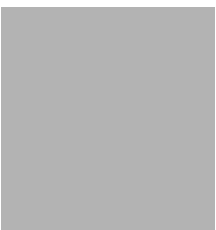


QUESTIONNAIRE



To be used for all Planning, Listed Building Consent or Conservation Area Consent Appeals

This questionnaire can also be submitted on the Planning Portal via each individual appeal

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, within 2 weeks of the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

Case Details

Appeal ref:			
Appeal by:			
Appeal Site:			
Grid Ref:	E:		N:

All Questions must be answered YES NO

1 Does the Council agree to the written representations procedure?

Note: if the written procedure is agreed, the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

OR Do the Authority wish to appear before and be heard by an Inspector at:

- a. a local inquiry?
- b. a hearing?

2 a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? If YES, please explain:

b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts? NB: *An Access Required Site Visit (ARSV) will be arranged unless reasons are provided to show that a full Accompanied Site Visit (ASV) is required. If yes, please explain:*

c. Are there any known health and safety issues that would affect the conduct of the site inspection? If YES, please describe:

3 Please provide the name, telephone number and e-mail address of the officer we can contact to make arrangements for the site visit, hearing or inquiry:

Name		Phone no.	
E-mail			

4 Does the appeal relate to an application for approval of reserved matters?

5 Was a DMPO 2012 Article 11 (Regulation 7 for listed building or conservation area consent) certificate submitted with the application?

6 Did you give publicity to the application in accordance with Article 12 of the DMPO (Wales) 2012, Section 67/73 of the planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 10 of The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012? If YES, please send a copy of the notice published and any representations received as a result of that notice

7 Is the appeal site within :

a. a green belt?

If YES, please specify which

b. An Area of Outstanding natural beauty?

If YES, please specify which

8 Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES please attach details

9 a. Are there any other appeals or matters relating to the same site or neighbourhood still before the Welsh Government? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.

b. Are there any other appeals or matters adjacent or close to the site still being considered by the Welsh Government? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.

10 Would the development require the stopping up or diverting of a public right of way? Please attach an extract from the definitive Map and Statement for the area and any other details

11 a. Is the site in a Conservation Area? If YES, Please attach a plan of the Conservation Area

b. Does the appeal relate to an application for conservation area consent?

12 a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

Date of Listing Grade I Grade II* Grade II

b. Would the proposed development affect the setting of a listed building?

13 Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

14 a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

b. Was CADW consulted? Please send a copy of any comments.

15 Is any part of the site subject to a Tree Preservation Order?

If, YES, please send a plan showing the extent of the order and any relevant details

16 a. Is Flooding an issue?

b. Has a Flood Risk Assessment been submitted? If YES, please attach a copy

17 Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?

18 a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of Natural Resources Wales.

b. Are any protected species likely to be affected by the proposals? If YES, please attach

19 a. Is your Authority's CIL charging schedule being/been examined?

If YES: Please provide date the CIL is likely to be adopted

b. Is your authority's CIL charging schedule adopted/likely to be adopted?

If YES: Please provide the date of adoption

c. Does your Authority consider that a contribution(s) secured by a planning obligation(s) would be required to make the appeal proposal acceptable in planning terms?

If Yes to 19 C

d. Please clarify the number of planning obligations which have been entered into on or after 6 April 2010 which provide for the funding or provision of a project, or provide for the funding or provision of that type of infrastructure for which your Council is seeking an obligation in relation to this appeal proposal. (This information is required for each obligation sought by your Council)

Schedule 1

- a. (i) Is the proposed development Schedule 1 development as described in Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
- (ii) if YES, under which description of development? (ie no.s 1-21)

Schedule 2

- b. (i) Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?
- (ii) If YES, under which description of development in Column 1? (i.e no.s 1-13)
- c. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, Please provide details below

Screening

- d (i) Have you issued a Screening Opinion (SO) under regulation 25(2)? If YES, please attach a copy of the SO that was placed on the planning register, and any other related correspondence
- (ii) If, YES, did the SO state that the proposed development is EIA development as defined by the EIA Regulations? If you decided that proposed development is not EIA development as defined by the EIA Regulations, please give brief reasons for your opinion

Environmental Statement (ES)

- e. Has the appellant supplied an Environmental Statement?

