

Registered Social Landlord Quarterly Regulation Survey January – March 2026 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

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 January – 31st March 2026 (Q4) 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 quarter 3 (Q3) by using the figures provided.

Please contact housingregulation@gov.wales for any queries.

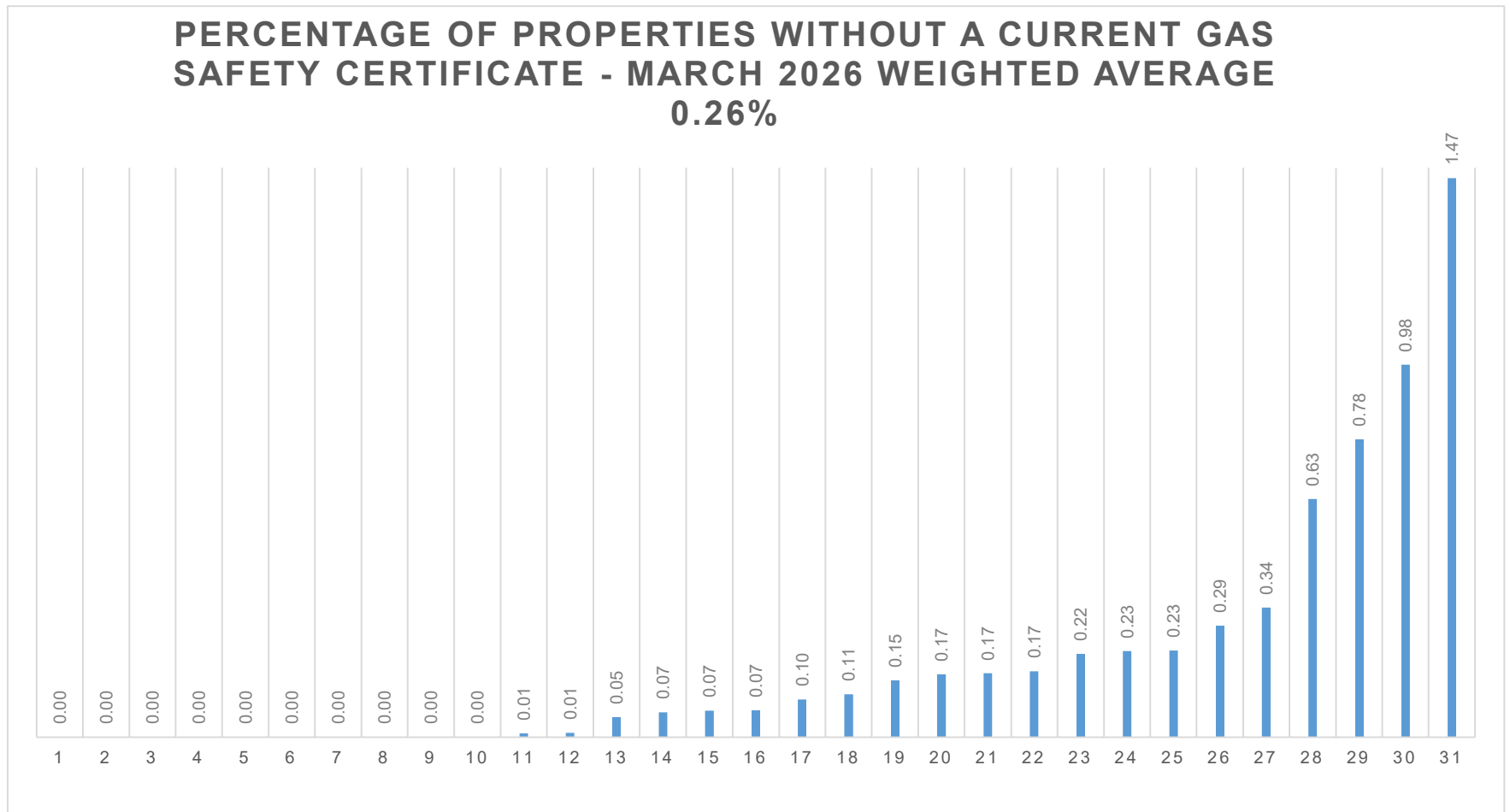
Nicola Gibbons
Head of Regulation - Operations

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.

