

Dear Committee Chair,

I hope you are well.

By way of introduction, I am a researcher specialising in land and housing based at Cardiff University. I provided oral and written evidence for the 2024 Local Government and Housing Committee inquiry into social housing supply. In my evidence, I focused on the role of land value capture and viability.

I am pleased to attach a [report on land value capture and viability in Wales](#) that has been published this week. If possible, I would like this to be considered as evidence for the current follow-on inquiry on social housing supply.

The report is based on a workshop held last year and attended by 19 industry, public and third sector stakeholders. The second half of the report examines the issues identified in the discussions and provides a series of key findings and recommendations for policymakers. These are set out in a brief executive summary.

Key among the recommendations are:

- Viability assessments and underlying evidence should be publicly available.
- The Welsh Government should introduce a requirement for a centralised land market and viability database to improve transparency.
- The Welsh Government should produce clear and comprehensive national viability guidance for Wales to seek to bring planning and market practice more closely in line, to influence market practice to increase the likelihood of meeting planning objectives.

I hope you find the report of interest. I would be very happy to discuss the report further if it would be of assistance.

Kind regards,

Edward

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