



Welsh Government

Housing Information Group Meeting

Tuesday 24<sup>th</sup> March 2026

UK Collaborative Centre for Housing Evidence (CaCHE)

Briefing Paper: March 2026

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## Introduction

The UK Collaborative Centre for Housing Evidence (CaCHE) is a consortium of eight institutions led by the University of Glasgow (and includes Cardiff University), which was established in August 2017. The Centre, which is core funded by the Economic and Social Research Council (ESRC) and the Arts and Humanities Research Council (AHRC), is a multidisciplinary partnership between academia and housing policy and practice. Its primary objective is to produce evidence and new research that contributes to tackling the UK's housing problems at national, devolved, regional and local levels.

**How we are organised:** CaCHE is a UK wide research centre, with hubs located in a number of UK cities. The administrative hub for the Centre is based within the University of Glasgow.

**Knowledge Exchange:** CaCHE has established five Knowledge Exchange (KE) Hubs around the UK in relation to Wales, Scotland, Northern Ireland, the South of England and the North/Midlands. Each hub brings together academics and the users of research to exchange ideas, evidence, and expertise. The location of the KE Hubs is designed to ensure geographic reach and nationwide relevance, recognising that different parts of the UK face different challenges and have different sets of housing policies and priorities.

The CaCHE Wales Hub (along with the other CaCHE hubs across the UK) is co-creating housing research priorities, co-producing new projects and evidence and helping to shape and disseminate housing research to address housing problems and benefit housing policy in Wales. The Wales Hub met twice in 2025 (in January and September) to consider recently completed and ongoing research as well as to discuss priorities for the next Welsh Government term.

## Context

Previous briefing papers for the Housing Information Group have been presented at Housing Information Group meetings since May 2019 and published subsequently on the Welsh Government website.

The purpose of this paper is to provide a summary of activities since November 2025, to highlight published CaCHE reports and papers (including forthcoming work) which we consider of relevance to Wales. All CaCHE reports are available to download from the CaCHE website (which has recently been revamped). The link is below:

[Homepage - UK Collaborative Centre For Housing Evidence](#)

In addition the paper highlights ongoing CaCHE research and a planned conference to be held in Glasgow on September 2<sup>nd</sup>/3<sup>rd</sup> 2026.

## Recently Published CaCHE Research

There have been a small number of publications since our last report to the Housing Information Group. These are set out below.

### **Towards a Shared Understanding of Housing Affordability: Short Life Working Group 2022-24.**

**(with Scottish Government)**

[Towards a Shared Understanding of Housing Affordability: Short Life Working Group Scottish Government, 2022-24](#)

### **Moving the Deckchairs? Social housing allocations in England.**

Ben Sanders, Francesca Albanese, Suzanne Fitzpatrick, Garrett Grainger, and Michael Allard

[863\\_cr11215\\_movingthedeckchairs\\_a4\\_digital\\_final.pdf](#)

### **The 2026 Scottish Election: Housing Evidence Priorities for a New Government.**

Ken Gibb and Gareth James

[10Dec25\\_HousingEvidencePrioritiesForANewGovernment.pdf](#)

### **Housing Quality and Health: An economic analysis.**

Kathleen Boyd, Nishant Jaiswal, Francesco Manca, Ken Gibb and Gareth James

[Housing-Quality-Health-An-Economic-Analysis-FINAL\\_120126.pdf](#)

### **All their eggs in one basket: portfolio neglect and intuitive accumulation among Scottish private rented sector landlords.**

Andrew Robert Watson

In International Journal of Housing Markets and Analysis. Link on CaCHE website.

[All of their eggs in one basket: portfolio neglect and intuitive accumulation among Scottish PRS landlords - UK Collaborative Centre For Housing Evidence](#)

## **More Homes Scotland: Debating a New Housing Agency.**

Ken Gibb, Alice Earley, Gareth James and Andrew Robert Watson

[CaCHE MoreHomesScotland 100326 Final.pdf](#)

CaCHE also publishes regular news, short articles and blogs, including contributions from policy and practice.

[News & Views - UK Collaborative Centre For Housing Evidence](#)

The Centre has also published a series of podcasts since 2022 under the theme of equality in housing.

[Podcasts - UK Collaborative Centre For Housing Evidence](#)

## **Ongoing CaCHE Research**

Through our research and analysis of all aspects of the housing sector, from social housing and private renting to sustainability and homelessness, we seek to highlight key challenges and provide innovative solutions to tackle complex issues. We aim to advance knowledge and understanding of the UK housing sector and promote evidence-based housing policy and practice.

### **The Phase Two CaCHE Research Programme (2022-26)**

For the second phase of our research our work is organised under seven main themes.

#### **1.Economy**

*The housing sector and the economy have, and always will, remain intricately linked.*

Considering both financial and wealth inequalities, economic productivity shifts, and the stability dynamics of housing outcomes, our research aims to positively influence economic policy.

