

23 October 2026

Dear

ATISN [26417 – Affordable Housing Completions 2024-25]

Please accept our sincere apologies for the delay in responding to your request for information of 24 November 2025.

There was a failure in our request tracking processes which meant, until earlier this month, it had not come to our attention that you had not received a reply.

Information requested

In your request of 24 November 2025, you requested:

“The official statistics show we delivered a record-setting year in 2024-25: 3,643 homes – a 12% increase on the year before and the highest total since records began in 2007.”

1. Whether the 3,643 homes include properties originally intended for open market sale that were not purchased through planning obligations or funded through Social Housing Grant.
2. Exactly how many of the 3,643 homes were purchased from the open market for use as affordable housing, either by the Welsh Government or through RSLs or Local Authorities, including purchases made at full market value or at a discount.
3. How many homes purchases from housing builders outside of planning obligations and Social Housing Grant are compliant with DQR standards.
4. Who authorised any purchases of non-DQR compliant homes for affordable housing and what specific approvals, directions or derogations were given.
5. Who carried out the open market valuations for any homes purchased from house builders at a discount to open market value.
6. Where these homes were purchased, including the local authority area, settlement, number of homes acquired in each location and whether they were purchased at full market value or at a discounted.

Our response

1. The Welsh Government does not collect or hold information at the level of detail required to determine how many individual homes were originally intended for

open-market sale and were neither delivered through planning obligation nor funded through Social Housing Grant at the point of development.

2. The data collected by Welsh Government to produce the figure of 3,643 does not separately record whether homes were purchased on the open market by a Registered Social Landlord (RSL) or Local Authority (LA). We are therefore unable to provide an exact figure for the number of homes requested in this way.

For context, the published statistics show that 76% of the 3,643 additional affordable homes were new build, equivalent to approximately 2,769 homes. This leaves approximately 874 homes delivered through a range of non-new-build routes, which can include acquisition, purchase, leasing and conversion. As the published percentage is rounded, these figures are approximate, and the data held by Welsh Government does not allow us to determine how many of these homes, if any, were purchased on the open market. Information relating to individual property acquisitions would sit with the relevant RSL or LA.

3. The Welsh Government does not hold information that enables us to determine how many homes purchased from housebuilders outside of planning obligations and Social Housing Grant were compliant with the Welsh Development Quality Requirements 2021 (WDQR 2021). However, information on standards can be found here: - [Buying Existing Dwellings \(EDs\) and Off the Shelf \(OTS\) properties: guidance | GOV.WALES](#)

The Welsh Government recognises that full compliance with WDQR 2021 is not always achievable for existing dwellings and off-the-shelf properties. A hierarchy of standards therefore applies:

1. Meet Welsh Development Quality Requirements 2021 (WDQR 2021) at purchase.
2. Meet The Welsh Housing Quality Standard (WHQS) at purchase.
3. Be capable of meeting The Welsh Housing Quality Standard (WHQS) or Welsh Development Quality Requirements 2021 (WDQR 2021) within 10 years of purchase.
4. Not be capable of meeting The Welsh Housing Quality Standard (WHQS) within 10 years - 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.

For properties which are purchases in line with point 3 and 4 above, the following minimum standards must apply.

4. As noted above, the Welsh Government recognises that full compliance with WDQR 2021 is not always achievable for existing dwellings and off-the-shelf properties. The hierarchy of standards therefore applies.

5. Valuations should be undertaken by an appropriate qualified independent valuer. This would normally be a member of the Royal Institution of Chartered Surveyors (RICS).
6. The Welsh Government does not hold information that identifies whether homes were purchased from house builders in the circumstances described. We are therefore unable to provide a breakdown by location or settlements, the number of units acquired in each location or whether the homes were acquired at full price market value or at a discount.

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,
Welsh Government,
Cathays Park,
Cardiff,
CF10 3NQ

or Email: Freedom.ofinformation@gov.wales

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely