



Cover note: Review of the Social Housing System proactive release pack

This proactive release covers all substantive advice and email correspondence between HUD (now MCERT) and MSD and other agencies on the Review of the Social Housing System between December 2024 and May 2026. The documents released are:

Timeframe	Type of document	Notes
December 2024 to May 2026	Email correspondence	Emails between MCERT (formerly HUD) and MSD, and other agencies consulted on the Review.
December 2024	Aide memoire: Future of Social Housing	This includes annexes on the future indicative work programme, existing and proposed analysis on the needs of people on the Register, in social housing and accessing the Accommodation Supplement, and existing evidence around the benefits of social housing and who benefits most.
February 2025	Briefing: Review of the Social Housing System	This includes annexes on illustrative packages on the level of change the Review could consider and the work programme.
April 2025	Aide memoire: Seeking Direction on the Review of the Social Housing System	This includes annexes on a slide pack and material hardship analysis findings.
June 2025	Briefing: Review of the Social Housing System – Options for System Direction	This includes annexes on a summary of findings from engagement, cross-country comparison of social housing models and purpose, and drivers of household need for social housing.
August 2025	Internal paper: Analysis of affordability needs for people living in social housing	This was not originally provided in the June 2025 briefing, but includes analysis detailed in the briefing. This also includes the analysis



		on the 29% of social housing tenants who may be able to afford a lower quartile rent in the private market.
August 2025	Briefing: Options for reducing reliance on Temporary Additional Support	
August 2025	Briefing: Options to reduce time to house A19/20 social housing applicants	
September 2025	Briefing: Cover report for Review of the Social Housing System: Eligibility and Subsidy Design Reports	This includes annexes on an overview of the advice provided in September 2025 related to the Review and fiscal implications of different options presented across the advice.
September 2025	Briefing: Eligibility and Duration	Includes an annex on a summary of data on the benefits of social housing.
September 2025	Briefing: Review of the Social Housing System: Advice on Housing Subsidies	Includes annexes on a summary of options, costs and impacts of modelled options, and drivers of changes in fiscal cost for IRR, AS, and TAS.
October 2025	Slide pack: The Review of the Social Housing System – Ministers Willis, Bishop, Upston and Potaka meeting	
November 2025	Slide pack: Cabinet Strategy Committee slides	
November 2025	Budget 2026 Temporary Additional Savings Options	
November 2025	Briefing: Review of the Social Housing System: Inflow and Outflow	Includes annexes on an illustrative social housing journey, responsibilities, and illustrative work programme.
March 2026	Briefing: March Cover note – Final Draft Cabinet Paper – Reviewing the Social Housing System	
March 2026	Briefing: TAS - Budget 2026 formula change initiative and additional savings	
April 2026	April Cover note – Draft Cabinet paper for consultation: Reviewing the Social Housing system	
April 2026	Cabinet paper: Reviewing the social housing system: delivering	Includes slides for Cabinet Committee, forward work



	better housing support to those who need it	programme, IRR RIS and TAS RIS.
April 2026	Aide memoire: Reviewing the social housing system: delivering better housing support to those who need it	
April 2026	Briefing: Distributional analysis to support the Budget 2026 Housing package	Includes annexes on calculation of TAS entitlement and additional information requested by the Associate Minister of Housing.

Notes on how policy thinking developed over the course of the work to date

1. The Review of the Social Housing System (the Review) has been developed over more than 18 months, with the content being released spanning between December 2024 and May 2026. Over that time, the evidence base and policy thinking developed as more data was considered and became available. This is reflected throughout the advice outlined above.
2. One example of this is the analysis on material hardship where initial analysis showed the proportion of people in social housing who experience material hardship is higher than people receiving the Accommodation Supplement. As we further developed our understanding of the data, we identified that:
 - a. around half of this difference could be explained by the fact that social housing tenants are more likely to experience other observable factors, like disability and benefit receipt
 - b. that people on the Register have similar levels of material hardship as those in social housing
 - c. the rate of material hardship is lower for people who have been in social housing for a long period (10+ years) compared with tenants who have been in for shorter periods.
3. While early analysis on the Social Allocation System (SAS) showed other criterion had a high impact on overall SAS scoring, further analysis identified that affordability was captured across these criteria, therefore being overweighted in its influence on a person's priority rating.