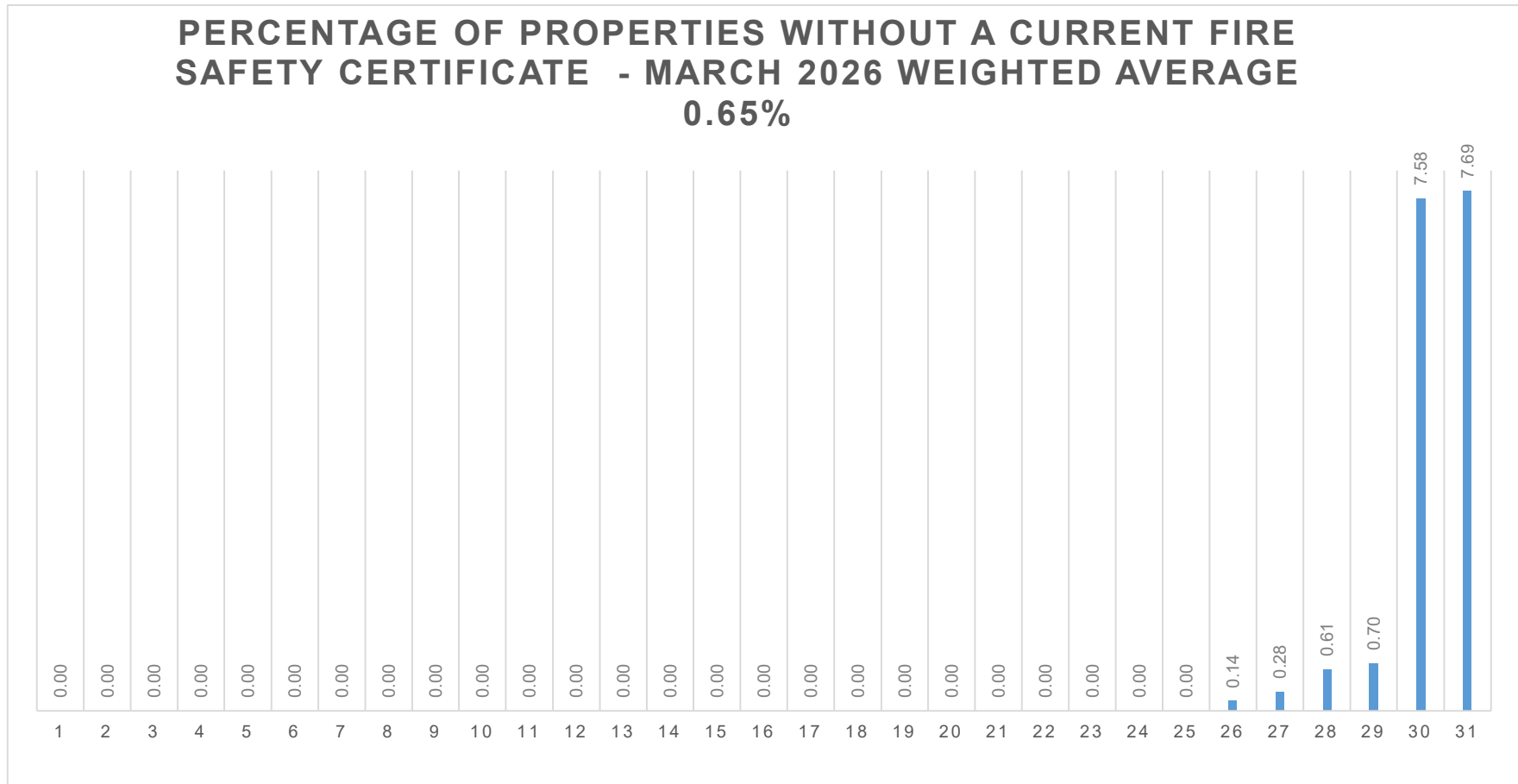
A safety check/inspection/survey may identify and recommend works or further investigations which should be carried out within the statutory or other recommended timescale. We have asked RSLs to advise us of the number of properties with outstanding recommendations/ improvements that have not been completed within the appropriate timescale and remain outstanding as at the end of March 2026. RSLs must however ensure any outstanding works do not pose a risk to tenant safety in any circumstances.

Gas Safety



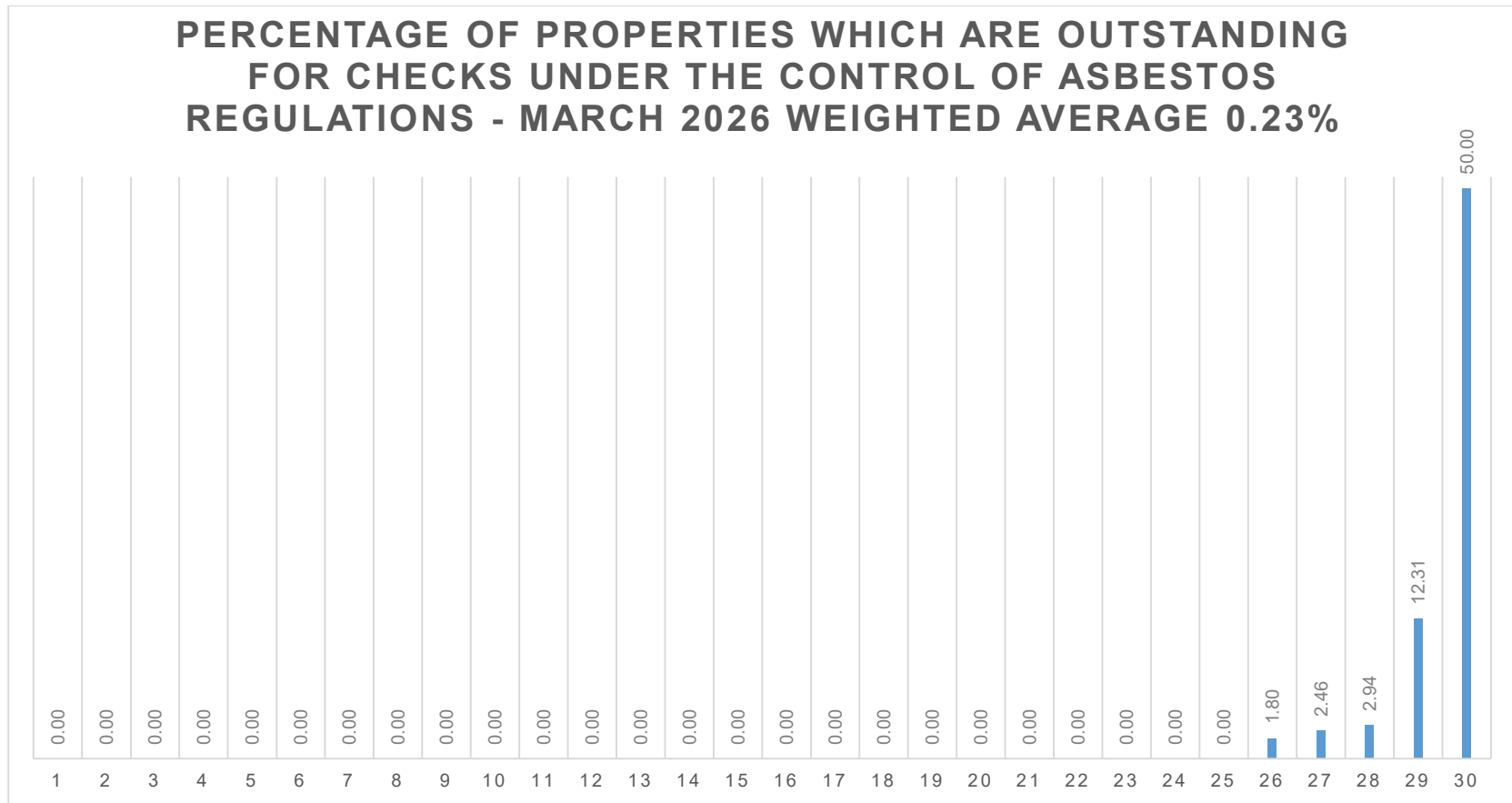
Gas safety compliance of individual RSLs as at March 2026 - data set 31.

