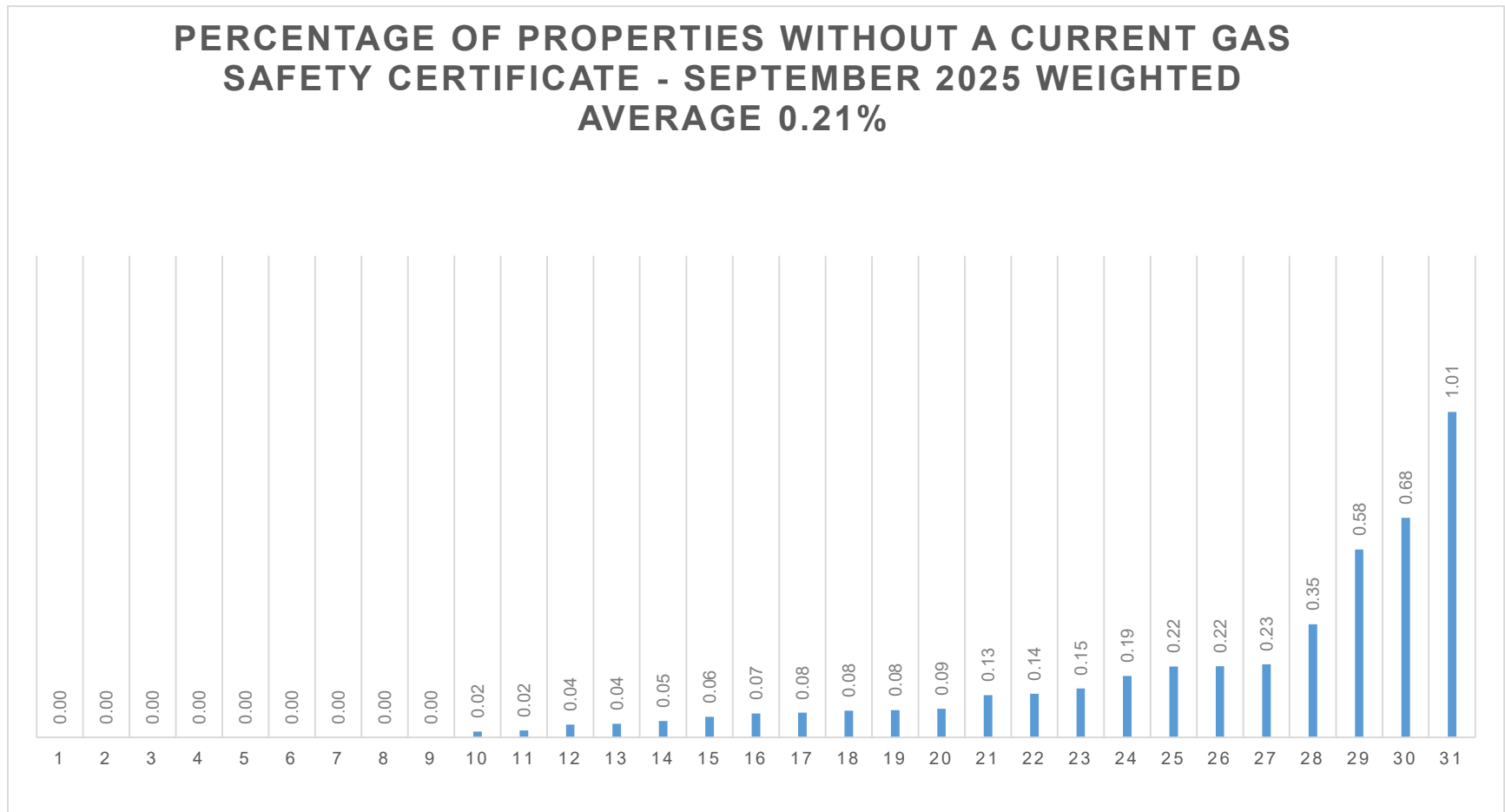
Nicola Gibbons
Head of Regulation - Operations

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.

