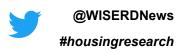# Cynhadledd ymchwil tai Cymru 2019

Wales Housing Research Conference 2019

Llyfr Crynodeb | Abstract Booklet

Dydd Iau 10fed o Ionawr 2019 | Thursday 10th January 2019

Prifysgol Caerdydd | Cardiff University

Cipolwg ar y rhaglen

Bore

09.30—10.00   **Cofrestru, te a choffi**
(Ystafell: Ystafell Bwyllgor 1)

10.00—10.10   **Gair o groeso**, Paul Webb, Llywodraeth Cymru
(Ystafell: -1.64)

10.10—11.30   **Cyfarfod llawn y bore**
Cyfeiriadau Newydd mewn tystiolaeth am ddigartrefedd, *Dr. Ligia Teixera, Canolfan Effaith Digartrefedd*
Cysgu ar y Stryd yng Nghymru, *Lindsay Cordery-Bruce, The Wallich*
Cyflenwad tai a thir: sut mae'r system cyflenwi tai ar hap yn gweithio, *Dr. Sarah Payne, Prifysgol Sheffield a CaCHE*

11.30—12.00   **Egwyl am luniaeth**
(Ystafell: Ystafell Bwyllgor 1)

12.00—13.30   **Sesiynau cyfochrog y bore**
(Efallai y bydd yr ystafelloedd yn newid ar y diwrnod)
1. **Rhoi deddfwriaeth digartrefedd ar waith yn Lloegr a Chymru** *(Ystafell: Siambr y Cyngor)*
2. **Y Sector Rhentu Preifat** *(Ystafell: -1.80)*
3. **Yr angen am dai, y galw, a chanfyddiadau'r cyhoedd** *(Ystafell: -1.60)*
4. **Amodau tai, cartrefi ac iechyd** *(Ystafell: -1.59)*

13.30—14.30   **Cinio**
(Ystafell: Ystafelloedd Pwyllgor 1 a 2)

Prynhawn

14.30—16.00   **Sesiynau cyfochrog y prynhawn**
(Efallai y bydd yr ystafelloedd yn newid ar y diwrnod)
5. **Llywio cyfraith digartrefedd yng Nghymru** *(Ystafell: -1.59)*
6. **Troseddoleiddio a rheoli dinasyddion digartref** *(Ystafell: -1.80)*
7. **Digartrefedd ymhlith yr ieuenctid** *(Ystafell: Siambr y Cyngor)*
8. **Cyflenwi tai fforddiadwy: dulliau arloesol a gwledigrwydd** *(Ystafell: -1.60)*

16.00—17.00   **Cyfarfod llawn y prynhawn**
(Ystafell: -1.64)
Dosbarth cymdeithasol, tai ac anghydraddoldeb, *Dr. Lisa Mckenzie, Prifysgol Middlesex*
Rhoi polisi tai Cymru mewn cyd-destun rhyngwladol, *Tamsin Stirling, Polisi Tai Nerd*

17.00—17.30   **Derbyniad diodydd**
(Ystafell: Ystafell Bwyllgor 1)

Cadwch yu gyfoes a rhannu eich barn @WISERDNews #housingresearch

Programme at a glance

Morning

09.30—10.00   **Registration, tea & coffee**
(Room: Committee Room 1)

10.00—10.10   **Welcome address**, Paul Webb, Welsh Government
(Room: -1.64)

10.10—11.30   **Morning plenaries**
New Directions in homelessness evidence, *Dr. Ligia Teixera, Centre for Homelessness Impact*
Rough Sleeping in Wales, *Lindsay Cordery-Bruce, The Wallich*
Land & housing supply: how the speculative housing supply system works, *Dr. Sarah Payne, University of Sheffield & CaCHE*

11.30—12.00   **Refreshment break**
(Room: Committee Room 1)

12.00—13.30   **Morning parallel sessions**
(Rooms may be amended on the day)
1. **Implementing homelessness legislation in England & Wales** *(Room: Council Chamber)*
2. **The Private Rented Sector** *(Room: -1.80)*
3. **Housing need, demand and public perceptions** *(Room: -1.60)*
4. **Housing conditions, home and health** *(Room: -1.59)*

13.30—14.30   **Lunch**
(Room: Committee Rooms 1 & 2)

Afternoon

14.30—16.00   **Afternoon parallel sessions**
(Rooms may be amended on the day)
5. **Navigating homelessness law in Wales** *(Room: -1.59)*
6. **Criminalisation and control of homeless citizens** *(Room: -1.80)*
7. **Youth homelessness** *(Room: Council Chamber)*
8. **Affordable housing supply: innovative methods and rurality** *(Room: -1.60)*

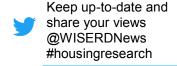**16.00—17.00**   **Afternoon plenaries**
(Room: -1.64)
Social class, housing and inequality, *Dr. Lisa Mckenzie, Middlesex University*
Setting Welsh housing policy in an international context, *Tamsin Stirling, Housing Policy Nerd*

17.00—17.30   **Drinks reception**
(Room: Committee Room 1)

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Bywgraffiadau siaradwyr
Plenary speaker biographies

Ligia Teixera
Centre for Homelessness Impact

Lígia yw Cyfarwyddwr y Ganolfan Ymchwil i Effaith Digartrefedd. Mae'n gyfrifol am arwain a rheoli'r sefydliad newydd a hi hefyd a gyflwynodd yr astudiaeth o ddichonolrwydd cyn sefydlu'r ganolfan newydd. Mae Lígia yn defnyddio methodoleg 'beth sy'n gweithio' ym maes digartrefedd h.y. defnyddio rheswm a thystiolaeth ddibynadwy gyda'n hadnoddau er mwyn gwella bywydau pobl sy'n profi digartrefedd cymaint â phosibl.

Roedd Lígia yn arfer bod yn Bennaeth Ymchwil a Gwerthuso yn Crisis. Dros gyfnod o naw mlynedd, fe arweiniodd raglen dystiolaeth y sefydliad a llwyddodd i gynyddu ei raddfa a'i effaith. Erbyn hyn, mae'n un o'r sefydliadau mwyaf yn y DU a thu hwnt o ran maint a dylanwad. Fe ymunodd â'r elusen ym mis Mawrth 2008 yn dilyn cyfnodau yn Sefydliad Young a Chyngor y Ffoaduriaid.

Mae Lígia yn un o Gymrodorion Clore 2016 ar ôl derbyn Cymrodoriaeth Arbenigol ym maes Tai a Digartrefedd gan Sefydliad Oak.

