



# Cynhadledd ymchwil tai Cymru 2022

# Wales Housing Research Conference 2022

Llyfr Crynodeb | Abstract Booklet

*Dydd Llun 19 Rhagfyr 2022 | Monday 19th December 2022*  
*Prifysgol Caerdydd | Cardiff University*



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#housingresearch2022



## Bore

- 09.30—10.00**      **Cofrestru, te a choffi**  
(Ystafell: Ystafelloedd Bwyllgor 1 a 2)
- 10.00—10.10**      **Anerchiad croeso**, Amelia John, Llywodraeth Cymru  
(Ystafell: -1.64)
- 10.10—11.10**      **Cyfarfodydd llawn y bore**  
Brwydro o'r Rheng Flaen: Effaith yr argyfwng costau byw ar ddigartrefedd rheng flaen a gweithwyr cymorth tai yng Nghymru  
*Katie Dalton, Cymorth Cymru*  
Cartref i bawb o fewn ffiniau planedol  
*Dr Sophus zu Ermgassen, Prifysgol Rhydychen*
- 11.10—11.30**      **Egwyl te a choffi**  
(Ystafell: Ystafelloedd Bwyllgor 1 a 2)
- 11.40—13.10**      **Sesiynau paralel y bore**  
(Efallai y bydd yr ystafelloedd yn newid ar y diwrnod)  
1. **Adeiladu tai** (0.86)  
2. **Tystiolaeth ac argyfyngau tai: fforddiadwyedd, datgarboneiddio, a Covid-19** (-1.80)  
3. **Deall digartrefedd: ffocws ar LHDT+ a digartrefedd ieuentid** (-1.61)
- 13.10—14.00**      **Cinio**  
(Ystafell: Ystafelloedd Pwyllgor 1 a 2)

## Prynhawn

- 14.00—15.00**      **Cyfarfodydd llawn y prynhawn**  
(Ystafell: -1.64)  
Ymgynghori Cymunedol er Ansawdd Bywydau  
*Yr Athro Flora Samuel, Prifysgol Reading*  
Rheoli rhent  
*Yr Athro Ken Gibb, Prifysgol Glasgow*
- 15.10—16.40**      **Sesiynau paralel y prynhawn**  
(Efallai y bydd yr ystafelloedd yn newid ar y diwrnod)  
4. **Adeiladu'r sylfaen dystiolaeth ar gyfer newid polisi ac arfer** (0.86)  
5. **Atal digartrefedd** (-1.80)  
6. **Y sector rhentu yng Nghymru: argaeledd, ansicrwydd a rheoleiddio** (-1.61)
- 16.45—17.30**      **Derbyniad diodydd**  
(Ystafell: Ystafelloedd Pwyllgor 1 a 2)

# Programme at a glance

## Morning

- 09.30—10.00**     **Registration, tea & coffee**  
(Room: Committee Room 1 & 2)
- 10.00—10.10**     **Welcome address**, Amelia John, Welsh Government  
(Room: -1.64)
- 10.10—11.10**     **Morning plenaries**  
Struggles from the Frontline: The impact of the cost of living crisis on frontline homelessness and housing support workers in Wales  
*Katie Dalton, Cymorth Cymru*  
A home for all within planetary boundaries  
*Dr Sophus zu Ermgassen, University of Oxford*
- 11.10—11.30**     **Refreshment break**  
(Room: Committee Room 1 & 2)
- 11.40—13.10**     **Morning parallel sessions**  
(Rooms may be amended on the day)  
1. **Housing construction** (Room: 0.86)  
2. **Housing evidence and crisis: affordability, decarbonisation & Covid-19** (Room: -1.80)  
3. **Understanding homelessness: a focus on LGBT+ and youth homelessness** (Room: -1.61)
- 13.10—14.00**     **Lunch**  
(Room: Committee Rooms 1 & 2)