Fire Risk Assessments



Fire safety compliance of individual RSLs as at March 2026 - data set 31

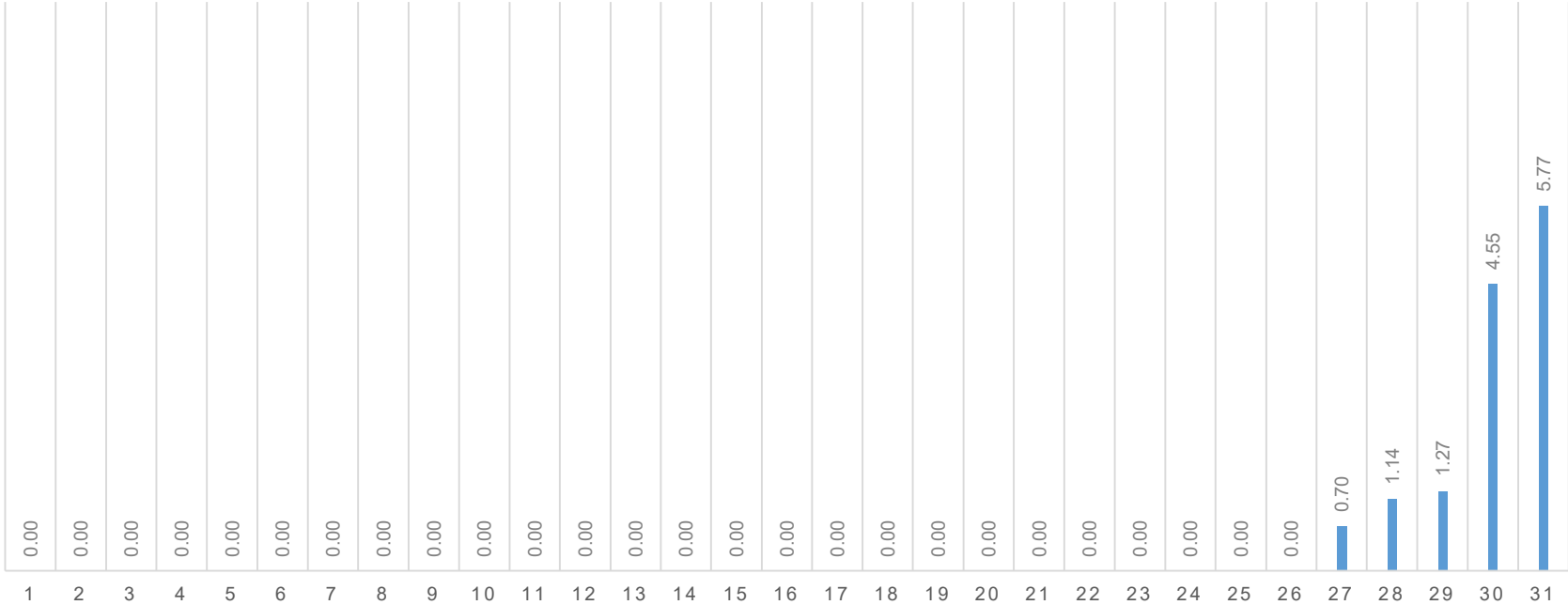
Asbestos Surveys



Control of Asbestos Regulations compliance of individual RSLs as at March 2026 - data set 30