Ligia Teixera
Centre for Homelessness Impact

Lígia is the Director of the Centre for Homelessness Impact. She is responsible for the leadership and management of the new organisation and also delivered the feasibility study which preceded the setting up of the new Centre. Lígia is bringing 'what works' methodology to the homelessness field: the use of reliable evidence and reason to improve the lives of people experiencing homelessness as much as possible with our resources.

Lígia was previously Head of Research and Evaluation at Crisis, where over a period of nine years she led the organisation's evidence programme - growing its scale and impact so that it's now one of the largest and most influential in the UK and internationally. She joined the charity in March 2008 following stints at the Young Foundation and the Refugee Council.

Lígia is a 2016 Clore Fellow, having been awarded the Specialist Fellowship on Housing and Homelessness, funded by the Oak Foundation.

Lindsay Cordery-Bruce
The Wallich

Yn ogystal â bod yn ffan enfawr o Star Wars, Lindsay yw Prif Weithredwr elusen The Wallich. Fe ddaeth i'r brig yn y categori Arwain yn y Sector Gwirfoddol ac Nid Er Elw yng Ngwobrau Arwain Cymru 2015, ac fe ddaeth yn ail yn y categori Llywodraethu yng Ngwobrau'r Trydydd Sector 2016.

Mae gan Lindsay dros 18 mlynedd o weithio ym maes camddefnyddio sylweddau. Yn flaenorol, mae wedi cynghori grwpiau comisiynu a Llywodraeth Cymru yn ogystal â rheoli portffolio estynedig ar ran Partneriaeth Gymunedol Lloegr oedd yn cynnwys tai, cam-drin domestig a phlismona cymunedol. Mae'n un o gyd-awduron Fframwaith Triniaethau Camddefnyddio Sylweddau (SMTF), sydd hefyd yn cael ei alw'n Fframwaith Adferiadau yng Nghymru, ac mae wedi cyhoeddi gwaith academaidd am arferion diwylliannol briodol yn y sector camddefnyddio sylweddau.

Fe ddechreuodd Lindsay ei gyrfa'n gwirfoddoli ar ôl profi digartrefedd ac mae'n credu mai gwirfoddoli fydd yn achub y byd ryw ddiwrnod.

Lindsay Cordery-Bruce
The Wallich

Apart from being a complete Star Wars nerd, Lindsay is currently the CEO of The Wallich, winner of Leadership in the Voluntary & Not for Profit Sector at the Leading Wales Awards 2015 and runner-up for the Governance category at the 2016 Third Sector Awards.

Lindsay has more than 18 years' experience in the substance misuse field. She has previously advised commissioning groups and Welsh Government and managed a vast portfolio for the English Community Partnership including housing, domestic abuse and community policing. She is co-author of a Substance Misuse Treatment Framework (SMTF), also known as the Recovery Framework for Wales, and is academically published on the subject of culturally-appropriate practice within the substance misuse sector.

Lindsay started her career as a volunteer after experiencing homelessness and believes that one day volunteering will save the world.

Follow Lindsay on Twitter: @Lindsay_Wallich
Follow The Wallich: @TheWallich
Find out more: www.thewallich.com

Sarah Payne
University of Sheffield

Mae Sarah Payne yn academydd ac yn Gyfarwyddwr Rhaglenni Eiddo Tirol yn Adran yr Astudiaethau Trefol a Chynllunio ym Mhrifysgol Sheffield. Datblygu eiddo tirol a systemau tai a arweinir gan y farchnad yw ei diddordebau ymchwil, ac mae cysylltiadau natur:marchnad ac ymddygiad adeiladwyr tai o ddiddordeb iddi yn arbennig. Mae ei hymchwil ddiweddar wedi edrych ar arferion busnes adeiladwyr tai mewn ymateb i'r farchnad gylchol ac ymyrraeth polisïau di-garbon. Mae wedi cynnal 11 o brosiectau a ariennir (4 fel Prif Ymchwilydd) gan gynnwys astudiaethau ar gyfer ESRC, NERC, MHCLG, RICS a'r Academi Brydeinig. Yn ddiweddar, mae wedi cynghori Awdurdod Llundain Fwyaf (GLA) ynghylch dod â thiroedd ynghyd, a Thrysorlys EM ynghylch cyfraddau adeiladu. Ar hyn o bryd, mae Sarah yn gweithio ar ddau brosiect a ariennir gan NERC sy'n edrych ar gyflwyno achosion busnes / cyflwyno isadeiledd gwyrdd a phrosiect RICS sy'n edrych ar gofnodi gwerth tiroedd. Mae Sarah yn Gyd-archwilydd yng Nghanolfan Gydweithredol y DU (CaCHE) ac mae'n cwblhau prosiect enghreifftiol ar hyn o bryd sy'n adolygu'r dystiolaeth sydd ar gael am sut mae adeiladwyr tai hapfasnachol yn caffael a phrosesu tir ar gyfer adeiladu tai arno. Bydd ei ffrwd nesaf yn canolbwyntio ar dai modiwlaidd.

Sarah Payne
University of Sheffield

Sarah Payne is an academic and Director of Real Estate Programmes in the Department of Urban Studies and Planning at the University of Sheffield. Sarah's research interests are in real estate development and market-led housing systems with a particular interest in nature:market relations and housebuilder behaviour. Her recent research has examined housebuilder business practices in response to market cyclicality and zero carbon policy intervention. Sarah has undertaken 11 funded projects (4 as PI) including studies for ESRC, NERC, MHCLG, RICS and British Academy and has recently worked in an advisory capacity for the GLA on land assembly and HM Treasury on build out rates. Sarah is currently working on two NERC-funded projects exploring green infrastructure delivery / business cases and a RICS project examining land value capture. Sarah is Co-I within the UK Collaborative Centre for Housing Evidence (CaCHE) and is currently completing an exemplar project reviewing the existing evidence on how speculative housebuilders acquire, process and build out housing land. Her next stream of work will focus on modular housing.

Lisa Mckenzie
Middlesex University

Mae Lisa Mckenzie yn gymrawd ymchwil yn Adran Seicoleg Prifysgol Middlesex, ac mae ei gwaith yn canolbwyntio ar faterion anghydraddoldeb cymdeithasol ac o ran dosbarth. Mae ei gwaith yn adeiladu ar naratifau cymunedau dosbarth gweithiol a gasglwyd drwy ymchwil wleidyddol ethnograffig. Mae Lisa yn cynnig ymagwedd ymchwil anarferol ac arloesol fel ymgyrchydd a thrwy ei phrofiad helaeth o ddod â'r byd academaidd a'r gymdeithas leol ynghyd. Ei llyfr diweddaraf yw Getting By: Estates Class and Culture in Austerity Britain (2015) a chyhoeddir ei llyfr newydd Class Cleansing: Grieving for London yn 2019.