## Afternoon

- 14.00—15.00**     **Afternoon plenaries**  
(Room: -1.64)  
Community Consultation for Quality of Life  
*Professor Flora Samuel, University of Reading*  
Rent control  
*Professor Ken Gibb, Glasgow University*
- 15.10—16.40**     **Afternoon parallel sessions**  
(Rooms may be amended on the day)  
4. **Building the evidence base for policy and practice change** (Room: 0.86)  
5. **Homelessness prevention** (Room: -1.80)  
6. **The rental sector in Wales: availability, precarity and regulation** (Room: -1.61)
- 16.45—17.30**     **Drinks reception**  
(Room: Committee Room 1 & 2)



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## Bywgraffiadau siaradwyr Plenary speaker biographies

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### **Yr Athro Ken Gibb** *Prifysgol Glasgow*

Mae Kenneth Gibb yn athro ym maes economeg tai ym Mhrifysgol Glasgow lle mae'n gyfarwyddwr ar Ganolfan Gydweithredol y DU ar gyfer Tystiolaeth Tai, ESRC. Mae ymchwil ddiweddar Ken wedi canolbwyntio ar ôl-osod gwyrdd, economeg llunio polisiau'n ymwneud â thai, a phedwar darn o waith ar wahân ar reoli rhenti a arweiniodd at bapur crynhoi oedd yn ystyried perthnasedd a goblygiadau dadleuon ynghylch rheoli rhent yn yr Alban ar gyfer datblygu polisiau yng Nghymru.

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### **Professor Ken Gibb** *Glasgow University*

Kenneth Gibb is professor of housing economics at the University of Glasgow where he is the director of the ESRC UK Collaborative Centre for Housing Evidence. Ken's recent research has focused on green retrofit, economics of housing policy making and four separate pieces of work on rent control culminating in a summary paper considering the relevance and implications of rent control debates in Scotland for policy development in Wales.



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## **Katie Dalton Cymorth Cymru**

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Katie Dalton yw Cyfarwyddwr Cymorth Cymru, y corff sy'n cynrychioli gwasanaethau digartrefedd, tai a chymorth yng Nghymru. Mae Katie yn darparu arweinyddiaeth strategol a llais cenedlaethol cryf ar ran ei haelodau a'r bobl y maent yn eu cefnogi, gan ymgyrchu dros bolisi, ymarfer a deddfwriaeth i roi terfyn ar ddigartrefedd a galluogi pobl i fyw'n annibynnol a ffynnu yn eu cymunedau. Mae Katie yn aelod o Fwrdd Cyngori Cenedlaethol Rhoi Terfyn ar Ddigartrefedd ac mae'n aelod o nifer o grwpiau Llywodraeth Cymru sy'n llywio ac yn craffu ar bolisiau. Mae hi wedi arwain ymgyrchoedd llwyddiannus i ddiogelu a chynyddu cyllid ar gyfer gwasanaethau cymorth tai, ac wedi helpu i lunio'r ymateb i'r pandemig yng Nghymru, gan gyfrannu at ganllawiau allweddol ac ymgyrchu'n llwyddiannus dros flaenoriaethu pobl sydd â phrofiad o ddigartrefedd ar gyfer y brechlyn.

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## **Katie Dalton Cymorth Cymru**

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Katie Dalton is Director of Cymorth Cymru, the representative body for homelessness, housing and support services in Wales. Katie provides strategic leadership and a strong national voice on behalf of her members and the people they support, campaigning for policy, practice and legislation to end homelessness and enable people to live independently and thrive in their communities. Katie is a member of the Ending Homelessness National Advisory Board and sits on a number of Welsh Government groups that inform and scrutinise policy. She has led successful campaigns to protect and increase funding for housing support services, and helped shape the response to the pandemic in Wales, contributing to key guidance and successfully campaigning for people with experience of homelessness to be prioritised for the vaccine.