Please supply any related correspondence from statutory consultees and others that you may have about the adequacy of the environmental information contained in the ES, having regard to the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and Circular 11/99)

Publicity

- f. If applicable, please supply a copy of the site notice and local advertisement published under Article 12 of the DMPO (Wales) 2012

- 21 Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Please attach copies of any comments that you have received in response.

- 22 **Copies of the following documents must, if appropriate, be enclosed with this questionnaire:**

APPLIES

- a copy of the letter with which you notified people about the appeal;
- a list of the people you notified and the deadline you gave for their comments to be sent to us;
- all representations received from interested persons about the original application;
- any comments or directions received from the Welsh Government, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the DMPO 2012 (Wales);
- the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
- any representations received as a result of DMPO 2012 (Wales) Article 11 (or Regulation 7) notice;
- extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan) You must include the front page, the title and date of the approval/adoption, and give the status of the plan. Copies of the policies should include the relevant supporting text. you must provide this even if the appeal is against non-determination;

List of
Policies

APPLIES

- h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;

List of Policies

- i. extracts from any supplementary planning document, together with the date of its adoption. In case of emerging documents, please state what stage they have reached;

List of Policies

- j a list of conditions which you consider should be imposed if planning permission is granted. You need not attach this to the other questionnaire papers, but it should reach us within 6 weeks of the starting date. The list must be submitted separately from your appeal

- k any other relevant information or correspondence you consider we should know

- l 2 plans of the site - (1:10,000 & 1:1250) reproduced from O.S digital map;

YES NO

22 Do you intend to send a 6 week statement about this appeal?

Authority's Ref:

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today

Completed by

On behalf of

Date Sent

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTION 6

NOTICE OF APPLICATION FOR PLANNING PERMISSION
HYSBYSIAD O GAIS AM GANIATÂD CYNLLUNIO

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012
GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

NOTICE UNDER ARTICLE 8
HYSBYSIAD O DAN ERTHYGL 8

PLANNING REFERENCE / CYFEIRNOD CYNLLUNIO: 2014/01033/FUL

NOTICE is given that an application has been made to The Vale of Glamorgan Council for planning permission:

HYSBYSIR trwy hyn i gais am ganiatâd cynllunio gael ei wneud i Gyngor Bro Morgannwg:

By/Gan: Mr Peter Hayman

Proposal/Cynnig: Re-submission of application for removal of modified agricultural/rural enterprise occupancy condition imposed on application 2011/0503/FUL in respect of the erection of existing 2 storey house

Location/Lleoliad: Lettons House, Lettons Way, Dinas Powys

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at The Dock Office, Barry Docks during normal office hours (8.30 a.m. to 5.00 p.m. Monday to Thursday; 8.30 a.m. to 4.30 p.m. Friday).

The proposals can also be viewed on the Council's Online Applications Register at <http://vog.planning-register.co.uk> by searching for application number 2014/01033/FUL.

Anyone who wishes to make representations about this application should write to the Head of Planning and Transportation at *The Vale of Glamorgan Council, Dock Office, Barry Docks, Barry. CF63 4RT, within 21 days of the date of this notice*, quoting reference **2014/01033/FUL**.

Caiff aelodau o'r cyhoedd ddarllen copïau o'r:

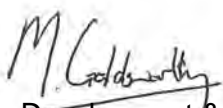
- cais
- cynllun
- dogfennau eraill a gyflwynwyd gyda'r cais

yn Swyddfa'r Doc, Dociau'r Barri yn ystod oriau arferol swyddfa (8.30 a.m. - 5.00 p.m. rhwng dydd Llun a dydd Iau; 8.30 a.m. - 4.30 p.m. ar ddydd Gwener).

