

THE VALE OF GLAMORGAN

- HOUSING MARKET

ANALYSIS -

2003

August 2003

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INTRODUCTION

THE PURPOSE OF THE LOCAL HOUSING MARKET ASSESSMENT

This document provides a detailed picture of the housing situation in the Vale of Glamorgan. As such it provides information on the housing stock and of the characteristics and future trends of the population who make their home in the Vale of Glamorgan or may choose to do so in the future. It has a number of **broad uses**:

- It contains a range of evidence that can be drawn on by the Authority in the development of the five-year local housing strategy.
- It underpins the rationale for the allocation of resources relating to housing.
- It provides information that can feed into other strategic planning processes within the authority such as the Unitary Development Plan and the Community Strategy.
- It provides a range of information that can be used to enhance joint working with other disciplines such as health, social care and community safety.

Within the broad setting identified above the Housing Market Assessment has a **key purpose** which is to look at the concepts of housing need and demand within the context of the Vale of Glamorgan.

- **Demand** relates to the willingness and ability of the population to pay for housing. This is influenced by economic factors such as income and cost.
- **Need** is in many respects a more subjective concept and there is a spectrum falling between what will meet a person's requirement and what is the individually felt need, which may be expressed as a preference or aspiration.

Both need and demand are influential factors in analysing the housing market and this document seeks to draw on information to interrogate both aspects that together create the **housing requirement**.

THE STRUCTURE OF THE DOCUMENT

There are six stages in establishing the Housing Market Analysis. They represent an incremental process that, through an analysis of evidence, establish the key

issues and themes which provide the basis for identifying core strategic objectives and recommendations. The section headings are set out on the contents page with the purpose of each section described briefly below:

- **Section 1** sets the scene by defining the geographical area/s under consideration and the boundaries of the different planning authorities covering the Vale of Glamorgan. It also includes a descriptive profile of the geography of the local housing system.
- **Section 2** identifies the demographic and economic drivers that influence current and future housing need and demand and therefore the overall housing requirement.
- **Section 3** paints a broad picture of supply and demand for housing in the Vale of Glamorgan.
- **Section 4** looks in detail at the housing system - both in relation to type/tenure and the characteristics of households.
- **Section 5** describes the strategic issues and problems that arise from an analysis of information in the previous two sections.

SECTION 1 - LOCATING HOUSING WITHIN THE WIDER PLANNING FRAMEWORK AND ESTABLISHING THE GEOGRAPHY OF THE LOCAL HOUSING SYSTEM

INTRODUCTION

1. This section seeks to establish contextual information in relation to the overall planning framework and local geography within which a consideration of housing matters is situated. It is important to develop an understanding of these contextual aspects to ensure that the Housing Market Analysis and the Local Housing Strategy it supports are meaningful and able to be used effectively in the processes of strategic planning.
2. The section is divided into two parts:
 - An explanation of the formal planning boundaries - including internal and external planning frameworks
 - Establishing the geography of the local housing system - the physical area, and sub areas which are covered within the scope of this document and the Local Housing Strategy.

THE LOCAL CONTEXT - FORMAL PLANNING BOUNDARIES

Formal Planning Systems

3. There are broadly two systems of active formal planning. In this context formal planning relates to those bodies which have local, statutory responsibilities. Those that are internal i.e. are within the remit of the Authority and those that are external i.e. happen outside the remit of the Vale of Glamorgan Council.
4. Table 1 below lists internal and external statutory sector planning partners:

Table 1: Internal and External Statutory Planning Partners

Internal partners:	Subject areas:	External partners:	Subject areas:
▪ Environmental Health	Public protection Housing standards Stock Condition	▪ Local Health Board	Health Improvement programme
▪ Planning	Land use Demand/Need Economic development	▪ Police	Community Safety Area crime profiles

Internal partners:	Subject areas:	External partners:	Subject areas:
<ul style="list-style-type: none"> ▪ Housing 	Homelessness/Advice Supporting People Public sector stock management	<ul style="list-style-type: none"> ▪ The Probation Service 	Community safety The housing and support needs of offenders
<ul style="list-style-type: none"> ▪ Social Services 	Adult Services Children and young people	<ul style="list-style-type: none"> ▪ Neighbouring local authorities 	Cross boundary issues in the public and private sector - including regeneration, supply, commuting and migration issues
<ul style="list-style-type: none"> ▪ Education 	Resource planning Special educational needs		
<ul style="list-style-type: none"> ▪ Chief Executives 	Community Plan Children & Young People's Framework Co-ordinator European Funding Co-ordinator		
<ul style="list-style-type: none"> ▪ Planning 	Transportation Land Use Planning		

Boundary issues

5. The planning area of both the Vale of Glamorgan Council and the Local Health Board are now co-terminous, following the creation of Local Health Boards in April 2003. The Vale of Glamorgan is served by E Division of the South Wales Police Authority which is co-terminous in its boundaries, although the Probation Service is organised regionally and therefore serves the Vale of Glamorgan along with a number of other local authority areas.
6. There is clearly a need to be aware of the flow of need and demand across service boundaries. This is partly due to the lack of co-terminosity of all organisations with a statutory strategic planning function and because of the reality that householders living in the Vale of Glamorgan will not have particular regard to administrative boundaries in declaring and meeting their needs for housing and other services.
7. The neighbouring local authorities are Cardiff, Bridgend and Rhondda Cynon Taff.

Other Partners

8. There are a range of other partners in the Vale of Glamorgan who have an interest in, and information to offer, in relation to strategic housing matters either as public sector service providers, voluntary sector providers or private sector businesses. In some cases their boundaries will be coterminous with the local authority's or may expand beyond. They may be consultees in the processes of developing the Local Housing Strategy and/or implementers of the outcomes of the planning process. They are listed in Table 2 below:

Table 2: Other Partners with an Interest in the Local Housing Strategy

Other Partners	Nature of Interest in the Local Housing Strategy
Voluntary organisations (service providers) - advice and accommodation services	<ul style="list-style-type: none"> ▪ Understanding of housing &/or supported housing and related advice issues/services for specific client groups ▪ Views about need and demand ▪ Experience of service development
Registered Social Landlords (Housing providers)	<ul style="list-style-type: none"> ▪ Experience of developing and managing general needs and supported housing ▪ Views about need and demand
Shelter Cymru Association of Voluntary Organisations Chambers of Commerce Chartered Institute of Housing Cymru Community Councils Community Groups Community Health Councils Race Equality Councils Welsh Development Agency and other relevant Assembly sponsored public bodies WFHA Cymorth	<ul style="list-style-type: none"> ▪ The range of interests in the Local Housing Strategy will vary depending on the type and function of organisation and its specialist area of work. Some of these are all Wales groups.

9. The data used to formulate this Housing Market Analysis has been drawn from the following sources:

- The Unitary Development Plan and background papers
- 1991 and 2001 Census
- Welsh Assembly Government Statistics
- The Private Sector House Condition Survey 2002
- The Public Sector House Condition Survey 2002
- The Housing Needs Survey 1998 - 2000

THE LOCAL CONTEXT - THE GEOGRAPHY OF THE LOCAL HOUSING SYSTEM

10. The Vale of Glamorgan is 33,500 hectares in area and is mainly agricultural land with some 1,850 hectares occupied by housing and 660 hectares in employment uses. The area comprises two main urban settings (Barry and Penarth) and a range of smaller urban settlements spread amongst the diverse countryside and scenic coast. These geographical characteristics combined with its close proximity to more densely populated Authorities (primarily Cardiff) make it a desirable place to live.
11. It is a very varied economic landscape combining agriculture, industry, service and managerial sectors. This is reflected in a diverse income pattern with generally high levels of affluence intermixed with pockets of serious socio-economic deprivation. Obviously a detailed understanding of such patterns is crucial to establishing a detailed view about housing needs and demands.
12. The geographical reference frameworks used to establish this Housing Market Analysis reflect the sources of information available and also the diversity of the area. Information has been analysed and presented using the spatial frameworks listed below:
 - The Vale of Glamorgan as a whole
 - The area profile adopted for the 2002 Private Sector House Condition Survey:
 - **Barry** - Wards: Baruc, Butrills, Cadoc, Castleland, Court, Dyfan, Iltyd, Gibbonsdown
 - **Penarth** - Wards: Alexandra, Cornerswell, Stanwell
 - **East Vale of Glamorgan** - Wards: Dinas Powys, Sully, Wenvoe, Llandough
 - **South Rural** - Wards: Llantwit Major, Rhoose, St. Athan
 - **North Rural** - Wards: Cowbridge, Llandow/Ewenny, Peterston, St. Brides Major
 - The area profile adopted in the Housing Needs Survey:
 - **Rural western areas of the Vale of Glamorgan**
 - **Eastern Vale of Glamorgan** (excluding Barry) - including Penarth, Sully, Dinas Powys and Llandough
 - **Barry**
 - Ward detail - where this information reveals specific features either relating to property type or socio-economic data

13. For the purposes of this study the Vale of Glamorgan itself should be regarded as the 'housing market area'. Commentaries will focus and drill down into specific information where the drivers set out in the next section or information arising out of the Housing Needs Survey and the Private Sector Stock Condition Survey imply that it is relevant to investigate issues further.

SECTION 2 - ANALYSIS OF EXTERNAL DRIVERS (ECONOMIC AND DEMOGRAPHIC) AND THE LIKELY IMPACT ON THE LOCAL HOUSING SYSTEM

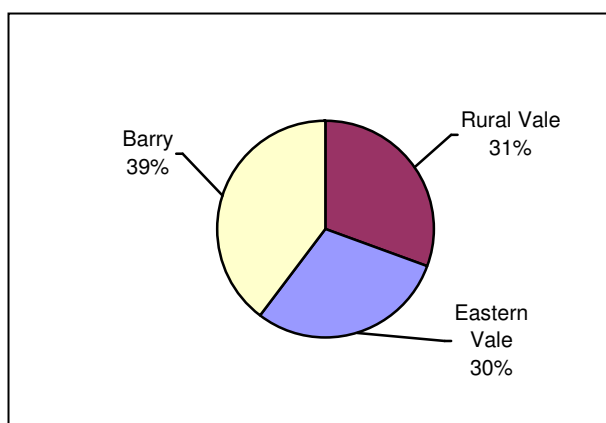
INTRODUCTION

1. The first part of this section sets out demographic and economic information relating to the Vale of Glamorgan in order to establish an understanding of the factors that influence housing need and demand and preferences and aspirations. It covers the following areas:
 - Population
 - Migration
 - Ethnicity
 - Economic activity
 - Income
 - Travel to work and vehicle ownership
 - Health
 - Cross ward comparative information
2. The second part of the section goes on to consider the way this information and trends may influence the local housing system.

POPULATION

3. The overall population of the Vale of Glamorgan is 119,292 with the urban centres of Barry (46,980) and Penarth (20,930) being home to over 50% of the population.
4. The area has lower population density (3.6 people per hectare) than all of its neighbouring authorities. In the case of Cardiff, the difference is significant (22 people per hectare).
5. In order to give an idea of the urban rural split the chart below divides the area into three. In broad terms this shows a fairly even distribution between the three areas with two-fifths living in Barry and the remaining 60% split equally between the Eastern and Rural areas.

Figure 1: Population in the Vale of Glamorgan by area



Source: Housing Needs Survey

Gender and Age Profile

6. The age and gender profile set out in Table 3 below corresponds fairly closely in percentage figures to the figures for Wales as whole:

Table 3: Gender and Age Profile of the Vale of Glamorgan

	Vale of Glamorgan		Wales
	<u>No.</u>	<u>%</u>	<u>%</u>
Total population	119,292		
Males	57,356	48.1	48.4
Females	61,936	51.9	51.6
Aged 0 - 15	25,622	21.6	20.3
Aged 16 - 74	83,905	70.5	71.5
Aged 75 and over	9,765	8.3	8.2

Source: 2001 Census

Population trends

7. The population change set out in Table 4 below shows that the Vale of Glamorgan, along with Cardiff, has experienced an increase in population above the Welsh average. This factor supports the desirability of the Vale of Glamorgan as a place to live.

Table 4: Population Change: 2001 Mid Year Population Estimates (MYE) - The Vale of Glamorgan and Neighbouring Authorities

Unitary Authority	Total population		Change between 1981 MYE and 2001 MYE	
	1981 (MYE) Thousands	2001 (MYE) Thousands	Thousands	Percentage
Vale of Glamorgan	113.2	119.3	6.1	5.4
Cardiff	286.8	305.2	18.4	6.4
Bridgend	126.2	128.7	2.5	2.0
RCT	238.4	231.9	- 6.5	-2.7
Wales	2,813.5	2,903.2	89.7	3.2

Source: Welsh Assembly Government Statistics

8. However, overall population numbers are not the only significant feature. The number of households is also important. The number of households is growing in the Vale of Glamorgan and this number is projected to continue growing as the size of households continues to reduce. This increase in the number of households and the change in household size will clearly have implications for future housing requirements.
9. There is also the consideration of 'hidden' households, that is those households who wish to live independently of another household but are unable to do so, often for economic reasons. 4% of all households surveyed in the Housing Needs Survey felt that someone currently living in their household would need separate accommodation sometime in the next two years, and therefore perceived that they housed a hidden household. The largest group of newly forming households (63%) was expected to be young single people aged 18-24. This is borne out by the Local Authority's housing register and homelessness presentations profile.
10. Another key population trend in the Vale of Glamorgan is a forecast significant change in the age structure of households, with an expected drop in the number of children up to the age of 15 and an increase in the number of people of pensionable age by 2011 as quoted in the Vale of Glamorgan's Community Strategy. As with smaller household size, this population trend will impact on future housing requirements as the housing needs of an ageing population may be significantly different from that of a more youthful population.

MIGRATION

11. The 2001 Census shows that 11.2% of the population have migrated to the Vale of Glamorgan, with in-migration exceeding out-migration. In addition, 6.6% of the population have moved within the area. These figures show the area to be relatively fluid in movement terms although it is difficult to second-guess the reasons for the movement.
12. Table 5 below shows the past and present locations of all households that have moved within the Vale of Glamorgan over the last year.

Table 5: Movement between sub areas of the Vale of Glamorgan

Area of Previous Home	Area of New Home			All Areas
	Barry	Eastern Vale	Rural Vale	
Barry	897	76	136	1,109
Eastern Vale of Glamorgan	70	580	38	688
Rural Vale of Glamorgan	151	9	658	817
All Areas	1,118	664	831	2,614

Source: Housing Needs Survey

ETHNICITY

13. In the 2001 Census 95.8% of inhabitants of the Vale of Glamorgan identified themselves as White British. The remaining figure of 4.2% represents people who are of mixed race, Asian, African and Chinese origin. This total figure closely represents the Welsh average figure for people from Black and Minority Ethnic communities.
14. The geographical distribution of people from Black and Minority Ethnic communities shows higher concentrations in Barry, and particularly in the wards which have higher levels of socio-economic deprivation including Buttrills, Castleland and Gibbonsdown.

ECONOMIC ACTIVITY AND EMPLOYMENT

15. Although predominately rural in character, the Vale of Glamorgan is a major part of the Industrial South Wales economic sub-region, both in terms of the

jobs currently existing in the Vale of Glamorgan – some 37,000 – and the resident workforce of 47,000. For a predominately rural area it has a sizeable and modern industrial base.

16. The employment levels in the Vale of Glamorgan are higher than the Welsh average as demonstrated by Table 6 below. However it is an uneven picture and there are pockets where unemployment and long term unemployment is significantly higher, particularly in parts of Barry (see Table 12 under the Cross Ward Comparative Information heading below).