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## **Yr Athro Flora Samuel** *Prifysgol Reading*

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Bydd Flora Samuel yn dechrau gweithio fel 'Athro Pensaernïaeth (1970)' ym Mhrifysgol Caergrawnt y flwyddyn nesaf. Ar hyn o bryd mae'n gweithio ym Mhrifysgol Reading ac mae wedi'i lleoli yng Nghymru. Hi oedd Is-lywydd Ymchwil cyntaf Sefydliad Brenhinol Penseiri Prydain (RIBA). Mae ei hymchwil yn canolbwyntio ar dystiolaethu a mapio gwerth cymdeithasol dylunio da. Hi yw'r Prif Ymchwilydd ar gyfer y prosiect a ariennir gan yr AHRC, sef Ymgynghoriad Cymunedol ar gyfer Ansawdd Bywyd ([ccqol.org](http://ccqol.org)). Cyhoeddir ei llyfr nesaf *Housing of Hope and Wellbeing* ym mis Rhagfyr.

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## **Professor Flora Samuel** *University of Reading*

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Flora Samuel starts work as 'the Professor of Architecture (1970)' at Cambridge University next year. She currently works at the University of Reading and is based in Wales. She was the first Royal Institute for British Architects (RIBA) Vice President for Research. Her research focuses on evidencing and mapping the social value of good design. She is the Principal Investigator for the AHRC funded project *Community Consultation for Quality of Life* ([ccqol.org](http://ccqol.org)). Her next book *Housing of Hope and Wellbeing* is published this December.





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## **Dr Sophus zu Ermgassen** *Prifysgol Rhydychen*

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Mae Sophus yn economegydd ecolegol sy'n gweithio ar bynciau'n ymwneud â chynaliadwyedd seilweithiau, polisïau amgylcheddol y DU, busnes natur-bositif, ac economeg ôl-dwf. Ymhlith enghreifftiau o'i brosiectau ymchwil diweddar mae gwerthuso canlyniadau polisïau newydd Lloegr ar gyfer rheoleiddio'r effeithiau mae tai newydd yn eu cael ar fioamrywiaeth ("Biodiversity Net Gain"), archwilio dimensiynau cynaliadwyedd yn ymwneud â'r argyfwng o ran fforddiadwyedd tai yn y DU, a gwerthuso'r rhywogaethau sydd dan fygythiad bydeang yn sgîl galw cynyddol y gymdeithas am dywod a mwynau ar gyfer adeiladu. Mae ei waith wedi ymddangos yn y cyfryngau megis yn y Guardian, BBC Countryfile a'r Times, ac mae wedi rhoi tystiolaeth ar gynaliadwyedd tai i Bwyllgor Archwilio Amgylcheddol y DU ac i'r Swyddfa Seneddol Gwyddoniaeth a Thechnoleg. Ac yntau'n aelod o'u grŵp cynghori arbenigol Biodiversity Metric, mae Sophus yn cynghori Natural England. Mae hefyd yn cynghori Trysorlys y DU gan ei fod yn aelod o'u Gweithgor Economeg Bioamrywiaeth. Mae'n cydgyflwyno podlediad y Gymdeithas Ewropeaidd ar gyfer Economeg Ecolegol "Economics for Rebels", ac yn 2022 cafodd ei enwi ar "Restr Pŵer" Adroddiad ENDS o'r 100 gweithwyr proffesiynol mwyaf dylanwadol ym maes yr amgylchedd, yn y DU.

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## **Dr Sophus zu Ermgassen** *University of Oxford*

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Sophus is an ecological economist working on topics broadly related to infrastructure sustainability, UK environmental policy, nature-positive business, and postgrowth economics. Examples of his recent research projects include evaluating the outcomes of England's new policy for regulating the biodiversity impacts of new housing ("Biodiversity Net Gain"), exploring the sustainability dimensions of the UK housing affordability crisis, and evaluating the species threatened globally by society's growing demand for sand and construction minerals. His work has featured in media outlets including the Guardian, BBC Countryfile and the Times, and he has provided evidence on housing sustainability to the UK Environmental Audit Committee and the Parliamentary Office of Science and Technology. Sophus advises Natural England as a member of their Biodiversity Metric expert advisory group, and the UK Treasury as a member of their Biodiversity Economics Working Group. He is the co-host of the European Society for Ecological Economics podcast "Economics for Rebels", and in 2022 was named on the ENDS Report "Power List" of the 100 most influential environmental professionals in the UK.