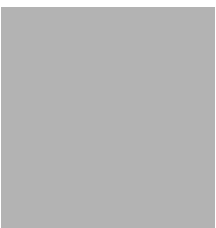
Cewch hefyd weld y cynigion ar Gofrestr Ceisiadau Ar-lein y Cyngor drwy fynd i <http://vog.planning-register.co.uk> a chwilio am rif y cais 2014/01033/FUL.

Dylai unrhyw un sydd am wneud sylwadau ar y cais ysgrifennu at Bennaeth Adran Cynllunio a Chludiant y cyngor, *Cyngor Bro Morgannwg, Swyddfa'r Doc, Dociau'r Barri, y Barri, CF63 4RT, cyn pen 21 o ddiwrnodau ar ôl dyddiad yr hysbysiad hwn*, gan ddyfynnu'r cyfeirnod «**2014/01033/FUL**»

Dated/Dyddiad: 24 September 2014


Operational Manager Development & Building Control
Rheolwr Gweithredol Datblygiad a Rheoli Adeiladu

QUESTION22a



QUESTION
22a

Date/Dyddiad: 22 November 2016

Ask for/Gofynwch am: Mr C Rowlands

Telephone/Rhif ffon: (01446) 704654

Your Ref/Eich Cyf: APP/Z6950/A/16/3161658

The Vale of Glamorgan Council
Clock Office, Barry Docks Barry, CF63 4RT
Tel: (01446) 700111
Cyngor Bro Morgannwg
Swyddfa'r Doc, Docks yr Barri, Y Barri CF63 4RT
Ffôn: (01446) 700111

www.valeofglamorgan.gov.uk

e-mail/e-bost: LMChichester@valeofglamorgan.gov.uk

VALE of GLAMORGAN



My Ref/Cyf: P/DC/LMC/2014/01033/FUL

SEE DISTRIBUTION LIST

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - SECTION 78 APPEAL

APPLICATION NO.: 2014/01033/FUL

SITE: LETTONS HOUSE, LETTONS WAY, DINAS POWYS

PROPOSAL: RE-SUBMISSION OF APPLICATION FOR REMOVAL OF MODIFIED AGRICULTURAL/RURAL ENTERPRISE OCCUPANCY CONDITION IMPOSED ON APPLICATION 2011/0503/FUL IN RESPECT OF THE ERECTION OF EXISTING 2 STOREY HOUSE

APPEAL BY: MR PETER HAYMAN

I am writing to inform you that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal follows the decision of this Council to refuse planning permission for the development described above. The appeal is to be determined on the basis of a **HEARING**, and once the date and venue is known you will be notified again.

You may attend the hearing (or arrange for someone to attend on your behalf) and at the discretion of the Inspector take part in the discussion.

Any written comments that you may have already submitted on the planning application have been forwarded to the Planning Inspectorate and copied to the appellant, and will be taken into account by the Inspector in determining the appeal. If you wish to make any representations, you should use the forms which can be found on the Council's web site at:

http://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/appeals/planning_appeals.aspx and send these direct to **The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ**, quoting their reference **APP/Z6950/A/16/3161658**. You can also make your representations on-line at www.planningportal.co.uk. Such comments must be submitted no later than **26 December 2016**. Any representations received after the deadline will not normally be seen by the Inspector and will be returned to you. **Please note all representations will be published on the Planning Portal website.**

A copy of the appeal decision can be viewed on-line at <https://acp.planninginspectorate.gov.uk/> or obtained by making a request in writing to The Planning Inspectorate at the address given above. If you wish to inspect any document in connection with this appeal, these are available to view on-line at the Planning Portal website. Alternatively, please contact my Appeals Officer, Mr. Ceiri Rowlands on 01446 704654, or Lisa Chichester, on 01446 704691.

