

Terms of Reference: Support for Affordable Homes Delivery

1. Context and Purpose

It has been agreed that Lee Waters MS will support the Cabinet Secretary for Housing and Local Government to drive delivery of the 20,000 homes for rent in the social sector target housing across Wales. He will then lead a task and finish review into barriers to delivering affordable housing at pace across Wales. These Terms of Reference set out the scope of that supporting role. The purpose aligns directly with the Prif Weinidog's headline priority: opportunity for every family - delivering more homes for social rent to ensure that every family can thrive.

2. Objectives

The work will comprise two complementary strands:

Strand 1: Immediate Focus on Short-Term Challenges

This strand of work will focus on short term challenges helping to unblock sites in the 20k programme that are at risk of delay and explore opportunities to utilise viable public sector sites for meanwhile use.

Actions:

Sites at significant risk of delay

- Work across Welsh Government and with local authorities and registered social landlords to identify reasons for high risk of delayed delivery of affordable housing led schemes (scheduled to deliver this term of government) and progress the actions necessary to mitigate those risks. Initial focus on those delayed due to planning and/or SAB approval issues.

Meanwhile use of viable public sector sites:

- Identify a small number of sites within public sector ownership (this may be WG, LA, wider public sector or landlord) that could be suitable for immediate progression on 'meanwhile basis' utilising MMC.
- Support partners to progress the meanwhile use of these sites to deliver homes in this term of Government.

- **Strand 2: Making system changes**

Informed by the issues identified when addressing the short-term challenges, the Delivery Group will make recommendations for practical change to streamline the delivery of more homes for social rent.

Specifically the review will consider;

- how expertise might be organised regionally to enhance the planning function to support house building
- how to strengthen approaches to strategic and local development planning how to ensure a land pipeline that meets future housing need.

- The group will also consider key issues raised during the strand 1 work and any other issues identified by the group, in agreement with the CSHLG.

3. Indicative timescales

To provide more families with safe and stable homes it's essential that work progresses with pace and purpose. Timescales therefore follow a stage reporting approach to best support the delivery of more affordable housing as quickly as possible.

Task	Date
Strand 1: Immediate Focus on Short-Term Challenges	March 2025
Strand 2: Recommendations for system changes	April 2025 (provisional)
Report key findings and recommendations	March 2025 (provisional)

4. Support and Resources

Membership

A small, focused delivery group will be identified and agreed between the Cabinet Secretary for Housing and Local Government and Lee Waters, MS. It is envisaged this will include local government, relevant delivery bodies and outside experts.

Secretariat

Cabinet Office will provide secretariat and administrative support to coordinate meetings, track progress and facilitate stakeholder engagement. The lead contact is Bethan Davies (Cabinet Office).

Policy and Technical Support

Housing, Planning and Water (Sustainable Drainage Systems) officials will provide technical and policy support. The lead contacts are Stuart Fitzgerald (Housing), Rebecca Olney (Housing), Neil Hemington (Planning) Jon Fudge (Planning), Matt Mulley (Water). Other expertise may be called upon as necessary.

Cross Welsh Government Working Group

A cross government officials working group has been established to focus affordable housing led schemes at risk of missing their completion timescales. This group will provide support to ensure the necessary actions and interventions are in place to keep work on the objectives on track. The group meets fortnightly to focus on the actions and activities that fall within these

terms of reference. Stuart Fitzgerald will act as link between the work of the Delivery Group and the internal working group.

5. Reporting

Lee Waters MS will formally report to the Cabinet Secretary for Housing and Local Government (CSHLG). Update meetings will be held bi-weekly during strand 1 and then monthly in relation to the delivery of strand 2. The CSHLG will keep the Minister for Delivery regularly updated.

6. Communication Protocol

An external communication plan will be developed with the support of Welsh Government Communication Service and any media engagement requests in relation to the work will be referred to the WG Communications Service. External communications and press lines will be cleared by the CSHLG.