



The Vale of Glamorgan

Local Housing Market Assessment 2015



INFOGRAPHIC SUMMARY



One in Four

People are projected to be aged 65 and over in the Vale of Glamorgan by 2020



3,324

New households projected to form in the Vale of Glamorgan between 2015 and 2020

**£25,000 –
£30,000**

Median household income in the Vale of Glamorgan

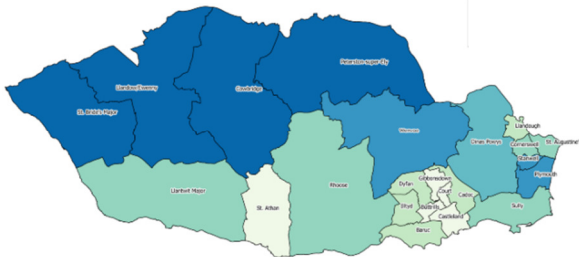


£121 - £229

Range of weekly private rents in the Vale of Glamorgan

£134k - £363k

Range of average house prices in the Vale



x 2

Growth in the number of private rented properties 2001 – 2011



2,237

Households registered on the social housing waiting list



33%

Of employed people work in supervisory, clerical and junior managerial / administrative / professional occupations



559

Units of Affordable Housing Needed in the Vale of Glamorgan per annum (net figure)



20%

Percentage of Affordable Units which should be Low Cost Home Ownership (net figure)



19%



43%



38%

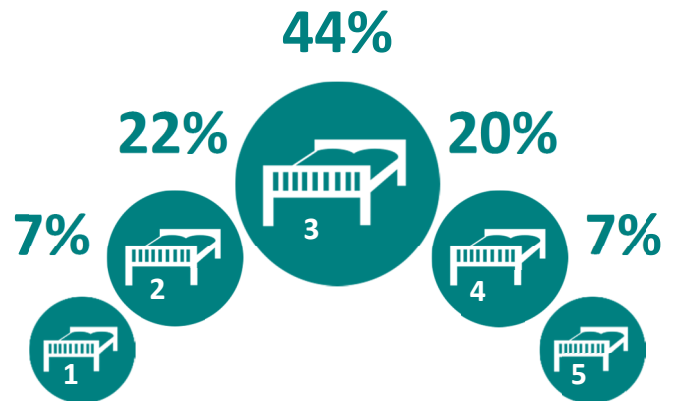
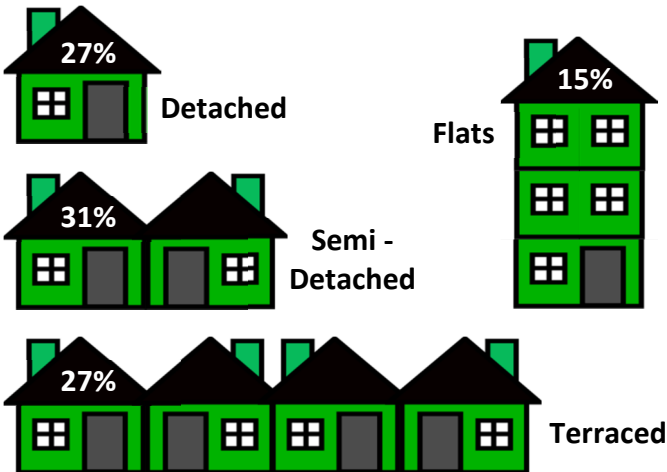
Number of cars in the household

Over 900

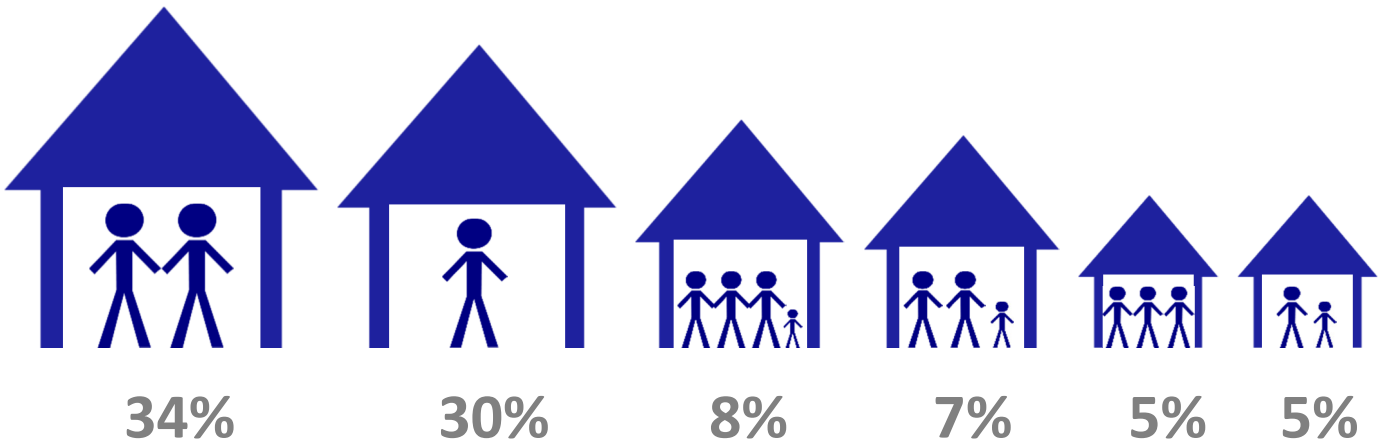
Private sector empty homes in the Vale of Glamorgan



Type of Properties in the Vale



Local dwelling stock profile by number of bedrooms



Main household compositions in the Vale of Glamorgan



EXECUTIVE SUMMARY

This Local Housing Market Assessment has utilised the Welsh Government's approved methodology to conduct a periodic review and assessment of the housing market within the Vale of Glamorgan. Thereby fulfilling the Council's statutory duties in this respect, as set out under Section 8 of the Housing Act 1985.

This LHMA assesses the housing market in the Vale of Glamorgan County; considering all geographical areas, at ward level and or by major settlements. A range of information sources were utilised to feed into the assessment, including an analysis of numerous 2011 Census data sets, household projections, homelessness data, house prices, rental prices, household incomes, the Homes4U social housing register, Aspire2Own low cost home ownership database, dwelling stock turnover and housing supply data.

In assessing the housing market as a whole, the LHMA calculates the net need for affordable housing, including social rented housing and intermediate housing products, over the next five years.

The headline annual net need for affordable housing in the Vale of Glamorgan is:

559 units per annum, comprising:

- 331 units of social rented accommodation and
- 228 units of intermediate housing.

The intermediate housing required across the county is 50% low cost home ownership and 50% intermediate rented accommodation.

It should be noted at this point that an LHMA does not provide a definitive target figure for affordable housing. The assessment should be considered an art and not a science, as the data is only correct at the time the calculation is conducted and should only be used as a periodic review of the housing market.

In addition, whilst it is necessary to provide a net affordable housing figure across all property types, affordable tenures and areas, this figure in itself is highly misleading as it distorts differences in sub market areas, tenures and property types required. In particular, the need for social rented accommodation is masked by accommodation which is either considered to be surplus or has a relatively high turnover rate, due to the nature of the LHMA calculation. Consequently, even if the headline net social housing need of 331 units was delivered every year in the Vale of Glamorgan, this would by no means meet the actual need present in many of the housing market areas.

Hence, more consideration should be given to the specific need identified (by property type and size) within each housing market area as summarised within the assessment.

The LHMA will inform the Local Development Plan and provide evidence for the need for affordable housing in the Vale of Glamorgan. Operationally, it also provides a tool to negotiate affordable housing provision on planning applications, allocate Social Housing Grant and inform strategic housing priorities at the local level.



TABLE OF CONTENTS

1. INTRODUCTION	11
1.1. National Policy Context	11
1.2. Local Policy Context	12
1.3. Overview of Assessment and Methodology	14
2. HOUSING MARKET ANALYSIS BY TENURE	17
2.1. Setting the Scene	17
2.1.1. Population	18
2.1.2. Housing Market	19
2.2. Owner Occupation	22
2.2.1. Property Prices by Area	22
2.2.2. Property Prices by Type	25
2.2.3. Property Prices by Size	26
2.2.4. New Build Property Premium	26
2.2.5. Property Sales	28
2.2.6. Young People, First Time Buyers and Home Ownership	32
2.2.7. Right to Buy / Right to Acquire Sales	33
2.3. Private Rented Sector	35
2.3.1. Private Rented Housing Stock	35
2.3.2. Private rental Values	38
2.3.3. Housing Benefit / Local Housing Allowance	42
2.4. Social Rented Sector	45
2.4.1. Social Housing Stock	45
2.4.2. Social Housing Rent Levels	48
3. SOCIO ECONOMIC AND DEMOGRAPHIC TRENDS	49
3.1. Growth and Decline in the Market	49
3.2. Household Projections	52
3.3. Empty Homes	58
3.3.1. Empty Property Survey	59
3.4. Household Occupancy	62
3.5. Household Income and Social Grade	64



3.6. Car Ownership and Commuting Patterns.....	68
3.6.1. Car Ownership	68
3.6.2. Commuting Patterns.....	71
3.7. Social Grade, Household Composition and Ethnicity	75
3.7.1. Social Grade	75
3.7.2. Household Composition	77
3.7.3. Ethnicity	79
3.7.4. Lesbian, Gay, Bisexual and Transgender (LGBT) Households	80
4. HOUSING NEED CALCULATION	82
4.1. Newly Arising Need from New Households.....	84
4.1.1. Newly Forming Households in Need of Intermediate Housing	84
4.1.2. Newly Forming Households in Need of Social Housing	86
4.1.3. Total Annual Newly Arising Need by Tenure	87
4.2. Newly Arising Need from Existing Households.....	88
4.3. Backlog of Need for Affordable Housing	91
4.3.1. Backlog of Need for Social Housing	91
4.3.2. Backlog of Need for Intermediate Housing	98
4.4. Supply of Affordable Housing.....	101
4.4.1. Projected Social Housing Lets.....	101
4.4.2. Committed Supply of New Affordable Housing.....	103
4.5. Net Need for Affordable Housing Per Annum	104
4.5.1. Headline need for affordable housing.....	105
4.5.2. Limitations of the Net Need for Affordable Housing.....	107
4.5.3. Net Need for General Needs Social Rented Accommodation	111
4.5.4. Net Need for General Needs Intermediate Accommodation.....	113
4.5.5. Net Need for Social Rented Adapted and Accessible Accommodation.....	115
4.5.6. Net Need for Social Rented Older Persons Accommodation	117
5. CONCLUSION.....	119
5.1. Housing Market Trends	119
5.2. Demographic and Housing Supply Trends.....	120
5.3. Headline Housing Need	121
5.3.1. General Needs Social Rent.....	121
5.3.2. Intermediate Housing	121



5.3.3. Adapted Social Rent.....	122
5.3.4. Older Persons Accommodation	123
5.4. Purpose off Assessment	123
5.5. Key Policy Considerations and Areas for Development	123
5.5.1. Affordable Housing Products.....	123
5.5.2. Need for Smaller Affordable Housing Units	124
5.5.3. Older Persons' Accommodation	124
5.5.4. Private Rented Sector	125
6. APPENDICES.....	126
6.1. Appendix 1 –Net Housing Need.....	127
6.1.1. Social Housing.....	127
6.1.2. Intermediate Rent.....	129
6.1.3. Low Cost Home Ownership	130
6.2. Appendix 2 –Net Housing Need (Excluding Surpluses)	131
6.2.1. Social Housing.....	132
6.2.2. All Tenures	135
7. REFERENCES.....	136



FIGURES

Figure 1 - LHMA 2010 Vale of Glamorgan Housing Market Areas	13
Figure 2 - The Housing Market Affordability Ladder	14
Figure 3 - Assessing the Need for Affordable Housing	15
Figure 4 - LHMA 2015 Housing Market Areas	16
Figure 5 - Age Profile of the Vale of Glamorgan	18
Figure 6- Household Composition of the Vale of Glamorgan.....	18
Figure 7 - Households by Tenure in the Vale of Glamorgan.....	19
Figure 8 – Household Tenure by Area (2011).....	20
Figure 9 - Type of Properties in the Vale of Glamorgan	21
Figure 10 - Properties by Number of Bedrooms.....	21
Figure 11 - Average House Prices Over Time.....	22
Figure 12 - Average Property Prices by Area	23
Figure 13 - Average Property Prices - Barry.....	24
Figure 14 - Average Property Prices – Penarth & Llandough	24
Figure 15 - Average Property Prices by Type (Jan 2015)	25
Figure 16 - Volume of Sales by Property Type (Jan-Dec 2014)	25
Figure 17 - Average Property Prices by Size (Jan 2015).....	26
Figure 18 - New Build Premium.....	27
Figure 19 - Volume of House Sales - Second Hand / New Build	27
Figure 20 – Volume of all Housing Sales by Property Type	28
Figure 21 - Profile of all Housing Sales by Property Type.....	30
Figure 22 - Housing Sales by Value	31
Figure 23 - Social Housing Sales by Period and Sale Type	33
Figure 24 - Number of Private Rented Properties in the Vale of Glamorgan by Area	35
Figure 25 - Growth of the Private Rented Sector between 2001 and 2011, by Area.....	36
Figure 26 - Profile of Private Rented Stock by Area and Number of Bedrooms.....	37
Figure 27 - Private Rental Values (80% Median) for three Bedroom Properties in 2010 and 2015 by Area	38
Figure 28 - Private Rental Values (80% Median) in 2010 and 2015 by Ward.....	39
Figure 29 - Average Weekly Rent for a 2-Bed Property by Area	41
Figure 30 - Local Housing Allowance Rates for the Vale of Glamorgan BRMA	42
Figure 31 - Difference between - 30th Percentile Rent Levels compared to Local Housing Allowance	44
Figure 32 – Social Housing by Area in the Vale of Glamorgan –2011	45
Figure 33 - Change in the Social Rented Sector between 2001 and 2011.....	46
Figure 34 - Profile of Social Rented Stock by Area and Number of Bedrooms.....	47
Figure 35 - Benchmark Social Rent Values and LHAs in the Vale of Glamorgan	48
Figure 36 - Change in Households by Tenure from 2001 – 2011	49
Figure 37 - Change in Households by Area and Tenure from 2001-2011	50
Figure 38 - Change in the Number of Households and House Building 2001-2011	51
Figure 39 - Population Projections 2015-2020	53
Figure 40 - Projected Household Growth at Ward Level (2015-2020).....	55
Figure 41 - Deposit Local Development Plan Settlement Hierarchy	56
Figure 42 - Change in Population by Age Band 2015-2020	57
Figure 43 - Percentage of Population by Age Band 2015 & 2020	57
Figure 44 - Private Sector Empty Properties and Length of Time Empty (1st April 2015)	58



Figure 45 – Number of Private Sector Empty Properties by Area (1st April 2015)	59
Figure 46 - Private Sector Empty Properties as a percentage of the Total Housing Stock in the Area	59
Figure 47 - Reasons for Properties Being Empty	60
Figure 48 - Occupancy Rating by Tenure and Number of Bedrooms	62
Figure 49 - Occupancy Rating by Area - Owner Occupiers	63
Figure 50 - Occupancy Rating by Area - Private Rented Sector or Living Rent Free.....	63
Figure 51 - Occupancy Rating by Area - Social Rented Sector	63
Figure 52 - Median Household Income by Ward.....	65
Figure 53 - Household Income Distribution by Housing Market Area.....	66
Figure 54 - Scope for Market and Affordable Housing by Housing Market Area, based on Household Income	67
Figure 55 - Car and Van Availability by Tenure in the Vale of Glamorgan	68
Figure 56 - Car and Van Availability by Tenure in the Vale of Glamorgan Housing Market Areas.....	69
Figure 57 - Car and Van Availability by Age in the Vale of Glamorgan.....	70
Figure 58 - Method of Travel to Work in the Vale of Glamorgan.....	71
Figure 59 - Method of Travel to Work in the Vale of Glamorgan by Ward	72
Figure 60 - Average Distance Travelled to Work (km) by Ward	73
Figure 61 - Distance Travelled to Work	74
Figure 62 - Social Grade by Area.....	76
Figure 63 - Household Composition in the Vale of Glamorgan	78
Figure 64 - Ethnic Group by Area.....	79
Figure 65 - Sexual Identity, Cardiff and the Vale of Glamorgan	80
Figure 66 - Civil Partnerships Formed in the Vale of Glamorgan and Surrounding Counties	81
Figure 67 - Definitions of Affordable Housing	82
Figure 68 - Assessing the Need for Affordable Housing	83
Figure 69 - Percentage of Market Rent that an Intermediate Rent Product Would Need To Be Priced At.....	85
Figure 70 - Homes4U Allocation Policy.....	86
Figure 71 - Annual Newly Arising Need for Affordable Housing	87
Figure 72 - Mortgage and Landlord Orders for the Vale of Glamorgan 2008/09 - 2012/13	88
Figure 73 - Homelessness Presentation in the Vale of Glamorgan	89
Figure 74 - Annual Newly Arising Need from Existing Households	90
Figure 75 - Homes4U Bandings.....	93
Figure 76 - Gross Annual Backlog for Social Housing	94
Figure 77 - Homes4U Applicants - Household Composition	95
Figure 78 - Homes4U Applicants - Earned Income	95
Figure 79 - Homes4U Applicants - Receipt of Housing Benefit (Full / Part)	96
Figure 80 - Homes4U Applicants - Bandings.....	98
Figure 81 - Gross Annual Backlog of Need for Intermediate Housing.....	100
Figure 82 - Gross Annual Backlog of Need for Social Housing from the Aspire2Own Register.....	100
Figure 83 - Housing Supply Illustration.....	101
Figure 84 - Projected Annual Social Housing Lets	102
Figure 85 - Annual Committed Supply of Affordable Housing	103
Figure 86 - Average Annual Turnover of Social Rented Properties by Number of Bedrooms and Property Type...104	
Figure 87 - Average Annual Turnover of General Needs Social Rented Properties by No.Bedrooms and Area.....104	
Figure 88 - Headline Need for Affordable Housing	105
Figure 89 - Net Need for Social Housing.....	110
Figure 90 - Need for Social Housing Excluding Surpluses.....	110



Figure 91 - Net Need for General Need Housing - Social Rented.....	112
Figure 92 - Net Need for General Need Housing - Intermediate Housing	114
Figure 93 - Net Need for Adapted and Accessible Homes - Social Rented.....	116
Figure 94 - Net Need for Older Persons Accommodation - Social Rented.....	118



1. INTRODUCTION

1.1. NATIONAL POLICY CONTEXT

Local Authorities have an important strategic housing role and statutory responsibilities in relation to the functioning of the housing market. For the purposes of the Local Housing Market Assessment (LHMA), the following piece of legislation and policy are of primary importance:

Section 8 of the Housing Act 1985

Section 8 of the Housing Act 1985 requires local authorities to consider housing conditions and needs in their local area; this includes a duty for local authorities to conduct a periodic review of the housing market. This review provides the Council with a comprehensive understanding of the local housing market and a robust evidence base for effective strategic housing and planning services.

Planning Policy Wales

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government, it emphasises that local authorities should:

Understand their whole housing system so that they can develop evidence-based market and affordable housing policies in their local housing strategies and development plans. They should ensure that development plan policies are based on an up-to-date assessment of the full range of housing requirements across the plan area over the plan period¹.

PPW is supplemented by a series of Technical Advice Notes (TANs) and procedural advice issued in circulars.

Technical Advice Note 2 Planning and Affordable Housing

Land use planning policies are one of the mechanisms that can be used to provide affordable housing. The purpose of Technical Advice Note 2 is to provide practical guidance on the role of the planning system in delivering such housing. TAN2 requires all Welsh local authorities to undertake a local housing market assessment; this builds upon the requirement for local authorities to review and understand their housing market, as discussed above, by taking a holistic view across all tenures.

The LHMA is required to cover the whole housing market by considering the requirement for both market and affordable housing, establish the nature and level of housing requirements in the local housing market and provide a sound and robust evidence base which will inform local housing strategies and development plans. The LHMA should assess:

- The number of current and anticipated households by type.
- The current and anticipated household need and demand in terms of affordable and market housing and what this would mean in terms of net housing provision.
- How the distribution of need and demand varies across the plan area, for example between the urban and rural areas.
- The particular accommodation needs of specific groups.

Ministerial Direction

In May 2013, the Welsh Government Minister for Housing and Regeneration wrote to all local authorities to reiterate the requirement for LHMA's to be produced and reviewed periodically. The Minister set a requirement for LHMA's to be updated biannually utilising section 87 of the Local Government Act 2003.



1.2. LOCAL POLICY CONTEXT

Vale of Glamorgan - Community Strategy

The Vale of Glamorgan Councils Community Strategy 2011-21 was developed by the Local Service Board (LSB) to provide long-term service planning and a clear shared vision of the priorities for the Vale. The Community Strategy represents a more coordinated approach to improving the quality of life in the Vale by ensuring all partners are working towards the same vision, aims and objectives. The vision for the Vale is for a place that is:

Safe, clean and attractive, where individuals and communities have sustainable opportunities to improve their health, learning and skills, prosperity and wellbeing, and where there is a strong sense of community in which local groups and individuals have the capacity and incentive to make an effective contribution to the future sustainability of the area².

This vision is underpinned by ten priority outcomes which address issues including learning, regeneration, deprivation, community safety and health. Housing is a thread which runs throughout the strategy and which is addressed in more than one chapter. Notably, core aim number 6 includes the intention to *provide access, safe and appropriate housing*, in particular the provision of more affordable housing which it is explained is urgently required by people who are unable to afford to rent privately or to purchase properties at full market value.

Regular production of a robust LHMA can be viewed as a principal linchpin upon which the delivery of this aim can rest, as understanding the housing market is vital to inform the interventions required to achieve a balanced housing market and housing products which meet the needs of residents.

Local Housing Strategy 2015-20

All local authorities are required to produce a Local Housing Strategy under Section 87 of the Local Government Act 2003. The current Vale of Glamorgan Local Housing Strategy was adopted in January 2015 and sets out the locally agreed, long term vision for housing, that; *all residents in the Vale of Glamorgan have access to good quality, suitable housing and are able to live happily and independently in vibrant, sustainable communities.*

This vision is underpinned by four key aims, the first of which is to *provide more homes and more choice; ensuring that all residents have access to suitable and affordable accommodation.* Key to achieving this aim is having a greater understanding of the housing market and for the local authority to play a lead role in developing an approach to housing across all tenures. Undertaking a new LHMA is a priority of the Local Housing Strategy.

Local Development Plan

Local Development Plans (LDP) are key documents for the Local Planning Authority in terms of delivering new homes and infrastructure. In the Vale of Glamorgan the Deposit LDP is in the advance stages of preparation and is due to go to public examination in 2015. When adopted the LDP will set out how land within the Vale is used between 2011 and 2026, provide the basis for determining planning applications and set the framework for the delivery of affordable housing through the planning system.

The LHMA forms part of the evidence base for the LDP; it provides evidence of the housing interventions needed to provide a balanced housing market, although the number of affordable homes needed should not be used as a target for the LDP. The LDP is critical to the delivery of housing in the Vale, including the delivery of affordable housing. In the deposit LDP there are 46 sites allocated for housing across the Vale. Additional affordable housing will be secured during the life of the LDP and the application of percentage targets and thresholds as set out in the Supplementary Planning Guidance to residential sites. The LHMA is used to inform these policies.



Previous Local Housing Market Assessments

The Vale of Glamorgan Council commissioned a Local Housing Market Assessment in 2008; this was completed in partnership with Cardiff City Council to look at the broader housing market area across the region and was conducted in accordance with the Welsh Governments LHMA Guidance published in 2006. The assessment identified the need for an additional **652 units** of affordable housing per year.

In 2010 an update to the LHMA 2008 was commissioned in order to ensure the datasets reflected the most recent population statistics and household financial profiles. The assessment identified the need for an additional **915 units** of affordable housing per year, a significant increase from the assessment in 2008. The need for affordable housing was presented across five housing market areas, as presented in Figure 1.

Figure 1 - LHMA 2010 Vale of Glamorgan Housing Market Areas



In addition to the LHMA, a Rural Affordable Housing Need (RAHN) Survey was conducted in 2010. This report was produced in recognition that whilst the LHMA provided housing need information in five broad market areas, detailed housing need information was not available at a lower geographical areas, for example for rural towns and villages. The RAHN provided this greater level of detail, identifying the need for **250 of the 915** units of additional affordable housing to be provided in rural areas of the Vale of Glamorgan, i.e. outside of Barry and Penarth.

The LHMA 2015 will provide a further update to the housing market information in the Vale of Glamorgan. The methodology for the LHMA will be discussed in the next section, however it should be noted at this point that an LHMA does not provide a definitive target figure for affordable housing. The assessment should be considered an art and not a science, as the data is only correct at the time the calculation is conducted and should only be used as a periodic review of the housing market.



1.3. OVERVIEW OF ASSESSMENT AND METHODOLOGY

This LHMA aims to assess the housing market in the Vale of Glamorgan County; considering all geographical areas, at ward level and or by major settlements. This will be achieved by providing an overview of socio-economic, demographic and population statistics, alongside a quantitative assessment of housing need.

The housing market includes a range of tenures which vary in cost, both between the tenure types and from area to area. The tenures range from home ownership to social rented accommodation, with a number of options in-between, as depicted in Figure 2. However households will not necessarily follow each rung of the housing ladder in turn and will move up or down the ladder unsystematically as their housing needs and circumstances dictate.

Figure 2 - The Housing Market Affordability Ladder



- A. Home Ownership**
Private properties purchased via mortgage or capital.
- B. Low Cost Home Ownership**
Shared equity or ownership properties for first time buyers.
- C. Private Rent**
Properties for rent privately on the open market.
- D. Intermediate Rent**
Properties for rent from a Housing Association at less than a market rent.
- E. Social Rent**
Properties for rent from registered social landlords at benchmark / guideline rent levels or within a range of rental values determined by the landlord.

Historically, only households in need of social rented accommodation (category E) have been considered to be in housing need. However the current economic climate, increasing housing costs, household incomes and the financial difficulties faced by households being able to afford their housing and living costs, have led to new groups of households (i.e. categories B and D) being squeezed out of the home ownership and private rented sectors respectively; therefore being left in need of alternative forms of affordable housing. These alternative forms of affordable accommodation are broadly categorised as intermediate housing and can include properties available for intermediate rent and low cost home ownership.

For the purposes of the LHMA, affordable housing is defined as: ‘housing provided to those whose needs are not met by the market’³.

Affordable housing should:

- Meet the needs of eligible households, including availability at a low enough cost for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain affordable for future eligible households (affordable in perpetuity), or if a home ceases to be affordable or stair-casing to full ownership takes place, any subsidy should generally be recycled to provide replacement affordable housing.
- Include social rented housing and Intermediate housing.



Social rented housing is that provided by local authorities and registered social landlords. Intermediate housing is that where prices or rents are above those of social rent but below market housing prices or rents⁴. Affordable housing differs to market housing, which is classed as private housing for sale or rent where the price is set in the open market and their occupation is not subject to control by the Local Planning Authority⁴.

In assessing the housing market as a whole, this LHMA will specifically estimate the need for affordable housing, including social rented housing and intermediate housing products, over the next five years. This process can be explained using an updated version of the bathtub analogy, which was originally conceptualised by Bramley et al⁵, as illustrated in Figure 3.

Figure 3 - Assessing the Need for Affordable Housing

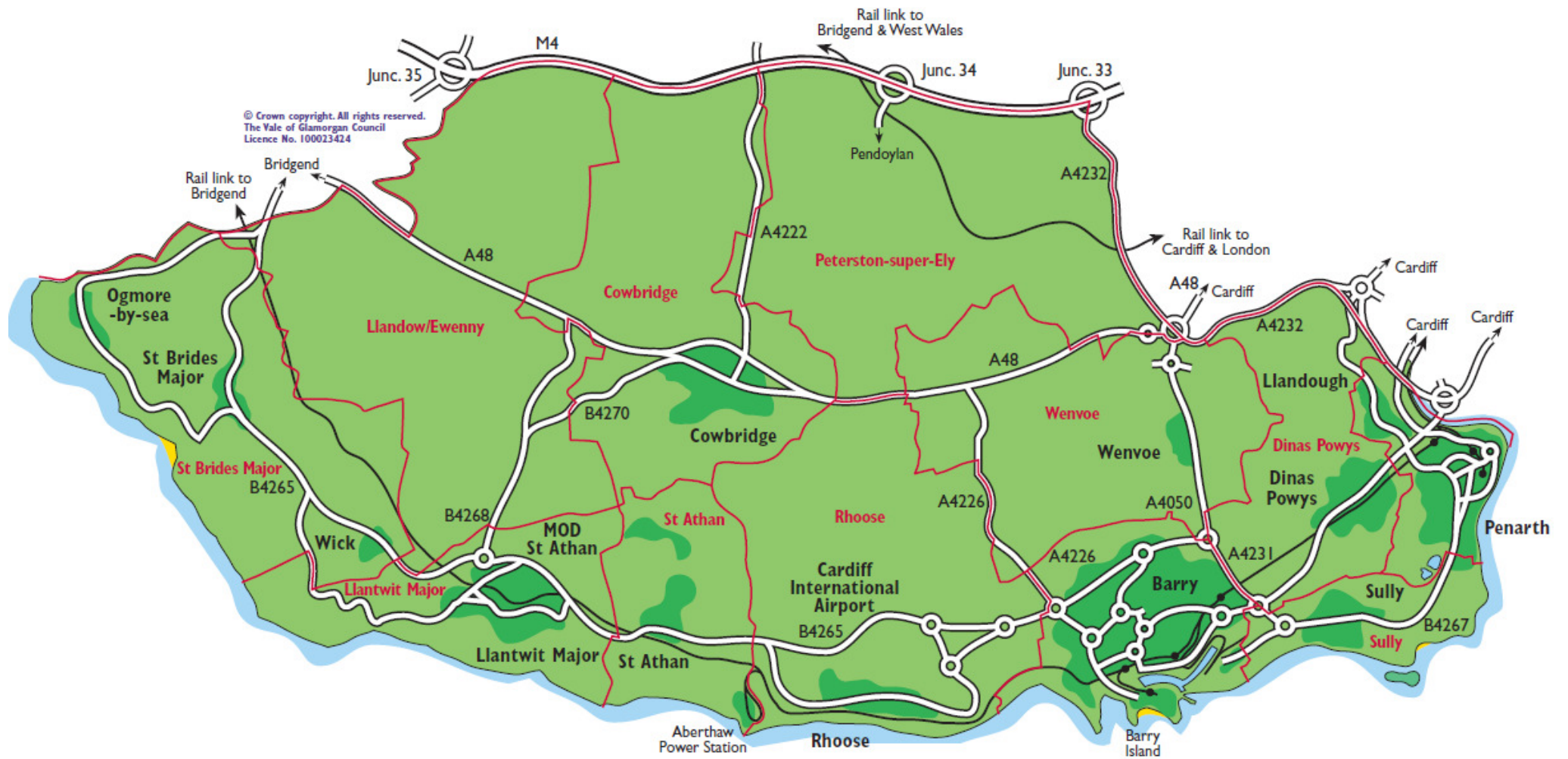


The LHMA 2015 will consider housing data and need across **12 housing market areas** in the Vale of Glamorgan; outside of Barry and Penarth and Llandough these areas are coterminous with the ward boundaries, see Figure 4. Primarily Barry, and Penarth and Llandough will be considered standalone areas which are made up of eight and five separate wards respectively. Where data is available and relevant, information will be presented at ward level.

LHMA Housing Market Areas		
Barry	Llantwit Major	St. Athan
Cowbridge	Penarth and Llandough	St. Bride's Major
Dinas Powys	Peterston-Super-Ely	Sully
Llandow/Ewenny	Rhose	Wenvoe



Figure 4 - LHMA 2015 Housing Market Areas



2. HOUSING MARKET ANALYSIS BY TENURE

2.1. SETTING THE SCENE

The Vale of Glamorgan is Wales most southerly Unitary Authority, located west of Cardiff between the M4 and Severn Estuary. The county's neighbouring authorities are Rhondda Cynon Taff County Borough Council to the north, Cardiff Council to the east and Bridgend County Borough Council to the west.



We have a natural environment of outstanding quality and the Vale remains one of the best places to live in Wales.

The Vale of Glamorgan covers an area of 33,097 hectares of which 85% is agricultural land. It is a county of great contrasts, with both urban and rural areas and communities that range from considerably affluent to some of the most deprived in Wales. The main population centres are Barry, Cowbridge, Llantwit Major and Penarth, along with a number of smaller and minor rural settlements.



2.1.1. POPULATION

The total population of the Vale of Glamorgan at the time of the 2011 Census⁶ was 126,336, an increase of 5.9% compared to the previous Census ten years prior. The majority of the population are of working age. When compared to Wales as a whole the Census indicates that the Vale of Glamorgan:

- Contains a lower proportion of the population that are working age than is found nationally and regionally; 62.9% in the Vale of Glamorgan compared to 63.5% across Wales.
- Has a higher proportion of children than is found nationally; 18.9% in the Vale of Glamorgan compared to 18.2% across Wales.
- Has a population of people aged 65 and over that is representative of Wales as a whole, see Figure 5.

Most households in the Vale are single person households without children, closely followed by single people over the age of 65 and couples with either no children or no dependent children living with them, see Figure 6.

Figure 5 - Age Profile of the Vale of Glamorgan⁶

Age Profile	Age 0-15		Age 16-64		Age 65+	
The Vale of Glamorgan		18.9%		62.9%		18.3%
Wales	↓	18.2%	↑	63.5%	↓	18.4%

Figure 6- Household Composition of the Vale of Glamorgan⁶

Household Composition	Vale of Glamorgan	Wales	
Single Person – No Children / No Dependent Children	24.4%	↓	24.0%
Households (Single People and Couples) Aged 65+	22.9%	⇒	22.9%
Couples - No Children / No Dependent Children	22.1%	↓	20.6%
Couples – With Dependent Children	20.0%	↑	20.9%
Lone Parents – With Dependent Children	7.5%	⇒	7.5%
Other Households (Inc. Students)	3.1%	↑	3.9%



2.1.2. HOUSING MARKET

To illustrate the buoyancy of the local housing market this section will outline a range of information on the housing stock in the Vale of Glamorgan; housing stock, market values and sales.

Housing Stock

Tenure

At the time of the 2011 Census the Vale has an estimated 53,505 dwellings⁶. Figure 7 shows that the majority of households in the Vale, 72%, own their own home; this is higher than the Welsh average. This is followed by 16% of households who rent from a private landlord, either via a landlord or letting agent. The smallest tenure in the Vale of Glamorgan is the social rented sector, 12% of households rent from a social landlord, either the Council or one of the four registered social landlords operating in the county.

Figure 7 also shows the changes to tenure in the Vale of Glamorgan over time, 1981 - 2011. Whilst home ownership has remained the most prevalent tenure in the Vale and the number of households who own their home has grown over the last 30 years, the percentage of owner occupiers has actually fallen from 78% in 2001 to 72% in 2011.

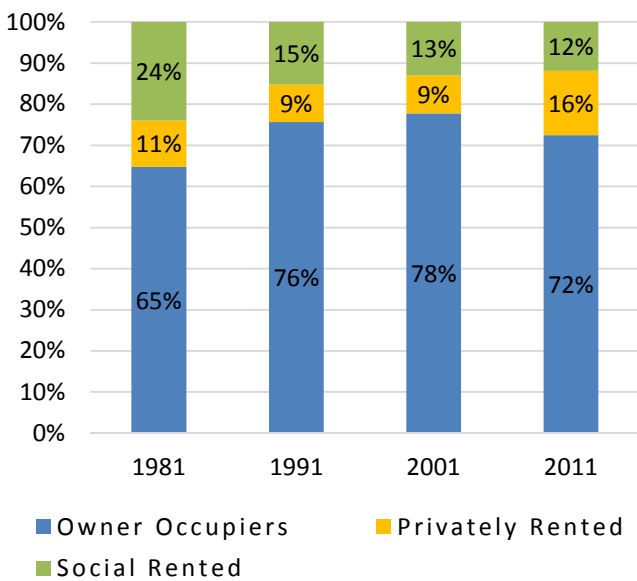
The percentage of household renting privately in the Vale has risen over the last 20 years; from 9% of households in 1991 to 16% in 2011⁶. Whilst the percentage increase may not appear too significant, the actual number of households renting privately has more than doubled, from 4,033 households in 1991 to 8,379 in 2011.

Over the same 20-30 year period of time the percentage of households living in the social rented sector has declined, from 24% in 1981 to 12% in 2011. Social renting is the only tenure in the Vale of Glamorgan where the number of households has declined, from over 9,000 households in 1981 to under 6,500 in 2011, a decline of over 30%.

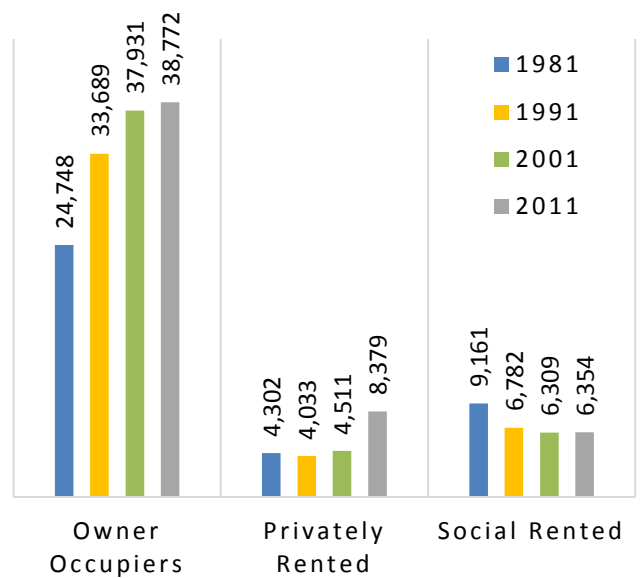
The 2011 Census showed that for the first time in 30 years private rented sector has grown larger than the social rented sector in the Vale of Glamorgan.

Figure 7 - Households by Tenure in the Vale of Glamorgan⁷

Percentage of Households



Number of Households



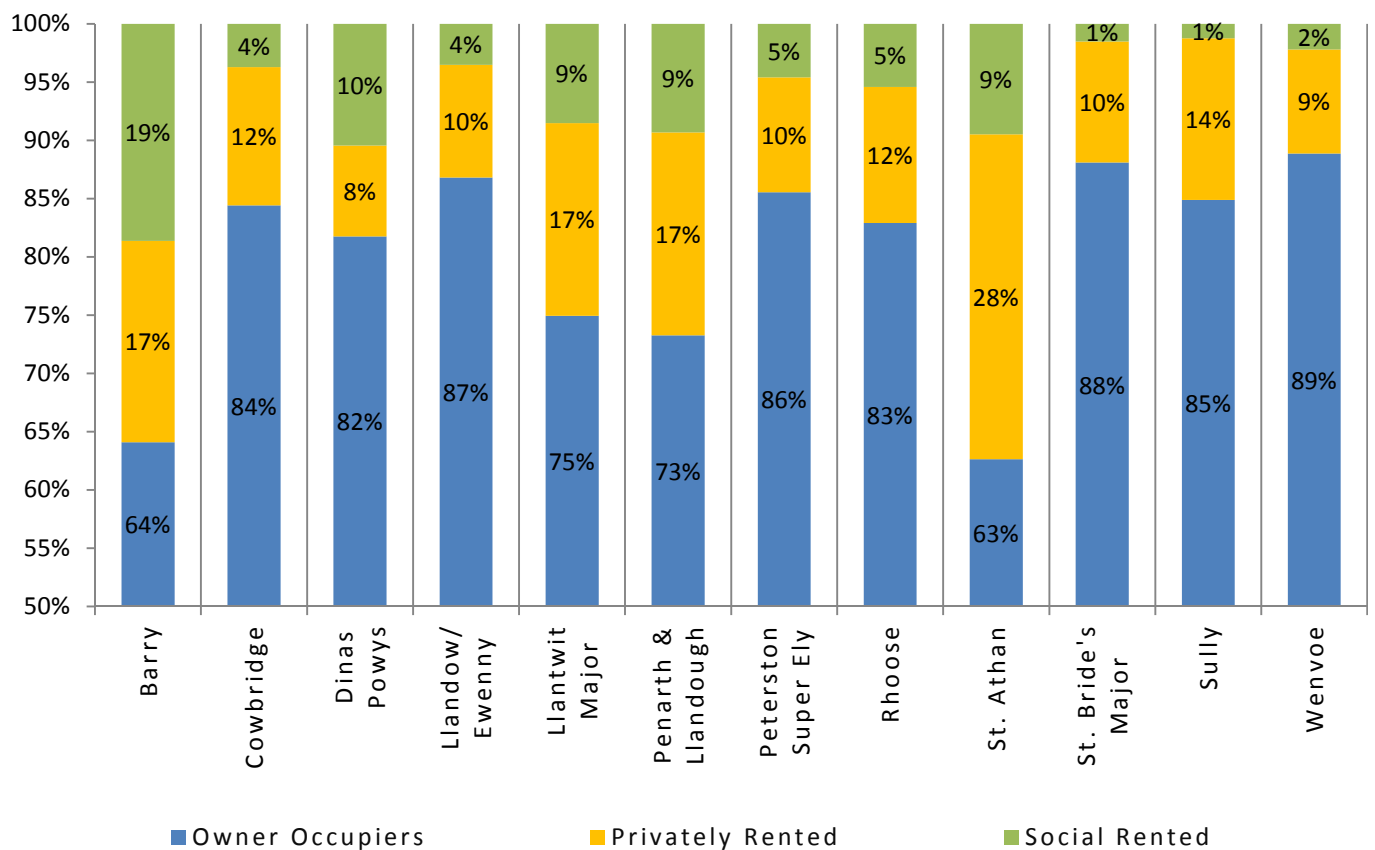
Area

The overall tenure composition of the Vale of Glamorgan has been discussed; Figure 8 expands on this and shows the tenure composition of the different areas within the Vale. Home ownership in the Vale stands at 72%; however most areas exceed this, with only Barry and St Athan falling below the average. The areas with the highest levels of home ownership are Wenvoe; St Bride’s Major and Llandow/Ewenny with 89%, 88% and 87% of the housing market respectively.

Private renting is most prevalent in St Athan, where the sector represents 28% of the housing stock, although this is likely to be due to the rented properties let by the Ministry of Defence on the military base. Penarth and Llandough, Barry and Llantwit Major are the areas with the next highest concentration of private rented properties, representing 17% of their housing stock.

Social rented accommodation is most prominent in Barry, where 19% of the housing stock is available to rent from the Council or a Registered Social Landlord. This is followed by Dinas Powys with 10% and St Athan, Penarth and Llandough and Llantwit Major where 10% of the housing stock is social rented. At the opposite end of the market, the areas with the smallest percentages of social rented accommodation are St Brides Major and Sully where 1% of the housing stock is social rented.

Figure 8 – Household Tenure by Area (2011)



In terms of the types of property available in the Vale of Glamorgan, Figure 9 shows that most are single occupancy dwellings i.e. houses which are occupied by one household as opposed to flats. The majority of properties in the Vale, 30.6%, are semi-detached, followed by detached and terraced properties which represent just over 26% of the housing stock each. Flats, maisonettes and apartments make up a smaller section of the housing stock at 15.2%, although this has increased from 2001 when flats made up 13.5% of the available housing stock⁸.

Figure 10 shows that most are single occupancy dwellings in the Vale, 44% have three bedrooms, 22% have two bedrooms and 20% have four bedrooms. The minority of properties have one or five or more bedrooms, representing 7% of the housing stock each. There are also a small number of studios which are classed as having no bedrooms which do not appear on the chart due to representing less than 1%.

Figure 9 - Type of Properties in the Vale of Glamorgan⁶

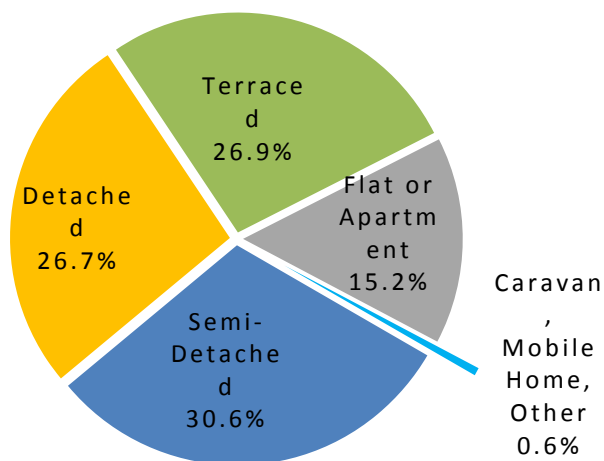
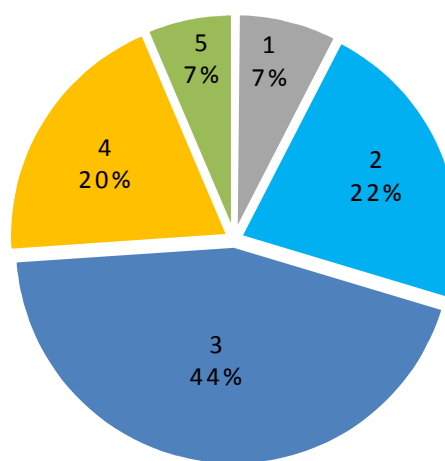


Figure 10 - Properties by Number of Bedrooms⁶



Changes in the Housing Market

A number of market forces have contributed to the changes to the housing market in the Vale of Glamorgan over the last ten years:

- At the owner occupier end of the market, house prices have increased significantly.
- Many first time buyers have been priced out of the market, these households have experienced difficulties obtaining mortgage and saving for a deposit. For some of these households they will have had little option than to either remain at home or move to the private rented sector.
- At the opposite end of the housing market, demand for social housing has remained strong, whilst the supply of available properties has decreased. This has resulted in greater difficulty for 'non-priority' households to be allocated social housing as the stock is targeted at those in the highest need.
- These factors together have driven demand in the private rented sector. A boom in the buy-to-let market, fuelled by expectations of desirable house price increases and rental yields has increased the number of properties available to rent privately in the Vale.

The following sections will assess the trends across the three tenures in greater detail.



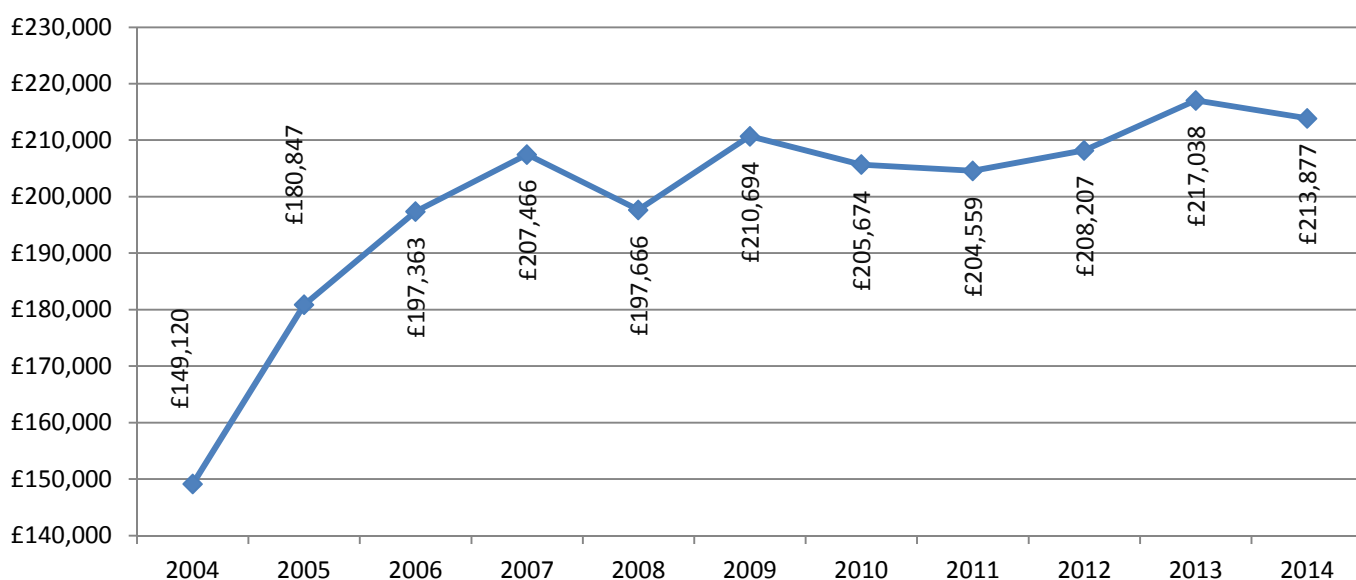
2.2. OWNER OCCUPATION

The Vale of Glamorgan Council is able to access a range of housing market data via the Hometrack Intelligence System. Hometrack is a housing data and information company that provides information and analysis on the UK housing market, for a fee, to customers. Data relating to housing sales and valuations is available by area, property size and type. There are many benefits to using this data to understand the home ownership market. Principally it provides the physical number of properties sold and the prices paid for all properties by size, location and type (terraced, semi-detached, detached and flats).

2.2.1. PROPERTY PRICES BY AREA

In order to provide a broad comparison of house prices, the average price in the Vale of Glamorgan over the past ten years is presented in Figure 11. From 2004 to 2007 the Vale of Glamorgan witnessed an increase in property prices; with average prices increasing by 39% from £149,000 to £207,000. The ascent peaked at the height of the economic climate and then fell by just under 5% during 2008. Prices began to rise again by 2009 and have remained high and relatively stable since.