Lisa Mckenzie
Middlesex University

Lisa Mckenzie is a research fellow in the Department of Sociology at Middlesex University, her work focuses upon on issues of social and class inequality. Her work builds upon the narratives of working class communities collected through political ethnographic research. Lisa brings an unusual and innovative approach to research as an activist and by means of her extensive experience of bringing the academic world and local community together. Her most recent book is Getting By: Estates Class and Culture in Austerity Britain (2015) and her new book Class Cleansing: Grieving for London will be published in 2019.

Tamsin Stirling
Housing Policy Nerd

Mae Tamsin Stirling yn ymchwilydd profiadol ac mae ganddi dros 25 mlynedd o brofiad o weithio ym meysydd arferion, polisïau ac ymchwil mewn cysylltiad â thai. Mae wedi bod yn swyddog tai, cynorthwy-ydd ymchwil, swyddog polisi ac yn ymgynghorydd, ac mae wedi cadeirio sawl sefydliad gan gynnwys Tai Cymunedol Bron Afon a Llamau.

Roedd Tamsin yn gynghorydd polisi arbenigol ar dai, adfywio a materion cynllunio i Weinidogion Llywodraeth Cymru, Huw Lewis AC a Carl Sargeant AC, rhwng mis Ebrill 2012 a mis Ebrill 2014. Yn ystod y cyfnod hwn y lluniwyd Deddf Tai (Cymru) 2014.
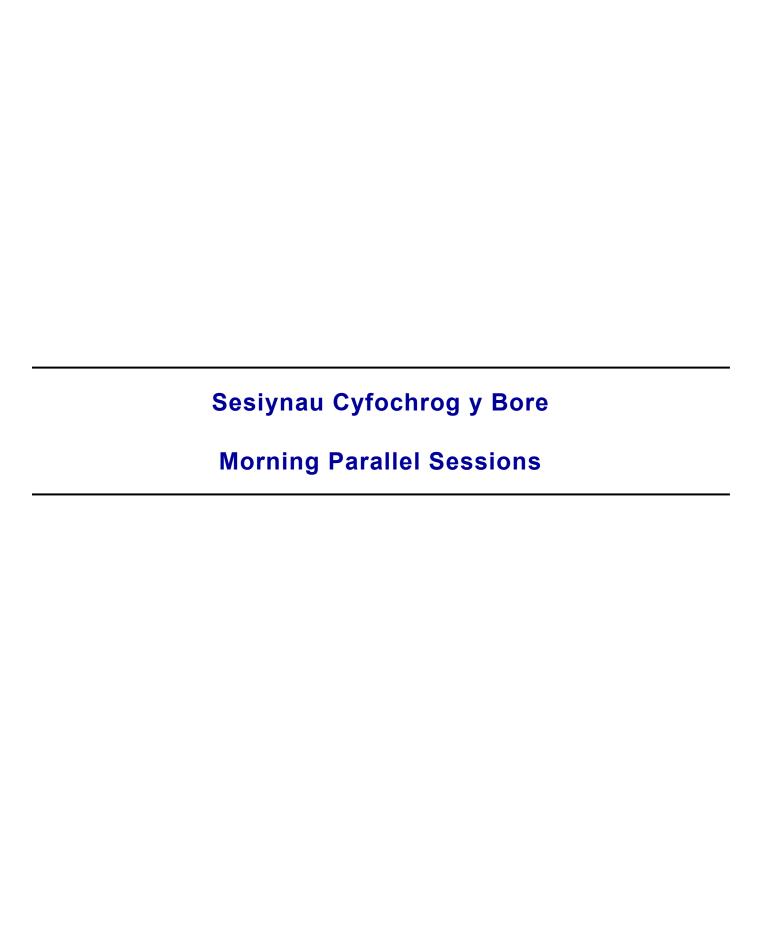
Mae ei diddordebau ymchwil yn cynnwys digartrefedd, cam-drin domestig, polisïau cymdeithasol, llywodraethu, tlodi ac anghydraddoldeb a pholisïau'n ymwahanu. Fe gafodd ei gwneud yn gymrawd o Ymddiriedolaeth Goffa Winston Churchill yn 2017 ac ymwelodd â Chaliffornia a Chanada y llynedd i edrych ar sut i annog busnesau a chymunedau i ymgysylltu â materion digartrefedd ymhlith pobl ifanc.

Tamsin Stirling is an experienced housing researcher with over 25 years working in housing practice, policy and research. She has worked as a housing officer, research assistant, policy officer and consultant, as well as being chair of a number of organisations including Bron Afon Community Housing and Llamau.

Tamsin was specialist policy adviser on housing, regeneration and planning issues to Welsh Government Ministers Huw Lewis AM and Carl Sargeant AM between April 2012 and April 2014 during which time the Housing (Wales) Act 2014 was developed.

Her research interests include homelessness, domestic abuse, social policy, governance, poverty and inequality, devolution and policy divergence. She is a 2017 Winston Churchill Memorial Trust fellow and last year visited California and Canada looking at business and community engagement in youth homelessness.

Sesiynau Cyfochrog y Bore

Morning Parallel Sessions

Lost worlds of welfare: local homelessness systems in England
Adam Stephenson, Heriot-Watt University

England's welfare safety net is being transformed by austerity, decentralisation, national labour and housing systems fragmentation, and increased spatial inequality. Concurrently, ongoing homelessness policy reforms that have downloaded greater responsibility over the development and delivery of policy onto metro authorities and local authorities. This research seeks to adapt and develop the (national) nationally focused welfare-housing regime framework to explain the evolution and divergence of localised and systematic responses to homelessness. Based on national and metro-level key informant interviews and six mixed method case studies in London, the paper will consider the existence and classification of distinct local homelessness systems in England, and their system-level outcomes and socio-economic outcomes. The paper will also examine and characterise the local governance networks that cause local homelessness system variation in England. Lastly, the paper will debate whether local welfare regimes can provide more comprehensive local homelessness systems than is required by the national homelessness policy.

Structural challenges to implementing the homelessness prevention agenda
Andrea Gibbons and Anya Ahmed, Salford University

Devolution in 1998-9 presented an opportunity for Welsh Government to introduce constitutional changes to housing and homelessness policy. From 2009 onwards the Welsh Government comprehensively reviewed its approach to homelessness and subsequently 'The Housing (Wales) Act' 2014 placed a new duty on local authorities to take 'reasonable steps' to prevent or relieve homelessness for all eligible households. However, the ability of devolved governments in small countries to implement policy change is limited and there are significant wider structural challenges to the implementation of the Act. Just as the causes of homelessness are partly attributed to structural problems (shortage of accommodation; unemployment; poverty) the solutions to homelessness are also structural and therefore outside of the remit of the Act. The fundamental causes of homelessness are not addressed by the Act, and ultimately the Act is limited to managing need and demand. The introduction of Universal Credit, and Welfare Reform more generally runs counter to the person-centred ethos of the Act and Welfare Reform has had a disproportionate effect in several areas of Wales as a result of industrial decline over time. The reduction in the level of benefit payments and restricting payments to those under 35 years of age compromises people's ability to pay for private rented accommodation and also acts as a deterrent to private landlords letting properties to people in receipt of benefits. A shortage of accommodation – particularly for single occupancy - across the social and private rented sector compromises local authorities' ability to prevent and relieve homelessness. This paper considers the impact of wider structural challenges to the successful implementation of the Act.

National Pathway for the provision of homelessness services to adults in the secure estate: an evaluation
Caroline Hughes and Sarah Dubberley, Wrexham Glyndwr University

This paper presents the findings of a Welsh Government funded evaluation of the adult National Pathway. It explores the issues that have arisen in Wales as new preventative duties have been embraced by local authority housing teams. Based on interviews with 75 prison leavers and 114 professionals providing services to them, the paper reflects on the challenges currently associated with preventing or reliving homelessness amongst prison leavers and good practice in that area. Recommendations are then made in relation to how practices might be developed in the future.

Creation and analysis of a 'national' homelessness prevention programme dataset and emerging findings reporting – The Supporting People Data Linkage Study

Rhodri Johnson, Swansea University

Welsh Government (WG) invests over £120m annually in housing related support to help prevent and tackle homelessness under the Supporting People (SP) Programme. A four-year ADRC-Wales project was initiated to create a national, all-Wales dataset to provide insight how SP may help service users, and the effects on public services.

Methods

Approached, negotiated and agreed data sharing agreements with Local Authorities; acquired and imported individual level data into the SAIL Databank (Secure Anonymised Information Linkage) using split file method to maintain anonymity of service users. We created longitudinal individual level cohort and control groups and linked to multiple health datasets held in SAIL (Hospital Admissions, Emergency Attendances, Outpatient Attendances, GP Records); constructed 4-year time series datasets for each individual for each measure and repeated analysis by sub-groups. We completed observational and descriptive analyses.

Results

We secured agreements and data from 19 Welsh Local Authorities for inclusion within an Emerging Findings Welsh Government publication. In excess of 40,000 individuals were linked at the individual level in the first stages of data linkage to demographic and health data records. Emerging findings highlights higher health service use rates for the SP recipient groups with a distinctive crisis pattern compared to comparison groups. Further work is ongoing to complete the national level dataset and develop formal statistical methods and outputs to further the understanding into health and other public service use.

Shifting perspectives of stakeholders in the private rented sector
Henry Dawson, Cardiff Metropolitan University

The private rental sector in England and Wales now represents a lifetime tenure for up to 69% of its inhabitants. It is also increasingly being used to house people who would otherwise have been placed in social housing (Bill, 2006). Market forces are not balancing the power differential between landlords and tenants and this is necessitating an increasingly interventionist approach from central government. Approaches to regulating and supporting the sector have varied across the devolved nations.

In order to inform the policy debate a study has been carried out to investigate how the needs of stakeholders in the sector have changed and what the present issues are in the sector. Eighteen individual and group interviews were carried out with 55 participants working for organisations representing stakeholder groups engaged with the sector. Core themes found from this study include a strong demand for properly financed enforcement in the sector (as opposed to new legislation) and provision of a new threshold for landlords/agents wishing to operate in the sector, such as training and membership of an industry body. At the lower end of the market, more effort is required from the government to encourage landlords to rent to housing benefit tenants. Vulnerable tenants and their landlords also require a more structured approach to the provision of support services.

Friend or foe? The private rented sector and homelessness in Wales
Nick Morris and Sophie Boobis, Crisis

The Private Rented Sector (PRS) in Wales plays an integral but mixed role in the wider homelessness system in Wales. As the number of PRS dwellings grew, doubling between 2007 and 2017, the policy importance of PRS increased as both a solution to and a cause of housing problems.

The Homelessness Monitor series is a national longitudinal study that analyses the impact of recent economic and policy developments on homelessness across the UK. The most recent Wales monitor in 2017 explored the use of PRS, finding that almost two-thirds of local authorities reported difficulties in accessing the PRS to help relieve homelessness. However, almost three-quarters of local authorities also stated that Welsh homelessness prevention legislation had made their use of the PRS more effective. Analysis of PRS affordability against Local Housing Allowance rates shows that there are hotspot areas where affordability is becoming increasingly challenging for those at risk of homelessness (Crisis and CIH, forthcoming) and, with a policy imperative to improve homelessness prevention, PRS access is critical.

In light of this and the continued policy discussion around PRS in Wales there is a need to look at what learning the Welsh homelessness sector can take from experiences in Scotland and England, drawing evidence from the monitor reports in those nations. Exploring affordability, access and tenancy sustainment against Great Britain wide and Welsh specific policy, this presentation will set out the PRS's current role and both the opportunities and challenges for it to alleviate homelessness in Wales.

Improving the financial capability and resilience of private rented sector tenants in Wales

Jocelle Lovell, Wales Co-operative Centre

The 'Your Money Your Home' project (YMYH) aimed to improve the financial capability of private rented sector (PRS) tenants, and help prepare them for the introduction of Universal Credit. The research question for this evaluation was: "Can delivery of targeted one-to-one interventions, to PRS tenants who are at risk of falling into problem debt, help this group to improve their financial capability and resilience through creating positive behavioural change?" In addition to the base-line and follow-up questionnaires conducted with all PRS tenants who took part in the project, 13 in-depth interviews were conducted with tenants, stakeholder and focus groups with YMYH Financial Inclusion Officers (FI Officers). The evaluation took place between August 2017 and May 2018.