Table 6: Information on Economic Activity - People aged 16 - 74

	The Vale of Glamorgan – Nos.	The Vale of Glamorgan %	Wales %
Part time	10,480	12.5	11.3.
Full time	33,256	39.6	36.2
Self employed	6,645	7.9	7.7
Unemployed	2,768	3.3	3.5
Student	5,225	6.5	7.4
Retired	12,354	14.7	14.8
Looking after home/family	5,311	6.3	5.1
Permanently sick/disabled	5,399	6.4	9.2
Other inactive	2,287	2.7	3.5

Source: 2001 Census

17. A description of employment status of the 'first household' member in Table 7 below shows a higher percentage of owner occupiers in full time employment and in receipt of occupational pensions. There is a higher reliance in other sectors on state benefits and a larger proportion of first household members being in part time employment.

Table 7: Employment Status of First Household Members by Household Tenure

Employment Status	All Households	Owner Occupiers	Social Sector Renters	Private Renters
Working full-time	53%	59%	20%	41%
Working part-time	4%	4%	5%	7%
Occupational pension	19%	22%	10%	7%
State pension	11%	8%	27%	8%

State benefits	9%	3%	32%	30%
Other	5%	4%	7%	7%

Source: Housing Needs Survey

18. The 2001 Census data relating to socio-economic classification of people aged 16 - 74 shows the Vale of Glamorgan ranking highly in relation to the percentage of people employed in the most prestigious headings: 'large employers and higher managerial occupations' (2), 'higher professional occupations' (3), 'lower managerial and professional occupations' (1). This latter group accounts for 20.7% of the population while the other two make up 8.7%. As a total figure, they represent almost a third of the population which is significant number who can be assumed to be a relatively affluent sector of society.
19. Likewise the above picture is reinforced by data relating to occupation which portrays 43.7% of the population classified as managers and senior officials (15.2%), professional occupations (12.5%), associate professional and technical occupations (16%). The rest of the occupational profile relates in the main to occupations in the service and tourism sectors with relatively low figures relating to manufacturing in comparison to the figures for Wales as a whole.
20. The fastest growing sectors in the short term are forecast to be construction (2.4% per annum) and the hotel and catering sector (1.8% per annum). Both of these sectors are strongly represented in the Vale of Glamorgan with the most likely sustainable growth expected to be in hotels and catering.

TRAVEL TO WORK AND VEHICLE OWNERSHIP

21. With major employment opportunities along the M4 corridor, there is considerable daily outward commuting with 55% of the resident workforce working in neighbouring areas.
22. However, the 2001 Census shows a decreasing level of travel to work. In 1991, 69.3% of people travelling to work used a car, with only 5 % using the bus and 4.5% using the train. In 2001, 63.3 % of the population were driving to work with 4.4% using the bus and 3.9% travelling by train.
23. Despite this fact, the number of people who own two or more cars has risen from 27.7% in the 1991 Census to 33.2% in 2001. It may imply that a higher level of the population is working from home or walking to work. It could also imply that there are a greater number of people living near to their work place.

INCOME

24. The distribution of income levels varies considerably according to both ward and tenure type. The pattern revealed by a study of data from the Welsh Index of Multiple Deprivation is one of extremes with regard to the Vale of Glamorgan. The rankings relate to the 847 electoral wards in Wales. The figures in the ranking show a concentration of wards in Barry at the low end of the income scale (Gibbonsdown 50, Castleland 112, Court 128, Buttrills 192, and Cadoc 198). On the other hand, the wards representing rural settlements are placed at the high end of the income spectrum - Peterson Super Ely, St. Brides, Wenvoe, Cowbridge, Sully, Llandow/Ewenny, Llandough and Llantwit Major. A smaller number of wards in the Vale of Glamorgan sit in the middle of the rankings.
25. A Household Survey undertaken by the Vale of Glamorgan in 2000 demonstrates the variation in incomes. Table 8 below contains this data which shows weekly gross take-home pay by ward in descending order. Notably, weekly take-home pay in the highest ranked ward (Cowbridge) is nearly 40% more than in the lowest ranked ward (Gibbonsdown).

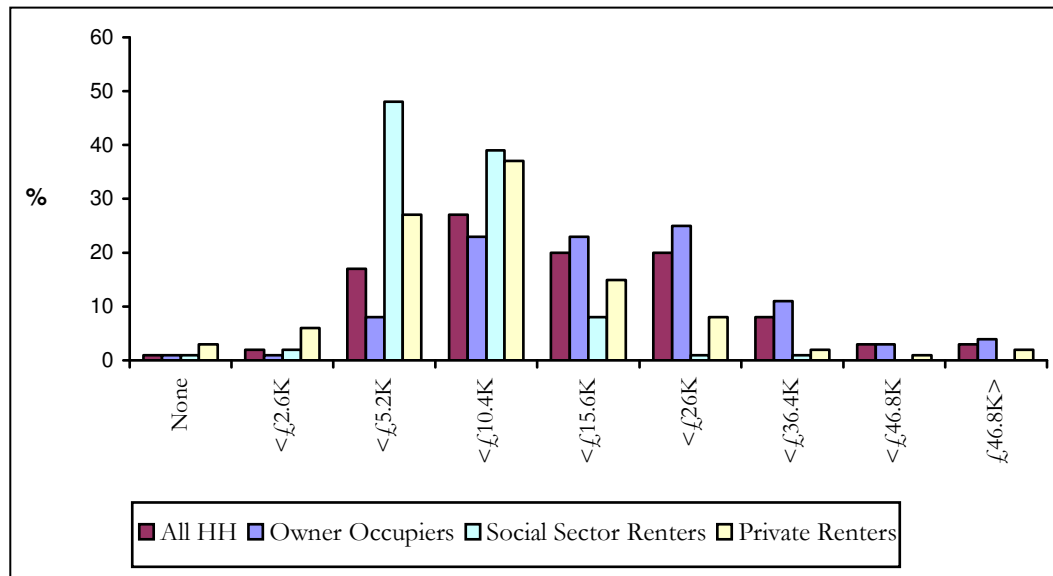
Table 8: Weekly Take-home Pay by Ward

Ward	£ per week
Cowbridge	389
Peterston-super-Ely	385
Rhoose	377
Wenvoe	373
St Brides	367
Sully	361
Llantwit Major	357
Ewenny/Llandow	352
Dinas Powys	331
Alexandra	325
Iltyd	325
St Athan	317
Baruc	310
Llandough	306
Cornerswell	300
Dyfan	286
Castleland	273
Buttrills	267
Cadoc	259
Stanwell	248
Court	244
Gibbonsdown	238

Source: Vale of Glamorgan Planning Department

26. As indicated previously, income patterns vary by tenure as well with the highest incomes in the owner-occupier sector and the lowest incomes in the social rented and private rented sectors as demonstrated by Figure 2 below.

Figure 2: Total Gross Annual Income of First Household Members by Household Tenure



Source: Housing Needs Survey

27. 1% of social sector, 1% of owner occupier first household members and 3% of private renting first household members had no income. More than nine-in-ten (93%) social sector tenant first household members and 79% of private renting first household members had a gross annual income of less than £13,000 compared to only 45% of owner-occupiers.

28. Nearly a fifth (18%) of owner-occupier first household members had a gross annual income of £26,000 or more. However, only 5% of private renting first household members and 1% of social sector renting first household members had a gross annual income of £26,000 or more.

HEALTH AND CARE

29. The information in Table 9 below shows general health indicator data and shows the Vale of Glamorgan to be under the Welsh average for the indicators shown:

Table 9: General health indicators

	Vale of Glamorgan %	Welsh Average	Welsh Ranking
Limiting long term illness	19.9	23.3	19
General health 'not good'	10.4	12.5	16
People providing unpaid care	11.6	11.7	11
Providing unpaid care 50 or more hrs per week	2.6	3.1	18

Source: 2001 Census

30. However data illustrating the ward rankings for the Vale of Glamorgan as a whole in Table 10 below show that the health indicators are particularly poor in relation to wards in Barry. These figures illustrate that there is a concentration of the population who experience ill health:

Table 10: Data Relating to Ward Rankings for Issues of Health and Care Relating to All People for Four Wards in Barry

Ward	Butrills Population 6,034	Castleland Population 3,968	Court Population 4,827	Gibbonsdown Population 5,818
WARD RANKING (of the 23 wards in the Authority)				
Data on health and relating to all the population				
Limiting long term illness	1	3	7	8
Health good	20	23	21	19
Health fairly good	5	2	1	4
Health not good	3	1	5	4
People who provide unpaid care 50 or more hours per week	7	3	5	1

Source: 2001 Census

2003 Housing and Health Survey

31. A Housing and Health survey was carried out within the Vale of Glamorgan in 2003 which collected information on the relationship between health and housing. The study revealed the following key findings:

- Dampness was a problem in 37% of homes and more than 66% reported problems of condensation.
- In both Court and Cadoc wards over 20% of households did not have a smoke alarm fitted.
- Asthma and bronchitis problems rated **twice** as high in those homes where dampness was reported as a problem.

- Asthma and eczema rated **higher** in those homes where condensation was reported as a problem.
- Asthma rated **three** times as high where frequent mould/mildew was reported as present.
- In the relationship between satisfaction with the quality of air and asthma, prolonged cold symptoms and night time coughing each were **three** times higher in homes that recorded low satisfaction.
- In the relationship between satisfaction with warmth of bedroom and asthma. Asthma was reported **three** times higher in homes that recorded low satisfaction.
- Anxiety and depression was recorded **twice** as high in homes that reported low satisfaction with security measures. This also shows that the fear of crime has a significant impact on health. A significant relationship was also identified for those living in flats/maisonettes. Occupiers reported levels **twice** as high for the following compared to other types of dwelling; bronchitis, anxiety, chest complaints, asthma, prolonged cold symptoms and general health status.
- There was also some indication of a **higher** rate of anxiety (10.7%) and depression (14.8%) in those living in over-crowded conditions.

32. Table 11 below sets out health indicators and special needs in relation to tenure. More than a fifth (21%) of all households contain someone who suffers from a long-term illness, health problem or disability which limits their daily activities and affects their housing requirements. This figure was slightly lower for households in owner occupation (19%), while nearly a quarter (24%) of private tenants live with someone with a health problem that affects their daily activities and/or their housing requirements. However, 37% of social sector tenants had someone in their household suffering a health problem.

33. 36% of private renters and 39% of owner occupier households with special needs lived with someone suffering a physical disability. This figure is higher for social sector tenant households with special needs (46%). Households with special needs in the social rented sector also have the highest levels out of the three tenure types for long term illness, wheelchair users, learning disability, old age difficulties and arthritis.

Table 11: Problems Affecting First Person with Special Needs, by Households with Special Needs and Tenure

Problems Affecting 1st Person with Special Needs	All HH	Owner Occupiers	Social Sector Renters	Private Renters
Blindness or partial sight	5%	6%	4%	0%
Deafness or hearing loss	5%	4%	5%	5%
Physical disability	41%	39%	46%	36%

Wheelchair user	4%	3%	6%	4%
Mental illness	5%	4%	5%	10%
Dementia	1%	1%	0%	0%
Learning disability	3%	3%	4%	2%
Long-term illness or sickness	29%	28%	32%	30%
Difficulties due to old age or frailty	7%	7%	8%	5%
Dependency on drugs or alcohol	*0%	0%	0%	2%
Arthritis	2%	1%	3%	3%
Other	24%	25%	19%	32%

Source: Housing Needs Survey

CROSS WARD COMPARATIVE INFORMATION

34. The socio-economic picture of the Vale of Glamorgan which emerges is one of a wide range containing some extremes. This factor is illustrated further under this heading through a consideration of key economic indicators for seven wards within the Authority - four wards in Barry (Buttrills, Castleland, Court and Gibbonsdown) and three urban settlements in the Vale of Glamorgan (Wenvoe, Cowbridge and St. Athan).

35. Table 12 below considers ward rankings. It demonstrates the disparity of the socio-economic profile for the Vale of Glamorgan across wards.

Table 12: Data Relating to Ward Rankings for Patterns of Economic Activity for Seven Wards in Barry for the Population Aged Between 16 - 74

Ward	Buttrills	Castleland	Court	Gibbons-down	Wenvoe	Cowbridge	St. Athan
WARD RANKING (of the 23 wards in the Authority)							
Data on economic activity - population aged between 16 - 74							
Part time	6	16	9	2	12	17	21
Full time	10	13	16	23	18	17	1
Self employed	19	20	23	22	4	5	21
Unemployed - men	5	1	2	3	16	21	13
Unemployed - women	4	3	1	2	23	17	5
Looking after home/family	9	3	2	1	19	6	5
Permanently sick/disabled	6	1	3	2	15	23	21

Working age pop with limiting long term illness	7	1	2	4	14	21	23
Long term unemployed	3	4	1	2	19	20	10

Source: 2001 Census

36. The four Barry wards have amongst the highest levels of unemployment, long term unemployment, long term sickness and those permanently sick and disabled within the Authority.
37. There are 20,647 people living in these wards, representing almost a sixth of the population of the Authority.
38. The other areas have higher levels of employment and more positive rankings in respect of the headings such as illness.
39. It is important not to see the ward groupings in the rural areas as homogenous. Indeed while the Census data reasonably consistently identifies problems in particular Barry wards, the data is more varied in respect of settlements in the rural areas.

SUMMARY OF THE DEMOGRAPHIC AND ECONOMIC FACTORS LIKELY TO IMPACT ON THE HOUSING SYSTEM

Population

- The number of households is growing in the Vale of Glamorgan and this number is projected to continue growing as the size of households continues to reduce. This increase in the number of households and the change in household size will clearly have implications for future housing requirements.
- The expected drop in the number of children up to the age of 15 and an increase in the number of people of pensionable age by 2011 will also impact on future housing requirements as the housing needs of an ageing population come more to the fore.

Migration

- The Authority is considered a desirable place to live, judging by the fact that in-migration outstrips out-migration. There is a need to accommodate a continuing flow of in-migrants as well as the indigenous population of

the Vale of Glamorgan which shows some fluidity in terms of movement within the Authority.

Ethnicity

- People identifying themselves as from Black and Minority Ethnic communities tend to be concentrated in Barry and within some of Barry's most deprived wards. This does not necessarily reflect choice or preference and consideration needs to be given to ensuring that this sector is supported to express and pursue potential preferences for living in other areas in the Vale of Glamorgan.

Economic activity and income

- On a broad level the Vale of Glamorgan has a comparatively affluent population. However, within this headline statement there are pockets of deprivation. The most disadvantaged sections of the population are located in Barry. This has implications in housing terms for addressing the standard of accommodation for households that have minimal purchasing power. It also raises the question of the sustaining of 'ghettos' of disadvantage. To change this situation would involve intervention in the housing market and promoting a more mixed economy of housing, including options such as low cost home ownership and an increased amount of affordable rented accommodation.

Health

- There is a clear link between poor housing and poor health. This has implications for addressing the standard of accommodation related to an analysis of the fitness and disrepair of properties. In the public sector this has major implications for the level of housing investment required to address this imbalance.

