



Llywodraeth Cymru  
Welsh Government

## **Rent Affordability in Wales**

### **Summary**

This is an exciting opportunity to do a paid work placement on a project for the Welsh Government. The focus of the project is a review of rent affordability in Wales. The successful applicant will work closely with Welsh Government officials and stakeholders to research and develop a varied range of research outputs and support the Welsh Government in their research process. The applicant will have the opportunity to apply research skills in a policy environment, further develop generic skills (such as report writing or making presentations), and to enhance their knowledge of research outside academia.

### **The Organisation**

The Welsh Government is the devolved Government for Wales with responsibility for the economy, education, health and the Welsh NHS, business, public services and the environment of Wales.

Specifically, the internship will be based within Knowledge and Analytic services (KAS). KAS provides the collection, analysis and presentation of research and data for policymakers and the general public in keeping with professional standards. They offer independent evidence to understand, develop, implement, monitor and evaluate government policies. KAS also supports policy colleagues with policy development, implementation and delivery.

### **The Internship**

Welsh Government is committed to improving the supply of affordable housing, recognising the role of different housing tenures and mix of housing products to meet housing need and aspirations. Policy work in this area therefore, includes the current consultation on the White Paper on Adequate Housing, Fair Rents and Affordability, as well as the development of a future social rent policy for Wales. Fundamental to both these policy workstreams is a clear understanding of, and evidence underpinning household affordability to determine what *today* constitutes an affordable rent. This internship will be conducting research to inform how social rents are decided in Wales and will help inform the wider policy discussion on housing affordability. The internship will provide an exciting opportunity to work at the heart of Welsh Government. The internship will require working closely with policy officials and researchers, and will provide an opportunity to apply research skills in a policy environment, further develop

generic skills (such as report writing or making presentations), and to enhance policy knowledge.

The successful candidate will benefit from development opportunities offered centrally by the Welsh Government, potentially including mentoring, shadowing, peer support and training.

Interns will benefit from the experience of working closely with the Welsh Government:

- Gaining a better understanding of the world outside of academia and increasing employability, using their knowledge and skills to contribute to the work of the Welsh Government.
- The intern's colleagues at the Welsh Government can offer an insight into the intern's PhD project that can contribute to the success of their thesis', as well as networking opportunities within the policy arena linked to their research area
- Transferable skills and knowledge
- Time management skills
- Report writing skills

## **The Project**

### **Social Housing Affordability**

#### *Background*

Housing affordability is generally conceptualised in terms of the ratio of household income or earnings to the costs of (buying) or renting a property. Further detailed affordability criteria can be found in the Welsh Government's [Local Housing Market Assessment guidance](#) and the [Planning Policy Technical Advice Note 2: Planning and Affordable Housing definition](#). This research will review the Welsh Government housing affordability definition and criteria to assess its relevance going forward, and will inform the approach to assessing affordability in the social rented sector. Using secondary data, the intern will review whether this definition remains relevant today. If possible, this should factor in the impact of recent events, such as Covid and the cost-of-living crisis, looking at how much other household expenses (groceries, utilities etc.) have risen by.

The intern will be responsible for mapping changes over time in rental affordability in Wales. This will involve analysis of existing data taking into account income and earnings data; local housing allowance rates; market rents; and social security (e.g. housing benefit / housing element of universal credit), to draw conclusions on the measure of affordability in both the social rented sector and private rented sector in Wales. This should also include disaggregation by region within Wales to identify the regional differences in affordability. This will include using datasets held by Welsh Government, UK Government and other sources such as OECD data.

#### *Anticipated project outcomes:*

Welsh Government would like both a presentation to the policy teams and research on the findings of this research, as well as a research report.

Through this internship, the intern will gain a good understanding of the evidence used in Welsh Government to inform policy, as well as insights into how policy decisions are made. Further, the intern will be contributing evidence that will inform future social rent setting policy.

## **Internship responsibilities and requirements**

The internship will last for 3 months, with the option of extension, during which time the student's PhD project will be paused by their home institution. The student will be paid the equivalent of their stipend during their internship. Over and above leave policies, time for existing PhD commitments can be arranged on discussion with line managers. E.g. research groups meetings and conference presentations. Applications are encouraged from part-time students.

It is anticipated that the successful applicant will work in a hybrid way between home and a Welsh Government office during their internship. This may change depending on Welsh Government policy. Any changes to working arrangements will be discussed with successful applicants.

The internship will last for a period of 3 months full-time or the part-time equivalent. For students registered on a part-time studentship, this internship is available on a part-time basis over a longer time frame (no fewer than three days a working week), this would be negotiated between the WG and the successful applicant. If you would like to be considered on a part-time basis, please specify your preferred working hours on the application form.

## **Student specification**

The student must have:

- Experience with regression analysis
- Experience in data cleansing and manipulation
- Excellent report writing skills
- Ability to communicate complex ideas to an audience
- Experience producing graphs and charts for presentations

## **Start date of internship**

May 2025 (exact date to be negotiated). There may be some flexibility dependent on individual circumstances.

## **Funding and costs**

Reasonable travel and accommodation costs for students not normally based in Cardiff can be met. Requests should be consistent with WGSSS guidelines. Applications from students requiring additional funding for travel and accommodation will not be treated less favourably. For any queries on this please contact Carole Baker at the WGSSS on: [enquiries@wgsss.ac.uk](mailto:enquiries@wgsss.ac.uk)

## **Security**

The Welsh Government's vetting procedures (which apply to temporary as well as permanent staff) involve the completion of a Baseline Personnel Security Standard (BPSS) application form and a Security Questionnaire for the purpose of security vetting.

This process requires the applicant to produce in person three original forms of identification documents, one of which should be photographic (passport, new driving license), one document should showing their current address, plus one of: a utility bill, birth certificate, P45 or P60.

## **Queries**

Any queries relating to the post or application process should be directed Becca McEwan (Becca.mcewan@gov.wales).