YMYH attempted to engage with 942 tenants across the four local authority areas, and contact was made with 578. Of those 351 went on to receive advice and support from a YMYH Financial Inclusion Officer (FI officer) and completed a baseline questionnaire, and 100 completed a follow-up questionnaire. Key findings include:

•Landlords are now more aware of Universal Credit and the impact on them and their tenants.
•The project has improved relationships with landlords in the area, and it is hoped that Local Authorities can build upon this success in the future.
•In some cases, tenants required longer term in-depth support to address issues that were beyond the scope of this project. By allowing the FI Officers to take a holistic person-centred approach ensured that issues around health and wellbeing were addressed, and tenants were able to concentrate on financial capability.
 •YMYH is a project which has a very clear level of direct costs which amount to around £1,000 for every tenant who undertook a financial assessment. The review process undertaken with 100 tenants indicates clear improvement in their understanding of budgeting and financial issues, which in turn should help them prevent eviction and homelessness.
•DHP data shows that participants also received direct financial assistance to help maintain their tenancies.

Second class citizens?: low income households in the private rented sector

Edith England, Cardiff University

The last few decades have seen considerable growth in the private rental market, with a quarter of UK households projected to be renting privately by 2020. A reduction in social housing stock has been implicated in this expansion, resulting in growth of demand for private properties from those on low incomes, disabled people and families. In contrast to other European countries, the British private rented sector operates on a market basis in which provision of accommodation is seen as a financial asset. Landlords are free to set rents, and select and evict tenants, based on business need. There further exists no requirement for private landlords to consider the particular needs of tenants who might especially struggle to obtain or maintain a tenancy, with practices such as exclusion of those in receipt of Housing Benefit, widespread.

Using evidence from two large surveys of Welsh private renters, this study considers the disparity in housing suitability, quality and affordability for low income private renters. It finds clear evidence that low income renters are much more likely to be experiencing disrepair, overcrowding and difficulties with affordability. These effects were compounded for tenants with additional vulnerabilising factors, particularly disabilities or having children under 19. Based upon these findings, it is clear that an urgent need exists to assess the suitability of the current private rented sector for meeting the needs of low income renters, especially those who have children, and/or who are disabled.

The Third Way
Tom King, Tom King Design

This research does not put forward a solution to the housing crisis, but looks at alternative ways in which British people can live, and thrive, while the crisis continues. If the two most common modes of living in Britain today are in traditionally owner-occupied and rented homes we must find an alternative to suit current conditions; we must find a Third Way.

The research looks at lifespans of existing British housing modes and the length of time that Britons occupy them today. Prior to the economic and social uncertainty of the 2008 Financial Crisis and latterly Brexit, statistics shown that between 2003 and 2007 the average owner-occupied house in the UK changed hands every 14 years, if renters are included in the statistic, then research showed that in 2007 the average household in the UK moved once every seven years. This figure coincides with job changes (7.8 years), school changes (7 years) and getting 'bored' with our homes (7.3 years). When changes in society, economics, technology and personal circumstance are so rapid; why design a home to last a hundred years when we don't know how we will be living in seven?

Precedents exist in history, in different cultural contexts and in the form of marginalised modes of living in Britain today which can offer clues to alternative mass modes of living during the current period of uncertainty. These are evaluated through The Permanency Matrix, a device devised to interrogate and group home-types based on their temporality.

Listening to the views and aspirations of older people about housing in Cardiff and the Vale of Glamorgan
Jenny Pannell, Anglia Ruskin University and Lois Beech, Housing LIN

What do people aged 50+ think about their current and future housing needs and care and support options? Cardiff Council and the Vale of Glamorgan Council wanted to ensure that the right housing and support is available to those who need it, or want or need to move. The Housing LIN (Learning and Improvement Network)[1] was commissioned by Cardiff and Vale of Glamorgan Regional Partnership Board[2] to arrange focus groups and interviews with older people and provide evidence to inform commissioning decisions on future health, care and accommodation needs. In February-March 2018, we spoke to 56 people aged 50+ to 90+, living in mainstream and retirement housing, including council, housing association and private tenants, and owner-occupiers.

Our findings from six focus groups and 19 interviews include concern over lack of choice; insights on different housing aspirations, on meaning of 'home' and impact on health and well-being; views on (dis) incentives to 'downsizing', on sheltered housing and bungalows; aversion to leasehold; and discussion of rural issues in the Vale.

References
[1]The Housing LIN brings together housing, health and social care professionals in Wales and England, and undertakes research and consultancy. Housing LIN Cymru is member and advisor to the Welsh Government's Expert Group on Housing and Ageing Population and recent 3 nation report on Housing and Ageing across Scotland, England and Wales. https://www.housinglin.org.uk/HousingRegions/Wales/

[2] Cardiff and Vale of Glamorgan Regional Partnership Board (RPB) consists of representatives from the two local authorities, health, third sector and independent organisations, service users and carers.

Public attitudes to social housing in Wales: report for the Tyfu Tai Cymru Project (part of the Chartered Institute of Housing Cymru)

Catherine May and Matt Kennedy, Chartered Institute of Housing Cymru

A series of questions on attitudes, and perceptions of social housing which were added to the March Welsh Political Barometer poll. The poll was one of a regular series, conducted by ITV Cymru-Wales in collaboration with Cardiff university's Wales Governance Centre and YouGov (who carry out the field-work). The poll reached 1000 adults, with the sample weighted to be representative of the population across Wales.

The survey found that on some topics, people in Wales were agreed, such as the role of government in providing housing to a decent standard for every citizen and the belief that people sleeping rough on the streets should be helped with their housing. However, it also revealed variations in attitudes towards social housing and those who occupy it. There is some evidence of negative attitudes in places, but amongst with those direct experience of social housing, attitudes were substantially more positive.

Welsh Housing Conditions Survey 2017-18: Results so far and analysis plans
Gowan Watkins and Jenny Davies, Welsh Government

The results of the Welsh Housing Conditions Survey 2017-18 will be published this November. These will be the first housing conditions data collected for Wales in 10 years. In 1968 Wales conducted its first such survey, making 2018 the 50th anniversary of housing condition survey in Wales. The purpose of this presentation is to give a view of how the condition of the Welsh housing stock has improved over the last 50 years and asks, 'what next for housing conditions surveys?'

This presentation will:
Discuss the characteristics of the welsh housing stock, the condition and household characteristics chart how the housing conditions have changed over half a century;
highlights the impact of how the data has been used (to improve things); and ask: where next for the UK Housing (Condition) Surveys?

