

Registered Social Landlord and Local Authority Quarterly Survey April – June 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 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 Registered Social Landlords (RSLs) and stock holding Local Authorities, which covered the period 1st April – 30th June 2026 (Q1) and all organisations 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 42 organisations surveyed.

The data used is management information provided by the organisations. It has not been subject to any quality assurance or validation.

Please contact housingregulation@gov.wales for any queries.

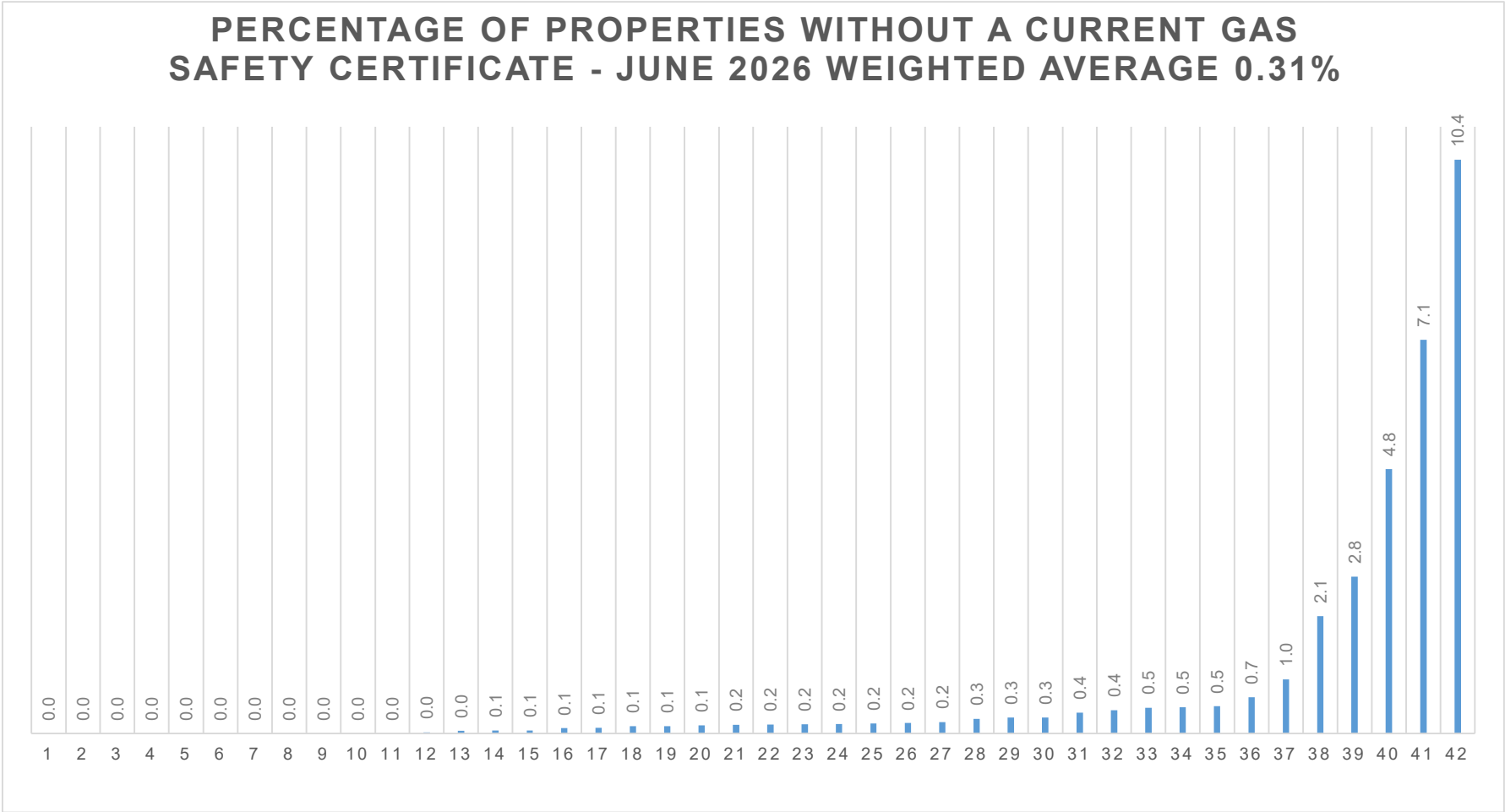
Nicola Gibbons
Head of Regulation - Operations

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.