Yours faithfully,

Victoria Robinson

Operational Manager Development Management

QUESTION 22b

Appeals Notifications Distribution List

Appeal Reference: 16/3161658

Name:	Address:	Date Sent:
-------	----------	------------

22/11/16

The Owner/Occupier	MILL FARM LETTONS WAY DINAS POWYS CF64 4BY
--------------------	---

The Owner/Occupier	TYNYCOED CWM DRIVE DINAS POWYS CF64 4HL
--------------------	--

The Owner/Occupier	17 LETTONS WAY DINAS POWYS CF64 4BY
--------------------	---

The Owner/Occupier	16 LETTONS WAY DINAS POWYS CF64 4BY
--------------------	---

The Owner/Occupier	5 LETTONS WAY DINAS POWYS CF64 4BY
--------------------	--

The Owner/Occupier	14 LETTONS WAY DINAS POWYS CF64 4BY
--------------------	---

Darren Davies & Claire Williams	55, Lakin Drive, Highlight Park, Barry, Vale of Glamorgan. CF62 8AH
------------------------------------	---

Dinas Powys Community Council	By email
----------------------------------	----------

Councillor Hatton	By email
-------------------	----------

Appeals Notifications Distribution List

Appeal Reference: 16/3161658

Name:

Address:

Date Sent:
22/11/16

Councillor Mrs Hartrey By email

Councillor Williams By email

Councillor Franks By email

QUESTION 22c

55 LAKIN DRIVE
HIGHLIGHT PARK
BARRY
VALE OF GLAMORGAN
CF62 8AH

Mr S Rennie
Planning Department
Vale of Glamorgan Council
Dock Office
Civic Centre
Barry
CF63 4RT

Date: 10th May 2016

Dear Mr Rennie

RE: LETTONS HOUSE, DINAS POWYS.

I understand that the Council requires further information regarding our interest and eligibility to purchase Lettons House.

I am the third generation of my family to farm, my grandfather Ellis Davies started farming in 1939 originally from North Wales he moved to Lancashire to tenant a larger less mountainous farm. My father Leonard Ellis Davies purchased a farm in Herefordshire in 1975 and then a larger farm in North Pembrokeshire, West Wales. Also my grandfather my mother's father Mr J E Chapman was a farmer in Bolton Lancashire and has only recently passed away at the age of 96. I have been brought up on our family farms and have run and worked them with my family all my life. I took over the family farm Mountain Hall in Pembrokeshire in 1998 where we farmed cattle sheep and pigs. We still own land there and for your records our holding number is 55/430/0030 our herd/flock number is UK 744990 and pig herd number is JC2546

In 2013 my father had a stroke at the age of 78. As a family we took the decision to sell the farm and move to the Vale of Glamorgan. We moved to the Vale of Glamorgan in October 2013 and I then started work on a farm for Councillor John Thomas being J E Thomas and Son, Flemingston Court, St Athan, Vale of Glamorgan, I also work for his son Mr Charlie Thomas who has recently taken over the tenancy of Coedarhydyglyn Estate, St Nicholas in the Vale of Glamorgan this belonging to Councillor Rhodri

Traherne. The above can be clarified upon request.

We first enquired about Lettons House in July/August 2013 and were told by the agent Watts & Morgan that I/we did qualify however that it had been sold to a Housing Association and the gentleman man took my details. We therefore purchased another property. Several months ago I was looking at land for sale with Watts and Morgan and noticed that Lettons House was still be marketed. I spoke to them and they informed me the sale hadn't gone through with the Housing Association and the property was still for sale. I arranged a viewing and was shown round by the owner Mr Hayman. We then arranged another viewing to look in more detail the work required to be done to the property. On this second viewing we noticed a planning notice dated 2014 to remove the occupancy restriction at the entrance to Lettons House. When we asked the owner about it he said it was an old notice from a previous application that they hadn't taken down. Subsequently I gather from the Vale of Glamorgan planning Department that this application is still valid and ongoing. I have now spent many hours reading through all the notes of the Panning website and see that this matter to remove the restriction has been going on for several years.