Figure 11 - Average House Prices Over Time⁹



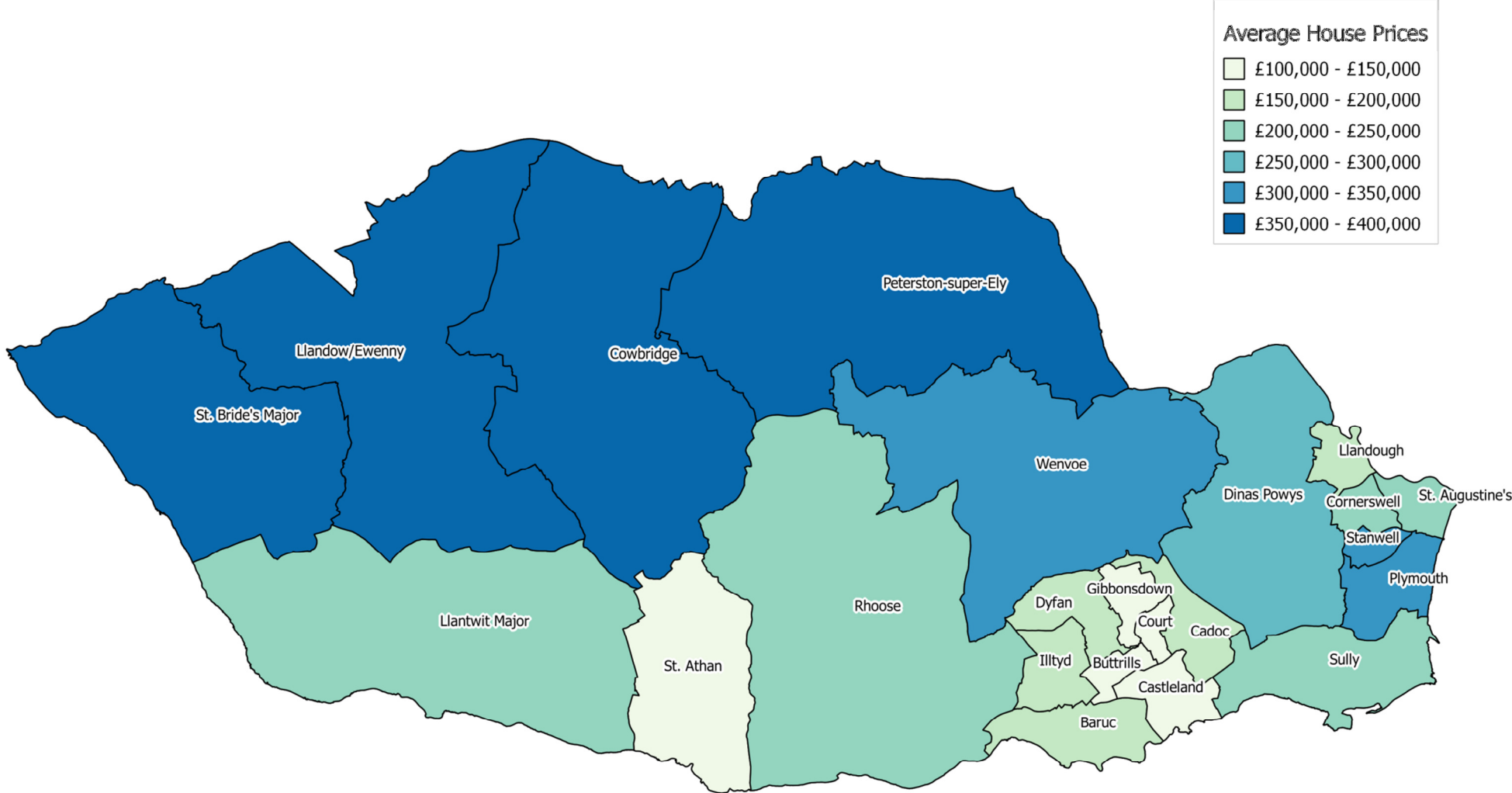
There are a number of distinct housing markets within the Vale of Glamorgan, in particular geographically; there are distinct price differences between the major towns and rural areas, see Figure 12.

The towns of St Athan and Barry have the lowest average property values; £135'000 and £144'000 respectively. These are urban settlements, located in the south of the county. Barry is the largest town in Wales and has good rail links to both Cardiff and Bridgend. Penarth and Llandough have noticeably higher property values with an average property costing £245'000. The high values in this area are unsurprising given the close proximity to Cardiff and good transport links into the city.

The highest property prices in the Vale are found in the rural areas, particularly those in the north and west of the county; Llandow/Ewenny has the highest average property price of over £363,000. These high prices reflect the desirable nature of the rural Vale as aspirational areas to live. They are characterised as low density settlements in and around market towns, villages and hamlets. These areas, although rural, have good transport links onto the A48 and M4 providing easy access to areas within and around the Vale.



Figure 12 - Average Property Prices by Area¹⁰



Whilst average property prices by area were shown in Figure 12, Figure 13 and Figure 14 further elaborate on the trends within the Barry and Penarth and Llandough housing market areas, as whilst these are considered stand-alone areas for the purpose of the LHMA there are distinct differences in the property prices within these areas.

Within Barry there are eight ward areas, with average property prices ranging from £108,000 in Court to £178,000 in Baruc. The differences in property values reflect the diverse nature of the town, economically, socially and in terms of the age and types of properties available.

Within Penarth and Llandough, the average property prices range from £183,000 in Llandough to £317,000 in Plymouth ward. As with Barry, the property values are reflective of the age and type of housing stock available, as well as the proximity to transport links, shops and facilities.

Figure 13 - Average Property Prices - Barry¹⁰

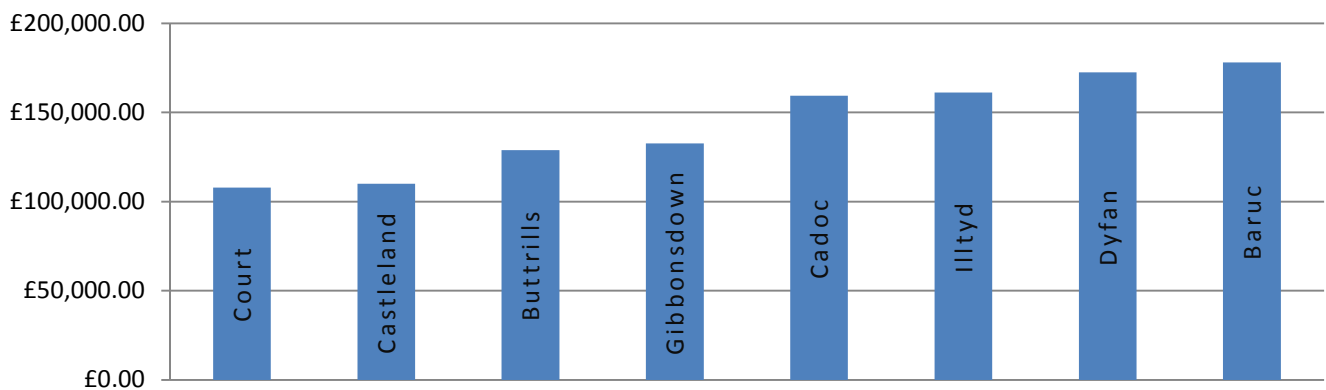
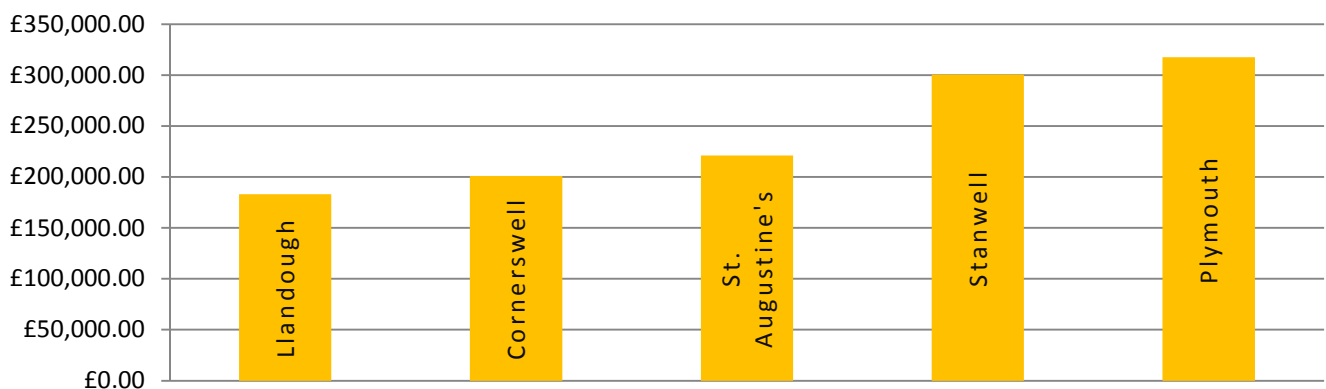


Figure 14 - Average Property Prices – Penarth & Llandough¹⁰



2.2.2. PROPERTY PRICES BY TYPE

The type of property affects the average house price, as displayed in Figure 15. Across the Vale there is a clear uplift in price between property types; on average semi-detached properties sold for 31% more than terraced properties and detached properties sold for 50% more than semi-detached properties.

The difference in prices paid for flats and terraced properties are less notable; an average terraced property in the Vale sold for 5% more than a flat. However this is not a consistent trend across the Vale and the 5% in the difference in property values is likely to be skewed by some considerably smaller and larger differences in value depending on the market area. For example, in Llantwit Major an average terraced property sold for 66% more than a flat, whereas in Cowbridge an average flat sold for 19% more than a terraced property. The difference in prices for flats is likely to be due to the nature of the property, be it a traditional block of flats or a new built and ‘executive’ apartment.

In terms of the types of properties sold in the Vale of Glamorgan; sales of flats represent the smallest section of the house sales market, accounting for 14% of sales in 2014. Most properties sold during 2014 in the Vale of Glamorgan were semi-detached properties. Sales by property type are shown in Figure 16.

Figure 15 - Average Property Prices by Type (Jan 2015)¹⁰

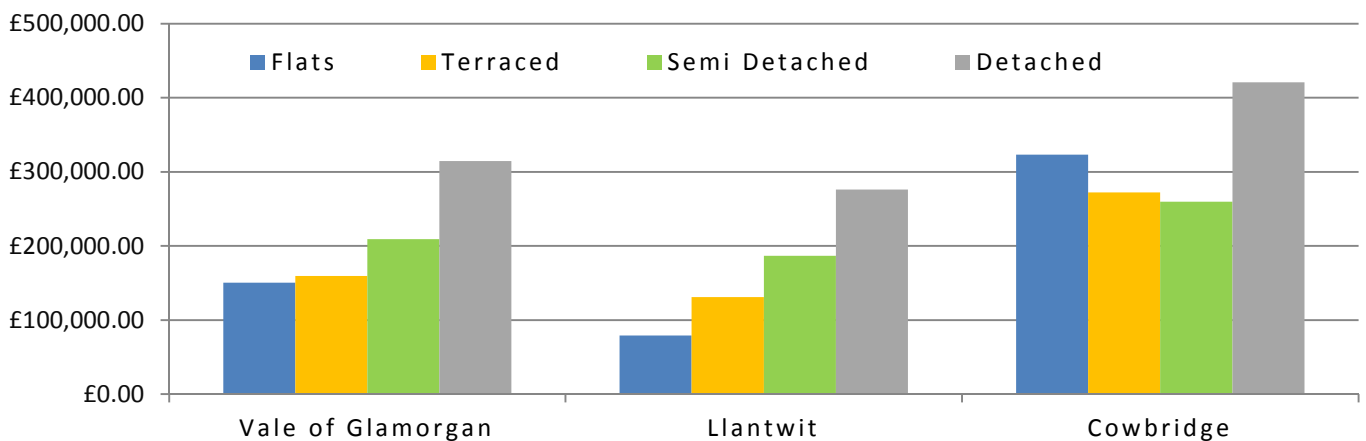
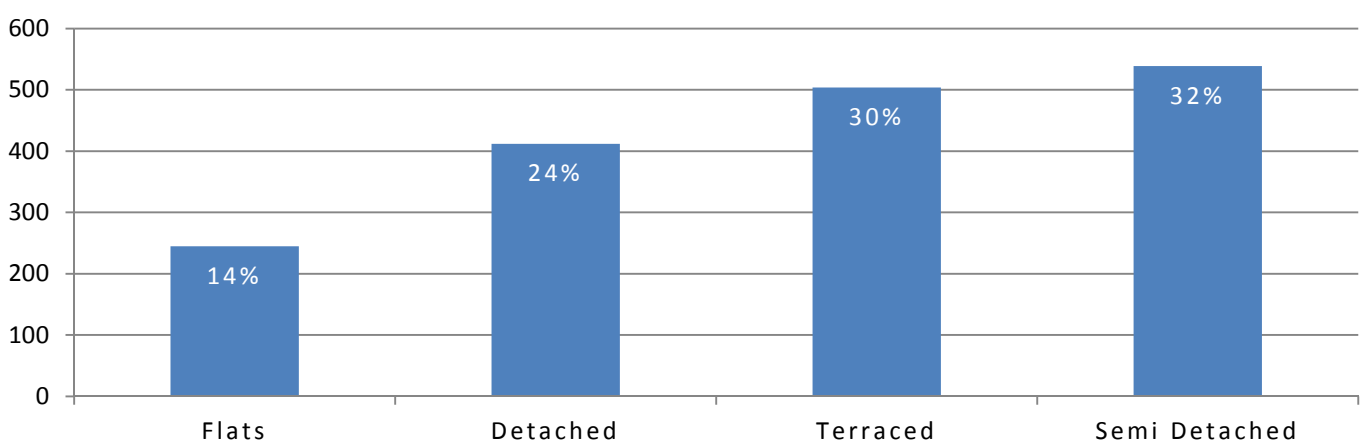


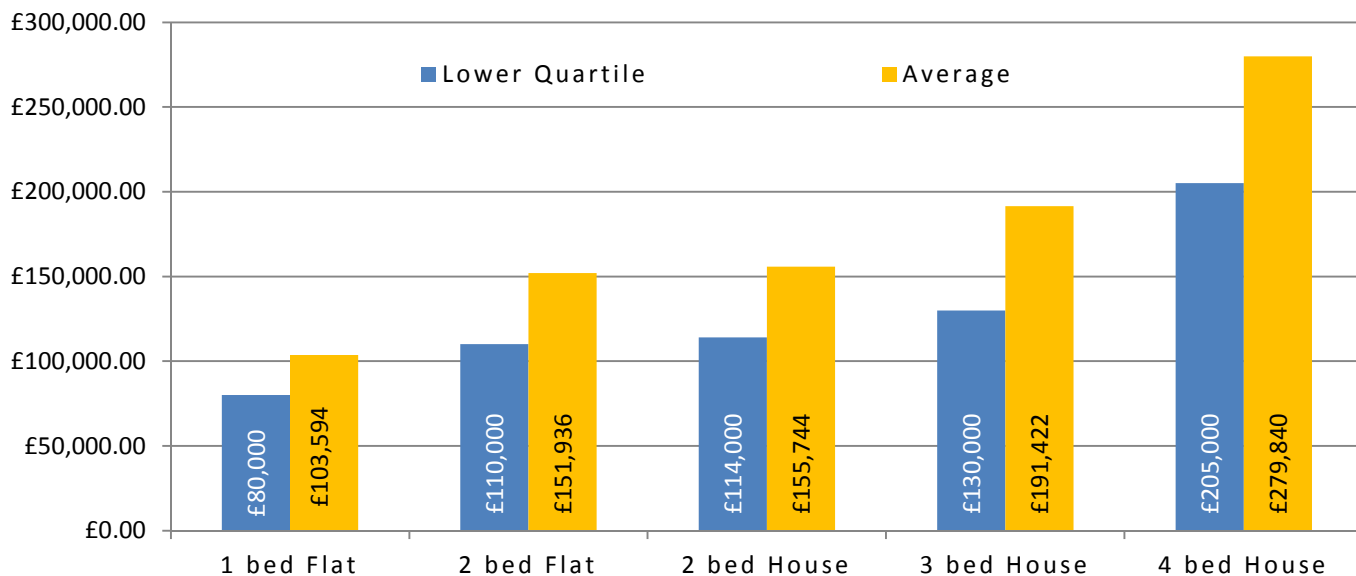
Figure 16 - Volume of Sales by Property Type (Jan-Dec 2014)¹¹



2.2.3. PROPERTY PRICES BY SIZE

In addition to the type of property, discussed in 2.2.2, the size of property also affects the value, as can be seen in Figure 17. Considering the average house price in the Vale of Glamorgan, there is a clear uplift in cost for each additional bedroom; on average a 2-bed flat sold for 47% more than a 1-bed flat, a 3-bed house sold for 23% more than a 2-bed house and a 4-bed house sold for 46% more than a 3-bed house. There is less of uplift between 2-bed houses and flats, with houses selling for only 2.5% more than a flat.

Figure 17 - Average Property Prices by Size (Jan 2015)¹²



2.2.4. NEW BUILD PROPERTY PREMIUM

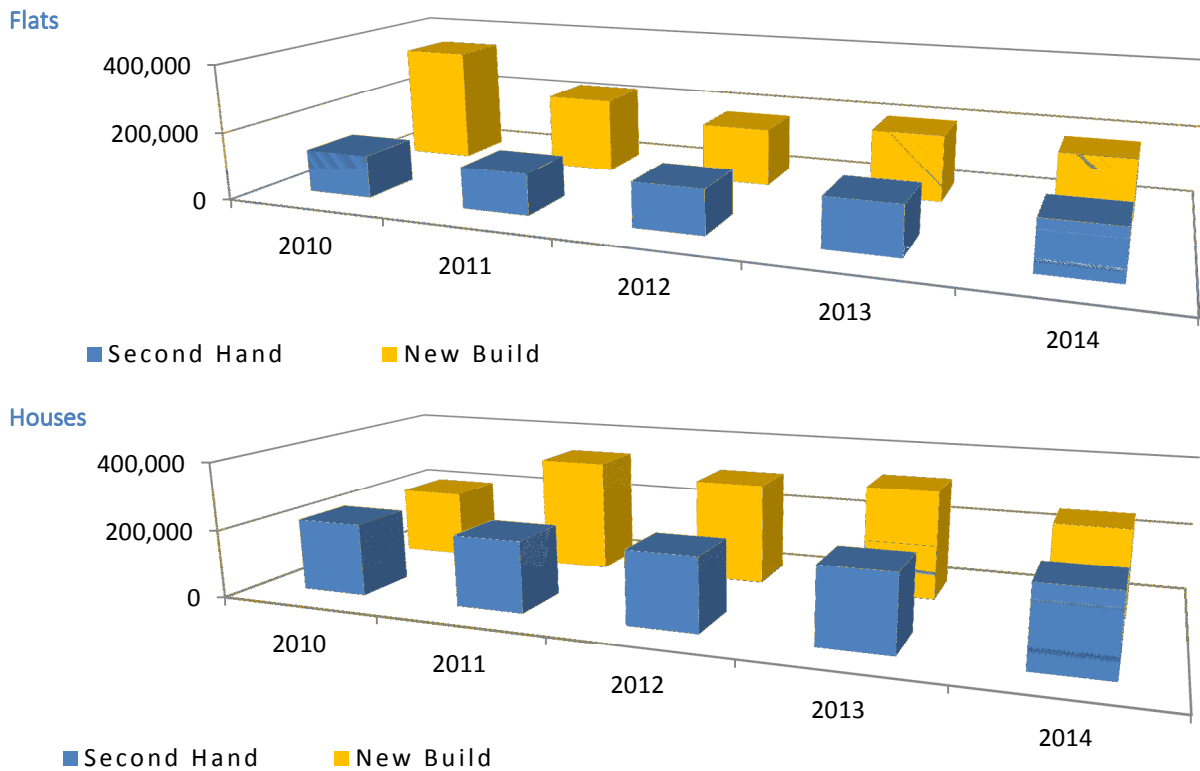
New build properties attract a higher cost than an equivalent second hand property. To illustrate the premium that new build properties attract, Figure 18 separates the average prices paid over five years for both second hand and new build properties. New build flats attracted the most significant premium in 2010; selling for an average of £217,459 more than second equivalent, a premium of 172%. The premium between second hand and new build properties then settled to a relatively stable level of 32% in 2012 and 38% in 2013. This has since declined in 2014 to 24% with new build flats costing an average of £34,025 more than a second hand property.

The premium paid for new build houses has seen less variation over the five years; between 2011 and 2013 the premium was between 43% and 63%. Notably in 2010 the price for a new build house was on average lower than a second hand house, selling for around £10,000 less. In 2014 the premium for a new build house was 13%, which was less than the premium for a new build flat. Although the premium for new build flats and houses has fluctuated during the five years shown in Figure 18, the fact that there is a premium for new build properties has remained a constant.

Figure 19 provides further context to the analysis of second hand and new build properties by outlining the actual number of sales of different property types over the same period of time. Whilst the overall number of properties built has increased, both new build houses and flats make up a very small proportion of all property sales, accounting for an average of 5% of sales per year.

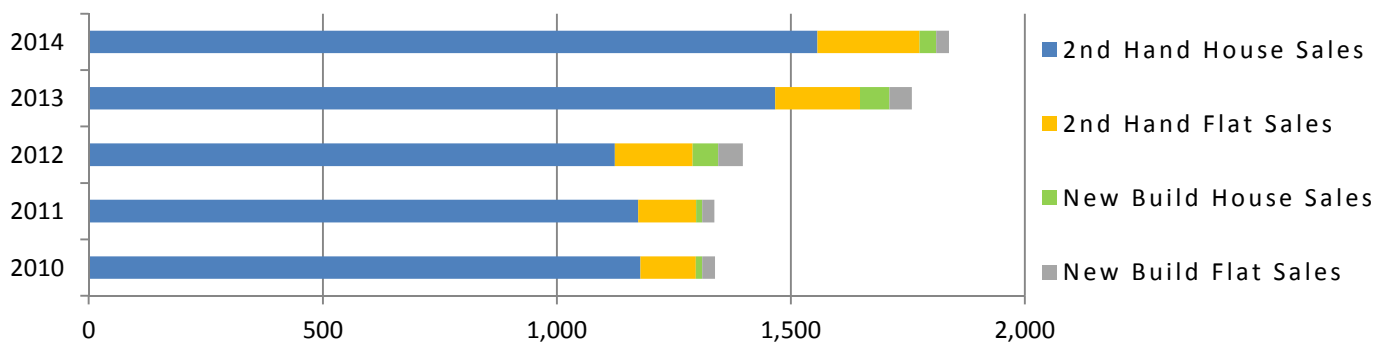


Figure 18 - New Build Premium¹³



New Build Premium	2010	2011	2012	2013	2014	Average
Flat	172%	83%	32%	38%	24%	70%
House	-5%	62%	43%	47%	13%	32%

Figure 19 - Volume of House Sales - Second Hand / New Build¹⁴



	2nd Hand House Sales	2nd Hand Flat Sales	New Build House Sales	New Build Flat Sales
2010	88.12%	8.82%	1.05%	2.02%
2011	87.81%	9.27%	0.97%	1.94%
2012	80.40%	11.87%	3.93%	3.79%
2013	83.40%	10.29%	3.58%	2.73%
2014	84.71%	11.86%	1.96%	1.47%



2.2.5. PROPERTY SALES

Figure 20 shows the number of property sales by property type over the last decade. Over the last decade housing sales were at their highest in 2006 with 2,763 properties sold. The volume of terraced property sales in 2006 is notable, representing 37% of all sales, which was only exceeded during the previous year (39% in 2005). The volume and nature of the sales in 2006 is a clear reflection of householder confidence in the market at the time and the accessibility of home ownership for entry level properties.

Following the peak of sales in 2006, one cannot ignore the dramatic descent in sales which followed as the housing market crashed. Property sales fell from 2,763 per year at the peak of the market in 2006, to a low of 1,129 properties in 2009. This particularly affected the sales of flats and terraced house, which fell by 66% and 65.5% respectively. These are the property types with the lowest average values, which suggests that that the sales to first time buyers of entry level properties were most affected by the market crash, this is likely to be due to the availability of mortgages and the larger deposits required.

The sales of semi-detached and detached properties were also affected by the market crash, but to a lesser extent, declining by 54.2% and 51.8% respectively. Sales of residential properties started to increase year on year from 2007. But sales have still not recovered to the levels of 2006, reaching 1,977 sales in 2014.

Figure 20 – Volume of all Housing Sales by Property Type¹⁵

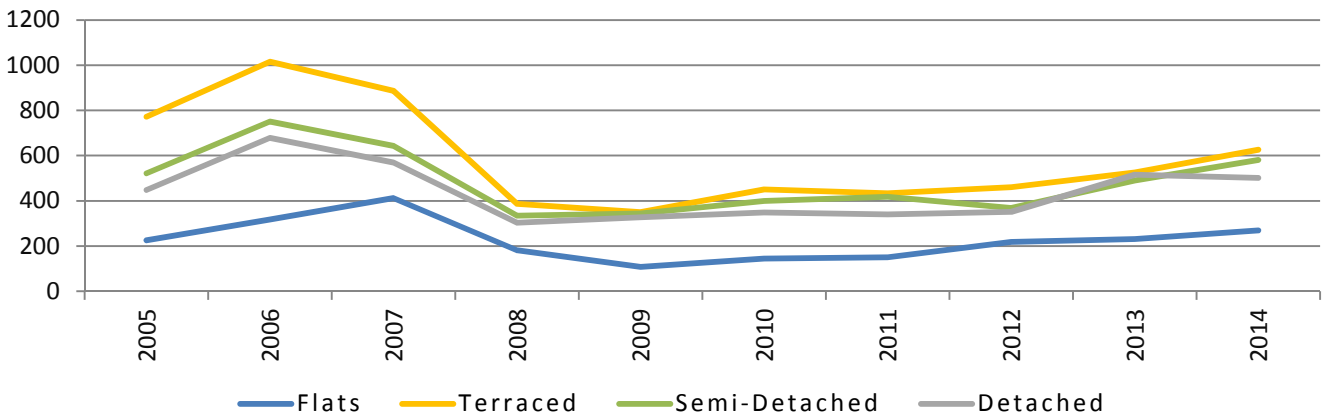


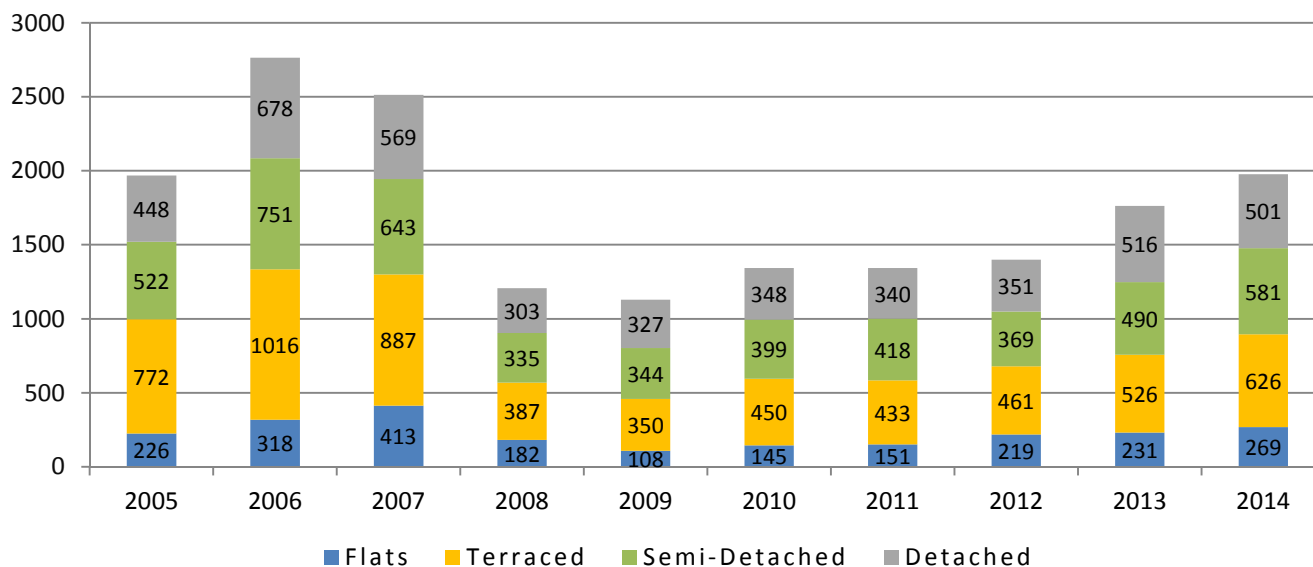
Figure 21 provides further context to the analysis around the volume of property sales in the Vale of Glamorgan, showing the total number of sales each year over the last decade, broken down by the type of property sold. Most of the properties sold in the Vale of Glamorgan are terraced housing and this has been the case every year over the last decade, with an average of 34% of all sales. The volume of terraced property sales in 2006 is most striking, with over 1,000 sold during the year, the highest annual figure over the decade. The lowest number of terraced properties sold was 350 properties in 2009.

Semi-detached housing is the property type with the second highest volume of sales, an average of 28% of all sales over the decade. 2013 was the only year when semi-detached properties did not represent the second highest proportion of sales; 29% of the properties sold were detached, followed by 28% semi-detached. As was the case with terraced properties, the highest number of semi-detached properties sold in a year occurred in 2006 with 751 sold. The lowest number of semi-detached properties sold was 335 in 2008.

Flats have represented the lowest proportion of sales each year, making up an average of 13% of all sales. The highest number of flats sold in a year occurred in 2007 when 413 were sold. The lowest number of flats sold was 108 in 2009.



Figure 21 - Profile of all Housing Sales by Property Type



	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Flats	226	318	413	182	108	145	151	219	231	269
Terraced	772	1016	887	387	350	450	433	461	526	626
Semi-Detached	522	751	643	335	344	399	418	369	490	581
Detached	448	678	569	303	327	348	340	351	516	501
Total	1968	2763	2512	1207	1129	1342	1342	1400	1763	1977

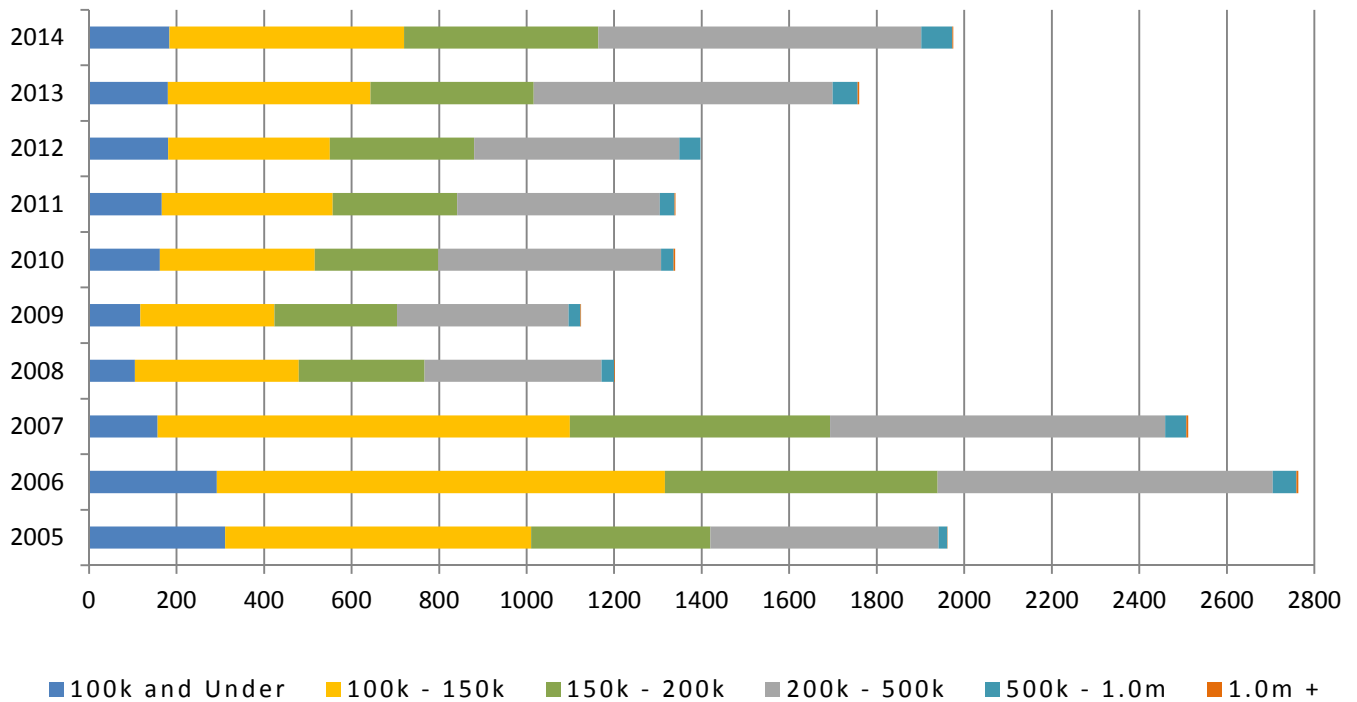
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Flats	11%	12%	16%	15%	10%	11%	11%	16%	13%	14%
Terraced	39%	37%	35%	32%	31%	34%	32%	33%	30%	32%
Semi-Detached	27%	27%	26%	28%	30%	30%	31%	26%	28%	29%
Detached	23%	25%	23%	25%	29%	26%	25%	25%	29%	25%

Figure 22 shows the volume of housing sales by the value of the property. A striking trend, which again shows the impact of the market crash which followed 2006/07, is the values of properties which sold in the greatest volume. During 2005-2007 the greatest percentage of properties sold were sold for between £100,000 and £150,000. This reflects the buoyancy of the market for first time buyers and for entry level properties, as well as the availability of mortgages.

From 2008 onwards the greatest percentage of properties sold were sold for between £200,000 and £500,000. This change highlights that whilst first time buyers have been held back in the market place; subsequent property buyers are not experiencing the same difficulties. This assumption is supported by the evident transformation of the mortgage market which has moved from somewhat unrestricted, and therefore accessible to first time buyers and those with little or no deposit, to extremely constrained borrowing, accessible more so by those with equity and/or a larger deposit.



Figure 22 - Housing Sales by Value¹⁶



Property Value	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
100k and Under	311	292	157	105	117	162	166	181	180	184
100k - 150k	699	1024	942	374	307	354	391	369	463	536
150k - 200k	410	623	594	288	280	282	284	330	373	444
200k - 500k	521	766	766	404	392	509	463	469	683	738
500k - 1.0m	20	54	48	29	27	29	34	48	57	71
1.0m +	1	4	5	1	1	3	2	0	4	2
Total	1962	2763	2512	1201	1124	1339	1340	1397	1760	1975

Property Value	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
100k and Under	15.85%	10.57%	6.25%	8.74%	10.41%	12.10%	12.39%	12.96%	10.23%	9.32%
100k - 150k	35.63%	37.06%	37.50%	31.14%	27.31%	26.44%	29.18%	26.41%	26.31%	27.14%
150k - 200k	20.90%	22.55%	23.65%	23.98%	24.91%	21.06%	21.19%	23.62%	21.19%	22.48%
200k - 500k	26.55%	27.72%	30.49%	33.64%	34.88%	38.01%	34.55%	33.57%	38.81%	37.37%
500k - 1.0m	1.02%	1.95%	1.91%	2.41%	2.40%	2.17%	2.54%	3.44%	3.24%	3.59%
1.0m +	0.05%	0.14%	0.20%	0.08%	0.09%	0.22%	0.15%	0.00%	0.23%	0.10%



2.2.6. YOUNG PEOPLE, FIRST TIME BUYERS AND HOME OWNERSHIP

The difficulties for first time buyers accessing home ownership are well documented. An internet search for ‘young people’ and ‘home ownership’ yields newspaper and website headlines which include:

[Young People in UK Increasingly Giving Up On Owning a Home – Halifax Survey¹⁷](#)

[Rise of Generation Rent As Home Ownership Hits 25 Year Low¹⁸](#)

[Homeownership Fall to Lowest Level for 29 Years As High Prices Lock Out the Young¹⁹](#)

The Joseph Rowntree Foundation examined what the housing system will be like for young people in 2020²⁰, this included analysis of the options for owner occupation on a national basis. In 2008 young people were found to generally enter home ownership in one of the following pathways:

1. Remain in the family home into their early 30’s in order to save to pay the deposit on a mortgage.
2. Leave home and enter shared accommodation in the private rented sector before forming a couple and entering owner-occupation.
3. Family formation and home ownership before the age of 30.

However, the option to move into home ownership now and in the future is changing. Recent economic, social and political change has resulted in greater uncertainty in the housing options of young people in the UK. The recession has highlighted challenges such as high youth unemployment and a lack of available credit.

In 2020 young people are likely to stay at home for longer and parents will play an important role in facilitating access to owner-occupation. The number of young people nationally owning their own properties in 2020 is expected to decrease by around 1.1 million, from 2.4 to 1.3 million in 2020. The number of young people living with parents in owner-occupied accommodation will increase by approximately 550,000 to 3.7 million in 2020.

Although this is a national picture, the experience of young people trying to become first time buyers in the Vale of Glamorgan is likely to follow a similar trend. This has been demonstrated in the previous section with the declining sales of flats, terraced housing and the lower value, entry level properties.

Help to Buy - Wales

One of the solutions developed by the government is the national Help to Buy scheme. Help to Buy - Wales allows eligible purchasers, (first-time buyers and home movers wishing to purchase new-build homes) to buy new-build homes worth up to £300,000 with assistance from the Welsh Government in the form of a shared equity loan.

Buyers need to contribute a deposit equal to 5% of the property price, the Welsh Government will fund a shared equity loan for up to 20% of the purchase price and the buyers will then need to secure a mortgage to cover the remaining balance. From the time a buyer receives the shared equity loan they will be charged a small administration fee of £1 per month. Then, in the 6th year, they'll be charged interest of 1.75% per annum of the original shared equity loan amount. After this, the interest will increase every year. The fees do not count towards paying back the shared equity loan.

Help to Buy Wales provides an avenue for first time buyers, with a limited deposit, to buy a new home. However it should be noted that the opportunities to access this scheme in the Vale of Glamorgan are limited. For example, a request for information from the volume house builder Barratt Homes, which also includes Persimmon, Charles Church and David Wilson homes, reveals that to date they have not offered any properties for sale via the Help To Buy Wales scheme in the Vale of Glamorgan, this is due to no properties being built below the £300,000 threshold.



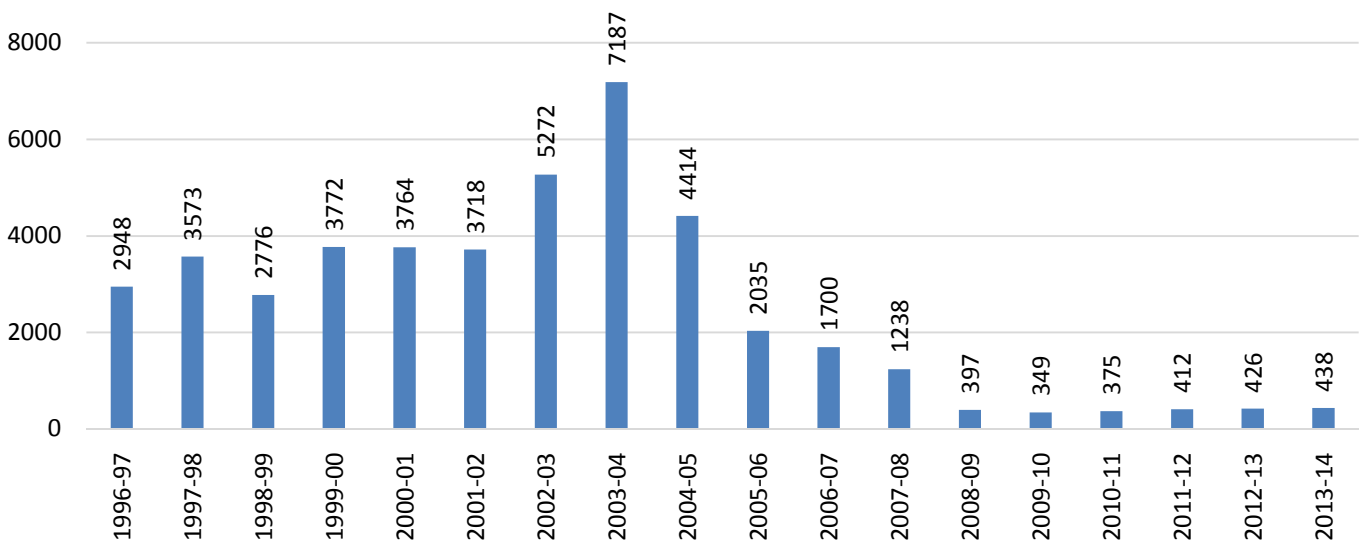
2.2.7. RIGHT TO BUY / RIGHT TO ACQUIRE SALES

A further consideration in relation to owner occupation is the sale of social rented housing stock owned by the Council and Registered Social Landlords that are disposed of through the right to buy or the right to acquire, respectively. As shown in Figure 23, this peaked across Wales in 2003-04 and in the Vale of Glamorgan in 2002-03, when 177 sales in that financial year alone.

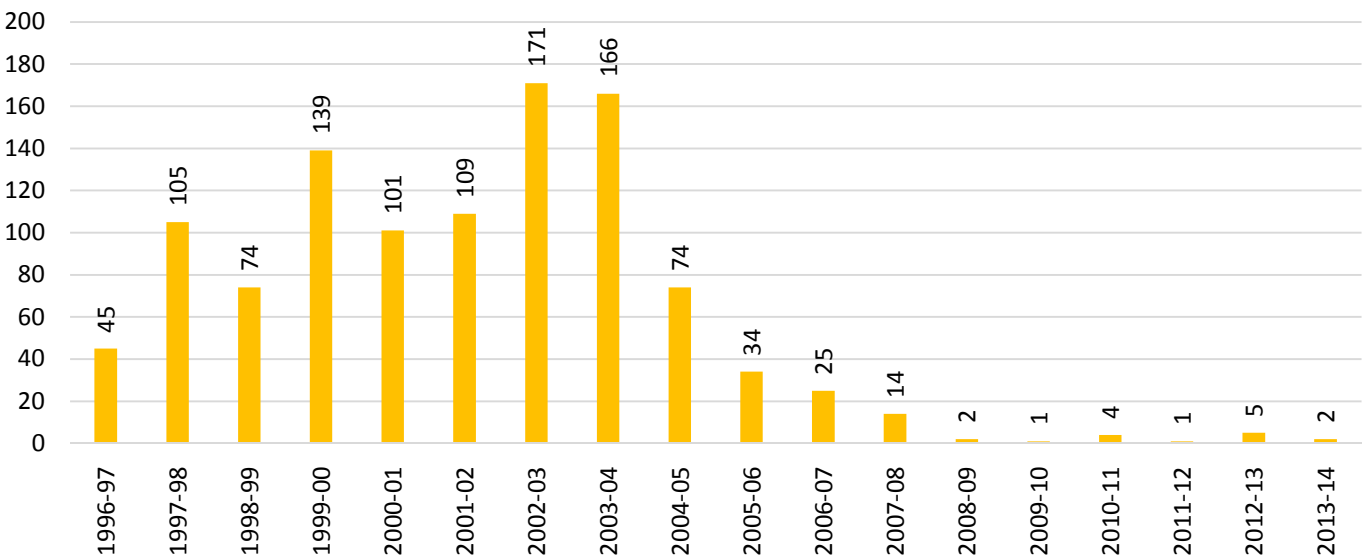
Right to buy and right to acquire sales began to fall in the Vale of Glamorgan from 2003-04 onwards. The most significant decline correlates with the wider housing market crash of 2006-07, with sales falling to 25 properties in the same financial year. Since then, sales have continued to fall and have stayed considerably low, 5 properties or fewer per year for the last 5 years.

Figure 23 - Social Housing Sales by Period and Sale Type²¹

Wales



Vale of Glamorgan



The decline in right to buy and right to acquire sales reflects the difficulties gaining mortgages, saving for deposits and affordability issues experienced more widely by households looking for access to owner occupation. This may also reflect what is defined as the 'residualisation' of the social housing sector, which describes how the 'best' social housing properties, houses and those in desirable areas, are sold first, leaving the less desirable stock, which in itself reduces the sale of properties.

There are a number of current issues and developments in terms of the right to buy and right to acquire policies. Firstly in relation to the Right to Acquire; this policy currently allows some Housing Association tenants to buy their home at a discount, if they fall within in a set of criteria based on the type of landlord, when the property was built and nature of the tenancy agreement. The Conservative government's election manifesto in 2015 included proposals to offer the right to buy to all Housing-Association tenants. The social housing sector has raised concerns about this proposal as it would require new legislation to essentially force independent organisations to sell their assets, including older properties built without any government funding. Selling their housing stock at a discount would also make it harder for Housing Associations to build replacement affordable housing.

Secondly, in Wales the Welsh Government has reduced the discount given to Council tenants in Wales who want to buy their home from £16,000 to £8,000. The Welsh Government has also proposed to end the Right to Buy Council homes. The legislation to end the Right to Buy in the country will be prepared for consideration by the Welsh Government in the next Assembly term, following the elections in Wales on 5 May in 2016²². The main aim of the proposal is to 'protect social housing stock for people who really need it'²³. In relation to these proposals, Housing Minister Lesley Griffiths said:

Our supply of homes is under considerable pressure and we are still seeing social rented properties being taken out of our social housing stock because of the right to buy, which is forcing many vulnerable people to wait longer for a home. This is why decisive action is needed to protect our social housing to make sure it is available for those who need it most²⁴. I want to ensure that people who require social housing don't have to languish on waiting lists for a long period of time²³.

These proposals come at a time when Councils in Wales which still own and manage social housing stock, such as the Vale of Glamorgan Council, have been given the financial freedom to build new Council homes. In April 2015 Wales exited the national Housing Revenue Account (HRA) subsidy system²⁵; under this system some of Council landlord's income was pooled into a national pot to subsidise other Councils whose income did not cover their costs. Across Wales this resulted in £73 million as a 'negative subsidy' being returned to HM Treasury, money which could have been used to undertake repairs, maintenance and improvements to the housing stock. The Welsh Government has negotiated the exit of Welsh Councils from the system; with each Council 'buying itself' out of the system. As such Council landlords will now be self-financing, enabling them to be retain their rental income, be financially better off, invest more in services and improve their existing stock. These Councils can now also borrow money (subject to restrictions) for refurbishment and new build projects. New build Council homes in the Vale of Glamorgan would be the first built in 20 years.

Removing the Right to Buy in Wales would also serve to protect the new Council homes which may be built as a result of the exit from the HRA system.



2.3. PRIVATE RENTED SECTOR

2.3.1. PRIVATE RENTED HOUSING STOCK

Between 2001 and 2011 the private rented sector (PRS) in the Vale of Glamorgan grew by 86%, it now accounts for 16% of the whole housing market.

In terms of number of PRS properties, Figure 24 shows Barry has the highest number, with over 3,800 properties. This is followed by Penarth and Llandough which has over 1,800 privately rented properties. This is unsurprising as these are the largest towns in the Vale of Glamorgan. The areas with the lowest numbers of privately rented properties are the smaller rural settlements, including Llandow/Ewenny, Wenvoe and Peterston-Super-Ely which all have fewer than 100 privately rented properties.

Figure 24 - Number of Private Rented Properties in the Vale of Glamorgan by Area⁶

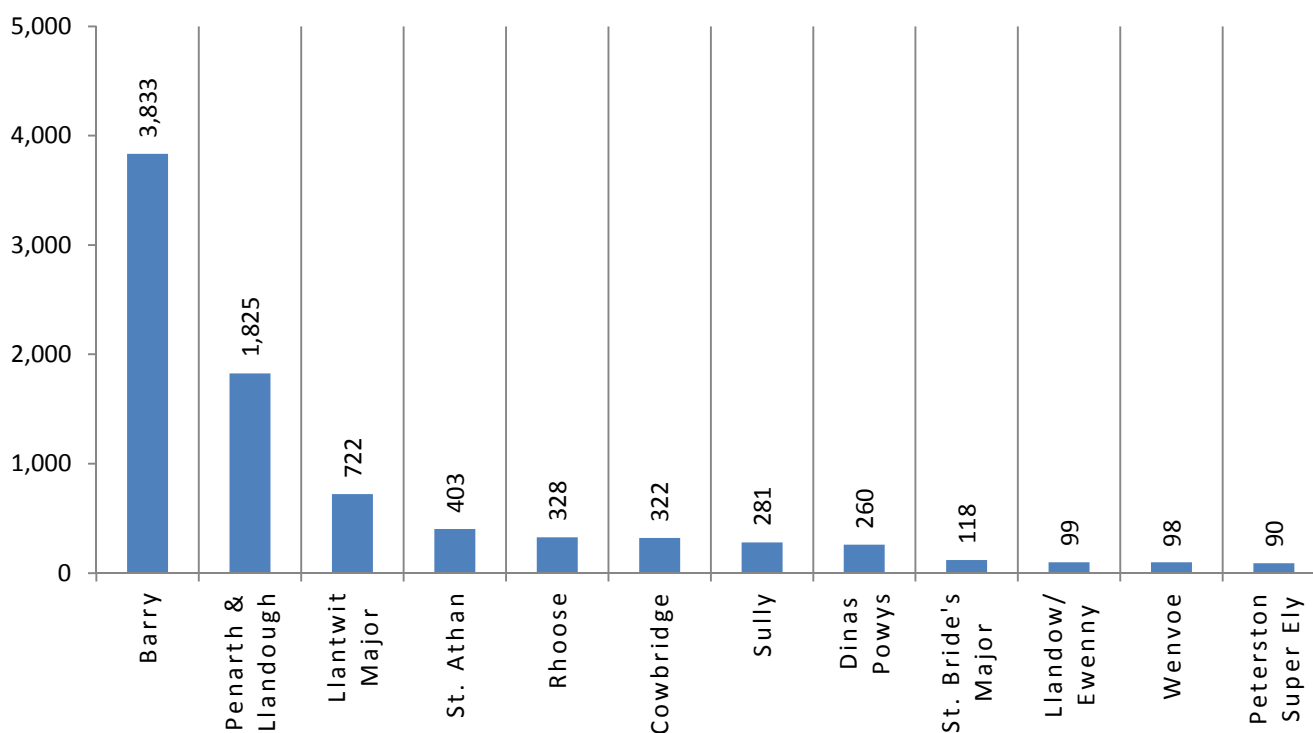


Figure 25 shows that the majority of the growth in the private rented sector has occurred on the southern boundary of the county; in some of the larger urban settlements and those along the railway line which provide good transport links to Cardiff and Bridgend. Sully has far exceeded the growth experienced elsewhere, private rented sector growth of over 72%. Rhoose and Barry both have growth of over 50%, which is closely followed by St Athan and Penarth and Llandough's private rented sectors which have grown by 46% and 43% respectively.