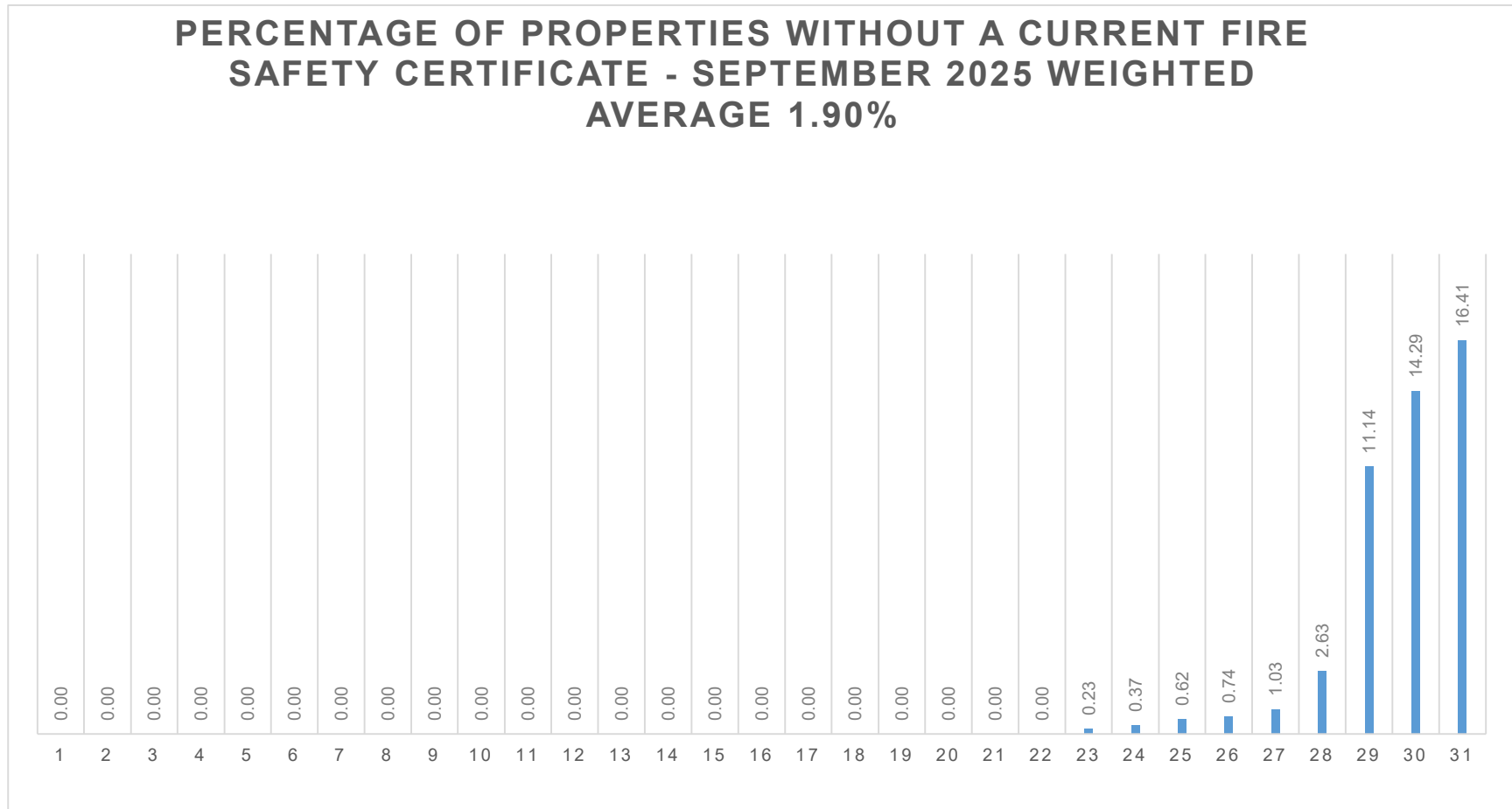
A safety check/inspection/survey may identify and recommend works or further investigations which should be carried out within a timescale set by each individual RSL unless there is a statutory or other applicable timescale. We have asked RSLs to advise us of the number of properties with outstanding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

Gas Safety



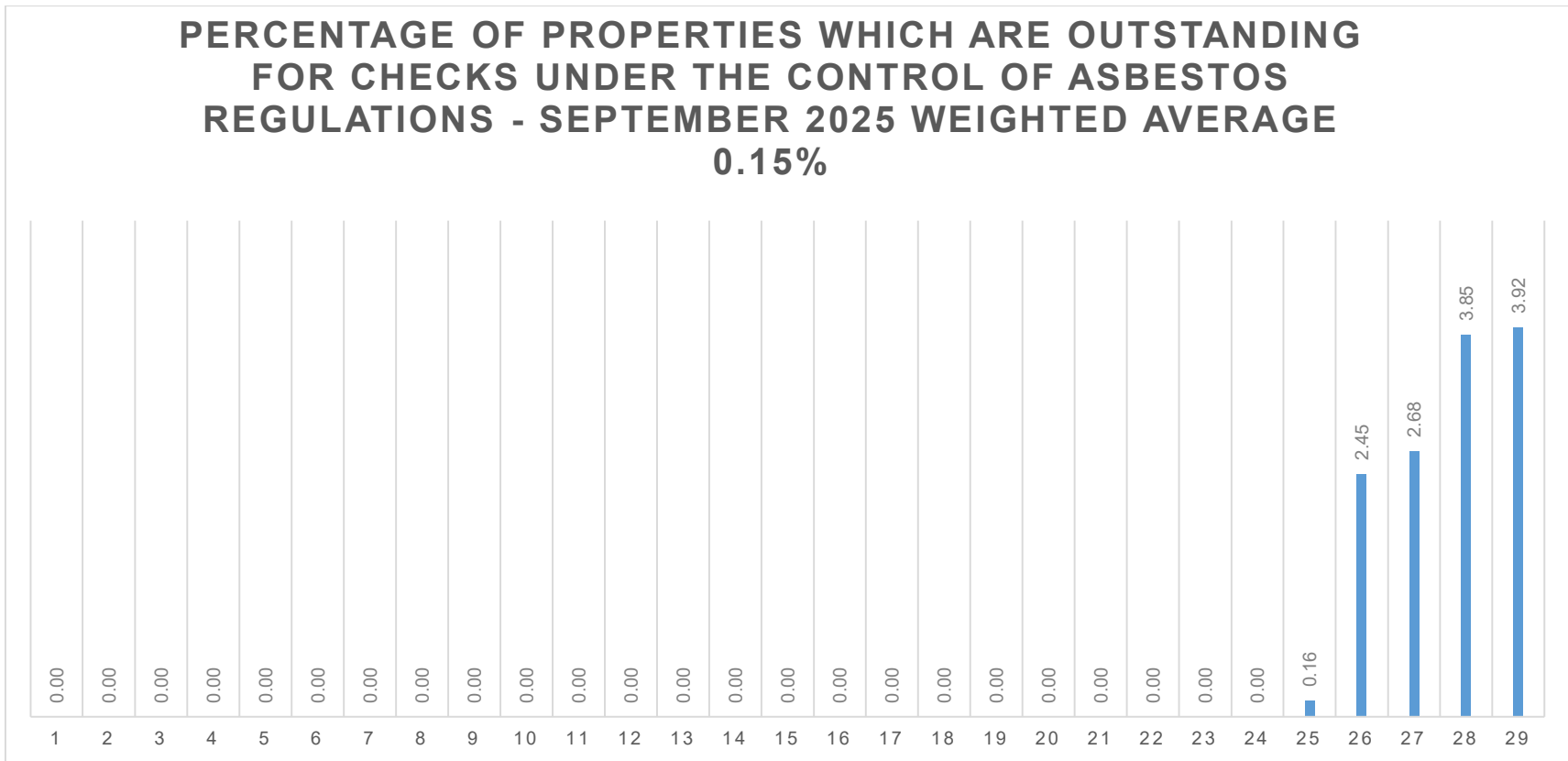
Gas safety compliance of individual RSLs as at September 2025 - data set 31.