Having viewed the property for a second time we made notes as to the amount of work need to the property, mainly cesspit drainage is not practical or financially viable in the modern world and this would need immediately changing to a modern up to date sewage treatment system approx cost £8/10,000. The current water supply is an ad hoc agreement with the adjoining nursery where they have the supply and Lettons House supply is "tapped off" this and Mr Hayman pays them cash for the water he uses, again when we spoke to our solicitor she said that this is not acceptable and are there any easement /agreements in place. We have asked this question and to date have not had a reply. However we did speak to Welsh Water and a separate supply is available at a cost of £1500/£2500. The list of works required is quite exhaustive and I won't list them all but our costings are £50/60,000 for works required.

We initially offered £320,000; we then increased this to £340,000. We were then told by the agent that Mr Hayman wouldn't incur any more time in answering any more of our questions as our offer was lower than the current guide price. We have since made a revised offer of £380,000. We asked on the 2nd April 2016 for confirmation regarding the current planning application from Mr Hayman to date we have heard nothing at the time of writing it has been nearly 6 weeks!!

Our thoughts are that the current asking price of £450,000 has been placed artificially high as to deter would be purchasers who qualify. Personally I feel it's in order to be able to say to the Planning Department we have marketed the property for "XYZ" number of months/years and there are no willing and able purchasers around so therefore please lift the restriction. I have seen the unencumbered valuation by Morgan & Davies of Lampeter West Wales of £595,000 of which I have concerns of a valuation carried out by an agent

approx 90 miles away. I have spoken to several highly experienced property/ land agent surveyors and asked their basis for valuing properties with an agricultural occupancy restriction. Their comments being a reduction from the open market price of 33%. If you wish to play with figures, then the 33% reduction takes the value of the house to £399,000, we have offered £380,000 being with 5% of the theoretical asking price which in my opinion is very close.

Personally I feel that Mr Hayman was granted permission to build a property in the 1980's under the restriction where then would be planning guidelines' would not allow, then sold off the nursery in the mid 1990's and retired. He has lived there very happily since, however now he wishes to move to a smaller property, he wants the restriction to be lifted and obtain a unencumbered price for his property.

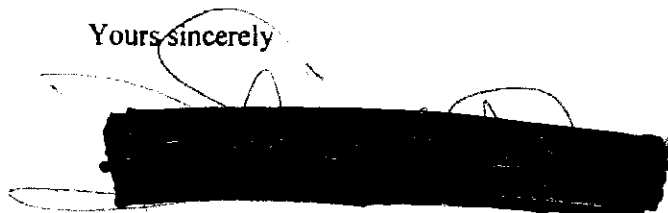
We have subsequently had our offer of £380,000 rejected, all we hear from Mr Hayman or his agent is that as yet you haven't put your property on the market or sold it. My response has been, we are not going to sell our property for the sake of moving it would only be to purchase Lettons House. How can we market our property and find a buyer when Mr Hayman isn't prepared to negotiate from his asking figure of £450,000 and/or won't tell us a price he is prepared to take and point blank refuses to answer questions about his property, any normal seller would be happy to do. So how can it be said by Mr Hayman and his agent they have marketed the property and done their best to find a purchaser who fits the restriction but there aren't any around, when we are sat here trying to agree a purchase with him. Seeing as he has been trying to sell his property for I gather 5 years you would have thought he would at least try and work with us and try and agree a sale, even if it took 3 or 4 months its nothing compared to the length of time he says he has been waiting. I think we are seen as an inconvenience to him as we have come along at a time when he appears confident the restriction will be lifted so he is keeping us at arms length.

As for our property here it is a large self build 5 bed roomed property, out of interest the property next door has just been built being a smaller four bed and the builder informed me it is sold and they are moving in May, he said it sold before they even finished building it. I've spoken to estate agents regarding our property and they have all said it would sell quickly as it's in a sought after area. But why should I waste estate agents and purchaser's time and money when it appears the owner of Lettons House doesn't want to sell to us.