Local indicators around the levels of home ownership and house sales discussed in the previous section indicate that the recovery of the mortgage markets will be slow and gradual, with levels of housing sales still lower than those experienced at the peak of the market. This combined with the shortfall in social housing, as will be discussed in the next section, limited Social Housing Grant and the impacts of welfare reform means that an increasing proportion of households in the Vale of Glamorgan are likely to be renting in the private rented sector in the future. It is therefore important to understand this growing housing market.



Figure 25 - Growth of the Private Rented Sector between 2001 and 2011, by Area^{6&8}

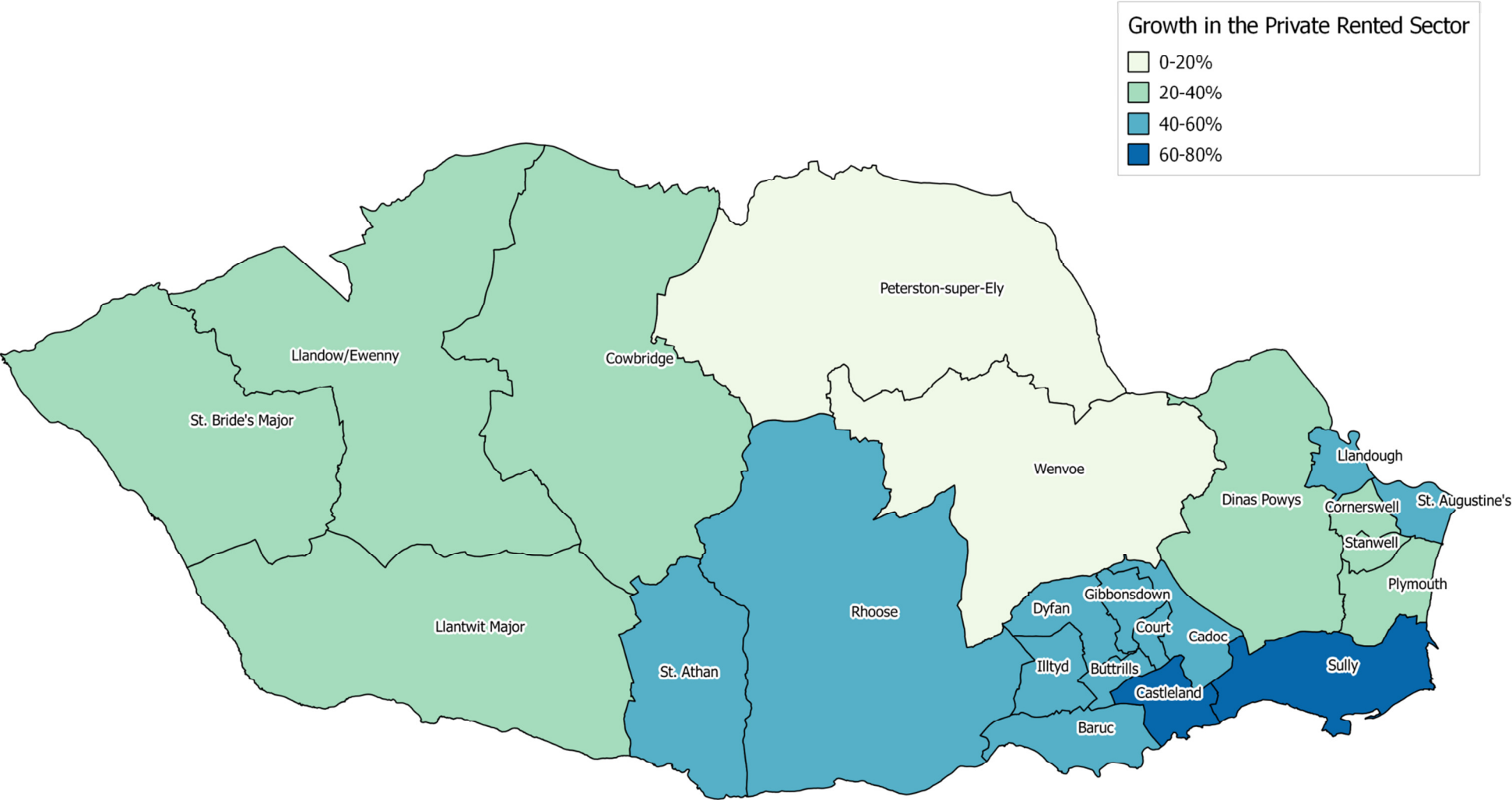


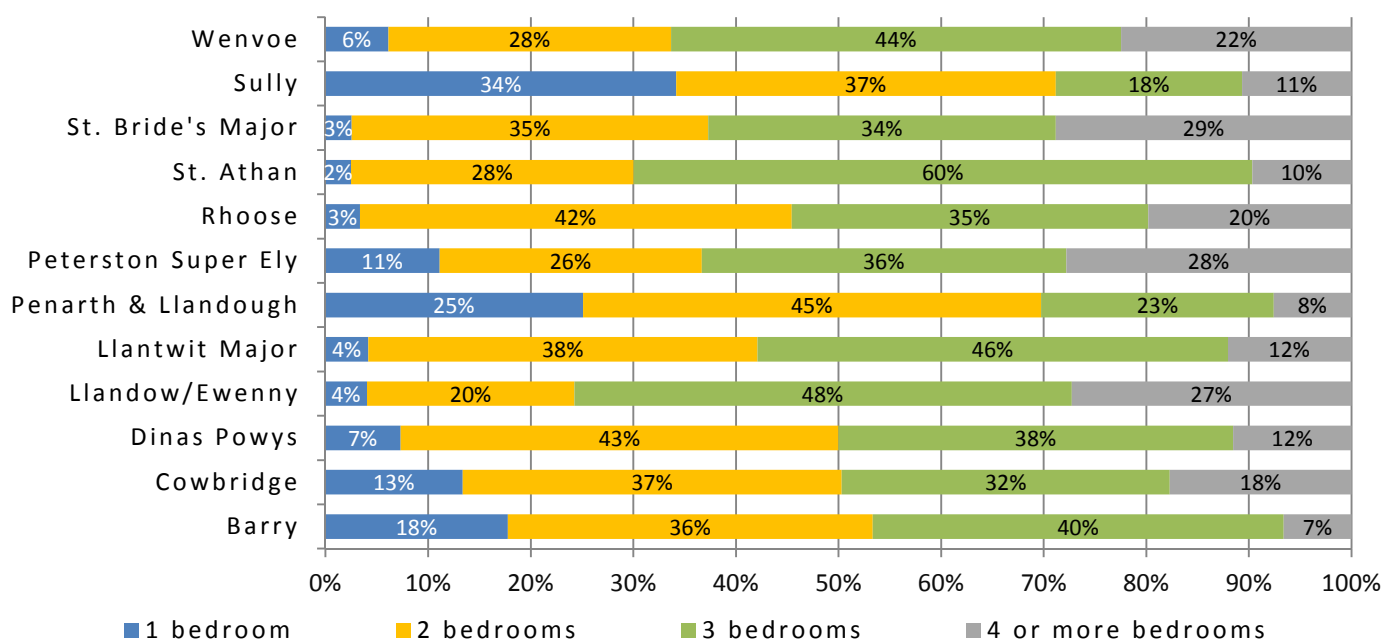
Figure 26 provides a detailed indication of the type of properties occupied in the local private rented sector by bedroom size at the time of the 2011 Census. There are however a number of caveats to this data. Firstly, this data does not take into account any properties which are unoccupied at the time of the Census, even if they have previously been used for private rent. Although, there is no guarantee that such units would be returned to occupation in the private rented sector in any case. Secondly, the properties in the private rented sector captured at the time of the census will not all necessarily be available at the same time. The Census also adds a caveat that in order to protect against disclosure of personal information, records may have been swapped between different geographical areas, particularly small counts at the lowest geographies, therefore some counts will be affected. Yet even with these caveats, the data still provides a useful snapshot of the types of properties available in the private rented sector in areas within the Vale of Glamorgan.

Broadly speaking, across the Vale of Glamorgan the private rented sector is dominated by two and three bedroom properties, which make up 38% and 36% of the market respectively. Two bed properties represent the majority of the private rented sector; however the percentage in different areas varies, from over 40% in Penarth and Llandough, Dinas Powys and Rhose, to under 30% in Wenvoe, St Athan, Peterston-Super-Ely and Llandow Ewenny. Even greater variances can be seen when analysing the three bedroom private rented stock; three beds in the private rented sector in St Athan are almost double the county average at 60%, although this again is the impact of the housing stock managed by the Ministry of Defence. Llandow/Ewenny, Llantwit Major and Wenvoe all have over 40% of their private rented sector made up of three bedroom properties. At the opposite end of the spectrum Sully has the lowest percentage of three beds, with only 18%.

One and four bedroomed private rented properties represent the smallest sections of the market, representing 16% and 10% of the market respectively. The market for private rented properties with one bedroom is not best represented by the average, as actually it covers up a market of polar opposites; seven of the local housing markets have 7% or less of the local private rented sector made up of one beds, whereas some of the markets far exceed the average, including Penarth and Llandough with 25% and Sully with 34%.

As previously discussed, the private rental market has grown most considerably in the south of the county in the urban settlements. The largest private rented markets are located in Barry and Penarth and Llandough which correlates with the two largest towns. There is little indication that this situation is likely to change in the future.

Figure 26 - Profile of Private Rented Stock by Area and Number of Bedrooms⁶



2.3.2. PRIVATE RENTAL VALUES

In addition to understanding the nature of the housing stock in the private rented sector, it is also important to understand how the private rental market varies in terms of rental values across the different areas and time periods.

Private rental data has been sourced from Hometrack; median rental values have been used for comparison, these are annual averages calculated between March and the following February. This data is based on a combination of advertised asking rents from the main property portals as well as mortgage lenders assessed rents for buy-to-let mortgages. Whilst these rents are not necessarily the rents that landlords are actually charging, research by Hometrack suggests the difference between the asking rent and the rent achieved is very low. Indeed, Hometrack compared their rental data to the Valuation Office Agency data in England and the difference was around 2% across the UK excluding London. Unfortunately, comparable data isn't available for rental values in Wales, although the exercise does provide a useful benchmark. Hometrack have also found that tenants only pay a certain premium to rent in an area and landlords want to minimise void period so rental levels advertised are very close to those being achieved.

With these considerations in mind, average county wide rents (80% median) have increased slightly between 2010 and 2015; from £395 to £420 (6.4%) per calendar month for one bedroom properties, from £446 to £477 (6.9%) per calendar month for two bedroom properties and from £520 to £559 (7.5%) per calendar month for three bedroom properties²⁶. Conversely the average county wide rent for a four bed property has decreased from £960 to £793 (-17%)²⁶.

Figure 27 provides a visual illustration of how the rental values for three bedroom properties have changed over the last five years within each area and highlights that level of change. Three bedroom values have been used to illustrate the rental growth over time as this is the only complete data set which can be presented for all areas due to the gaps in data for certain property sizes in some areas. Figure 28 provides further detail and again demonstrates that the rental values for one, two and three bedroom properties in all wards have increased from 2010. Notably the largest increases are for one bed properties in Cowbridge (73.7%), two bed properties in Wenvoe (100.7%) and three bed properties in Llandough (68.4%). Whilst the average rental value of a four bed property in the Vale has decreased, this is not the case in all ward areas and many have seen increases. The most significant decreases are in Dinas Powys (-19.4%) and Llandough (-10.4%).

Figure 27 - Private Rental Values (80% Median) for three Bedroom Properties in 2010 and 2015 by Area²⁶

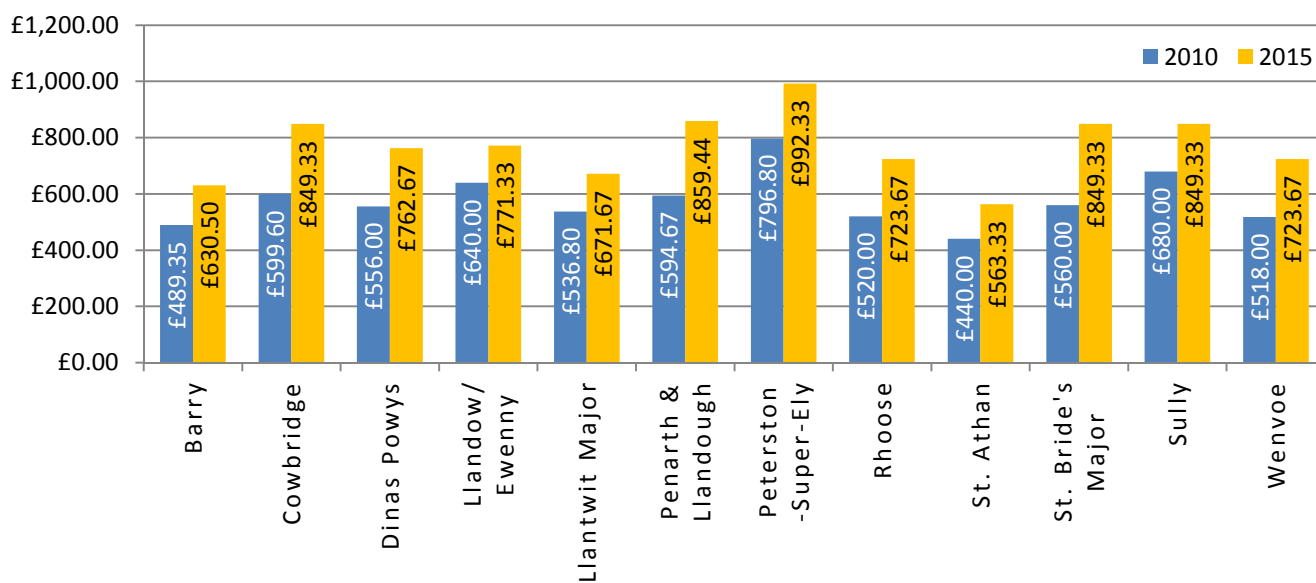


Figure 28 - Private Rental Values (80% Median) in 2010 and 2015 by Ward²⁶

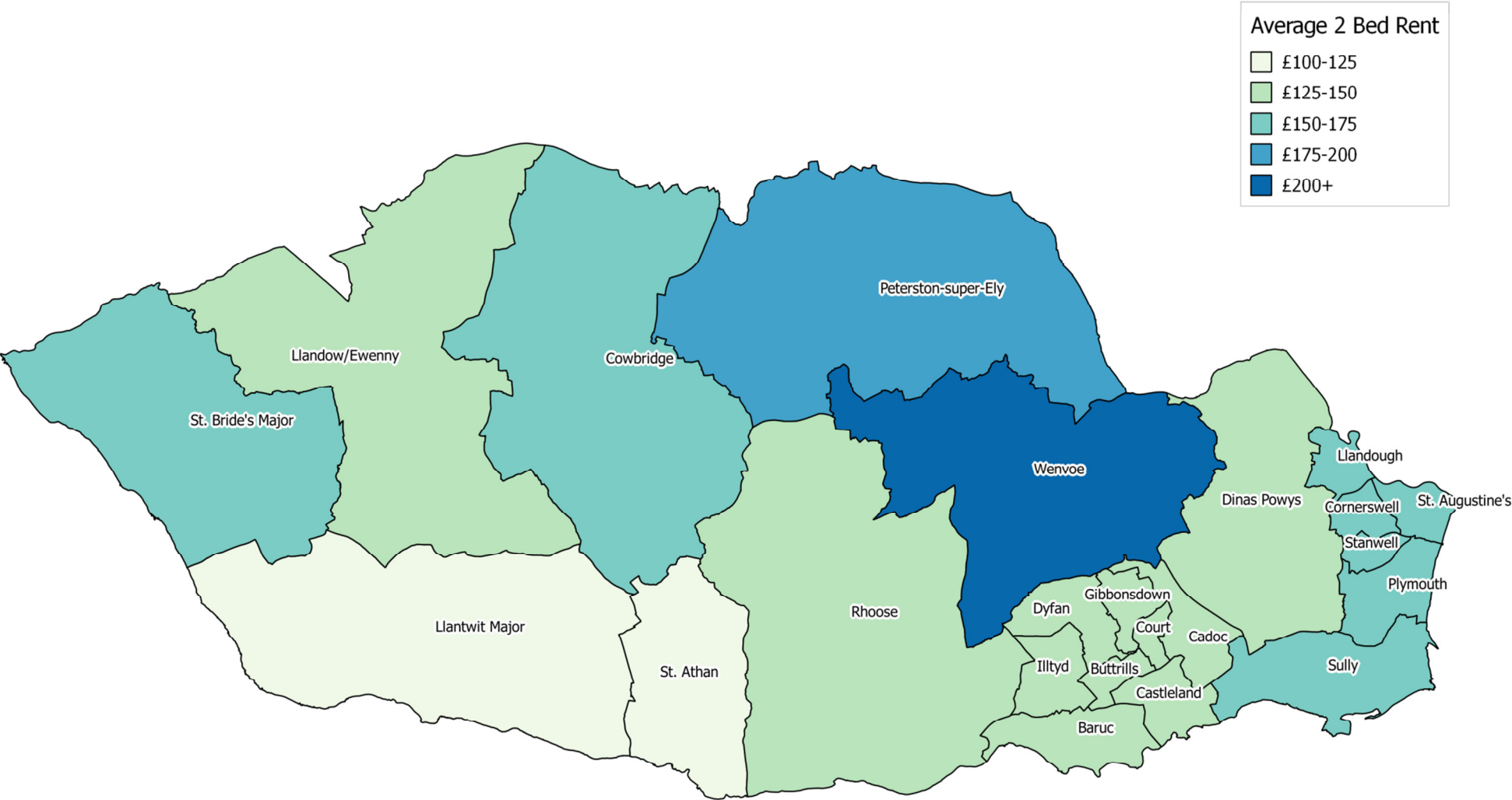
Ward	2010 (per calendar month)				2015 (per calendar month)				Rental Increase 2010-2015			
	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Baruc	£340	£440	£480	£776	£472.33	£572.00	£650.00	£1,096.33	38.9%	30.0%	35.4%	41.3%
Buttrills	£340	£400	£478	£640	£446.33	£546.00	£650.00	£771.33	31.4%	36.5%	36.0%	20.5%
Cadoc	£360	£440	£480	£716	£437.67	£546.00	£598.00	£923.00	21.6%	24.1%	24.6%	28.9%
Castleland	£370	£440	£468	£640	£494.00	£546.00	£624.00	£671.67	33.5%	24.1%	33.3%	4.9%
Cornerswell	£396	£449	£580	£790	£524.33	£671.67	£749.67	£949.00	32.4%	49.7%	29.3%	20.1%
Court	£390	£420	£500		£472.33	£546.00	£598.00		21.1%	30.0%	19.7%	
Cowbridge	£284	£467	£600	£1,120	£494.00	£693.33	£849.33	£1,174.33	73.7%	48.4%	41.6%	4.9%
Dinas Powys		£500	£556	£1,360		£650.00	£762.67	£1,096.33		30.0%	37.2%	-19.4%
Dyfan		£440	£520	£600		£598.00	£650.00			35.9%	25.0%	
Gibbonsdown	£320	£450	£490	£596		£559.00	£637.00	£663.00		24.2%	30.0%	11.2%
Illtyd	£340	£420	£499	£620	£429.00	£546.00	£637.00		26.3%	30.0%	27.6%	
Llandough	£418	£460	£548	£948	£572.00	£693.33	£923.00	£849.33	36.8%	50.7%	68.4%	-10.4%
Llandow/Ewenny			£640	£880	£641.33	£576.33	£771.33	£1,291.33			20.5%	46.7%
Llantwit Major	£360	£420	£537	£960	£511.33	£528.67	£671.67	£949.00	42.0%	25.9%	25.1%	-1.1%
Peterston-Super-Ely		£480	£797	£1,220	£611.00	£793.00	£992.33	£1,291.33		65.2%	24.5%	5.8%
Plymouth	£370	£460	£680	£1,196	£550.33	£671.67	£949.00	£1,391.00	48.7%	46.0%	39.6%	16.3%
Rhose	£380	£420	£520	£958	£394.33	£572.00	£723.67	£988.00	3.8%	36.2%	39.2%	3.1%
St. Athan	£360	£384	£440	£880		£494.00	£563.33	£849.33		28.6%	28.0%	-3.5%
St. Augustine's	£420	£480	£620	£800	£546.00	£671.67	£849.33	£996.67	30.0%	39.9%	37.0%	24.6%
St. Bride's Major		£520	£560	£800		£749.67	£849.33	£1,291.33		44.2%	51.7%	61.4%
Stanwell	£360	£467	£580	£960	£537.33	£671.67	£836.33		49.3%	43.8%	44.2%	
Sully	£440	£530	£680	£838	£546.00	£693.33	£849.33	£992.33	24.1%	30.8%	24.9%	18.4%
Wenvoe	£500	£460	£518	£1,320		£923.00	£723.67	£1,499.33		100.7%	39.7%	13.6%
Barry		£431	£489			£557	£631			30.8%	24.9%	
Penarth & Llandough	£393	£463	£602	£939	£546	£676	£861		24.1%	30.8%	24.9%	

As with house prices, private market rents also vary significantly depending on area. For the purposes of comparison Figure 29 shows the average two bed rental values by ward. The highest private rental values, of over £200 per week are in Wenvoe and then clustered across the northern rural ward areas of St Brides Major, Cowbridge and Peterson-Super-Ely. Penarth and Llandough, along with Sully also exhibit relatively high rents of £150-175 per week. These rental 'hot spots' which attract the highest rental premium follow a similar pattern to prices paid for properties in the owner occupied market (see Figure 12).

Rents progressively decrease across the south of the county; from Dinas Powys, across Barry and into Rhose which have average two bed rents of £125-150. Llandow /Ewenny also has two bed rents at this level which appears to be an anomaly given that it is a northern rural ward area, however this is likely to be a trend which is not consistent across all property sizes. The lowest two bed rents are then found in St Athan and Llantwit Major of £100-£125 per week.



Figure 29 - Average Weekly Rent for a 2-Bed Property by Area²⁷



2.3.3. HOUSING BENEFIT / LOCAL HOUSING ALLOWANCE

An individual or household may be eligible to receive Housing Benefit to help them pay their rent if they are on a low income; this includes households who are working or unemployed. Housing Benefit can pay for part or all of a household's rent, how much they receive will depend on their income and circumstances. The amount of Housing Benefit a household is entitled to will depend on whether they rent in the social or private rented sector. The maximum Housing Benefit a household will receive when renting from a private landlord will depend on the Local Housing Allowance Rate.

Renting from a private landlord is likely to become increasingly commonplace with:

- Increasing pressure on the social rented stock.
- New homelessness legislation which allows the local authority to discharge its duty by finding suitable private rented accommodation.
- Further expected growth of the private rented sector.

An issue related to the functioning of the private rental market is the ability for households in receipt of Housing Benefit to rent from a private landlord. This is dependent on two separately calculated yet integrally related factors; the Broad Rental Market Areas (BRMA) and Local Housing Allowance (LHA) Rates.

A BRMA is an area where a person could reasonably be expected to live taking into account access to facilities and services for the purposes of health, education, recreation, personal banking and shopping. When determining each BRMA, the Rent Officer takes account of the distance of travel, by public and private transport, to and from these facilities and services. The Vale of Glamorgan as a whole forms one BRMA, defined by the county boundary. This isn't the case in all counties, some have more than one BRMA within their area. The Vale of Glamorgan being defined as one BRMA suggests that a household in receipt of LHA could reasonably be expected to live anywhere across the county.

The Local Housing Allowance rate is set for each BRMA based on 30th percentile rents reported to the Rent Officer and is intended to allow people claiming benefits to afford private sector accommodation within that respective BRMA. There are however two caveats in this respect. Firstly, the Rent Officer only requires 15% of confirmed data from the rental market providing this perceptibly reflects the market as a whole. Secondly, no regard is made of rents whatsoever during the assessment of the BRMA and this has led to the grouping of different rental markets in the Vale being grouped together. This fundamental flaw in the process has implications for the accessibility of the private rented sector for households in receipt of LHA as they are restricted to the areas with lower rents.

Figure 30 outlines the current LHA rates for the Vale of Glamorgan. For the purposes of comparison the rates for Cardiff and Bridgend have also been included.

Figure 30 - Local Housing Allowance Rates for the Vale of Glamorgan BRMA²⁸

2015 LHA Rates (weekly)	Shared Room Rate	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Vale of Glamorgan	£52.30	£97.81	£115.07	£128.27	£160.00
Bridgend	£57.50	£80.55	£103.56	£115.06	£149.59
Cardiff	£55.78	£103.56	£126.93	£150.00	£190.38

Historical Vale of Glamorgan LHA Rates (weekly)	Shared Room Rate	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2014 Rates	£51.78	£97.81	£118.52	£127.00	£161.10
2013 Rates	£53.06	£98.08	£118.27	£132.69	£173.08

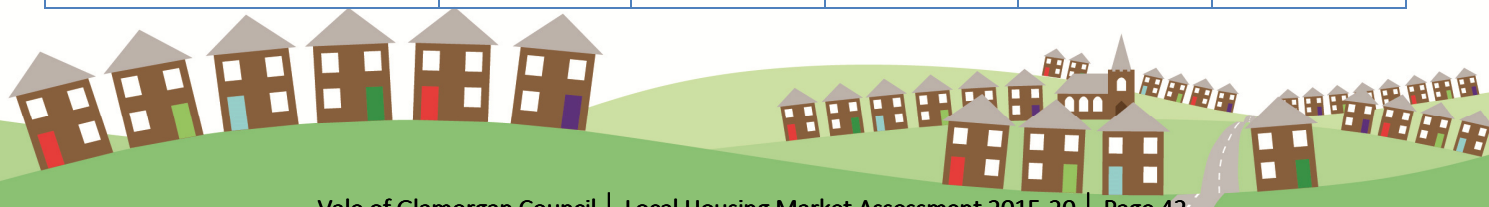


Figure 31 further compares the 30th percentile rent levels for two and three bedroom properties from Hometrack to the Local Housing Allowances in the area. Shared accommodation (renting a room), one and four bedroom properties have been excluded from the analysis due to gaps in the data, these gaps are as a result of there either being no stock of this size in the area or small samples sizes which mean that there is a lack of private rented stock in the local market to generate a robust average. What is most noticeable when considering the analysis in Figure 31 is how few of the 30% percentile rental values come within the Local Housing Allowance rates; LHA would only be sufficient to cover the rent for a two-bed private rented property in two wards (Llantwit Major and St Athan) and in only one ward (St Athan) for a three-bedroomed private rented property.

The two largest private rental markets, Barry and Penarth and Llandough both have 30th percentile private rents which exceed LHA for both two and three bed properties. On average the top up a tenant would be required to pay over and above LHA would be £11.81 per week in Barry and £30.33 per week in Penarth and Llandough for a two bed and £13.73 per week in Barry and £61.33 per week for a three bed. Not one of the wards within these areas has an average rent at or under the LHA level. Further to this:

For a two-bedroom private rented property the average 30th percentile private rent;

- Is greater than the LHA in 10 of the 12 market areas.
- Exceeds LHA by £5-£20 in four areas and by £20-£40 in the remaining six areas.

For a three-bedroom private rented property the average 30th percentile private rent;

- Is greater than the LHA in 11 of the 12 market areas.
- Exceeds LHA by £5-£20 in one area, £20-£50 in five areas and by £50 per week in the remaining 5 areas.

Therefore on average, Local Housing Allowance bears little resemblance to the 30th percentile rents. Only one of the geographical areas considered as part of the LHMA (St Athan) has a 30th percentile rent within LHA for both two and three bed properties. Many of the market areas are more aligned to the Cardiff LHA levels, but even then over half of the areas in the Vale would exceed these levels. This issue hinders the local private rental market in a number of ways.

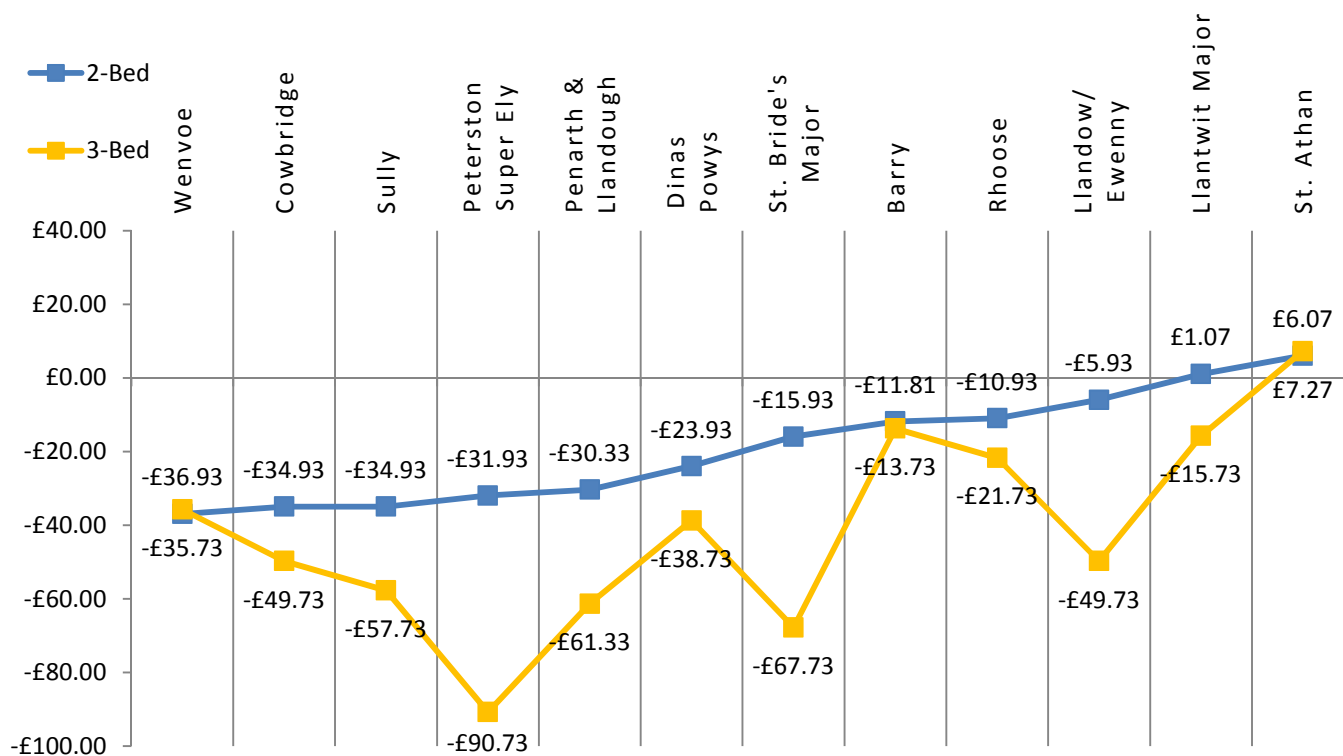
Firstly it is impossible to introduce a standard intermediate rental across the Vale of Glamorgan. Welsh Government Guidance states that intermediate rented products should have a target rent which is no more than 80% of market rent, at or below LHA, and higher than a benchmark social rent. However this target rent rarely falls between these two rent levels. Essentially the problem is that in most areas of the Vale of Glamorgan 80% of market rent exceeds Local Housing Allowance. As the later calculation of housing need in Chapter 3.7.3 will show, there are a growing number of households in need of this product although the Local Housing Rate prevents intermediate rent from being introduced in the market at a standard 80% of market rent. In order to be a usefully affordable tenure option the intermediate rent would need to be set at variable percentages of market rent across the county.

Secondly, one means of helping to meet housing need in the Vale is by utilising social lettings agents to secure private rented properties. CanDo lettings, managed by Cadwyn Housing Association, has been in operation in the Vale for a number of years. Whilst there is no doubt that the agency meets a certain element of housing need, how useful it is for meeting the needs of households in receipt of LHA will in the future become of increasing importance. Any social letting agency relies heavily on private sector landlords working in partnership, yet there is simply no financial incentive for landlords to come forward when Local Housing Allowance bears no resemblance to even the lowest market rents. A snapshot of the properties available from CanDo Lettings in May 2015 showed that only two properties were advertised and both exceeded LHA. As a result, any social lettings agency will be hindered significantly in attempting to meet housing need in most areas of the Vale.



Thirdly, the need for one bed properties has increased over the last five years, irrespective of welfare reform. In April 2015 the LHA rate for a one bed property remained unchanged, following a reduction the year before. This hinders the Councils ability to lease single person accommodation or access suitably sized accommodation through a social lettings agency.

Figure 31 - Difference between - 30th Percentile Rent Levels²⁷ compared to Local Housing Allowance²⁸



Housing Market Area	2 - Bedroom			3 - Bedroom		
	30% Percentile	LHA	Difference	30% Percentile	LHA	Difference
Barry	£126.88	£115.07	-£11.81	£142.00	£128.27	-£13.73
Cowbridge	£150.00	£115.07	-£34.93	£178.00	£128.27	-£49.73
Dinas Powys	£139.00	£115.07	-£23.93	£167.00	£128.27	-£38.73
Llandow/Ewenny	£121.00	£115.07	-£5.93	£178.00	£128.27	-£49.73
Llantwit Major	£114.00	£115.07	£1.07	£144.00	£128.27	-£15.73
Penarth & Llandough	£145.40	£115.07	-£30.33	£189.60	£128.27	-£61.33
Peterston-Super-Ely	£147.00	£115.07	-£31.93	£219.00	£128.27	-£90.73
Rhosee	£126.00	£115.07	-£10.93	£150.00	£128.27	-£21.73
St. Athan	£109.00	£115.07	£6.07	£121.00	£128.27	£7.27
St. Bride's Major	£131.00	£115.07	-£15.93	£196.00	£128.27	-£67.73
Stanwell	£153.00	£115.07	-£37.93	£181.00	£128.27	-£52.73
Sully	£150.00	£115.07	-£34.93	£186.00	£128.27	-£57.73
Wenvoe	£152.00	£115.07	-£36.93	£164.00	£128.27	-£35.73

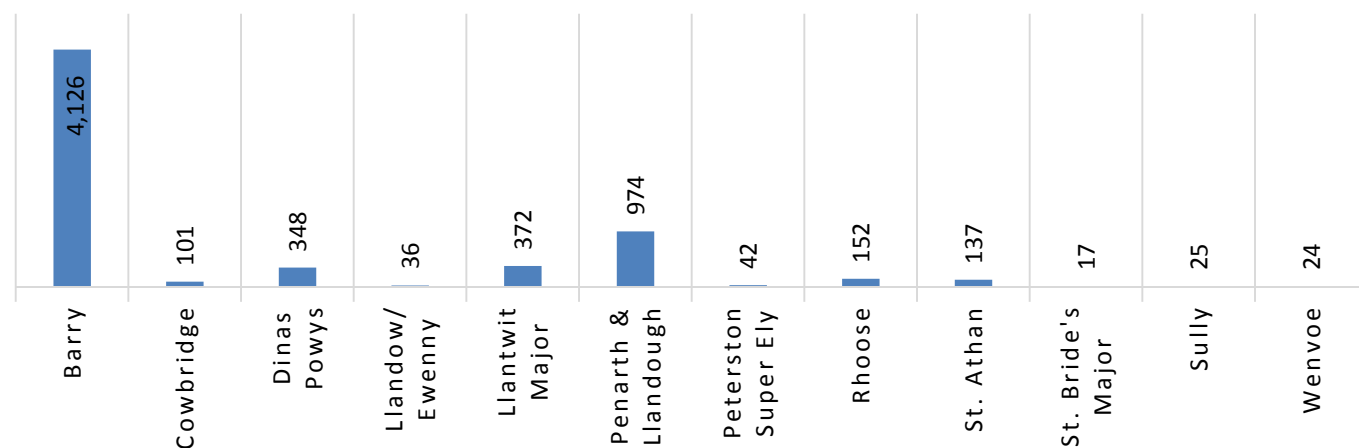


2.4. SOCIAL RENTED SECTOR

2.4.1. SOCIAL HOUSING STOCK

The 2011 Census showed that there were just over 6,300 social rented properties in the Vale of Glamorgan, 12% of the available housing stock. Figure 32 shows that Barry has the highest number of social rented properties with 4,126 properties; this is followed by Penarth and Llandough which has 974 and Llantwit Major with 372. This is unsurprising as these are the largest towns in the Vale of Glamorgan. The areas with the lowest numbers of social rented properties are the smaller settlements, including Peterston-Super-Ely, Llandow/Ewenny, Sully and Wenvoe which all have fewer than 50 social rented properties each.

Figure 32 – Social Housing by Area in the Vale of Glamorgan –2011



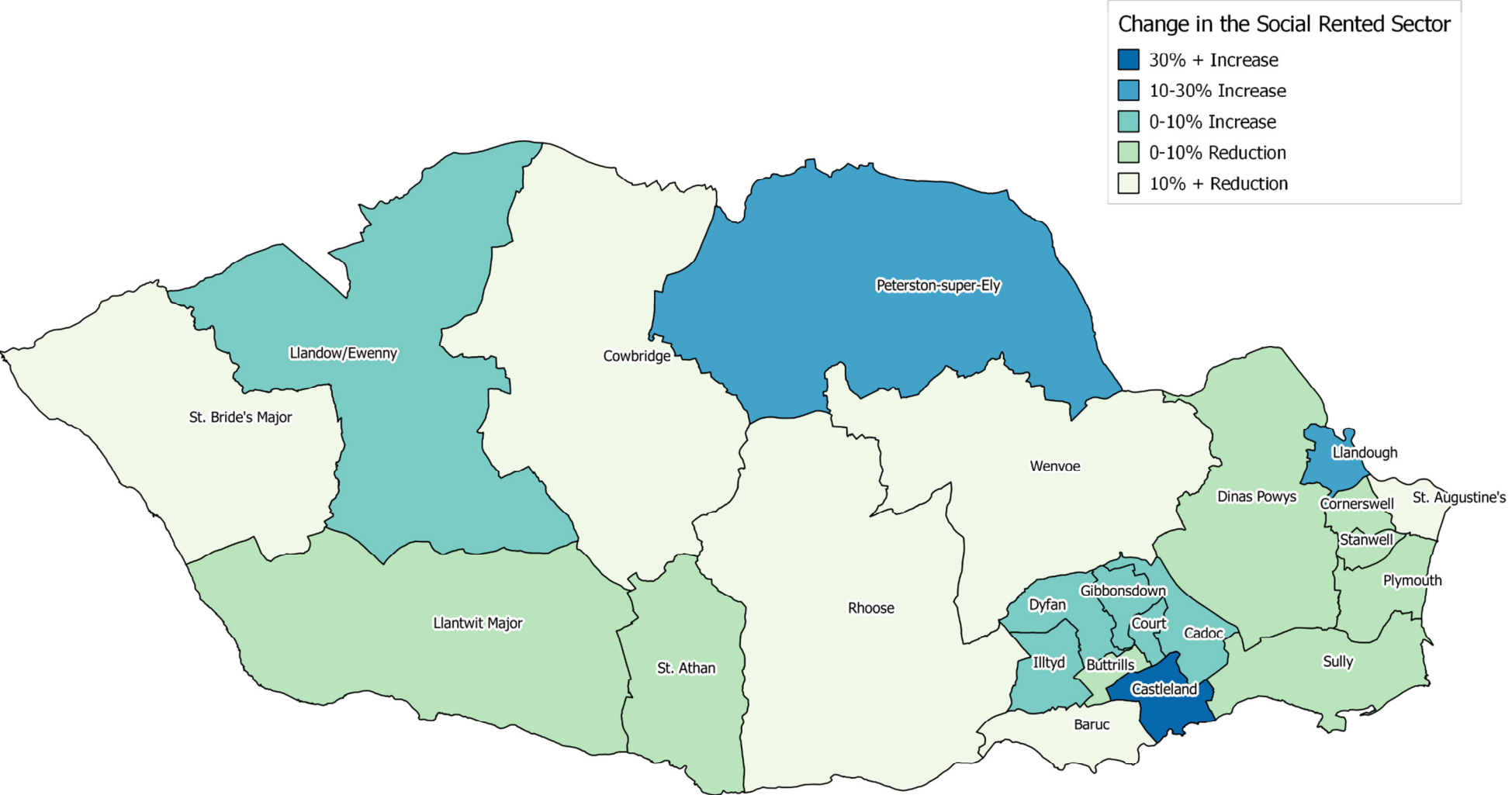
Between 2001 and 2011 the social rented sector in the Vale of Glamorgan remained relatively stable in terms of the number of properties, although if you look further back the number of households residing in the social rented sector has declined from, from over 9,000 households in 1981 to 6,354 in 2011, a decline of over 30%. In terms of the makeup of the whole housing market in the Vale the percentage of social housing has declined, as was discussed in Section 2.1.2 and illustrated in Figure 7.

Further analysis of the Census shows that whilst there has across the county been a small growth in the sector in the last ten years, there are some relevant local differences at lower geographical levels which can be seen in Figure 33. The area with the greatest growth in the sector is Castleland ward in Barry which has grown by over 30%, this is likely to be due to the scale of residential development on the former dock land along Millennium Way, as well as a number of 100% affordable housing developments. The social rented sector has grown by 10-30% in Peterston-Super-Ely and Llandough, and by up to 10% in Llandow/Ewenny and four wards within Barry, although in numerical terms the actual increase in the number of properties may not be considerable.

Most areas of the Vale have seen a reduction in the number of social rented properties. The number of social rented properties has declined by up to 10% in Llantwit Major, St Athan, Dinas Powys, Sully and most areas of Penarth. St Brides Major, Cowbridge, Rhoose and Wenvoe have seen their social housing stock decline by over 10%. Decline has occurred in some of the most expensive and desirable areas of the Vale which reflects not only the impact of right to buy, which is typically greatest in such areas, but also the difficulty of developing new social housing in these areas due to the availability and cost of land for development. St. Augustine's ward in Penarth has also seen a decline of over 10% of its social housing stock, this is likely to be due to the demolition of the 'Billy Banks' Council housing estate, this ward will see an increase in social housing stock by the 2021 Census when the Penarth Heights development is completed, which is anticipated to deliver 20% affordable housing.



Figure 33 - Change in the Social Rented Sector between 2001 and 2011^{6&8}



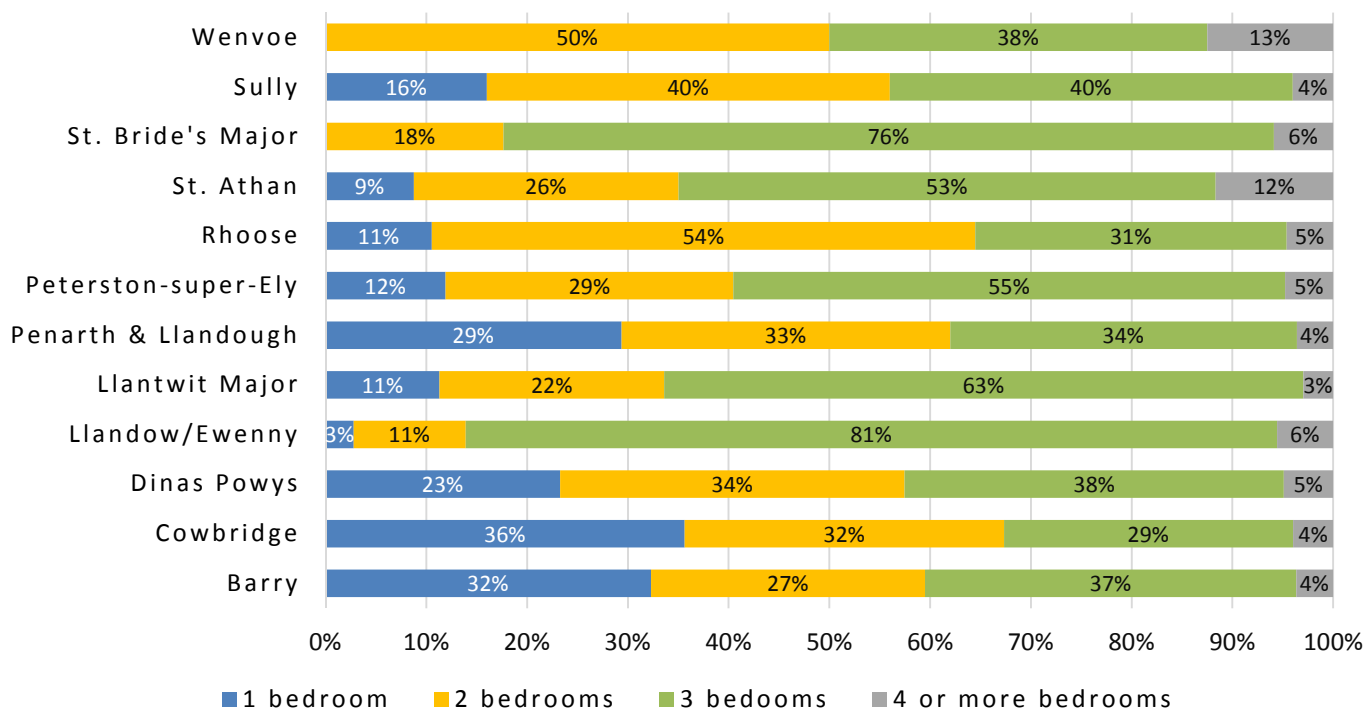
It should however be noted that Census household data is not definitive, as it relies on households completing information correctly and it does not take account of social rented properties that may be void at the time of the survey. The Local Housing Market Assessment calculation in Section 4 utilises more accurate stock information provided by social landlords.

Figure 34 provides a detailed indication of the type of properties occupied in the local social rented sector by bedroom size at the time of the 2011 Census. Broadly speaking, across the Vale of Glamorgan the social rented sector is dominated by three bedroom properties, which make up 39% of the market, however the percentage in different areas varies, from a 60% in Llantwit Major, St Brides Major and Peterson-Super-Ely to under 35% in Penarth and Llandough, Rhoose and Cowbridge. The prevalence of three bedroom social rented properties is reflective of the overall housing market, for the purposes of comparison, three bedroom properties account for 44% of all homes within the Vale of Glamorgan.

Even greater variance can be seen when analysing the one and two bed social rented properties, which represent 29% of the sector each in the Vale. The highest percentage of two bedroom social rented properties are located in Rhoose with 50% of the available stock, compared to Llandow/Ewenny where only 11% of the social rented stock are 2-bedroom properties. In terms of one bedroom social housing stock, the highest percentage is the 36% in Cowbridge, followed by 32% in Barry. St Brides and Wenvoe on the other hand have no one bedroom social rented properties. Whilst overall 57% of the social rented stock available in the Vale of Glamorgan has one or two bedroom, it is worth noting that 40% of this is stock is designated as older persons accommodation or accessible homes for individuals with a mobility issue or disability.

Four bedroomed social rented properties and those any larger represent the smallest sections of the market, representing only 4% of the sector; although this varies across the Vale, from 13% in Wenvoe to 3% in Llantwit Major. Larger properties are particularly scarce in the social rented sector in the Vale; there are only 216 four bedroom properties and 34 properties with five bedrooms or more.

Figure 34 - Profile of Social Rented Stock by Area and Number of Bedrooms⁶



2.4.2. SOCIAL HOUSING RENT LEVELS

The rent levels charged by social landlords are constrained by the Welsh Governments Rent Policy which sets a target rent band for each landlord. Landlords are required to operate with average weekly rent levels that fall within the scope of the target bands. The rent levels need to consistently reflect variations in the type, size, quality and location of each landlord's housing stock and apply to both general needs and sheltered housing only. The policy was introduced for registered social landlords in April 2014.

For stock retaining local authorities the Welsh Government continued to set Guideline Rents, which were notional rents for the purposes of calculating the Housing Revenue Account (HRA) Subsidy. However, following the exit from the HRA system in April 2015 Local Authorities will now also fall under the Rent Policy and be free to charge rents which may be above or below the Guideline Rent.

In order to establish a local benchmark rent for the purposes of the LHMA, rent levels and rent setting policies were gathered from the registered social landlords in the Vale of Glamorgan, including the Council. From these, an average social rent has been calculated by property size. This includes all property types (houses and flats) and older persons housing when the rent levels do not include a service charge for communal areas and support.

For the purposes of comparison, the local benchmark rent for social housing as discussed above, is provided alongside the Vale of Glamorgan Local housing Allowances in Figure 35.