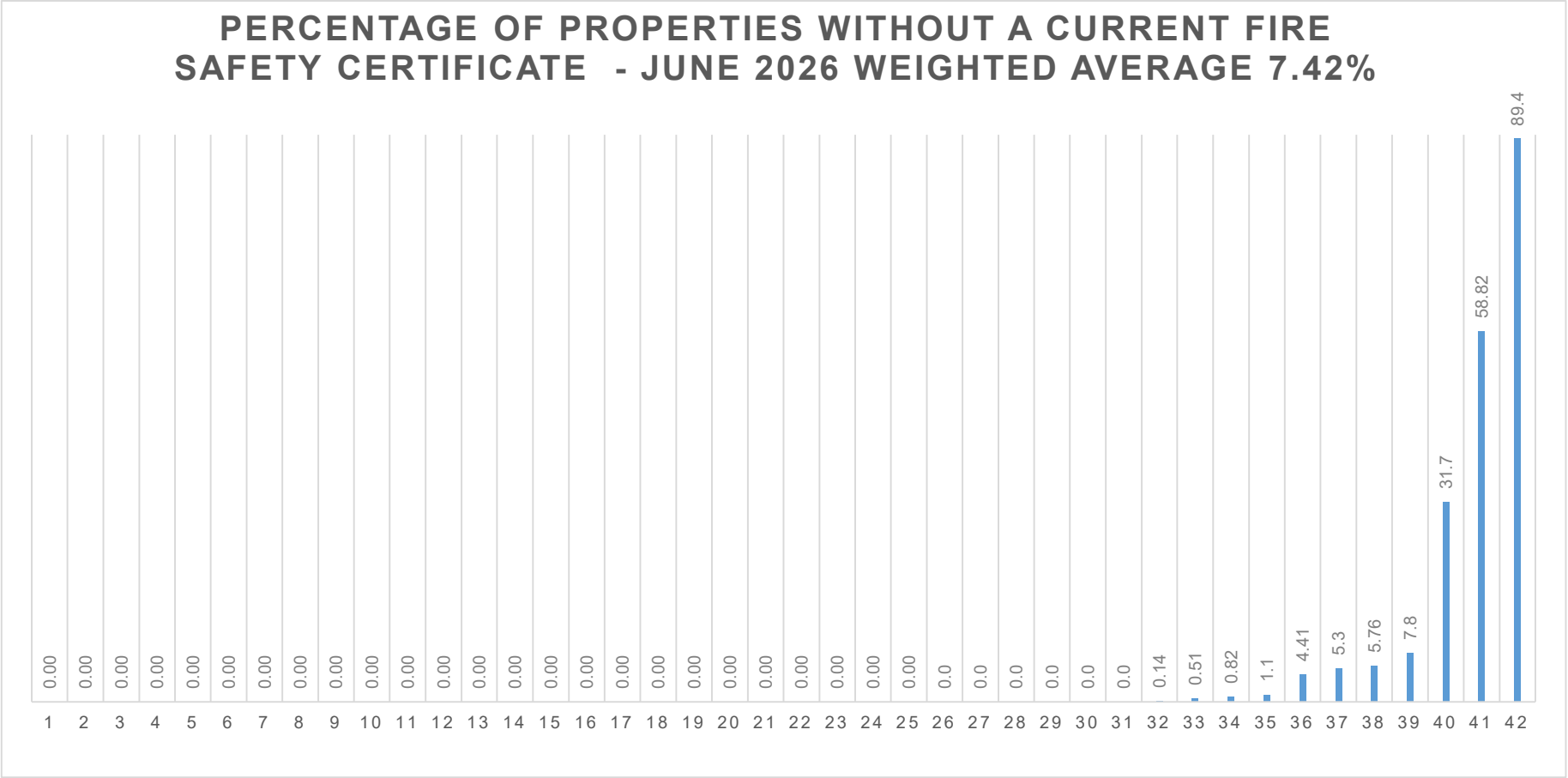
A safety check/inspection/survey may identify and recommend works or further investigations which should be carried out within the statutory or other recommended timescale. We have asked organisations to advise us of the number of properties with outstanding recommendations/ improvements that have not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