Evaluating the impacts on health outcomes of Welsh Government funded schemes designed to improve the energy efficiency of the homes of low income households
Sian Morrison-Rees, Swansea University

To reduce fuel poverty in Wales, the Welsh Government developed schemes to provide energy efficiency improvements to those households most likely affected by fuel poverty. The overall aim of the project was to evaluate the health impacts of Welsh Government funded schemes designed to reduce fuel poverty through the use of existing data linked to the routine health records held in the SAIL Databank at Swansea University.

Method
We created a longitudinal dataset of individuals living in residential dwellings in receipt of home energy efficiency improvements, then linked to their health records to create a summary of their health utilization measures. We used difference-in-difference (DID) estimations to compare any changes in recipient health before and after intervention against any concurrent change in health in those yet to receive the intervention.

Findings
We have built upon our previous work where we reported a positive impact of the Nest scheme on the respiratory health of recipients. We will show a significant impact on respiratory conditions leading to a change to the eligibility criteria for the successor scheme. We will discuss our ongoing work analysing the impacts of the Nest scheme on mental health outcomes, including findings from the literature search demonstrating the need for more evidence using objective outcome measures, and on selecting and utilizing validated codes developed for administrative data to investigate any changes in common mental health issues such as depression and anxiety.

Conclusions
Our findings will inform more effectively-focussed home energy efficiency schemes and potentially thus improve the health of people living in Wales.

Housing design needs re-examining

Anthony Sully

The residential market is a huge varied subject ranging from houses to apartments for a variety of income and social groups. I am deliberately focusing upon the middle income market of mass housing estates built mainly for families as starter homes or larger family groups. Today we are suffering from a social disintegration of the family structure, human inter-communication being replaced by media devices, reality experiences being challenged by the digital world, and the high street individual shops facing extinction whilst competing against on-line buying and being replaced by estate agents and charity shops. So the home is not only an important refuge from these social pressures, but more importantly, it is a place that confirms the beginning of a family union, provides a safe haven for bringing up children, provides a base for going out to work, provides a platform for a child to become an adult and it can be a place where the creativity and persona of its occupants can flourish. The new housing being built today does none of these things. I am scathing in my criticism of the standards of such homes that are built in the UK with a lack of adequate space, storage and privacy. These homes do not acknowledge changes in modern living to such an extent that people are severely restricted in their own development and growth, and by that denial, have to conform to the wretchedly traditional housing format, which is affecting the mental health and wellbeing of people.

NOTE:
My talk is referenced from my book just published entitled 'The Estate House Re-designed' and will consist of a PowerPoint presentation illustrating a possible house design solution
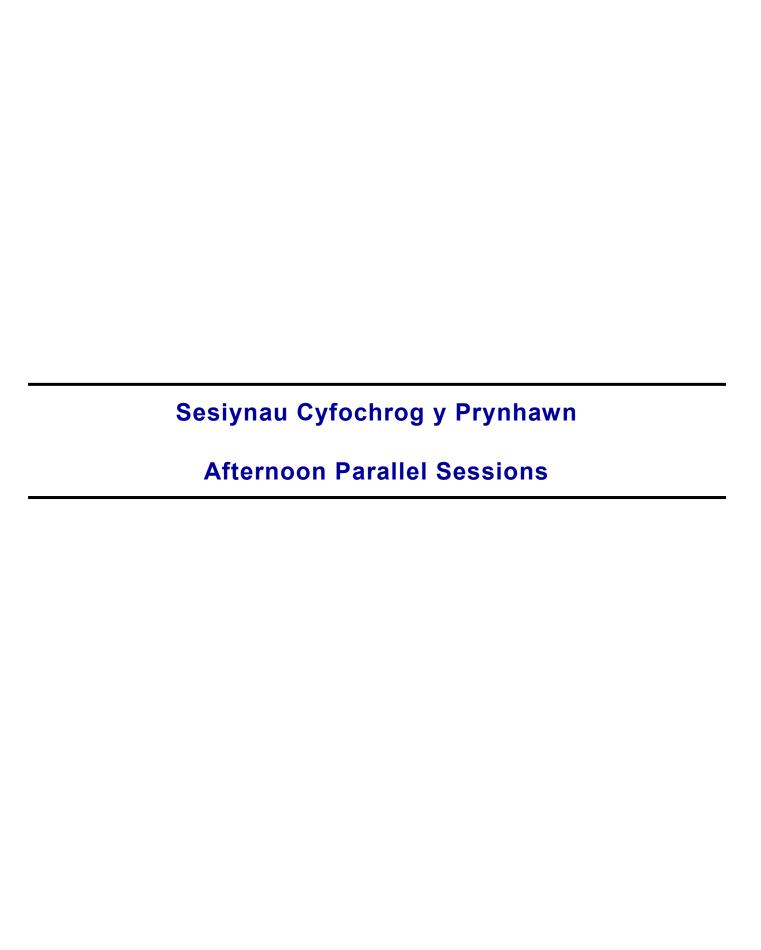

Public Health and private ills: Conceptualising home as a space of harmful health behaviours

Craig Gurney, Cardiff University

Home is celebrated as a space of safety, autonomy, freedom, identity, self-expression and control. This paper develops counter arguments which conceptualise home as a dangerous place to develop a social geography of hidden health-harming behaviours and a rapprochement between public health policy and housing policy in the context of joined-up approaches to achieving well-being (in The Well Being of Future Generations (Wales) 2015 Act).

Public Health is increasingly operating in what some geographers call "the spaces in between", using social marketing and nudge economics to reduce the risks of health harming behaviours. Much of this work has an under-theorised spatial dimension. Recent legislation in Wales extends the ban on smoking in public places to hospital and school grounds thus reducing the spaces where smoking is normalised and imposes a minimum price on alcohol to address harmful levels of consumption in inter alia the home, for example. Planning policies promoting active travel and challenging obesogenic environments further demonstrate the spatiality of public health.

This conceptual and speculative paper explores the spaces of health harm behaviours where the most pressing issues of smoking, alcohol misuse, poor nutrition, lack of exercise are frequently situated beyond the gaze of the state and where mental health problems are, for some, most chronically manifest. It presents a critical review of connections between the public health and meaning of home literatures, suggests an agenda for further research on home as a site of risk and suggests opportunities for joint-working between public health and housing policy in Wales.

Sesiynau Cyfochrog y Prynhawn

Afternoon Parallel Sessions

Implementing the Housing (Wales) Act: the role of homelessness reviews

Jennie Bibbings, Shelter Cymru

Homelessness law changed in Wales in 2015, heralding a shift towards preventative intervention and a person-centred service ethos. The Act placed new duties on local authorities to prevent or relieve homelessness for all eligible applicants, with successful interventions required to conform to criteria including the suitability of accommodation and the likelihood of solutions lasting at least six months.