Figure 35 - Benchmark Social Rent Values and LHAs in the Vale of Glamorgan

Property Sizes	Bedsit	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed +
Local Benchmark Social Rents	£71.50	£83.46	£94.08	£100.90	£111.83	£119.50
Local Housing Allowance	NA	£97.81	£115.07	£128.27	£160.00	NA



3. SOCIO ECONOMIC AND DEMOGRAPHIC TRENDS

3.1. GROWTH AND DECLINE IN THE MARKET

According to the 2011 Census there was a 9.7% increase in households residing in the Vale of Glamorgan over a ten year period; with total household numbers increasing from 48,782 in 2001 to 53,505 in 2010. However this growth has happened disproportionately across the tenures and areas. In analysing of the headline tenure change figures from the Census as a whole, Figure 36 shows that whilst there has been growth in each tenure the majority of the growth is attributed to the private rented sector. However, this is not reflective of the changes over the ten year period in area of the Vale.

Figure 36 - Change in Households by Tenure from 2001 – 2011^{6&8}

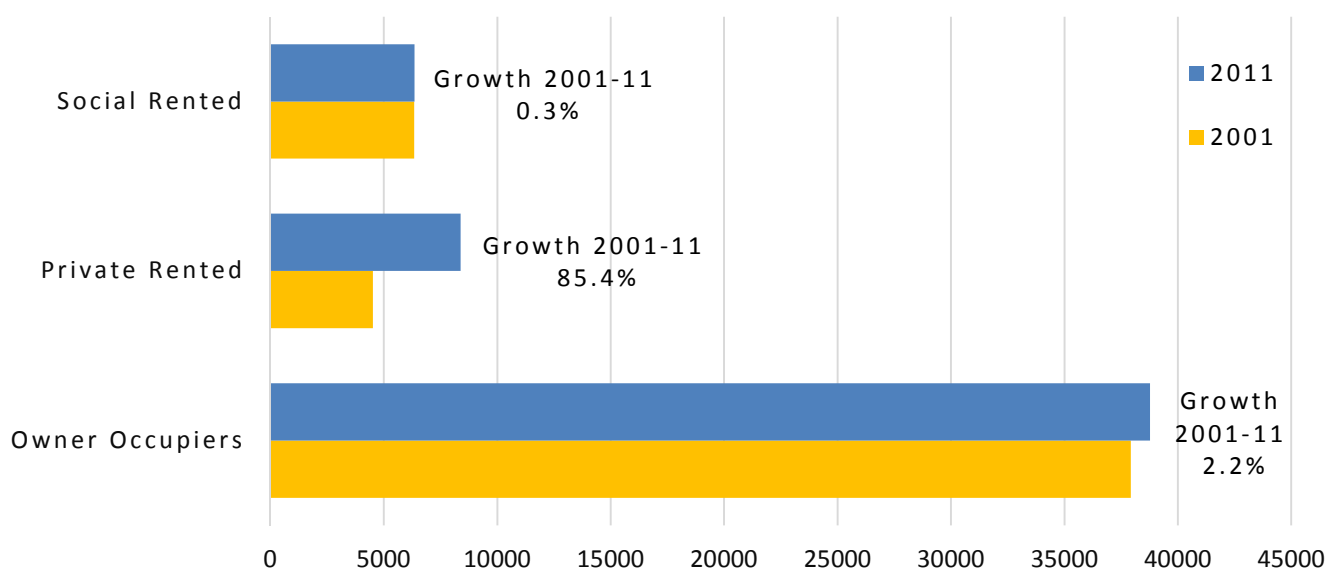


Figure 37 disaggregates the data by area which adds a further level of context. There has been a substantial growth of the private rented sector in each area of the Vale, but most notably in Sully which has seen growth of over 250%, and Barry and Rhose which have seen growth of over 100%.

There has also been growth in the owner occupied sector, with Rhose, Peterson-Super-Ely and St Brides Major seeing the largest growth, with 20.3%, 7.1% and 5.0% growth respectively. However in contrast, a number of areas have seen a decline in owner occupation, including Wenvoe and Llantwit Major, and most notably the owner occupied sector in St Athan has declined by over 10%.

The social rented sector has seen the least significant change, with 0.3% growth across the Vale; however most areas in the Vale have actually seen the tenure decline, with the largest declines seen in Cowbridge and Peterson-Super-Ely at over 20%. Barry and Llandow/Ewenny are the only areas where there has been growth in the social rented sector.



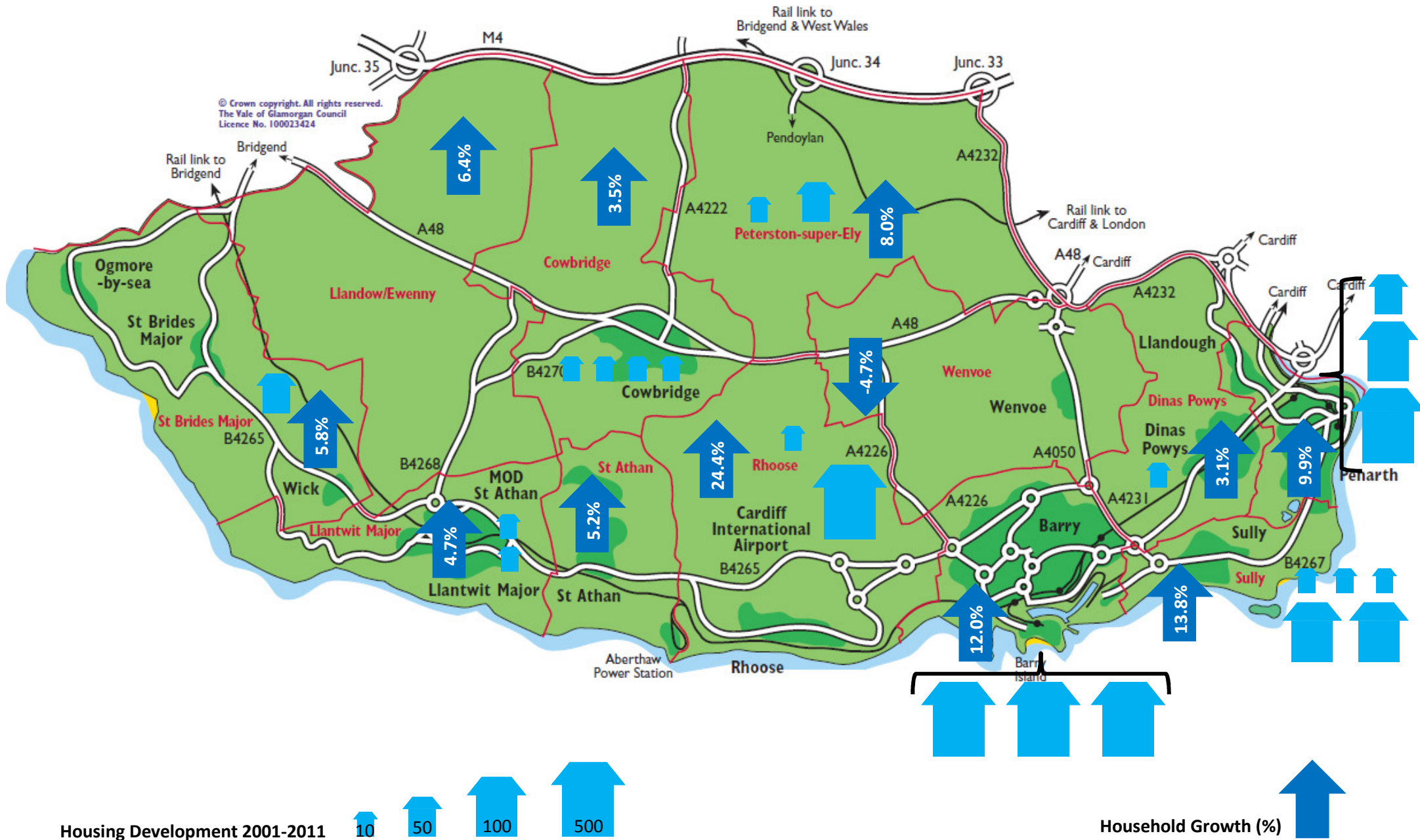
Figure 37 - Change in Households by Area and Tenure from 2001-2011

Housing Market Area	Social Rented	Private Rented	Owner Occupiers
Barry	5.9%	106.7%	1.2%
Cowbridge	-22.3%	37.0%	1.5%
Dinas Powys	-2.2%	44.4%	1.0%
Llandow/Ewenny	5.9%	52.3%	3.0%
Llantwit Major	-9.3%	66.0%	-1.6%
Penarth and Llandough	-7.8%	74.3%	3.4%
Peterston-Super-Ely	23.5%	9.8%	7.1%
Rhose	-15.1%	129.4%	20.3%
St. Athan	-4.2%	84.9%	-10.7%
St. Bride's Major	-43.3%	29.7%	5.0%
Sully	-7.4%	255.7%	2.7%
Wenvoe	-41.5%	8.9%	-4.4%

Figure 38 helps to illustrate the reasons behind the recorded change in households; showing the overall household change across all tenures and where new build residential sites have been constructed between 2001 and 2011. The new build sites show the approximate number of new build homes built on housing developments, these do not include single properties which have been built. Whilst these numbers are not exact, it is useful to provide an indication of where new build housing has been completed in relation to the population increases. It is perhaps no coincidence that some the areas with the highest percentages of population increase, Rhose, Barry, Sully, and Penarth and Llandough, are also the areas with higher number of new build properties.



Figure 38 - Change in the Number of Households and House Building 2001-2011



3.2. HOUSEHOLD PROJECTIONS

Estimating the growth in household numbers within the Vale of Glamorgan over the next five years requires various assumptions to be made about how existing household compositions and characteristics will influence household formation. One means of estimation is to utilise a household survey, although as national guidance states;

Survey data is considered less robust than secondary data for this particular purpose because survey data generally relies on asking households about their intentions in the next few years (usually three) which can be highly unreliable³.

Instead, it is deemed more robust to utilise recent trend based household projections, which, to reapply Bramley et al's⁵ model, assumes that the new water flowing from the taps will continue to run at the same rate as in the past. The Welsh Government publish local authority household projections, which provide trend based 'estimates of the future numbers of households and are based on population projections and assumptions about household composition and characteristics'²⁹. Specifically, the projections are calculated by:

- Using population projections to calculate the projected number of people living in private households.
- Using historical data to calculate projected household membership rates.
- Multiplying the projected number of people living in private households by the projected household membership rates.
- Dividing the results out by household size and aggregating by age, gender and household type to give the projected total number of households³⁰.

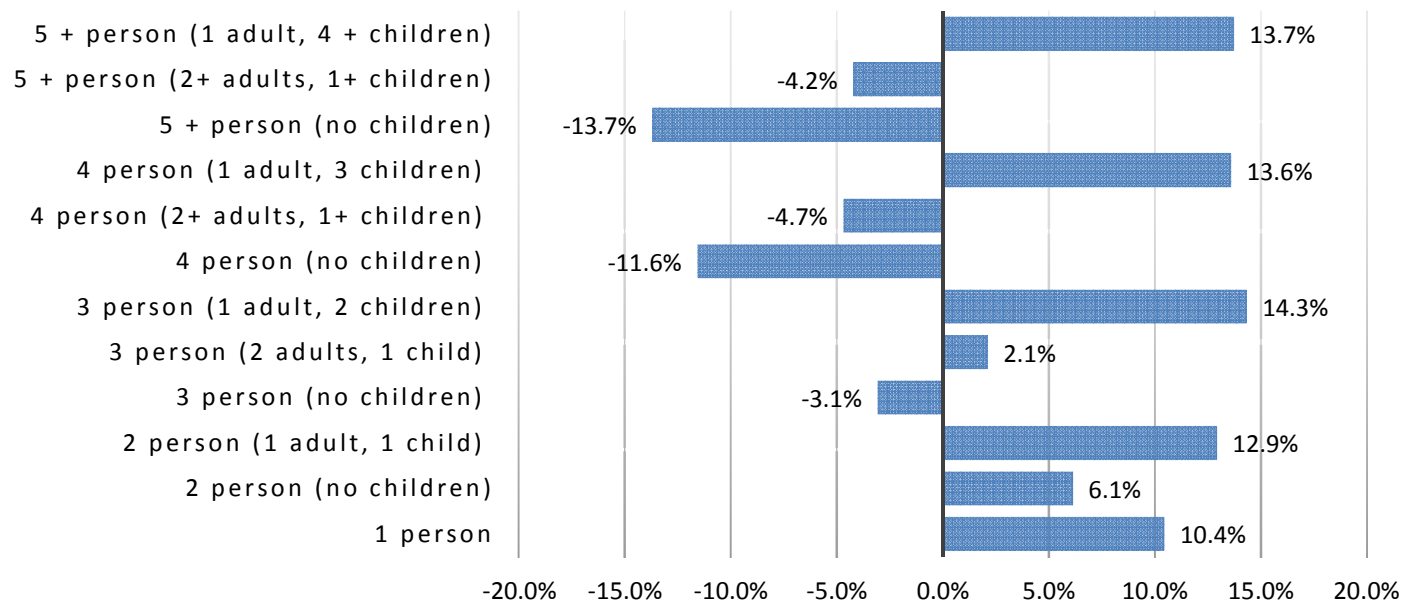
Although these projections are integrally dependent on core past fertility, mortality and migration assumptions remaining constant, they do provide a more reliable basis for LHMA purposes than the capricious aspirations recorded in household surveys. The LHMA 2015 utilises the 2008 based population projections published by the Welsh Government in order to provide consistency with the Deposit Local Development Plan³¹ being prepared by the Vale of Glamorgan Council.

The Welsh Governments 2008 population projections³² suggest there was a 6.3% increase in households residing in the Vale of Glamorgan over the previous five years; with total household numbers increasing from 54,133 in 2010 to 57,544 in 2015. In the next five years there is projected to be a further 5.8% increase in households; with total household numbers increasing to 60,868 by 2020.

Figure 39 overleaf indicates the household projections in the Vale of Glamorgan by household type from 2015 to 2010, i.e. over the period of the LHMA. Evidently, most of the growth over this time is expected to come from additional two person households with no children and single person households. These household types are also set to continue to remain the most common within the locality. Much of the remaining growth is projected to stem from single parent households with either one or two children, although the latter is expected to grow the most in relative terms, by 14.3% over five years, this is also the household type predicted the have the greatest percentage growth over the period. Overall, many larger households are set to decline over the next five years, notably those with four and five adults, but no children which are set to decline by 11.6% and 13.7% respectively.



Figure 39 - Population Projections 2015-2020



Overall Change	2015	2016	2017	2018	2019	2020	Change	
1 person	17,507	17,884	18,250	18,610	18,970	19,333	1,826	↑
2 person (no children)	19,466	19,733	19,997	20,239	20,466	20,654	1,188	↑
2 person (1 adult, 1 child)	2,760	2,833	2,902	2,973	3,042	3,116	356	↑
3 person (no children)	3,145	3,134	3,120	3,102	3,080	3,049	-96	↑
3 person (2 adults, 1 child)	4,169	4,189	4,205	4,216	4,234	4,256	87	↑
3 person (1 adult, 2 children)	1,908	1,956	2,009	2,066	2,121	2,181	273	↑
4 person (no children)	623	609	595	581	567	551	-72	↓
4 person (2+ adults, 1+ children)	4,585	4,535	4,487	4,443	4,405	4,371	-214	↓
4 person (1 adult, 3 children)	516	527	541	556	570	586	70	↓
5 + person (no children)	95	92	90	87	84	82	-13	↓
5 + person (2+ adults, 1+ children)	2,573	2,542	2,516	2,495	2,476	2,465	-108	↓
5 + person (1 adult, 4 + children)	197	202	207	213	218	224	27	↓
Total	57,544	58,236	58,919	59,581	60,233	60,868	3,324	↑

One limitation with the WG household projections is that they are only available at local authority level. It is thus necessary to estimate how this growth will be accommodated across the Vale of Glamorgan. There are two suggested means of disaggregating authority wide projections³³;

▪ **Option A: Demand Side Analysis**

Demand side analysis utilises household data from the Census or Mid-Year Population Estimates to calculate the percentage of the local population residing within each ward. These percentages can then be multiplied by the household projection figure to disaggregate the data to ward level.

▪ **Option B: Supply Side Analysis**

Supply side analysis considers which allocated housing sites from the relevant local plan (i.e. LDP) will come forward over the next five years. Each site is calculated as a percentage of the total units expected to come forward and multiply these percentages by the household projection figure.



There are strengths and limitations to both of these approaches and it is for the local authority to make a policy judgement on the most appropriate method. As such, during the process of conducting the LHMA the two methods were considered:

As Figure 38 has shown, growth in household numbers from 2001-2011 has been influenced by the supply of new properties rather than the desire to reside within certain areas. Whilst this doesn't mean all of the newly forming households have moved into this new build accommodation, the net effect on household growth in areas has been influenced by the supply of new build properties. This approach would support the use of a supply side analysis.

In contrast, a demand side analysis puts greater emphasis on the well-researched notion that newly forming households wish to remain in their existing communities. This is an approach supported by the Vale of Glamorgan Councils Local Housing Strategy 2015-20³⁴, in particular in relation to rural communities (See Case Study 1).

Case Study 1 – Rural Housing

An objective of the Local Housing Strategy 2015-20³⁴ is to: **provide housing solutions for the rural Vale.**

House prices are higher in rural areas and whilst household earnings are also higher, many households are unable to afford market housing. As a result in the rural Vale, households with children are most likely to be in housing need.

These households could move to more affordable areas, however there are also benefits to enabling people who grew up, work in and contribute to rural communities to remain part of these communities:

- People working in rural areas often have to move away to find a family home. As they have to commute back to the area for work, the next generation of children grow up away from their roots and heritage.
- People commuting from urban to rural areas for work is also less sustainable than people living locally.
- Communities are affected as they no longer retain younger people and young families. Schools may be threatened with closure, services may be withdrawn, businesses may close, and employers may have difficulty finding reliable long term workers.
- Enabling people to remain or return to living where they grew up, where they have family and a connection too enables communities to support each other by providing care, support and childcare to family members.

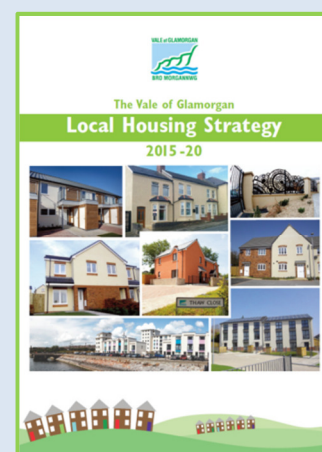
In order to enable households to remain in their local communities the Council, in partnership with Registered Social Landlords utilises Local Lettings and Sales Policies to let and sell new affordable housing in rural areas of the Vale.

Townmill Road – Local Lettings and Sales Policies

In 2014, six affordable properties were provided in Cowbridge through the S106 Agreement with Taylor Wimpey on the “Old School Site”; five social rented properties and one for Low Cost Home Ownership.

The Councils Rural Housing Enabler and the Registered Social Landlord developed a Local Lettings and Sales Policy in partnership with Cowbridge with Llanblethian Town Council. The policy gave priority to applicants for the homes who had a local connection to the town.

With a strong level of interest from the outset, the scheme was oversubscribed. As a result all of the properties were allocated to people with a local connection to Cowbridge. This included a local key worker, a family with children at the local school and people who lived and worked locally.



It is thus considered more appropriate to utilise a demand side analysis to disaggregate the projected increase in households to sub local authority level. This has been enabled by utilising the household data from the Census 2011 to proportion the overall population increase of 3,324 by ward proportions. The results of this exercise are displayed in Figure 40.

Figure 40 - Projected Household Growth at Ward Level (2015-2020)

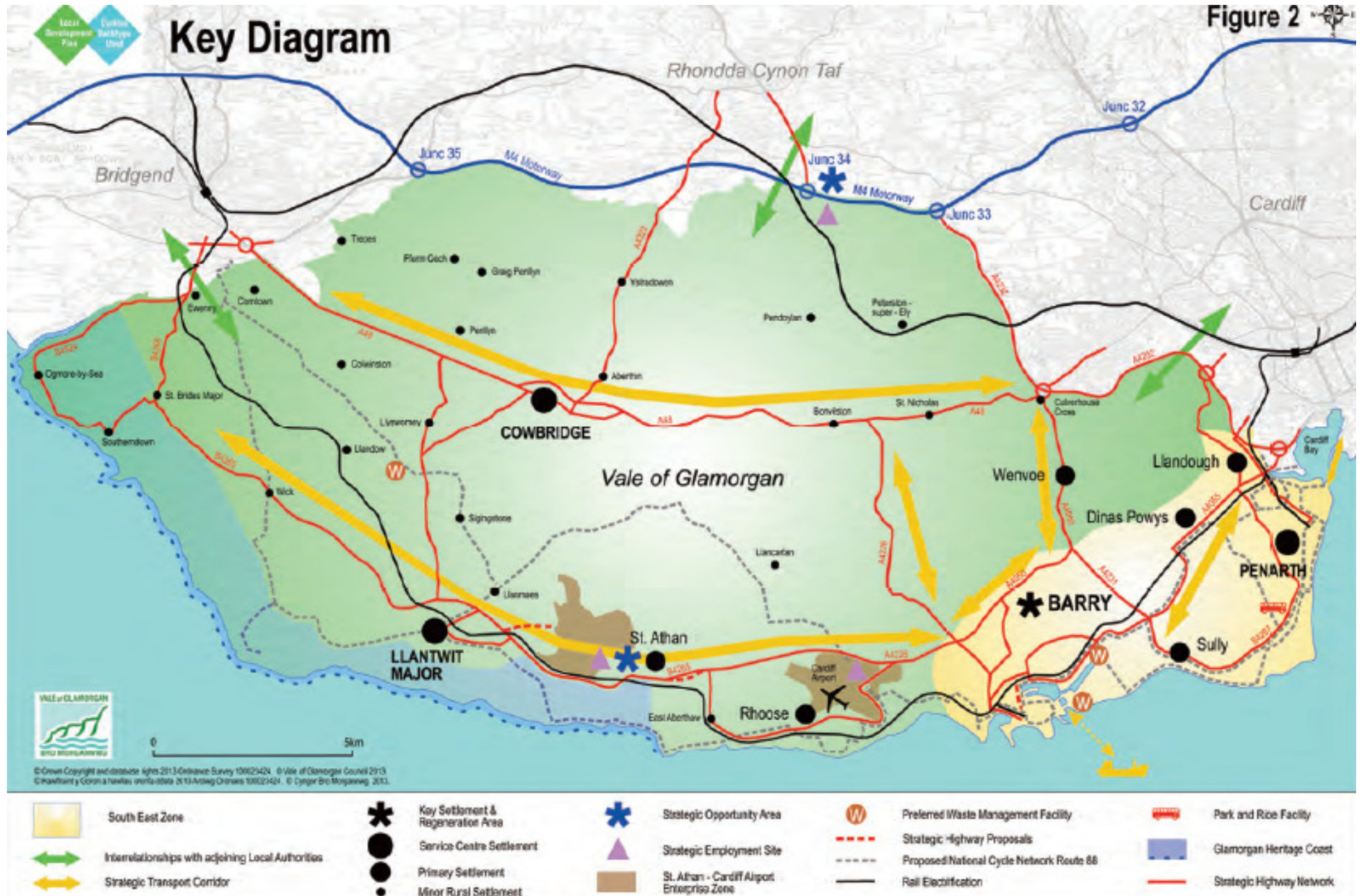
Housing Market Area	Census - All Households	Census Household Area Proportions	Total Growth	Annual Growth (Over 5 Years)
Barry	22167	0.414297729	1377.13	275.43
Cowbridge	2715	0.050742921	168.67	33.73
Dinas Powys	3333	0.062293244	207.06	41.41
Llandow/Ewenny	1024	0.019138398	63.62	12.72
Llantwit Major	4365	0.081581161	271.18	54.24
Penarth and Llandough	10475	0.195776096	650.76	130.15
Peterston-Super-Ely	913	0.017063826	56.72	11.34
Rhose	2811	0.052537146	174.63	34.93
St. Athan	1446	0.027025512	89.83	17.97
St. Bride's Major	1134	0.021194281	70.45	14.09
Sully	2025	0.03784693	125.80	25.16
Wenvoe	1097	0.020502757	68.15	13.63
The Vale of Glamorgan	53505	1	3324.00	664.80

Clearly there are two main areas of household growth over the next five years; Barry which is due to see the largest increase, followed by Penarth and Llandough. This is unsurprising as these are the two largest settlements in the Vale; both are located within commuting distance of Cardiff and accessible on main public transport routes. Outside of these settlements, Llantwit Major, Dinas Powys, Rhose and Cowbridge are also key areas of household growth.

This links to the key strategic settlements identified for growth in the deposit LDP³¹; whilst the key settlement of Barry is recognised as one of the most sustainable locations within which to focus new development opportunities. Penarth, Cowbridge and Llantwit Major are also identified as service centre settlements. In order to help spread the benefits of residential development across the Vale, the LDP identifies other sustainable settlements which could accommodate additional housing. These settlements, Rhose, Wenvoe and some minor rural settlements, are considered to have sufficient population, services and facilities to assimilate growth without it having a detrimental impact. The LDP settlement hierarchy identifies sustainable settlements which are considered to be capable of accommodating additional development during the Plan period. The settlements have been grouped according to their size, role and characteristics as set out in Figure 41.



Figure 41 - Deposit Local Development Plan Settlement Hierarchy



One could assume that the vast majority of newly forming households will be younger people leaving home to set up an independent household for the first time. However this isn't necessarily the case and there is in fact a complex series of growth patterns at different ages. Figure 42 helps to illustrate the patterns of population growth based on the 2008 household projections by age band. Each bar shows the projected population change over the five year period from 2015 to 2020 and how this is driving the overall county wide household growth. Figure 43 adds further context by showing the percentage of the population made up of households within each age band for both 2015 and 2020.

Clearly the most significant increase in population is amongst young people aged 0-15. However for the purposes of the LHMA discussion will focus on the age 16+ population. Clearly the majority of the adult population growth is amongst older people aged 70-74, 75-84 and 85 and over, whose overall population increase over the five year period represents 19.%, 18.7% and 16.1% growth respectively. There is also significant growth amongst people in their thirties, aged 30-34 and 35-39, where the population will grow by 12.0% and 14.7%. The most significant age bands which show a decline over the five year period are those aged 45-49 which will decline by 11% and those aged 16-18 which decline by 14.2%

Figure 42 - Change in Population by Age Band 2015-2020

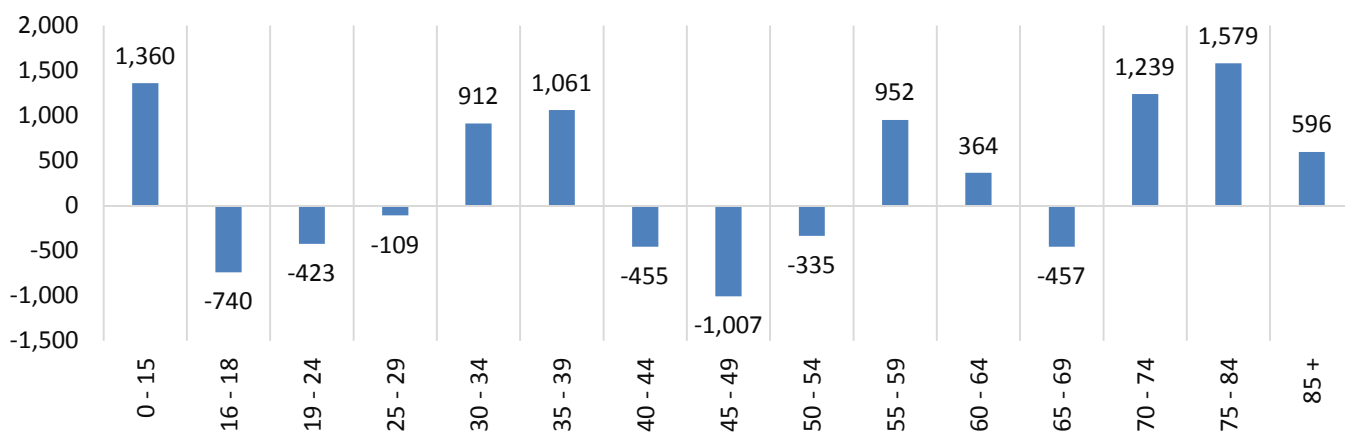
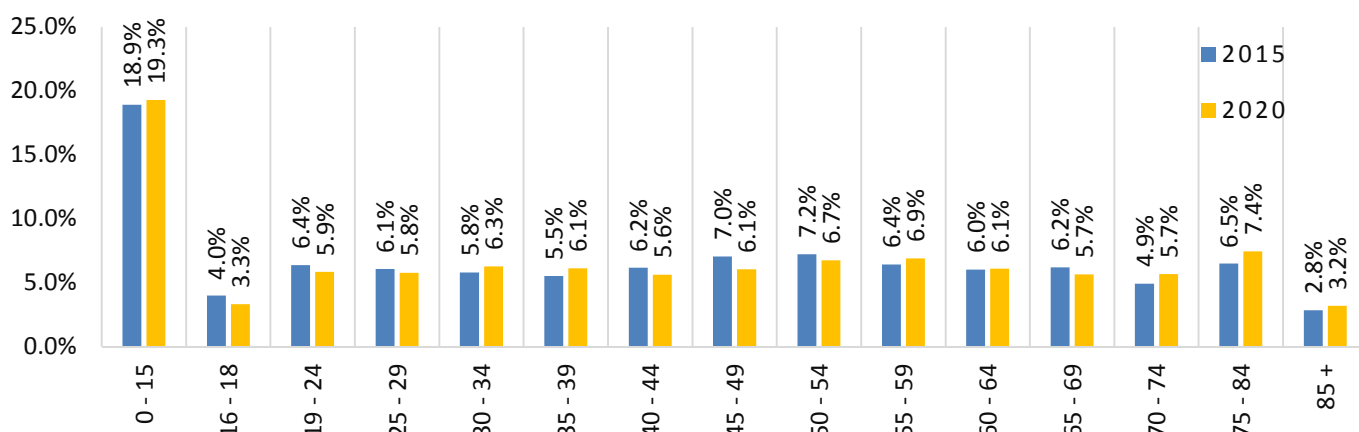


Figure 43 - Percentage of Population by Age Band 2015 & 2020



3.3. EMPTY HOMES

Whilst constructing new build properties is one obvious means of accommodating population growth, another means is through re-utilising existing vacant properties.

The Vale of Glamorgan Councils Empty Homes Strategy³⁵ highlights that:

Empty homes represent a wasted resource and lost opportunity. Despite the significant housing need, there are significant numbers of empty homes across the county which could be brought back into use and provide a home to an individual or family in need.

In addition, empty homes pose problems for the council, the owner, neighbours, the emergency services and the environment. They are often a blemish on an area and can be subject to vandalism and unsightly graffiti. The council receives service requests and complaints about these properties and has to deal with pests, dilapidation, damage to neighbouring properties and hazards to the public. Bringing empty properties back into beneficial residential use can not only combat these issues but also encourage other investment and ultimately help to meet housing need.

Analysis of the local Council Tax register shows that there were nearly 921 private sector homes that were vacant for six months or more as at 1st April 2015. As shown in Figure 44, the vast majority of these have been vacant for less than a year (31%) or one to two years (30%), which make up over half of all empty properties in the Vale. These properties can largely be considered transitional empty properties. A gradually decreasing proportion of empty properties have been vacant for longer than two years.

To consider this information at a more localised level, Figure 45 depicts a breakdown of the number of empty properties by area. As is evident, Barry has the highest number of empty homes, followed by Penarth and Llandough, although this is not surprising given that these are the two largest towns in the county. What is possibly more telling is the proportion of properties empty as a percentage of the total stock demonstrated in Figure 46; this shows that the percentage of stock empty is actually highest in a number of the rural communities, including St Brides, Llandow/Ewenny and Cowbridge.

Figure 44 - Private Sector Empty Properties and Length of Time Empty (1st April 2015)

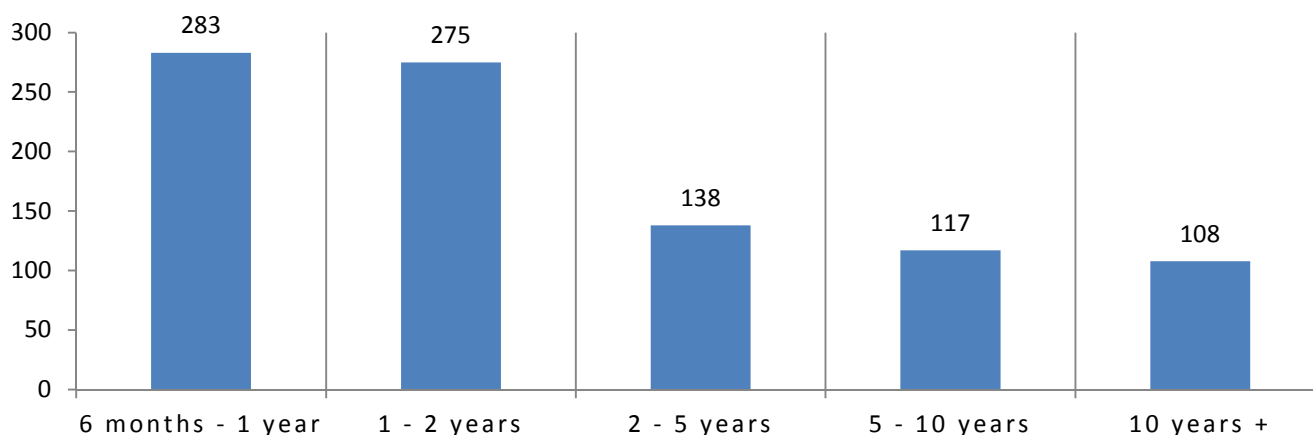


Figure 45 – Number of Private Sector Empty Properties by Area (1st April 2015)

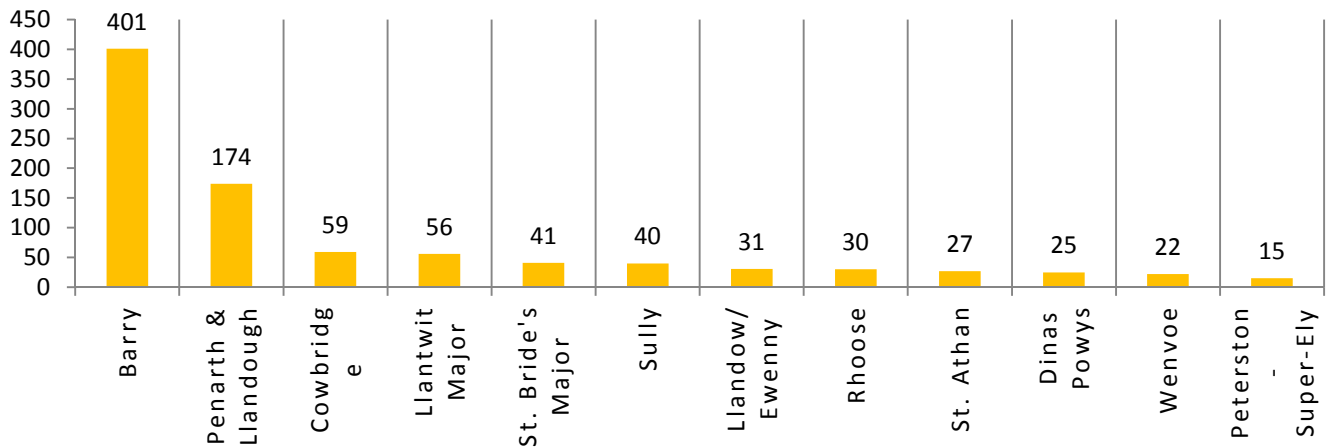


Figure 46 - Private Sector Empty Properties (1st April 2015) as a percentage of the Total Housing Stock in the Area⁶



3.3.1. EMPTY PROPERTY SURVEY

In 2012 the Council conducted a survey of empty home owners to establish the reasons for the property being empty and the barriers to re-occupation. 600 questionnaires were sent to owners of empty properties located in Barry, St Athan, Rhose, Dinas Powys, Sully, Penarth, Llantwit Major and Cowbridge as well as being made available on the Councils website. A response rate of 24% was achieved.

The empty homes survey asked owners how and why they came to own or be responsible for an empty property. The results showed that most private owners, 42%, had purchased the property in order to live in it. A further 22% said they had purchased the property as an investment and 18% had inherited the property. As expected, a high percentage of business owners stated that they had purchased the property as an investment (38%).

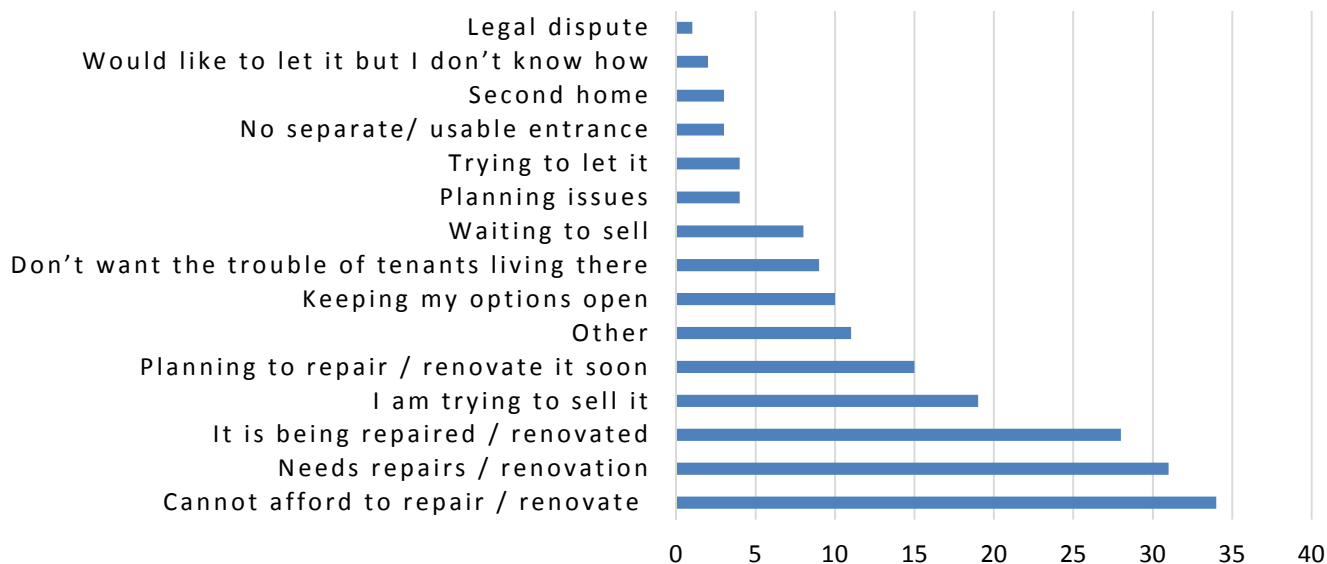
The survey asked owners why the property was empty, Figure 47 shows the reasons given for the property being empty. The results confirm that most properties require renovation or are currently being renovated. Where respondents have stated 'other' further analysis has revealed the following reasons for the property being vacant:

- The owner is living / working abroad but intends to return to occupy the property.
- The owner is living with / caring for an elderly parent.
- The property has been purchased to move into on retirement.



- The owner is suffering from ill health and the property has been purchased to move into when their health deteriorates (e.g. ground floor flats).
- The premises are available for new employees to move into on employment.

Figure 47 - Reasons for Properties Being Empty



Empty home owners were asked to describe the current condition of the property. Interestingly 27% of respondents felt that the property was suitable for someone to move into immediately and a further 18% indicated that the property simply required re-decoration. However, a high percentage of owners also stated that the property required more significant work to make it habitable; 47% required a new heating system and/or re-wiring, 45% required a new kitchen or bathroom and 36% required structural work.

Owners were asked to provide an indication of how much they believed it would cost to renovate the property to bring it back into use. 17% stated that the property did not require any money to be spent to enable it to be returned back to use and 25% stated that the renovation work would cost up to £5,000. At the other end of the scale 12% of owners believed that it would cost in the region of £15,000 and £20,000 to make the property habitable and ready for occupation and 22% felt that it would cost between £20,000 and £25,000.

The survey asked the owners to indicate which services they would like to receive to enable them to bring the property back into use. 53% of private owners and 27% of business stated they would be interested in an interest free loan to pay for repairs/ renovation. However the Council currently administers the Houses into Homes loan scheme and to date there has been little interest in the scheme. It is therefore surprising that loans are the preferred service identified by both individuals and businesses. Other services identified by private individuals include:

- Repayable grants to pay for repairs/ renovation (33%).
- Professional services to manage repairs/ renovation (18%).
- Guaranteed rental income with no involvement from the Council (18%).
- Help and advice in selling the property (12%).
- Help and advice in finding a tenant (10%).
- Legal advice / mediation (6%).



Surprisingly, 31% of individuals and 27% did not feel that any other services we suggested would be helpful in assisting to return the property to use.

A significant number of private individuals (80%) stated that they would prefer to receive services from the council, whereas 50% of businesses owners would prefer to receive the services from a bank or building society. Despite a high percentage of private individuals stating that they would prefer to receive services from the council, when they were asked if they would be interested in working with the council to bring the property back into use, only 63% of private owners said 'yes'. More than 50% of businesses stated that they would not be interested in working with the Council to bring the property back into use.

In conclusion, whilst it is acknowledged that bringing empty homes back into use would provide additional residential accommodation, it also needs to be realised that this is not a quick process. The reasons why properties are empty are many, varied and quite often legitimately short term. Both unused residential and commercial properties are difficult and often costly to bring back into use which can be a barrier to owner's returning the property to occupation. The Council is able to offer assistance to owners, but this is not taken up by many owners and as is evident from Figure 44 this can result in a significant proportion of empty homes remaining empty for long period of time.



3.4. HOUSEHOLD OCCUPANCY

In the context of projected household growth and existing vacant properties, it is also important to consider occupation levels across the local housing stock. The 2011 Census data includes a measure of occupancy based on the number of bedrooms in a household's accommodation compared to the ages of the household members and their relationships to each other. As the dataset definition explains;

The number of rooms/bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement. '1 bedroom' includes households who indicated '0 bedrooms' and '1 bedroom'. This is because all households where someone usually lives must have at least one room used as a bedroom³⁶.

Figure 48 shows Vale wide occupancy data disaggregated by tenure, Figure 49 Figure 50 and Figure 51 add to this by providing a breakdown occupancy by tenure and area. In considering this data there are three particularly noteworthy trends; firstly, under-occupation is rife in the owner-occupied sector; 54.6% of owner occupiers under-occupy by two or more bedrooms and 32.9% by one extra bedroom. Under-occupation is most prevalent in the rural towns and small settlements. The percentage of owner occupiers with the exact number of bedrooms they require is the lowest across all tenures at 11.4%. There is conversely hardly any over-occupation in this sector.

Secondly, the most dominant occupancy rating in the social rented sector is zero i.e. households have been allocated a property suited to their housing needs. It should also be noted that this data is from the 2011 Census, before the 'bedroom tax' was introduced. There is however a clear discrepancy between households in urban areas, where under-occupation is lower, and rural areas where a greater proportion of households do under-occupy their properties by one or two bedrooms. This is likely to be due to the nature of the housing stock in these localities and few other options for households to downsize to. The social rented sector also exhibits the highest percentage of households who are over-occupying their homes, i.e. are lacking a bedroom.

Thirdly, under-occupation is also common within the private rented sector, although Figure 48 clearly shows that this is mostly attributable to households under-occupying their properties by one bedroom as opposed to two or more bedrooms as in the owner-occupied sector. 36.6% of privately rented households have the exact number of bedrooms they need, this may be a reflection of the households in receipt of Local Housing Allowance which will only fund the 'correct' number of bedrooms. In additional, as is the case in the social rented sector there is a small percentage of households over-occupying. As explained in section 2.3.3, private rents exceed LHA in most areas of the Vale which reduces the ability to be mobile in the housing market as most properties would require a financial top-up above LHA.

Figure 48 - Occupancy Rating by Tenure and Number of Bedrooms

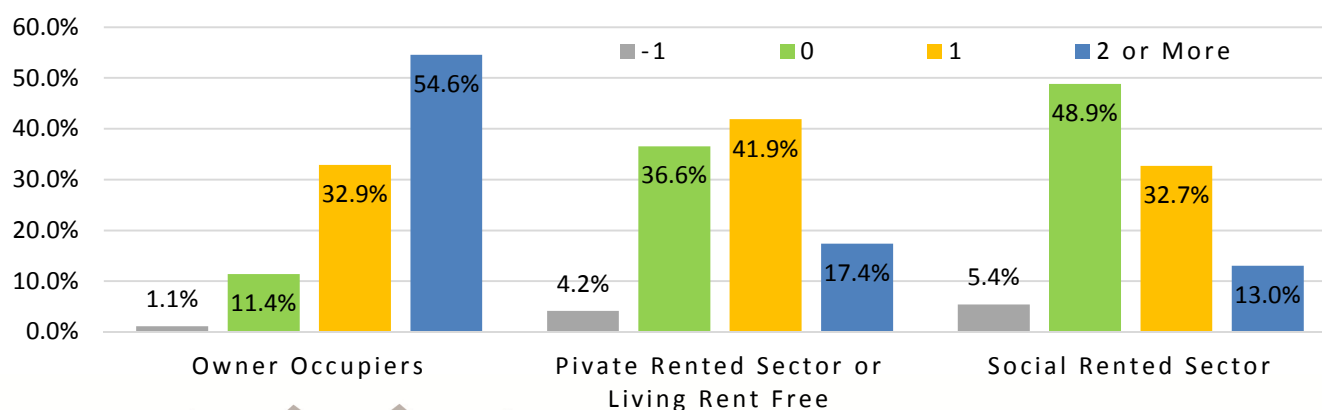


Figure 49 - Occupancy Rating by Area - Owner Occupiers

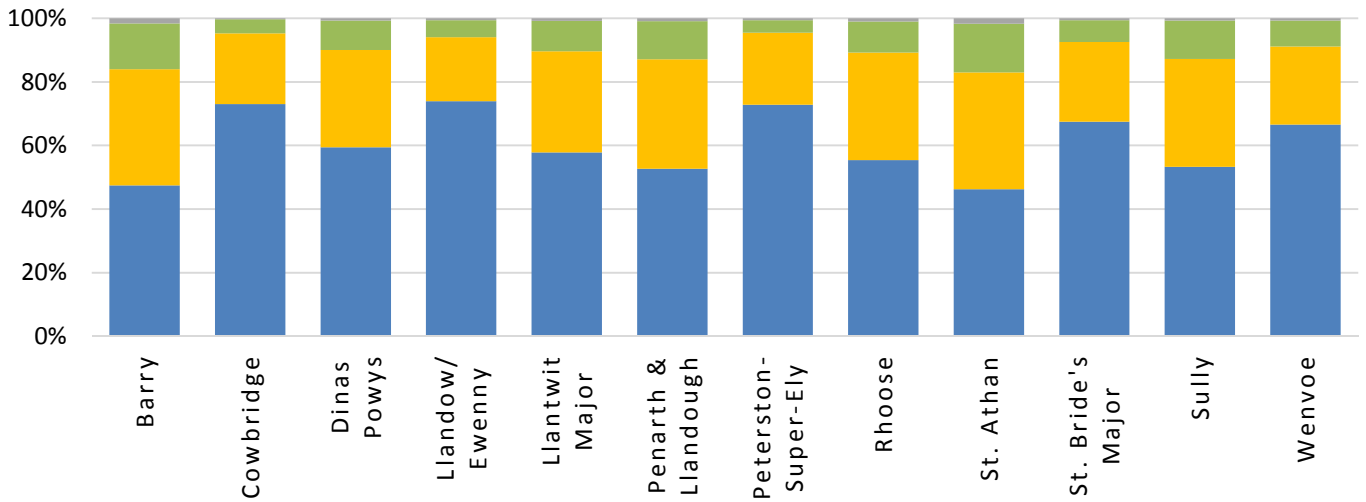


Figure 50 - Occupancy Rating by Area - Private Rented Sector or Living Rent Free

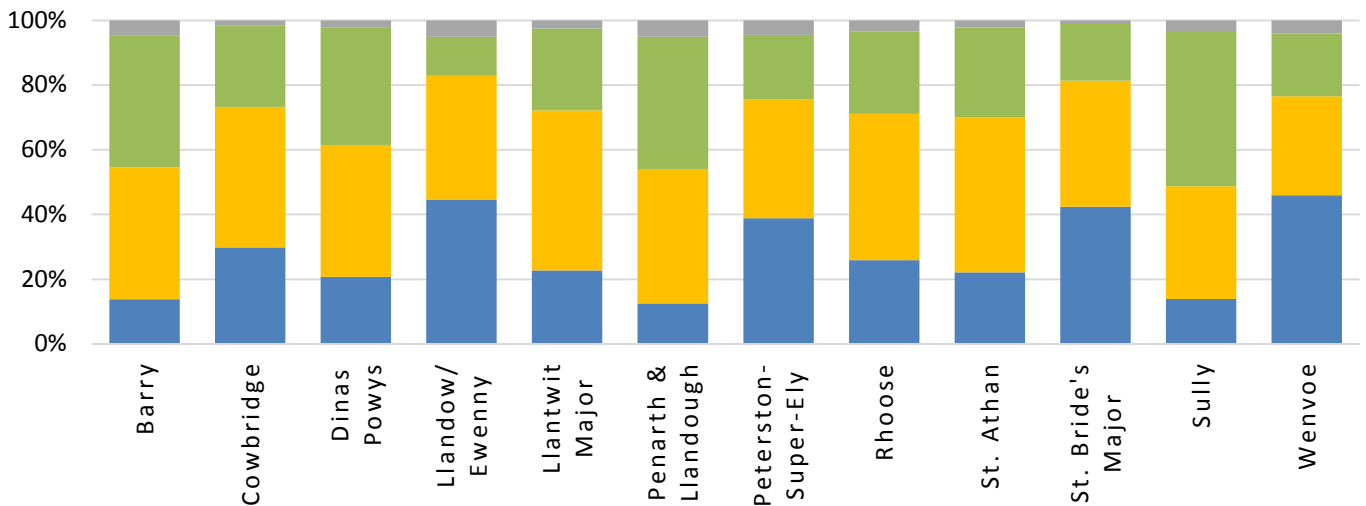
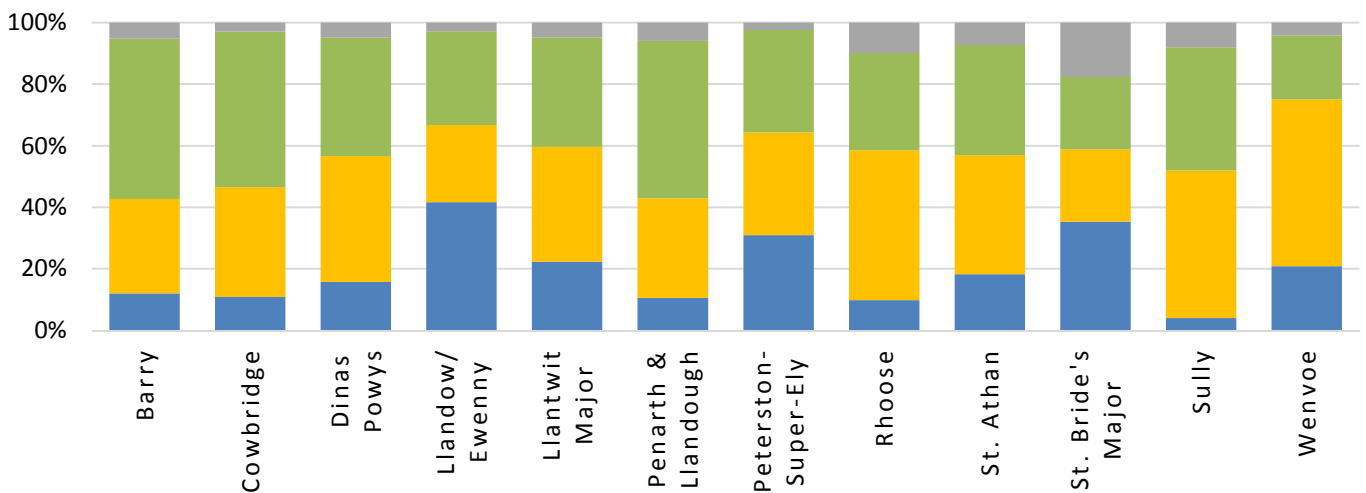


Figure 51 - Occupancy Rating by Area - Social Rented Sector



Occupancy, i.e. number of bedrooms.