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**Sesiynau paralel y bore**  
**Morning Parallel Sessions**

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### **Health and Energy Benefits of housing constructed using bio based materials in Wales**

*Tom Woolley , Visiting Professor Centre for Alternative Technology*

Calls for decarbonisation and net zero are common, but rarely put into practice as conventional building involves increasingly high amounts of high embodied energy plastic and petrochemical materials. By sealing people up in airtight houses using non-breathable materials can lead to serious health problems. An expensive housing development by a major developer was contaminated with black mould even before residents moved in!

The alternative is to use low embodied energy natural bio-based materials, which are vapour permeable and free of toxic chemicals. Wales is fortunate to have a number of exciting examples of developments using this approach to construction and the paper will be illustrated with case study examples of projects using wood fibre, recycled materials and hemp and lime. Further projects are proposed. These projects will be compared with other innovative projects that depend entirely on petrochemical materials. Criteria to be examined include, embodied energy, sourcing of materials, different approaches to assessing energy efficiency and evaluation of indoor air quality and hazardous emissions from a range of toxic materials used in conventional housing. Moisture and humidity will also be assessed.

### **Volumetric Construction & Social Housing in Wales**

*Dorian Payne, Northumbria University*

This article examines the social housing demand in Wales, the benefits of volumetric construction compared to traditional methods and establishes the current usage rate, as well as the barriers which prevent further adoption of volumetric construction. Incorporating evidence from 20 Welsh registered social landlords (RSLs) through questionnaires and virtual interviews, additional barriers were identified which add to the current literature. This study demonstrates that whilst there are various benefits to using volumetric construction, there are also significant barriers spanning multiple themes including uncontrollable external factors, internal factors including RSL risk profile, supply chain and procurement, site specific constraints and the omission or inadequacy of support and further guidance. These barriers prevent the method being used and constrain its growth. It is proposed the usage of volumetric construction will increase over the next 3-5 years, although not by more than 10-15%. The barriers are wide ranging and complex. Some solutions have been proposed including amending the grant system to increase incentivisation and focusing the efforts of the proposed Welsh national construction company, Unnos, towards the supply chain and procurement. However, overcoming these barriers will take significant effort and may require further investigative work.

## **Designing theoretically and Evidence Based Social Procurement Programmes in Construction: A Capability Empowerment Approach**

*Jemma Bridgeman, WISERD*

Social procurement refers to generating social value through purchasing goods and services. There is increasing focus on social procurement in Wales notably with the Social Partnership and Public Procurement Bill which aims to enhance the well-being of the people of Wales through socially responsible public procurement. This research presents a theoretically informed social return on investment (SROI) analysis of an employment programme developed in Wales to reduce the risk of youth homelessness. There is scant research on social procurement design and evaluation. The lack of evidence and theory is coupled with a lack of expertise in social impact measurement and this can undermine the legitimacy of social procurement as an effective policy intervention to address disadvantage. The Capabilities Empowerment Approach is used as the conceptual framework, combined with the SROI methodology to explore the social value created by the case study programme and the extent to which it built capabilities in the young people and prevented them from experiencing homelessness in the future.

It is concluded, while there are limitations with the approach, the application of SROI to the case study programme not only allowed the social impacts created to be defined and quantified, but also demonstrated the wider economic value that can be generated by investing in this programme.

## Homelessness and the pandemic: Examples of the use of data linkage to provide policy relevant evidence

*Dr Ian Thomas, Administrative Data Research Wales/Cardiff University*

People experiencing homelessness (PEH) have higher incidence of underlying health conditions, increasing their risk of COVID-19 related complications. Accordingly, Welsh Government enacted two main policies over the course of the pandemic to limit the risk of infection among PEH: moving people off the streets and into adequate accommodation, and prioritisation for vaccinations. This presentation outlines the methods and results from two studies conducted by Administrative Data Research Wales which provide evidence relevant to these major policy changes, including coronavirus infection rates and vaccine uptake among PEH. Both studies linked together individual level data on people accessing healthcare and other public services in Wales. Findings paint a mixed picture: whereas infection rates were not as high as feared—based on evidence largely from US homeless shelters—quite a stark vaccination inequality was found between PEH and the general population. The aim of this presentation is to demonstrate the benefits and challenges of using data linkage to engage in research into homelessness, specifically at its intersection with other policy areas such as healthcare.

