

The need for affordable housing is clear, with owning your own home or renting growing less affordable.

Since 1997, the median house price in Wales doubled from 3 times the median annual household income to 6 times in 2022.

And in the rental market, those in the poorest quarter of Welsh households would need to spend at least 45% of their gross income to afford the average rental cost of a property.

To respond to this need, an estimated additional 3,500 affordable housing units are currently needed each year in Wales.

The previous Welsh Government exceeded their commitment to deliver 20,000 new affordable homes between 2016 and 2021, but just under 40% of these were market value home purchases through the Help to Buy scheme. The Welsh Government now has a new, narrower target, to build 20,000 low carbon social homes to rent over 5-years.

In reaching this more demanding target, the Welsh Government is facing challenges such as workforce and cost pressures, planning requirements, balancing building with environmental factors, and more.

With this target a key part of the Welsh Government's plans for the Well-being of Future Generations, Audit Wales are looking into Welsh Government's efforts to increase the supply of affordable housing. And we want your views to help inform our work. You can find links to our survey on our social media and website.