2/2+ more than needed 1 more than needed 0 Exact number needed 1 fewer than needed



3.5. HOUSEHOLD INCOME AND SOCIAL GRADE

A related issue is the variance in household income levels across the Vale of Glamorgan; in terms of both local averages and distribution. It is thus vital to consider income data sources, which will later be used to help identify housing need within the locality. There are relatively few sources of income data on household gross income and only one source (CACI Paycheck) provides estimates at sub local authority level. CACI Paycheck data provides 'profiles of income for all 1.5 million individual postcodes with households in the UK. It is based upon government data sources together with income data for millions of UK households collected from lifestyle surveys and guarantee card returns'³⁷. The data captures all sources of income coming into the residential address, which is important to ensure that the data isn't skewed by households working in the Vale of Glamorgan yet living outside of the local authority boundary.

The 2014 CACI Paycheck data set³⁸ shows that the mean household income band in the Vale of Glamorgan is £35,000 to £40,000, whereas the median is £25,000 to £30,000. The former is 'susceptible to small numbers of very high earners', whereas the latter measures 'the amount earned by the typical individual within a domain' without being skewed by extremities³⁹. The median figure is thus a more appropriate measure of income to focus on, although this obviously varies considerably across the locality.

In order to consider the distribution of incomes across geographical areas Figure 52 overleaf shows the median household income at ward level across the Vale of Glamorgan. Clearly, the clusters of high income earners are located in the north of the county, in primarily rural settlements including Llandow/Ewenny, Cowbridge, Peterston-Super-Ely and St Brides Major. Conversely, it is wards located across the south of the county; Llantwit Major, St Athan and Barry which have the lowest average median incomes.

Whilst median averages are useful to provide a broad picture of income in an area, it is also important to consider the distribution of incomes within the housing market areas. For this purpose, Figure 53 shows the household income distribution within each housing market area on individual pie charts.

Barry has the highest proportion of households earning less than £10,000; attributable to 15% of the households living in this area. This is followed by Penarth and Llandough and St Athan which have 11% of households earning less than £10,000. As may be expected, Barry and St Athan also have the smallest proportions of households earning £80,000 and over in this area, attributable to 5% and 6% of households respectively. However Penarth and Llandough does not follow this trend, with 10% of households earning £80,000 and over.

The majority of households in Barry, Penarth and Llandough, St Athan, Llantwit Major and Dinas Powys earn £10,000 - £20,000; whereas most households in Cowbridge, Llandow/Ewenny, Peterston-Super-Ely, Rhoose, St Brides Major, Sully and Wenvoe earn £40,000 - £60,000.

Peterston-Super-Ely, Llandow/Ewenny and Cowbridge have the highest proportion of households earning £80,000 and over; attributable to 22%, 19% and 18% of the households respectively. As is to be expected, these areas also exhibit lower proportions of households earning less than £10,000, most notably Peterston-Super-Ely and Llandow/Ewenny which have the lowest proportion of households in this income bracket across the county, representing just 4% of households.

This data demonstrates just how diverse the Vale of Glamorgan is in terms of income distribution. This data is key when estimating how many newly forming households are likely to be priced out of the housing market when calculating housing need in different area. Figure 54 shows the proportion of households in each housing market area able to afford market accommodation and the scope for affordable housing products to meet housing need in these localise housing market areas.



Figure 52 - Median Household Income by Ward³⁸

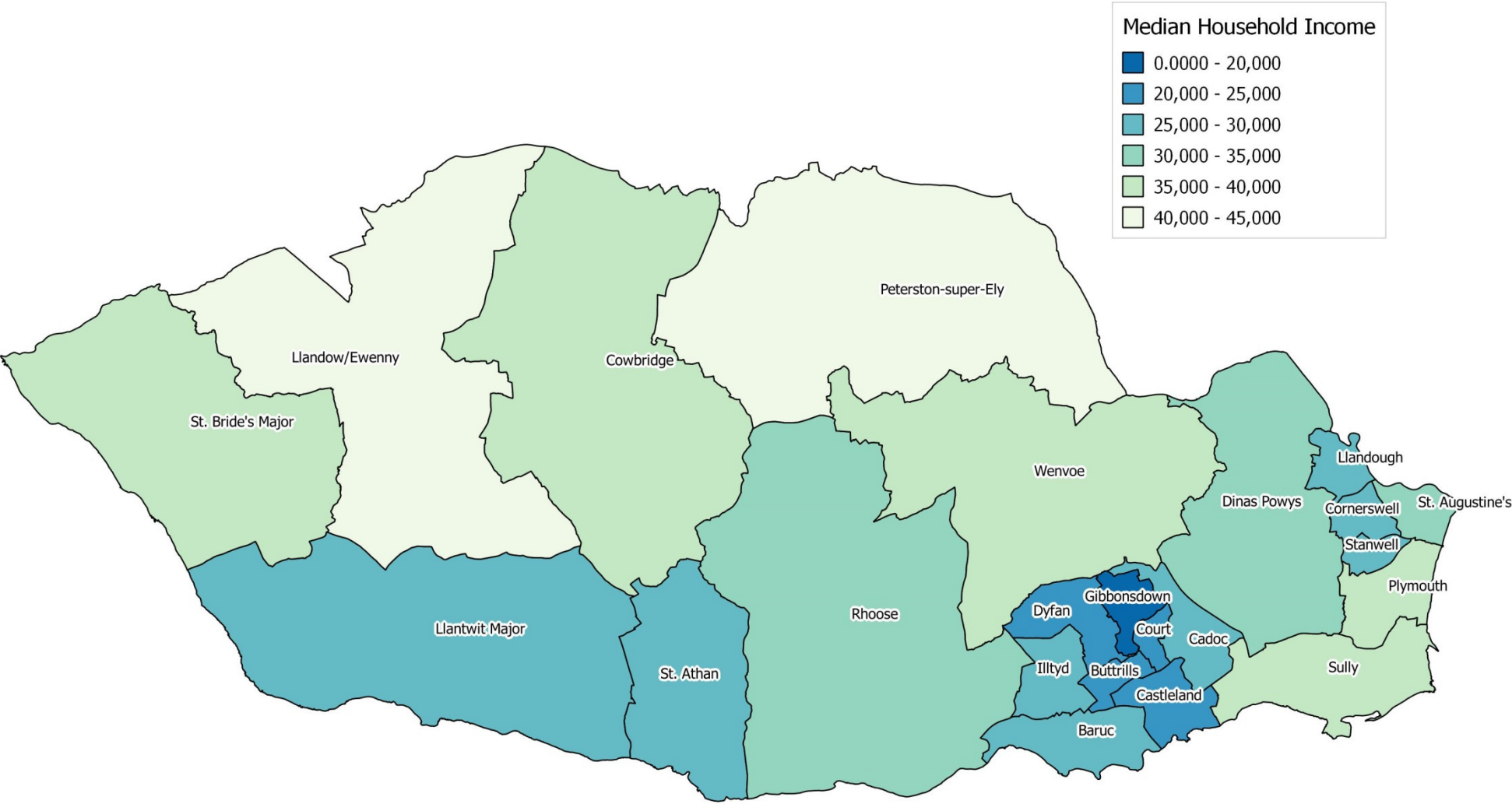


Figure 53 - Household Income Distribution by Housing Market Area³⁸

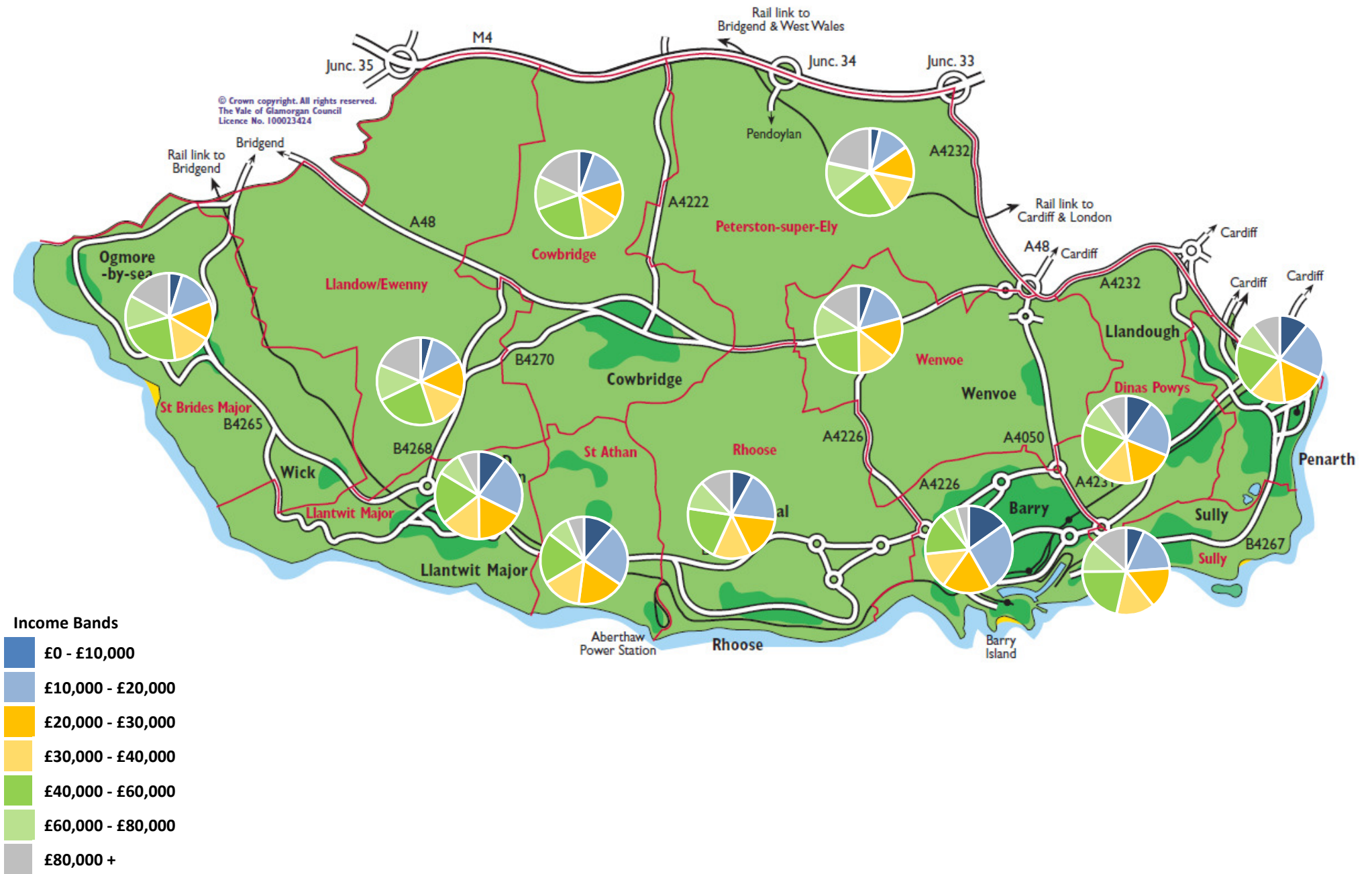


Figure 54 - Scope for Market and Affordable Housing by Housing Market Area, based on Household Income

Area Name	Income Required for Entry Level Property	Income Required for LCHO	Income Required for Intermediate Rent	% Able to afford a mortgage	Scope for LCHO	Scope for Intermediate Rent	Scope for Social Rent	Total
Barry	£33,301.96	£23,311.38	£17,818.16	32.69%	15.76%	9.73%	41.82%	100%
Cowbridge	£57,875.00	£40,512.50	£22,164.48	30.55%	15.50%	26.80%	27.15%	100%
Dinas Powys	£42,877.14	£30,014.00	£20,779.20	32.42%	12.44%	15.47%	39.67%	100%
Llandow/Ewenny	£81,746.43	£57,222.50	£18,424.22	16.26%	15.87%	50.45%	17.42%	63%
Llantwit Major	£31,413.14	£21,989.20	£16,900.42	42.39%	16.18%	9.11%	32.32%	100%
Penarth and Llandough	£57,127.49	£39,989.24	£21,610.37	19.72%	18.67%	21.09%	40.53%	100%
Peterston-Super-Ely	£61,428.57	£43,000.00	£25,350.62	31.56%	20.77%	19.75%	27.92%	100%
Rhose	£46,671.86	£32,670.30	£18,285.70	31.53%	18.35%	23.38%	26.74%	100%
St. Athan	£27,916.14	£19,541.30	£15,792.19	47.98%	17.63%	0.00%	34.39%	100%
St. Bride's Major	£70,000.00	£49,000.00	£23,965.34	22.41%	17.08%	34.14%	26.38%	100%
Sully	£45,236.29	£31,665.40	£22,164.48	34.25%	18.94%	15.05%	31.76%	100%
Wenvoe	£66,214.29	£46,350.00	£29,506.46	21.16%	16.63%	26.55%	35.66%	100%

Entry Level House Price: 2-bedroom house, average value from sales and valuations 2014-2015.

Income required for a Mortgage: Entry level price / 3.5. This assumes that mortgage lenders will lend households no more than 3.5 their household income.

Income Required for Low Cost Home Ownership (based on 70% of market value): Income required (as above) x 0.7.

3.6. CAR OWNERSHIP AND COMMUTING PATTERNS

3.6.1. CAR OWNERSHIP

A further issue relating to housing need and demand is car ownership/availability, as this can provide an indication of affluence and has implications for new residential developments of different tenures.

The adopted Supplementary Planning Guidance for Parking Guidelines⁴⁰ in the Vale of Glamorgan adopts the County Surveyors Society Wales Parking Standards 2008, which approximately requires one car parking space per bedroom, up to a maximum of 3 spaces in “ordinary accommodation” plus 1 space per 5 units for visitors and 1 space per 2 -4 units of older persons accommodation with 1 space per 4 units for visitors. Unlike in the previous SPG there is no are exception made for affordable housing developments. However the County Surveyors Society (CSS) Wales Parking Standards 2008 provides the following statement:

For developments where clear evidence has been supplied that car ownership levels will be lower than normal, a more flexible approach to numbers of parking spaces may be taken. Acceptable evidence of this would be a contractual arrangement with tenants to secure low car ownership levels.

As such, an overview of car ownership, availability and commuting patterns is still considered to be a useful aspect of the LHMA.

Perhaps the first consideration is how car availability varies by tenure. Figure 55 illustrates that car ownership is by far highest in the owner occupied sector on average; 35% have one car or van and 59% have two or more cars or vans. The proportion of household’s owning two or more cars or vans is far lower in both the private rented sector (24%) and social rented sector (13%). The latter of which is also particularly notable for a lack of cars or vans, as 44% of households have none whatsoever.

Figure 56 overleaf illustrates car/van ownership by households geographically. Clearly, the percentage of owner occupiers owning 2 or more cars or vans is highest in the northern rural housing market areas. Areas including Peterston-Super-Ely (82%), Llandow/Ewenny (79%) and Cowbridge (73%) have the highest instances of vehicle ownership; significantly more the average for the owner/occupied sector in the Vale of Glamorgan. One could theorise that this is due to the large concentration of high income households in this area, there is also a notable absence of rail links in these areas. In the owner occupied sector the lowest instances of two or more vehicles per household are to be found in Barry (8%), Penarth and Llandough (8%), Llantwit Major (5%) and Dinas Powys (5%), which although exhibiting varying households income levels, they are also the areas with strong rail links.

Figure 55 - Car and Van Availability by Tenure in the Vale of Glamorgan⁶

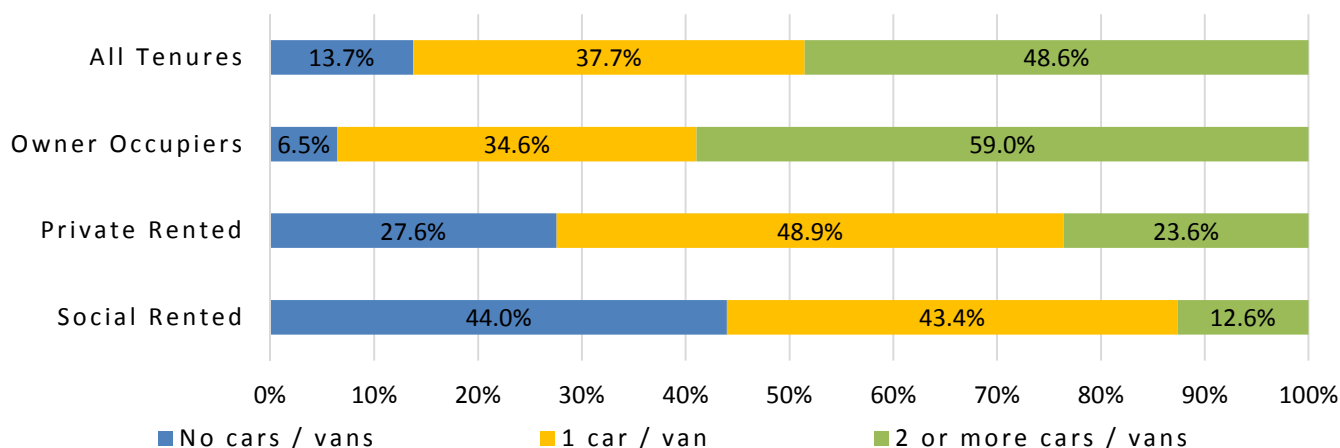
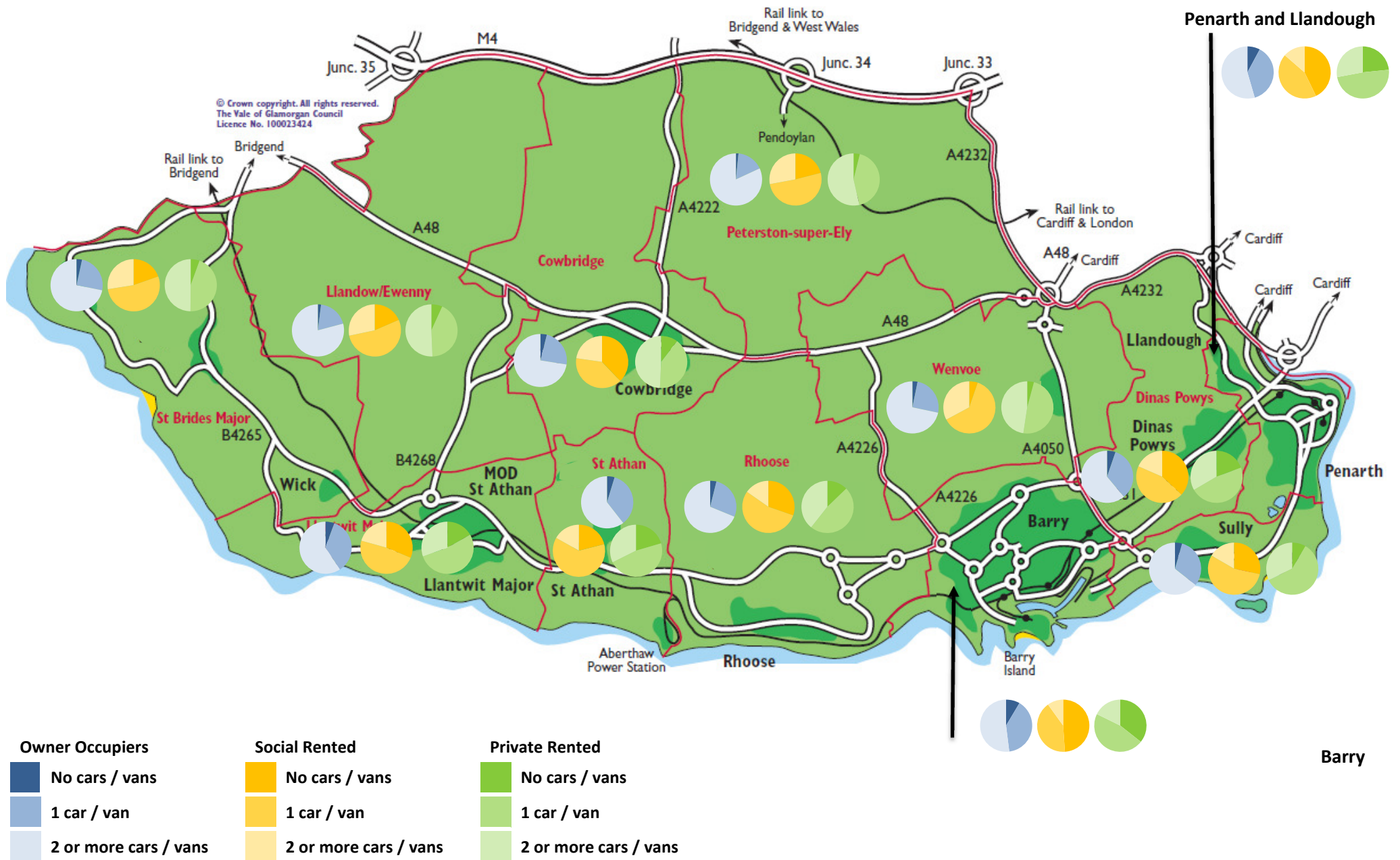


Figure 56 - Car and Van Availability by Tenure in the Vale of Glamorgan Housing Market Areas⁶



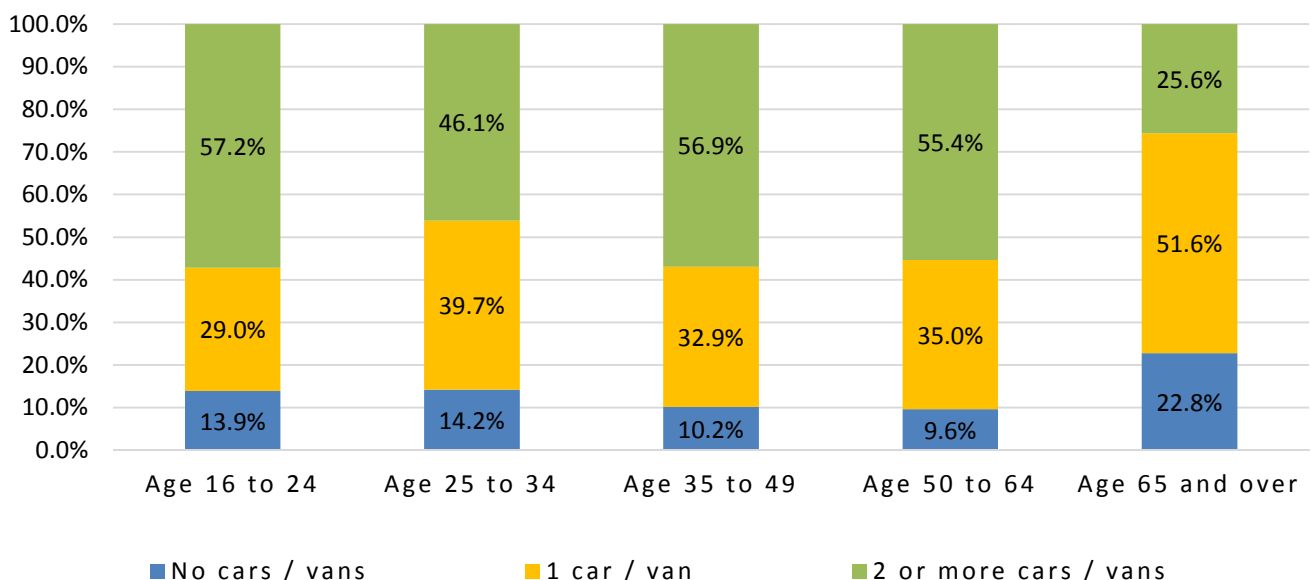
The rental sectors exhibit different trends, although comparisons between social rent and private rent are evident. For example, both rental sectors exhibit much higher percentages of households with no cars or van access. The highest proportion of social rented households without a car or van can be found in Barry (49%), Penarth and Llandough (43%), Cowbridge (38%) and Dinas Powys (37%). Whilst in the private rented sector, the highest proportion of social rented households without a car or van can be found in Barry (36%), Penarth and Llandough (23%), St Athan (20%) and Dinas Powys (19%). The highest instances of car or van ownership in the two rental sectors are within Wenvoe, St Brides Major and Llandow/Ewenny. The percentage of car/van ownership are actually not too dissimilar to the owner occupied sector in these areas, with upwards of 80% of households having access to a car or van across the tenures

A useful trend to note in the social rented sector is that the most households, in all areas other than Barry, have access to one car or van. This has implications for the development of new social housing in terms of car parking provisions. In Barry most households (49%) do not have a car/van, which suggests that less car parking is required than one car parking space per household / property.

A further consideration is how car or van ownership varies by age, this is illustrated in Figure 57. Clearly, and as is to be expected, one of the highest instances of nil car or van ownership are present in the age 65 and over. Given that older people are the section of the population expected to see the greatest growth over the next five years, this could justify lower levels of car parking being provided for housing designated or suitable for older people.

In contrast, households aged 35-49 and 50-64 have much higher levels of access to two or more vehicles. Given that the population increases are projected to be high amongst people in their thirties and that 'Wales has seen the biggest jump in the proportion of young people (20-34 year olds) in the UK living with their parent', 27% in 2011-13, up from 24% in 2010-12⁴¹, this could justify the inclusion of more than one parking space on new build first time buyer properties.

Figure 57 - Car and Van Availability by Age in the Vale of Glamorgan⁶



3.6.2. COMMUTING PATTERNS

Figure 58 depicts the methods of transport used to travel to work in the Vale of Glamorgan; this dataset is only based on the number of people in employment the week before the 2011 Census and considers the method of travel to work for the longest part, by distance, of the usual journey to work.

Across the Vale of Glamorgan, most people, 64.5%, travel to work by driving, this is slightly higher than the Welsh average (63.8%). This followed by 'other methods of travel', at 16.6%, which includes traveling by motorcycle; scooter or moped, Taxi, being a passenger in a car or van, bicycle or on foot, this is lower than the Welsh average of 19%. A higher proportion of people in the Vale of Glamorgan use public transport (8.8%) and work from home (10.1%) than is seen on average across Wales.

Figure 58 - Method of Travel to Work in the Vale of Glamorgan⁶

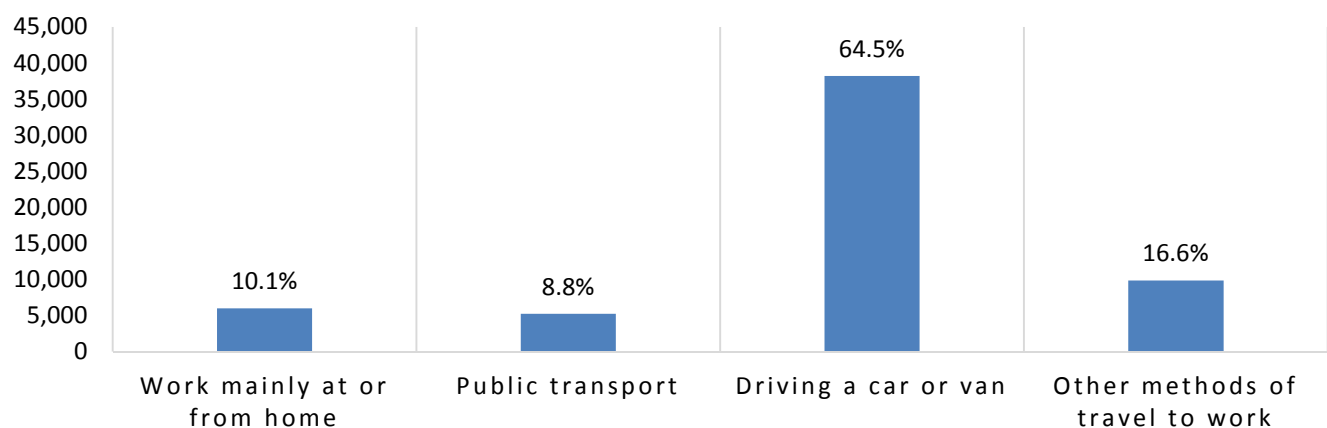


Figure 59 overleaf depicts the four modes of transport used to travel to work by housing market area. Perhaps the most striking trend is the near perfect inverse relationship between all usual residents aged 16 and over that use public transport to work and those that drive a car or van to work; i.e. areas where there are good public transport links exhibit much higher use of these services, whereas the rural, less well connected communities, exhibit much higher car/van usage.

It is no surprise that the use of public transport is highest in the areas served by a train line; Dinas Powys (10.9%) and Barry (10.5%) are both above the Vale of Glamorgan average for use of public transport, which includes train and bus services. Whilst public transport is at its lowest levels in the most rural communities; less than 3% of residents in St Brides Major, Llandow/Ewenny, Cowbridge and Peterston-Super-Ely use public transport to commute to work is likely to be due to less public transport options being available.

Over 70% of residents drive to work in St Brides Major, Rhoose, Peterston-Super-Ely, Wenvoe and Sully; whereas less than 65% of residents drive to work in Barry, St Athan and Penarth and Llandough. Most notably only 38% of residents in Penarth and Llandough drive to work, almost half of the county average, this is likely to be due to the good train and bus links. Penarth and Llandough is also likely to be home to people commuting to neighbouring Cardiff for work and one would assume that it would be more time and cost effective to commute to the city using public transport than to drive and park.

Car ownership and the levels of commuting by car are highest in the rural, northern communities with less access to public transport. This has implications for new build developments in terms of parking spaces required in rural communities.



Figure 59 - Method of Travel to Work in the Vale of Glamorgan by Ward⁸

Housing Market Area	Work Mainly at or From Home	Public Transport	Driving a Car or Van	All Other Methods of Travel to Work
Barry	6.8%	10.5%	64.2%	18.5%
Cowbridge	18.6%	2.5%	67.3%	11.5%
Dinas Powys	10.9%	10.9%	65.5%	12.7%
Llandow/Ewenny	19.9%	2.6%	68.2%	9.4%
Llantwit Major	10.5%	5.8%	66.2%	17.5%
Penarth and Llandough	6.2%	7.8%	38.2%	12.1%
Peterston-Super-Ely	20.6%	2.3%	71.8%	5.2%
Rhoose	12.3%	6.5%	72.3%	8.9%
St. Athan	9.9%	5.2%	52.4%	32.5%
St. Bride's Major	17.1%	2.9%	72.9%	7.1%
Sully	11.9%	6.1%	70.6%	11.4%
Vale	9.1%	8.0%	58.1%	15.0%
Wenvoe	16.5%	3.8%	71.6%	8.1%

The actual distance travelled to work is another inter-related consideration; this data is available from the Census, although one restriction that the distance travelled is measured in a straight line (as the crow flies) rather than the actual distance travelled.

Figure 60 overleaf displays the average distance between a person's residential postcode and their workplace postcode for those in employment at ward level, it also displays the distance to Cardiff and Bridgend for context. The areas with the greatest average distance to work are most prevalent in the rural northern areas of Llandow/Ewenny (23.7km), St Brides Major (22km) and Cowbridge (21.8km). The shortest average distances travelled to work can be found in the areas along the south of the county; Penarth and Llandough, Barry, Dinas Powys and Sully. A notable trend is also the relationship between the average distances travelled to work and the distance to Cardiff; in parts of Barry, Penarth and Llandough, as well as Cowbridge, Peterston-Super-Ely and St Brides, the average distance travelled to work is conterminous with the distance to Cardiff. This trend is not present when considering the distance to Bridgend, this suggests that more people in the Vale travel to Cardiff than to Bridgend to their place of work.

Figure 61 provides the percentage of people travelling to work by each distance category displayed geographically by housing market area. The areas of the pie chart shown in green represent those persons who travel the furthest to work (i.e. 30km or more) and are most prevalent in the rural northern areas of St Brides Major (19%), Llandow/Ewenny (11%) and Cowbridge (11%). As previously shown, median household incomes are higher in these areas of the Vale and it follows logically that long distance commuting is more prevalent amongst the working population.

The distance to Cardiff from locations across the Vale vary from 4 to 36 km; parts of the Vale have over 30% of the working population commuting the equivalent distance to Cardiff, including; Peterston-Super-Ely, Dinas Powys and Llandow/Ewenny.



The percentage of population travelling less than 10km to work is most common in St Athan (49%), Penarth and Llandough (48%) Barry (40%), Dinas Powys (40%) and Llantwit Major (34%). The factor common to these is the proximity to a source of employment such as the St Athan Ministry of Defence Base, town and retail centres, supermarket, schools, Llandough hospital and Cardiff city centre. It is thus clear that high proportions of these residents live and work in the same vicinity; as represented by the blue sections of the pie charts on Figure 61.

Figure 60 - Average Distance Travelled to Work (km) by Ward⁶

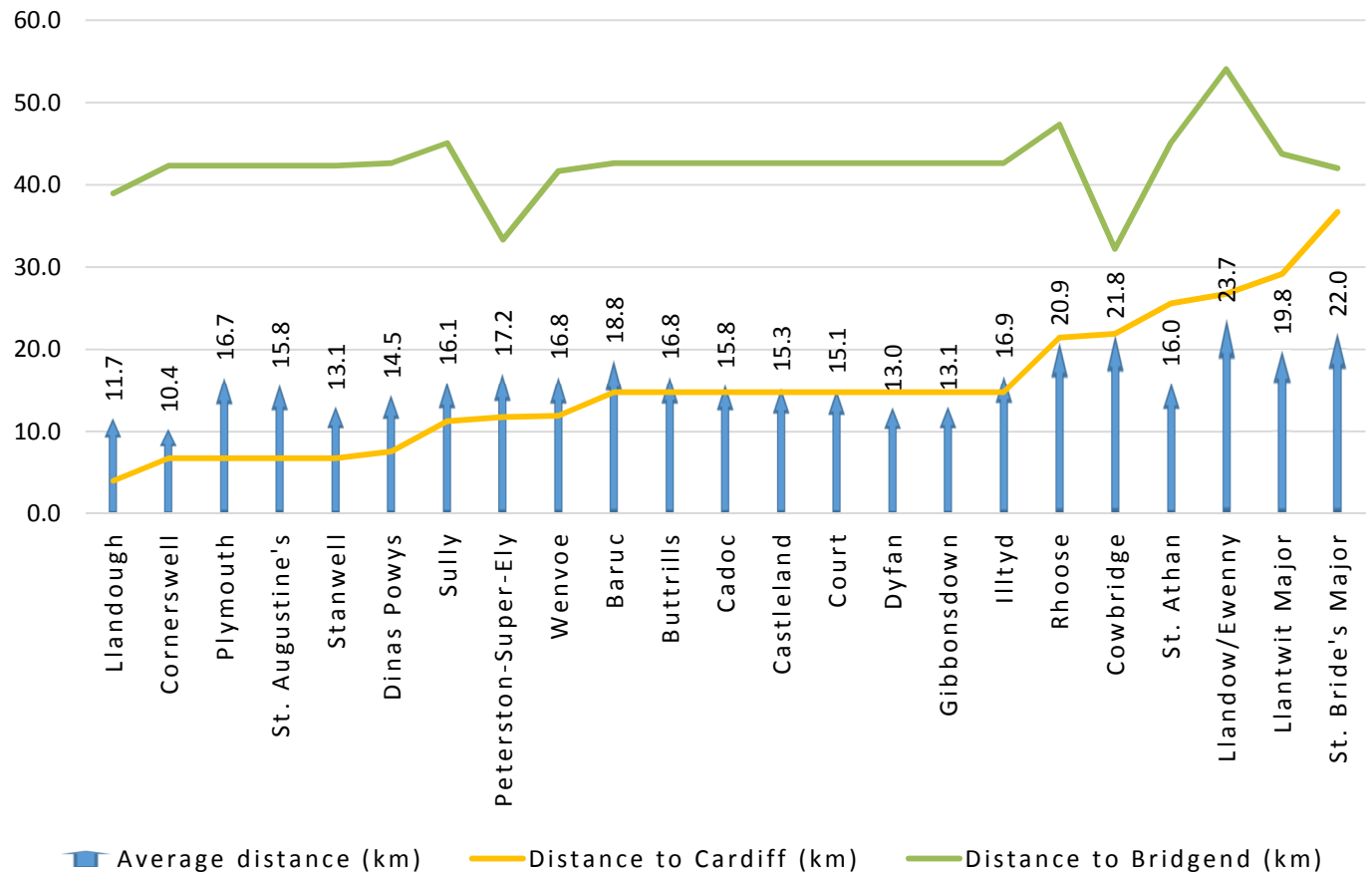
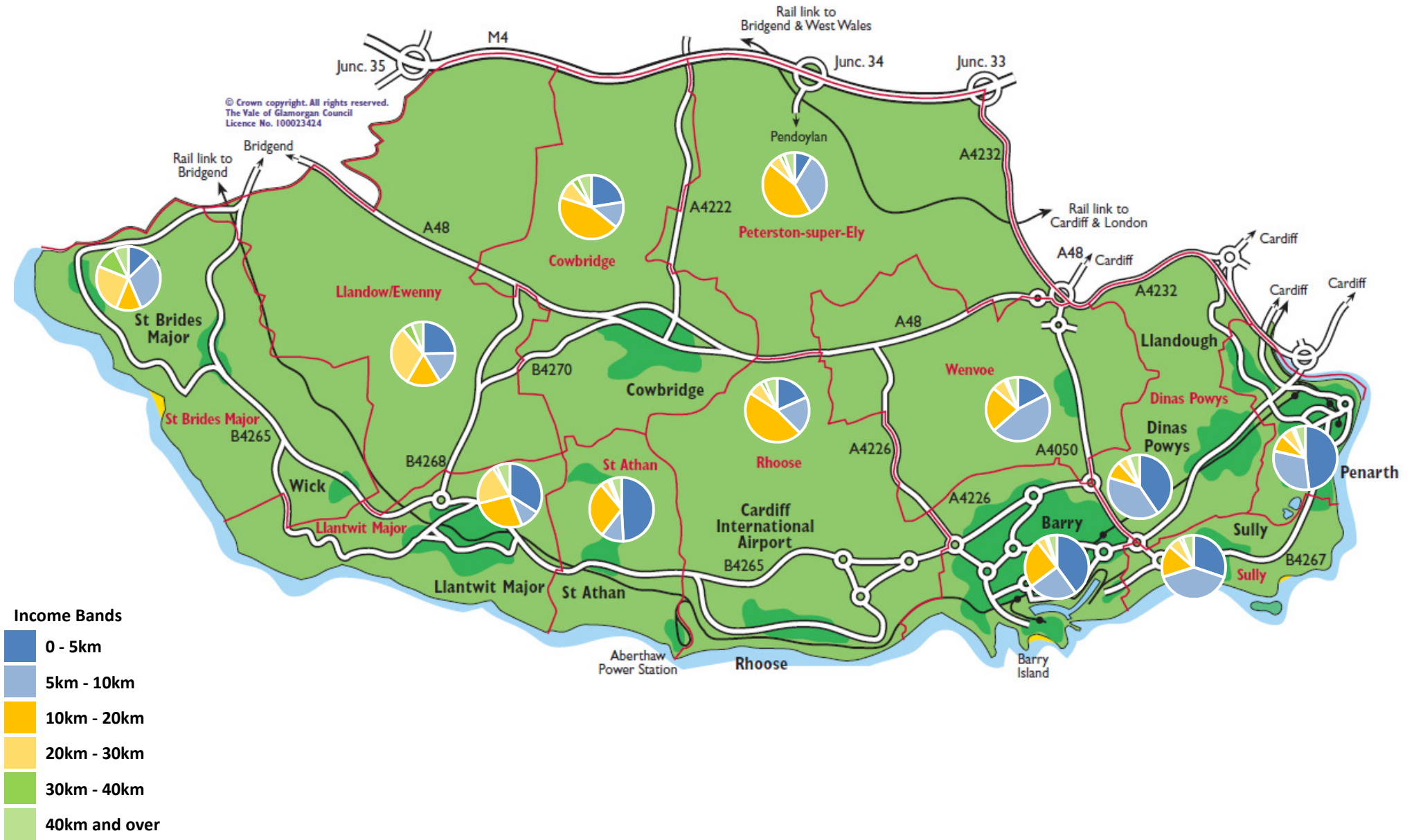


Figure 61 - Distance Travelled to Work⁶



3.7. SOCIAL GRADE, HOUSEHOLD COMPOSITION AND ETHNICITY

3.7.1. SOCIAL GRADE

A strongly related issue is the occupational based social grade of residents living within the Vale of Glamorgan. The 2011 Census provides estimates that classify usual residents aged 16 to 64 in by approximated social grade. Put succinctly;

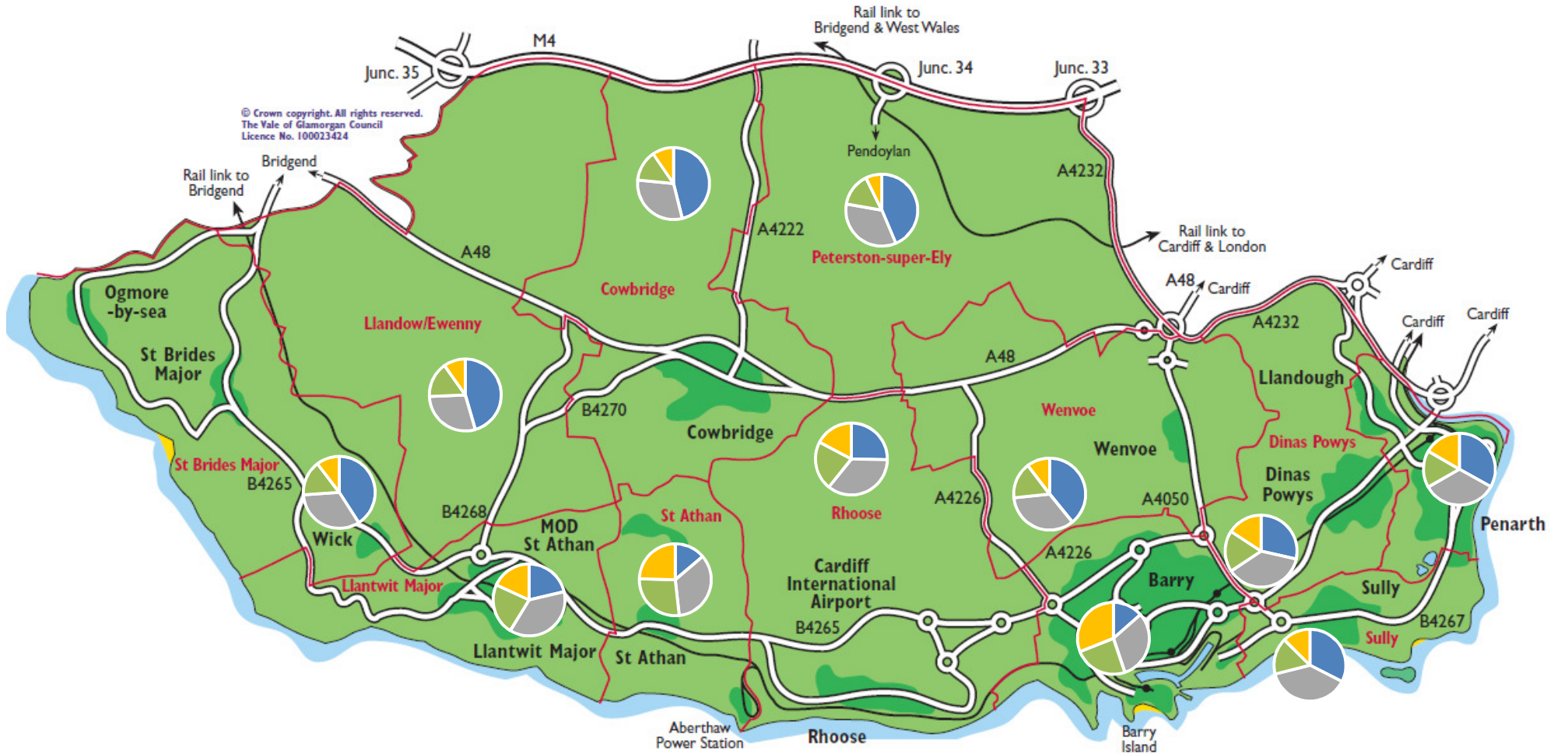
Social Grade is the socio-economic classification used by the Market Research and Marketing Industries, most often in the analysis of spending habits and consumer attitudes. Although it is not possible to allocate Social Grade precisely from information collected by the 2011 Census, the Market Research Society has developed a method for using Census information to provide a good approximation of Social Grade. Each individual aged 16 or over is assigned the approximated social grade of their Household Reference Person, according to standard market research practice⁴² (Pg.2).

Naturally, this data set is restricted to focus on the working age population and also because the information collected by the 2011 Census 'produces less accurate results for those outside of this age range and therefore will not be made available'⁴².

Figure 62 overleaf displays a ward level breakdown of the four social grade categories; ranging from 'AB higher managerial / administrative / professional' occupations to 'DE semi-skilled, unskilled, unemployed and lowest grade' occupations. There is a larger proportion of people in Barry and St Athan in 'DE semi-skilled, unskilled, unemployed and lowest grade' occupations, representing 31% and 25% of the populations respectively. It is thus logical that median household income is lower in these areas and lower proportions of the populations own their home. The highest proportions of households in 'AB higher managerial / administrative / professional' occupations are unsurprisingly located in the northern rural areas, Peterson-Super-Ely (44%), Cowbridge (46%) and Llandow/Ewenny (46%) which also have some of the highest house prices and median incomes.



Figure 62 - Social Grade by Area⁶



- AB Higher and intermediate managerial / administrative / professional
- C1 Supervisory, clerical and junior managerial / administrative / professional
- C2 Skilled manual
- DE Semi-skilled and unskilled manual occupations; unemployed and lowest grade

3.7.2. HOUSEHOLD COMPOSITION

To add further context, the Census also provides information on household composition by classifying households according to the relationships between household members. Essentially;

Households consisting of one family and no other usual residents are classified according to the type of family (married, same-sex civil partnership or cohabiting couple family, or lone parent family) and the number of dependent children. Other households are classified by the number of people, the number of dependent children, or whether the household consists only of students or only of people aged 65 and over⁴³.

This information has been displayed in Figure 63. On average in the Vale of Glamorgan, single people aged under 65 from the most common household type (accounting for 16.4% of households), followed by married couples with dependent children (15.5%), married couples with no children (13.2%) and single people aged 65+ (13.2%).

Whilst the proportions of household compositions naturally vary on a ward by ward basis, there are several notable trends. For one, the percentage of married couples with children is highest in Llandow/Ewenny (21.8%), Peterston-Super-Ely (21.7%) and St Athan (21.1%), yet lowest in St Brides Major (16.0%), Penarth and Llandough (16.0%), Dinas Powys (15.4%) and Barry (13.0%).

Single people aged 65 and over range from 9% in St Athan to 16.8% in Dinas Powys, and couples aged over 65 range from 6.3% in St Athan to 15.4% in Wenvoe. The notably low percentage of older people residing in St Athan possibly relates to a higher proportion of working age people employed locally at the Ministry of Defence base. Single people aged under 65 on average 13.2% of the Vale of Glamorgan's population, with local variances from 7.3% Llandow/Ewenny to 19.4% in Barry.