**Theme leads: Prof. Craig A. Watkins, Prof. Chris Leishman**

#### **2.Environment**

*Net zero housing is our focus.*

Tackling carbon emissions, energy poverty, and environmental justice, our research combines technical solutions with social insights, driving the transition to sustainable living while ensuring affordability and fairness.

**Theme leads: Prof. Ken Gibb, Prof. Aimee Ambrose**

#### **3.Inequalities**

*Housing reflects and perpetuates societal inequalities.*

We look into the disparities within and between societies by identifying drivers of inequality and scrutinising policy impacts, with the goal of promoting a more equitable system.

**Theme leads: Dr. Jenny Preece, Prof. David Robinson**

## **4.Place**

*Place matters – it shapes our lives.*

Our theme examines the relationship between neighbourhood urban form and architecture, driving sustainable, well-designed homes. We explore planning systems, housebuilding practices, and residents' experiences to create thriving communities.

**Theme leads: Prof. James White, Dr Phil O'Brien, Dr Sarah Payne**

## **5.Data**

*Data drives decisions.*

A wealth of UK housing data in one accessible hub. By cataloguing, analysing, and enhancing data sources, we aim to support researchers, policymakers, and the public to make informed choices.

The CaCHE Data Navigator has 155 housing evidence datasets covering different UK geographies, categories and time periods. There is a link below.

[CaCHE](#)

**Theme lead: Prof. Scott Orford**

## **6.Comparative Evidence**

*The world holds answers.*

By comparing housing policies and practices internationally, this cross-cutting theme seeks to understand, adapt, and transfer effective housing strategies, fostering innovation and driving change.

**Theme lead: Prof. Mark Stephens**

## **7.Systems**

*Housing is a system within systems.*

By applying systems thinking, we weave complex science and interdisciplinary insights to dissect housing's intricate role in society and policy.

**Theme lead: Prof. Alex Marsh**

## **Ongoing Research Projects**

Work continues to develop projects under the different CaCHE themes identified above. In addition, CaCHE also responds to appropriate research opportunities where these fit within the Centre's thematic priorities.

One of CaCHE's current flagship initiatives is a project on urban retrofit. The research is led by Prof James White and colleagues in CaCHE under the Place Theme but also involves a number of other co-investigators. Primary research will be undertaken in Glasgow, Sheffield, Cardiff, Bristol, Belfast and Halifax, Nova Scotia. The Cardiff case study research (2027n Onwards) will be led by Dr Ruth Potts from the School of Geography and Planning at Cardiff University. There is a separate webpage for the project.

[Homepage - Urban Retrofit](#)

We are currently involved in an EU funded Horizon project (**EqualHouse**), led by University College Dublin. Housing inequality is a pervasive challenge across Europe, with different dimensions (unaffordability, homelessness, labour market disparities etc.). The project, which involved policy makers from the outset, aims to offer policy makers and practitioners robust guidance for sustainable, inclusive and affordable solutions.

Last year CaCHE undertook desk-based research for Housing Europe preparing four lengthy papers on social housing in England, Scotland, Wales and Northern Ireland respectively. It's not clear whether these papers will be published in their own right, but CaCHE is looking at drawing together the papers into a shorter, comparative paper on social housing across the four UK nations later this year.

CaCHE has commenced research on build to rent, funded by the Nationwide Foundation under its **Private Renting Knowledge Hub**. Other projects under this programme are being led by Demos and Social Finance and the Centre for Economic and Social Research at Sheffield Hallam University. There is a link to the research programme (with further details to follow) below.

[Introducing the Private Renting Knowledge Hub: building evidence, collaboration and change - Nationwide Foundation](#)

Work has been undertaken for Shelter Scotland making the case for a housing and land agency in Scotland and how this might be delivered.

Research has been undertaken on homelessness policy for Edinburgh City Council. A number of papers have been produced but these are not in the public domain.

Finally, staff in CaCHE are currently working on a paper on Evidence-based Housing Priorities for the next Welsh Government. This will be a companion paper to the paper published in December 2025 in relation to Scotland (cited above) It is anticipated the Wales will be published shortly.

## **CaCHE Conference (upcoming)**

The UK Collaborative Centre for Housing Evidence (CaCHE) will be hosting a two-day multidisciplinary conference on 2-3 September 2026 at the Glasgow Grosvenor Hotel in the city's west end.

Since conception, CaCHE has acted as a platform to facilitate evidence-based housing research and in this final year of our ESRC funding, we look to celebrate this through providing a forum for academics, policymakers and practitioners to come together to discuss how housing can move forward during turbulent times.

We'll be opening a call for submissions in the near future. We'll be sharing updates on our [LinkedIn](#) and [Bluesky](#) channels and through our newsletter, which [you can sign up to here if not already subscribed](#). Any queries about the conference can be sent to [cache-conference@glasgow.ac.uk](mailto:cache-conference@glasgow.ac.uk)

## **Contacts for Further Information**

Details of many of the research projects (including reports, working papers, policy briefings, blogs, podcasts, events etc.) can be found at:

[What's happening - UK Collaborative Centre For Housing Evidence](#)

For further information about the work of CaCHE in Wales contact:

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