Fire Risk Assessments



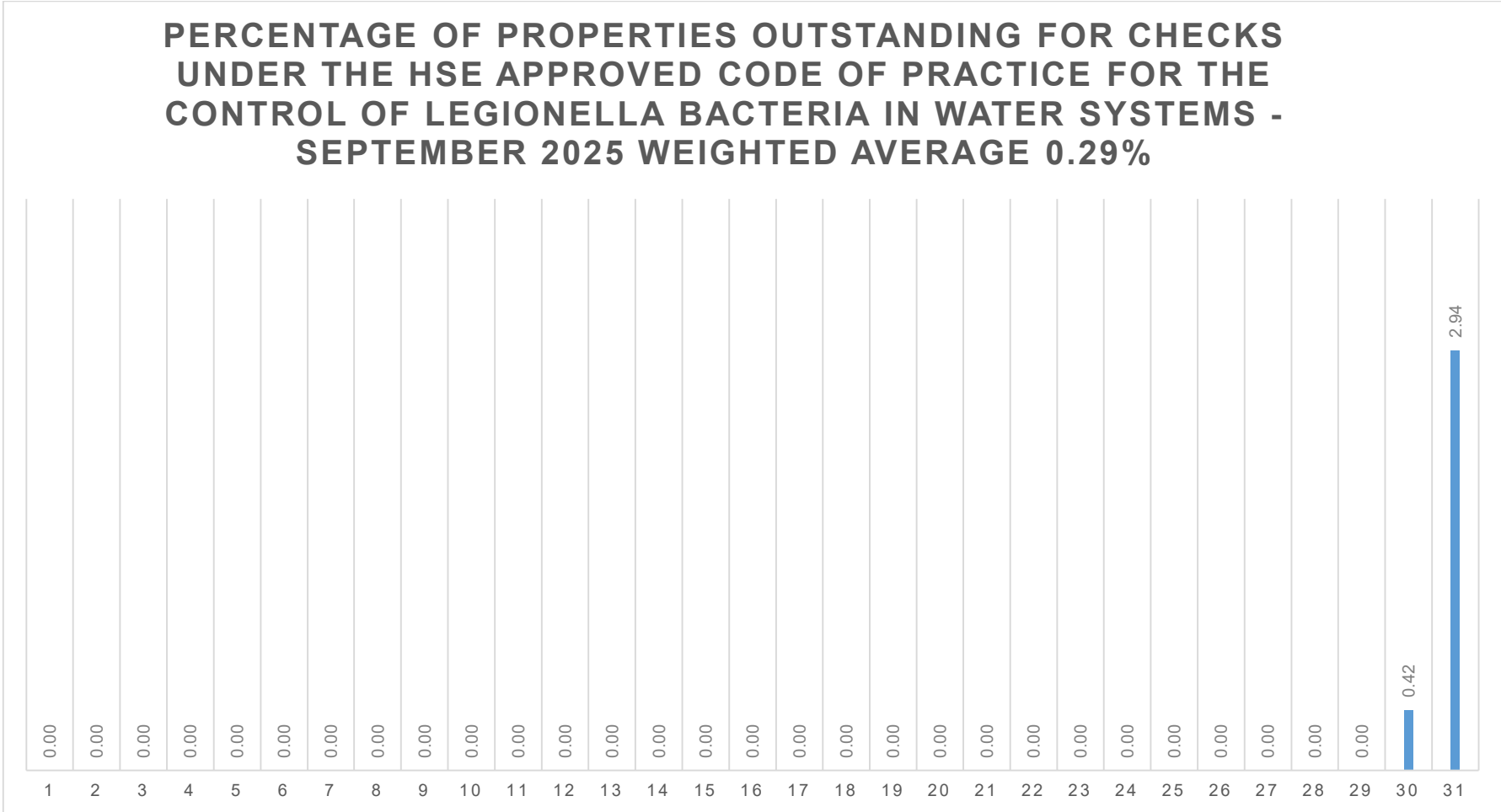
Fire safety compliance of individual RSLs as at September 2025 - data set 31

