

HOMES FOR ALL



Homes for all Cymru
Cartrefi i Gymru Gyfan

**A manifesto to end the housing
emergency for everyone in Wales**





HOMES FOR ALL CYMRU

Homes For All Cymru is the voice of the housing and homelessness sector in Wales. We are a third-sector partnership of organisations working together to ensure that everyone in Wales can access a safe, secure and genuinely affordable home.

Member organisations have a broad range of expertise, services and support including, but not limited to, directly providing accommodation, delivering support to prevent homelessness, offering independent housing advice, and advocating for people impacted by the housing emergency in Wales.



Our homes are the foundations of our lives.

Having a safe and secure home improves our health, gives us better access to opportunities and allows us to build the links in our communities to support us through every phase of life.

For decades, homes have not been the political priority in Wales that they should be and now we find ourselves in the middle of a housing emergency. An emergency that could have been avoided and can be resolved.

While welcome efforts have been made to tackle some housing challenges, the reality is we face a crisis as significant as it's ever been. We've come to a point where thousands of people are trapped in temporary accommodation; where private renters are struggling to meet increasingly unaffordable monthly rents; where home ownership no longer feels like a realisable dream to many people; where over 170,000 people are stuck on waiting lists for a social home.

Our organisations work every day to help address the housing emergency in Wales. Both by helping the thousands of people struggling today and by offering solutions to ensure that future generations can feel confident in their ability to secure and sustain a safe, suitable home.

Because we know that there is a road map to move Wales out of this housing emergency, if all political parties in Wales commit to making homes a priority in the next Welsh Government.

Crisis' 2025 Homelessness Monitor for Wales reassures us that there is hope, if we start taking steps in the right direction now.

The modelling shows that instances of core homelessness will continue to rise in Wales if policies go unchanged, while actions that can be taken by the Welsh Government and the UK Government would **cut instances of future homelessness in half.**



Ending the housing emergency must be the priority for the next Welsh Government.

As the collective voice of third sector housing and homelessness organisations, Homes For All Cymru know that there is no quick fix to ending the housing emergency. We also know that homelessness is preventable and securing safe, suitable, affordable homes for everyone in Wales is achievable.

Change is possible.

Homes For All Cymru are looking for every party to commit to three bold but realisable steps that will help us end the housing emergency.

Three actions that will have broad impacts for people and homes in every part of Wales.



1. Delivering the social homes we need at pace, building on the delivery of recent years.

The incoming government must commit to a year-on-year net increase in social homes in Wales, based on the current level of demand for social homes.

To achieve this, they will need to take stock of lessons learned in this Senedd term, prioritise removing existing barriers to additional delivery and secure the necessary funding to ensure Wales has a sustainable pipeline for delivery of social homes.

Research from Shelter Cymru, using data gathered from local authorities in Wales, shows that there are more than 94,000 households currently waiting for a social home – 1 in every 14 households in Wales.

Of these over 13,000 are older people waiting for sheltered housing and more than 27,000 are families with dependent children. More can and must be done to protect everyone in Wales from facing housing insecurity and homelessness.



2. Embedding sustainable, person-centred solutions to prevent and end homelessness.

We expect the incoming Welsh Government to have responsibility for the implementation of the Homelessness and Social Housing Allocations Bill. Homes For All Cymru welcome the focus on prevention of homelessness, the involvement of other public services, and trauma-informed approaches to supporting applicants as set out in the Bill.

Along with investment in social homes, further investment in vital services and the people who provide them – particularly through the Housing Support Grant, Homelessness Prevention Grant and funding for local authorities – will be needed to achieve the aims of this Bill and ensure that homelessness is rare, brief and unrepeatable in Wales.

Cymorth Cymru's conversations with frontline housing and homelessness staff highlight the "perfect storm" created by low wages and the rising cost of living. One member shared: "I'm supporting people now who are debating whether to eat or heat and I am sitting there thinking the exact same thing."

Two thirds of housing professionals recently surveyed by CIH Cymru, for their 2025 sector snapshot, stated that their mental health and wellbeing was negatively impacted by external pressures such as a lack of resources, high workloads and a reducing workforce.

The risk and impact of housing insecurity does not affect everyone equally.

End Youth Homelessness Cymru's work has set out that one in four young people experiencing homelessness identifies as LGBTQ+.

Research from Tai Pawb has evidenced that black and minoritised ethnic communities in Wales are disproportionately affected by homelessness and substandard housing.

3.Setting out a long-term vision and strategy so that a suitable, safe and genuinely affordable home is both a right and a reality for everyone in Wales.

For too long, our action on housing and homelessness has been driven by the crisis-mode that our housing emergency has generated. Homes For All Cymru understand the importance of our homes as the foundations for healthy and fulfilling lives for this and future generations.

The future Welsh Government must set out a clear, costed strategy with key milestones to ensure that suitable, safe, good quality and genuinely affordable homes for all, across all tenures, is the goal that we are proactively moving towards. A strategy rooted in equality, inclusion and the lived experiences of our diverse communities in Wales.

We know that the housing emergency disproportionately affects both the oldest and youngest people in Wales.

Care and Repair Cymru support older people to live in safe, warm, accessible homes. Health research sets out that improving poor quality housing could reduce hospital admissions for circulation and lung conditions by 39% and result in up to a 50% reduction in respiratory illnesses.

In Age Cymru's national survey of people aged 50 and over in Wales, 22% of older people said that their house is in need of repairs.

Research by the Bevan Foundation shines a light on the impact of temporary accommodation for children in Wales, with potential risks for their physical health, wellbeing and development.



Home is everything.

Homes For All Cymru recognise that each of these measures come with a cost, at a time when national and local government budgets are being stretched to breaking point.

But the evidence is clear: our homes affect every part of our lives. They affect our health, our wellbeing, our access to opportunities like education and employment. Ultimately, investing in homes results in better outcomes for people, across a range of areas, and this in turn provides savings and efficiencies for public sector bodies.

The Welsh Government estimate that every household experiencing homelessness costs public services in Wales £20,000 in direct costs. Additionally, Alma Economics calculate that there are additional costs to public services of £4,700 per household.

Local authority budgets are being stretched year on year to support local people being affected by decisions taken in Cardiff Bay and Westminster. With local authorities in Wales collectively paying close to £100 million each year in temporary accommodation costs alone.

Aside from the financial impacts of homelessness, poor quality housing adds to the strain on the NHS in Wales. Sub-standard housing costs the NHS in Wales around £95 million each year in direct treatment costs. The wider economic impact of poor-quality housing is estimated to be around £1 billion per year.

Alongside our responsibilities to people in Wales, the financial case for investment in homes, particularly as a health prevention measure, is undeniable. **Investing in homes will relieve pressures on our public services, from health teams to councils, and help them to best meet the needs of our nation now and for future generations.**





Our organisations welcome the opportunity to speak with representatives from every party ahead of the next Senedd election.

We know that building a Wales with safe, secure, suitable homes for all is both essential and possible.

