

Housing conditions steadily improving in Wales

The Welsh Housing Conditions Survey 2017-18 collected information about the condition and energy efficiency of all types of occupied housing in Wales. The survey also revealed steady improvements in energy efficiency and safety in housing.

Energy efficiency and environmental performance is measured by the Standard Assessment Procedure (SAP). Overall the average SAP rating across all housing tenures in Wales increased by 11 SAP points between 2008 – 2017-18 to 61, which is equivalent to an Energy Performance Certificate Band D. The private rented sector in Wales showed the biggest increase, with a rise of 13 SAP points.

Housing and Regeneration Minister Rebecca Evans said:

“It’s really encouraging to see that since the last survey, housing conditions have improved across all tenures in Wales. Housing is one of the Welsh Government’s strategic priorities; we want everyone to live in a home that meets their needs and supports a healthy, successful and prosperous life.

“The links between poor housing and poor health are well documented. We are investing £1.7bn in housing because it is an investment to tackle fuel poverty and to improve people’s health and wellbeing.

“This survey demonstrates clear improvements in the quality of homes in Wales. Across all tenures of housing there has been a reduction in the percentage of homes with structural defects and serious health and safety hazards and an improvement in energy efficiency.

“However, I want to ensure that we use this survey to effectively target resources to improve housing in Wales. We are currently examining options to help to reduce carbon emissions across existing Welsh homes and to build better housing for the future. Whilst this survey shows improvements, I am clear that there is more to do to reach our ambitious carbon reduction targets and to tackle fuel poverty.”

Work will continue on the Housing Conditions Evidence Programme to maximise the use of existing data and to consider options for a future Housing Conditions Survey.