Asbestos Surveys



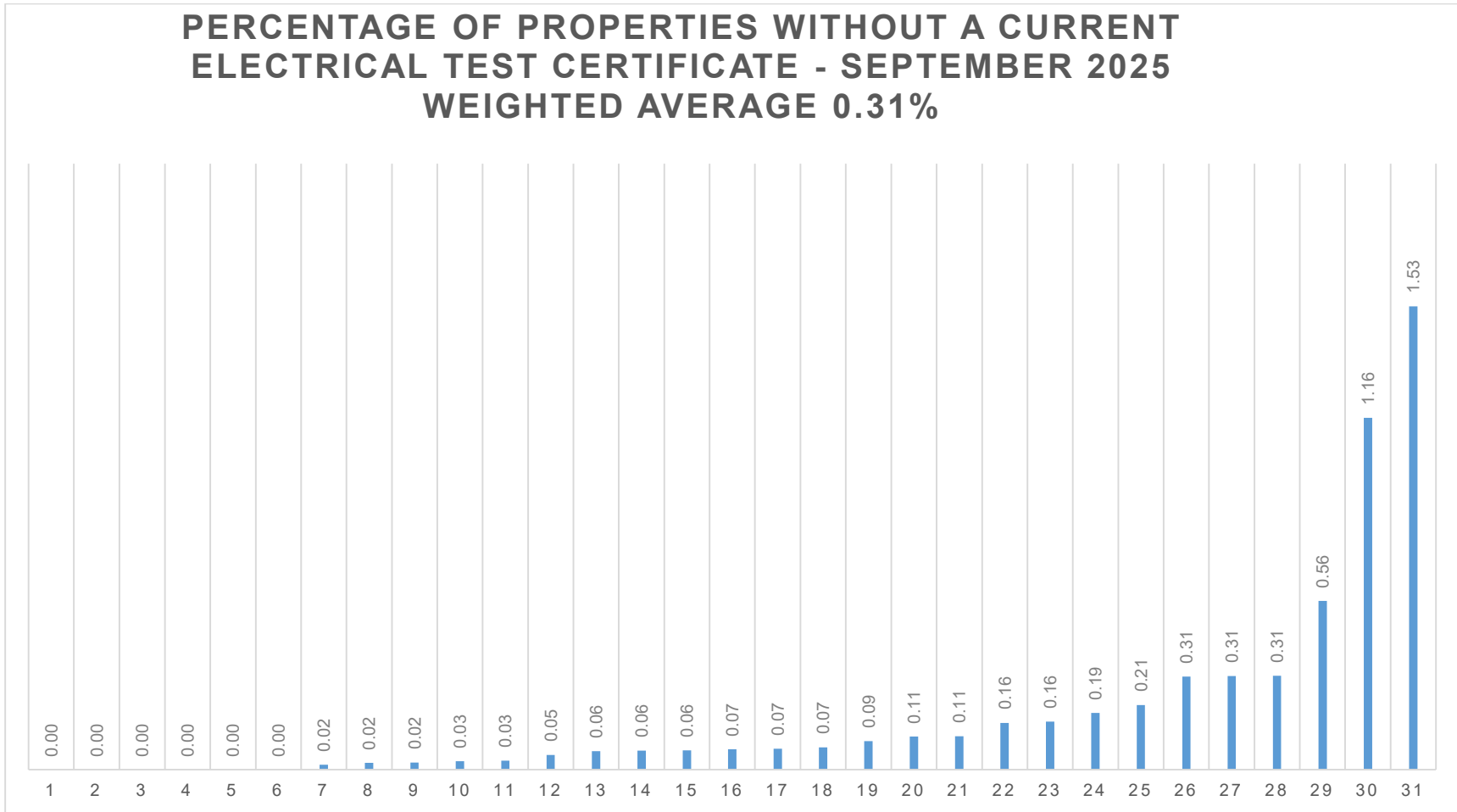
Control of Asbestos Regulations compliance of individual RSLs as at September 2025- data set 29

Water Hygiene



Code of practice for the control of legionella bacteria compliance of individual RSLs as at September 2025 - data set 31

