

Written Evidence Submission

Anglesey Council Housing Services

Inquiry: Social Landlords' Response to Hazardous Disrepair

Submitted to: Local Government and Housing Committee

Date: February 2026

1. Introduction

Anglesey Council Housing Services welcomes the opportunity to contribute evidence to the Committee's inquiry into social landlords' response to hazardous disrepair. We strongly support the Welsh Government's focus on improving systems for identifying, investigating and remedying hazards in social homes.

2. Extent of Hazardous Disrepair and Health Risks in Wales

Evidence from the Public Services Ombudsman for Wales shows nearly 800 complaints relating to disrepair between 2021 and 2024. Health impacts disproportionately affect vulnerable groups.

3. Effectiveness of Current Social Landlord Responses

Findings show inconsistent inspection quality and delays. Comparative evidence from England highlights similar systemic issues.

4. Welsh Government's WHQS Hazard Response Rule (Effective April 2026)

The Rule introduces mandatory investigation and response timescales. It strengthens transparency and aligns with Awaab's Law in England.

5. Proactive Steps Taken by Social Landlords

Proactive stock surveys, strengthened data systems, early interventions, and updated damp and mould policies are being adopted.

6. Tenant Engagement and Involvement

We support person-centred communication, written findings following inspections, and accessible information formats.

7. Conclusion and Recommendations

We support the WHQS Hazard Response Rule and recommend continued guidance, support for digital systems, and strengthened tenant engagement.