Homelessness reviews are an important but little-researched aspect of the system. They are the legal backstop that ensures applicants' rights are safeguarded as well as the primary mechanism for supporting correct implementation of the Act on a day-to-day basis. Reviews can lead to judicial review in the High Court and ultimately to the creation of binding case law. Despite this, after nearly four years there has been no case law to clarify the interpretation of any parts of the legislation.

This exploratory study, carried out by Shelter Cymru with funding from the Oak Foundation, analyses the changing role of homelessness reviews in Wales.

Administrative justice in Wales: navigating homelessness law

Helen Taylor, Cardiff Metropolitan University

Public body decision-making and related redress form part of an administrative justice system; this includes relevant law, mechanisms for handling complaints and appeals, and how the outcomes of these mechanisms are learnt from to improve decision-making and service provision. Our project aims; to evaluate a developing Welsh approach to administrative justice by capturing experiences and data, and to develop visual online 'maps' of administrative justice in two case-study areas; these are social housing & homelessness and education. Our hypothesis is that the distinctiveness of Welsh administrative justice stems from; 1. a principled approach to public decision-making (such principles include, collaboration, well-being, rights, and sustainability); 2. a set of new institutions and methods to address public dissatisfaction; and 3. improving accessibility of law. Our research critically examines the principles, institutions, structure and accessibility of Welsh administrative justice. In our case-study areas we will visualise the pathways people travel from an initial public-body decision, through internal review processes, county court appeals, judicial review, complaints to ombudsmen and/or commissioners, up to appeal to higher courts. We will examine the structure of the system from the perspectives of individuals and of policy-makers, aiming to uncover gaps in the provision of redress, inefficiency, unfairness, and disproportionality, alongside examples of good practice that can be transferred to other areas of administrative justice. Our aim for this session is to present our developing social housing & homelessness redress 'map', to seek critical reflection on the map and people's experiences of navigating administrative law and redress in this area.

Everyday Practices and Control of Substance Use in a Scottish Youth Homeless Hostel
Jenny Hoolachan, Cardiff University

The high prevalence and complex nature of substance use among those experiencing homelessness is well-documented, yet surprisingly little research has examined how substance use is managed, negotiated or discussed between the providers of homeless services and those who access such services. This paper draws on ethnographic data collected from a youth homeless hostel in Scotland in 2013 which formed the basis of a doctoral study. The aim of the study was to explore the drug and alcohol use of young people living in temporary homeless accommodation. Participant-observation took place intensively over a period of eight months with 22 young people (16-21 years old) and 27 members of staff. This was supplemented by semi-structured interviews and a focus group involving a total of 11 young people.

This paper centres on one key finding concerning the policing of substance use in the hostel by staff, and the strategies adopted by the young residents to subvert the rules with the intent of consuming prohibited substances without being caught. It is proposed that the attention of residents and staff became primarily focused on the everyday practices of this 'cat and mouse game', which had implications for these relationships and residents' interpretations of the staff member's actions. Despite the Scottish focus, the policing and negotiation of substance use in homeless hostels is an issue faced by service providers across the UK; particularly as they all operate within the restrictions of the non-devolved Misuse of Drugs Act 1971.

Crime, substance misuse and homelessness: how a data revolution in Wales could answer new questions
Ian Thomas, Cardiff University

In Wales, monitoring of homelessness legislation relies on the collection of aggregate data from local authorities, providing counts of households assisted under the Housing (Wales) Act (2014). Whilst these aggregate returns are useful for understanding overall levels of homelessness assistance, to assess longer term outcomes and the interrelatedness of homelessness with other complex life experiences, such as crime, individual level data are needed. Welsh Government has therefore part-funded a project with the UK Collaborative Centre for Housing Evidence to explore options for a new statutory homelessness data collection system that would centrally collect data on individuals/households assisted under the Act. My presentation makes the case for why we should collect individual level data by introducing the findings from a review of international literature on administrative data and data linkage based research. Specifically, I focus on the use of administrative data to explore links between crime, substance misuse, and homelessness. I then introduce ways in which homelessness data *could* be collected in Wales and how the police could use the data for research purposes, and potentially feed into the data collection itself. This presentation is aimed at a non-technical audience and I welcome your input into the feasibility study and the potential for new data to answer research and policy questions.
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Criminalisation of homelessness?

Sarah Bradbeer, University of South Wales

Whilst homelessness in itself is not yet a crime, there are some laws surrounding the homeless' ability to survive that make their everyday activities criminal. Vagrancy laws along with Public Space Protection Orders and local controls can limit the homeless' freedom, encroach on their human rights and further inhibit their ability to meet their daily basic needs, through actions such as the prevention of sitting, sleeping or begging in public places, merely because of their status in society (Cooper & McCulloch, 2017). In an age of austerity and with homelessness on the rise in Wales these actions can make it increasingly more difficult to break the cycle of homelessness.

The focus of this research is to explore and gain an understanding of the interaction homeless individuals have with the criminal justice system and other official bodies to explore, if any, an extent to which homeless individuals are targeted and controlled. This presentation draws upon the early stages of data collection on the criminalisation of homelessness and will also discuss the future plans of this research that will be conducted through the use of interviews, visual ethnography and document analysis.

Real Trauma: Adverse Childhood Experiences (ACEs), trauma and homelessness in Welsh young people
Nia Ffion Rees, SYSHP

Scholars have argued that young people are disadvantaged as a consequence of their position in terms of income and savings, precarious employment markets; welfare state; and the role of a young person within the family. These are all contributing factors to the increasingly unstable position faced by young homeless people and the opportunities to gain and sustain housing and support services. Despite the continued debates in terms of innovative policy and third sector support surrounding homelessness in Wales and the realisation of the challenges faced by young people, it is necessary to highlight the lack of opportunities for the voices of this group to be acknowledged. Consequently, this study explored the experiences of homeless young people in Wales. This report provides an overview of the current systems in place since the prevention turn and the Housing (Wales) Act 2014. A qualitative research design was employed, with 30 young people interviewed aged 16-25 years old throughout Wales, and key informant interviews undertaken from both statutory and non-statutory organisations. This study highlights further understanding of the causations of Welsh youth homelessness. It also suggested positive contributions of homeless services including the importance of independence within programmes; support worker influence; and the opportunities of personal and professional development. However, key constraints were acknowledged, such as accessibility of processes and systems; unsuitability of accommodation; negative influences on mental health; and the lack of 'voice' had by clients. Policy and practice recommendations were supported by key informants, addressing both localised changes and nationwide opportunities, focusing upon service provision; education and
training; and mental health.