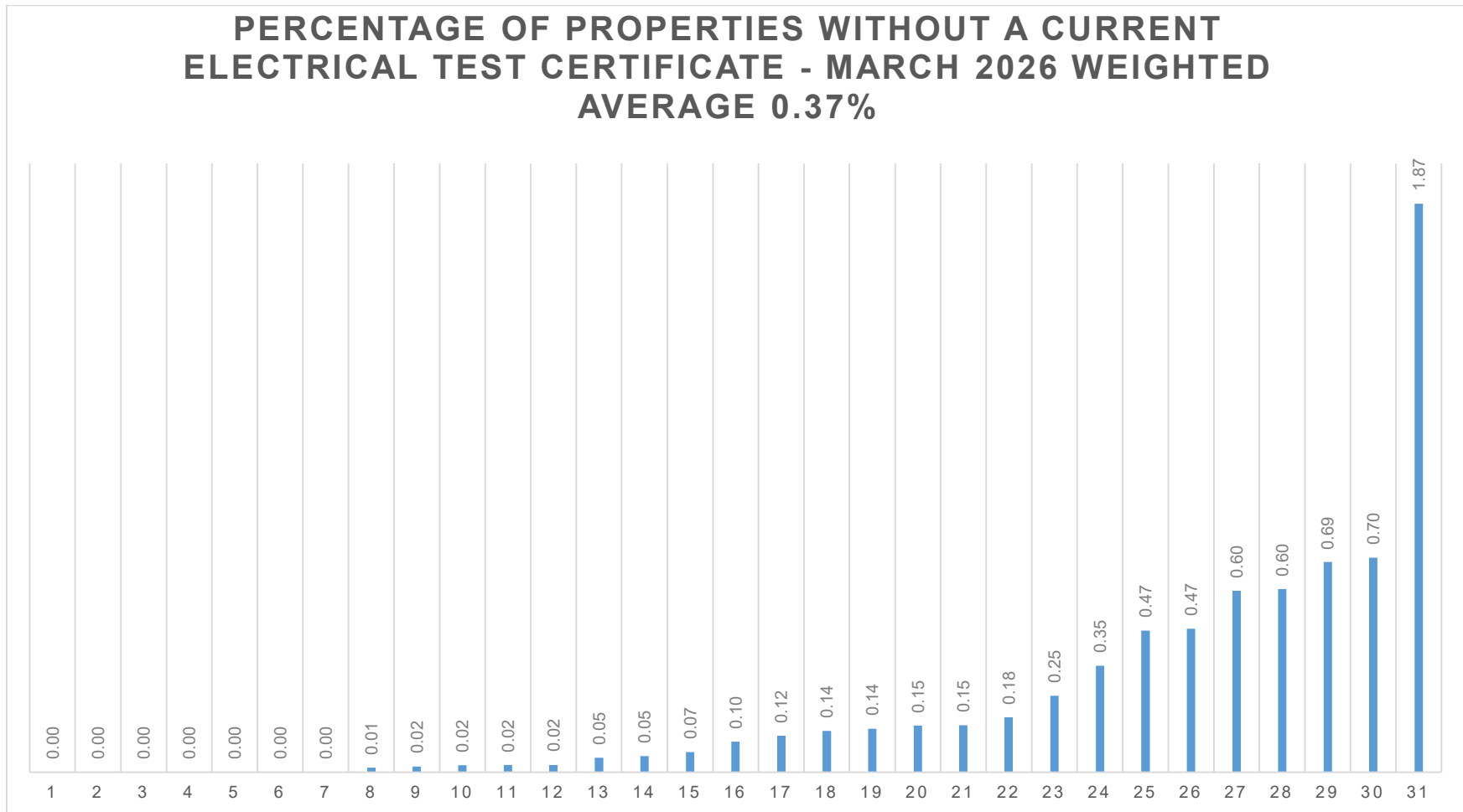
Water Hygiene

PERCENTAGE OF PROPERTIES OUTSTANDING FOR CHECKS UNDER THE HSE APPROVED CODE OF PRACTICE FOR THE CONTROL OF LEGIONELLA BACTERIA IN WATER SYSTEMS- MARCH 2026 WEIGHTED AVERAGE 0.58%



Code of practice for the control of legionella bacteria compliance of individual RSLs as at March 2026 - data set 31