SECTION 3 – AN OVERVIEW OF HOUSING DEMAND AND SUPPLY WITHIN THE LOCAL HOUSING SYSTEM IN THE VALE OF GLAMORGAN

INTRODUCTION

1. This section provides a broad overview of the local housing system in terms of the estimated demand and supply of housing in the Vale of Glamorgan and, through comparison of these, the estimated shortfall of housing over the period to 2004. The data which is presented in this section has been drawn from the Housing Needs Survey commissioned by the Vale of Glamorgan Council in 1998.
2. The Housing Needs Survey was carried out in three phases covering the Western rural areas of the Vale of Glamorgan (Llantwit Major, Ewenny, Llandow, St Brides, Cowbridge, Peterston-super-Ely, Wenvoe, St Athan and Rhoose), the East Vale of Glamorgan (Penarth, Dinas Powys, Sully and Llandough) and Barry. Data was gathered through a postal survey of each area backed up by interviews and then analysed to identify a profile of housing requirements, including net excesses and shortfalls of housing by tenure.
3. Overall requirements for housing were established with reference to two points in time. The first was short-term housing requirements which were expressed as those which were current at the time of the survey. The second was future housing requirements which were expressed as those which would obtain over the period 2000-2004.
4. In terms of the use of this information, it has been assumed that the levels of demand and supply identified by the survey for the period to 2004 will continue to provide at least a minimum estimate. This is based on the assumption that mobility within the Vale of Glamorgan will increase absolutely in line with the number of households in the area. Similarly, the three elements of potential housing supply (established households moving within the area, out-migrant households and household dissolution due to death) are all assumed to change proportionately with the number of households living in the Vale of Glamorgan. These assumptions would seem reasonable, given that the trend is for population increase in the Vale of Glamorgan and that in-migration continues at a higher level than out-migration according to the 2001 Census.

ESTIMATED DEMAND FOR HOUSING

5. The demand for housing is generated from the following sources:
 - Established households moving home within the Vale of Glamorgan
 - In-migrant households moving into the Vale of Glamorgan
 - Hidden households emerging into the market
 - Homeless households

6. The total demand for housing in the year the Housing Needs Survey was carried out (1998) was quantified as 4,971 households which were comprised as follows:
 - 2,614 established households moving to home within the area
 - 1,463 in-migrant households moving into the area
 - and 894 hidden households emerging

7. The Housing Needs Survey also estimated the total demand for housing between 2000-2004 to be 25,726 households. This is made up of:
 - 13,526 established movers
 - 7,572 in-migrant households
 - 4,627 emerging hidden households.

8. As Table 13 below demonstrates, the demand for housing is strongest in Barry and the rural areas of the Vale of Glamorgan.

Table 13: Demand for Housing in the Vale of Glamorgan by Area and Source of Demand

Source of Demand	Barry	Eastern Vale	Rural Vale
Established households moving to another home in the Vale of Glamorgan	1,118	664	831
In-migrant households to the area	313	360	790
Hidden households emerging into the market	458	176	260
TOTAL DEMAND (1998)	1,890	1,200	1,882

Source: Housing Needs Survey

ESTIMATED SUPPLY OF HOUSING

9. The supply of housing is generated by:
 - Established households wanting or having to move home within the Vale of Glamorgan
 - Out-migration away from the Vale of Glamorgan
 - Household dissolution through death
 - Reductions in the transactional and long term vacancy rates
 - New building of homes
 - Demolitions

10. The total supply of housing in the year the Housing Needs Survey was carried out (1998) was quantified as 4,113 households which were comprised as follows:
 - 2,641 established households vacating properties
 - 1,022 out-migrant households vacating properties
 - 450 household dissolutions due to death

11. The total supply of housing over the period 2000-2004 is estimated to be 21,283 households. This is comprised of:
 - 13,667 established households vacating homes
 - 5,290 out-migrant households
 - 2,327 household dissolutions due to death.

ESTIMATED SHORTFALL OF HOUSING 2000-2004

12. By comparing the total demand for housing against the total likely supply resulting from properties being vacated, the gross shortfall (excluding new builds) for the period 2000-2004 is 4,442 units. The shortfall is mainly for owner occupied dwellings (3,194) and a smaller shortage for social rented housing (1,202). It is estimated that over 70 % of the total shortfall will be for full owner-occupation.

13. This translates into an average demand for 890 additional properties a year for the period to 2004.

POTENTIAL POLICY IMPLICATIONS

14. A number of potential policy implications flow from these demand and supply estimates and these are explored below.

The Role of New Build

15. Given the low vacancy level in the stock as a whole, the shortfall of housing will mainly need to be met through new building as there is limited scope for bringing unused property back into use to meet the shortfall. However, the rate of new build completions averages around 400 per year and therefore appears insufficient to match the estimated demand.
16. This picture is further complicated by constraints on new building as a result of policies contained in the Unitary Development Plan which seeks to limit new development to the waterfront areas of the Vale of Glamorgan and to avoid adding to existing settlements in the rural Vale of Glamorgan. This makes it unlikely that the demand for housing in the rural Vale of Glamorgan, which forms a substantial element of the estimated demand for housing as shown by Table 13 above, can be met.

Affordability

17. It is also important to consider issues of affordability, given that average house prices are significantly higher in the Vale of Glamorgan than elsewhere in Wales. On the face of it, even increased provision in new building will not necessarily help to meet demand if that new provision is not affordable. This concern is highlighted by responses in the Housing Needs Survey from households who felt they were likely to move within the next two years.
18. Likely mover households were asked to state the property price they felt they could afford given their current family and financial circumstances. The results were as follows:
 - 3% believed they could afford to pay up to £21,000 for a property
 - 8% believed they could afford to pay up to £39,999
 - 29% felt they could afford to pay up to £67,999
 - 39% felt they could afford to pay up to £119,000
 - 12% felt they could afford to pay up to £159,000
 - 8% felt they could afford to pay up to £160,000 or more
19. This then means that only one in five people feel they could afford to purchase a property at the average house price for the Vale of Glamorgan, highlighting serious issues about the affordability of owner-occupation.

20. The above policy implications are taken up again in Section 5 and form a central part of the analysis of the Vale of Glamorgan housing market as a whole and the strategic issues which emerge for consideration by the Local Housing Strategy.

SECTION 4 – A DETAILED ANALYSIS OF STOCK AND HOUSEHOLD PROFILES WITHIN TENURES

INTRODUCTION

1. This section sets out information on the make-up of and trends within each part of the housing system within the Vale of Glamorgan. The housing system sub-divides broadly into two sectors – the private sector and the public sector.
 - The private sector can be further sub-divided into the private rented sector and the owner-occupied sector.
 - The public sector can also be sub-divided into sections on the local authority sector stock and the stock of registered social landlords.
2. This section contains detailed information for each sector/tenure and its sub-divisions including the size, nature and condition of the stock, housing costs, change in the sector over time and the socio-economic profile of the households living in it.

HOUSING IN THE PRIVATE SECTOR

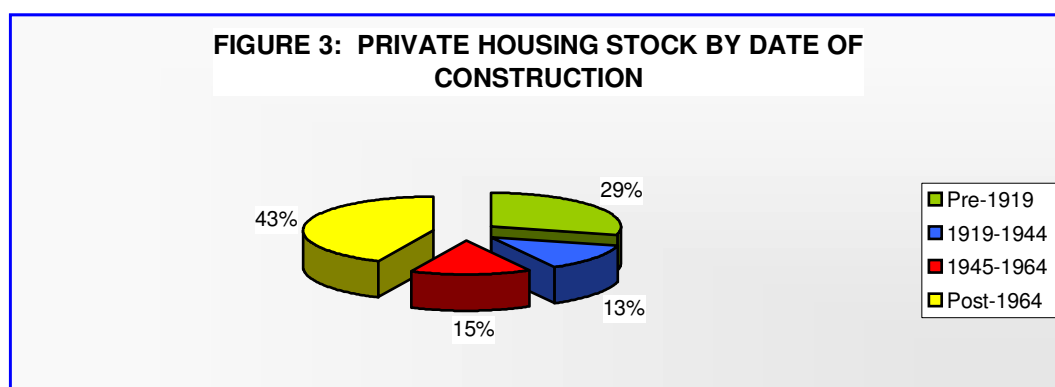
INTRODUCTION

3. As indicated in the Introduction above, housing in the private sector is comprised of that which is rented from a private landlord and that which is in the owner-occupied sector. Much of the information about the housing system which is currently available pertains to the private sector as a whole (privately rented and owner-occupied housing combined) and this information has therefore been presented first. Following the information which describes the characteristics of the sector as a whole, information which pertains specifically to either the privately rented or owner-occupied sectors is set out.

SIZE, TYPE, AGE AND LOCATION OF PRIVATE SECTOR STOCK

4. At the time of the 2002 Private Sector Stock Condition Survey there were an estimated 46,873 dwellings in the private sector in total. At the time of survey, 45,971 dwellings were occupied (98.1%), the remaining 902 dwellings (1.9%) were vacant.

- The Vale of Glamorgan contains a diverse housing profile by age, type and tenure. In terms of age, the private sector housing in the Vale of Glamorgan is almost equally split between pre- and post-second world war construction as shown Figure 3 below.
- 13,429 out of the total 46,873 private sector dwellings identified by the 2002 Private Sector Stock Condition Survey (28.6%) were constructed pre-1919 with a further 6,112 dwellings (13.0%) constructed in the inter-war period (1919-1944). 27,333 dwellings (58.3%) were constructed post-1945. Of these dwellings, 10,610 or 39% were constructed post-1976.



Source: Private Sector Stock Condition Survey 2002

- The location of pre-1919 and inter-war dwellings across the three areas of the Vale of Glamorgan is shown at Table 14 below:

Table 14: Age and Location of Properties

AREA	PRE-1919 DWELLINGS		INTER-WAR DWELLINGS	
	No	%	No	%
Barry	7246	39.9	2588	14.3
Penarth	3724	27.7	2788	45.6
The rural Vale	2459	18.3	735	12
ALL AREAS	13429	28.6	6111	13.0

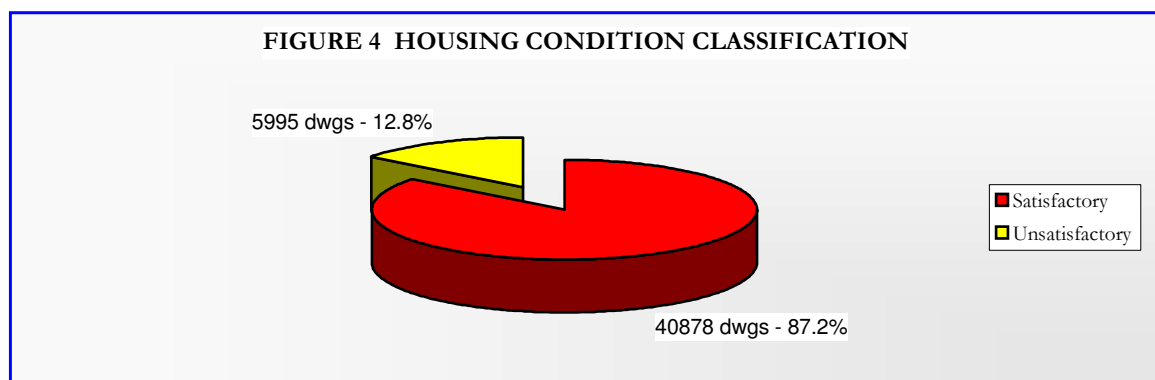
Source: Private Sector Stock Condition Survey 2002

- Private sector housing is typically low-rise traditional design. 17,807 dwellings (38.0%) are terraced in configuration, 13,199 dwellings are semi-detached (28.2%) and 12,887 dwellings are detached (27.5%). Flats, the majority of which are purpose built, represent 2,980 dwellings or 6.3% of the total of dwellings in the private sector.

9. The majority of the 45,235 occupied dwellings at the time of the survey (98%) were single family houses or flats. 737 dwellings or 2% of all occupied dwellings were estimated to be in multiple occupation with the majority being converted self-contained flats.

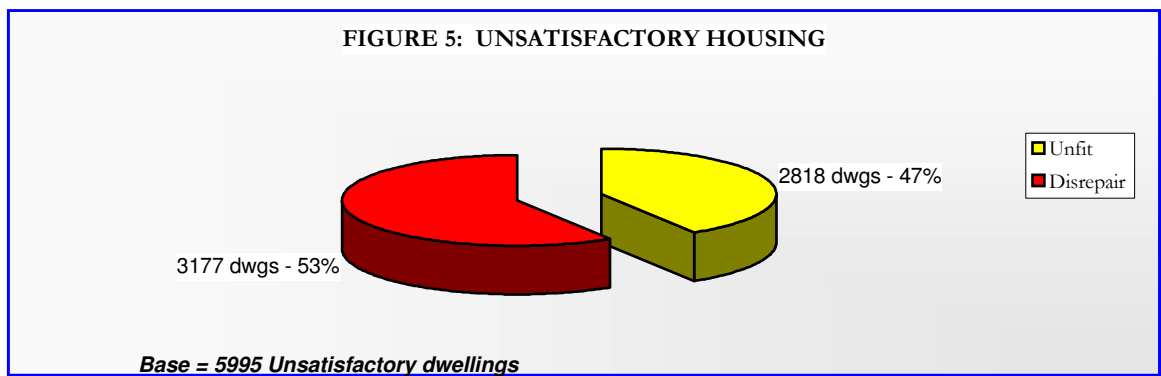
QUALITY AND CONDITION OF PRIVATE SECTOR STOCK

10. The 2002 Private Sector Stock Condition Survey classified housing conditions within the private housing sector in respect of two indicators – dwelling unfitness and disrepair. Dwelling unfitness has a statutory basis as laid down in Section 604 of the Housing Act 1985 (as amended). With the exception of Local Authority powers to serve a Repairs Notice (Section 190) disrepair has no firm statutory foundation. In the context of the 2002 survey, dwellings in disrepair have been defined as those requiring repairs in excess of £3,000.
11. Using these definitions, 40,878 dwellings (87.2%) can be regarded as in satisfactory condition. The remaining 5,995 dwellings (12.8%) are in unsatisfactory condition due to unfitness and/or disrepair as shown in Figure 4 below.



Source: Private Sector Stock Condition Survey 2002

12. Within the unsatisfactory housing stock, 2,818 dwellings or 47% were assessed as unfit for habitation. The remaining 3,177 dwellings or 53% while not unfit were unsatisfactory due to disrepair as shown by Figure 5 below.

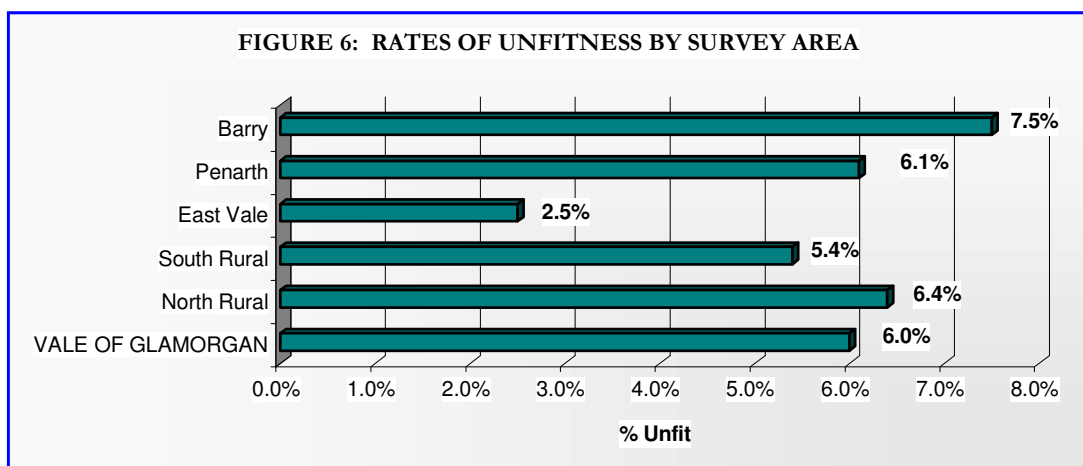


Source: Private Sector Stock Condition Survey 2002

13. These figures equate to an overall rate of unfitness in the Vale of Glamorgan of 6.0% and a rate of disrepair outside of unfitness of 6.8%.

Unfit Dwellings

14. Rates of unfitness vary significantly across the Vale of Glamorgan ranging from 2.5% in the East Vale of Glamorgan (Wenvoe, Dinas Powys and Sully) to 7.5% in Barry as demonstrated by Figure 6 below.