Please do not take this as a letter of "sour grapes" I feel strongly that throughout the Vale there are very few properties for agricultural workers/farmers past and present and feel that everything should be done to encourage for future generations these types of properties. My daughter, will I hope be the fourth generation of my family to carry on into agriculture and I hope it is with the help of agricultural/rural enterprise restrictions

such as this one.

Yours sincerely

A large, solid black rectangular redaction covering the signature area. There are faint, handwritten scribbles above the redaction, including a large loop that appears to be a stylized 'D' or 'C'.A smaller, solid black rectangular redaction covering a portion of the signature area.

Darren Davies & Claire Williams

Rennie, Steven

From: [REDACTED]
Sent: 28 February 2016 12:45
To: Rennie, Steven
Subject: Re: Lettons House, Dinas Powys
Attachments: Lettons House Offer.doc

Dear Mr Rennie,

Further to your email please find attached our letter sent to Mr Hayman's agents Watts's and Morgan last week, as yet we have received no reply.

When you say you have an application in, is that current?. When we queried this with Mr Hayman as we saw the planning notice on the gate to the property, we were told it was an old notice out of date that they hadn't taken down and at present there was no application in.

As you will see from our letter our thoughts are that the current asking price of £450,000 is excessive, there are a lot of works needed to be done to the property. Our estimation of cost being between £60/£80,000. Our main concerns are drainage, water supply, works needed and the restriction. We fit the condition perfectly and like the property but I fear will not be entertained as the owner would like the restriction lifted so he can be free to sell on the open market at a higher figure. My partner works for Cardiff Council and she has downloaded all the previous applications and evidence provided and we have gone through it thoroughly.

It seems to me the present owner wants it all, he obtained permission to build a property there in the 80's where I guess he would not have been allowed under normal planning guidelines but obtained it under his horticultural business, he then sells off the nursery business in the mid 90's and continues to live at the property. He now wishes to move to a smaller property due to ill health and wants the council to remove the very same restriction he was happy to have applied in the 80's.

I read with interest some of the evidence put forward namely a valuation of £600,000 by Morgan and Davies of Lampeter West Wales which quite frankly isn't worth the paper it is written on. A quick search of property currently for sale at £600,000 and you wouldn't buy Lettons House, I imagine the valuation was conducted for different purposes. A property last week very near to Lettons house approx. same size and condition was on the market at £499,950 and sold within days the main difference that it didn't have the restriction placed upon it. Also it's noted that the Valuation Office only valued the property at £400,000 when the housing association showed an interest.

We feel there is a distinct lack of agricultural restricted property in the Vale of Glamorgan, at the time of writing I think there is only one other for sale and feel strongly that all efforts should be made to find suitable purchasers within the agricultural community.

Yours sincerely

Darren Davies & Claire Williams

Dear Mr Rennie

RE: Lettons House, Dinas Powys

I am writing to confirm my/our interest in the above property. I understand that I/we qualify for the rural occupancy restriction on Lettons House.

I am the third generation of my family to farm, my grandfather started farming in 1939, we farmed in West Wales until 2013 then my father had a stroke at the age of 78, as a family we took the decision to sell the farm and move to the Vale of Glamorgan. I continue to farm and work for J E Thomas and Son, Flemingston Court, St Athan, Vale of Glamorgan.

We first enquired about Lettons House in July/August 2013 and were told by the agent that I/we did qualify however that it had been sold to a Housing Association. We therefore purchased another property.

Several months ago I was looking at some land for sale with Watts and Morgan and noticed that Lettons House was still be marketed by Watts and Morgan. I spoke to them and they informed me the sale hadn't gone through with the Housing Association and the property was still for sale. I arranged a viewing and was shown round by the owner Mr Hayman. We then arranged another viewing to look in more detail the work required to be done to the property. On this second viewing we noticed a planning notice dated 2014 to remove the occupancy restriction at the entrance to Lettons House. When we asked the owner about it he said it was an old notice from a previous application that they hadn't taken down. Subsequently I gather from the Vale of Glamorgan planning Department that this application is still valid and ongoing. I have now spent many hours reading through all the notes of the Panning website and see that this matter to remove the restriction has been going on for several years.