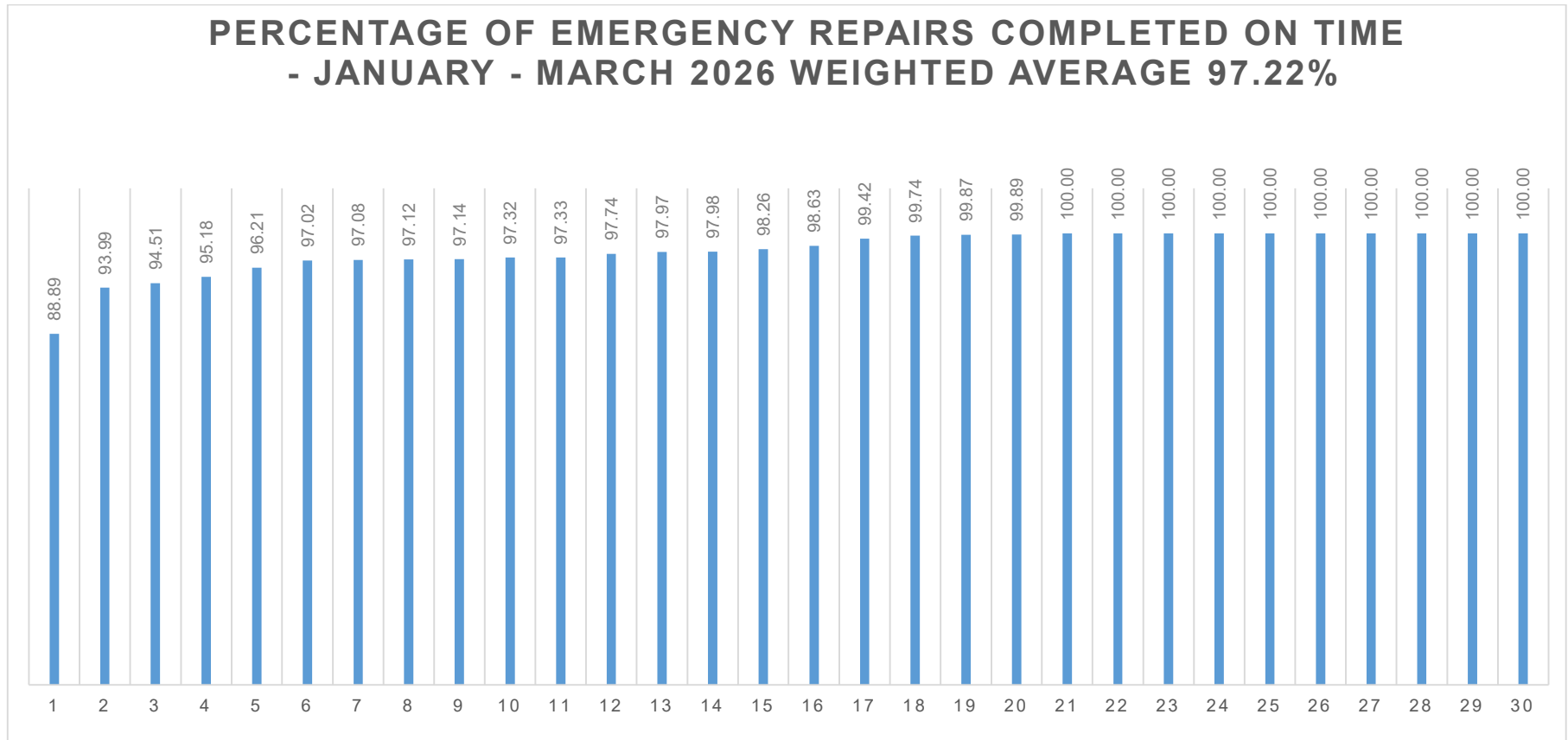
Electrical Safety Checks



Electrical safety checks outstanding as at March 2026 - data set 31.

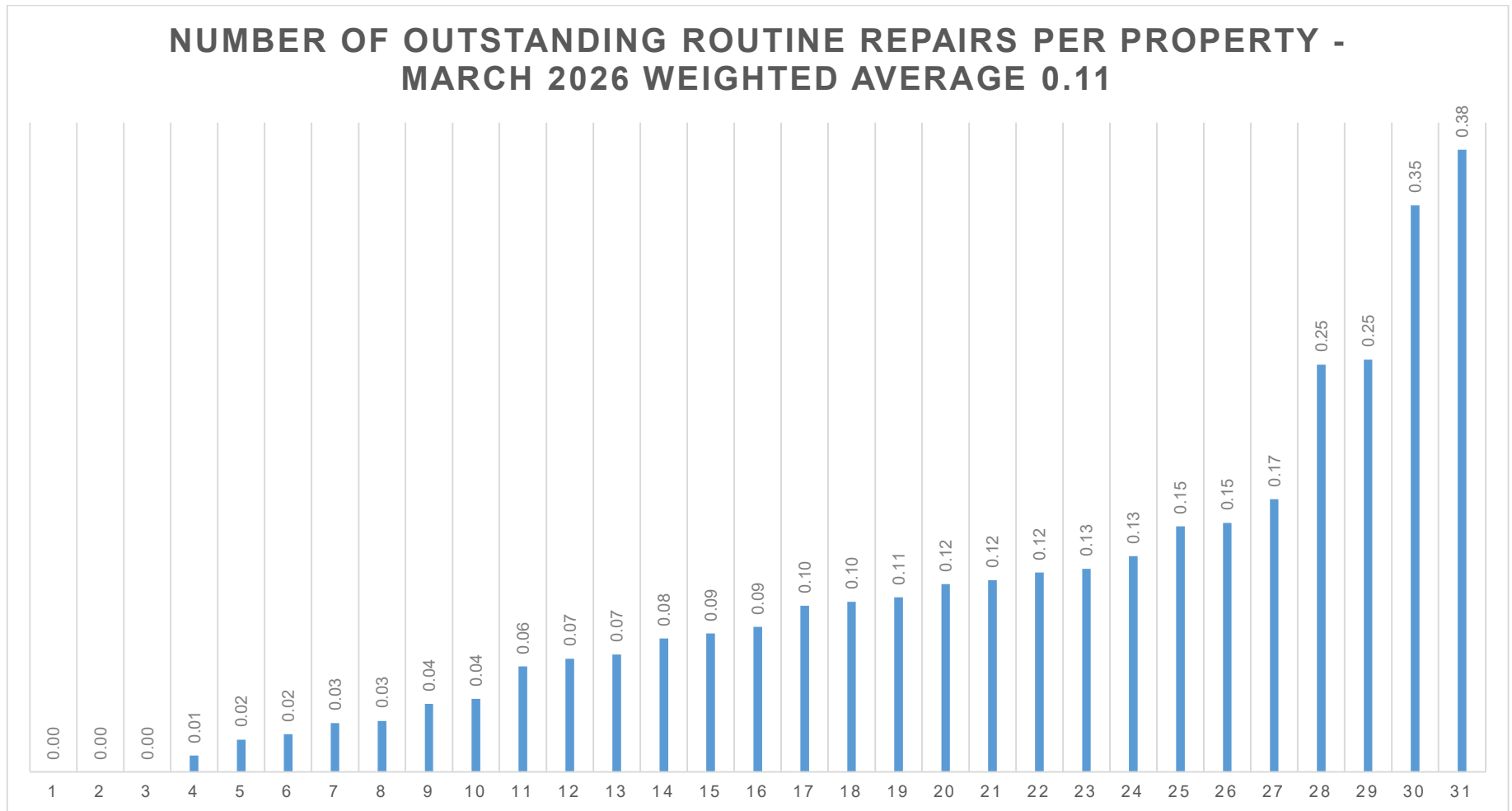
Repairs and Maintenance

Emergency Repairs



RSL emergency repairs completed to target during January - March 2026 - data set 30