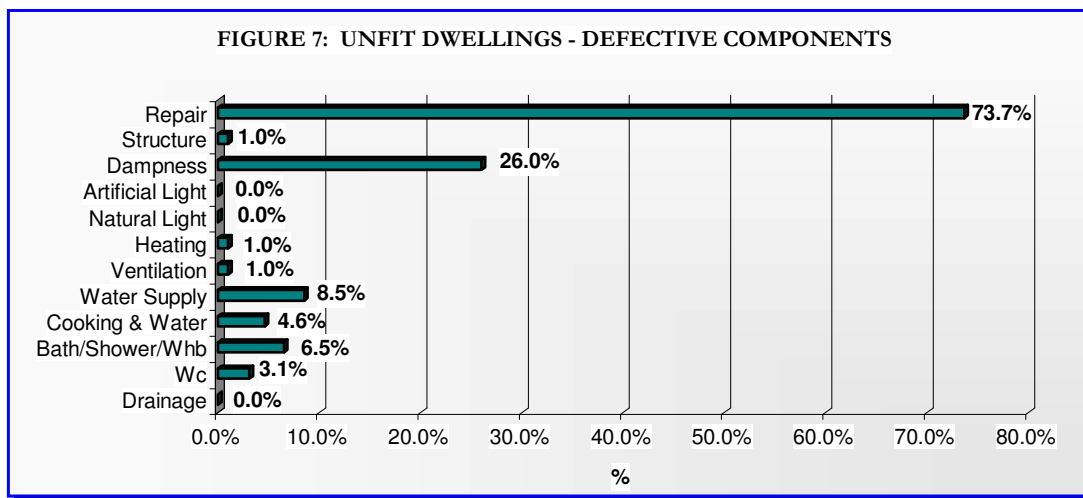


Source: 2002 Private Sector Stock Condition Survey

15. The 2002 Private Sector Stock Condition Survey also found that unfit dwellings are not evenly distributed across the housing stock but are concentrated in particular sectors:
- The majority of unfit dwellings are occupied (2,533 dwellings or 89.9%) although the highest relative rates of unfitness are associated with the vacant housing stock. 285 vacant dwellings were assessed as unfit representing 31.6% of all vacant dwellings.
 - 2,261 owner-occupied dwellings are unfit representing 80.2% of all unfit dwellings in the Vale of Glamorgan and a rate of unfitness for the sector

of 5.6%. However, the private-rented sector exhibits the highest relative problems with a rate of unfitness of 9.7%.

- Unfitness is strongly related to dwelling age and in particular dwellings constructed pre-1919. 1,831 dwellings constructed pre-1919 were assessed as unfit representing 65% of all unfit dwellings in the Vale of Glamorgan and 13.6% of all dwellings constructed pre-1919. Unfitness in the inter-war housing sector is also above average at 9.9%.
 - Rates of unfitness are higher for converted and purpose-built flats and for terraced houses. High rates of unfitness in converted dwellings are symptomatic of underlying poor conditions in houses in multiple occupation.
16. The primary reasons for unfitness are repair and dampness which affect 74% and 26% of all unfit dwellings respectively. This is not surprising where 86% of all unfit dwellings were constructed pre-1945. 6.5% of all unfit dwellings are defective on bathroom amenities; 3.1% are defective on W.C. This is not indicative of an absence of such amenities in these dwellings but rather the situation where these are shared by more than one household or where amenities are inappropriately located.
17. These findings are shown graphically in Figure 7 below:



Source: 2002 Private Sector Stock Condition Survey

18. The minimum costs to repair and make unfit dwellings fit are estimated at £17.93M at an average cost of £6,366 per dwelling. To make unfit dwellings fit and to retain them within the housing stock in good condition over a 10 year period will incur total costs of £30.90M, averaging £10,967 per dwelling. Full thirty year retention will incur total costs of £52.18M averaging £18,520 per dwelling.

19. The costs of bringing private sector properties up to an appropriate fitness standard vary within the housing stock in the Vale of Glamorgan. Costs per dwelling are higher than average for vacant dwellings (£14,680), privately rented dwellings (£6,712) and the pre-1919 housing stock (£7,001).
20. Table 15 below highlights the patterns of unfitness across tenure type, age and location in the Vale of Glamorgan. Geographically, 40% of outstanding expenditure on unfit dwellings is associated with the Barry Area. Within the housing stock, investment patterns are dominated by:

Table 15: Patterns of Unfitness

Dwelling type or location	Cost	% of total costs
Occupied dwellings	£13.75M	77%
Owner-Occupied dwellings	£11.93M	66%
Pre-1945 housing	£15.65M	87%
Barry	£7.53M	42%

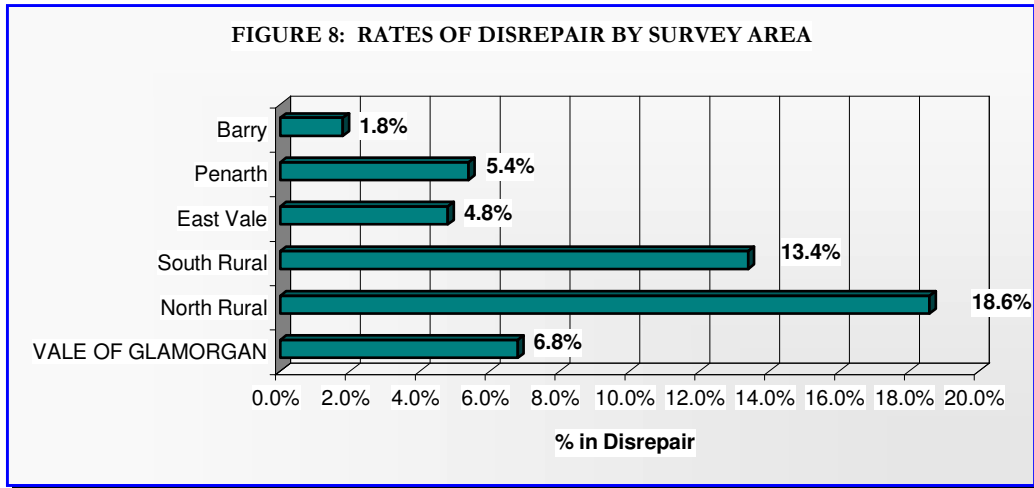
Source: 2002 Private Sector Stock Condition Survey

21. Action to ameliorate unfit dwellings on a single dwelling basis is recommended by the surveyors who carried out the 2002 Private Sector Stock Condition Survey, rather than clearance/demolition or widespread area action. However, the survey did identify small hot-spots of poor condition which could benefit from area based treatments. These are typically areas of older pre-1919 pavement terraced housing located in central Barry and Penarth. Included in this geography, though not exclusively, are:

- Main Street Barry
- Alexandra Ward in Penarth
- Holton Road area in Castleland Ward
- High Street/Broad Street in Illtyd Ward

Dwellings in Disrepair

22. While not unfit, a further 3,177 dwellings in the Vale of Glamorgan are in disrepair. These dwellings represent 6.8% of the Vale of Glamorgan's private housing stock. Given the strong relationship between unfit and disrepair these dwellings must be regarded as 'at risk' of future deterioration in condition.
23. Disrepair exhibits a different pattern to unfit within the housing stock and also geographically. Dwellings in disrepair are predominantly owner-occupied and located within the South and North Rural Areas as demonstrated by Figure 9 below. Although rates of disrepair are still significant within the pre-1919 housing sector, the early post-war sector is at most risk.
24. The average cost to repair a dwelling in disrepair is estimated at £5,501 resulting in a total expenditure requirement of £22.0M. To ensure retention of these dwellings within the housing stock over a 10 year period will increase overall costs to £26.29M at an average cost of £6,576 per dwelling. Thirty year retention will incur estimated costs of £55.71M.



Source: 2002 Private Sector Stock Condition Survey

25. The rates of disrepair by survey areas is shown in Figure 8 above and rates of disrepair in dwellings by housing sector is shown in Table 16 below:

Table 16: Rates of Dwellings in Disrepair by Housing Sector

HOUSING SECTOR	TOTAL HOUSING STOCK	DWELLINGS IN DISREPAIR		
		NUMBER	% OF ALL DWELLINGS IN DISREPAIR	% RATE OF DISREPAIR
	Dwgs	Dwgs	%	%
DWELLING OCCUPANCY				
Occupied	45972	3086	97.1	6.7
Vacant	901	92	2.9	10.2
DWELLING TENURE				
Owner-Occupied	40617	2765	87.0	6.8
Private-Rented	2788	298	9.4	10.7
RSL	2234	0	0.0	0.0
Vacant	901	92	2.9	10.2
Other	332	23	0.7	6.9
DATE OF CONSTRUCTION				
Pre-1919	13430	1024	32.2	7.6
1919-1944	6112	431	13.6	7.1
1945-1964	7202	1323	41.6	18.4
Post-1964	20131	400	12.6	2.0
DWELLING TYPE				
Terraced House	17807	1040	32.7	5.8
Semi Detached House	13199	750	23.6	5.7
Detached House	12887	1273	40.7	9.9
Converted Flat	720	30	0.9	4.2
Purpose-Built Flat	2152	48	1.5	2.2
Non residential + dwelling	108	38	1.2	35.1
LOCATION				
Barry	18142	329	10.3	1.8
Penarth	8511	462	14.5	5.4
East Vale	7127	344	10.8	4.8
South Rural	7602	1020	32.1	13.4
North Rural	5491	1022	32.2	18.6
ALL SECTORS	46873	3177	100.0	6.8
<i>Column 3 of the Table examines the % of all dwellings in disrepair in each sector Column 4 of the Table examines the % of all dwellings in each sector which are in disrepair</i>				

Source: 2002 Private Sector Stock Condition Survey

Vacant Dwellings

26. Under 2% of the dwellings in the private sector in the Vale of Glamorgan were vacant at the time of the Private Sector Stock Condition Survey in 2002. A certain level of vacant dwellings are necessary in order to enable mobility into and within the private sector and therefore the vacancies which are of principal concern are those which are long-term and or those which have a detrimental affect on a street or neighbourhood and require enforcement action. The Vale of Glamorgan has made resources available (£60,000 in 2003/04) within the established Renewal Areas in order to tackle problematic vacant properties and return them to the housing stock. If such properties are for let, the Authority will receive nomination rights in respect of the properties.

Resource Requirements in Respect of Unfitness and Disrepair

27. Assuming a ten year comprehensive retention standard, the investment requirements to bring all private sector properties to a state of fitness and good repair are shown in Table 17 below:

Table 17: Resource Requirements by Category of Repair

CATEGORY 1: UNFIT DWELLINGS	CATEGORY 2: DWELLINGS IN DISREPAIR	CATEGORY 3: GOOD CONDITION
These dwellings can be addressed through a range of statutory action and grant / loan mechanisms at both individual dwelling and area based scales.	These dwellings while not unfit are at risk of deterioration into unfit. Statutory mechanisms are limited to Repairs Notice (Section 190) but additional support action is available through Home Repairs Assistance.	These dwellings are not unfit and not in disrepair. While generally in good condition some minor works of routine maintenance may be required.
Dwellings: 2,818 Average Cost: £10,967 Total Cost : £30.90M	Dwellings: 3,177 Average Cost: £7,411 Total Cost : £23.55M	Dwellings: 40,878 Average Cost: £1,677 Total Cost : £68.57M

Source: 2002 Private Sector Stock Condition Survey

28. The combined investment requirements across all condition categories are estimated at £123.03M.

Householders Attitudes to Property Condition

29. 15% of households living in unfit dwellings are dissatisfied with their housing circumstances. This compares with 4% of households overall.

Although rates of housing dissatisfaction are higher for those living in unfit dwellings housing satisfaction levels are also high. 85% of households living in unfit dwellings are satisfied with their housing circumstances. National housing research has confirmed a general lack of awareness of housing condition problems among private sector households.

30. There are no significant geographical variations in housing satisfaction.
31. Rates of previous and projected home improvement among private sector households are low. 12,426 households (27%) stated that they had completed repairs and/or improvements to their home within the last 5 years; 33,574 households (73%) have made no repairs or improvements. Among households living in unfit housing conditions, 69% have completed no repairs/ improvements in the past 5 years.
32. While economic circumstances will impair a householder's ability to complete repairs and improvements, attitudes to and awareness of housing conditions will also impact. 43,860 households (95.4%) are at least quite satisfied with their current housing circumstances – 33,608 households or 73% are very satisfied. 1,725 households (3.7%) expressed direct dissatisfaction with their current housing.
33. Rates of projected home repair/improvements are slightly higher than those historically but are still low. 75% of private households have no intention of completing works to their dwelling within the next five years.

Fuel Poverty

34. The 2002 survey of the private sector housing stock revealed that although home energy efficiency in private housing is close to the national average there are estimated to be 12,920 households (28%) living in fuel poverty.
35. Variations by housing sector and household type illustrate higher relative levels of fuel poverty in:
 - inter-war dwellings and those constructed in the early post-war period
 - dwellings in poor condition
 - older person households and young single person households
 - disabled households

This is demonstrated by Table 18 and Figures 9 and 10 which follow.

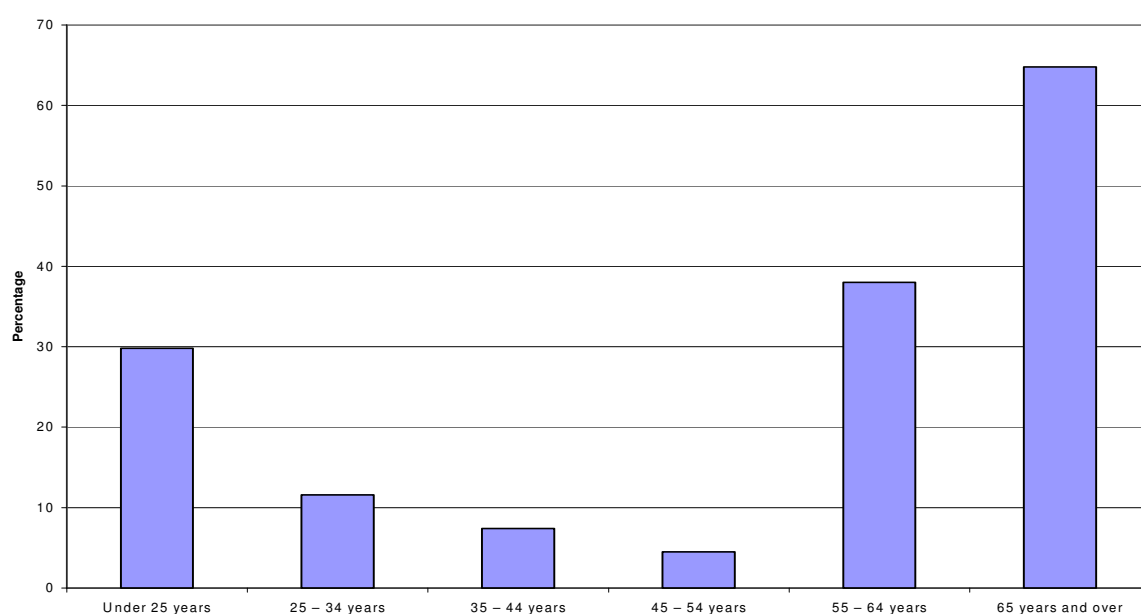
Table 18: Fuel Poverty by Sector and Household Type