Having viewed the property for a second time we made notes as to the amount of work need to the property, mainly cesspit drainage is not practical or financially viable in the modern world and this would need immediately changing to a modern up to date sewage treatment system approx cost £8/10,000. The current water supply is an ad hoc agreement with the adjoining nursery where they have the supply and Lettons House supply is "tapped off" this and Mr Hayman pays them cash for the water he uses, again when we spoke to our solicitor she said that this is not acceptable and are there any easement /agreements in place. We have asked this question and to date have not had a reply. However we did speak to Welsh Water and a separate supply is available at a cost of £1500/£2500. The list of works required is quite exhaustive and I won't list them all but our costings are £50/60,000 for works required.

We initially offered £320,000, we then increased this to £340,000. We were then told by the agent that Mr Hayman wouldn't incur any more time in answering any more of our questions as our offer was lower than the current guide price. We have since made a revised offer of £380,000 and asked for confirmation regarding the current planning application, to date we have hear nothing at the time of writing it has been 9 days.

Our thoughts are that the current asking price of £450,000 has been placed artificially high as to deter would be purchasers who qualify. Personally I feel it is in order to be able to say to the Planning Department we have marketed the property for "XYZ" number of months/years and there are no willing and able purchasers around so therefore please lift the restriction. I have seen the unencumbered valuation by Morgan & Davies of Lampeter West Wales of £595,000 of which I have concerns of a valuation carried out by an agent approx 90 miles away. I have spoken to several highly experienced property/ land agent surveyors and asked there basis for valuing properties with an agricultural occupancy restriction. There comments being a reduction from the open market price of 33%. If you wish to play with figures, then the 33% reduction takes the value of the house to £399,000, we have offered £380,000 being with 5% of the theoretical asking price which in my opinion is very close.

Personally I feel that Mr Hayman was granted permission to build a property in the 1980's under the restriction where then would be planning guidelines' would not allow, then sold off the nursery in the mid 1990's and retired. He has lived there very happily since, however now he wishes to move to a smaller property, he wants the restriction to be lifted and obtain a unencumbered price for his property.

Please do not take this as a letter of "sour grapes" I feel strongly that throughout the Vale there are very very few properties for agricultural workers/farmers past and present and feel that everything should be done to encourage for future generations these types of properties. My daughter, will I hope be the fourth generation of my family to carry on into agriculture and I hope it is with the help of agricultural/rural enterprise restrictions such as this one.

Yours sincerely

Darren Davies & Claire Williams

Rennie, Steven

From: [REDACTED]
Sent: 08 February 2016 21:11
To: Rennie, Steven
Subject: Letton House, Dinas Powys

Dear Sir,

Firstly apologises if this email should be for the attention of someone else.

I enquiring about the above property, I'm fully aware of the occupancy restriction held on it. Firstly I am a farmer now farming locally, we used to farm in Pembrokeshire and decided to sell that farm and relocate to the Vale where I farm. When I contacted the agent in 2012 I was told that the property had been sold to a housing association. I was looking the other day and saw that it was still for sale I rang the agent today and they confirmed the sale did not go ahead with the housing association.

I have read all the correspondence on the Councils website regarding the planning application and the owners attempt to have the tie lifted.

What concerns me is that the asking price has be placed artificially high to deter agricultural workers etc. I have dealt with many land agents over the years and today I spoke to one regarding this property. He advised me that the restriction effects the value by at least 33% and confirmed that many owners increase the price to an open market value and then after several years contact the council applying to have the tie lifted due to lack of interest. Then selling the property at the current open market figure.