Gas Safety



Gas safety compliance - June 2026 - data set 42

Fire Risk Assessments



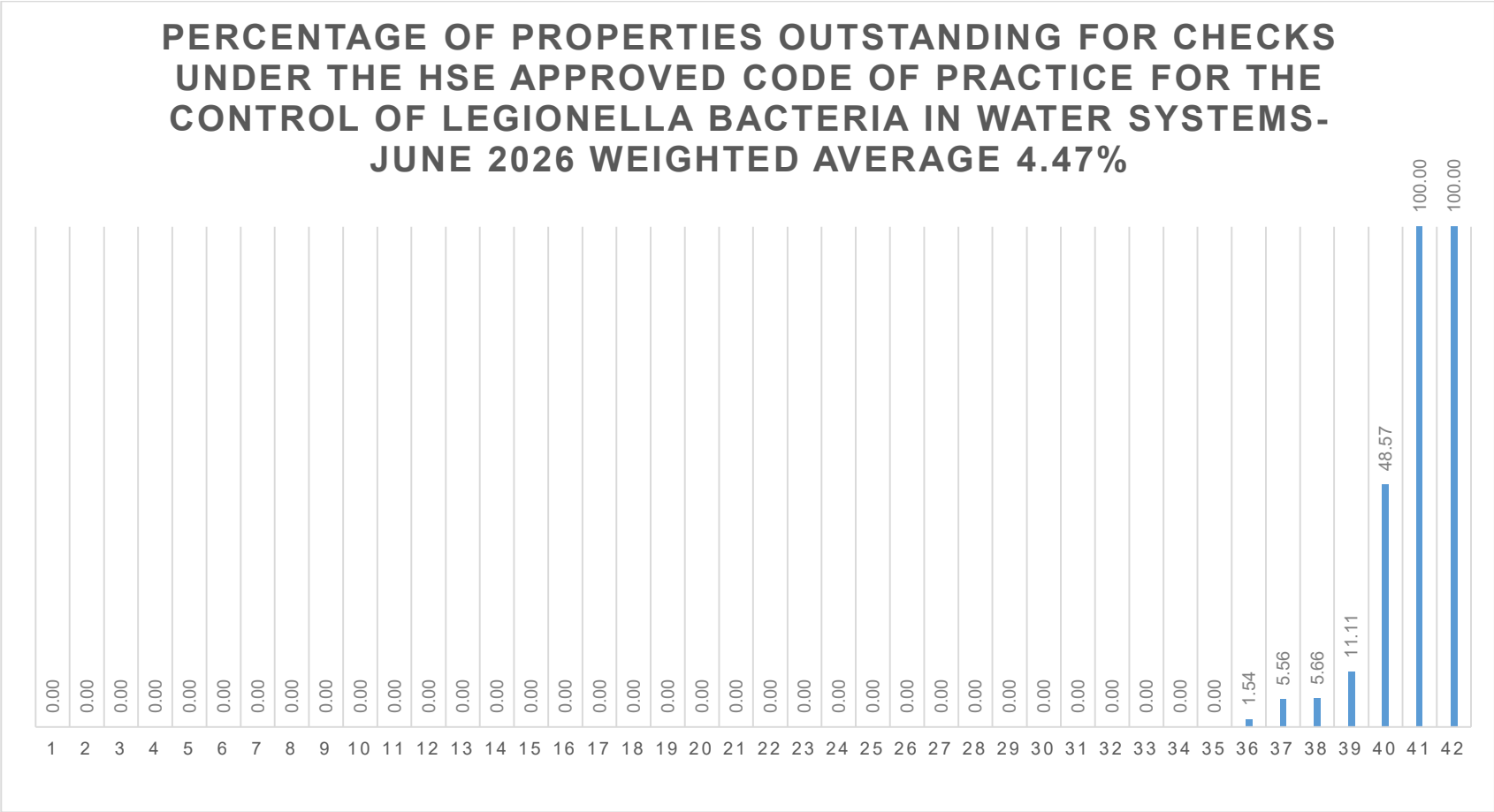
Fire safety compliance - June 2026 - data set 42

Asbestos Surveys



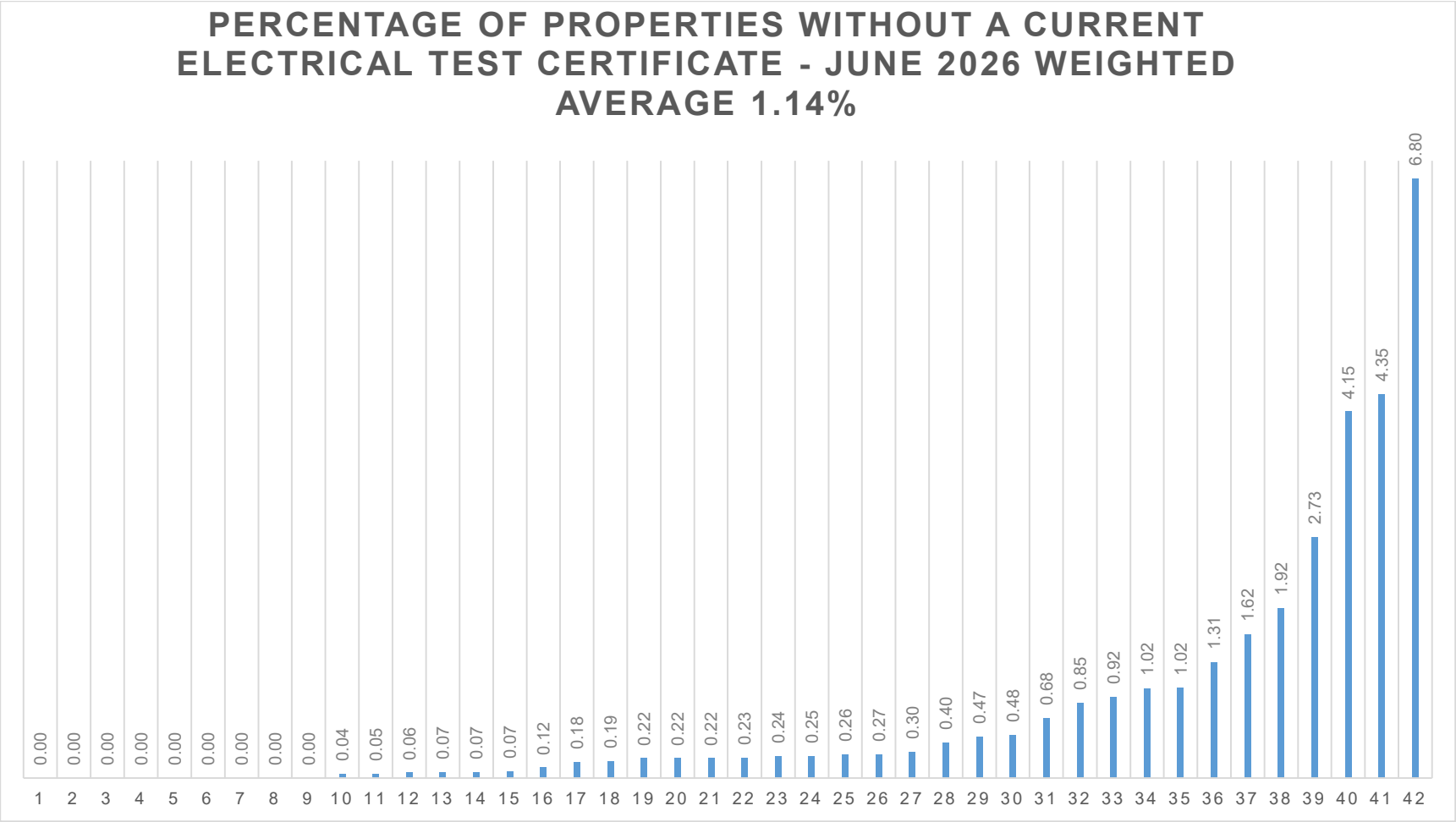
Control of Asbestos Regulations compliance - June 2026 - data set 41