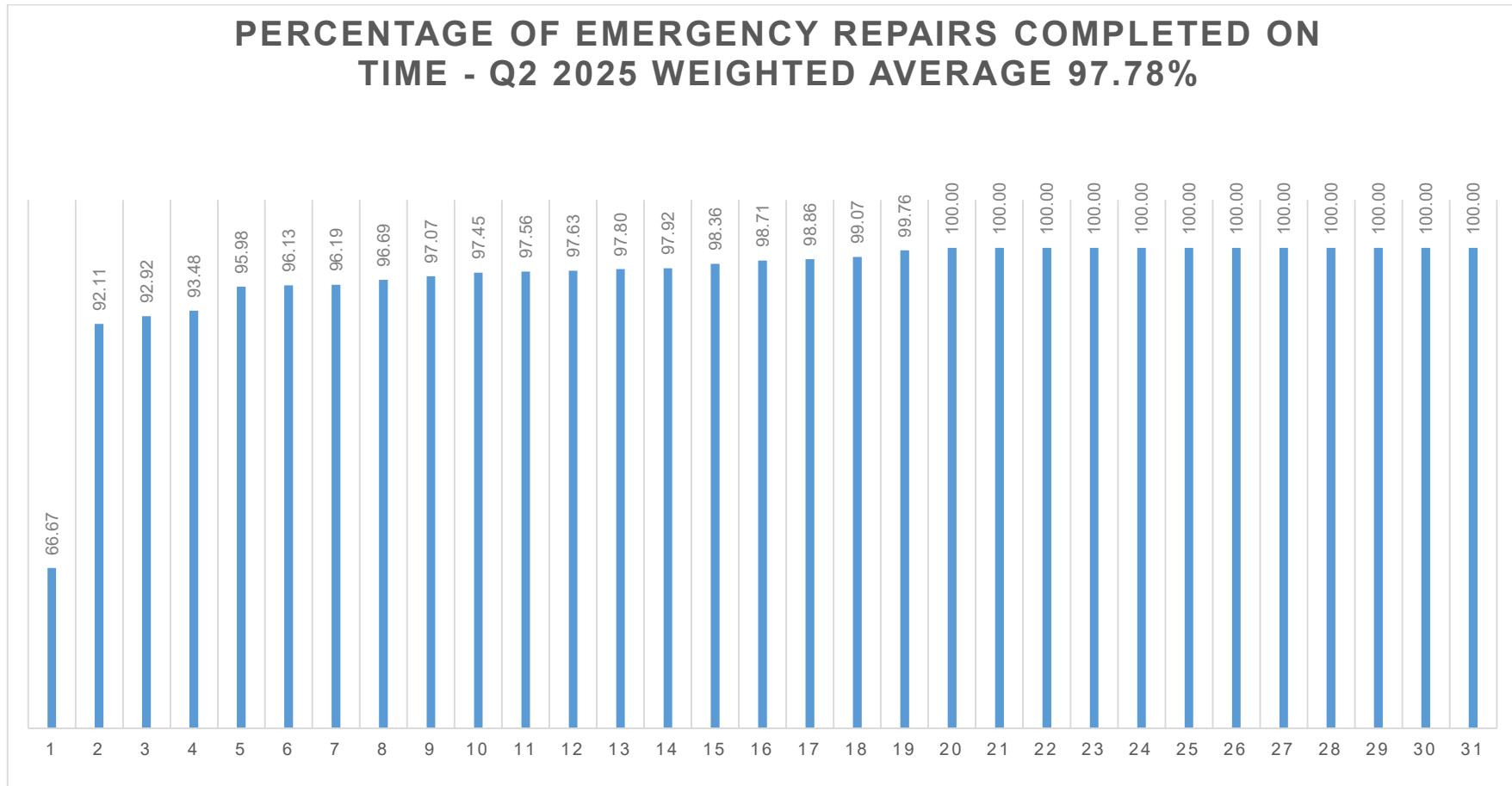
Electrical Safety Checks



Electrical safety checks as at September 2025 - data set 31.