## Wales housing crisis: understanding the role of the Local Housing Allowance

*Steffan Evans, Bevan Foundation*

Reforms to the Local Housing Allowance (LHA) has seen a gap emerge between the financial support available for low-income renters in the private rental sector and rents. For the past 18 months the Bevan Foundation has undertaken research to better understand the relationship between these reforms and homelessness. Our research has found that there is an acute shortage of properties available to rent at LHA rates in Wales. In this paper we explore the reasons for this shortage and outline how the shortage of properties available at LHA rates can both create and perpetuate homelessness.

In addition to exploring the impact of LHA reforms on homelessness this paper will explore the impact of the reforms on broader housing policy in Wales. In doing so we will consider what policy and practice changes could be made in Wales to mitigate against the worst impacts of the reforms.

## Decarbonising Wales' Private Rented Sector

*Catherine May, Tyfu Tai Cymru, CIH Cymru*

Research published this year by Tyfu Tai Cymru (part of CIH Cymru) found a massive funding gap in terms of supporting the Private Rented Sector to reach net-zero by 2050. The research examines the technical and behavioural solutions needed to meet the targets for the decarbonisation and reduce fuel poverty for tenants in the Private Rented Sector's (PRS) in Wales. It also sets out what landlords and tenants think and how Welsh Government can help this happen. The report calls on the Government to develop a long-term strategy for energy efficiency, fuel poverty and decarbonisation of the private rented sector (PRS) which integrates with broader objectives surrounding housing quality, fire safety and landlord licensing.

### **Exploring youth homelessness through a lens of Neurodiversity: a peer research project**

*Monika Conti, EYHC Policy and Research Officer*

Neurodivergent young people (such as those with ADHD, Autism, Dyspraxia, Dyslexia, Tourette's Syndrome/Tic Disorders and other forms of neurodivergence) are at a particular risk of youth homelessness due to risk factors such as increased likelihood of family breakdowns, social and systemic barriers and lack of support for their diagnosis. Upon becoming homeless they experience further disadvantages in accessing support, as youth homelessness services are usually built with the neurotypical brain in mind and thus fail to meet the needs of neurodivergent young people. Given the specific challenges and disadvantages experienced by neurodivergent young people, we have undertaken a research project exploring youth homelessness through the lens of neurodiversity to get a broader picture of how the wider familial, societal and bureaucratic structures interact with young people's neurodivergence to produce systemic barriers. The research has explored:

- neurodivergent young peoples' experiences of homelessness, accessing support and housing, and
- practitioners' experiences of supporting neurodivergent young people, including best practice and challenges

The aim of the research has been to co-create solutions to youth homelessness prevention for neurodivergent young people and making housing and homelessness services more accessible for all. The research has taken on a collaborative and participatory approach which emphasises the value of lived experience and the agency of young people as well as the lived realities of practitioners.

### **"It started at home": Prevention of Youth Homelessness, An Exploration of Mediation in Networks of Care and Place Attachment**

*Nia Ffion Rees, Cardiff University*

"It all started at home... arguing didn't stop, I didn't know how it was going to end" (Young Person, 2021). This paper is part of a wider study which critically examines a highly dominant, yet under-researched approach to the prevention of youth homelessness – mediation, a political priority in Wales and the global north. Dominant service responses have received little academic scrutiny within international literatures. This study will begin to address this fundamental gap by critically examining mediation as an approach to youth homelessness prevention. Mediation services seek to support young people and their families to bridge differences that risk unplanned exits from the home. Fundamental to the approach is the maintenance/re-establishment of ties with family, ultimately aiming to prevent homelessness.