SECTOR	HOUSEHOLD EXPENDITURE ON FUEL (ANNUAL)				
	UPTO 7%	7-8%	8-9%	9-10%	OVER 10%
	%	%	%	%	%
DATE OF CONSTRUCTION					
Pre-1919	63.5	1.8	3.2	3.4	28.2
1919-1944	44.0	0.0	6.6	2.6	46.8
1945-1964	53.2	0.0	2.6	3.2	41.0
1965-1976	67.9	1.4	3.2	5.0	22.5
1977-1981	60.0	4.3	3.2	4.5	28.1
Post 1981	55.8	8.1	10.3	19.0	6.8
AGE OF H.O.H.					
Under 25 years	43.8	9.6	16.8	0.0	29.8
25-34 years	78.4	4.5	0.9	4.6	11.6
35-44 years	87.4	3.1	1.8	0.3	7.4
45-54 years	91.6	1.1	1.1	1.7	4.5
55-64 years	46.5	0.9	10.4	4.2	38.0
65 years and over	11.8	2.0	5.5	15.9	64.8
HOUSING CONDITION					
Good Condition	57.5	2.4	5.2	6.4	28.5
Disrepair	71.1	0.5	0.0	4.3	24.1
Unfit	58.0	3.2	3.1	1.8	34.0
ALL SECTORS	58.7	2.3	4.6	6.0	28.4

Source: 2002 Private Sector House Condition Survey

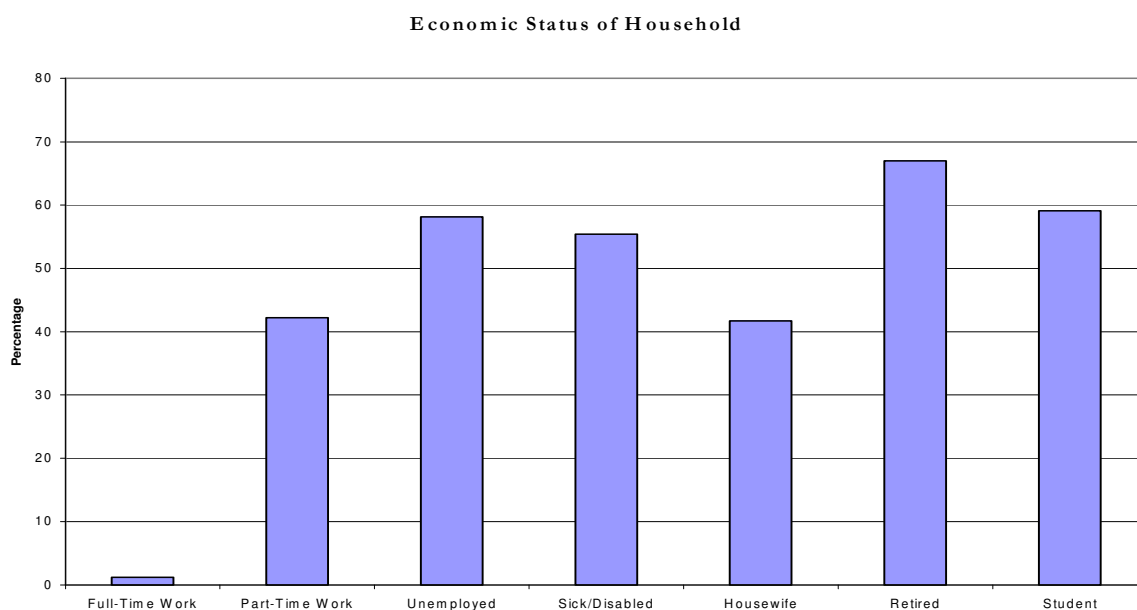
FIGURE 9: FUEL POVERTY BY SECTOR AND HOUSEHOLD TYPE

Age of Head of Household



Source: as above

FIGURE 10: FUEL POVERTY BY SECTOR AND HOUSEHOLD TYPE



Source: as above

HOUSEHOLD PROFILE WITHIN THE PRIVATE SECTOR

36. The private sector housing stock of 46,873 dwellings contains an estimated 45,999 households and a private household population of 116,088 persons. Average household size is estimated at 2.52 persons. Small households predominate. 9,737 households (21.2%) are single person in size, an additional 16,879 households (36.7%) are two person in size. Only 2,849 households (6.2%) contain five or more persons. The most common household types are:

- Elderly : 13,984 households (30.4%)
- Small Family : 9,717 households (21.1%)
- Two Person Adult: 7,374 households (16.0%)

37. Rates of economic activity within the private housing sector are mixed and influenced by the demographic profile of private households as demonstrated by Table 19 below. 26,957 households (58.6%) are headed by a head of household in full or part-time employment. In 2,159 households (4.7%) the head of household is unemployed and in 14,980 households (32.6%) the head of household is economically retired.

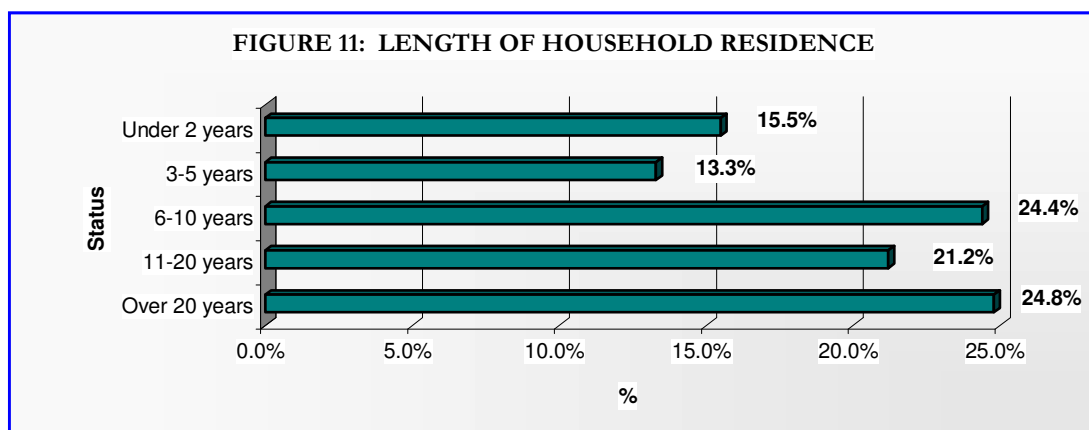
38. 8,298 households (18.0%) are in receipt of some form of means tested benefit, while 1,030 working households (2.2%) have an annual head of household income of under £10,000.

Table 19: Socio-Economic Indicators by Survey Area

SOCIO-ECONOMIC INDICATOR	ALL H/HOLDS %	SURVEY AREA				
		BARRY %	PENARTH %	EAST VALE %	SOUTH RURAL %	NORTH RURAL %
HOH aged under 25 years	2.6	5.4	0.0	0.7	2.4	0.4
HOH aged over 65 years	27.6	25.6	31.0	27.2	19.5	41.0
Single Person Household	8.0	10.3	8.5	2.4	12.1	1.5
Single Parent Family	5.3	7.7	5.0	3.5	3.7	2.1
Elderly Household	30.4	28.1	36.4	28.1	23.9	40.6
HOH Unemployed	4.7	9.5	4.7	0.2	0.9	0.0
HOH Retired	32.6	30.5	39.1	33.5	21.6	43.4
Household on Means Tested Benefit	18.0	27.6	7.8	6.6	21.1	13.9
Household Resident under 3 years	15.5	18.4	8.2	6.4	27.1	13.1
Household intends to move	3.4	4.5	2.8	2.8	3.0	1.7

Source: 2002 Private Sector Stock Condition Survey

39. Private sector households exhibit a high degree of residential stability as demonstrated by Figure 11 below. 21,150 households (46.0%) have been resident in their current dwelling over 10 years. Of these households, 11,393 households (54%) have been resident over 20 years. 40,786 households (88.7%) have no intention to move within the next two years and only 1,554 households (4%) expressed a definite intention to move.



Source: 2002 Private Sector Stock Condition Survey

CORRELATION BETWEEN HOUSEHOLD PROFILE AND STOCK CONDITION

40. Table 20 below cross-references the data on house condition with household characteristics. It demonstrates a clear correlation between poor house condition and socio-economic status. This is particularly the case for older

and single person households, those on low incomes and those on benefit support. The following aspects stand out in particular:

- Elderly households comprise 30.4% of all households in the Vale of Glamorgan yet they account for 35.4% of all households living in unfit dwellings.
- Households where the head of household is economically retired comprise 32.4% of all households in the Vale of Glamorgan yet account for 34.2% of all households living in unfit dwellings.
- Single person households comprise 8.0% of all households in the Vale of Glamorgan yet they account for 15.0% of all households living in unfit dwellings.
- Households in receipt of means tested benefit comprise 18.0% of all households in the Vale of Glamorgan yet they comprise 25.6% of all households living in unfit dwellings.

Table 20: Housing Conditions and Household Characteristics

HOUSEHOLD CHARACTERISTICS	ALL HOUSEHOLDS		CONDITION CATEGORY					
			GOOD CONDITION		DISREPAIR		UNFIT	
ALL HOUSEHOLDS	4599 9	100.0	4035 6	100.0	310 7	100.0	2535	100.0
Under 25 years	1200	2.6	1033	2.6	121	3.0	47	1.9
25-34 years	4470	9.7	3874	9.8	223	5.6	373	14.7
35-44 years	1004 6	21.8	9020	22.4	676	21.8	351	13.8
45-54 years	1026 3	22.3	9282	23.0	750	24.1	230	9.1
55-64 years	7068	15.4	5890	14.6	677	21.8	501	19.8
65 years + over	1271 7	27.6	1104 4	27.4	638	20.5	1034	40.8
Unobtainable	236	0.5	214	0.5	23	0.6	0	0.0
HOUSEHOLD TYPE								
Single Person	3683	8.0	3037	7.7	266	6.7	380	15.0
Single Parent Family	2418	5.3	2015	5.1	234	5.9	169	6.7
Two Person Adult	7374	16.0	6599	16.4	412	13.3	363	14.3
Small Family	9717	1.1	9150	22.7	375	12.1	192	7.6
Large Family	2044	4.4	1810	4.5	178	5.7	56	2.2
Three + Person Adult	4032	8.8	3106	7.7	685	22.0	242	9.5
Elderly	1398 4	30.4	1234 1	30.6	745	24.0	898	35.4
Elderly with Family	2510	5.5	2086	5.2	190	6.1	235	9.3
Unobtainable	236	0.5	214	0.5	23	0.6	0	0.0
ECONOMIC STATUS OF H.O.H								
Employed	2695 7	58.6	2334 4	57.9	207 1	66.6	1542	60.9
Unemployed	2159	4.7	2143	5.4	16	0.4	0	0.0
Retired	1498 0	32.4	1319 2	32.7	921	29.6	867	34.2
Other Inactive	1903	4.1	1679	4.2	100	2.5	126	5.0
MEANS TESTED BENEFIT								
Benefits Received	8298	18.0	7031	17.4	636	20.5	649	25.6
No Benefits	3770 1	82.0	3334 3	82.6	247 1	79.5	1886	744
ALL HOUSEHOLDS	4599 9	100.0	4035 6	100.0	310 7	100.0	2535	100.0

Source: 2002 Private Sector House Condition Survey

SUMMARY OF THE MAIN CHARACTERISTICS OF THE PRIVATE SECTOR

STOCK PROFILE

- The Vale of Glamorgan contains a diverse housing profile by age, type and tenure, with particular geographical concentrations of property across bandings of property age, type and tenure.
- 28.6% of properties were constructed pre-1919. Barry has the highest concentration of pre-1919 dwellings at 40%. Only 13% of properties were constructed in the inter-war years (1919-1945) with nearly half of all these properties in Penarth. The majority of dwellings (58.3%) were constructed post-1945. Of these dwellings, 39% were constructed post-1976.
- 2% of all occupied dwellings are estimated to be in multiple occupation, with the remaining 98% being single family homes.

STOCK CONDITION

- 12.8% (2,818) of private sector properties are in unsatisfactory condition due to unfitness and/or disrepair. Of these 2,818 dwellings 47% were assessed as unfit for habitation.
- These figures equate to an overall rate of unfitness in the Vale of Glamorgan of 6.0% and a rate of disrepair outside of unfitness of 6.8%. However, rates of unfitness vary significantly across the area ranging from 2.5% in the East Vale of Glamorgan (Wenvoe, Dinas Powys and Sully) to 7.5% in Barry.
- Unfitness is strongly related to dwelling age and in particular dwellings constructed pre-1919.
- The private-rented sector exhibits the highest relative problems with a rate of unfitness of 9.7%.
- The primary reasons for unfitness are repair and dampness which affect 74% and 26% of all unfit dwellings respectively.
- The combined investment requirements across all condition categories are estimated at £123.03M for the Vale of Glamorgan. The costs of bringing private sector properties up to an appropriate fitness standard vary,

however, within the housing stock. Costs per dwelling are higher than average for vacant dwellings, privately rented dwellings and the pre-1919 housing stock.

- Rates of previous and projected home improvement among private sector households are low (73% have made no repairs or improvements). 75% of private households have no intention of completing works to their dwelling within the next five years.
- 28% (12,920) of private sector household are estimated to be living in fuel poverty. Variations by housing sector and household type illustrate higher relative levels of fuel poverty in:
 - inter-war dwellings and those constructed in the early post-war period
 - dwellings in poor condition
 - older person households and young single person households
 - disabled households

HOUSEHOLD PROFILE

- Average household size is estimated at 2.52 persons. Small households predominate with 21.2% being single person in size, and an additional 36.7% being two person in size.
- Rates of economic activity within the private housing sector are mixed with 58.6% of households headed by someone in full or part-time employment. In 32.6% of households the head of household is economically retired.
- Private sector households exhibit a high degree of residential stability with 46% having been resident in their current dwelling over 10 years. 88.7% of households have no intention to move within the next two years.

CORRELATION BETWEEN PROPERTY AND HOUSEHOLD PROFILES

- Poor housing conditions tend to be associated with households in economic and social disadvantage. This is particularly the case for older and single person households, those on low incomes and those on benefit support.
- The following household types are disproportionately linked to unfit and disrepair:
 - Single person households
 - Elderly households
 - Households where the head of household is economically retired
 - Households in receipt of means tested benefit

HOUSING IN THE PRIVATE RENTED SECTOR

INTRODUCTION

41. As indicated in the Introduction to the section on the Private Sector above, there is limited information which pertains specifically to the private rented sector. The information which is available is set out below and serves to highlight particular features of this sector which are important to an understanding of how it functions and interacts with the other housing sectors in the Vale of Glamorgan housing market area.