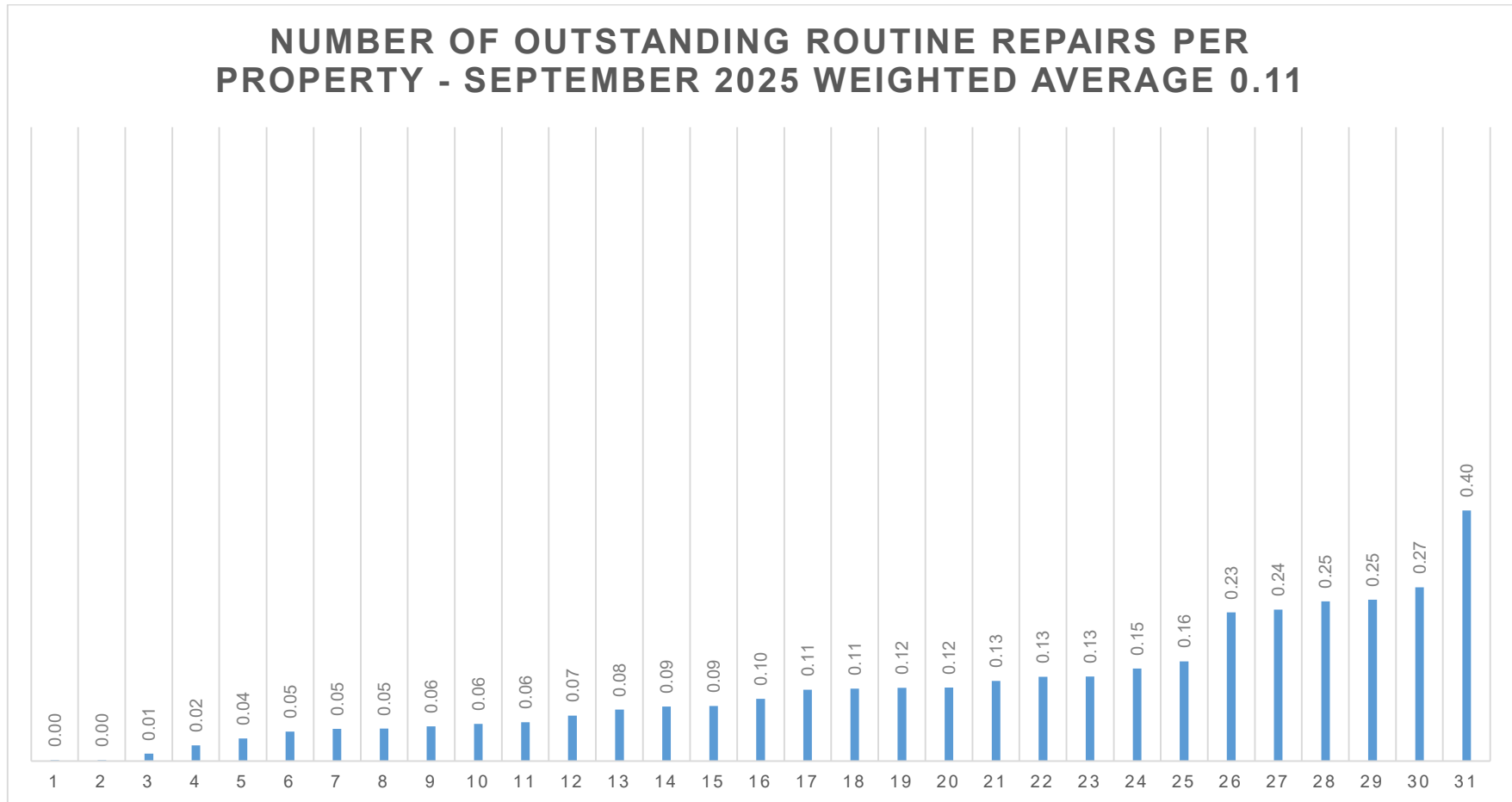
Repairs and Maintenance

Emergency Repairs



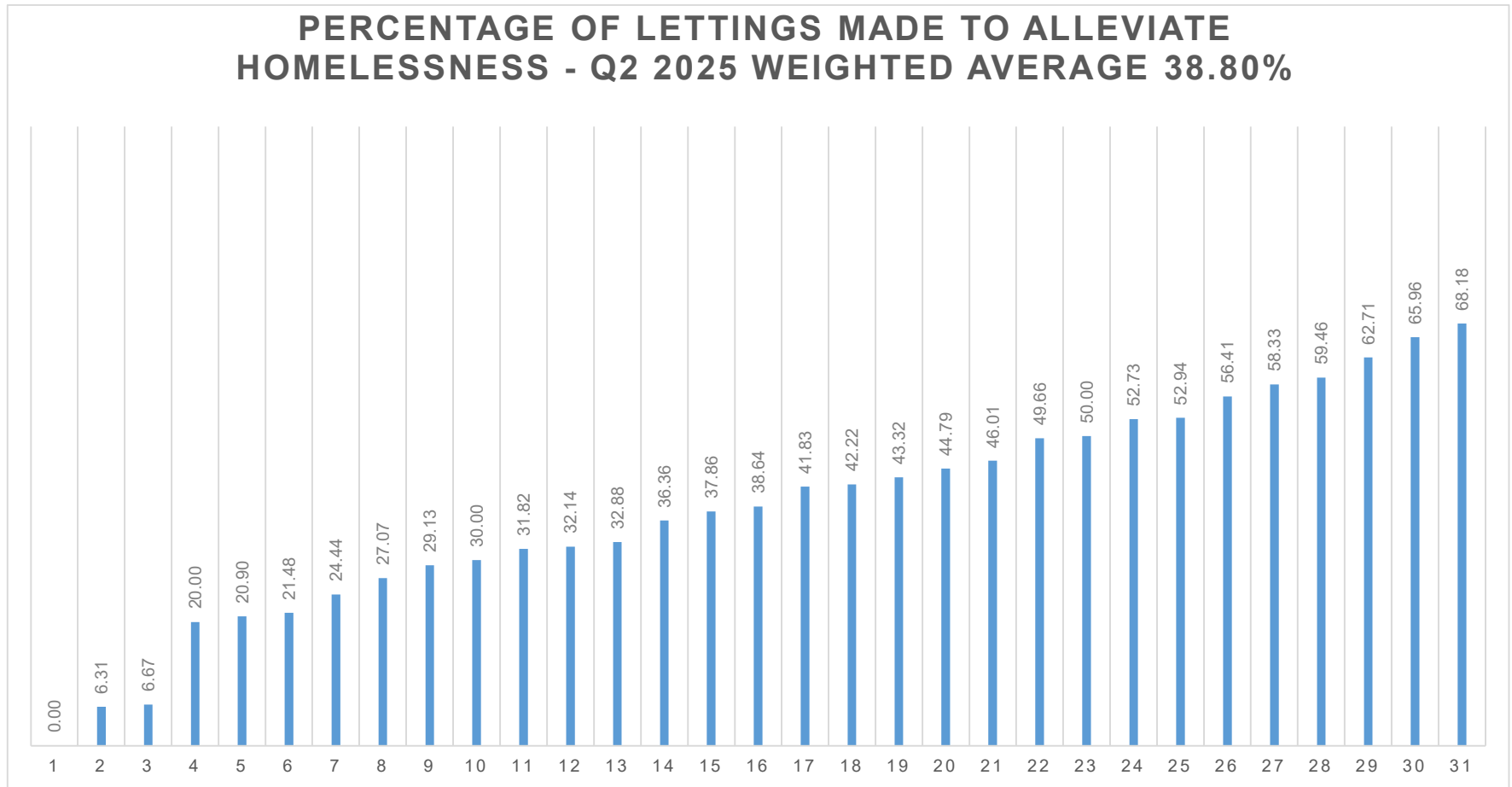
RSL emergency repairs completed to target during July - September 2025 - data set 31

Routine Repairs outstanding per property



RSL Routine repairs outstanding as at September 2025 - data set 31. Some properties will be waiting for more than one repair to be completed.