This paper draws upon preliminary findings from participatory research undertaken in the case study country of Wales, addressing this fundamental gap in understanding. It focuses upon in-depth biographical interviews and network activities, undertaken with young people at risk of homelessness, who have experienced family mediation. Semi-structured interviews undertaken with mediation workers and key informants are also drawn upon. Peer researchers are involved throughout the research from fieldwork to conclusions. Focusing upon the themes of conflict, care, networks, home and place-attachment, this paper offers rare critique of the merging homelessness prevention paradigm - challenging the conceptualisation of prevention by considering the importance of the extent to which interventions enable ontological security and the feeling of 'home'. It fills a gap in research within housing and youth studies by critiquing this intervention, innovatively drawing upon the concepts mentioned. By critiquing the dominant intervention mechanism of mediation, this research has direct implications for service provisions in Wales and internationally. There is policy interest from both governmental and non-governmental bodies including End Youth Homelessness Cymru and international youth homelessness agencies.

## Understanding LGBTQ+ homelessness across the UK: prevalence, need and policy

*Neil Turnbull, Cardiff University and Edith England, Cardiff Metropolitan University*

LGBTQ+ people are known to be at much greater risk of homelessness, and often face difficult and insecure housing conditions. The British homelessness system offers support to those who have lost their homes, with Wales notable for the breadth of assistance available. However, this support is normally contingent upon situations of homelessness being both recognised, and applicants showing that they have a connection to the local area. This poses specific problems for LGBTQ+ people who are conjectured to be more geographically mobile than others, and may also be especially likely to be 'hidden homeless' – sofa surfing, living in accommodation without legal security, and/or living in dangerous and inadequate conditions.

This project explores LGBTQ+ experiences of homelessness at a UK level, enabling a comparative geographical understanding of prevalence, a mapping of policy and funding prioritisation, and improving understanding of homelessness-driven mobilities among LGBTQ+ individuals. The project has three stages. First, a survey to establish baseline figures for prevalence and distribution of LGBTQ+ homelessness across the UK – a current knowledge gap. Second, we are requesting information from Local Authorities nationally on both their provisioning for LGBTQ+ experiencing homelessness, and their own prevalence records. Third, we will conduct interviews with LGBTQ+ people who have experienced homelessness, to better understand how this can lead to atypical presentations to local authorities, and the role of geographic transience within this. Throughout, we will involve LGBTQ+ individuals who have experienced or are experiencing homelessness, in order to ensure that findings are not only collected sensitively and appropriately but that they are of relevance and utility to the community.

In this presentation, we outline the project, and reflect upon initial lessons for policy and practice.

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**Sesiynau paralel y prynhawn**

**Afternoon Parallel Sessions**

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### **Paving the way for a right to a good home: Building the evidence base for the right to adequate housing in Wales**

*David Rowlands, Tai Pawb*

Wales is in the midst of a housing crisis. Demand significantly outstrips supply. Many people are unable to afford homes in their local communities. And, for some, the suitability – and safety – of their home is grossly inadequate. Back the Bill is a partnership led by Tai Pawb, Shelter Cymru and the Chartered Institute of Housing Cymru. We believe that at the core of any solution to the housing crisis is a national commitment to the fundamental principle that every one of us should have a human right – underpinned by law – to access adequate and sustainable housing.

Over the last 12 months, the campaign has worked with independent researchers, Alma Economics, to build the evidence base for the right to adequate housing in Wales across two distinct phases. Phase 1 of the research involved a small number of stakeholder interviews and literature review, identifying the cost to society and individuals of inadequate housing, as well as international case studies where the universal right to adequate housing had been implemented. Building on these insights, phase 2 undertook an independent cost-benefit analysis, identifying the costs of implementing the right to adequate housing set against savings over a 30-year period. The key finding of this research was that implementation will see benefits worth £11bn against costs of £5bn, with every £1 invested seeing £2.30 in benefits. The session will present findings from both phases of research, highlighting the increasing benefits and evidence for incorporation. As well as the importance of progressive realisation, the particular benefits for diverse communities affected by housing inequality will be explored.

