

Appendix 1 - Standards for Homes Delivered under the Transitional Accommodation Capital Programme (TACP)

TACP Objectives

The programme seeks to create accommodation capacity in response to both pressures related to significant numbers (over 8,000) of people experiencing homelessness, living in temporary accommodation in Wales and the need to rapidly increase the supply of suitable and good quality transitional accommodation as part of the Welsh response to the Ukraine crisis.

The Welsh Government has a strong track record in the delivery of high-quality affordable homes, via local authority and Registered Social Landlord (RSL) partners, through the Social Housing Grant (SHG) programme. Homes delivered using SHG are usually new build and are required to meet our Welsh Government Design Quality requirements (WDQR2021) standards. This takes time, so to meet the urgent need to provide homes quickly in response to the current crisis the TACP has been established.

To respond urgently to the crisis, a pragmatic approach is required and, therefore, the following hierarchical approach to standards will be adopted, with the development of a new minimum standard for TACP. This will allow a greater choice of accommodation options to be delivered, at pace, which may not always meet WDQR2021.

Standards and Delivery

Accommodation delivered through TACP should adopt the following hierarchical approach to standards, recognising it will not always be possible to achieve the standard in full.

- WDQR2021 in full or with agreed departures.
- Welsh Housing Quality Standard (WHQS) in full or with agreed departures/ agreed timescales for meeting standard.

The preference is for homes that are self-contained so that people have exclusive use of their bedroom, bath/shower/toilet and kitchen and living areas.

It is acknowledged however that to quickly respond, homes may not initially deliver self-contained accommodation and standards may be lower than current social housing standards (WDQR2021/WHQS).

In these cases, Social Landlords must demonstrate that the accommodation proposed meets the **Minimum Standard** set out below and how it can be re modelled to meet as a minimum WHQS within 10 years and where possible WDQR2021.

Properties which are unable to meet WHQS can be purchased and used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market. 2

Consideration should be given to adopting Modern Methods of Construction (MMC) (when practical and cost effective) to reduce construction time.

Where Volumetric MMC solutions are being considered to deliver homes for Meanwhile Use they must be self-contained, capable of transferring from site to site, having bedroom space provided separately from other accommodation and meet the **Minimum Standard** set out below.

If the intention is to switch from Meanwhile Use to permanent use at a future date Social Landlords must demonstrate that the outcome proposal can be re modelled to meet WDQR2021.

Where Houses in Multiple Occupancy (HMOs) or Former nursing homes etc are acquired that cannot be converted to provide self-contained accommodation to meet WDQR / WHQS at point of purchase or within 10 years (agreed timescale as above) the **Minimum Standards for Shared Accommodation** set out below will apply.

Where existing RSL / LA properties are to be demolished and replaced with new homes they should always meet WDQR2021.

See **table 1** which sets out how standards should be applied depending on tenure / delivery route and indicates the level of technical scrutiny to be undertaken by Welsh Government.

Where social landlords have concerns that their proposals may not meet the standard, they should contact Welsh Government to discuss.

Scope

Funding will be available to support Social Landlords on a range of schemes which include:

Preferred options (Self-contained)

- Demolition and newbuild of existing stock.
- Voids (bringing longer term voids back into use).
- Using available sites awaiting re-development for long term use or meanwhile use.
- Converting existing (non-residential) buildings owned by Social Landlords.
- Property acquisitions (off the market including long term empty properties).
- Property acquisitions from Private Developers i.e., Off the shelf acquisitions).
- Property acquisitions from Private Rented Sector (including the purchase of tenanted properties).

- Purchasing of HMOs to convert into family accommodation or self-contained flats at point of purchase.
- Buying buildings to convert into housing.
- Buying former student, nursing accommodation or former care homes to convert into self-contained accommodation at point of purchase.

Other options (Shared Housing, for Short Term Use – (minimum of 5 years ownership – maximum of 10 Years ownership).

- Purchasing of HMOs for shared housing use which cannot be converted (at point of purchase or in the future) into family accommodation or self-contained flats and are retained as an HMO.
- Buying former student, nursing accommodation, former care homes, former hotels and bed and breakfast accommodation which cannot be converted (at point of purchase or in the future) into self-contained flats.

Minimum Standards

From 1 December, when the Renting Homes (Wales) Act 2016 comes into force, all accommodation delivered through TACP must comply with the requirement under the Act for homes to be fit for human habitation (FFHH) - see [section 93 of the 2016 Act](#). This in addition to the requirement under section 92 to keep the dwelling in repair, which is similar to the current repairing obligation. For further information see the Welsh Government’s [“Fitness of homes for human habitation: guidance for landlords”](#).

Generally, accommodation must be in a good state of repair, safe and secure, adequately heated, fuel efficient and well insulated, contain up to date kitchens and bathrooms, be well managed, located in attractive and safe environments and where possible, accessible for the specific needs of those living there.

Accommodation must have sufficient space for nominal occupancy and everyday living. Nominal occupancy is determined by bedroom and living space floor area. Space for everyday living is determined by the furniture requirements to suit nominal occupancy.

Minimum Space Standards for Nominal Occupancy

Bedrooms used solely for sleeping:

- Single Minimum 6m²

- Double..... Minimum 10m²
- Living room ... Minimum 10m² (up to 3-person occupancy plus 2m² for each additional person)
- Kitchen / Dining space – 6m² (up to 3-person occupancy plus 2m² for each additional person)
- Example of acceptable floor area for self-contained accommodation:
- 1P1B home circa 32m².
- 2P1B home circa 36m².
- 3P2B home circa 42m².

Note: Kitchens and bathrooms are unsuitable for sleeping accommodation.

Preferably people should have access to outdoor space directly accessible from their home or conveniently located shared amenity space. However, it is recognised that such spaces may not always be available.