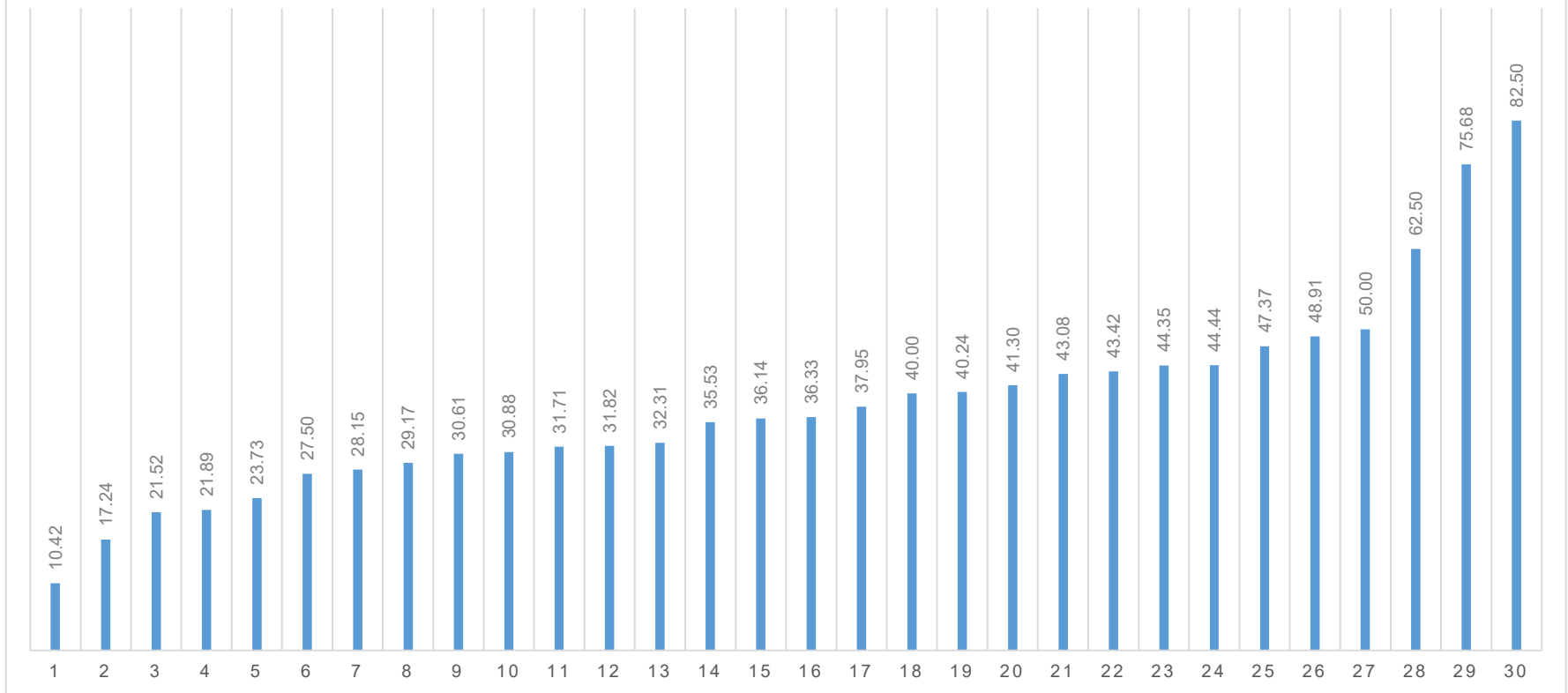
Routine Repairs outstanding per property



RSL Routine repairs outstanding as at March 2026 - data set 31. Some properties will be waiting for more than one repair to be completed.