The proportion of married with non-dependent children is relatively uniform across the county; amongst married couples the county average is 6.3% and local variances are minimal from 5.5% St Athan to 9.6% Llandow/Ewenny (9.6%). The percentages of married couples with non-dependent children living at home are marginally higher in rural areas with higher than average property prices, this indicates that grown up children are remaining in the family home and this could be directly attributable to the economic climate, mortgage markets and high local house prices. Cohabiting couple with non-dependent children on average make up 0.4% of the population, again with minimal local variances from 0.1% in Wenvoe and Llandow/Ewenny to 0.5% in St Athan and Barry.



Figure 63 - Household Composition in the Vale of Glamorgan⁶

	One Person Household		One Family Household									Other Household Types			
			All Aged 65+	Married or Same Sex Civil Partnership Couple			Cohabiting Couple			Lone Parent					
	Aged 65+	Other		No Children	Dependent Children	Non Dependent Children	No Children	Dependent Children	Non Dependent Children	Dependent Children	Non Dependent Children	With Dependent Children	All Full Time Students	All Aged 65+	Other
Barry	12.2%	19.4%	6.8%	11.1%	13.0%	5.9%	4.8%	6.0%	0.5%	10.5%	4.0%	2.4%	0.0%	0.2%	3.1%
Cowbridge	16.4%	11.7%	15.1%	17.4%	17.6%	6.6%	3.5%	1.8%	0.3%	2.8%	3.4%	1.1%	0.0%	0.4%	2.1%
Dinas Powys	16.8%	10.3%	14.3%	14.6%	15.4%	7.5%	3.3%	3.0%	0.4%	6.0%	3.2%	1.8%	0.0%	0.3%	3.1%
Llandow/Ewenny	11.0%	7.3%	14.4%	19.0%	21.8%	9.6%	2.1%	3.6%	0.1%	4.0%	2.0%	2.5%	0.0%	0.3%	2.2%
Llantwit Major	12.9%	13.4%	11.4%	14.8%	16.7%	6.9%	3.8%	3.8%	0.4%	6.3%	4.2%	2.0%	0.0%	0.2%	3.0%
Penarth and Llandough	15.0%	18.1%	8.8%	11.5%	16.0%	5.6%	5.1%	3.5%	0.4%	6.0%	3.9%	2.0%	0.0%	0.4%	3.5%
Peterston-Super-Ely	10.7%	11.5%	12.7%	19.6%	21.7%	6.6%	2.6%	3.7%	0.2%	3.5%	2.1%	2.6%	0.0%	0.3%	2.1%
Rhose	10.4%	13.2%	9.6%	17.7%	19.8%	7.0%	4.7%	4.0%	0.2%	5.5%	2.7%	2.1%	0.0%	0.4%	2.7%
St. Athan	9.0%	14.7%	6.3%	12.8%	21.1%	5.5%	4.5%	7.4%	0.5%	9.3%	3.5%	2.4%	0.0%	0.1%	3.0%
St. Bride's Major	13.0%	11.1%	13.1%	20.4%	16.0%	7.3%	3.1%	2.0%	0.4%	4.0%	3.7%	1.4%	0.0%	0.4%	4.1%
Sully	14.1%	17.0%	12.6%	15.0%	16.1%	6.1%	4.7%	2.5%	0.3%	4.3%	2.8%	1.4%	0.0%	0.6%	2.6%
Wenvoe	12.9%	9.7%	15.5%	17.5%	18.6%	6.7%	3.9%	3.2%	0.1%	2.6%	3.6%	1.8%	0.0%	0.5%	3.4%
Vale of Glamorgan	13.2%	16.4%	9.4%	13.2%	15.5%	6.3%	4.5%	4.5%	0.4%	7.5%	3.7%	2.1%	0.0%	0.3%	3.1%

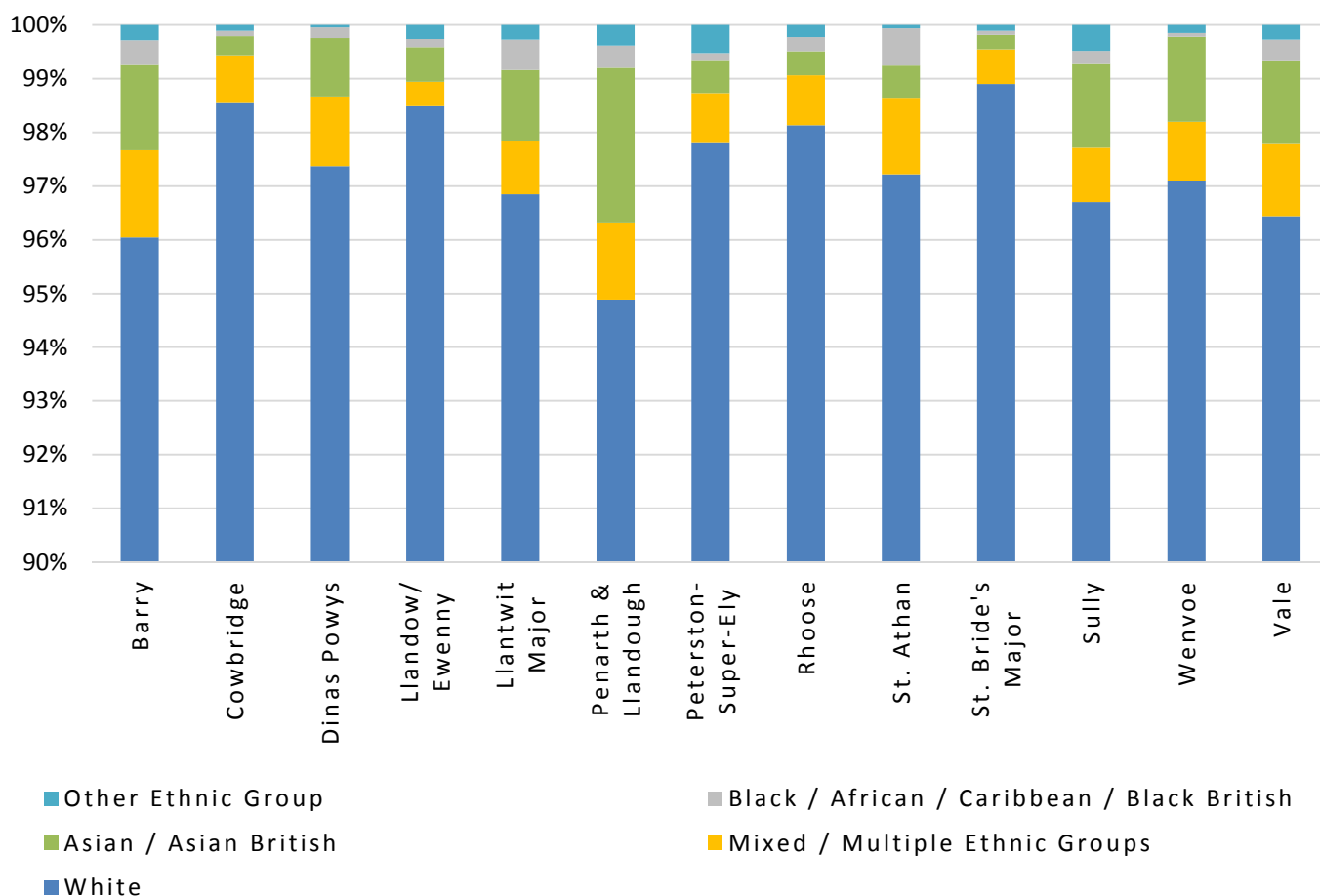
3.7.3. ETHNICITY

The location(s) of any particular clusters of ethnic minorities introduces another influence on the housing market as the housing preferences and decisions of different ethnic households can lead to particular housing patterns. The most comprehensive and detailed baseline source of data on ethnic communities is the Census, which reveals the locations of different ethnic populations as shown by area level in Figure 64 (Nb. The baseline begins at 90%). The principal benefit of this data source is that it classifies people according to their personally perceived ethnic group and cultural background.

Broadly speaking, White British (including Welsh, Scottish, Northern Irish and English) was by far the most common ethnicity recorded by the 2011 Census across the Vale of Glamorgan. In fact, over 96.4% of the population stated that they were White British across the county, with local variances ranging from 94.9% in Penarth and Llandough to 98.9% in St Brides Major.

The areas with the lowest proportions of people identifying themselves as white are Penarth and Llandough (94.9%) and Barry (96.0%), these are also the two largest towns in the Vale of Glamorgan. The percentage of people identifying themselves as an ethnic group other than white is relatively similar across the Vale of Glamorgan, ranging from 1.1% in St Brides Major to 5.1% in Penarth. However due to the size of the populations in Barry and Penarth and Llandough the concentration of non-white ethnic groups are larger in terms of number in these areas. For instance, there appears to two significant clusters of households identifying themselves as Asian/Asian British in Barry (1.6%) and Penarth and Llandough (2.9%).

Figure 64 - Ethnic Group by Area⁶



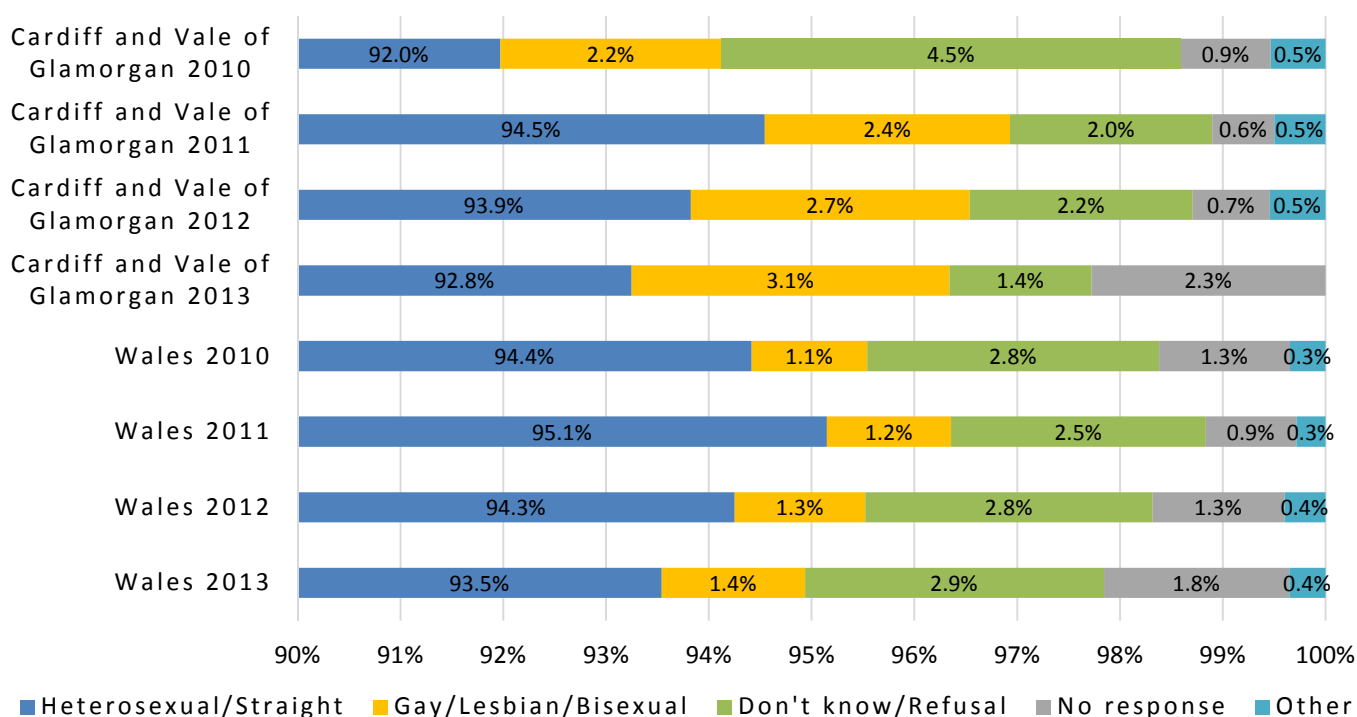
3.7.4. LESBIAN, GAY, BISEXUAL AND TRANSGENDER (LGBT) HOUSEHOLDS

There is limited information and data available from official sources on the size of the LGBT community / communities in the Vale of Glamorgan and any particular housing needs or requirements they may have. Unfortunately sexual identity was not recorded by the 2011 Census and it is therefore difficult to provide a comprehensive overview. However there are some data sources that can be scrutinised in this respect.

For one, the Integrated Household Survey⁴⁴ is the largest social survey collected by the Office for National Statistics, providing estimates from approximately 340,000 individual respondents. It is the largest pool of UK social data after the Census. A question on sexual identity was added to the survey in 2009, which asked people aged 16 and over about their perceived sexual identity. An 'other' category was included to address the fact that not all people will fall into the categories 'heterosexual / straight', 'gay / lesbian or bisexual'. It was deemed specifically important to not record this information by proxy i.e. via another household member⁴⁵. This data is available via certain groupings of local authorities, rounded to the nearest 100. Figure 65 provides a comparison between Wales and Cardiff and the Vale of Glamorgan.

At a Wales level, there has been a small gradual increase in the proportion of people identifying themselves as gay, lesbian or bisexual; increasing from 1.1% in 2010 to 3.1% in 2013. The percentage in Cardiff and the Vale of Glamorgan combined has also increased year on year, from 2.2% in 2010 to 3.1% in 2013. This data, although useful, should also be caveated that it is based on small sample numbers and is therefore not deemed to be of the highest quality. Notwithstanding this consideration, given that the level of respondents identifying themselves as heterosexual/straight are similar for both Wales and Cardiff and the Vale of Glamorgan, it would appear that the proportions of gay, lesbian and bisexual individuals are also comparable.

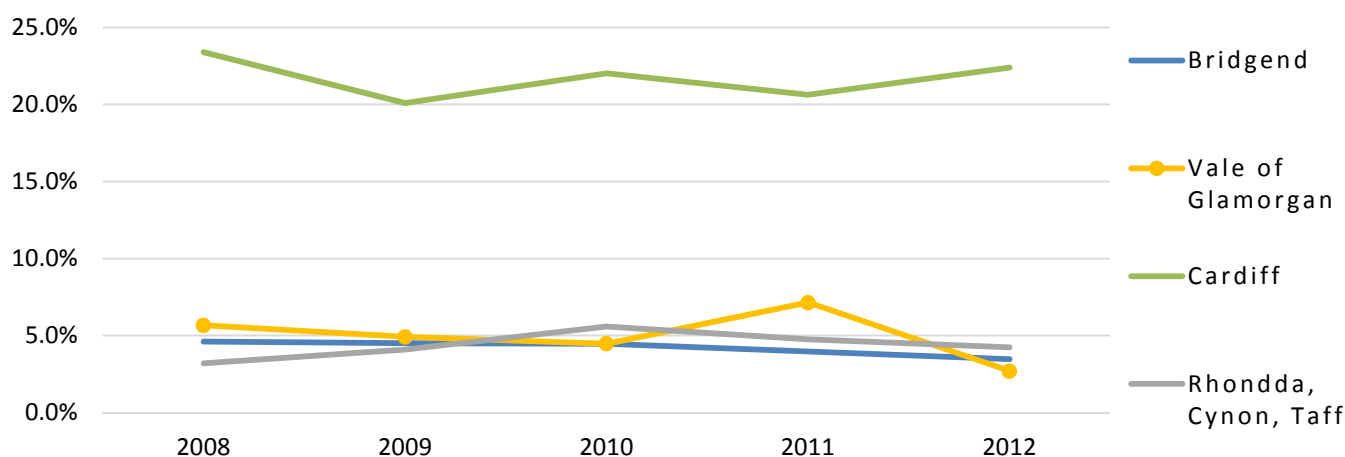
Figure 65 - Sexual Identity, Cardiff and the Vale of Glamorgan⁴⁴



Another source of data stems from the National Statistics publication on Civil Partnerships⁴⁶. Whilst this is far from a comprehensive record of the local LGBT population, it does help to indicate key factors such as ages of couples and the number of Partnerships forming. This data set only relates to civil partnerships taking place in the constituent countries of the UK. The Civil Partnership Act 2004 came into force on 5th December 2005 in the UK and the first day that couples could normally form a partnership was 21st December 2005 in England and Wales.

In Wales as a whole, the median age of civil partners was 38.5 for males and 34.5 for females throughout the whole of 2012. This is actually the lowest recorded median age for both genders in Wales since 2008 (the highest being 41.1 in 2009 for males and 38 for females in 2011). There have typically been 7-18 civil partnerships formed per year in the Vale of Glamorgan alone between 2008 and 2012, typically accounting for 5% of all the civil partnerships in Wales each year. For comparative purposes, Figure 66 shows the number of civil partnerships formed in the Vale of Glamorgan and surrounding Local Authorities as a percentage of all those formed in Wales during the respective years. Clearly, a similar proportion of partnerships have formed in most neighbouring authorities, with the exception of Cardiff, which has contributed to over a fifth of all civil partnerships in Wales since 2008. This is perhaps expected given the greater diversity in the Capital.

Figure 66 - Civil Partnerships Formed in the Vale of Glamorgan and Surrounding Counties



Finally, the Homes4U common housing waiting list records the sexual orientation of each applicant as part of the application process for monitoring purposes. The equality monitoring form provided with the Home4U registration form is optional, applicants are not required to return the information or answer all of the questions asked. Based on applications received between 1st April 2014 and 1st April 2015 most applicants, 66.4% chose not to answer the sexual orientation question. Based on the applicants who did answer, 92.4% selected 'straight or heterosexual', 6.9% selected 'gay, lesbian or bisexual' and 0.7% selected 'other'.



4. HOUSING NEED CALCULATION

Until now, this Assessment has analysed the housing market of the Vale of Glamorgan as a whole. However, a fundamental aspect of any LHMA is to calculate the net housing need for 'affordable housing' across different housing market areas within the county. Estimates of shortfalls or surpluses of affordable housing in different areas are crucial inputs into the local housing and planning framework. As the original Welsh Government Guidance explains:

Housing need generally refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without assistance. Households in housing need are the part of the population not included in market demand because they have insufficient income to satisfy their needs by accessing suitable market housing. Households in housing need are included in this part of the assessment, whether or not they want affordable housing. People who would like affordable housing, but are not in need, are excluded³ (para 6.5).

Local authorities have a statutory obligation to 'secure accommodation for eligible, unintentionally homeless households in priority need', although non-priority households who are homeless or reside in unsuitable housing are also entitled to apply for affordable housing in the locality³. As explained at the start of this Assessment, this does not only include households in need of social housing, but also the growing number 'squeezed' between the social rented sector and the private rented / home ownership sector that are in need of intermediate housing. Ultimately, 'there is a net shortage of affordable housing (across much of Wales), and decisions about how much more to build [and/or acquire] should be based on levels of housing need'³.

For clarity, the definitions of affordable, social and intermediate housing are provided below in Figure 67:

Figure 67 - Definitions of Affordable Housing

Affordable Housing

Housing provided to those whose needs are not met by the open market. Affordable housing should:

- Meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- Include provision for the home to remain affordable for future eligible households, or if a home ceases to be affordable or stair casing to full ownership takes place, any subsidy should generally be recycled to provide replacement affordable housing.

This breaks down into two sub-categories:

1. Social Rented Housing

Housing provided by local authorities and registered social landlords where rent levels have regard to the assembly government's guideline rents and benchmark rents.

2. Intermediate housing

Housing where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes. Intermediate housing differs from low cost market housing, which the assembly government does not consider to be affordable housing for the purpose of the land use planning system.



In order to estimate levels of housing need, various elements and components relating to household circumstances, market conditions and housing supply needs to be built up and analysed systematically. This range of data helps to provide valuable insights into the operation of the local housing market, based on the current state of knowledge and understanding. Nonetheless, it is important to emphasise that even the most robust data cannot provide the 'answer' alone and that it must be subject to necessary interpretation and comprehension. Indeed, it is fundamental to consider all the evidence, make clear any assumptions where applicable, and allow for alternate scenarios. The resultant process helps to provide valuable insights into the extent to which the housing market is failing to meet the needs of a certain proportion of local households and thus the scale of intervention required (I.e. the type and size of affordable housing needed in different areas). Further clarity of methodology is provided at each stage of the housing need calculation for transparency, although as previously mentioned, the process can be explained by utilising an updated version of the Bramley et al⁵ bathtub analogy (reiterated in Figure 68).

Figure 68 - Assessing the Need for Affordable Housing⁵



4.1. NEWLY ARISING NEED FROM NEW HOUSEHOLDS

As explained in section 3.2, the 2008 based Welsh Government household projections show that **3,324** additional households will form in the Vale of Glamorgan over the next five years, an average of **665 per year**. The 2008 household projections are utilised for the purposes of the LHMA in order to be consistent with the projections used in the Local Development Plan. The areas likely to accommodate this net increase in households (Barry, Penarth, Cowbridge and Llantwit Major) demonstrated in the Vale of Glamorgan's Local Development Plan are shown in Figure 41.



However, a proportion of these emerging households will undoubtedly require some form of affordable housing and this will be integrally dependent on both anticipated household income levels and local housing market characteristics. This LHMA has therefore calculated the proportion priced out of the housing market in each area, and thus, the number of newly forming households in need of different types of affordable housing (including social housing, intermediate rent and low cost home ownership). There were several considerations in this respect, which will be outlined in turn.

4.1.1. NEWLY FORMING HOUSEHOLDS IN NEED OF INTERMEDIATE HOUSING

Intermediate housing is defined in Figure 67.

Low Cost Home Ownership

The first consideration was the amount that first time buyers would need to borrow to purchase a home on the open market. Original guidance suggests that a household is likely to be able to afford to purchase a home costing 3.5 times its gross income³. Indeed, this ratio has been considered a good benchmark in the recent past, although admittedly, it is a simplification of the sophisticated assessments which lenders conduct on potential borrowers in the current market. It is now far more common for lenders to assess a wide range of factors such as income expenditure, family makeup, lifestyle and job security to allow them to make an informed decision as to a borrower's likelihood of being able to meet the mortgage repayments. However, these complex assessments cannot be replicated in a study of this type. Therefore, despite its limitations, the 3.5 times multiplier remains a pragmatic means of estimating market affordability and has been maintained in this Assessment. This is coupled with the assumption that each newly forming household will have a deposit where required, although given that newly forming households are ageing and are most common at 35-39, this can be considered a logical assumption.

Sequentially, CACI Paycheck data was used to estimate the potential income differentials amongst the newly arising households within each ward by analysing the span of income across each area in the Vale of Glamorgan (i.e. the percentage earning different £5,000 income bands). The 3.5 times multiplier was then applied to calculate the proportion able to afford a mortgage for an entry level (two bedroom) property within each area.

This exercise revealed that out of the **665** households due to form each year from 2015-20, **207** households are likely to be able to obtain a mortgage or meet their needs in the private market depending on availability of deposit and mortgage criteria. The remainder are unlikely to be able to meet their needs in the market and thus be in need of some form of affordable housing.

In order to gauge the impact of introducing a low cost home ownership (LCHO) product, the exercise was then repeated using a 30% discounted entry level (two bedroom) house price in each area. When comparing this price to the spectrum of borrowing potential (i.e. 3.5 times gross household income) in each ward, it revealed that **107** of the remaining 457 newly forming households per annum could potentially meet their housing needs through LCHO.



Intermediate Rent

Conventionally, the remaining **350** households would have been judged to be in need of social rented accommodation. However, there are still a proportion of newly forming households estimated as having moderate incomes that are just priced out of the LCHO market. The scope for an intermediate rental product was therefore firstly considered. WG guidance suggests that such housing rental costs 'should equate to no more than approximately 30% of gross income' inclusive of any service charges⁴⁷. Furthermore, 80% of mean market rent is generally considered to be the basis for setting an intermediate rental value⁴⁷. Households were thus assessed using these criteria in each area and a total of **102** households per annum were deemed to be in need of this product.

This analysis is based purely on the potential rent that each household can afford rather than availability in the private rental market. It is nevertheless important to consider whether there is scope within the housing market for an intermediate rental product in the first instance. The Rent First model states that the target should be approximately 80% of mean market rents, whilst being at or below Local Housing Allowance rates and above benchmark rents⁴⁷. This model can be used to explore this very issue.

As explained in section 2.3.3, Local Housing Allowance Rates are low across the Vale of Glamorgan, even when considered in the areas with the lowest rental values, as such the introduction of an intermediate product priced at 80% of market rent would in most areas exceed LHA. Conversely, in one area of the Vale 80% of market rent is lower than the average benchmark social rent and so again would not be possible. This combination of factors presents little scope in the housing market for delivery of a standard intermediate rental product (based on the Rent First model); the delivery of an intermediate rented product would need to be priced at varying levels of market rent as is presented in Figure 69. However, the small need for intermediate rent (irrespective of market conditions) is presented separately at the end of this chapter in the event that alternative models arise in the market throughout the Assessment period.

Property types for intermediate housing (including LCHO and intermediate rent) are not governed by size criteria allocations and are instead based on sale or rental price affordability. Therefore a combination of two and three bed properties, depending on price, are deemed suitable to meet housing need where appropriate in this category as they typically represent entry level properties across the county.

Figure 69 - Percentage of Market Rent that an Intermediate Rent Product Would Need To Be Priced At

Housing Market Area	Two Bed	Three Bed
Barry *	80%	80%
Cowbridge	70%	65%
Dinas Powys	75%	70%
Llandow/Ewenny	80%	80%
Llantwit Major	80%	80%
Penarth & Llandough *	75%	65%
Peterston-Super-Ely	60%	55%
Rhose	80%	75%
St Athan	NO SCOPE FOR IR AS LOWER THAN BENCHMARK SOCIAL RENT.	
St Brides	65%	65%
Sully	65%	60%
Wenvoe	55%	75%

- * Nb. Based on area. Not all wards within the area will fall within the definition of IR



4.1.2. NEWLY FORMING HOUSEHOLDS IN NEED OF SOCIAL HOUSING

The remaining **248** households per annum were consequently deemed to be in need of social housing as they are unlikely to be able to afford to meet their needs in the market or through intermediate housing products. However, social rented accommodation is subject to more stringent allocation criteria than the previous two affordable housing products mentioned. Therefore, although the Welsh Government output already provides projected household compositions, a more thorough assessment was required to convert these household types into property types. The existing Homes4U (common housing waiting list) Allocation Policy was utilised to determine the number of bedrooms suitable for each household category, as shown in Figure 70.

Figure 70 - Homes4U Allocation Policy

Accommodation Size	Applicants	Household Projections Applied
One Bedroom	<ul style="list-style-type: none"> Couple Single person 	<ul style="list-style-type: none"> 1 person 2 person (no children)
Two Bedroom	<ul style="list-style-type: none"> Co-tenant Single parent or couple with 1 child Single parent or couple with 2 children of the same sex both aged under 16 Single parent or couple with 2 children of the opposite sex both aged under 10 	<ul style="list-style-type: none"> 2 person (1 adult, 1 child) 3 person (no children) 3 person (2 adults 1 child)
Three Bedroom	<ul style="list-style-type: none"> Single parent or couple with 2 children of the same sex where one is or both are aged 16 or over Single parent or couple with two children of the opposite sex Single parent or couple with 2 children where one is or both are aged 10 or over Single parent or couple with three children (if two are able to share a room being under 16 and the same sex or under 10 and the opposite sex) Single parent or couple with four children (if all children are able to share rooms) 	<ul style="list-style-type: none"> 3 person (1 adult, 2 children) 4 persons (no children) 4 person (2+ adults, 1+ children)
Four Bedroom	<ul style="list-style-type: none"> Single parent or couple with three children (if none are able to share a room) Single parent or couple with four children (all other) 	<ul style="list-style-type: none"> 4 person (1 adult, 3 children) 5 + person (no children)
Five Bedroom and Larger	<p>As above, then one additional bedrooms for each:</p> <ul style="list-style-type: none"> person or couple living as part of the household Two children under 16 of same gender Two children under 10 regardless of gender 	<ul style="list-style-type: none"> 5+ person (2+ adults, 1 + children) 5+ person (1 adult, 4+ children)



4.1.3. TOTAL ANNUAL NEWLY ARISING NEED BY TENURE

Successively, the total estimated newly arising need for all tenures of affordable housing is shown in Figure 71 below; disaggregated by property size and housing market area. This represents the **annual need** to be addressed over the assessment period (i.e. 0.2 equates to one unit over the next five years). Negative figures indicate a decline in gross newly arising need for the respective property size.

Figure 71 - Annual Newly Arising Need for Affordable Housing

Housing Market Area	Social Rent					LCHO	IR
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed		
Barry	104.32	12.01	-0.45	1.97	-2.80	43.23	29.29
Cowbridge	8.30	0.96	-0.04	0.16	-0.22	5.23	9.04
Dinas Powys	14.90	1.71	-0.06	0.28	-0.40	5.15	6.41
Llandow/Ewenny	2.01	0.23	-0.01	0.04	-0.05	2.02	1.75
Llantwit Major	15.89	1.83	-0.07	0.30	-0.43	8.78	4.94
Penarth & Llandough	47.72	5.49	-0.21	0.90	-1.28	20.93	28.34
Peterston-Super-Ely	2.87	0.33	-0.01	0.05	-0.08	2.36	2.24
Rhosee	8.47	0.98	-0.04	0.16	-0.23	6.41	8.16
St Athan	5.60	0.65	-0.02	0.11	-0.15	3.17	0.00
St Brides	3.37	0.39	-0.01	0.06	-0.09	2.41	4.81
Sully	7.25	0.83	-0.03	0.14	-0.19	4.77	3.79
Wenvoe	4.41	0.51	-0.02	0.08	-0.12	2.27	3.62
Total	225.11	25.92	-0.97	4.26	-6.05	107	102
	248						



4.2. NEWLY ARISING NEED FROM EXISTING HOUSEHOLDS



Another element of newly arising need stems from existing households 'falling' into this category each year. This essentially includes those households that were previously housed satisfactorily but encountered some form of difficulty or hardship (financial or personal).

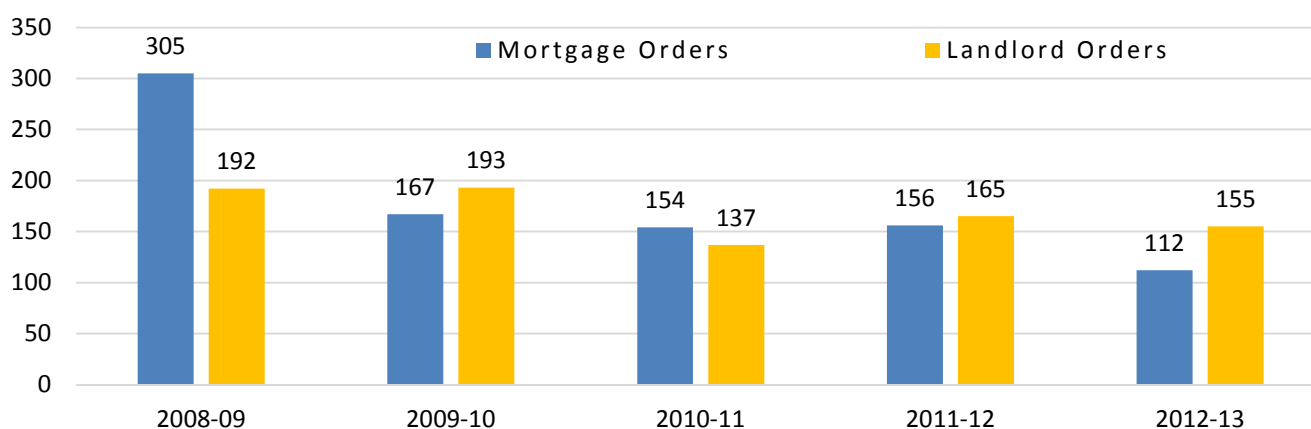
The WG suggests that recent trends are most useful to estimate the number of affected households that will come forward each year of the LHMA period³. To help understand the extent to which households have fallen behind on their mortgages or rent in the Vale of Glamorgan, the Ministry of Justice provide data on county court mortgage and landlord possession actions. This process can be summarised as follows;

A mortgage or landlord possession action starts when a mortgage lender or landlord completes and submits a claim to the courts to repossess a property. The most common reason for repossession is arrears of mortgage or rent. The court process of possessing a property broadly follows four stages:

2. A claim for a mortgage or landlord possession being issued by a mortgage lender or a landlord;
3. An order being made by the County Court. This can either be an outright order that the property is to be recovered by a specific date, or a suspended order that is suspended as long as the defendant complies with conditions specified in the order;
4. If the defendant fails to leave the property by the date given in the order or does not meet the terms of a suspended order, the order may be enforced by a warrant of possession. This authorises the county court bailiff to evict the defendant from the property. The bailiff then arranges a date to execute the eviction; and,
5. Repossession by a County Court bailiff. Repossessions may occur without county court bailiffs carrying out the repossession through less formal procedures so the total number of repossessions is greater than the number of repossessions carried out by county court bailiffs. Total figures for mortgage repossession are also included⁴⁸.

Figure 72 displays the headline statistics for the Vale of Glamorgan. At this stage it is important to emphasise that these are court caseload figures for each year irrespective of when the original claim was issued. Therefore the bars do not represent in-year case progression. In totality, 2008-09 saw the highest number of mortgage and landlord orders issued (497) during the five year period considered, this has since fallen to an average of 310 per year. It is possible for orders to be suspended or varied at a later stage following intervention and some households will resolve their housing difficulties.

Figure 72 - Mortgage and Landlord Orders for the Vale of Glamorgan 2008/09 - 2012/13

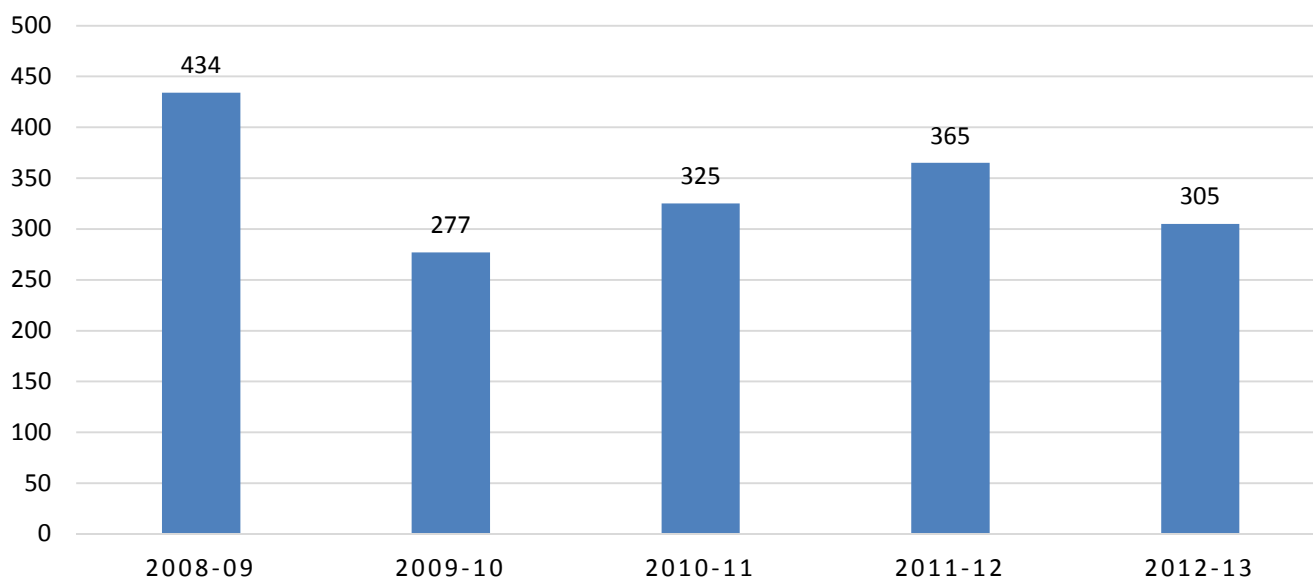


Local court progression figures are not available for the Vale of Glamorgan, although the Ministry of Justice has analysed national trends which has shown that overall ‘the percentage of (mortgage) claims progressing to an order, warrant or repossession in 2008 was around 73%, 46% and 27% respectively’, yet estimates for 2013 show these figures to be declining.

Whilst Ministry of Justice data helps to provide an invaluable overview of the number of households affected by mortgage and landlord repossessions, it has two principal limitations. Firstly, it does not provide data beyond court level to help identify exactly where households have been affected most. Secondly, all of the households subject to repossession or enforcement of a warrant through other means will not necessarily translate directly into homelessness presentation figures for the aforementioned reasons. In terms of estimating need, therefore, it is much more accurate to analyse the type of homelessness presentations to the local authority over the same five year period and then project this number forward over the LHMA period.

Figure 73 shows the annual number of homeless presentations in the Vale of Glamorgan for the five year period which coincides with the mortgage and landlord order data available. Looking back to 2008-09 and 2009-10, the total number of mortgage and landlord orders issued was higher than the number of homelessness presentations made to the local authority. For the following three years homeless presentations exceeded the number of mortgage and landlord orders issued. This is likely to be due to more households presenting themselves as homeless due to the impacts of the recession and welfare reform. This coincides with a period of time when mortgage lenders were known to be taking a more proactive approach with owner occupiers in financial difficulties. So whilst the number of mortgage repossessions appearing in court have reduced, the number of households presenting with financial difficulties to the local authority has not reduced significantly.

Figure 73 - Homelessness Presentation in the Vale of Glamorgan⁴⁹



To provide an estimate of the level of presentations that will be made to the local authority each year of the LHMA period an average has been taken of the presentations over the five year period considered above. As such, it is expected that there will be an annual average of 341.2 households presentations made to the local authority from 2015 to 2020. For clarification, this figure includes all households presenting to the Council as homeless or potentially homeless, both priority and non-priority homelessness cases, as the latter are still in need of housing which is suitable and affordable.



It is also fundamental to consider the type of households that are likely to fall into housing need over the LHMA period. The vast majority of recent (2013 and 2014) housing applicants considered to be homeless or potentially homeless have been in need of one bedroom properties (65%), with a smaller proportions needing two bedroom (24%), three bedroom (8%) and four bedroom properties (3%). The demand for small properties is perhaps no surprise with the projected number of single persons, couples with no children and single parents growing, and also the option available prior to the removal of the Spare Room Subsidy for households to be allocated a property larger than they required if there was a surplus of larger housing stock available.

It also needs to be noted that new single Housing Benefit claimants aged under 35 are only entitled to the shared accommodation rate rather than the one-bedroom self-contained rate under the Welfare Reform Act 2012. It is conceivable to assume that households falling into need will have no alternative option than to accept shared rooms if they choose to rent privately or the local authority discharges duty into the private rented sector (the latter is now possible under Part 2 of the Housing (Wales) Act 2014). This is an important consideration in terms of suitable private rented sector stock availability.

The annual need for each property size, arising from people who are homeless and potentially homeless, is translated to ward level using homeless application trends. The percentage of each property size required is disaggregated to ward level, using the proportion of households residing in each ward.

With these factors considered, Figure 74 shows the total number of households estimated as likely to 'fall' into need for social housing per annum over the LHMA period. This has been disaggregated by housing market area utilising the first choice area of the homeless households over 2013 and 2014. The data represents an annual social housing need figure for each year of the LHMA period.

Figure 74 - Annual Newly Arising Need from Existing Households

Housing Market Area	1 Bed	2 Bed	3 Bed	4 Bed
Barry	91.99	21.79	1.81	0.05
Cowbridge	11.27	2.67	0.22	0.01
Dinas Powys	13.83	3.28	0.27	0.01
Llandow/Ewenny	4.25	1.01	0.08	0.00
Llantwit Major	18.11	4.29	0.36	0.01
Penarth & Llandough	43.47	10.30	0.86	0.03
Peterston-Super-Ely	3.79	0.90	0.07	0.00
Rhose	11.67	2.76	0.23	0.01
St Athan	6.00	1.42	0.12	0.00
St Brides	4.71	1.11	0.09	0.00
Sully	8.40	1.99	0.17	0.00
Wenvoe	4.55	1.08	0.09	0.00
Total	222.04	52.61	4.37	0.13
			279	



4.3. BACKLOG OF NEED FOR AFFORDABLE HOUSING

The backlog of need for affordable housing can be generically defined as, ‘the current number of households who are in housing need and unable to meet their needs in the market’³. Traditionally, this only included households waiting for social rented accommodation; captured by analysing households registered with Homes4U (the common housing waiting list).



Whilst this source is still useful, it is no longer the only data source that forms the backlog of housing need. As previously explained, an increasing proportion of households are ‘squeezed’ out of the current housing market and are left in need of an alternative form of affordable accommodation known as intermediate housing. Hence, the Council operates Aspire2Own, a register for those first time buyers in a financially stable position, yet still unable to purchase a home outright without assistance. This source of data will thus also be utilised in conjunction with Homes4U to assess the total backlog of housing need the Vale of Glamorgan.

4.3.1. BACKLOG OF NEED FOR SOCIAL HOUSING

Homes4U was established in the Vale of Glamorgan in 2003, so has been in operation for 13 years. The principal aim of Homes4U is to offer service users a single point of contact for applying for social housing within the Vale of Glamorgan. The Council operate the common housing waiting list on behalf of the Councils landlord service and the four housing associations with stock in the county:

- Hafod Housing Association
- Newydd Housing Association
- United Welsh Housing Association
- Wales and West Housing Association

All households and individuals in need of social housing in the Vale of Glamorgan are registered with Homes4U and no separate registers are held by the individual social landlords. Re-registration of applicants is conducted on a rolling basis, on average every 12 months, and a complete re-registration of applicants was carried out in October 2014. This provides a single principal source of data to measure the backlog of housing need for social rented properties in the Vale of Glamorgan. Homes4U provides useful information on household characteristics, sizes, property types required and first choice areas. Indeed, these latter preferences have been recorded for the first time since October 2014.

Applicants are able to choose the properties they wish to be considered for by ‘bidding’ on them when they are advertised. This means that applicants can choose any areas they would consider moving to. However, on the Homes4U application form they are asked to select their first choice area purely for statistical purposes. This selection is not related to the housing application in any other way and therefore ensures that it is not fettered by availability of accommodation.

Before proceeding with the analysis, it is imperative to outline three caveats that are integral to understanding the social housing backlog. Firstly, in order to enable an analysis of Homes4U, a snapshot of households waiting on the Register was taken on 6th March 2015; disaggregated by the first choice area, property size (number of bedrooms) and property type (general needs, adapted or sheltered housing) selected by each applicant. Homes4U data also captured all those homeless households deemed to be in priority need and to whom the local authority has a statutory duty to assist, together with non-priority homelessness cases in housing need.



This data is only correct on the day of the snapshot; there are new registrations every week and the number of households registered continues to increase until a re-registration takes place again. To demonstrate this point; on the day of the snapshot there were **2,237** households registered, whereas at the point of writing the LHMA report in June 2015 the number of households registered had grown to **2,618**. This is one of the reasons why the backlog of social housing used in the LHMA is likely to be an underestimation and information about the need for social housing should be supplemented by 'live' waiting list data.

Secondly, although housing registers do provide a good estimation of existing households in need, they can also include a proportion of households who are not in need. Prior to being accepted onto the register applications are assessed according to the Homes4U Policy and then 'banded' according to their level of housing need, see Figure 75 for an explanation of Homes4U bandings. But there are few restrictions in terms of income or affordability, as it is recognised that in the Vale of Glamorgan house prices and rental levels can differ significantly and so setting a maximum income level would exclude people in more expensive areas. For example a household with connections to the rural Vale (I.e. family support, employment, children in local schools) may be not be able to afford to rent privately or buy a home there, whereas they would be able to in a cheaper or more urban location. Whilst the household may consider moving areas to be able to afford to buy/rent, it is also recognised that there are benefits to households being able to remain in the communities they grew up in, work in and have connections to (see Case Study 1). Therefore in order to ensure that the social housing backlog is an accurate a snapshot as possible, each household's income was subject to a secondary analysis compared to house prices and market rents. This showed the extent to which each household could potentially meet their needs in their first choice housing market area and resulted in a 6.8% reduction to the social housing backlog (152 households).

Thirdly, applicants waiting for adapted or accessible accommodation were scrutinised in accordance with national guidance³³ in order to separate applicants in need of minor adaptations from those in need of significant adaptations and purpose built properties. Applicants in need of significant adaptations and purpose built properties were identified by their 'Accessible Home' banding which is based on a medical and / or occupational therapy assessment.

Figure 76 shows the **gross** backlog of social housing, divided by five, to be addressed each year of the LHMA period. As is evident, the vast majority of households on the Homes4U require general needs accommodation with either one or two bedrooms.



Figure 75 - Homes4U Bandings

<p>Gold</p> <p>Priority Band 1</p> <p>Priority Housing Groups</p>	<ul style="list-style-type: none"> ▪ The applicant/s has been accepted as statutorily homeless by the Council and issued a Priority Card. ▪ The applicant/s live in private rented accommodation that is subject to a Prohibition Order, and recovery of the premises is required in order to comply with the Order as defined by Section 33 Housing Act 2004. ▪ The applicant/s have been assessed by the HOMES4U Lettings Panel and awarded a medical priority for rehousing. ▪ The applicant/s are the tenant of a participating Landlord and under-occupying their current accommodation (in line with the Homes4U Matrix) ▪ The applicant/s are the tenant of a participating landlord and must transfer under an approved re-designation or regeneration programme. ▪ The applicant/s current accommodation is overcrowded as defined by the Housing Act 1985 and where a Category 1 hazard has been identified under the provisions of the Housing Act 2004. ▪ The applicant/s are a licensee of a Supported Housing Project and require move on accommodation.
<p>Silver</p> <p>Property Band 2</p> <p>Urgent Housing Groups</p>	<ul style="list-style-type: none"> ▪ The applicant/s are lodging with friends and family and sharing facilities in your current home. ▪ The applicant/s do not live with their family (spouse/partner and children) and want to live with them. ▪ The applicant/s are a Key Worker who has been offered a full-time job in the Vale of Glamorgan and need accommodation under a recognized key worker scheme. ▪ The applicant/s are un-intentionally homeless but have been determined as not in 'priority need'. ▪ The applicant/s are un-intentionally homeless and not owed a duty by the Local Authority. ▪ The applicant/s have a child under 10 and live in a flat above ground floor level (without a lift). ▪ The applicant/s need to move closer to receive essential support/care services or to assist their family with day-to-day living. ▪ The applicant/s relationship with their spouse/partner has broken down and they want to live separately. ▪ The applicant/s are overcrowded by at least one bedroom in their current accommodation. ▪ The applicant/s are threatened with homelessness. ▪ The applicant/s are roofless.
<p>Bronze</p> <p>Priority Band 3</p>	<ul style="list-style-type: none"> ▪ All other Applicants that are tenants of the Council or Registered Social Landlord and live in accommodation that is sufficient for their needs. ▪ All other applicants with no apparent housing need or not covered by any other category as outlined above.



Figure 76 - Gross Annual Backlog for Social Housing

Housing Market Area	General Needs					Older Persons		Accessible / Adapted Homes			
	1	2	3	4	5 & 5+	1	2	1	2	3	4 & 4+
Barry	109	65	23.2	7	0.8	10.8	1	23.8	13.4	2	0.2
Cowbridge	3	2.8	1.2	0.4	0	0.8	0.2	1.6	0.2	0	0
Dinas Powys	7	3.8	2.2	0.4	0	1.2	0.4	1.8	1.4	0	0.4
Llandow/Ewenny	0.4	0.2	0	0	0	0	0	0.4	0	0	0
Llantwit Major	6.6	6.2	2.6	0.8	0	1.6	0.6	2.4	1.8	0.4	0.4
Penarth & Llandough	29	21.2	7.8	1.8	0	5	1	9.4	3.8	0.2	0.4
Peterston-Super-Ely	0.4	0.2	0.2	0.2	0	0.2	0	0.6	0	0.2	0
Rhose	3.4	3	1.6	0	0	1.2	0	1.2	0.2	0.2	0
St Athan	2.6	0.6	0.6	0.2	0	0.4	0	0	0.2	0	0
St Brides	0.4	0	0.2	0	0	0.2	0	0	0	0	0
Sully	1.2	2.6	0.4	0	0.2	0.4	0	0.2	0.2	0	0
Wenvoe	1.2	2.2	0.4	0	0	0.6	0	0	0.2	0	0
Total	164.2	107.8	40.4	10.8	1	22.4	3.2	41.4	21.4	3	1.4
	417										

It is possible to provide some further context to the nature of the applicants registered with Homes4U in terms of the household composition, income and level of housing need.

As Figure 77 shows most of the households registered with Homes4U are families with children (39.3%), followed by single people (37.6%). The minority of applicants are single older people (11.9%), couples without children (6.8%) and older couples (4.4%).