Water Hygiene



Code of practice for the control of legionella bacteria compliance - June 2026 - data set 42

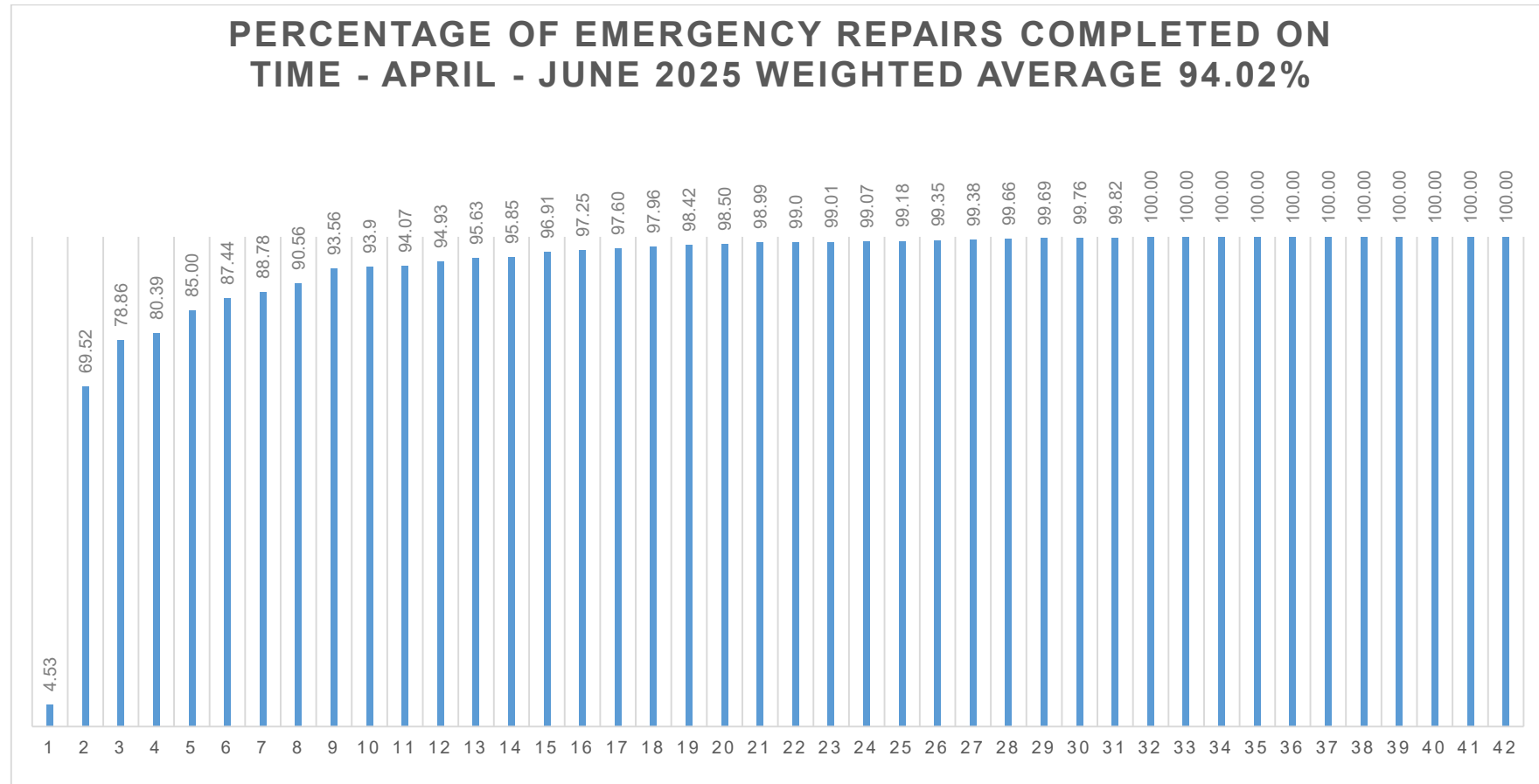
Electrical Safety Checks



Electrical safety checks outstanding - June 2026 - data set 42.