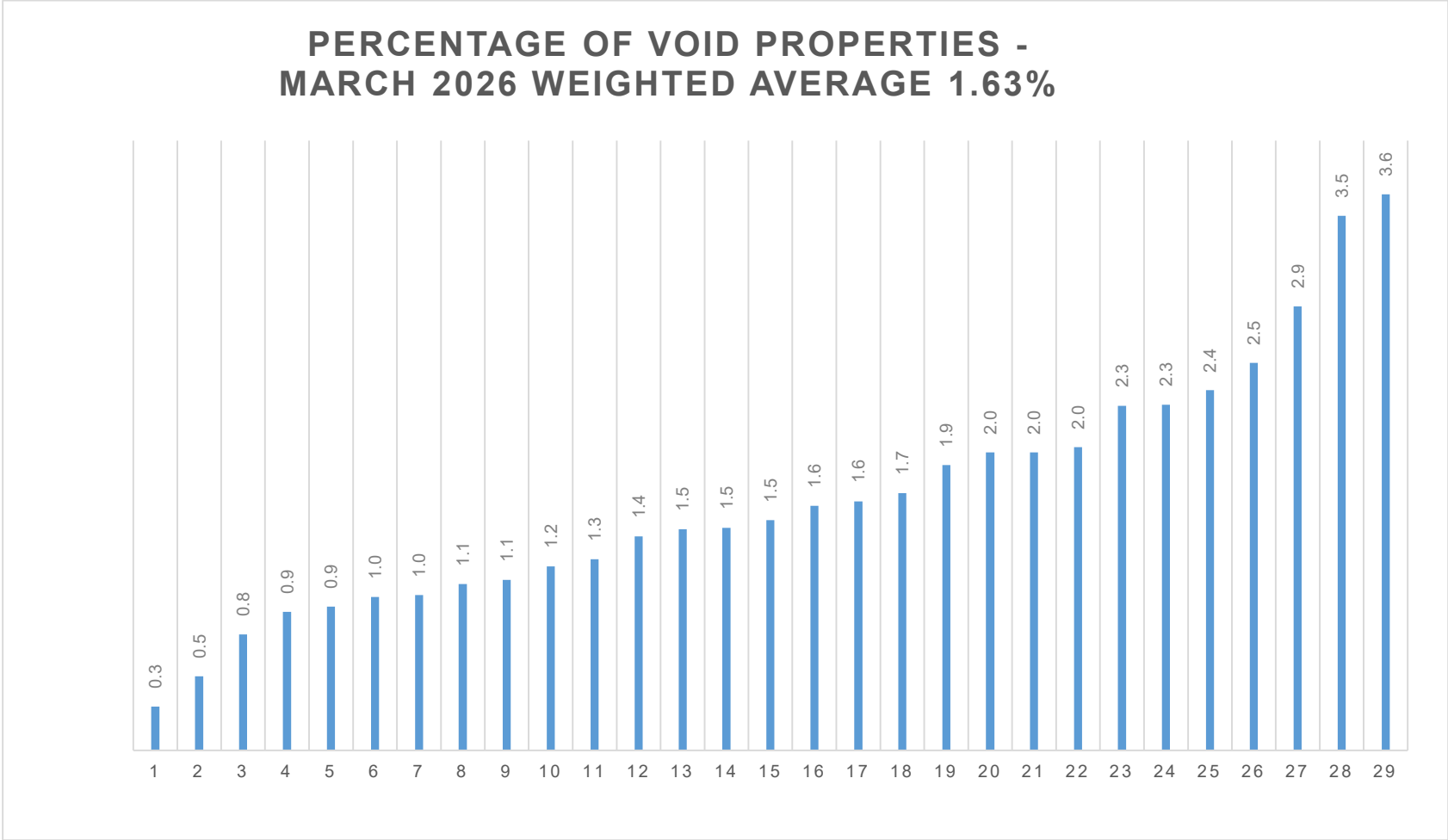
Lettings

PERCENTAGE OF LETTINGS MADE TO ALLEVIATE HOMELESSNESS - JANUARY - MARCH 2026 WEIGHTED AVERAGE 36.90%



RSL percentage of lettings to alleviate homelessness during January – March 2026 - data set 30.