Figure 77 - Homes4U Applicants - Household Composition

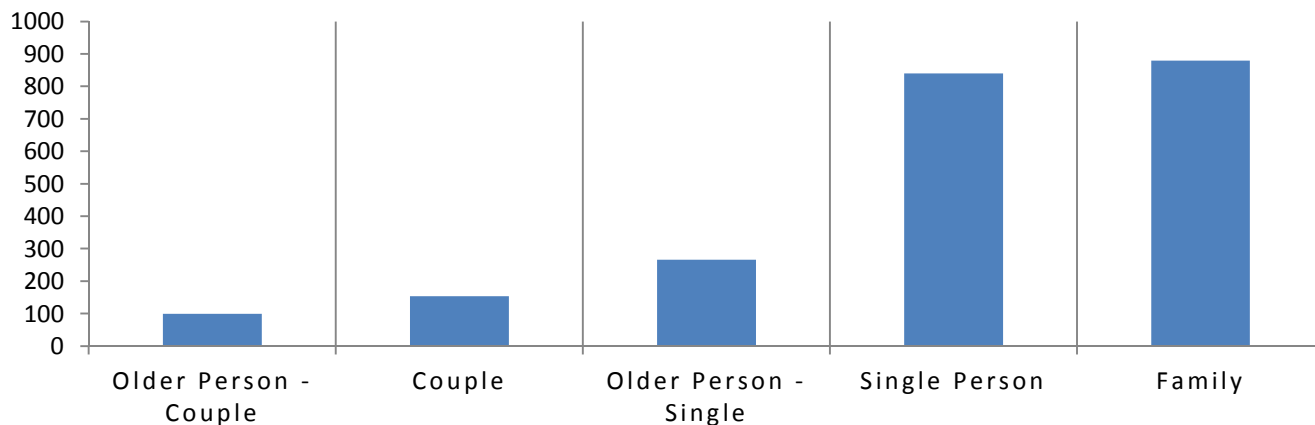
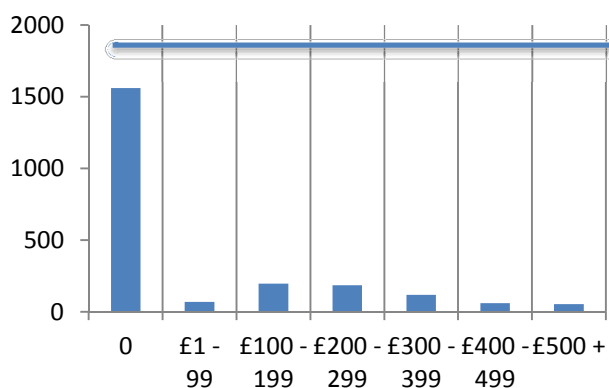


Figure 78 provides a picture of the earned income of households registered with Homes4U. The household income of Homes4U applicants varies significantly; broadly 70% of applicants have no earned income and 30% have some level of earned income from employment. Of the 70% who are not in paid employment; 39% are single people and 35% are families, which can include lone parents. In addition, 21% are older people, who it would be expected would not be in employment and the smallest proportion, 5% are couples of working age without children.

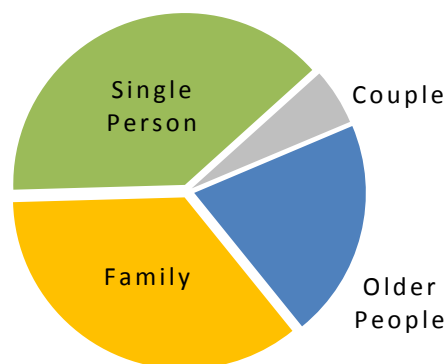
30% of Homes4U applicants have an earned income from employment; most of these households (29%) earn between £100 and £199 per week, followed by 27% of households earning £200 – £299 per week. A minority of households earn £400 - £499 per week (9%) and £500+ per week (8%). It should be recognised that households on what may appear to be a ‘good’ household income may still not be able to afford to rent privately in their local area, for example households in the most expensive rural communities, or they may not be able to afford or access a home suitable for their needs, for example an adapted or accessible home.

Figure 78 - Homes4U Applicants - Earned Income

Weekly Earned income

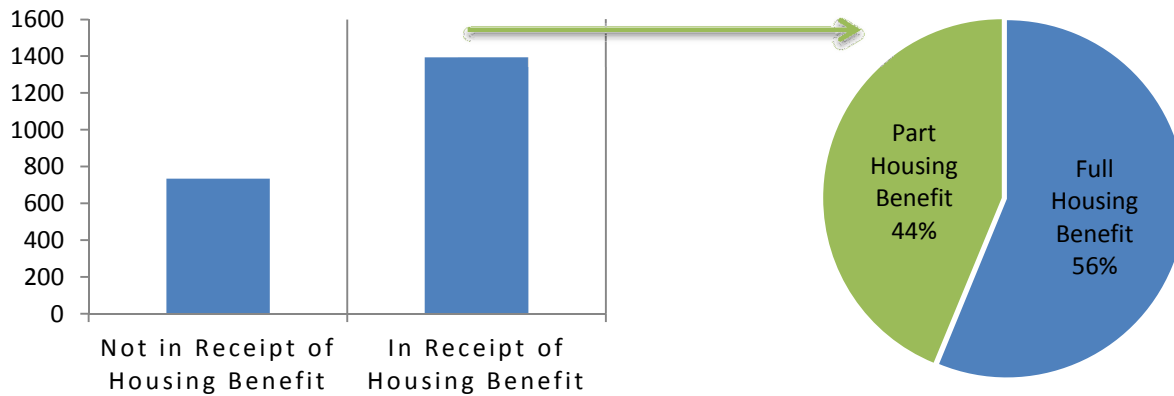


No Earned Income (£0) – Household Composition



Further to the information relating to income, Figure 79 provides information about households in receipt of Housing Benefit. 65.5% of Homes4U applicants are in receipt of Housing Benefit; 56% receive full Housing Benefit which covers all of their rent, whereas 44% an element of Housing Benefit which would only cover part of their rent. This is a reflection on the fact that Housing Benefit can be received by households who are not employed, as well as households in employment but on a low income.

Figure 79 - Homes4U Applicants - Receipt of Housing Benefit (Full / Part)



Each Homes4U Applicant is given a banding based on their housing circumstances and level of housing need. An illustration of applicant's bandings at the time of the snapshot taken for the purposes of the LHMA in March 2015 is provided in



Figure 80. An explanation of the banding system can be found in Figure 75. Broadly speaking, most applicants are in the lowest level of housing need, with the number of applicants then reducing as the severity of housing need increases.

10.9% of applicants have an Accessible Homes banding; this banding is for households where a member is disabled, has mobility issues or a chronic illness and may need a property which is accessible or adapted to meet their needs.

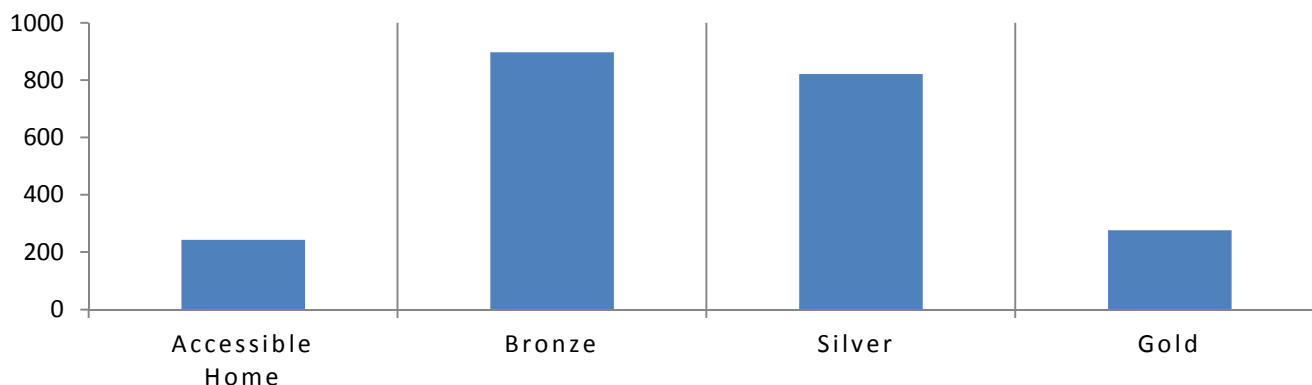
12.3% of households have a Gold banding; this is the highest priority banding and for households with the highest level of housing need. Within this banding there are separate categories defined by the type of housing need. The three categories with the highest number of applicants are those who are: statutory homeless, adversely affected by the bedroom tax and under-occupying their home in need of down-sizing.

36.7% of households have a Silver banding; this banding is for households in an urgent housing need. Within this banding the three categories with the highest number of applicants are those who: are sharing facilities, non-statutory homeless and over-occupying; lacking at least one bedroom.

40.1% of households have a Bronze banding; this banding is for households who are currently living in accommodation suitable for their needs or in no apparent housing need. Within this banding the three categories with the highest number of applicants are those who are in no obvious housing need and those registered because they will at some point need to move on from supported accommodation, but who are not currently ready to live independently.



Figure 80 - Homes4U Applicants - Bandings



4.3.2. BACKLOG OF NEED FOR INTERMEDIATE HOUSING

The Aspire2Own register was established in the Vale of Glamorgan approximately five years ago. It operates in a different manner to Homes4U; as registered households are simply expressing an interest in intermediate and wish to be kept informed of housing opportunities when they are available. There is no restriction on the households who are able to register and often people will register for the future once they have saved for a deposit. When low cost home ownership properties become available applicants are invited to express an interest in purchasing a property. Applicants are not subject to the same allocation criteria for different property sizes. Various details are held on each applicant including area preferences, income, employment details and current living arrangements.

A snapshot of the Aspire2Own register was subsequently taken on 30th January 2015, to enable an analysis of householder preferences and affordability at that point in time. This snapshot included 211 households. This backlog is relatively small as the register is very supply led and most households only tend to register with a specific property or development in mind.

An initial analysis of the 211 applicants registered with Aspire2Own sought to establish whether each registered household would be able to afford LCHO or would be better suited to intermediate rent. Sequentially, the 3.5 times income multiplier (notwithstanding its aforementioned limitations) was again used to assess each household's capacity to borrow in combination with their current income and savings. This was compared to the income needed to afford a 30% discounted entry level (two bedroom) house price in each households' first choice area. This exercise revealed that **91** households (43%) were in need of and could afford an LCHO product based on their current circumstances.

Conventionally, the remaining households would have been judged to be in need of social rented accommodation. However, there are still a proportion of newly forming households estimated as having moderate incomes that are just priced out of the LCHO market. The scope for an intermediate rental product was therefore firstly considered. WG guidance suggests that such housing rental costs 'should equate to no more than approximately 30% of gross income' inclusive of any service charges⁴⁷. Furthermore, 80% of mean market rent is generally considered to be the basis for setting an intermediate rental value⁴⁷. Households were thus assessed using these criteria in each area and a total of **58** households were deemed to be in need of this product.

With these considerations in mind,



Figure 81 outlines the **gross** backlog for intermediate housing divided by five year each year of the LHMA period (i.e. 0.2 represents one unit over the next five years).

The remaining **62** households who whilst being registered with Aspire2Own and thus aspiring to home ownership are unable to afford a low cost home ownership or intermediate rented product. Therefore these households are considered to need social rented housing.



Figure 81 - Gross Annual Backlog of Need for Intermediate Housing

Housing Market Area	LCHO		Intermediate Rent	
	2 Bed	3 Bed	2 Bed	3 Bed
Barry	6.8	2.4	2.2	2.4
Cowbridge	0.4	0	0.2	0
Dinas Powys	0.8	0.2	1.6	0.2
Llandow/Ewenny	0	0	0.2	0
Llantwit Major	1.6	0.4	0.4	0.6
Penarth & Llandough	0	0	1.2	0.4
Peterston-Super-Ely	0	0	0	0
Rhose	0.2	0	0	0
St Athan	3.4	1.2	0.4	0.6
St Brides	0	0	0.2	0
Sully	0.8	0	0.2	0.2
Wenvoe	0	0	0.2	0.4
Total	18.2		11.6	

Figure 82 - Gross Annual Backlog of Need for Social Housing from the Aspire2Own Register

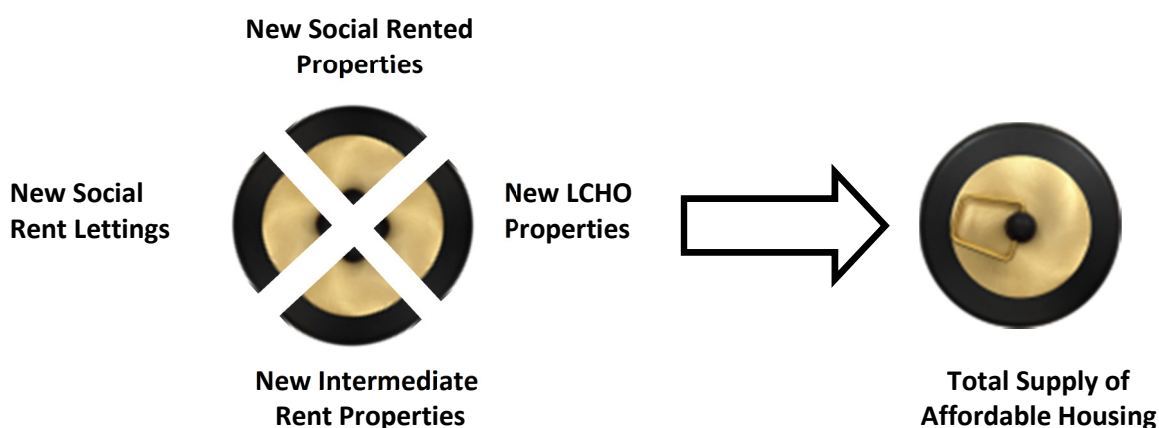
Housing Market Area	LCHO	
	2 Bed	3 Bed
Barry	4.20	2.20
Cowbridge	0.20	0.40
Dinas Powys	1.40	0.40
Llandow/Ewenny	0	0
Llantwit Major	0.40	0.20
Penarth & Llandough	1.20	0
Peterston-Super-Ely	0	0
Rhose	0	0
St Athan	1.20	0.20
St Brides	0	0
Sully	0	0.20
Wenvoe	0	0
Total	12.4	



4.4. SUPPLY OF AFFORDABLE HOUSING

To counterbalance the gross housing need already outlined, the supply of affordable units expected to come forward over the next five years also has to be considered. This is possible by conducting a trend based analysis of annual lettings within the existing social housing stock and forecasting the quantity of new affordable housing planned to be built and/or acquired over the LHMA period (including LCHO and intermediate rental properties as well as social rented units). This combined supply of affordable housing units from the three tenures effectively forms the plughole from the bath analogy as shown in Figure 83.

Figure 83 - Housing Supply Illustration



4.4.1. PROJECTED SOCIAL HOUSING LETS

The first consideration is therefore the anticipated number of social lets from existing properties that will come forward each year of the LHMA period. The WG guidance states that 'this can be calculated on the basis of past trends' and 'generally the average number of re-lets over the last three years should be taken as the predicted annual level'³. Consequently, the total number of social lets over this period were obtained for Council owned social housing and the four local housing association. Information was collected on the type of property, size and location. These trends were converted into an annual average to provide an anticipated level of lettings per annum over the next five years.

Figure 84 below shows the total projected lets of social housing expected to come each year of the LHMA period by housing market area. On average, there are **580 lets** expected per annum.



Figure 84 - Projected Annual Social Housing Lets

Housing Market Area	General Needs						Older Persons				Accessible / Adapted Homes					
	Studio	1	2	3	4	5	Studio	1	2	3	Studio	1	2	3	4	
Barry	2.0	66.3	123.0	108.0	9.3	0.3	0.3	49.7	4.3	0.3	3.0	27.7	6.3	6.7	0.0	
Cowbridge	0.0	0.0	1.0	1.3	0.0	0.0	0.0	3.3	0.0	0.0	0.0	2.0	0.3	0.0	0.0	
Dinas Powys	0.0	0.3	7.0	5.0	0.3	0.3	0.0	6.7	3.7	0.0	0.0	3.0	1.0	0.0	0.0	
Llandow/Ewenny	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	
Llantwit Major	0.0	0.0	6.0	15.3	0.3	0.0	0.0	2.0	1.3	0.0	0.0	2.3	0.3	1.0	0.0	
Penarth & Llandough	0.0	4.7	28.3	15.7	2.3	0.0	7.0	14.7	0.3	0.0	2.7	4.7	2.0	1.3	0.0	
Peterston-Super-Ely	0.0	0.0	0.3	0.7	0.3	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.3	0.0	0.0	
Rhose	0.0	0.0	8.7	2.0	0.0	0.0	0.0	0.7	0.3	0.0	0.0	1.0	0.0	0.7	0.3	
St Athan	0.0	0.0	0.3	2.7	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.3	0.3	1.0	0.0	
St Brides	0.0	0.0	0.7	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	
Sully	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Wenvoe	0.0	0.0	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	
Total	2.0	71.3	175.7	151.7	12.7	0.7	7.3	77.0	10.7	0.3	6.7	41.0	10.7	12.3	0.3	
							580									

4.4.2. COMMITTED SUPPLY OF NEW AFFORDABLE HOUSING

Furthermore, the anticipated quantity of affordable housing (for social rent, intermediate rent and LCHO) 'already planned to be built (and/or acquired) **over the time period** of the Assessment' is an important consideration to offset gross housing need³. A variety of potential sources were thus analysed to identify the existing committed supply of affordable housing. These included:

- Sites granted planning permission subject to s106 for affordable housing that had already started on site and/or were due to be completed over the LHMA period.
- Sites that were allocated Social Housing Grant or Recycled Capital Grant and were scheduled for completion in the next five years; as identified in the Programme Delivery Plan.
- Sites that were being developed by housing associations using other courses of public subsidy (e.g. the Welsh Government's Housing Finance Grant) or via private finance.
- Existing private market units that were due to be acquired through the Welsh Housing Partnership and re-utilised as intermediate rental properties.

Only schemes that are highly likely to be delivered over the next five years should be included.

There are nearly **230 affordable housing units** due for delivery over the LHMA period through a combination of the above sources. This total represents the best possible estimate as at January 2015 and actual delivered figures may be subject to change, as with other estimates and assumptions made throughout this housing need calculation.

Figure 85 shows the total committed supply; divided by five as the new units will be delivered over the five years of the LHMA period rather than every year of the LHMA period. However, it does not necessarily follow that **46 units** will be delivered each year over the next five years. It should be noted that a small number of the 46 units are not of the required size (e.g. four bed low cost home ownership units) and so although they are counted as part of the committed, they do not reduce the net.

Figure 85 - Annual Committed Supply of Affordable Housing

Housing Market Area	General Needs				Accessible / Adapted	
	1	2	3	4	1	2
Barry	2	1.8	3.6	0	1.4	0.4
Cowbridge	0.8	0.6	0.4	0.2	0	0
Dinas Powys	0.4	0.6	0	0	0	0
Llandow/Ewenny	0	0	0	0	0	0
Llantwit Major	3	6.6	3.2	0	0.4	0
Penarth & Llandough	1.2	2.4	0	0	0	0
Peterston-Super-Ely	0	0	0	0	0	0
Rhose	2.4	3	0.4	0	0	0
St Athan	1.2	2	1	0	0	0.4
St Brides	1.2	1	0.4	0.4	0	0
Sully	0	0	0	0	0	0
Wenvoe	1.2	1.4	0.4	0.4	0	0
Total	13.4	19.4	9.4	1	1.8	0.8
	46					



4.5. NET NEED FOR AFFORDABLE HOUSING PER ANNUM

To calculate the net need for affordable housing per annum, the total backlog (water within the bath) has to be added to the annual newly arising need (coming through the shower head for intermediate products and taps for social rented products). The anticipated annual supply (emptying through the plug hole) must then be subtracted from this figure to estimate the annual supply of affordable housing.

However, one further issue relates to turnover. Essentially, social rented units differ to intermediate products, as they re-let relatively frequently and it would be inaccurate to assume that they will only be occupied once over the LHMA period. It is thus necessary to consider the rate at which properties re-emerge as re-lets, and this effects areas where there is an overall deficit and surplus of social housing (hence headline housing need can decrease or increase following a turnover assessment). Current levels of turnover were therefore calculated and factored into the calculations.

As shown in Figure 86 and Figure 87, average turnover is integrally related to property size (number of bedrooms) and area. As an average across the Vale of Glamorgan properties with smaller properties becoming re-available at a higher rate. In terms of area, those areas with higher rates of turnover tend to be those with higher levels of social housing stock. A number of the very high turnover rates (e.g. four bedroom properties in Peterson-Super-Ely) are more likely to be due to very low stock levels and a small number of re-lets than genuine levels of high turnover.

Figure 86 - Average Annual Turnover of Social Rented Properties by Number of Bedrooms and Property Type

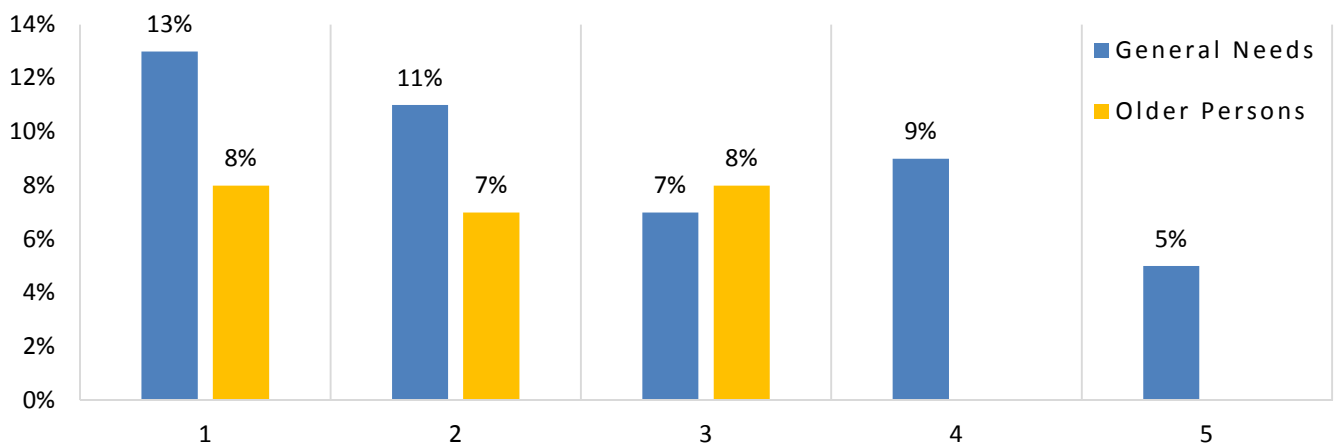
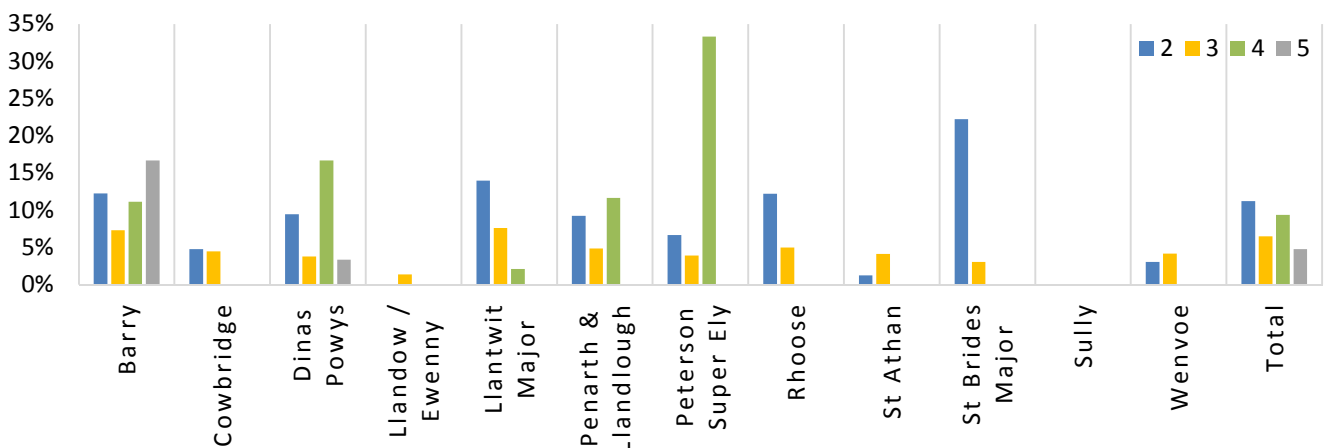


Figure 87 - Average Annual Turnover of General Needs Social Rented Properties by Number of Bedrooms and Area



It is interesting to note that prior to the turnover calculation being applied, the net social housing need figure was 361 units per year.



4.5.1. HEADLINE NEED FOR AFFORDABLE HOUSING

With the calculation for turnover factored in, the headline need for affordable housing calculation is shown below in Figure 88 utilising the aforementioned bath analogy.

Figure 88 - Headline Need for Affordable Housing



$X + Y - Z =$ Annual Need for 559 Affordable Housing Units, comprising:

331 Social Rented Units (adjusted to account for turnover)

228 Intermediate Housing Units: 114.36 Low Cost Home Ownership Units

113.19 Intermediate Rent Units

For clarity, the headline annual net need for affordable housing in the Vale of Glamorgan is **559 units per annum** for the period of the Local Housing Market Assessment, from 2015 – 2020.

It should be reiterated at this point that this is not a definitive target figure for affordable housing; it is an indication of need. It should also be noted that again the assessment should be considered an art and not a science, as the data is only correct at the time the calculation is conducted.

4.6. GRAPHICAL REPRESENTATIONS OF THE NET NEED FOR AFFORDABLE HOUSING CAN BE FOUND IN

SECTION 1.1



Appendix 1 –Net Housing Need

4.6.1. LIMITATIONS OF THE NET NEED FOR AFFORDABLE HOUSING

Whilst it is necessary to provide a net affordable housing figure across all property types, affordable tenures and areas, this figure in itself is highly misleading as it distorts differences in sub market areas, tenures and property types required. As the original Welsh Government guidance states, it is important to:

Highlight where the data points to a large future shortfall or surplus of a particular dwelling size or tenure. In addition the analysis may be useful in illustrating particular locational requirements and identifying future areas of concern where intervention may be advisable³.

One of the reasons the net affordable housing need for social housing is misleading is due to the stock which is considered to be surplus or which has a turnover sufficient to address the need over the course of the five year LHMA period.

The 'surplus' housing stock identified in the LHMA housing need calculation (summing 251 units of accommodation) predominantly stem from properties with a higher turnover rate, as there is not a considerable issue of void properties within the Vale of Glamorgan. To illustrate this point, consider the need for one bed social rented accommodation; there is a need for 482 general need one bed properties, but at the same time there is a 'surplus' or high turnover rate of one bed older person's accommodation. The surplus of older persons one beds is essentially deducted from the need for general needs one beds, when in reality it is not as simple as converting an older persons property to a general needs property.

Across the range of property sizes there are also surpluses of larger properties, for example three bed general needs properties, which again are essentially deducted from the need for smaller properties. These larger properties however cannot in the short term be used to meet the need for smaller properties. Although it is acknowledged that in the long term this information could be used by social landlords to consider the reconfiguration of their housing stock. This issue is further compounded by differences in between need and demand in different housing market areas and between types of property; for example the areas with surpluses of larger properties mask the need for smaller social housing units and the need for general needs accommodation compared to sheltered accommodation.

4.6.2. CONSEQUENTLY, EVEN IF THE HEADLINE NET SOCIAL HOUSING NEED OF 331 UNITS WAS DELIVERED EVERY YEAR IN THE VALE OF GLAMORGAN, THIS WOULD BY NO MEANS MEET THE ACTUAL NEED PRESENT IN MANY OF THE HOUSING MARKET AREAS. THIS ISSUE IS DEMONSTRATED IN FIGURE 89 AND FIGURE 90 WHICH SHOWS THE DIFFERENCE BETWEEN THE NET ANNUAL NEED FOR SOCIAL HOUSING AND THE NEED FOR AFFORDABLE HOUSING IF SURPLUSES WERE EXCLUDED FROM THE TOTAL. THE PROPERTY SIZES/TYPES WHICH ARE SURPLUS, OR WITH A SUFFICIENT TURNOVER TO ADDRESS THE NEED OVER FIVE YEARS, CAN BE IDENTIFIED BY THE MINUS FIGURES. THESE MINUS FIGURES ARE DEDUCTED FROM THE POSITIVE (NEED) FIGURES AS THE CALCULATION ASSUMES THAT THE SURPLUS UNITS COULD BE USED TO ADDRESS A DIFFERENT AREA OF NEED. HOWEVER IN REALITY THIS IS SIMPLY NOT POSSIBLE. FOR FURTHER INFORMATION, GRAPHICAL REPRESENTATIONS OF THE HOUSING NEED EXCLUDING SURPLUSES ARE PROVIDED IN SECTION 6.1.3 - LOW COST HOME OWNERSHIP

Wards	2-Bed	3-Bed	Total
Barry	47.83	1.80	49.63
Cowbridge	4.83	0.00	4.83

Dinas Powys	5.75	0.20	5.95
Llandow/Ewenny	2.02	0.00	2.02
Llantwit Major	9.98	-0.60	9.38
Penarth and Llandough	20.98	0.00	20.98
Peterston-super-Ely	2.36	0.00	2.36
Rhose	6.21	-0.60	5.61
St. Athan	6.57	1.20	7.77
St. Bride's Major	1.21	0.00	1.21
Sully	5.57	0.00	5.57
Wenvoe	-0.93	0.00	-0.93
The Vale of Glamorgan	112.36	2.00	114.36

Appendix 2 –Net Housing Need (Excluding Surpluses)

Hence, more consideration should be given to the specific need identified (by property type and size) within each housing market area as summarised over the following pages.

Figure 91 to Figure 94 outline the differences in the net housing need between areas, tenures and property sizes and it is imperative to focus on the need for affordable housing in these localised housing market areas.

It is nevertheless important once again to emphasise that these figures are not annual delivery targets or even the solution to the affordability issues within the Vale of Glamorgan. They are instead an indication of the scale of the affordable housing problem and a benchmark to which the Council will work towards as far as practically deliverable through a range of various methods. These methods include (but are not limited to) Social Housing Grant, Housing Finance Grant, the Smaller Properties Programme, private finance secured by Housing Associations, Section 106 contributions (on-site provision and/or commuted sums) and other external funding.



Figure 89 - Net Need for Social Housing

Housing Market Area	1			2			3			4 and 4+			Total
	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP	
Barry	-5.27	204.23	-35.93	6.67	-16.49	-2.88	-4.67	-76.97	-0.30	0.20	-2.19	0.00	66.41
Cowbridge	-0.40	21.77	-2.23	-0.13	5.55	0.20	0.00	0.05	0.00	0.00	0.14	0.00	24.95
Dinas Powys	-1.20	32.66	-4.93	0.40	2.53	-3.04	0.00	-2.11	0.00	0.40	-0.41	0.00	24.30
Llandow/Ewenny	0.40	6.66	0.00	0.00	1.44	0.00	-0.67	-0.25	0.00	0.00	-0.01	0.00	7.56
Llantwit Major	-0.33	37.61	-0.38	1.47	0.97	-0.70	-0.60	-13.35	0.00	0.40	0.73	0.00	25.81
Penarth & Llandough	4.73	105.12	-8.74	1.80	6.77	0.65	-1.13	-6.87	0.00	0.40	-0.93	0.00	101.81
Peterston-Super-Ely	0.60	7.06	0.20	-0.33	1.02	-0.59	0.20	-0.39	0.00	0.00	-0.13	0.00	7.64
Rhose	0.20	21.14	0.51	0.20	-3.98	-0.33	-0.47	-0.01	0.00	-0.33	-0.06	0.00	16.87
St. Athan	-0.33	13.00	0.40	-0.53	1.51	0.00	-1.00	-2.66	0.00	0.00	0.16	0.00	10.55
St. Bride's Major	0.00	7.28	0.20	0.00	0.81	0.00	-0.67	-0.44	0.00	0.00	-0.42	0.00	6.75
Sully	0.20	16.85	0.40	0.20	5.43	0.00	0.00	0.73	0.00	0.00	0.15	0.00	23.96
Wenvoe	0.00	8.96	0.60	0.20	5.29	0.00	-0.33	-0.25	0.00	0.00	-0.43	0.00	14.03
Total	-1.40	482.33	-49.90	9.93	10.84	-6.69	-9.33	-102.51	-0.30	1.07	-3.42	0.00	330.62

Figure 90 - Need for Social Housing Excluding Surpluses / Deductions for Turnover

Housing Market Area	1			2			3			4 and 4+			Total
	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP	
Barry	-5.27	237.38	-38.87	6.67	-22.99	-3.33	-4.67	-85.24	-0.33	0.20	-2.64	0.00	244.25
Cowbridge	-0.40	21.77	-2.53	-0.13	5.63	0.20	0.00	-0.35	0.00	0.00	0.14	0.00	27.74
Dinas Powys	-1.20	34.99	-5.47	0.40	1.39	-3.27	0.00	-2.59	0.00	0.40	-0.38	0.00	37.19
Llandow/Ewenny	0.40	6.66	0.00	0.00	1.44	0.00	-0.67	-0.26	0.00	0.00	-0.01	0.00	8.50
Llantwit Major	-0.33	37.61	-0.40	1.47	0.72	-0.73	-0.60	-14.65	0.00	0.40	0.75	0.00	40.95
Penarth & Llandough	4.73	114.32	-9.67	1.80	6.26	0.67	-1.13	-7.22	0.00	0.40	-0.89	0.00	128.18
Peterston-Super-Ely	0.60	7.06	0.20	-0.33	1.09	-0.67	0.20	-0.40	0.00	0.00	-0.15	0.00	9.16
Rhose	0.20	21.14	0.53	0.20	-4.53	-0.33	-0.47	-0.01	0.00	-0.33	-0.06	0.00	22.07
St. Athan	-0.33	13.00	0.40	-0.53	0.33	0.00	-1.00	-2.97	0.00	0.00	0.16	0.00	13.90
St. Bride's Major	0.00	7.28	0.20	0.00	1.04	0.00	-0.67	-0.46	0.00	0.00	-0.42	0.00	8.51
Sully	0.20	16.85	0.40	0.20	5.43	0.00	0.00	0.53	0.00	0.00	0.15	0.00	23.76
Wenvoe	0.00	8.96	0.60	0.20	5.25	0.00	-0.33	-0.26	0.00	0.00	-0.43	0.00	15.01
Total	6.13	527.02	2.33	10.93	28.58	0.87	0.20	0.53	0.00	1.40	3.16	0.00	581.15

4.6.3. NET NEED FOR GENERAL NEEDS SOCIAL RENTED ACCOMMODATION

Figure 91 shows the net need for social rented general needs accommodation. This table demonstrates that there is an overall shortfall of 387 units per year, although as previously explained, this is merely a headline indication that masks local level differences.

As the adjoining map shows, the need for general needs social rented accommodation is highest in the Barry and Penarth and Llandough housing market areas, followed by the urban settlements along the south of the county boundary. There are also pockets of moderate need in the north; especially around principal settlements such as Cowbridge, Wenvoe and Dinas Powys. The remaining rural settlements in the north of the county, along with St Athan in the south are shown to have a low deficit of social rented accommodation. What is most notable is that all areas demonstrate a deficit of general needs social housing of some level.

In terms of the properties needed, the most significant trend is the large need for smaller units, in particular one bedroom properties, across all areas of the Vale of Glamorgan. Considering one bed accommodation alone, there is a net need (post turnover adjustment) of over 480 units per year. Two bedroom properties are also in demand, with a gross need of 195 units per year, this reduces to a need of 11 units per year once the supply is taken into account. This demand reflects societal trends in household composition, i.e. smaller family sizes and the increasing number of single people and couples in need of accommodation.

Some parts of the Vale have elements of surplus general needs social rented accommodation of certain sizes, most significantly two bedroom and three bedroom accommodation in Barry, Llantwit Major and Penarth and Llandough. The surplus of three bedroom accommodation is due in part to the implications of the removal of the Spare Room Subsidy; as larger accommodation would previously have been utilised for smaller households.

Put succinctly, there is an oversupply of three bedroom properties and a distinct lack of smaller properties across the local authority area. The surpluses detract from the areas of need as the calculation of net need deducts the surplus from the gross need. This demonstrates a distinct mismatch between supply and demand of general needs accommodation.

The priority for the development of additional social rented general needs accommodation must be for smaller, one and two bedroom accommodation as these are the property sizes in the greatest demand. Smaller properties need not all be located in flatted developments, as the two bedroom properties in particular are in demand from families with one or two children and so houses with gardens should also be developed. The demand for smaller properties should also be balanced with larger properties as there remains a gross need for three and four bedroom properties. A mix of properties also ensures the development of mixed, balanced communities and good community cohesion.

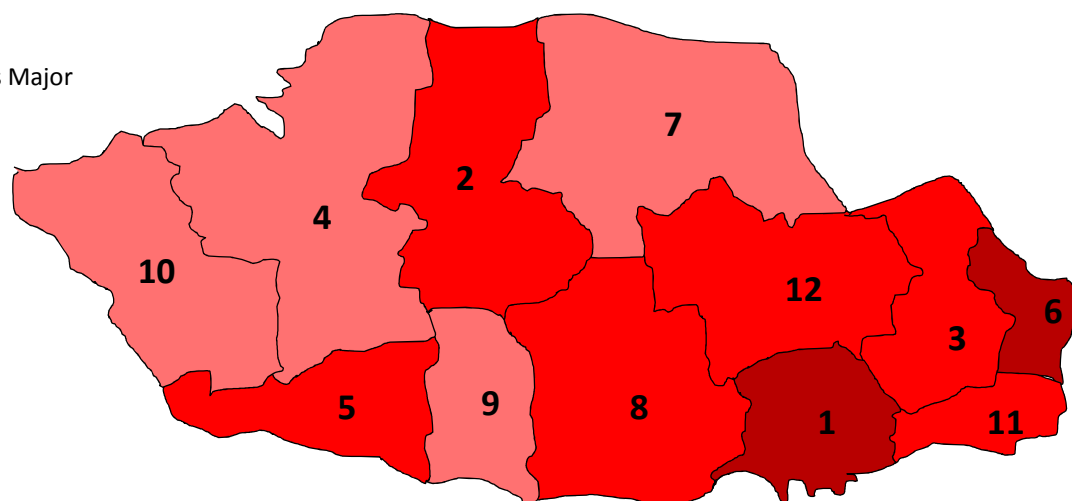
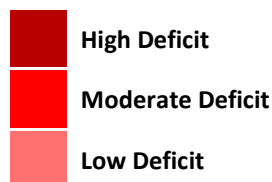
Whilst the mix of property sizes for social rented general needs accommodation will be informed by the LHMA, it should also be supplemented and informed by 'live' waiting list data from Homes4U to ensure it is up to date and relevant.



Figure 91 - Net Need for General Need Housing - Social Rented

Housing Market Area		1	2	3	4	5	6	7	8	9	10	11	12	Total
1 Bed	Gross Need	305.31	22.57	35.73	6.66	40.61	120.19	7.06	23.54	14.20	8.48	16.85	10.16	611.35
	Supply	67.93	0.80	0.73	0.00	3.00	5.87	0.00	2.40	1.20	1.20	0.00	1.20	84.33
	Net Need (post turnover)	204.23	21.77	32.66	6.66	37.61	105.12	7.06	21.14	13.00	7.28	16.85	8.96	482.33
2 Bed	Gross Need	103.01	6.63	10.19	1.44	12.72	38.19	1.43	6.74	3.87	1.50	5.43	3.99	195.12
	Supply	121.80	0.80	7.40	0.00	11.60	30.73	0.33	11.27	2.33	0.47	0.00	-1.47	185.27
	Net Need (post turnover)	-16.49	5.55	2.53	1.44	0.97	6.77	1.02	-3.98	1.51	0.81	5.43	5.29	10.84
3 Bed	Gross Need	26.76	1.79	2.81	0.07	3.09	8.45	0.26	1.79	0.89	0.28	0.73	0.47	47.40
	Supply	109.80	1.73	5.00	0.33	17.53	15.67	0.67	1.80	3.67	0.73	0.00	0.73	157.67
	Net Need (post turnover)	-76.97	0.05	-2.11	-0.25	-13.35	-6.87	-0.39	-0.01	-2.66	-0.44	0.73	-0.25	-102.51
4/4+ Bed	Gross Need	7.02	0.34	0.29	-0.01	0.68	1.45	0.18	-0.06	0.16	-0.02	0.15	-0.03	10.14
	Supply	9.67	0.20	0.67	0.00	-0.07	2.33	0.33	0.00	0.00	0.40	0.00	0.40	13.93
	Net Need (post turnover)	-2.19	0.14	-0.41	-0.01	0.73	-0.93	-0.13	-0.06	0.16	-0.42	0.15	-0.43	-3.42
Overall Net Social Housing Need – General Needs		108.58	27.51	32.67	7.83	25.95	104.09	7.57	17.09	12.02	7.22	23.16	13.56	387.24
		387												

- Housing Market Areas**
- | | | |
|--------------------|-------------------------|----------------------|
| 1 Barry | 5 Llantwit Major | 9 St. Athan |
| 2 Cowbridge | 6 Penarth and Llandough | 10 St. Bride's Major |
| 3 Dinas Powys | 7 Peterston-Super-Ely | 11 Sully |
| 4 Llandow / Ewenny | 8 Rhoose | 12 Wenvoe |



4.6.4. NET NEED FOR GENERAL NEEDS INTERMEDIATE ACCOMMODATION

Figure 92 shows the net need for intermediate housing is **228** units per year in the Vale of Glamorgan, of which there is a need for **114.36** units of LCHO and **113.19** of intermediate rented accommodation. The adjoining map shows that the need for intermediate housing is highest in the Barry and Penarth and Llandough housing market areas, followed by Llantwit Major, Cowbridge and Dinas Powys.

Low Cost Home Ownership

The demand for **114.36 units** of LCHO per annum is greatest amongst the newly arising need which represents new households who are unable to afford to buy a property on the open market, but could afford to purchase a subsidised property. This reflects the growing difficulties that first time buyers face in accessing a mortgage on the open market; due to higher deposits and tighter lending criteria.

The demand for LCHO products is highest in the Barry and Penarth and Llandough housing market areas. As one would perhaps expect, given that these are the largest towns in the Vale of Glamorgan. All housing market areas on the Vale of Glamorgan have a net need for LCHO properties, except Wenvoe which has a small surplus. The surplus in Wenvoe is due to the committed supply over the next five years essentially meeting the gross need identified.

High property prices in the Vale of Glamorgan and the basis of the LCHO calculation being based on a 70:30 (30% discount off market value) equity share model have capped the demand for LCHO; many households who aspire to home ownership may still not be able to afford LCHO in the most expensive housing market areas. Consideration could be given to extending LCHO in the county to include a 60:40 (40% discount off market value) equity share model to enable more households to afford LCHO.

Whilst property sizes are detailed in the calculation of LCHO need, it should be noted that the split between two and three bedroom properties is not an exact representation of need. The requirement for different property sizes evident from the Aspire2Own register is based on demand, as households are able to select the property size they want/need. However the greatest demand is from the newly arising need element of the calculation and as it is not possible to know the size of property these households will want/need a two bedroom need is assumed.

The priority for the development of LCHO properties should in the first instance be for houses. The primary reason for this is that apartments are not entirely suitable as the monthly service charge can have a large impact on affordability.

Intermediate Rent

In addition to the need for LCHO there is an almost identical need for **113.19 units** per annum of intermediate rent identified; particularly in the Barry and Penarth and Llandough housing market areas. The demand in Barry is surprising given that this is an area where rents are less high than most areas of the Vale of Glamorgan. Demand for intermediate rented accommodation in the rural areas of the Vale of Glamorgan, which is most notable in Cowbridge and Dinas Powys is less surprising given the high private rental values.

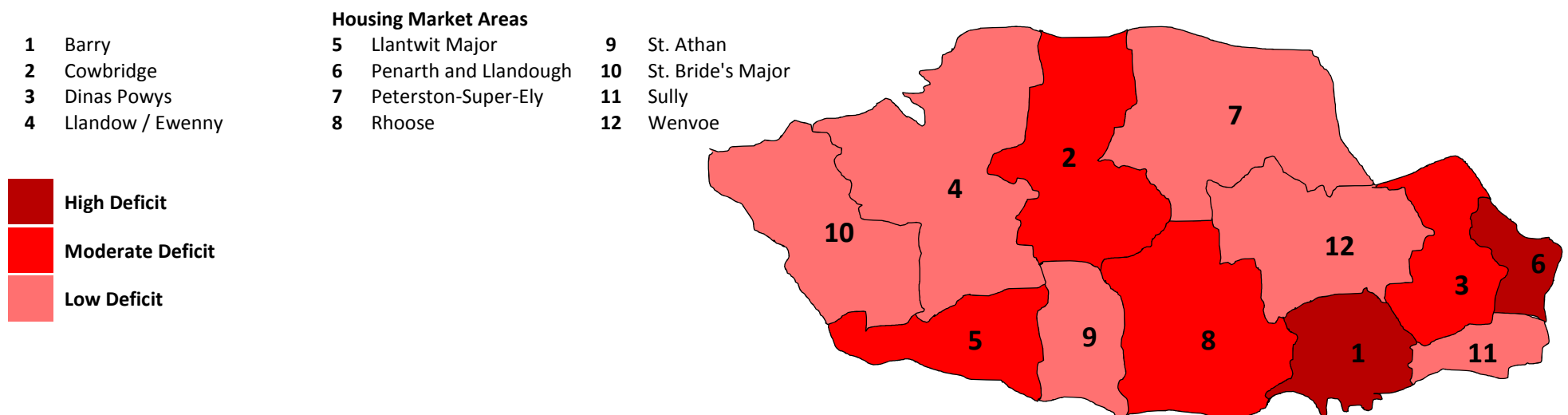
Actual implementation of an intermediate rent model in the current market is however hampered by the significant gap between Local Housing Allowance and lower private rent levels in many areas. Consideration will need to be given to how a model of intermediate rent would be developed in the Vale of Glamorgan to meet the identified need.

The development of new intermediate accommodation needs to be based on area specific information. Although the Vale wide calculation indicates a requirement for a 50:50 split between LCHO and intermediate rent, this is not the case in all of the housing market areas.



Figure 92 - Net Need for General Need Housing - Intermediate Housing

Housing Market Area		1	2	3	4	5	6	7	8	9	10	11	12	Total
2 Bed Intermediate Rent	Gross Need	31.49	9.24	8.01	1.95	5.34	29.54	2.24	8.16	0.40	5.01	3.99	3.82	109.19
	Supply	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
	Net Need	30.69	9.24	8.01	1.95	5.34	29.54	2.24	8.16	0.40	5.01	3.99	3.82	108.39
3 Bed Intermediate Rent	Gross Need	2.40	0.00	0.20	0.00	0.60	0.40	0.00	0.00	0.60	0.00	0.20	0.40	4.80
	Supply	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Net Need	2.40	0.00	0.20	0.00	0.60	0.40	0.00	0.00	0.60	0.00	0.20	0.40	4.80
2 Bed LCHO	Gross Need	50.03	5.63	5.95	2.02	10.38	20.98	2.36	6.61	6.57	2.41	5.57	2.27	120.76
	Supply	2.20	0.80	0.20	0	0.40	0	0	0.40	0	1.20	0	3.20	8.40
	Net Need	47.83	4.83	5.75	2.02	9.98	20.98	2.36	6.21	6.57	1.21	5.57	-0.93	112.36
3 Bed LCHO	Gross Need	2.40	0.00	0.20	0.00	0.40	0.00	0.00	0.00	1.20	0.00	0.00	0.00	4.20
	Supply	0.60	0	0	0	1.00	0	0	0.60	0	0	0	0	2.20
	Net Need	1.80	0.00	0.20	0.00	-0.60	0.00	0.00	-0.60	1.20	0.00	0.00	0.00	2.00
Overall Net Intermediate Housing Need		82.72	14.07	14.16	3.97	15.31	50.92	4.60	13.77	8.77	6.22	9.75	3.29	227.54
228														



4.6.5. NET NEED FOR SOCIAL RENTED ADAPTED AND ACCESSIBLE ACCOMMODATION

As aforementioned, for the purposes of the calculation to determine the net need for adapted and accessible social rented accommodation, applicants waiting for adapted accommodation were identified by the Homes4U bandings: AH1, AH2 and AH3.

Figure 93 shows the net need for adapted and accessible social rented accommodation is **0.27 units** per year in the Vale of Glamorgan. This includes the need for level access properties with minor adaptations and those with acute needs which are most likely to require a purpose built adapted property. The adjoining map shows that the need is an overall deficit of accessible and adapted homes is Penarth and Landough, Sully, Llantwit Major and Peterson-Super-Ely.

The gross need is for 67.2 units per year, this is then reduced to the net need when the supply and turnover rate are applied. However unlike the calculation for general needs and older persons accommodation, a turnover rate of "1" is applied which doesn't make any reduction in need as adapted and accessible homes do not turnover as frequently. Therefore the relatively small net need is due to the availability, which could also be considered a surplus, of existing accommodation.

Considering the sizes of accessible and adapted homes need level access accommodation, the greatest need and supply is evident amongst one bed accommodation. However an important consideration to bear in mind in relation to the demand for one bedroom accommodation is that where applicants have been assessed as requiring a one bedroom adapted property, an additional bedroom will sometimes be required for a carer to stay overnight. So whilst there is an overall surplus of one bedroom accommodation, this may be subject to change. In addition to the surplus amongst one beds, there is also a surplus of three bedroom adapted properties. In contrast, there is an overall net need for two and four bedroom adapted and accessible homes.

Whilst there is a relatively low net need for accessible and adapted home, as has been discussed above, this is likely to be due to the availability of level access accommodation with minor adaptations. These units include ground floor flats and bungalows, along with houses with ground floor bedrooms, these properties may have widened doorways, level access showers, grab rails etc.

The need for accessible and adapted homes which is not well captured is the need for purpose built accommodation. These are required to meet the needs of households whose requirements are so acute that they will not be met by the existing housing stock turning over. The high priority nature of this specific element of housing need can therefore not be emphasised enough.

Furthermore, whilst most housing market areas on the Vale of Glamorgan exhibit a small surplus of accessible and adapted accommodation, the development of such homes should be considered above the county borough as the opportunities for such developments are infrequent. There are two important considerations in this respect of developing purpose built accommodation. Firstly, any purpose built units will need to be constructed on flat and accessible ground to minimise the difficulty for the disabled member(s) of the household to enter and exit the property. Secondly, it should be acknowledged that the majority of purpose built accommodation will be built by social landlords and not by market developers. This is due to the space requirements needed for these properties and also the relatively high cost of developing such accommodation.