SIZE, TYPE AND LOCATION OF PRIVATELY RENTED STOCK

42. Of the 46,873 private sector dwellings identified by the 2002 Stock Condition Survey in the Vale of Glamorgan, 2,789 dwellings were rented from a private landlord (5.9%). 737 dwellings or 2% of all occupied dwellings were estimated to be in multiple occupation with the majority being converted self-contained flats.
43. Table 21 shows the location of private rented dwellings across the Vale of Glamorgan:

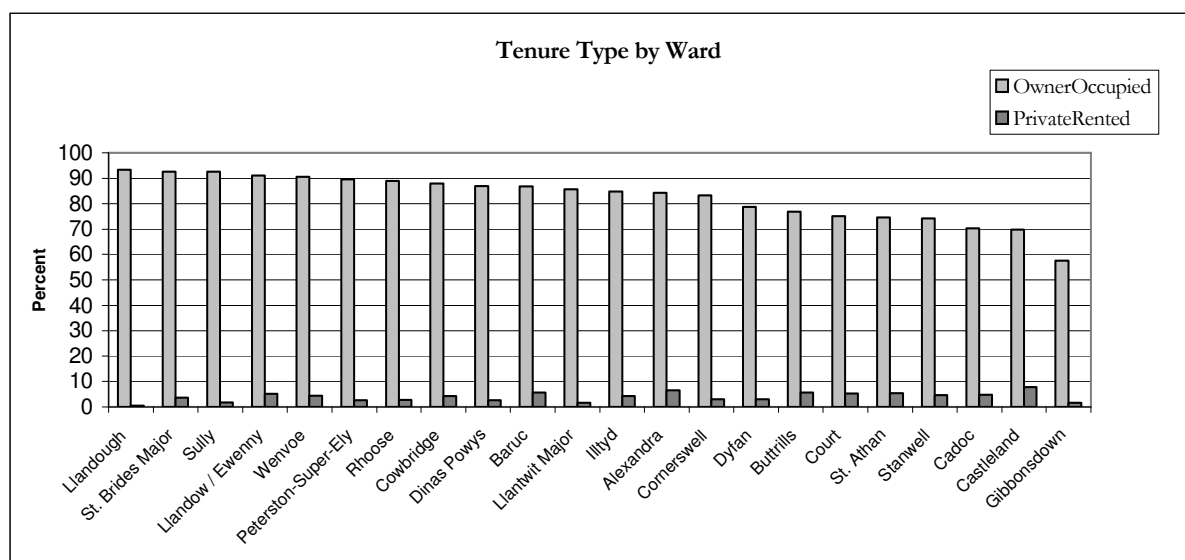
Table 21: Private Rented Dwellings by Location

Area	Number	Percentage
Barry	1,570	56%
Penarth (including Dinas Powys, Sully, Wenvoe and Llandough)	601	22%
The rural Vale of Glamorgan	618	22%

Source: Private Sector Stock Condition Survey 2002

44. The table above shows that private rented dwellings are concentrated in Barry, with the remainder of these dwellings split roughly evenly between Penarth and the rural Vale of Glamorgan. If the concentration of private rented dwellings in the rural Vale of Glamorgan is further analysed, it is apparent that they are more prevalent in the southern part (Llantwit Major, Rhoose and St Athan) than in the northern part (Cowbridge, Llandow/Ewenny, Peterston-super-Ely and St Brides Major).
45. Figure 12 below shows the distribution of private rented dwellings across the wards in the Vale of Glamorgan.

Figure 12: Tenure Type by Ward



Source: 2002 Private Sector Stock Condition Survey

QUALITY AND CONDITION OF PRIVATELY RENTED STOCK

46. Housing in the private-rented sector accounts for 9.6% of all unfit dwellings in the Vale of Glamorgan, despite the fact that this type of housing accounts for only 6% of the total dwellings in the area. Private rented dwellings also exhibit the highest unfit level of any type of housing in the Vale of Glamorgan with a rate of unfit of 9.7%. Converted dwellings in particular are subject to high levels of unfit which is symptomatic of underlying poor conditions in houses in multiple occupation.
47. The costs of bringing private rented sector properties up to an appropriate fitness standard are slightly higher than average at £6,712 per dwelling (as compared to £6,366 per dwelling for the private sector as a whole).

HOUSING COSTS

48. The available information on private sector rents at the time this Housing Market Analysis was undertaken was limited to anecdotal evidence provided by the Vale of Glamorgan Council. As an example of rents, Reference Rents set by the Rent Officer for Barry for bedsit accommodation averaged around £50-60 per week, with rents in Penarth coming in considerably above this.

LANDLORD PROFILE

49. There is no specific evidence base relating to private landlords from which to draw. However, information has been provided by the Environmental Health Section of the Vale of Glamorgan Council who are responsible for taking enforcement action against landlords of unfit dwellings in the private rented sector.
50. Most of the known private sector landlords in the Vale of Glamorgan own only one or two properties and generally employ Lettings Agents to manage these properties for them. There are only six private sector landlords known to the Environmental Health Team who own ten or more properties.
51. In respect of enforcement action, the Vale of Glamorgan has served notices on 52 landlords in relation to 59 properties over the past three years.

CHANGE IN THE SECTOR OVER TIME

52. The 2001 Census (which is the most recent information available) shows a slightly higher number of households renting from a private landlord or a letting agency than in 1991. In 2001, 3,133 or 6.4% of the total 48,753 households in the Vale of Glamorgan were renting from a private landlord as compared with 5.9% of households renting from a private sector landlord in 1991.
53. There was no information at the time this Housing Market Analysis was undertaken in respect of specific demolitions and additions to the private rented sector. Anecdotally, there is awareness that there is a Buy-to-Let market for rented properties operating in the Vale of Glamorgan but no figures exist to substantiate this. It is surmised that this sector is aimed at more affluent renters for the most part and is situated in specific areas – Penarth marina for example.

HOUSEHOLD PROFILE

54. The private-rented sector scores above average on the majority of indicators of socio-economic stress. The private rented sector is characterised by a younger, single person household structure with above average unemployment and low incomes and is more transient and mobile. Table 22 below shows the comparative socio-economic profile of private renters and those in other tenures in the Vale of Glamorgan.

Table 22: Socio-Economic Indicators by Tenure Group

SOCIO-ECONOMIC INDICATORS	ALL HOUSEHOLDS	TENURE SECTOR		
		Owner-Occupied	Private-Rented	RSL
	%	%	%	%
HOH Aged under 25	2.6	0.3	19.1	19.3
HOH Aged over 65	27.6	30.4	9.4	4.8
Single Person household	8.0	5.8	30.3	18.2
Single Parent Family	5.3	1.8	29.3	36.5
Elderly household	30.4	32.7	9.4	19.8
HOH Unemployed	4.7	1.3	22.2	39.1
HOH Retired	32.6	35.6	8.4	14.4
Household on means tested benefit	18.0	12.1	50.3	76.6
Household resident under 3 years	15.5	11.0	73.4	21.1
Household intends to move	3.4	1.6	25.1	7.0

Source: 2002 Private Sector House Condition Survey

55. There is a higher level of residential instability in the private rented sector with 73.4% of residents having lived in their present accommodation less than three years. Households living in private-rented properties are also more dissatisfied with their accommodation as are younger, single-person households.

SUMMARY OF THE MAIN CHARACTERISTICS OF THE PRIVATE RENTED SECTOR

STOCK PROFILE

- Private rented dwellings are concentrated in Barry (56%), with the remainder split roughly evenly between Penarth and the rural Vale of Glamorgan. Private rented dwellings in the rural Vale of Glamorgan are most prevalent in the southern part (Llantwit Major, Rhoose and St

Athan).

- The private rented sector has shown some growth since 1991 according to the most recent Census. In 2001, 6.4% of the total households in the Vale of Glamorgan were renting from a private landlord as compared with 5.9% of households renting from a private sector landlord in 1991.

STOCK CONDITION

- Housing in the private-rented sector accounts for 9.6% of all unfit dwellings in the Vale of Glamorgan, despite the fact that this type of housing accounts for only 6% of the total dwellings in the area. Private rented dwellings also exhibit the highest unfitness level of any type of housing in the Vale of Glamorgan with a rate of unfitness of 9.7%.

HOUSEHOLD PROFILE

- The private-rented sector scores above average on the majority of indicators of socio-economic stress. The private rented sector is characterised by a younger, single person household structure with above average unemployment and low incomes.
- There is a higher level of residential instability in the private rented sector with 73.4% of residents having lived in their present accommodation less than three years. Households living in private-rented properties are also more dissatisfied with their accommodation.

HOUSING IN THE OWNER-OCCUPIED SECTOR

INTRODUCTION

56. As indicated in the Introduction to the section on the Private Sector above, there is not a full set of data which pertains specifically to the owner-occupied sector. The available information is set out below and serves to highlight particular features of this sector which are important to an understanding of how it functions and interacts with the other housing sectors in the Vale of Glamorgan housing market area.

SIZE, TYPE AND LOCATION OF OWNER-OCCUPIED STOCK

57. Owner-occupation is the predominant form of tenure accounting for 40,617 dwellings (86.7%). This figure is significantly above the Welsh average.
58. Owner-occupied housing is not distributed evenly across the wards in the Vale of Glamorgan as Figure 13 above shows.
59. In some wards (particularly in the Rural and East Vale of Glamorgan), levels of owner-occupation are significantly above the national average at over 90%. In the most deprived wards in the Vale of Glamorgan owner-occupation is still the majority tenure by some stretch, although it falls below the national average, reaching less than 60%.

QUALITY AND CONDITION OF OWNER-OCCUPIED STOCK

60. 2,261 owner-occupied dwellings are unfit representing 80.2% of all unfit dwellings in the Vale of Glamorgan. The sector has a rate of unfitness of 5.6% overall.
61. The 2002 Private Sector House Condition Survey revealed that 923 owner-occupied households in receipt of means-tested benefits live in unsatisfactory dwellings. Among this group, 423 households live in dwellings that are unfit.
62. The survey further revealed that 593 owner-occupied elderly households not on means tested benefits occupy unfit dwellings. An additional 583 similar households live in dwellings that are in poor repair. The current waiting list for Renovation Grants (suspended in February 2002) comprises 245 cases of which almost 20% are applicants over the age of 70 and 57% are over the age of 60.

HOUSING COSTS

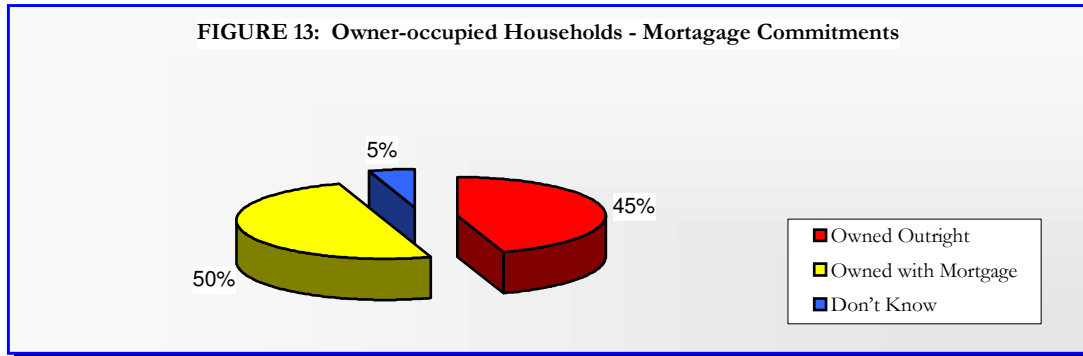
63. 33% of owner occupied households own their property outright. 45% own their home with a mortgage, the highest figure in Wales in this category. The average mortgage is £28,000 with a remaining term of 14 years. These figures indicate that there is significant equity potential in the housing stock.
64. House prices in the Vale of Glamorgan are between 26% and 40% higher than the Welsh Average for individual house types and 36 % higher than the Welsh average for all house types. Table 23 below demonstrates this, as well as the steep increase in house prices in the Vale of Glamorgan between 2001 and 2002 (nearly 25%).

Table 23: House Prices by Property Type

	Detached	Semi-detached	Terraced	Flat/maisonette	Average price
2001	165,701	90,936	65,246	75,916	96,893
2002	196,525	103,016	80,478	95,508	120,942
Welsh Average 2002	140,199	78,802	60,603	75,938	89,342
Volume of sales 2002	216	214	259	79	

Source: Private Sector Housing Renewal Policy 2003-2004

65. The affordability ratio is the ratio of average annual earnings to average house price and is an indication of the relative affordability of houses in an area. The Vale of Glamorgan has one of the highest affordability ratios in Wales.
66. Figure 13 below demonstrates the equity held by owner-occupiers in the Vale of Glamorgan. 33% of owner occupied households own their property outright. 45% own their home with a mortgage, the highest figure in Wales in this category. The average mortgage is £28,000 with a remaining term of 14 years. These figures indicate that there is significant equity potential in the housing stock.



Source: 2002 Private Sector Stock Condition Survey

CHANGE IN THE SECTOR OVER TIME

67. As at 31 December 2001 private sector housebuilding was showing consistent rates of throughput as demonstrated by Table 24 below:

Table 24: Private Sector Housebuilding Rates as at 31 December 2001

Starts	Under Construction	Completions
605	631	525

Source: Welsh Assembly Government Housing Statistics

HOUSEHOLD PROFILE

68. Table 25 below demonstrates the socio-economic profile of owner-occupiers as distinct from those in other tenures. Some of the key characteristics include the significantly higher numbers of elderly households (32.7%) and retired household heads (35.6%) and the low number of households on means-tested benefits (12%), underlining the relative affluence of owner-occupier households.

Table 25: Socio-Economic Indicators by Tenure Group

SOCIO-ECONOMIC INDICATORS	ALL HOUSEHOLDS	TENURE SECTOR		
		Owner-Occupied	Private-Rented	RSL
	%	%	%	%
HOH Aged under 25	2.6	0.3	19.1	19.3
HOH Aged over 65	27.6	30.4	9.4	4.8
Single Person household	8.0	5.8	30.3	18.2
Single Parent Family	5.3	1.8	29.3	36.5
Elderly household	30.4	32.7	9.4	19.8
HOH Unemployed	4.7	1.3	22.2	39.1
HOH Retired	32.6	35.6	8.4	14.4
Household on means tested benefit	18.0	12.1	50.3	76.6
Household resident under 3 years	15.5	11.0	73.4	21.1
Household intends to move	3.4	1.6	25.1	7.0

Source: 2002 Private Sector Stock Condition Survey

SUMMARY OF THE MAIN CHARACTERISTICS OF THE OWNER-OCCUPIED SECTOR

STOCK PROFILE

- Owner-occupation is the predominant form of private tenure accounting for 40,617 dwellings (86.7%). This figure is significantly above the Welsh average.
- The distribution of owner-occupation across wards in the Vale of Glamorgan is uneven. In some wards (particularly in the Rural and East Vale of Glamorgan), levels of owner-occupation are significantly above the national average, whereas in the most deprived wards in the Vale of Glamorgan it falls below the national average, although it is still the majority tenure.
- 33% of owner occupied households own their property outright. 45% own their home with a mortgage, the highest figure in Wales in this category. The average mortgage is £28,000 with a remaining term of 14 years indicating that there is significant equity potential in the housing stock.
- House prices in the Vale of Glamorgan are between 26% and 40 % higher than the Welsh Average for individual house types and 36 % higher than the Welsh average for all house types. They have also climbed steeply over the past year (ca. 25%).
- The Vale of Glamorgan has one of the highest affordability ratios in Wales. This leads to an imperative to consider the implications of an increase in interest rates which could particularly affect owner-occupiers who have entered home ownership at the margins. There could be serious knock-on impacts particularly on the public sector if such a scenario occurred, as a rise in repossessions would impact on the Local Authority in terms of
- increased levels of homelessness.

STOCK CONDITION

- Owner-occupied dwellings account for 80.2% of all unfit dwellings in the Vale of Glamorgan.
- 923 owner-occupied households in receipt of means-tested benefits live in unsatisfactory dwellings. Among this group, 423 households live in dwellings that are unfit.
- 593 owner-occupied elderly households not on means tested benefits

occupy unfit dwellings. An additional 583 similar households live in dwellings that are in poor repair.

HOUSEHOLD PROFILE

- There are significantly higher numbers of elderly households (32.7%) and retired household heads (35.6%) and lower numbers of households on means-tested benefits (12%) than in the other tenures which underlines the relative affluence of owner-occupier households in the Vale of Glamorgan

HOUSING IN THE PUBLIC SECTOR

INTRODUCTION

69. For the purposes of this Housing Market Analysis the public sector is considered to be made up of two sub-sectors:

- the local authority housing sector
- the Registered Social Landlord sector

Both of these sub-sectors are considered separately below in order to highlight particular features which are important to an understanding of how they function and interact with the other housing sectors in the Vale of Glamorgan housing market area.

LOCAL AUTHORITY HOUSING

SIZE, TYPE AND LOCATION OF LOCAL AUTHORITY STOCK

70. The total housing stock for the Vale of Glamorgan is 4,211. Over half of the properties are located in Barry, with the remainder located across the other wards in the Vale of Glamorgan in varying numbers. In 2001/2002 there were 576 vacant properties, a number which had been steadily increasing since 1999/2000. However, the numbers of void properties are now decreasing as a direct result of the Local Authority's Homes4U choice based letting scheme.