### **Testing unconditional cash transfers to end homelessness**

*Lucy Spurling Centre for Homelessness Impact*

Direct cash transfers involve giving cash directly to people living in poverty. Those living in poverty deserve the dignity to choose for themselves how best to improve their lives — cash enables that choice. Perhaps surprisingly, cash transfers have one of the strongest existing evidence base among anti-poverty interventions, with many high-quality evaluations available across the globe. Despite the substantial body of evidence that suggests direct cash transfers can be instrumental in reducing poverty and improving outcomes across multiple domains, so far investment in this type of intervention in homelessness has been very limited.

We believe this is a promising yet neglected tool in homelessness. This is why at CHI we are actively promoting the testing of different types of cash transfer in the UK. We recently launched a pilot programme across the UK (including sites in Swansea, Glasgow, Edinburgh, Oxford, and London) in collaboration with the Wallich, Simon Community Scotland, Aspire Oxfordshire, Crisis and St Martins-in-the-Field.

The pilot will include 180 people with substantial experiences of homelessness, including people who had experienced street homelessness in the past. We will randomly allocate a one-off cash transfer of £2,000 to half of the participants. In this presentation, we will discuss the motivation behind the study, some of the lessons to date and some tentative findings.

## Understanding Welsh Places – an introduction to the Understanding Welsh Places website

*Scott Orford, Cardiff University*

Understanding Welsh Places (UWP) <http://www.understandingwelshplaces.wales/en/> is a fully bilingual website, funded by the Welsh Government and the Carnegie UK Trust, and developed by WISERD and the IWA. Currently, many statistics collected about Wales are only available at a local authority level and, too often, towns are overlooked by public policy, because of the difficulty in accessing town level data. Through tables, graphs and maps, UWP allows the exploration and comparison of statistics on different towns in Wales with 2,000 or more residents. There is data on the demographic, social and economic characteristics, the availability of community services and assets, data on how people move between places such as commuting and migration flows, and how places are connected via public and private transport. This session will provide a showcase of UWP and how it can be used to support housing and community research.

### Preventing evictions into homelessness due to anti-social behaviour: a review of good practice in Wales

*Jonathan Clode and Jennie Bibbings, Shelter Cymru*

Social landlords in Wales achieved substantial reductions in possession actions prior to and during the pandemic. However possessions and injunctions for anti-social behaviour still constitute the main part of Shelter Cymru legal work. The end of the pandemic has seen a return to possession proceedings, often leaving unresolvable situations that result in homelessness. In light of the 'ending evictions into homelessness' movement in Wales, we argue that it is time to question the umbrella definitions of 'anti-social behaviour', and instead see it in more nuanced terms as a reflection of varying unmet support needs. As part of this project, we will review the evidence base on 'what works' and analyse current provision to identify opportunities for effective interventions and more holistic approaches to anti-social behaviour. We will review existing policy and literature around anti-social behaviour, interview stakeholders and engage with organisations that offer outreach support and good practice guidance. This paper presents emerging findings from this ongoing study with a view to outlining key areas for change, aiming ultimately to develop a better understanding of the interventions and approaches that can support the progress of the 'ending evictions into homelessness' movement.

### Could universities do more to end homelessness?

*Greg Hurst, Centre for Homelessness Impact*

Homelessness remains a deep-seated social problem and many people fear that homelessness in Wales and across the UK will worsen in the winter of 2022-23 amid a cost of living squeeze.

This paper argues that new actors from outside the homelessness system should be encouraged to support efforts to relieve and prevent homelessness, bringing both additional capacity and a willingness to engage in innovation and evaluation. Universities in Wales are examples of civic institutions that could help to accelerate an end to homelessness.

This paper highlights that patterns of homelessness - households in temporary accommodation, rough sleeping and applications for homelessness assistance - are higher in university towns and cities than in non-university towns of similar size. Office for National Statistics analysis shows that university towns and cities have a significantly larger rental market. Demand from students, graduates and early career academics appears to push up rents.