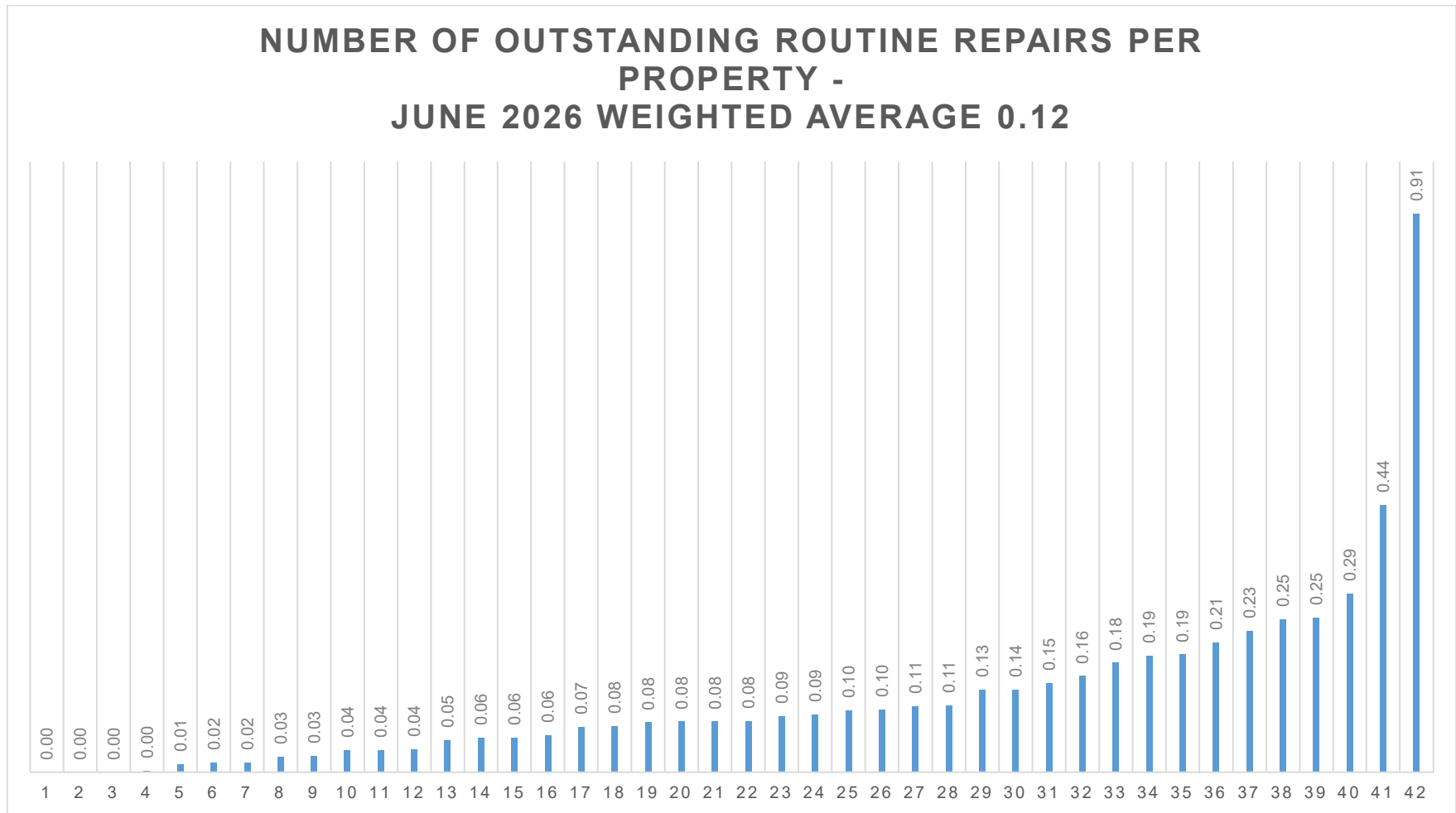
Repairs and Maintenance

Emergency Repairs



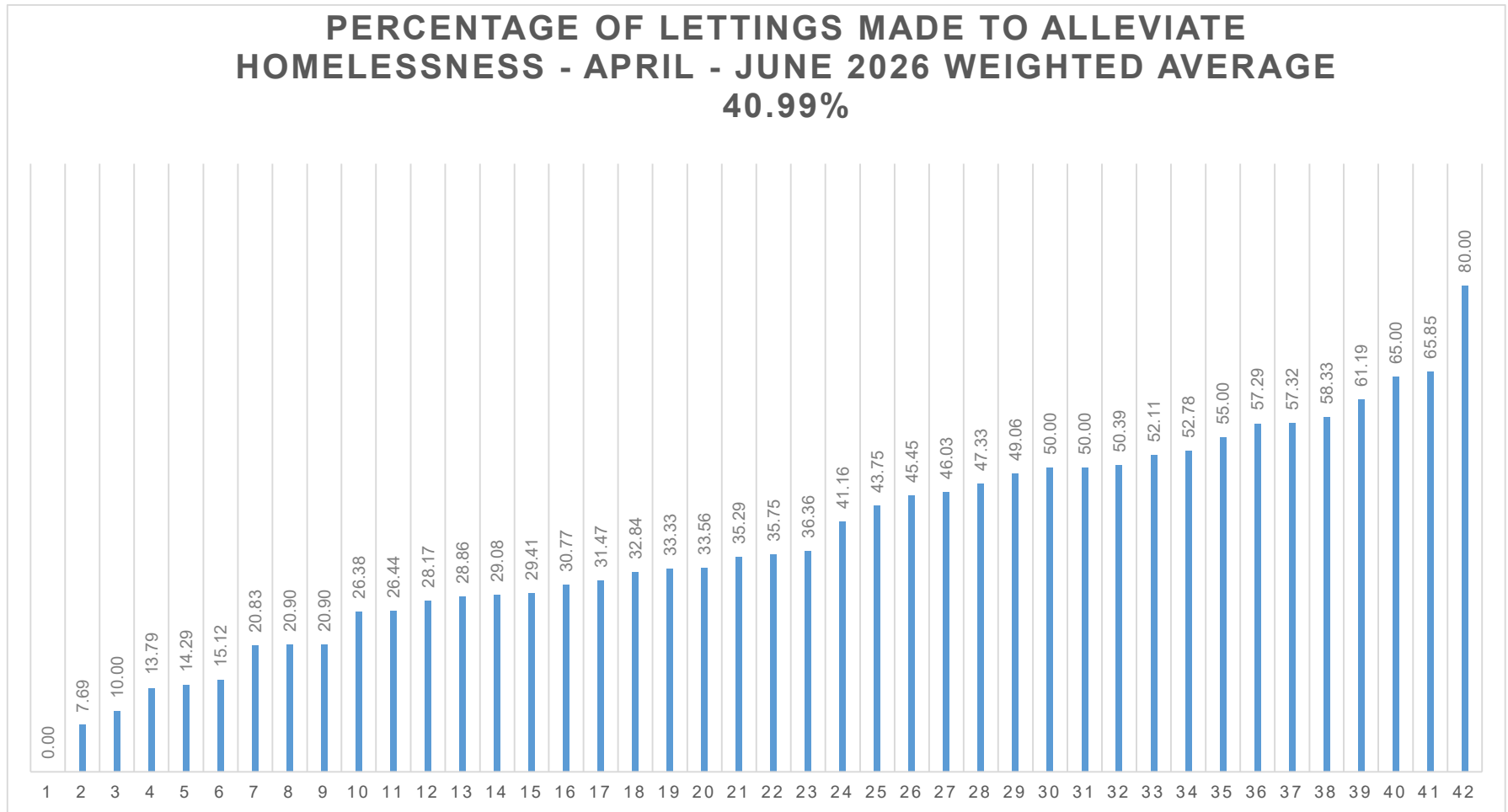
Emergency repairs completed to target during April - June 2026 - data set 42

Routine Repairs outstanding per property



Routine repairs outstanding - June 2026 - data set 42 (Some properties will be waiting for more than one repair to be completed)