Preventing Youth Homelessness in Wales: Evidence and Lessons
Andrew Connell & Jonathan Webb, Wales Centre for Public Policy

In October 2018 the Wales Centre for Public Policy (WCPP) published two linked reports on youth homelessness, Preventing youth homelessness: An international review of evidence by Kaitlin Schwan, David French, Stephen Gaetz, Ashley Ward, Jennifer Akerman and Melanie Redman, and Youth homelessness and care leavers, by Tamsin Stirling. Schwan, French et al provide a comprehensive review of literature on the causes and prevention of youth homelessness, and Stirling surveys current provision in Wales for care leavers and other young people. Both reports propose actions that governments and local authorities may take to prevent youth homelessness.

The reports were commissioned in response to the First Minister's announcement at the launch of the End Youth Homelessness Cymru campaign in June 2017 that he would ask the Wales Centre for Public Policy to contribute research to inform policy and practice on youth homelessness prevention. Subsequently, their analysis has informed Minister for Housing and Regeneration's November 2018 statement on the Senedd on youth homelessness, which emphasised the importance of early intervention and cross-government working.

Our paper discusses the content of the reports, and reflects upon the place of evidence reviews in homelessness policymaking in Wales today.

Out on the Streets: LGBTQ youth homelessness in Wales

Hugh Russell, EYHC & Edith England, Shelter Cymru

LGBTQ youth have been estimated to make up a quarter of homeless 16-25 year olds. As part of its aim to end youth homelessness in Wales, the End Youth Homelessness Cymru (EYHC) campaign is examining the reasons why young LGBTQ+ people are statistically more likely to experience homelessness. In order to reduce the number of LGBTQ+ young people experiencing homelessness, we need to understand the specific issues affecting this group.

In partnership with Shelter Cymru, interviews have been conducted with young LGBTQ people who have experienced homelessness, some using a peer researcher methodology. A survey of third-sector and local authority approaches to working with young LGBTQ+ people who are homeless or at risk of homelessness has also been undertaken.

Early indications are that provision for homeless LGBTQ youth is inadequate. Young people are wary of services and feel unsupported in accommodation. At the same time, providers of homelessness services are not fully confident in working with this group, perhaps due to a lack of appropriate training. Inconsistency in recording the sexual and gender identity of service users also exists, reflecting wider debates over the appropriateness of seeking this information: initial findings suggest concerns about being 'outed', by homelessness services providers, and problems with mental ill health, are shared across the majority of participants. The needs of this group are not homogeneous, and our findings reignite the debate over whether the needs of LGBTQ youth can or should be met within mainstream services, or whether specialist provision is more appropriate.

Cyfochrog 8 | Parallel 8 – Affordable housing supply: innovative methods and rurality
Cadeirydd | Chair: Rebecca Jackson, Shelter Cymru

Using machine learning to visualise housing vacancy data
Martin Grehan, Oona Kenny and Ivan Privalko, Dublin City Council

Ireland's most recent Census in 2016 reported 183,312 homes as vacant. A new national Vacant Housing Reuse Strategy to 2021 was subsequently adopted in July 2018. It includes a commitment to establish 'robust, accurate, consistent and up-to-date data sets on vacancy'.

The Census data set is complex, containing hundreds of variables. This makes the data or conclusions drawn from the data often inaccessible to policymakers and the general public. In addition, prior research by the Dublin Housing Observatory (DHO) indicated that vacant homes are almost impossible to identify using street-survey methods meaning the Census dataset remains a rich source of knowledge on vacancy. Preliminary analysis of the data by the DHO in early 2018 showed that it might be possible to produce a set of indicators for areas with higher levels of long-term vacancy.

Here we demonstrate that novel techniques in machine learning can help analyse Census vacancy data. Using the new dtreeviz module in the Python programming language, we present some very simple and intuitive visualisations of this work.

A more detailed appraisal of these algorithms and their application to the problem of vacancy will be forthcoming in early 2019, but we hope to draw the attention of our Welsh colleagues to the power of statistical programming and machine learning to interpret big datasets visually.

Rural housing delivery in Wales: How effective is rural exception site policy?
Neil Harris, Bob Smith & Brian Webb, Cardiff University

In many rural areas of Wales there are particular issues facing local communities in seeking to increase the supply of affordable housing, as well as in terms of housing's role in supporting the longer-term sustainability of smaller rural settlements. Local planning policies are critical in this respect, but so is an understanding of issues around the economics of housing on rural exceptions sites and assessing development viability. Planning Policy Wales provides a means of identifying affordable housing exception sites, defined as small sites, located within or adjoining existing settlements, to provide affordable housing to meet local needs. These sites are 'exceptions' and would not otherwise be allocated in a development plan. Through a policy review of Local Development Plans, the use of a survey of Local Planning Authorities in Wales, a series of national stakeholder interviews, and documentary analysis of key case studies, this research explores how widely rural exception site policy is used across Wales, it's effectiveness, variation in use and interpretation, as well as how similar policies are used in other parts of the UK. In doing so the research identifies best practice in the use of rural exception site policy and develops a series of recommendations for improvement. Key themes noted include how rural exception sites are defined, policy effectiveness and ambiguity, and the role of market housing in subsidising rural affordable housing within exception sites.

Revisiting the assessment of housing needs in Wales

Nigel Moore, Opinion Research Services

The Welsh Government introduced its Local Housing Market Assessment guide in 2006 and then produced supplementary guidance in the form of, 'Getting started with your local housing market assessment guidance' in November 2014.

The guidance sets out a step by step quantitative approach to calculating affordable housing need which aims to be used consistently across Local Authorities and also across time. The process set out in the Welsh Guidance is extremely prescriptive, but also contains a number of key elements which require interpretation. The Supplementary Guidance also recommends the use of a number of expensive datasets in the calculation process.

This presentation explores the calculation process set out in the Welsh Guidance to consider how affordable housing need is being assessed. In particular, it focuses upon whether the measures being used are reflective of true housing need or whether additional steps are necessary to reflect real world housing needs. It also considers how successful the Guidance has been in standardising the approach to housing need calculation across Local Authorities and whether better alternatives are available.

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Conference collaborators

Thank you to all of our conference collaborators for supporting the Wales Housing Research Conference 2019.