

Senedd Cross Party Group on Housing

07 February 2022

Attendees



Homes for all Cymru
Cartrefi i Gymru Gyfan

Name	Organisation
Mabon ap Gwynfor MS	Senedd Cymru (Chair of CPG)
Carolyn Thomas MS	Senedd Cymru
Heledd Fychan MS	Senedd Cymru
Huw Irranca-Davies MS	Senedd Cymru
Sarah Murphy MS	Senedd Cymru
Sioned Williams MS	Senedd Cymru
Peredur Owen-Griffiths MS	Senedd Cymru
Eleri Griffiths	Office of Heledd Fychan MS
Elin Hywel	Office of Mabon ap Gwynfor MS
Rhys Taylor	Office of Jane Dodds MS
Ryland Doyle	Office of Mike Hedges MS
Cllr Alun Mummery	Cyngor Sir Ynys Mon
Cllr Craig ab Iago	Cyngor Gwynedd
Sandra Canham	Cardiff Council
Tony Thomas	Denbighshire County Council
Jane Oates	Monmouthshire County Council
Joy Williams	Newport City Council
Steve Porter	Swansea Council
Ruth Power	Shelter Cymru
Jennie Bibbings	Shelter Cymru
Rob Simkins	Shelter Cymru
Steffan Evans	Bevan Foundation
Hugh Kocan	Bevan Foundation
Amy Lee Pierce	The Wallich
Thomas Hollick	The Wallich
Katie Dalton	Cymorth Cymru
Tanya Harrington	Cymorth Cymru
Paul Thompson	Community Housing Cymru
Bethan Proctor	Community Housing Cymru
David Rowlands	Tai Pawb
Matt Dicks	Chartered Institute of Housing Cymru
Ceri Cryer	Age Cymru
Bill Rowlands	End Youth Homelessness Cymru
Bob Smith	CaCHE
Bonnie Williams	Housing Justice Cymru
David Kirby	Care and Repaid Cymru
Gwion Rhisiart	Plaid Ifanc
Becky Ricketts	NUS Wales
Joe Atkinson	NUS Wales
Louisa Devonish	GRT Wales
Jasmine Harris	Crisis
Mark Harris	HBF Wales
Geoff Meen	CaCHE/University of Reading

Mike Theodolou	Shelter Cymru
Allan Shepherd	Wales Co-operative Centre
Richard Hauxwell-Baldwin	MCS Charitable Foundation
Shayne Hembrow	Wales and West Housing Association
Tim Crahart	Homeshare Wales
James Radcliffe	Platform
Tim Thomas	NRLA Wales

Apologies

Name	Role
Tom Giffard MS	Senedd Cymru
Natasha Asghar MS	Senedd Cymru
Sam Kurtz MS	Senedd Cymru
Sian Gwenllian MS	Senedd Cymru
Rebecca Evans MS	Senedd Cymru
Mark Drakeford MS	Senedd Cymru
Lesley Griffiths MS	Senedd Cymru
Buffy Williams MS	Senedd Cymru
Llyr Gruffydd MS	Senedd Cymru
George Russell MS	Senedd Cymru
Luke Fletcher MS	Senedd Cymru
Hefin David MS	Senedd Cymru
Cllr Lisa Phipps	Caerphilly County Borough Council
Cllr Rob Jones	Neath Port Talbot Council
Cllr Lynda Thorne	Cardiff Council
Sam Parry	Conwy County Borough Council
Carys Fon Williams	Cyngor Gwynedd
Suzanne Stephens	Merthyr Tydfil County Borough Council
Emily Church	Country Land and Business Association

Agenda Item	Notes
Chair's Welcome	Mabon ap Gwynfor MS welcomes attendees to the meeting, outlines the agenda for the session and hands over to Geoff Meen to present the first item.
Setting the Scene; how do we define housing affordability in Wales?	<p>Geoff Meen opens, discussing how defining affordability is important when considering policymaking in relation to housing. Geoff suggests that we can do better than current arrangements in nations across the UK.</p> <p>Mabon ap Gwynfor MS thanks Geoff Meen for his presentation and opens for questions.</p> <p>Allan Shepherd asks how external factors – such as people based outside Wales buying second homes in Wales – can affect affordability measures.</p>

	<p>Geoff Meen responds, noting that this is also an issue across other parts of the UK. Measures based on price:earning ratios can give an indicator which is more unaffordable than population:local housing stock. Geoff suggests that basing measures on visitors could present misleading data, in particular when measuring against income data for an area.</p> <p>Cllr Craig ab Iago asks whether the ripple effect would be impacted by localised wages, given some of the issues faced locally in Gwynedd with people moving into the area.</p> <p>Geoff Meen clarifies points around the ripple effect, suggesting that house price ratios between nations tends to go in cycles. Suggests that while we may be in an increase now, looking at the longer term trend will present better data to make a judgment on house price growth and possible trajectories in future.</p> <p>Matt Dicks asks about the emergent phenomenon of people moving Westwards due to more agile working scenarios compared with pre-pandemic. Suggests that numbers of people on higher salaries are moving into areas with lower salaries then this will impact on house prices and affordability in these areas.</p> <p>Geoff Meen agrees that this does have an impact. However says that movement and price changes are an ordinary market response and that he would be surprised if people moving was the only factor at play in causing price increases. Geoff suggests that careful consideration should be given to policymaking in terms of Wales's relationship with the wider GB economy and monetary/fiscal policy. Senses that these macro factors are more important in terms of impact than migration trends.</p> <p>Mabon ap Gwynfor MS thanks Geoff Meen for his contributions and proceeds to the next agenda item.</p>
<p>Broken Foundations; a snapshot of the sorry state of student housing.</p>	<p>Becky Ricketts outlines the work NUS Wales have been doing regarding student housing in partnership with NUSUK and Shelter Cymru.</p> <p>Mabon ap Gwynfor MS thanks Becky Ricketts for her presentation and contributions, outlining the synergy between the two contributions. Offers to MSs present at the meeting to work together on introducing a Welsh Housing Survey in partnership with the housing sector.</p>
<p>Close of Meeting</p>	<p>Mabon ap Gwynfor MS thanks attendees and speakers. Reminds attendees that the CPG will be hosting upcoming briefing sessions looking at the wider housing affordability picture and drilling down into certain policy areas.</p> <p>Mabon ap Gwynfor MS reminds attendees that a briefing summary of this meeting as well as a recording will be made available by Shelter Cymru in due course and closes the meeting.</p>
<p>Date of the Next Meeting</p>	<p>28th March 2022 (Breakfast Briefing Session)</p>