This presentation will ask what universities in Wales could do, such as:

1. More quantitative research and robust evaluations of homelessness interventions and evidence-led teaching in courses whose graduates will engage with people experiencing homelessness
2. Volunteering for students and staff focused on prevention rather than crisis intervention
3. Better support and research into homelessness among university students

## **'I hope there'd be more options': Experiences of the Homelessness Reduction Act, 2018-2021**

*Francesca Albanese, Michael Allard and Cuchulainn Sutton-Hamilton, Crisis*

In April 2018 the Homelessness Reduction Act in England opened up assistance from local authorities to help more people than ever before. Drawing on learning from the implementation of the Housing (Wales) Act 2014, it aimed to provide more personalised support and do more to prevent homelessness from happening in the first place. Since campaigning for the change, Crisis has tracked the impact of its implementation through a longitudinal research study over three years. This included interviews and surveys with over 1,400 people facing homelessness and over 35 focus groups with staff working across the six local authority case study areas.

This session will draw on data from the study looking at the support and housing outcomes broken down by support needs and housing situation. It will examine how this compares to other evidence which has looked at the success and challenges of prevention legislation in both England and Wales. Finally, we will examine the suitability of current prevention policy and practice and how this could be improved.

**Childhood ontological security and the private rented sector: experiences, outcomes and policy narratives**

*Rebecca Jackson, Cardiff University and Edith England, Cardiff Metropolitan University*

Ontological security can be understood as a fundamental childhood need. In this new project, Growing up in the private rented sector, we explore the distinct experience of childhood spent in Britain's insecure, deregulated, increasingly unaffordable private rented sector.

Driven by spiralling mortgage interest rates and a widening gap between income and house prices, and amid a serious shortfall in social housing stock, the private rented sector has become the fastest growing form of tenure in the UK. It is an increasingly important form of accommodation for families, including lone parents – a group especially hit by austerity-based housing precaritisation. Yet the lack of security, prevalence of poor quality, hazardous living conditions, and high costs of the sector prima facie pose a direct threat to children's well established needs for security and safety.

This project considers private rented sector accommodation in terms of its ability to provide the forms of early ontological security associated with long term psychological and physical wellbeing. We will be assessing policy and legislative narratives associated with the private rented sector in terms of their recognition of the needs and barriers faced by families. We will be analysing longitudinal population level data (Understanding Society) to identify distinct experiences of families living in the private rented sector. Finally, we will conduct interviews with families living in the private rented sector, exploring their perceptions of their own ontological security.

In this talk, we will introduce the project, and consider the potential for the new Renting Homes Act to address some of the key issues for families in the Welsh private rented sector.

**Understanding the impact of holiday lets on the private rental sector in Wales**

*Steffan Evans, Bevan Foundation*

The number of properties used for holiday rentals appears to be increasing across Wales, generating considerable debate about the impact on local housing. Previous research by the Bevan Foundation has highlighted the shortage of homes for rent for low-income households and the gap between LHA rates and market rents. In some Welsh communities, there is additional pressure on housing availability from the short-term holiday rental sector.

This paper provides a unique analysis of the holiday rentals advertised by one of the most prominent companies operating in the sector, Airbnb. It considers the number of Airbnb properties listed and explores the relationship between Airbnb listings and the local housing stock and Local Housing Allowance levels. It also considers the current structure of Airbnb hosts. Through this analysis the paper will explore the broader policy implications of its findings for housing in Wales, highlighting the need for a reform of the holiday let sector if policy interventions to protect tenants in the private rental sector are to be effective.

## Regulating Social Housing in Wales: two steps forward....

*Bob Smith, Cardiff University*

This paper/presentation will examine the evolution of social housing regulation in Wales over the last 15 years. Across the UK there have been significant shifts in the approach to social housing regulation. Although broadly there have been similar moves towards a more co-regulatory approach and an increasing reliance on regulatory assurance, there have been differences of approach within the individual UK nations.

Wales has developed its own policies in respect of social housing regulation which have undergone considerable modification since the independent Essex Review (2008) argued for a substantial agenda for change. This paper/presentation will reflect upon the progress made and the strengths and limitations of the current framework for social housing regulation in Wales, setting these in the context of ongoing debates around the future of housing regulation across the UK.

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## Conference collaborators

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Thank you to all of our conference collaborators for supporting the organisation of the Wales Housing Research Conference 2022.



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