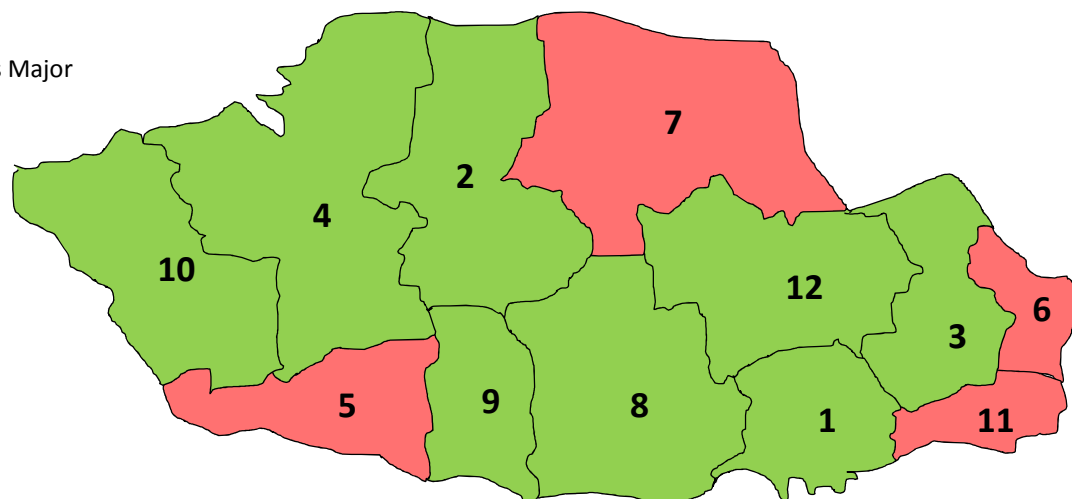
Securing new accessible and adapted social rented accommodation is likely to be through the development of suitably adapted ground floor accommodation in flatted developments. In addition, on affordable housing developments led by social landlords efforts are made to include a minimum of two accessible homes, which may include bungalows, and where possible a purpose built property to meet the needs of a household with higher needs.



Figure 93 - Net Need for Adapted and Accessible Homes - Social Rented

Housing Market Area		1	2	3	4	5	6	7	8	9	10	11	12	Total
1 Bed Social Rent	Gross Need	23.80	1.60	1.80	0.40	2.40	9.40	0.60	1.20	0.00	0.00	0.20	0.00	41.40
	Supply	29.07	2.00	3.00	0.00	2.73	4.67	0.00	1.00	0.33	0.00	0.00	0.00	42.80
	Net Need (post turnover)	-5.27	-0.40	-1.20	0.40	-0.33	4.73	0.60	0.20	-0.33	0.00	0.20	0.00	-1.40
2 Bed Social Rent	Gross Need	13.40	0.20	1.40	0.00	1.80	3.80	0.00	0.20	0.20	0.00	0.20	0.20	21.40
	Supply	6.73	0.33	1.00	0.00	0.33	2.00	0.33	0.00	0.73	0.00	0.00	0.00	11.47
	Net Need (post turnover)	6.67	-0.13	0.40	0.00	1.47	1.80	-0.33	0.20	-0.53	0.00	0.20	0.20	9.93
3 Bed Social Rent	Gross Need	2.00	0.00	0.00	0.00	0.40	0.20	0.20	0.20	0.00	0.00	0.00	0.00	3.00
	Supply	6.67	0.00	0.00	0.67	1.00	1.33	0.00	0.67	1.00	0.67	0.00	0.33	12.33
	Net Need (post turnover)	-4.67	0.00	0.00	-0.67	-0.60	-1.13	0.20	-0.47	-1.00	-0.67	0.00	-0.33	-9.33
4 / 4+ Bed Social Rent	Gross Need	0.20	0.00	0.40	0.00	0.40	0.40	0.00	0.00	0.00	0.00	0.00	0.00	1.40
	Supply	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.00	0.00	0.00	0.00	0.33
	Net Need (post turnover)	0.20	0.00	0.40	0.00	0.40	0.40	0.00	-0.33	0.00	0.00	0.00	0.00	1.07
Overall Net Social Housing Need – Adapted & Accessible Homes		-3.07	-0.53	-0.40	-0.27	0.93	5.80	0.47	-0.40	-1.87	-0.67	0.40	-0.13	0.27
		0.27												

- Housing Market Areas**
- 1 Barry
 - 2 Cowbridge
 - 3 Dinas Powys
 - 4 Llandow / Ewenny
 - 5 Llantwit Major
 - 6 Penarth and Llandough
 - 7 Peterston-Super-Ely
 - 8 Rhoose
 - 9 St. Athan
 - 10 St. Bride's Major
 - 11 Sully
 - 12 Wenvoe



4.6.6. NET NEED FOR SOCIAL RENTED OLDER PERSONS ACCOMMODATION

Figure 94 reveals an annual surplus of older person's social rented accommodation per annum across the Vale of Glamorgan which has impacted directly on the headline affordable housing need figure. Indeed, surpluses were identified across half of the housing market areas and property sizes, which essentially means that there are more let's being made to older person's accommodation per annum than there are households on the waiting list in need of such accommodation.

The types of social rented older persons accommodation available includes:

- Sheltered housing - category 1 (alarm service)
- Sheltered housing - category 2 (warden and alarm service)
- Older persons designated accommodation – only available to people meeting the age criteria
- ExtraCare – Self-contained accommodation, with range of communal facilities and care and support available onsite if needed.

The adjoining map shows that there are moderate and low surpluses of older persons accommodation in Barry, Penarth and Llanidough, Dinas Powys, Cowbridge and Llantwit Major. These areas are also the locations of the majority of the sheltered housing accommodation available. The surpluses may therefore be unsurprising given the availability of this form of housing. Where there are existing sheltered schemes and evidence of small levels of housing need, the demand is unlikely to be large enough to justify construction of new older person's accommodation. Instead, this could point to the need for refurbishment or rebranding of existing schemes.

Whilst there is an overall surplus of older persons accommodation, a number of areas; Rhoose St Athan, St Brides Major, Sully and Wenvoe, exhibit small deficits. These are also the areas which have low levels of general need social rented accommodation.

Development of older persons social rented accommodation over the last couple of years has been limited; one ExtraCare scheme located in Barry has been built since the previous LHMA was published. This scheme was opened in 2014 and so the success of, and demand for, this scheme over the next couple of years may inform the development of future schemes in the Vale of Glamorgan. In addition to this scheme, a sheltered housing scheme in Penarth has been upgraded to include a range of facilities to bring it closer to the very sheltered / ExtraCare model of older person's accommodation.

Sheltered housing and ExtraCare are the only tailored options available to older persons within the Vale of Glamorgan in the social rented sector and access to the ExtraCare is unlikely to be widely available due to the need to prioritise applicants with care needs. This presents a lack of options for older persons.

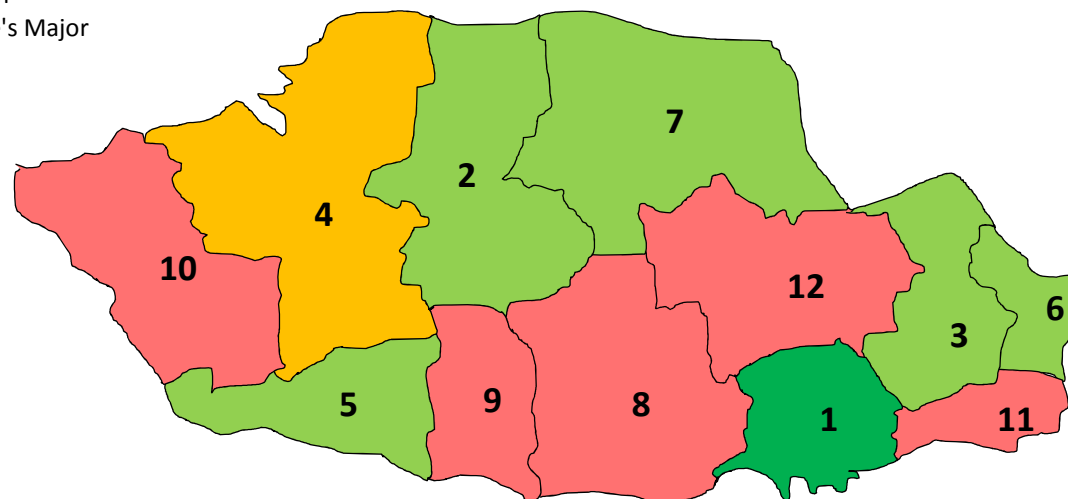
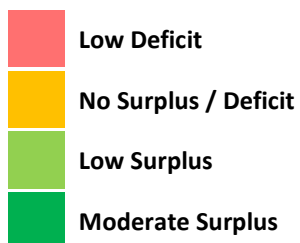
Privately developed older persons accommodation may help to enhance choice for older people who are able to afford these options. There could also be consideration in the future given to the ability for social landlords to develop new and / or market accommodation for older people to meet locally identified needs.



Figure 94 - Net Need for Older Persons Accommodation - Social Rented

Housing Market Area		1	2	3	4	5	6	7	8	9	10	11	12	Total
1 Bedroom Social Rent	Gross Need	10.80	0.80	1.20	0.00	1.60	5.00	0.20	1.20	0.40	0.20	0.40	0.60	22.40
	Supply	49.67	3.33	6.67	0.00	2.00	14.67	0.00	0.67	0.00	0.00	0.00	0.00	77.00
	Net Need (post turnover)	-35.93	-2.23	-4.93	0.00	-0.38	-8.74	0.20	0.51	0.40	0.20	0.40	0.60	-49.90
2 Bedroom Social Rent	Gross Need	1.00	0.20	0.40	0.00	0.60	1.00	0.00	0.00	0.00	0.00	0.00	0.00	3.20
	Supply	4.33	0.00	3.67	0.00	1.33	0.33	0.67	0.33	0.00	0.00	0.00	0.00	10.67
	Net Need (post turnover)	-2.88	0.20	-3.04	0.00	-0.70	0.65	-0.59	-0.33	0.00	0.00	0.00	0.00	-6.69
3 Bedroom Social Rent	Gross Need	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Supply	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33
	Net Need (post turnover)	-0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-0.30
Overall Net Social Housing Need – Older Persons Accommodation		-39.11	-2.03	-7.97	0.00	-1.08	-8.09	-0.39	0.18	0.40	0.20	0.40	0.60	-56.89
		-57												

- Housing Market Areas**
- 1 Barry
 - 2 Cowbridge
 - 3 Dinas Powys
 - 4 Llandow / Ewenny
 - 5 Llantwit Major
 - 6 Penarth and Llandough
 - 7 Peterston-Super-Ely
 - 8 Rhoose
 - 9 St. Athan
 - 10 St. Bride's Major
 - 11 Sully
 - 12 Wenvoe



5. CONCLUSION

This Local Housing Market Assessment has utilised the Welsh Government's approved methodology to assess the housing market within the Vale of Glamorgan from 2010-2015. It replaces the 2010 Assessment with a refreshed analysis of numerous data sources. The key findings of this Assessment are summarised below.

5.1. HOUSING MARKET TRENDS

In 2014, the average price paid for housing in the Vale of Glamorgan was £213,877; ranging from £135,000 in St Athan to £363,000 in Llandow/Ewenny. Broadly the housing market areas in the rural northern areas of the Vale of Glamorgan cost more than the urban areas in the south of the county. The exception being Penarth and Llandough in the east of the county which also has high property values, the average property costing £245,000.

Home ownership proportions are highest in Peterston-Super-Ely, Llandow/Ewenny, St Brides Major and Wenvoe, with over 85% of households owning their own home. This is not surprising given income levels in this vicinity. Conversely, areas such as Barry and St Athan have the lowest proportions of home ownership, both under 65%. These two areas also have the highest proportions of social housing in the county (19% and 9%, respectively) and the latter area has the highest proportion of private rental properties (28%).

The percentage of households renting privately in the Vale has risen over the last 20 years; from 9% of households in 1991 to 16% in 2011⁶. Whilst the percentage increase may not appear too significant, the actual number of households renting privately has more than doubled, from 4,033 households in 1991 to 8,379 in 2011. The majority of this private rented sector growth has occurred on the southern edges of the county; St Athan, Rhoose, Barry, Sully and areas of Penarth. These are also areas located along the main train line, therefore with good links to Cardiff and Bridgend. These are also areas where housing demand is highest.

Broadly speaking, across the Vale of Glamorgan the private rented sector is dominated by two and three bedroom properties, which make up 38% and 36% of the market respectively. One and four bed roomed private rented properties represent the smallest sections of the market, representing 16% and 10% of the market respectively.

As with house prices, private market rents also vary significantly depending on area. The average two bed rental values range from over £200 per week in Wenvoe to £100-£125 per week in St Athan and Llantwit Major. The rental 'hot spots' which attract the highest rental premium follow a similar pattern to prices paid for properties in the owner occupied market and are clustered across the northern rural ward areas of the county. Rents progressively decrease across the south of the county; however this is likely to be a trend which is not consistent across all property sizes.

Unlike the private rented sector, the social rented sector hasn't changed considerably in net size or nature over the last decade, although if you look further back the number of households residing in the social rented sector has declined more considerably, from over 9,000 households in 1981 to 6,354 in 2011, a decline of over 30%. In terms of the makeup of the whole housing market in the Vale the percentage of social housing has declined.

Barry has the highest number of social rented properties with 4,126 properties; this is followed by Penarth and Llandough which has 974 and Llantwit Major with 372. This is unsurprising as these are the largest towns in the Vale of Glamorgan. The areas with the lowest numbers of social rented properties are the smaller settlements, including Peterston-Super-Ely, Llandow/Ewenny, Sully and Wenvoe which all have fewer than 50 social rented properties each.



As in the private rented sector, the social rented sector is dominated by three bedroom properties, which make up 39% of the sector, however the percentage in different areas varies, from a 60% in Llantwit Major, St Brides Major and Peterson-Super-Ely to under 35% in Penarth and Llandough, Rhoose and Cowbridge. The prevalence of three bedroom social rented properties is reflective of the overall housing market, for the purposes of comparison, three bedroom properties account for 44% of all homes within the Vale of Glamorgan.

There is also considerable variance when analysing the one and two bed social rented properties, which represent 29% of the sector each in the Vale. The highest percentage of two bedroom social rented properties are located in Rhoose with 50% of the available stock, compared to Llandow/Ewenny where only 11% of the social rented stock are 2-bedroom properties. In terms of one bedroom social housing stock, the highest percentage is the 36% in Cowbridge, followed by 32% in Barry. St Brides and Wenvoe on the other hand have no one bedroom social rented properties. Whilst overall 57% of the social rented stock available in the Vale of Glamorgan has one or two bedroom, it is worth noting that 40% of this stock is designated as older persons accommodation or accessible homes for individuals with a mobility issue or disability.

5.2. DEMOGRAPHIC AND HOUSING SUPPLY TRENDS

According to the 2011 Census there was a 9.7% increase in households residing in the Vale of Glamorgan over a ten year period; with total household numbers increasing from 48,782 in 2001 to 53,505 in 2010. However this growth has happened disproportionately across the tenures and areas. In analysis of the headline tenure changes it is evident that whilst there has been growth in each tenure the majority of the growth is attributed to the private rented sector.

There has been a substantial growth of the private rented sector in each area of the Vale, but most notably in Sully, Barry and Rhoose which have seen growth of over 100%. There has also been growth in the owner occupied sector, with Rhoose, Peterson-Super-Ely and St Brides Major seeing the largest growth. However in contrast, a number of areas have seen a decline in owner occupation, including St Athan, Wenvoe and Llantwit Major. The social rented sector has seen the least significant change, with 0.3% growth across the Vale. However most areas on the Vale have actually seen the tenure decline, with the largest declines seen in Cowbridge and Peterson-Super-Ely at over 20%. Barry and Llandow/Ewenny are the only areas where there has been growth in the social rented sector.

The Welsh Governments 2008 population projections suggest there was a 6.3% increase in households residing in the Vale of Glamorgan over the previous five years; with total household numbers increasing from 54,133 in 2010 to 57,544 in 2015. In the next five years there is projected to be a further 5.8% increase in households; with total household numbers increasing to 60,868 by 2020.

Most of the growth over this time is expected to come from additional two person households with no children and single person households. Much of the remaining growth is projected to stem from single parent households with either one or two children. Overall, many larger households are set to decline over the next five years, notably those with four and five adults, but no children which are set to decline by 11.6% and 13.7% respectively.



5.3. HEADLINE HOUSING NEED

Whilst this Assessment analysed the housing market of the Vale of Glamorgan as a whole, a fundamental aspect of any LHMA is to calculate the net housing need across the administrative area. Estimates of shortfalls or surpluses of affordable housing in different areas are crucial inputs into the local housing and planning framework.

This Assessment identified an annual need for **559 Affordable Housing Units**, comprising 331 social rented units and 228 units of intermediate housing.

Whilst it is necessary to provide a net affordable housing figure across all property types, affordable tenures and areas, this figure in itself is highly misleading as it distorts local differences. For example, housing which is surplus or has a relatively high turnover rate (summing 251 units) mask the gross need for affordable housing in the Vale. Consequently, even if the headline net social housing need of 331 units was delivered every year in the Vale of Glamorgan, this would by no means meet the actual need present in many of the housing market areas. Hence, more attention should be paid to the type of housing needed and characteristics identified within each localised market area to enable effective strategic planning.

5.3.1. GENERAL NEEDS SOCIAL RENT

There is a headline shortfall of 387 general needs social rented units per annum, notwithstanding local level differences.

The need for general needs social rented accommodation is highest in the Barry and Penarth and Llandough housing market areas, followed by the urban settlements along the south of the county boundary. There are also pockets of moderate need in the rural north; especially around principal settlements. What is most notable is that all areas demonstrate a deficit of general needs social housing of some level.

In terms of the properties needed, the most significant trend is the considerable net need for smaller units, one and two bedroom properties, across all areas of the Vale of Glamorgan. Some parts of the Vale have elements of surplus of general needs social rented accommodation of certain sizes, most significantly two bedroom accommodation in Barry and three bedroom accommodation in Barry, Llantwit Major and Penarth and Llandough. Put succinctly, there is an oversupply of three bedroom properties and a distinct lack of smaller properties across the local authority area.

The priority for the development of additional social rented general needs accommodation must be for smaller, one and two bedroom accommodation as these are the property sizes in / with the greatest demand. This demand should also be balanced with larger properties as there remains a gross need for three and four bedroom properties. A mix of properties also ensures the development of mixed, balanced communities and good community cohesion.

5.3.2. INTERMEDIATE HOUSING

The net need for intermediate housing is 228 units per year in the Vale of Glamorgan, of which there is a need for 114.36 units of LCHO and 113.19 of intermediate rented accommodation.

Low Cost Home Ownership

The demand for 114.36 units of LCHO per annum is greatest amongst the newly arising need which represents new households who are unable to afford to buy a property on the open market, but could afford to purchase a subsidised property. This reflects the growing difficulties that first time buyers face in accessing a mortgage on the open market; due to higher deposits and tighter lending criteria.



The demand for LCHO products is highest in the Barry and Penarth and Llandough housing market areas. As one would perhaps expect, given that these are the largest towns in the Vale of Glamorgan. All housing market areas on the Vale of Glamorgan have a net need for LCHO properties, except Wenvoe which has a small surplus.

The priority for the development of LCHO properties should be in the first instance for two and three bedroom houses.

Intermediate Rent

In addition to the need for LCHO there is an almost identical need for 113.19 units per annum for intermediate rent which has been identified; particularly in the Barry, Penarth and Llandough housing market areas.

Actual implementation of an intermediate rent model in the current market is however hampered by the significant gap between Local Housing Allowance and lower private rent levels in many areas. Consideration will need to be given to how a model of intermediate rent would be developed in the Vale of Glamorgan to meet the identified need.

The development of new intermediate accommodation needs to be based on area specific information. Although the Vale wide calculation indicates a requirement for a 50:50 split between LCHO and intermediate rent, this is not the case in all of the housing market areas.

5.3.3. ADAPTED SOCIAL RENT

To determine the net need for adapted and accessible social rented accommodation, applicants waiting for adapted accommodation were identified by the Homes4U bandings: AH1, AH2 and AH3.

The net need for adapted and accessible social rented accommodation is 0.27 units per year in the Vale of Glamorgan. This includes the need for level access properties with minor adaptations and those with acute needs which are most likely to require a purpose built adapted property.

Therefore, whilst the net annual need for adapted accommodation appears small, the needs of such households are in many cases so acute that they will not be met by the existing housing stock turning over. The high priority nature of this specific element of housing need cannot be emphasised enough.

Furthermore, whilst no particular 'hot spots' of adapted housing need were identified in any particular part of the county, there is a need for some form of adapted accommodation in most of the housing market areas.

It should be acknowledged that the majority of purpose built accommodation will be built by social landlords and not by market developers. This is due to the space requirements needed for these properties and also the relatively high cost of developing such accommodation. Securing new accessible and adapted social rented accommodation is likely to be through the development of suitably adapted ground floor accommodation. In addition, on affordable housing developments led by social landlords, efforts are made to include a minimum of two accessible homes to meet the needs of a household with higher needs



5.3.4. OLDER PERSONS ACCOMMODATION

There is an ageing population in the Vale of Glamorgan and a quarter of people are projected to be 65 or over by 2021. However, there is also a distinct lack of housing options for older people in the county; primarily in the social rented sector the options are limited to sheltered housing.

There is an annual surplus of older person's social rented accommodation per annum across the Vale of Glamorgan which has impacted directly on the headline affordable housing need figure. Indeed, surpluses were identified across half of the housing market areas and property sizes, which essentially means that there are more let's being made to older person's accommodation per annum than there are households on the waiting list in need of such accommodation.

There are moderate and low surpluses of older person's accommodation in Barry, Penarth and Llandough, Dinas Powys, Cowbridge and Llantwit Major. These areas are also the locations of the majority of the sheltered housing accommodation available. Where there are existing sheltered schemes and evidence of small levels of housing need, the demand is unlikely to be large enough to justify construction of new older person's accommodation. Instead, this could point to the need for refurbishment or rebranding of existing schemes.

5.4. PURPOSE OF ASSESSMENT

This LHMA is the first to be conducted internally by the Vale of Glamorgan Council; it replaces the last assessment which was conducted externally by a consultancy firm in 2010. Whilst both assessments (2010 and 2015) are compliant with the Welsh Government LHMA Guidance, it should be noted that the methodology is different, as such the headline housing need figures are not necessarily comparable.

The assessment has analysed the various components of the housing market in the Vale of Glamorgan across each housing market area. This was achieved by analysing socio-economic and demographic statistics relating to the housing market, carrying out qualitative research and conducting a quantitative assessment of housing need.

The LHMA will inform the Local Development Plan and provide evidence for the need for affordable housing in the Vale of Glamorgan. It should once again be noted that the headline need for affordable housing does not provide a definitive target figure.

Operationally, it provides a tool to negotiate affordable housing provision on planning applications, allocate Social Housing Grant and inform strategic housing priorities at the local level.

5.5. KEY POLICY CONSIDERATIONS AND AREAS FOR DEVELOPMENT

5.5.1. AFFORDABLE HOUSING PRODUCTS

Low Cost Home Ownership

For a number of years, the Aspire2Own scheme in the Vale of Glamorgan has worked in partnership with partner Registered Social Landlords to offer first time buyers the opportunity to purchase properties at 70% of the open market value.

This LHMA has analysed house prices and household income levels to assess the demand for a low cost home ownership product based on the 70:30 equity share model and it is evident that there is considerable demand for the product.

However there is also evident that in some geographical areas, most notably Penarth and Llandough, first time buyers are still priced out of the market based on a 30% discount off market value. This has detracted from the need for low cost home ownership in this housing market area.



Therefore continuing solely with a 70:30 equity share model across the county is no longer appropriate. In the most expensive housing market areas a large proportion of households would benefit from low cost home ownership with greater levels of discounts. It is thus recommended that a 60:40 equity share model, offering a 40% discount off market value, be considered in some areas to ensure the product remains affordable to first time buyers.

Intermediate Rented Accommodation

Welsh Government Guidance states that intermediate rented products should have a target rent which is no more than 80% of market rent, at or below LHA, and higher than a benchmark social rent. However in the Vale of Glamorgan a target intermediate rent rarely falls between these two rent levels. Essentially the problem is that in most areas of the Vale of Glamorgan 80% of market rent exceeds Local Housing Allowance.

There are a growing number of households in need of this product although the Local Housing Rate prevents intermediate rent from being introduced in the market at a standard 80% of market rent. However the actual implementation of an intermediate rent model in the current market is however hampered by the significant gap between Local Housing Allowance and lower private rent levels in many areas. In order to be a usefully affordable tenure option the intermediate rent would need to be set at variable percentages of market rent across the county.

Consideration will need to be given to how a model of intermediate rent would be developed in the Vale of Glamorgan to meet the identified need.

5.5.2. NEED FOR SMALLER AFFORDABLE HOUSING UNITS

Much of the need for affordable housing consists of smaller one and two bedroom units for social rent across many parts the Vale of Glamorgan. There can sometimes be a misconception that this need has merely been created by the removal of the Spare Room Subsidy and that delivery of such units is a short term, reactive response to this policy change. However, in reality, this need reflects societal trends in household composition and the high prevalence of single person households and households comprising of couples with no children.

It is thus paramount that smaller units are prioritised for delivery in an affordable housing context.

It may be appropriate in some locations to consider developments of solely one and two bedroom properties, smaller scale developments, or clusters of smaller units amongst market housing. In terms of the types of properties developed; where small properties are located in flatted developments, walk up flats are wholly preferably to blocks with communal spaces. Walk up flats minimise management issues, whilst maximising tenant sustainability; these units should therefore be prioritised. Where possible two bedroom properties should be provided in the form of houses. Two bedroom flats are largely unsuitable to meet the needs of couples with children; especially now that single people and couples without children are unable to under-occupy such properties without paying a subsidy. Two bedroom houses are far more suitable for this purpose and sustainable in the long term.

5.5.3. OLDER PERSONS' ACCOMMODATION

Whilst building new sheltered schemes is not justifiable or desirable at present, the quantitative analysis of demand and turnover demonstrates that this housing product does have its place in the Vale of Glamorgan, indeed existing schemes are well utilised and do not experience significant void rates.

Priority should perhaps be given to upgrading existing schemes. Indeed, there are already examples of improvements being carried out to a number of sheltered housing schemes, such as redeveloping bedsit accommodation into one-bedroom properties, improving communal spaces, updating bathrooms, fitting new



kitchens, utilising schemes such as community hubs and providing accommodation for people in need of support after leaving hospital.

The development of the ExtraCare housing scheme which opened in Barry in 2014 will provide a basis for further analysis of the demand for such a scheme.

Privately developed older persons accommodation may help to enhance choice for older people who are able to afford these options. There could also be consideration in the future given to the ability for social landlords to develop new and / or market accommodation for older people to meet locally identified needs.

5.5.4. PRIVATE RENTED SECTOR

The development of affordable housing in the Vale of Glamorgan through grant funding remains at a relatively constant level of between 501-150 units per year. This is added to by the contributions made through the S106 Agreements on market housing developments. However, given the high levels of demand for housing it will prove difficult to meet housing need solely through new social rented accommodation in the short to medium term.

The private rented sector could help address this shortfall, although at present, it is dominated by three bedroom houses in almost every market area. This renders the sector largely unsuitable to accommodate the many smaller households in housing need.

One priority is therefore to promote the lack of smaller units across many market areas to local landlords and encourage them to invest in one and two bedroom units. A range of factors could assist with this recommendation; such as continuing to market the Councils Vale Assisted Tenancy Scheme (VATS), developing a 'landlord offer' to encourage landlords to accept referrals from the Council, the development of a greater online presence which promoted the Councils services to landlords.

These recommendations must however be considered in light of the current issues with Local Housing Allowance; namely the grouping of the whole of the Vale of Glamorgan into one Broad Rental Market Area, which makes private rented accommodation in most areas of the Vale of Glamorgan unaffordable to households in receipt of Local Housing Allowance. A further priority must therefore be to monitor the status of the Broad Rental Market Area and process for calculating Local Housing Allowance; ensuring that local representations are made wherever possible.



6. APPENDICES



6.1. APPENDIX 1 –NET HOUSING NEED

6.1.1. SOCIAL HOUSING

Wards	1			2			3			4			5			6			7			Grand Total
	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP	
Barry	-5.3	204.2	-35.9	6.7	-16.5	-2.9	-4.7	-77.0	-0.3	0.2	-0.3	0.0	0.0	-2.1	0.0	0.0	0.2	0.0	0.0	0.0	0.0	66.4
Cowbridge	-0.4	21.8	-2.2	-0.1	5.5	0.2	0.0	0.1	0.0	0.0	0.4	0.0	0.0	-0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24.9
Dinas Powys	-1.2	32.7	-4.9	0.4	2.5	-3.0	0.0	-2.1	0.0	0.4	0.3	0.0	0.0	-0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24.3
Llandow/Ewenny	0.4	6.7	0.0	0.0	1.4	0.0	-0.7	-0.3	0.0	0.0	0.0	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.6
Llantwit Major	-0.3	37.6	-0.4	1.5	1.0	-0.7	-0.6	-13.3	0.0	0.4	1.2	0.0	0.0	-0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.8
Penarth & Llandough	4.7	105.1	-8.7	1.8	6.8	0.7	-1.1	-6.9	0.0	0.2	0.3	0.0	0.0	-1.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	101.8
Peterston-Super-Ely	0.6	7.1	0.2	-0.3	1.0	-0.6	0.2	-0.4	0.0	0.0	-0.1	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.6
Rhose	0.2	21.1	0.5	0.2	-4.0	-0.3	-0.5	0.0	0.0	-0.3	0.2	0.0	0.0	-0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.9
St. Athan	-0.3	13.0	0.4	-0.5	1.5	0.0	-1.0	-2.7	0.0	0.0	0.3	0.0	0.0	-0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.6
St. Bride's Major	0.0	7.3	0.2	0.0	0.8	0.0	-0.7	-0.4	0.0	0.0	-0.3	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.7
Sully	0.2	16.8	0.4	0.2	5.4	0.0	0.0	0.7	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24.0
Wenvoe	0.0	9.0	0.6	0.2	5.3	0.0	-0.3	-0.3	0.0	0.0	-0.3	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.0
Vale of Glamorgan	-1.4	482.3	-49.9	9.9	10.8	-6.7	-9.3	-102.5	-0.3	0.9	1.8	0.0	0.0	-5.5	0.0	0.0	0.2	0.0	0.2	0.0	0.0	330.6

GN = General Needs

AN = Accessible / Adapted Housing

OP = Older Persons Accommodation

AREA	AH	GN	OP	Grand Total
Barry	-3.07	108.58	-39.11	66.41
Cowbridge	-0.53	27.51	-2.03	24.95
Dinas Powys	-0.40	32.67	-7.97	24.30
Llandow/Ewenny	-0.27	7.83	0.00	7.56
Llantwit Major	0.93	25.95	-1.08	25.81
Penarth & Llandough	5.80	104.09	-8.09	101.81
Peterston-Super-Ely	0.47	7.57	-0.39	7.64
Rhose	-0.40	17.09	0.18	16.87
St. Athan	-1.87	12.02	0.40	10.55
St. Bride's Major	-0.67	7.22	0.20	6.75
Sully	0.40	23.16	0.40	23.96
Wenvoe	-0.13	13.56	0.60	14.03
Vale of Glamorgan	0.27	387.24	-56.89	330.62

GN = General Needs

AN = Accessible / Adapted Housing

OP = Older Persons Accommodation

6.1.2. INTERMEDIATE RENT

Wards	2-Bed	3-Bed	Total
Barry	30.69	2.40	33
Cowbridge	9.24	0.00	9
Dinas Powys	8.01	0.20	8
Llandow/Ewenny	1.95	0.00	2
Llantwit Major	5.34	0.60	6
Penarth and Llandough	29.54	0.40	30
Peterston-Super-Ely	2.24	0.00	2
Rhose	8.16	0.00	8
St. Athan	0.40	0.60	1
St. Bride's Major	5.01	0.00	5
Sully	3.99	0.20	4
Wenvoe	3.82	0.40	4
The Vale of Glamorgan	108.39	4.80	113.19

6.1.3. LOW COST HOME OWNERSHIP

Wards	2-Bed	3-Bed	Total
Barry	47.83	1.80	49.63
Cowbridge	4.83	0.00	4.83
Dinas Powys	5.75	0.20	5.95
Llandow/Ewenny	2.02	0.00	2.02
Llantwit Major	9.98	-0.60	9.38
Penarth and Llandough	20.98	0.00	20.98
Peterston-super-Ely	2.36	0.00	2.36
Rhose	6.21	-0.60	5.61
St. Athan	6.57	1.20	7.77
St. Bride's Major	1.21	0.00	1.21
Sully	5.57	0.00	5.57
Wenvoe	-0.93	0.00	-0.93
The Vale of Glamorgan	112.36	2.00	114.36

6.2. APPENDIX 2 –NET HOUSING NEED (EXCLUDING SURPLUSES)

AREA	1			2			3			4			5			6			7			Grand Total	
	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP	AH	GN	OP		
Barry	-5.3	237.4	-38.9	6.7	-23.0	-3.3	-4.7	-85.2	-0.3	0.2	-0.3	0.0	0.0	-2.5	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	244.4
Cowbridge	-0.4	21.8	-2.5	-0.1	5.6	0.2	0.0	-0.3	0.0	0.0	0.4	0.0	0.0	-0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	28.0
Dinas Powys	-1.2	35.0	-5.5	0.4	1.4	-3.3	0.0	-2.6	0.0	0.4	0.4	0.0	0.0	-0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	37.5
Llandow/Eweny	0.4	6.7	0.0	0.0	1.4	0.0	-0.7	-0.3	0.0	0.0	0.0	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.5
Llantwit Major	-0.3	37.6	-0.4	1.5	0.7	-0.7	-0.6	-14.6	0.0	0.4	1.2	0.0	0.0	-0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	41.4
Penarth & Llandough	4.7	114.3	-9.7	1.8	6.3	0.7	-1.1	-7.2	0.0	0.2	0.4	0.0	0.0	-1.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	128.6
Peterston-Super-Ely	0.6	7.1	0.2	-0.3	1.1	-0.7	0.2	-0.4	0.0	0.0	-0.1	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.2
Rhose	0.2	21.1	0.5	0.2	-4.5	-0.3	-0.5	0.0	0.0	-0.3	0.2	0.0	0.0	-0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	22.2
St. Athan	-0.3	13.0	0.4	-0.5	0.3	0.0	-1.0	-3.0	0.0	0.0	0.3	0.0	0.0	-0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	14.0
St. Bride's Major	0.0	7.3	0.2	0.0	1.0	0.0	-0.7	-0.5	0.0	0.0	-0.3	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.5
Sully	0.2	16.8	0.4	0.2	5.4	0.0	0.0	0.5	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	23.8
Wenvoe	0.0	9.0	0.6	0.2	5.3	0.0	-0.3	-0.3	0.0	0.0	-0.3	0.0	0.0	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15.0
Vale of Glamorgan	6.1	527.0	2.3	10.9	28.6	0.9	0.2	0.5	0.0	1.2	3.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.0	0.0	581.2

GN = General Needs

AN = Accessible / Adapted Housing

OP = Older Persons Accommodation

6.2.1. SOCIAL HOUSING

By Housing Type

AREA	AH	GN	OP	Grand Total
Barry	6.87	237.58	0.00	244.45
Cowbridge	0.00	27.76	0.20	27.96
Dinas Powys	0.80	36.74	0.00	37.54
Llandow/Ewenny	0.40	8.14	0.00	8.54
Llantwit Major	1.87	39.51	0.00	41.37
Penarth & Llandough	6.73	120.97	0.67	128.37
Peterston-Super-Ely	0.80	8.16	0.20	9.16
Rhose	0.40	21.30	0.53	22.24
St. Athan	0.00	13.65	0.40	14.05
St. Bride's Major	0.00	8.31	0.20	8.51
Sully	0.40	22.96	0.40	23.76
Wenvoe	0.20	14.21	0.60	15.01
Vale of Glamorgan	18	559	3	580.95

GN = General Needs AN = Accessible / Adapted Housing OP = Older Persons Accommodation

All Housing Types - By Number of Bedrooms

AREA	ALL HOUSING							Grand Total
	1	2	3	4	5	6	7	
Barry	237.38	6.67	0.00	0.20	0.00	0.20	0.00	244.45
Cowbridge	21.77	5.83	0.00	0.36	0.00	0.00	0.00	27.96
Dinas Powys	34.99	1.79	0.00	0.76	0.00	0.00	0.00	37.54
Llandow/Ewenny	7.06	1.44	0.00	0.04	0.00	0.00	0.00	8.54
Llantwit Major	37.61	2.19	0.00	1.58	0.00	0.00	0.00	41.37
Penarth & Llandough	119.05	8.73	0.00	0.59	0.00	0.00	0.20	128.57
Peterston-Super-Ely	7.86	1.09	0.20	0.00	0.00	0.00	0.00	9.16
Rhose	21.87	0.20	0.00	0.17	0.00	0.00	0.00	22.24
St. Athan	13.40	0.33	0.00	0.31	0.00	0.00	0.00	14.05
St. Bride's Major	7.48	1.04	0.00	0.00	0.00	0.00	0.00	8.51
Sully	17.45	5.63	0.53	0.14	0.01	0.00	0.00	23.76
Wenvoe	9.56	5.45	0.00	0.00	0.00	0.00	0.00	15.01
Vale of Glamorgan	535.48	40.38	0.73	4.15	0.01	0.20	0.20	581.15



General Needs Accommodation

AREA	GENERAL NEEDS HOUSING							Grand Total
	1	2	3	4	5	6	7	
Barry	237.38	-22.99	-85.24	-0.31	-2.54	0.20	0.00	237.58
Cowbridge	21.77	5.63	-0.35	0.36	-0.22	0.00	0.00	27.76
Dinas Powys	34.99	1.39	-2.59	0.36	-0.73	0.00	0.00	36.74
Llandow/Ewenny	6.66	1.44	-0.26	0.04	-0.05	0.00	0.00	8.14
Llantwit Major	37.61	0.72	-14.65	1.18	-0.43	0.00	0.00	39.51
Penarth & Llandough	114.32	6.26	-7.22	0.39	-1.28	0.00	0.00	120.97
Peterston-Super-Ely	7.06	1.09	-0.40	-0.08	-0.08	0.00	0.00	8.16
Rhose	21.14	-4.53	-0.01	0.17	-0.23	0.00	0.00	21.30
St. Athan	13.00	0.33	-2.97	0.31	-0.15	0.00	0.00	13.65
St. Bride's Major	7.28	1.04	-0.46	-0.33	-0.09	0.00	0.00	8.31
Sully	16.85	5.43	0.53	0.14	0.01	0.00	0.00	22.96
Wenvoe	8.96	5.25	-0.26	-0.31	-0.12	0.00	0.00	14.21
Vale of Glamorgan	527.02	28.58	0.53	2.95	0.01	0.20	0.00	559.28

Adapted and Accessible Homes

AREA	ACCESSIBLE HOUSING				Grand Total
	1	2	3	4	
Barry	-5.27	6.67	-4.67	0.20	6.87
Cowbridge	-0.40	-0.13	0.00	0.00	0.00
Dinas Powys	-1.20	0.40	0.00	0.40	0.80
Llandow/Ewenny	0.40	0.00	-0.67	0.00	0.40
Llantwit Major	-0.33	1.47	-0.60	0.40	1.87
Penarth & Llandough	4.73	1.80	-1.13	0.20	6.73
Peterston-Super-Ely	0.60	-0.33	0.20	0.00	0.80
Rhose	0.20	0.20	-0.47	-0.33	0.40
St. Athan	-0.33	-0.53	-1.00	0.00	0.00
St. Bride's Major	0.00	0.00	-0.67	0.00	0.00
Sully	0.20	0.20	0.00	0.00	0.40
Wenvoe	0.00	0.20	-0.33	0.00	0.20
Vale of Glamorgan	6.13	10.93	0.20	1.20	18.47



Older Persons Housing

AREA	OLDER PERSONS HOUSING			Grand Total
	1	2	3	
Barry	-38.87	-3.33	-0.33	0.00
Cowbridge	-2.53	0.20	0.00	0.20
Dinas Powys	-5.47	-3.27	0.00	0.00
Llandow/Ewenny	0.00	0.00	0.00	0.00
Llantwit Major	-0.40	-0.73	0.00	0.00
Penarth & Llandough	-9.67	0.67	0.00	0.67
Peterston-Super-Ely	0.20	-0.67	0.00	0.20
Rhose	0.53	-0.33	0.00	0.53
St. Athan	0.40	0.00	0.00	0.40
St. Bride's Major	0.20	0.00	0.00	0.20
Sully	0.40	0.00	0.00	0.40
Wenvoe	0.60	0.00	0.00	0.60
Vale of Glamorgan	2.33	0.87	0.00	3.20



6.2.2. ALL TENURES

AREA	SOCIAL HOUSING	INTERMEDIATE RENT	LCHO	Grand Total
Barry	244	33	50	327
Cowbridge	28	9	5	42
Dinas Powys	38	8	6	52
Llandow/Ewenny	9	2	2	13
Llantwit Major	41	6	9	57
Penarth & Llandough	129	30	21	179
Peterston-Super-Ely	9	2	2	14
Rhose	22	8	6	36
St. Athan	14	1	8	23
St. Bride's Major	9	5	1	15
Sully	24	4	6	34
Wenvoe	15	4	0	19
Vale of Glamorgan	581	113	115	810
	72%	14%	14%	100%

AREA	SOCIAL HOUSING	INTERMEDIATE RENT	LCHO	Grand Total
Barry	75%	10%	15%	100%
Cowbridge	67%	22%	11%	100%
Dinas Powys	73%	16%	12%	100%
Llandow/Ewenny	68%	16%	16%	100%
Llantwit Major	73%	10%	17%	100%
Penarth & Llandough	72%	17%	12%	100%
Peterston-Super-Ely	67%	16%	17%	100%
Rhose	62%	23%	16%	100%
St. Athan	62%	4%	34%	100%
St. Bride's Major	58%	34%	8%	100%
Sully	71%	12%	17%	100%
Wenvoe	78%	22%	0%	100%



7. REFERENCES

- ¹ Welsh Government. 2006a. Planning Policy Wales.
- ² Vale of Glamorgan Council. 2011. Community Strategy 2011-21.
- ³ Welsh Government. 2006b. Local Housing Market Assessment Guide.
- ⁴ Welsh Government. 2006c. Planning Policy Wales Technical Advice Note 2: Planning and Affordable Housing.
- ⁵ Bramley, G., Pawson, H., Satsangi, M. and Third, H. 1998. Local Housing Needs Assessment: A Review of Current Practice and the Need for Guidance. Edinburgh: Edinburgh College of Art/ Heriot-Watt University, School of Planning and Housing
- ⁶ Census 2011
- ⁷ NOMIS. Household Tenure. Census data; 1981, 1991, 2001 and 2011.
- ⁸ Census 2001
- ⁹ Hometrack. Average Property Prices for the Vale of Glamorgan based on Sales; 2004 - 2014. HM Land Registry
- ¹⁰ Hometrack. Average Property Prices by Ward and Type based on Sales; Jan 2015. HM Land Registry
- ¹¹ Hometrack. Average Property Prices by Ward and Type based on Sales; Jan to Dec 2014. HM Land Registry
- ¹² Hometrack. Average Property Prices by Size based on Sales and Valuations; August 2014 to January 2015. HM Land Registry.
- ¹³ Hometrack. New Build Premium; annual for 2013 and 2014. HM Land Registry.
- ¹⁴ Hometrack. Annual Turnover by Broad Type and Age; annual for 2010 – 2014. HM Land Registry.
- ¹⁵ Hometrack. Profile of all housing sales by type; annual, 2005 -2014. HM Land Registry.
- ¹⁶ Hometrack. Housing Sales by Vale; annual, 2005-2014. HM Land Registry.
- ¹⁷ Inman, P. Guardian. 7 April 2015. Young people in UK increasingly giving up on owning a home – Halifax survey. Available at: <http://www.theguardian.com/money/2015/apr/07/young-people-uk-increasingly-giving-up-owning-home-halifax-survey>
- ¹⁸ Swinford, S. Telegraph. 26 February 2014. Rise of Generation Rent as home ownership hits 25-year low. Available at: <http://www.telegraph.co.uk/finance/property/house-prices/10663923/Rise-of-Generation-Rent-as-home-ownership-hits-25-year-low.html>
- ¹⁹ Monk, E. This is Money. 25 February 2015. Homeownership fall to lowest level for 29 years as high prices lock out the young. Available at: <http://www.thisismoney.co.uk/money/article-2968673/Homeownership-England-falls-2-hit-lowest-level-29-years-high-house-prices-lock-young.html>
- ²⁰ Clapham, D et al. 2012. Housing Options and Solutions for Young People in 2020. Joseph Rowntree Foundation.
- ²¹ Statistical Directorate, Welsh Government. HOUS0901d: Total Social Housing Sales: Social Housing Sales by Period and Sale Type; annual, 1996/7 – 2013/14.
- ²² Inside Housing. 2015. Welsh government slashes Right to Buy discount. Available at: <http://www.insidehousing.co.uk/welsh-government-slashes-right-to-buy-discount/7010065.article>
- ²³ BBC. 2015. Right-to-buy housing scheme faces abolition in Wales. Available at: <http://www.bbc.co.uk/news/uk-wales-politics-30918677>
- ²⁴ Guardian. 2015. Welsh Labour party intends to abolish the right-to-buy scheme. Available at: <http://www.theguardian.com/society/2015/jan/22/welsh-labour-party-abolish-right-to-buy-council-houses>
- ²⁵ Inside Housing. 2015. Done Deal. <http://www.insidehousing.co.uk/analysis-and-data/analysis/done-deal/7009184.article>
- ²⁶ Hometrack. Rental Values - By Bed Count - Weekly Median Private Rent. HM Land Registry.
- ²⁷ Hometrack. Median Private Rent for a 2-Bed Property. January 2015.
- ²⁸ Direct Gov. 2015. Local Housing Allowance Rates for the Vale of Glamorgan Local Authority. Available at: <http://lha-direct.voa.gov.uk/search.aspx>
- ²⁹ Welsh Government. 2014. Household Projections for Wales (2011 Based).
- ³⁰ Welsh Government. 2010. Household Projections for Wales (2008 Based) Summary Report.
- ³¹ Vale of Glamorgan Council. 2011. Deposit Local Development Plan. 2011-2026
- ³² Welsh Government. 2010. Household Projections for Wales (2008 Based) Summary Report.
- ³³ Welsh Government. 2014. Getting Started with Your Local Housing Market Assessment: A Step by Step Guide.
- ³⁴ Vale of Glamorgan Council. 2015. Local Housing Strategy 2015-20.
- ³⁵ Vale of Glamorgan Council. 2012. Empty Homes Strategy 2012-2017.
- ³⁶ Nomis. 2014a. Occupancy rating (bedrooms) by tenure. Available at: <http://www.nomisweb.co.uk/census/2011/lc4108ew.pdf>
- ³⁷ CACI. PayCheck: Technical Guide. CACI, London.
- ³⁸ CACI. PayCheck Data. 2014



-
- ³⁹ ONS [Office for National Statistics]. 2014a. Frequently Asked Questions – Annual Survey of Hours and Earnings Available at: <http://www.ons.gov.uk/ons/guide-method/methodquality/specific/labour-market/annual-survey-of-hours-and-earnings/annual-survey-of-hours-and-earnings--frequently-asked-questions.pdf>
- ⁴⁰ Vale of Glamorgan Council. 2015. Supplementary Planning Guidance. Parking Guidelines. Available at: <http://www.valeofglamorgan.gov.uk/Documents/Committee%20Reports/Cabinet/2015/15-05-11/VOG-Supplementary-Planning-Guidance-Standards-Report-of-Public-Consultation---Appendix-1.pdf>
- ⁴¹ Wales Online. 2014. Rising number of young Welsh adults living with parents, new figures Reveal. Available at: www.walesonline.co.uk/news/wales-news/rising-number-young-welsh-adults-6535785
- ⁴² Nomis. 2014b. Approximated social grade by age. Available at: <http://www.nomisweb..uk/census/2011/dc6124ew.pdf>
- ⁴³ Nomis. 2014c. Household Composition. Available at: <http://www.nomisweb.co.uk/census/2011/ks105ew.pdf>
- ⁴⁴ Welsh Government. 2012. Integrated Household Survey. Sexual Identity by Areas and Identity. Available at: <https://statswales.wales.gov.uk/Catalogue/Equality-and-Diversity/Sexual-Identity/SexualIdentity-by-Area-IdentityStatus>
- ⁴⁵ Office for National Statistics. 2013. Key Findings from the Integrated Household Survey: January 2012 to December 2012. Available at: http://www.ons.gov.uk/ons/dcp171778_329407.pdf
- ⁴⁶ Office for National Statistics. 2012. Civil Partnership Formations, 2012. <http://www.ons.gov.uk/ons/datasets-and-tables/index.html?pageSize=50&sortBy=none&sortDirection=none&newquery=civil+partnerships>
- ⁴⁷ Welsh Government. 2011. Rent First – Intermediate rent – Final Guidance.
- ⁴⁸ Ministry of Justice. 2014. Mortgage and Landlord Possession Statistics Quarterly. Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/309672/mortgage-and-landlord-possession-statistics-quarterly-jan-mar-2014.pdf
- ⁴⁹ Welsh Government. WHO12 Statistical Return, annual. Number of decisions taken on homeless. Accessed at InfoBase Vale <http://vale.infobasecmru.net/IAS/themes/databytheme/housing/view?viewId=1483>