71. There is a mixed profile of property types as demonstrated by Table 26 below:

Table 26: Local Authority Property Types

Bedrooms	House	Flat	Bungalow	Maisonette	OAP Flat	OAP Bungalow	Sheltered	Disabled
0	-	34	-	-	-	1	-	-
1	-	412	25	4	252	267	156	5
2	363	522	47	2	13	50	39	9
3	1,756	68	34	50	1	-	3	2
4	90	-	-	-	-	-	-	-
5	7	-	-	-	-	-	-	1
6	1	-	-	-	-	-	-	-

72. Council housing stock is considerably younger than that in the private sector. Over 80% are estimated to have been constructed post-1945, with over 50% of these being constructed post-1964. Council housing is typically of low-rise traditional construction dominated by terraced and semi-detached housing and purpose-built flats.
73. In the view of officers of the Vale of Glamorgan Council, the following points are relevant contextual information about demand and supply with regard to the public sector stock. It is important to note that the demand issues impact on both the Local Authority and the RSLs working in the Vale of Glamorgan. The supply issues are mainly focused on the Local Authority's stock, although they are likely to be of some relevance to RSLs as well:

Demand

- There are waiting lists for all Local Authority properties. The waiting list is currently split into three segments depending on the severity of the applicant's housing need. There are a total of 1,879 households on the waiting list with 256 of these in the most urgent category (14%) and 579 (31%) in the next most urgent category.
- The demand for family housing remains stable, although this is also the type of housing which is most likely to be sold under the Right-to-Buy provisions.
- There is an increasing problem of homelessness in the Vale of Glamorgan with figures almost doubling since the extension of the statutory duty in 2001 to young people, people leaving institutions and people escaping domestic violence. However, there is a shortage of temporary emergency accommodation which has forced the Local Authority to use out of county bed and breakfast.
- There are shortages of supported accommodation (both short and longer term) for people from a range of different client groups, including people experiencing mental ill health, people experiencing problems with substance misuse and people with a learning disability.

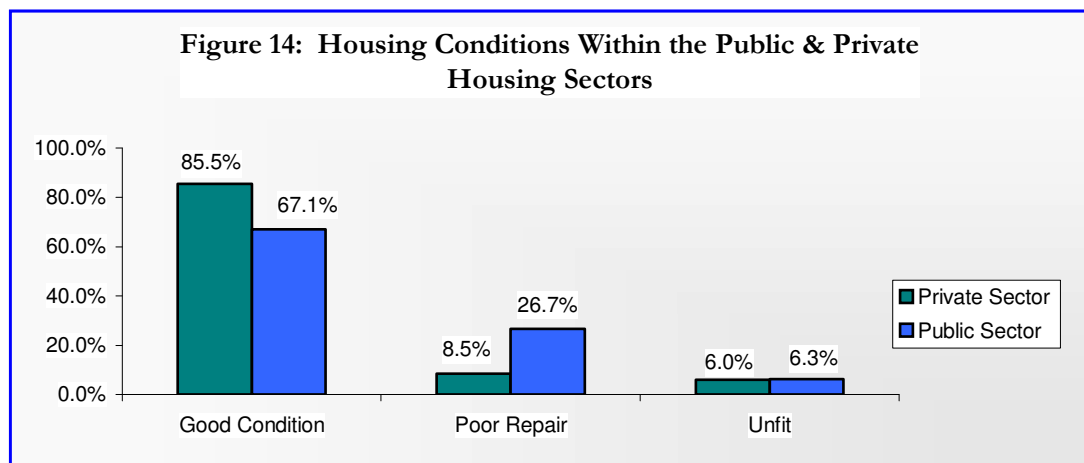
Supply

- There is an over-supply of flats designated for older people in the Local Authority sector. Over 200 of these properties are being re-designated, however, to redress the balance of demand from single people and it is anticipated that there will not be difficulty in letting the remaining accommodation.

- There is an insufficient supply of single persons general needs housing to meet statutory homeless people's needs and to meet a sustained high demand from younger single people.

QUALITY AND CONDITION OF LOCAL AUTHORITY STOCK

74. The Private Sector Stock Condition Survey carried out in 2002 also sampled a number of the Local Authority's properties. It arrived at a number of broad conclusions, including that just over 67% of Council properties are estimated to be in satisfactory condition (that is, not unfit and not experiencing disrepair). The remaining 32% are unsatisfactory due to unfitness and/or disrepair. Within the unsatisfactory housing stock, 296 dwellings or 6.3% are unfit. The remaining 1,262 dwellings or 26.7% are not unfit but in disrepair.
75. Unfitness rates in Council housing are not significantly different from those in the private sector but disrepair is significantly greater as demonstrated by Figure 14 below. 8.5% of all private sector housing is in disrepair compared with over 26% of all Council housing.



Source: Public Sector Stock Condition Survey

76. Within the Council housing sector poor housing conditions are strongly age orientated. 414 dwellings built pre-1945 are in unsatisfactory condition representing 52.8% of all Council dwellings constructed in this period. Rates of unfitness for pre-war housing are estimated at 10.6% with rates of disrepair exceeding 40%.
77. Outside of this general age/condition relationship the early post-war Council housing sector exhibits significant disrepair. The majority of Council houses in poor condition are terraced/semi-detached houses, a pattern related to the older age distribution of these house types.

78. This broad information has recently been supplemented by a specific stock condition survey of the Local Authority stock which was undertaken in 2003. At the time of preparation of this Housing Market Analysis the final figures were not available, but the initial findings clearly indicate that most of the Local Authority's housing stock does not meet the Welsh Assembly Government's Welsh Housing Quality Standard.
79. It is broadly estimated that over £30 million will be required to bring the Vale of Glamorgan's housing stock up to the required standard. As the Authority has typically spent around £1.2 million per year on the housing stock, this leaves a significant shortfall over the period to 2012 when all local authority housing must meet the new quality standard.
80. The Vale of Glamorgan is currently working up a 30 year Housing Stock Business Plan which will inform the future direction of the Local Authority's housing stock. The Authority is working with consultants to undertake a Housing Investment Options Appraisal which has identified a number of possible options, including:
- Retaining the housing stock but investing more of the Council's money in it.
 - Transferring the housing stock to a Registered Social Landlord. This could either be an existing landlord or a newly created organisation.
 - Considering whether a private finance initiative could be used to transfer management and maintenance of the housing stock to a private sector provider for a fixed period of time.

HOUSING COSTS

81. Local authority rent levels are structured according to property size and range from just over £46.00 per week for a bedsit flat to just over £56.00 per week for a two or three bedroom house. The highest rents are for disabled accommodation which are set at just over £58.00 per week.

CHANGE IN THE SECTOR OVER TIME

82. There have been no additions through significant new building to the local authority sector for some time. However, stock has been gradually lost over time through the Right-to-Buy which has shown some acceleration over the past year, likely fuelled by high house price increases in the owner-occupied sector.
83. In 2001, there were 94 completed Right-to-Buy sales, with a further 159 applications received. However, in the first quarter of 2003/2004 there have been 80 Right-to-Buy sales already. This is a trend which is likely to continue for the foreseeable future.
84. It is also interesting to note that valuations of Right-to-Buy sales reflect the high value of the owner-occupied market in the Vale of Glamorgan with the average valuation coming in as the second highest in Wales at £41,100 and topping Cardiff.

HOUSEHOLD PROFILE

85. The data upon which this profile is based is drawn from the Housing Needs Survey which combined the figures for all social renters, that is those households that rent their home from the Vale of Glamorgan Council and households that rent their home from a housing association or other Registered Social Landlord (RSL).
86. Table 27 below shows households renting in the social rented sector as compared with all households and demonstrates:
 - The higher incidence of single people
 - The higher incidence of lone parents with dependent children
 - The lower incidence of adult couples with and without children

Table 27: Household Structure of Social Renters

Household Type	All Households	Social Sector Renters
Single Person	22%	40%
Adult Couple	31%	19%
Single Parent with Dependent Children	7%	17%
Single Parent with Non- Dependent Children	1%	1%
Couple with Dependent Children	26%	15%
Couple with Non- Dependent Children	3%	1%
Group of Adults	8%	7%
Other	1%	0%

Source: Housing Needs Survey

87. Table 28 below demonstrates the relative age structure of households renting in the social sector. Of particular note are the lower numbers of households aged 35 to 64 years and the significantly higher percentage of households aged over 65 years.

Table 28: Relative Age Structure of Households in the Social Rented Sector

Age of Respondents	All Households	Social Sector Renters
Under 25 years	4%	5%
25 to 34 years	15%	17%
35 to 44 years	19%	15%
45 to 54 years	18%	12%
55 to 64 years	15%	9%
65 years or over	29%	42%

Source: Housing Needs Survey

88. Table 29 below sets out the picture with regard to employment. Just a fifth of first household members renting in the social sector were in full-time employment. Only one-in-ten social sector renting first household members had an occupational pension. The highest percentage of first household members receiving a state pension was in the social renting sector (27%). Nearly a third (32%) of social renting first household members received state benefits compared to only 9% of all households.

Table 29: Employment Status of Households in the Social Rented Sector

Employment Status	All Households	Social Sector Renters
Working full-time	53%	20%
Working part-time	4%	5%
Occupational pension	19%	10%
State pension	11%	27%
State benefits	9%	32%
Other	5%	7%

Source: Housing Needs Survey

89. Table 30 below demonstrates that significantly higher numbers of households renting in the social sector receive state benefits as compared with all households. Levels of income support recipients, recipients of disability allowances and state retirement pensions are notable.

Table 30: State Benefits Received by Households Renting in the Social Sector

Benefit	All Households	Social Sector Renters
One parent benefit	3%	7%
Family credit	3%	6%
Income support	8%	33%
State retirement/old age pension	27%	36%
Sickness benefit	1%	2%
Income based job seekers allowance	2%	4%
Widows/war widows pension	1%	2%
Invalidity benefit	3%	5%
Severe disablement allowance	1%	2%
Disability living allowance	6%	14%
Disability working allowance	*%	0%
Invalidity care allowance	2%	3%
Long-term incapacity benefit	2%	5%
Council-tax benefit/rebate	7%	29%
Maternity allowance	*%	1%
Student grant	1%	1%
Other	*%	1%
No state benefits	53%	15%

90. More than nine-in-ten (93%) social sector tenant first household members had a gross annual income of less than £13,000 compared to only 45% of owner-occupiers. Only 1% of social sector renting first household members had a gross annual income of £26,000 or more.
91. Households who reported their housing costs as being well within their current budget were asked if they had experienced rent or mortgage arrears in the last 12 months. Strongly linked with the low income levels set out above, 13% of social sector renters reported rent arrears as compared with only 5% of owner-occupiers reporting mortgage arrears.
92. Information from the Individual Needs Assessment Model which provides the evidence base for the Supporting People Operational Plan 2002-2004 indicates that there are significant issues in terms of the type and level of unmet support needs of people who approach the Local Authority, RSLs and other partners for assistance with housing and/or support. Some of the key findings are set out below:
 - The demand for the Tenant Support Scheme (TESS) supporting people in general needs accommodation in the Local Authority's housing stock outstrips the supply in relation to all client groups. The most significant needs are around support for people who have been homeless (some of whom are sleeping rough), single parents and people who are young and vulnerable.
 - Other issues which people identified as important included the need for support in respect of mental health and domestic abuse. A high proportion of people who specified that they had mental health needs stated them to be moderate or serious issues.
 - There is a gap in services relating to these needs between what can be offered through rehabilitation and the lower levels of support offered in general needs accommodation through TESS.
93. When this information is layered onto the information coming from the Housing Needs Survey it is clear that the public sector is housing some of the most vulnerable people in the Vale of Glamorgan. Given the income levels which are required to access owner-occupation in the Vale of Glamorgan, it is likely that the public rented sector will continue to experience high concentrations of relatively deprived and vulnerable people.
94. Furthermore, the needs of some of the most vulnerable people cannot be fully satisfied by the provision of a bricks and mortar solution only. Their housing needs and their needs for support are intertwined and therefore need to be planned for jointly.

REGISTERED SOCIAL LANDLORD (RSL) HOUSING

SIZE, TYPE AND LOCATION OF RSL STOCK

95. Properties rented from Registered Social Landlords (RSLs) account for 2,128 dwellings or 4.8% of the total housing stock in the Vale of Glamorgan (Welsh Assembly Government 2002).
96. The breakdown of RSL housing in the Vale of Glamorgan is shown in Table 31 below. These figures include only RSLs registered with the Welsh Assembly Government and therefore exclude English RSLs and Abbeyfield Societies.

Table 31: RSL Stock by Property Size

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Non-self contained
566	698	630	39	145

Source: Welsh Assembly Government Housing Statistics

97. There was no data available on the age of RSL stock. However, in general terms the new build stock is much younger than that of the Council (typically dating from the 1970's onwards). RSLs do own a certain amount of older, rehabilitated stock as well.

QUALITY AND CONDITION OF RSL STOCK

98. No disrepair was identified in the 2002 Private Sector Stock Condition Survey in respect of properties owned and managed by RSLs. However, Welsh RSLs are obligated to bring all of their stock up to the Welsh Quality Standard set by the Welsh Assembly Government by 2010. RSLs working in the Vale of Glamorgan will not have recourse to local authority funding to enable any upgrades or repairs to be completed and therefore no further information about this has been included here.

HOUSING COSTS

99. The average assured tenancy rent levels for 5 person 3 bed houses of Welsh RSLs working in the Vale of Glamorgan vary between just under £52.00 per week to just over £54.00 per week as shown by Table 32 below:

Table 32: RSL Rent Levels for a 3 Bedroom 5 Person House

RSL	Average Assured Tenancy Rent Level 5P3B House
Gwalia	£53.29
Hafod	£54.02
Newydd	£51.97
United Welsh	£53.84
Wales and West	£52.79

Source: Welsh Assembly Government Housing Statistics

100. The average assured tenancy rent levels for 2 person 1 bed flats of Welsh RSLs working in the Vale of Glamorgan vary between just over £40.00 per week to over £43.00 per week as shown by Table 33 below:

Table 33: RSL Rent Levels for a 1 Bedroom 2 Person Flat

RSL	Average Assured Tenancy Rent Level 1B2P Flat
Gwalia	£42.89
Hafod	£40.66
Newydd	£40.32
United Welsh	£43.53
Wales and West	£40.65

Source: Welsh Assembly Government Housing Statistics

LANDLORD PROFILE

101. Five Welsh Registered Social Landlords own and manage housing in the Vale of Glamorgan. There is also one English RSL and one Abbeyfield Society. 1,977 of the total RSL units are self-contained with the remaining 151 units being non-self-contained accommodation. The detailed breakdown is shown in Table 34 below.

Table 34: Number and Percentage of Homes by RSL

Housing Association	No. of homes	% of total RSL stock (2,128 homes)
Gwalia	23	1
Hafod	456	21.4
Newydd	1,158	54.4
United Welsh	160	7.5
Wales and West	281	13.2
North British	44	2
Abbeyfield Barry	6	0.2

Source: Welsh Assembly Government Housing Statistics

CHANGE IN THE SECTOR OVER TIME

102. The RSL sector is continuing to grow but only slowly. In 2001, the Welsh Assembly Government reported just 46 RSL construction starts in the Vale of Glamorgan and 28 properties under construction.
103. The Welsh Assembly Government's Social Housing Grant programme for 2003/2004 is £1.7m for the Vale of Glamorgan. This will result in the delivery of 60 units, including a 6 bedroom home for people with learning disabilities.