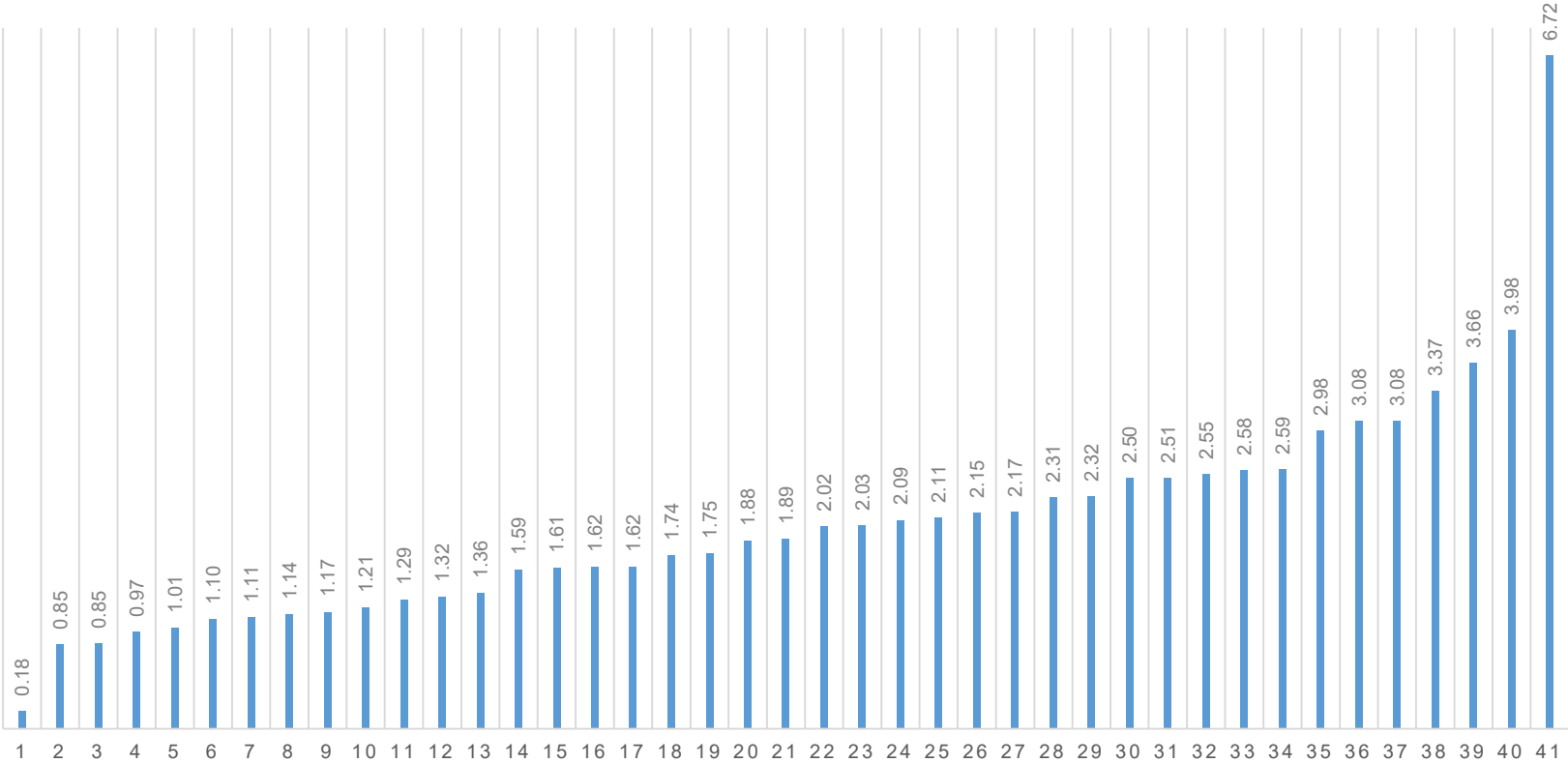
Lettings



Percentage of lettings to alleviate homelessness - April - June 2026 - data set 42.