Wherever possible homes should be accessible and Lifetime Homes standards should be adopted where practical and cost effective to do so.

Minimum Standards for Shared Accommodation

The use of shared accommodation (including HMOs) should only be considered for properties with up to 5 bedrooms and only where the person/group of people who are to move into them want to live in an HMO setting.

These standards apply to Shared housing that cannot be converted to meet WDQR2021 / WHQS at point of purchase or within 10 years to provide self-contained accommodation.

Communal or shared spaces include kitchens/food preparation areas, lounge/recreational space, dining areas, bathing and toilet facilities, front entrance, and hallway spaces.

To create a 'family scale' ideally shared accommodation should be provided in clusters of up to a maximum of 5 bedrooms (single circa 8.5m² and or double circa 12.5m² with ensuite bath and or shower, toilet, and wash hand basin – circa 2.5m² inc.) plus shared kitchen, dining and living space.

Wherever possible, en-suite bathing and toilet facilities should be provided. Where it is not possible to provide ensuite facilities, bedrooms should still be provided in clusters of up to a maximum of five bedrooms (single and or double with floor areas as stated in Standards for Nominal Occupancy) plus shared kitchen, dining and living space but with minimum shared facilities, conveniently located, as follows:

- 5 persons and below – separate facility comprising a bath and or shower, toilet, and wash hand basin.
- 5– 10 persons – 2 separate facilities.

Shared living, kitchen / dining space should meet the Standards for Nominal Occupancy (see above) but it is recognised this will not always be possible and where social landlords have concerns that their proposals may not meet the standard, they should contact Welsh Government to discuss.

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Transitional Accommodation Capital Programme (TACP)

Application of Standards and WG Technical Scrutiny

Type	Suggested Standard	Technical Scrutiny
Demolition and newbuild of existing RSL/LA properties	WDQR2021.	Full technical scrutiny required i.e. Concept followed by Pre-Planning submission. For expediency, good quality Concept submissions will be issued with a Pre-Planning response.
Voids – refurbish/minor remodelling	WHQS as a minimum. WG will consider lower space standards providing homes have adequate space and facilities for everyday living.	Application is assessed to check floor area and review costs –plans may be requested.

Voids – Remodelling (including extensions or loft conversions)

MMC – (Meanwhile or Long-term use). Using available cleared sites i.e. sites which do not require significant demolition or remediation. Meanwhile use means providing homes which are capable of being transferred from site to site.

Property Acquisitions i.e., purchase of existing dwellings e.g., former RTB or properties for sale on the open market including long term empty properties. Also includes purchase of existing and former Homebuy/Shared ownership properties

WDQR2021 where practicable / cost effective to do so (within the constraints imposed by working within an existing building) or if this cannot be achieved due to constraints, WHQS, as a minimum.

Meanwhile use - Homes should meet the Minimum Standards if intended for meanwhile use only and be capable of being transferred from site to site.

If homes are to be switched from meanwhile use to permanent use at a future date Social Landlords must demonstrate that the outcome proposal can be re modelled to meet WDQR201.

Long term use - WDQR2021

Properties can be purchased if they can reach WHQS over time.

Properties which will never be capable of reaching WHQS can be purchased only if they meet the Minimum Standards. These properties must be used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market.

Floor plans only required.

Meanwhile use - Floor plans only and for sites over 20 units a site plan to demonstrate place-making.

Plans showing outcome proposals

Long term use - Full technical scrutiny required i.e. Concept followed by Pre- Planning submission. For expediency, good quality Concept submissions will be issued with a Pre-Planning response.

See Existing Dwelling and Off the Shelf Guidance. Technical scrutiny will be carried out on a spot check basis where floor plans only (existing and proposed) will be required.

Property acquisitions from Private Developers i.e., Off the shelf acquisitions – properties not previously lived in)

Properties can be purchased if they can reach WHQS over time

See Existing Dwelling and Off the Shelf Guidance. Technical scrutiny will be carried out on a spot check basis where floor plans and site layouts to demonstrate use of external spaces will be required.

Property acquisitions from Private Rented Sector (including the purchase of tenanted properties)

Properties can be purchased if they can reach WHQS over time.

See Existing Dwelling and Off the Shelf Guidance. Technical scrutiny will be carried out on a spot check basis where floor plans only (existing and proposed) will be required.

Properties which will never be capable of reaching WHQS can be purchased only if they meet the Minimum Standards. These properties must be used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market.

Property Acquisitions - Houses in Multiple Occupation

HMOs can be purchased if proposal is to convert/remodel into self-contained homes which should comply with WDQR2021 where practicable.

Floor plans only (existing and proposed)

If properties remain in use as HMOs, they must meet the Minimum Standards for Shared Accommodation and be used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market.

Property Acquisition of non-domestic buildings to convert into housing

Preferably WDQR2021 where practicable and WHQS as a minimum.

Floor plans only (existing and proposed) and site layouts to demonstrate use of external spaces

Grant recipients will be required to meet with WG (TACP and Technical

Buying former student, nursing accommodation or former care homes

Buying former hotels and Bed & Breakfasts to convert into self-contained accommodation

Buying former student, nursing accommodation or former care homes

Buying former hotels and Bed & Breakfasts which are unable to be converted into self-contained accommodation

Preferably WDQR2021 where practicable and WHQS as a minimum.

Must meet the Minimum Standard Properties must be used for a minimum of 5 years and a maximum of 10 years, after which they must be sold on the open market.

Scrutiny officials to fully understand the background and design proposals).

Floor plans only (existing and proposed) and site layouts to demonstrate use of external spaces.

Grant recipients will be required to meet with WG (TACP and Technical Scrutiny officials to fully understand the background and design proposals).

Floor plans only (existing and proposed) and site layouts to demonstrate