HOUSEHOLD PROFILE

104. Much of the socio-economic data available at the time this Housing Market Analysis was undertaken relates to the social rented sector as a whole, that is, households renting from the local authority and households renting from RSLs. This information can be found above in Tables 27-30.
105. Table 35 below, which contains data specific to the RSL sector, serves to confirm that the sector scores above average on the majority of indicators of socio-economic stress.

106. This sector also exhibits a high level of residential instability as compared to owner-occupation, with over one in five (21.1%) of residents having lived in their present accommodation less than three years.

Table 35: Socio-Economic Indicators by Tenure Group

SOCIO-ECONOMIC INDICATORS	ALL HOUSEHOLDS	TENURE SECTOR		
		Owner-Occupied	Private-Rented	RSL
	%	%	%	%
HOH Aged under 25	2.6	0.3	19.1	19.3
HOH Aged over 65	27.6	30.4	9.4	4.8
Single Person household	8.0	5.8	30.3	18.2
Single Parent Family	5.3	1.8	29.3	36.5
Elderly household	30.4	32.7	9.4	19.8
HOH Unemployed	4.7	1.3	22.2	39.1
HOH Retired	32.6	35.6	8.4	14.4
Household on means tested benefit	18.0	12.1	50.3	76.6
Household resident under 3 years	15.5	11.0	73.4	21.1
Household intends to move	3.4	1.6	25.1	7.0

Source: 2002 Private Sector Stock Condition Survey

SUMMARY OF THE MAIN CHARACTERISTICS OF THE PUBLIC SECTOR

STOCK PROFILE

- The stock profile of the Local Authority and RSL stock shows properties of a younger age than in the private sector. There is a varied mixed of property sizes and types throughout both sectors.
- No information about the demand for properties in the RSL sector was available but in the Local Authority sector, the following demand issues are noteworthy:
 - The over-supply of flats designated for older people is being addressed through an on-going programme of re-designation.

- There is an insufficient supply of single persons general needs housing to meet statutory homeless people's needs and to meet a sustained high demand from younger single people. However, over 200 of these properties are being re-designated to redress the balance of demand from single people.
- The demand for family housing remains stable, although this is also the type of housing which is most likely to be sold under the Right-to-Buy provisions.

STOCK CONDITION

- Stock condition is a particular concern in the Local Authority sector, with a high level of disrepair in particular (26% as compared to 8.5% for the private sector). There is a significant investment gap to meet the Welsh Housing Quality standard which is quantified in the Local Authority Stock Business Plan.

HOUSEHOLD PROFILE

- The public sector contains the highest concentration of socio-economic disadvantage of any of the sectors. The sector is characterised by higher numbers of younger and older households, single parent households, households on state benefits and households with low incomes.
- The demands from homeless households have increased sharply over the past year and show no signs of slowing. The housing needs of homeless households are often twinned with support needs which would enable them to access and maintain housing. There are also people with specific support needs (for example because of mental ill health, substance misuse, offending histories) who require housing which can meet their physical and support needs together.

CHANGE IN THE SECTOR OVER TIME

- The public sector is growing very slowly, at a rate of less than 50 units per year. This is insufficient to meet the demand for affordable housing in the Vale of Glamorgan, particularly given the net effect of Right-to-Buy sales which shows a steady erosion of 50+ units every year.

SECTION 5 – KEY STRATEGIC ISSUES WITHIN THE LOCAL HOUSING SYSTEM IN THE VALE OF GLAMORGAN

INTRODUCTION

1. The purpose of the Housing Market Analysis is to provide an informed assessment of the key housing problems facing the Vale of Glamorgan. This assessment in turn provides the evidence base on which the Vale of Glamorgan’s Local Housing Strategy is founded.
2. In earlier sections of this document, a significant amount of data has been presented and analysed, including:
 - external drivers (Economic and Demographic) likely to impact on the local housing system (Section 2)
 - housing demand and supply (Section 3)
 - stock and household profiles within tenures (Section 4)
3. The purpose of this section is to draw all of this analysis together into an overall view of the local housing market in the Vale of Glamorgan in order to identify:
 - current pressure points and areas where policy intervention in the housing market may be appropriate
 - pressure points and areas of concern which may arise in the future
 - key strategic themes which should inform the Local Housing Strategy
4. Issues have been grouped and presented below thematically in order to see the broad strategic picture and to be able to make the most effective links between issues.

EXTERNAL DRIVERS IMPACTING ON THE HOUSING MARKET

Population Growth

5. The number of households is growing in the Vale of Glamorgan and this number is projected to continue growing as the size of households continues to reduce. In-migration currently outstrips out-migration and this trend is likely to continue, as the Vale of Glamorgan represents a desirable place to live given its rural characteristics and its relatively low population density when compared with neighbouring authorities.

6. The increase in the number of households and the change in household size have implications for future housing requirements, especially given the demand pressure already exhibited for smaller accommodation in the public sector.
7. The expected drop in the number of children up to the age of 15 and an increase in the number of people of pensionable age by 2011 will also impact on future housing requirements. At present there is an over supply of properties which are designated for use by older people in the public sector. However, looking at the housing market as a whole, there is a need to ensure that there is a wide range of accommodation options which are attractive to and designed for older (and much older, frailer people) in both the public and private sectors.
8. There is an unresolved tension in that a significant amount of the estimated demand for housing is located in the rural areas of the Vale of Glamorgan, the same areas where development has been expressly restricted to infilling of existing rural settlements through the Unitary Development Plan. While the need to protect the existing character of the area is clearly important, consideration needs to be given to how to meet the housing needs particularly of local people who may be priced out of the communities in which they have grown up.

Economic activity and income

9. On a broad level the Vale of Glamorgan has a comparatively affluent population. However, within this there are pockets of deprivation, with the most disadvantaged sections of the population living in Barry. This has implications in housing terms for addressing issues of choice and quality of housing for households that have minimal purchasing power. It also raises the question of how to avoid and reverse such pockets of disadvantage. Intervention in the housing market to promote a more mixed economy of housing, including options such as low cost home ownership, is a strong consideration.
10. There is likely to be a more general issue about the affordability of house prices even for those who do not have particularly low incomes, given the high and climbing house prices in the Vale of Glamorgan. More detail about this aspect is contained under the heading of owner-occupation.

Ethnicity

11. People identifying themselves as being from Black and Minority Ethnic communities tend to be concentrated within some of the most deprived wards in the Vale of Glamorgan. This does not necessarily reflect choice or preference and consideration needs to be given to ensuring that this sector is supported to express and pursue potential preferences for living in other

areas in the Vale of Glamorgan. The Local Authority is currently undertaking a joint BME Housing Strategy with its RSL partners and the Homelessness Forum. The aim of this work is to focus on engaging with BME communities to identify how improvements can be made to service access and coverage.

Health

12. Survey results have demonstrated a clear link between poor housing and poor health. Raising the health status of the poorest and most vulnerable sections of the Vale of Glamorgan's population requires a focus on addressing the standard of accommodation and tackling unfit and disrepair in all sectors. More detailed considerations with regard to the quality and condition of the stock are set out below.

THE QUALITY AND CONDITION OF STOCK

13. There is very clear evidence that stock condition is an issue of concern both currently and into the future. The quality and condition of stock is a concern in both the private sector and the public sector, although different approaches are likely to be taken to each. Issues for consideration in respect of the public sector are contained in the Local Authority Stock Business Plan which was unavailable at the time this Housing Market Analysis was undertaken. Therefore, the issues relating to the private sector have been set out below.

The private sector

14. There are two key aspects of stock condition which emerge from this Housing Market Analysis:
 - i. There is a remaining core of older unfit housing which is concentrated largely in Barry and Penarth, although there are individual property condition problems throughout the Vale of Glamorgan which can only be realistically tackled on a one-off basis.
 - ii. There is also a pool of dwellings, which (while not unfit) experience disrepair. Preventative action will be required to reduce the high risk of such dwellings falling into unfit.
15. The combined investment requirements across all condition categories in the private sector are estimated at £123.03m but there is nowhere near an equivalent amount of resources to match this need. Due to constraints placed on the funding of grants, an area-based approach has been taken and there are therefore no grants available to households outside the declared

Renewal Areas, even if those households are financially impoverished. In addition,

16. This, in turn, means that there is scope for the stock condition in the private sector to worsen outside of the declared Renewal Areas unless some other form of intervention is made. Given the considerable equity that many owner-occupiers in the Vale of Glamorgan have in their properties, schemes for assisting home owners to unlock equity in their homes in order to fund repairs is a real option. Allied to this are important issues about the attitudes of many owner-occupiers to repair, which have shown that there is a lack of awareness of the need for repairs. Therefore, intervention in the form of providing robust advice and equity release assistance schemes must therefore be a strong contender for consideration.
17. There is also a need to target the most vulnerable households who are most likely to be living in properties in poor condition. This includes older people, people with disabilities, single parents and those on low incomes and state benefit support. In order to protect and promote good health within the Vale of Glamorgan, it is important to ensure that these groups of people are the target for initiatives relating to stock condition.
18. There is also a need to reduce the number of households living in fuel poverty in the Vale of Glamorgan which is also allied to health gains.

THE PRIVATE RENTED SECTOR

19. The private rented sector has shown some growth over the past decade. However, due to the high levels of owner-occupation in the Vale of Glamorgan it is unlikely to grow significantly beyond its current status as a minority tenure.
20. Nevertheless, a good quality private rented sector is an important feature of a fully functioning local housing market, especially in the Vale of Glamorgan where high house prices mean that many people (and even those on reasonably robust incomes) are priced out of the market or find that they must enter the market later than they otherwise would have.
21. The private rented sector is currently mainly located in Barry and typically does not necessary provide especially good quality accommodation based on unfitness levels and levels of disrepair. In order for it to play a more positive role in the local housing market, these issues would need to be addressed.
22. In the future, the private rented sector has the potential to expand in response to activity in the owner-occupied sector. For example, this sector could need to accommodate an increasing number of people who use it as a stepping stone to buying a property. It may also be called on to respond to

crisis in the owner-occupied housing market if there is a serious or sustained increase in interest rates which pushes some owners out of that market through repossession. No signs of such weakening are apparent in the owner-occupied market at the moment but this is an issue which needs to be monitored with some attention.

23. But beyond observing the market responding to circumstance in this way, there is a need to consider how and if intervention in this market can support and extend it. There is scope to improve supply through bringing currently vacant properties back into use. Targeting grant at owners of such properties in return for nomination rights is one way of contributing to an increased supply.
24. There may also be a need to explore how RSLs could engage with private sector landlords through leasing arrangements which would enable effective housing management and support services to be delivered which could protect tenants and the landlord. Clearly, there is also a need to continue current work on licensing and enforcement and to extend and develop accreditation schemes which enable the Local Authority to influence and protect the quality of private sector lettings and the rights of both tenants and landlords.
25. Another potential avenue for increasing supply in the private rented sector is to consider whether there may be a role for encouraging or supporting Registered Social Landlords to explore and undertake market renting schemes to meet some of the demand and possibly to provide cross-subsidy to sub-market rented housing. An increase in the Buy-to-Let market could also impact positively on supply, but other than giving potential investors advice on what is involved in being a landlord, it is hard to see how the Local Authority could influence this.

THE OWNER-OCCUPIED SECTOR

26. The owner-occupied sector is by far the largest tenure in the Vale of Glamorgan and is likely to remain so in the future. There are a number of key issues which emerge about the owner-occupied sector which are set out below.

Affordability

27. The owner-occupied housing market has experienced astonishing price increases in the recent past. Given that incomes have not increased by anything like the 25% by which prices have increased over the past year, affordability must be an increasing concern. This will mean that some people have been priced out of the market altogether and others will be entering the

market later than they otherwise would have, in order to raise the money necessary to fund a mortgage.

28. Although no evidence has emerged that key workers find obtaining housing in the Vale of Glamorgan a difficulty, this is an area which must be considered and carefully monitored so that it does not become a problem.
29. Low cost home ownership schemes are a potentially powerful way of providing affordable housing to people in the Vale of Glamorgan and need to be the subject of serious consideration. Having said that, average house prices mean that discounted purchases are still relatively expensive. There is therefore a need to consider the knock-on affects for the public sector and for the private rented sector.
30. Another potential policy intervention is the proactive use of Exceptions/106 Agreements to create more affordable housing in the rural Vale of Glamorgan, and especially housing which is protected in perpetuity from sale onto the open market. This is an important issue given the strength of demand for the rural Vale of Glamorgan.

Equity Release

31. The other pressing set of issues relating to the owner-occupied sector have to do with how to intervene in order to promote and enable equity release schemes to encourage renewal/repair of properties. Given the current and likely future situation regarding area-based grants only, there is a need to identify and unlock sufficient funding to tackle the disrepair and unfitness levels in the owner-occupied stock.
32. This is likely to continue to be an important issue as high house prices may lead some people to enter the owner-occupied market at the margins, meaning that they do not feel they have the money to invest on an on-going basis in the upkeep and repair of their property. Allied to this supposition is the fact that owner-occupier households' attitudes to repair are concerning, given that even owners living in unfit properties are relatively satisfied with them and low numbers of owners are planning or have carried out repair and improvement works to their properties.

THE PUBLIC SECTOR

33. A full consideration of the issues relating specifically to the Local Authority Sector is contained in the Local Authority Stock Business Plan which is being prepared by the Authority concurrently with this Housing Market Analysis. The broad picture available to date indicates that there is a significant shortfall in the resources required to bring the Vale of Glamorgan's housing stock up to the Welsh Housing Quality Standard by 2012 and therefore a series of future housing options are being considered. These include retention of the stock with significant additional investment and transferring the stock to a RSL (either newly set up or an existing organisation). In any case, the ramifications will be significant and will need to be woven into this Housing Market Analysis as the picture becomes clearer.
34. With regard to the public sector as a whole (i.e. the totality of local authority and RSL stock) there are a number of points to consider which are set out below.
35. Demand for affordable accommodation supplied by the public sector is growing, with an increase in the number of homeless households to whom the Local Authority has a duty. There are waiting lists for properties across the Local Authority and RSL sectors. In addition, the Local Authority is identifying an increased number of people who have support needs related to their housing need and whose current needs are unmet.
36. There is a need to plan jointly for meeting the housing and support needs of the most vulnerable people in the Vale of Glamorgan, as provision of a

bricks and mortar solution only will not result in a sustained or sustainable improvement in their quality of life. Such provision is most likely to be located in the public sector where the capacity is more developed to provide joint housing and support solutions. However, there may be some potential for developing such solutions in the private rented sector in a limited way.

37. Overall, the supply of public sector stock is insufficient to meet current and growing demands. The Local Authority sector is not growing at all through new build and is losing properties each year through the Right-to-Buy. The RSL sector is growing, but at a rate which falls far behind the demand for affordable housing in the Vale of Glamorgan, especially given the high house prices and the relatively low incomes and purchasing power of typical social sector households. Furthermore, the loss of Local Authority homes through the Right-to-Buy is roughly equal to or more than the amount of properties added to the public sector through the new build development programmes of RSLs.
38. Growth in this sector is realistically limited by the amount of Social Housing Grant which is allocated by the Welsh Assembly Government, although consideration could be given to different avenues for increasing supply in this sector. One of the possibilities is the involvement of RSLs in market renting schemes which could soak up some of the demand from those who are unable to enter the owner-occupied market where and when they would otherwise choose to do so.
39. Another consideration is whether the Local Authority and the RSLs need to address a demand from key workers in the Vale of Glamorgan for good quality, affordable housing. I see this as a joint issue not just RSL. Capacity is the main barrier however. Although not a high profile issue at present, the affordability ratios in the owner-occupied sector indicate that this could become a future concern.
40. Future developments of RSL housing also need to take account of the demographic profile of the Vale of Glamorgan which show a household structure which is ageing and which is decreasing in size. It is important that properties built now are able to be adapted to the changing needs of a future population, given that the life of a new property is estimated to be at least 50-60 years.