Void Properties

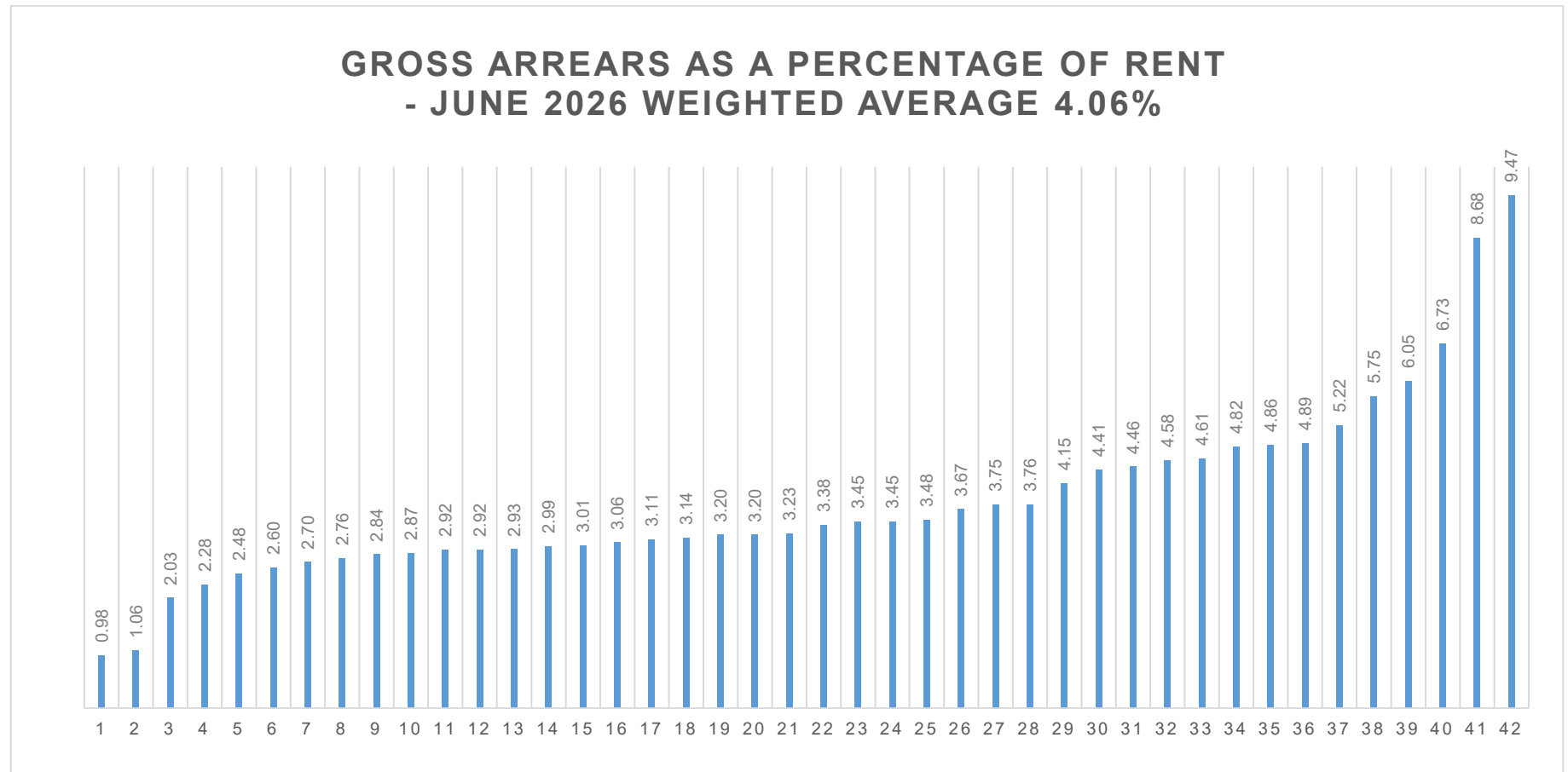
PERCENTAGE OF VOID PROPERTIES -
JUNE 2026 WEIGHTED AVERAGE 2.25%



Void properties - June 2026 - data set 41

Arrears, Notices of Seeking Possession (NOSP) and Evictions

Arrears



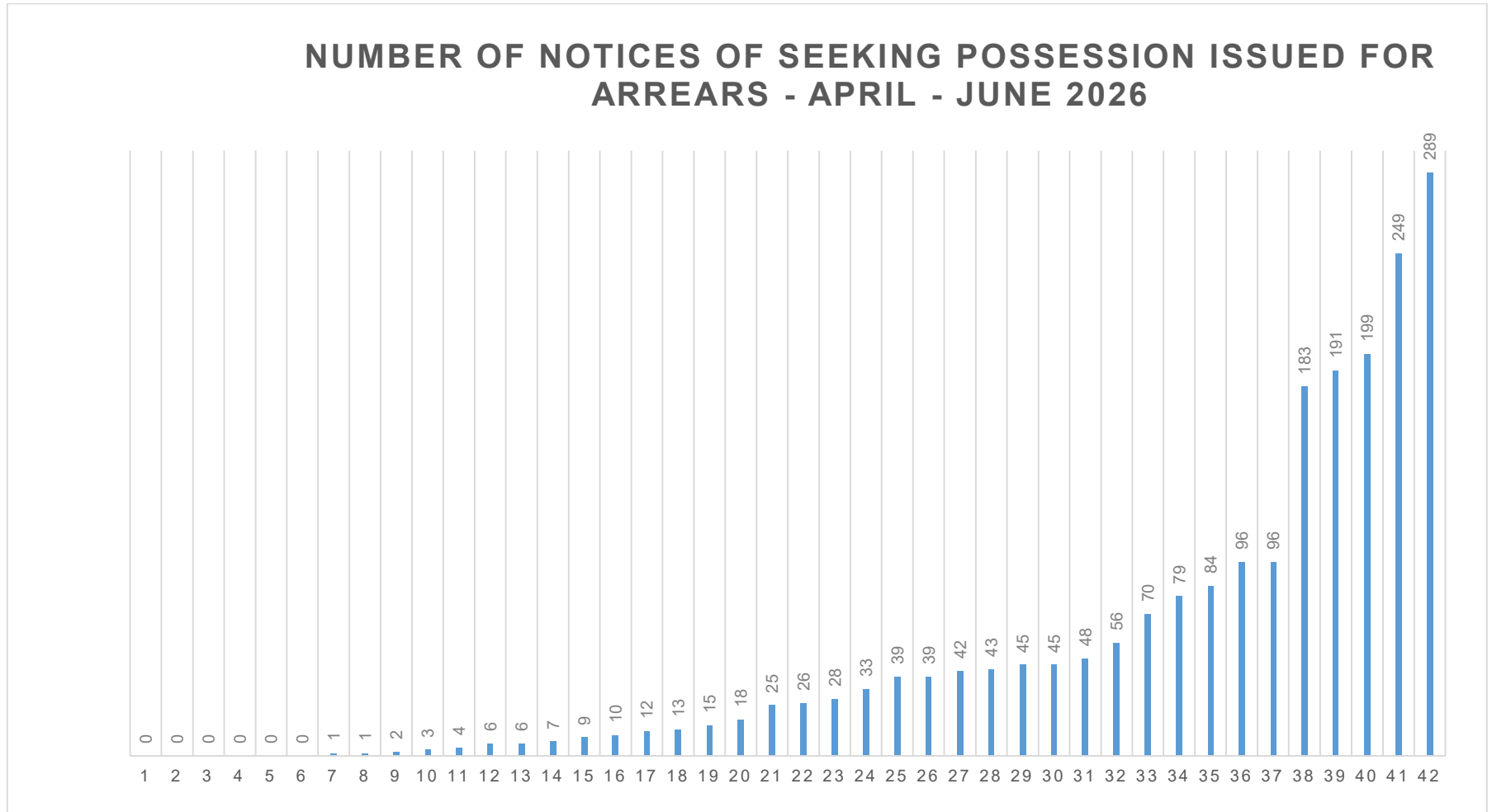
Rent arrears at the end of June 2026 - data set 42
Some RSLs are specialist providers with limited rental income due directly from tenants

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

Number of weeks in arrears	Percentage of tenants	
	March* 2026	March 2026
8-12	2.85%	3.33%
13-26	1.99%	2.45%
27-52	0.55%	0.72%
52 or more	0.11%	0.19%
*The March 2026 figure is for RSLs only. The June 2026 figure is RSLs and Local Authorities combined.		

A total of 128,301 tenants (53.7%) are known to be in receipt of Universal Credit. A total of 84,915 APAs were received (35.7% of tenancies).

Notices of Seeking Possession (NOSP)



Notices of Seeking Possession issued for rent arrears - April - June 2026 - data set 42

Evictions for arrears

There was a total of 17 evictions for arrears during the quarter April - June 2026 by ten organisations.