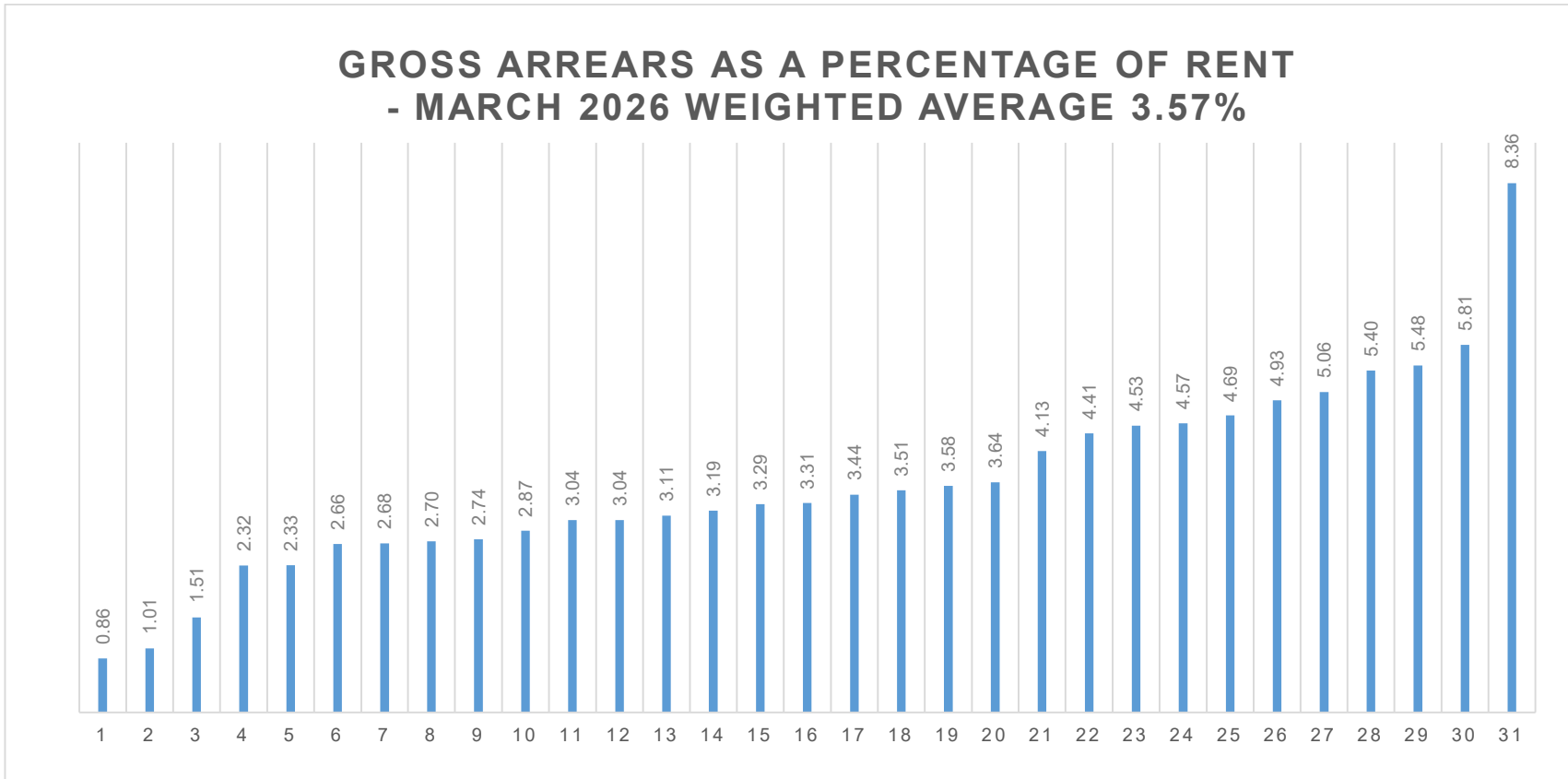
Void Properties



RSL void properties as at March 2026 - data set 29

Arrears, Notices of Seeking Possession (NOSP) and Evictions

Arrears



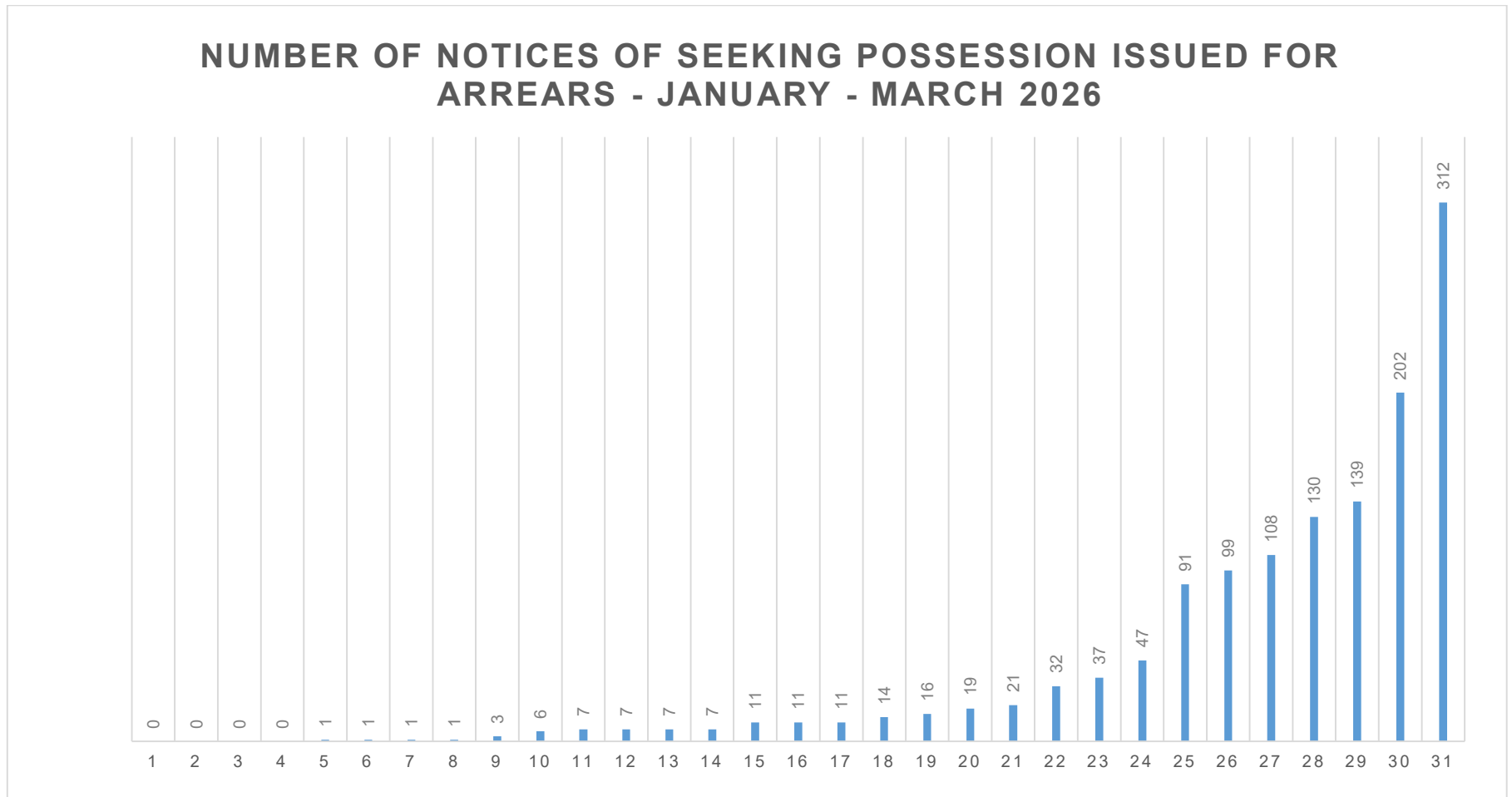
Rent arrears at the end of March 2026 - data set 31
Some RSLs are specialist providers with limited rental income due directly from tenants

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

Number of weeks in arrears	Percentage of tenants	
	December 2025	March 2026
8-12	3.21%	2.85%
13-26	2.20%	1.99%
27-52	0.58%	0.55%
52 or more	0.12%	0.11%

A total of 85,309 tenants (54.1%) are known to be in receipt of Universal Credit, up from 50.0% in December. A total of 58,573 APAs were received (37.1% of tenancies).

Notices of Seeking Possession (NOSP)



Notices of Seeking Possession issued for rent arrears between January – March 2026 - data set 31

Evictions for arrears

There was a total of 12 evictions for arrears during the quarter January – March 2026 by 9 RSLs.