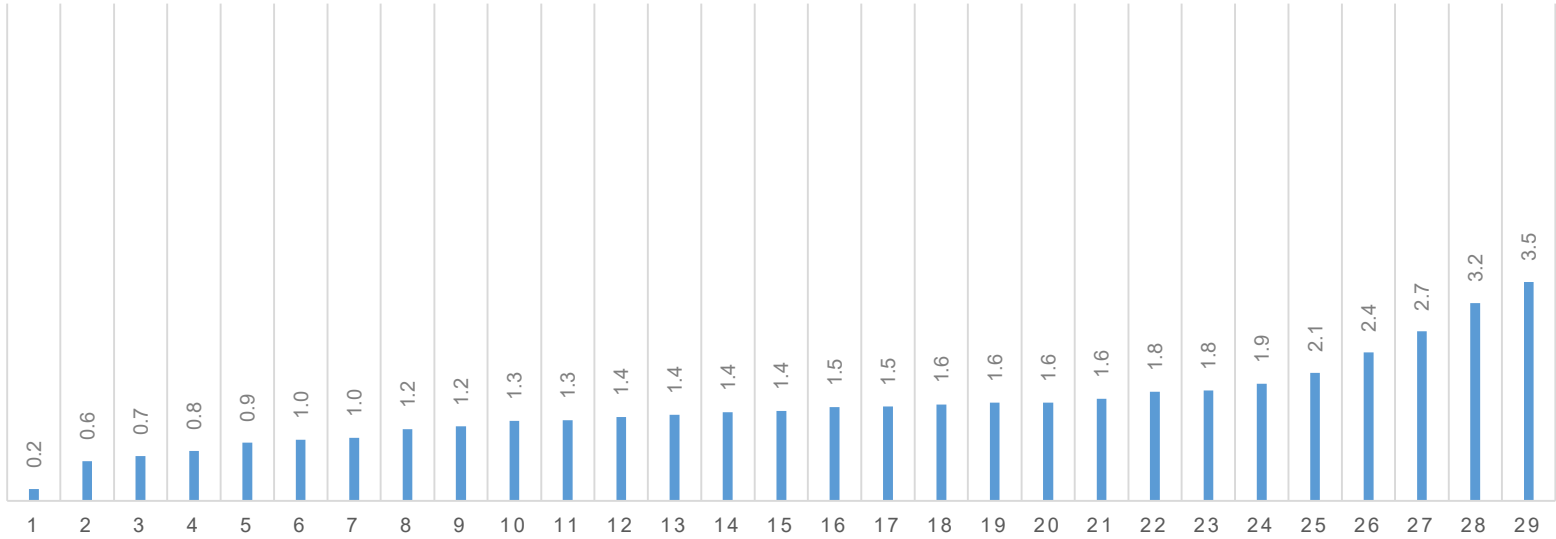
Lettings



RSL percentage of lettings to alleviate homelessness during July - September 2025 - data set 31.

