

Carl Sargeant AC / AM
Y Gweinidog Tai ac Adfywio
Minister for Housing and Regeneration



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref MB/CS/2938/14

Rhodri Glyn Thomas AM
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Dear

Rhodri

Further to your question in the Chamber on the 2 July about the impacts of the bedroom tax on the social rented sector.

Community Housing Cymru undertook an assessment of this matter with its members in November 2013 and are continuing to monitor the situation. The information provided is extremely worrying:-

Bedroom tax arrears

- 78 per cent of landlords have seen an increase in rent arrears;
- Bedroom tax arrears stood at £1.1 million in September 2013, and;
- Arrears were projected to be £2.5 million by April 2014.

Voids

- 71 per cent of landlords indicated they had seen an increase in void properties directly attributable to the bedroom tax, and;
- In September 2013 there were approximately 700 additional void properties across Wales.

Not only does this impact on landlord's income but has wider ramifications. Increased voids have a knock-on effect on housing services because it leads to longer allocation times, which in turn increase pressure on homeless services and temporary accommodation provision.

I set up a task and finish group of welsh housing stakeholders which considered the impacts of the bedroom tax on social rented sector landlords and tenants. They reported in February 2014 and their report can be accessed via the following links:-

- <http://wales.gov.uk/topics/housing-and-regeneration/welfare-reform/impacts-of-welfare-reforms-on-the-social-rented-sector/?lang=en>
- <http://wales.gov.uk/topics/housing-and-regeneration/welfare-reform/impacts-of-welfare-reforms-on-the-social-rented-sector/?skip=1&lang=cy>

Wales and West Housing Association also undertook a separate assessment of the bedroom tax on those living in adapted properties. Their report can be accessed via the following link:-

- <http://www.wwha.co.uk/About-Us/News/Pages/Public-money-set-to-be-wasted.aspx>

As I said in Plenary, I am totally opposed to the bedroom tax and I shall continue to press the UK Government for its abolition both in Wales and the UK.

I hope you find this information useful.

Yours sincerely,



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