Void Properties

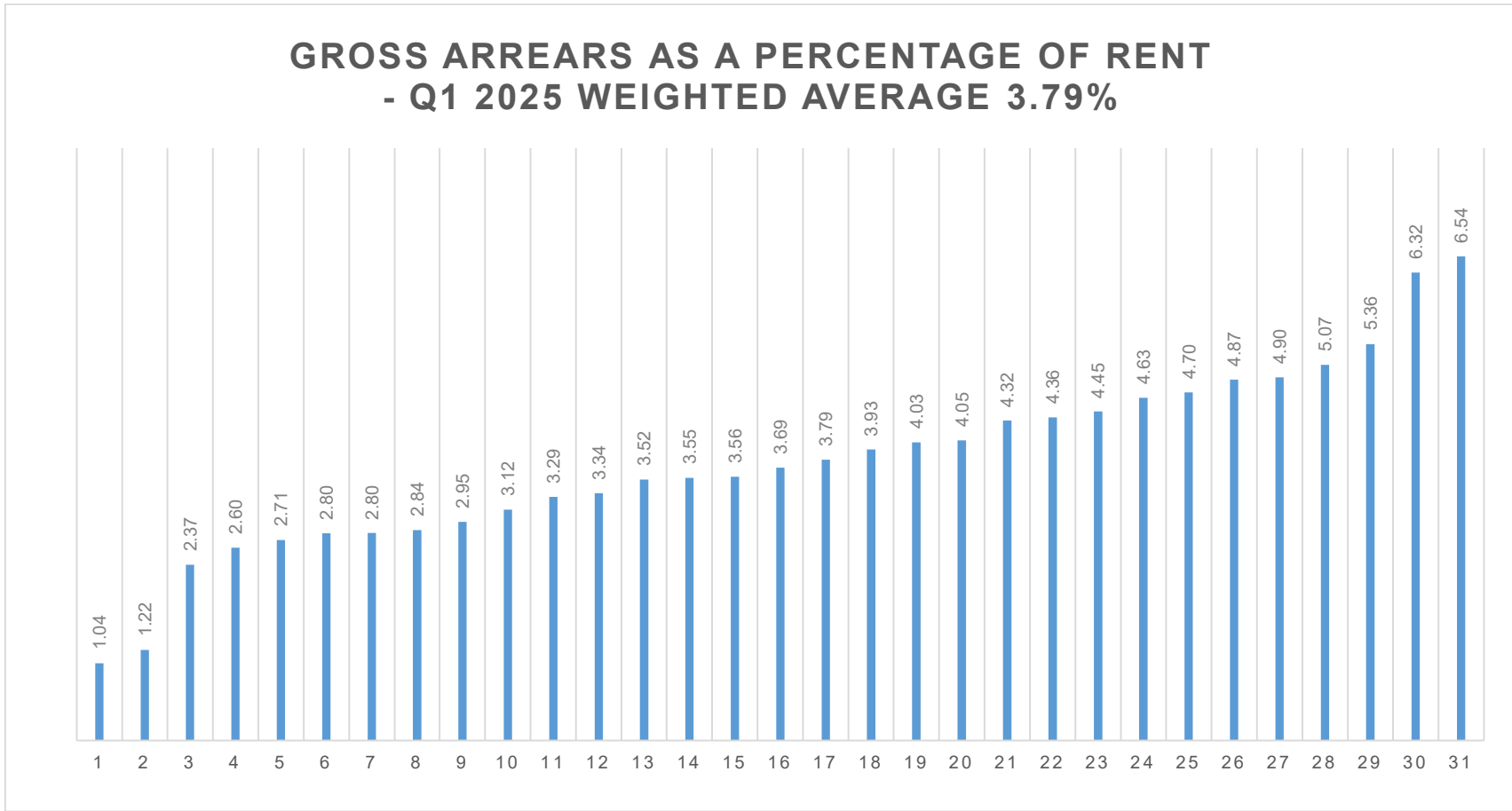
**PERCENTAGE OF VOID PROPERTIES -
SEPTEMBER 2025 WEIGHTED AVERAGE 1.61%**



RSL void properties as at September 2025 - data set 29

Arrears, Notices of Seeking Possession (NOSP) and Evictions

Arrears



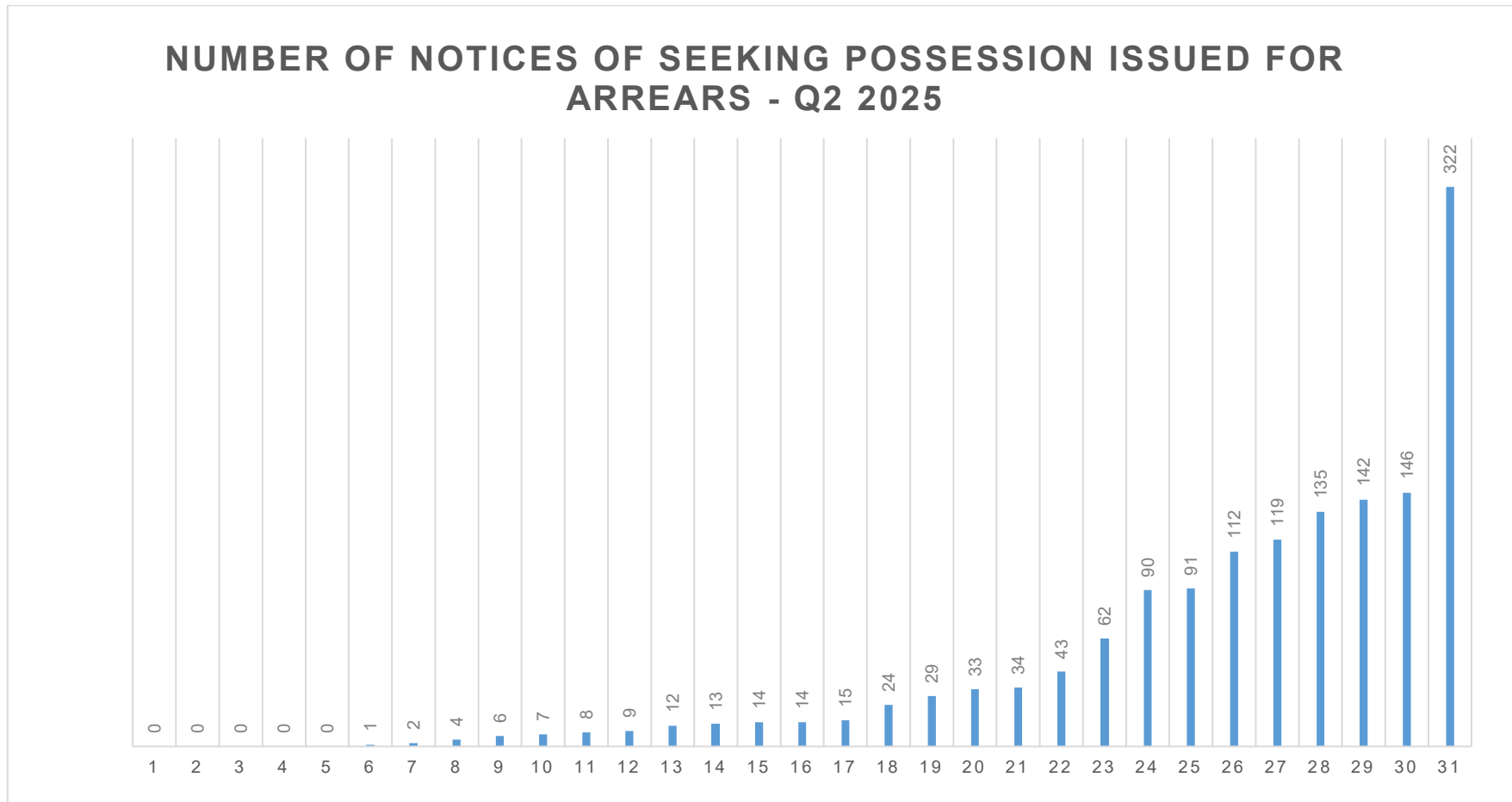
Rent arrears at the end of September 2025 - data set 31
Some RSLs are specialist providers with limited rental income due directly from tenants

The percentage of tenancies in arrears banded by weeks of rental income is as follows:

Number of weeks in arrears	Percentage of tenants	
	June 25	September 25
8-12	3.14%	3.49%
13-26	2.28%	2.24%
27-52	0.64%	0.62%
52 or more	0.13%	0.10%

A total of 79,943 tenants (51.3%) are known to be in receipt of Universal Credit, up from 49.1% in June. A total of 50,934 APAs were received (32.7% of tenancies).

Notices of Seeking Possession (NOSP)



Notices of Seeking Possession issued for rent arrears between July - September 2025 - data set 31

Evictions for arrears

There was a total of 18 evictions for arrears during the quarter July - September 2025 by 14 RSLs.

Financial Resilience

Availability of funding

Of those RSLs requiring new funding to complete development programmes, two 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.