I appreciate the council have no control over the pricing structure of this property, but there is a distinct lack of affordable agricultural properties in the Vale.

The property would be suitable due to the size as my parents both retired farmers would be living there with me. I am looking to view this property in the next week or so.

Perhaps you would be kind enough to pass this email onto the officer dealing with this case or let me have his contact details .

Yours faithfully

Darren Davies

Sent from my iPhone

2014/01033/FUL

Appendix A.

16. Lettons Way,
Dinas Powys.
Vale of Glamorgan
CF64 4BY
23rd.September 2014

Development and Building Control Dept.,
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry CF63 4RT

Your reference---P/DC/SR2/2014/01033/FUL

Dear Sirs,

Lettons House, Lettons Way, Dinas Powys.
Application for removal of modified occupancy restriction.
Application Reference 2014/01033/FUL

Thank you for your letter dated 10th.September 2014 advising that the owner of the above property, Mr.Peter Hayman, has applied for removal of the current Occupancy Restriction.

Mr.Hayman has the full and unconditional support of both my wife and myself in his application, and I wish him every success. Likewise he has the support of the other residents in Lettons Way.

Yours faithfully



Malcolm McGuire

D.E.E.R
RECEIVED
ACTION BY: SMC SR
NO: P568.
ACK:

RECEIVED

25 SEP 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

QUESTION 22d

CYNGOR CYMUNED DINAS POWYS COMMUNITY COUNCIL

PLANNING COMMITTEE – MONDAY, 29TH SEPTEMBER 2014

DATE OF APPLICATION	REF. NO. OF APPLICATION	TYPE OF APPL.	APPLICANT, LOCATION AND DESCRIPTION	DECISION OF COMMITTEE
10.09.2014	2014/01033	FUL	<p>Mr. P Hayman Lettons House Lettons Way Dinas Powys CF64 4BY</p> <p>Lettons House, Lettons Way, Dinas Powys. Re-submission of application for removal of modified agricultural/rural enterprise occupancy condition imposed on application 2011/0503/FUL in respect of the erection of existing 2 storey house.</p>	NO OBJECTIONS. Committee strongly support removal of the condition.
28.07.14	2014/00887	FUL	<p>Mrs. L. Carson Shangri La Barry Road DINAS POWYS</p> <p>Shangri La, Barry Road, Dinas Powys Provision of dog facilities including new buildings and retention of four kennel cabins.</p>	NO OBJECTIONS.
03.09.2014	2014/00990	FUL	<p>Mr. B. Williams Plemont Cross Common Rd Dinas Powys CF64 4YQ</p> <p>Plemont, Cross Common Rd, Dinas Powys. Car Port. Single storey rear and loft conversion extension.</p>	NO OBJECTIONS.
04.09.2014	2014/01009	FUL	<p>Mr. A. Daniel 10, Heol-Y-Frenhines Dinas Powys CF64 4UH</p> <p>10, Heol-Y-Frenhines, Dinas Powys. Proposed demolition of existing garage to be replaced with a single storey rear extension to the dwelling to the full width of the site.</p>	NO OBJECTIONS.
05.09.2014	2014/01021	LBC	<p>Greg Tuck (Agent) Meridian Building Design The Rise, 41a Highwalls Avenue Dinas Powys CF64 4AQ</p> <p>Parish Hall, Britway Road, Dinas Powys. Renewal of dilapidated roof covering over rear stage to include the renewal of existing roof light.</p>	<p>Planning Committee Members concur with the 'NO OBJECTION' decision by the Halls Committee Meeting.</p> <p>Following Halls Committee Meeting held on Monday, 22nd September 2014 the Vale of Glamorgan Council was informed of a NO OBJECTION decision.</p>

RECEIVED

10/09/14
JMS SR
PZB

RECEIVED

03/09/14

10/09/14

QUESTION22e

Mr Peter Hayman Lettons House,, Lettons Way,, Dinas Powis, Vale of Glamorgan, CF64 4BY

Mr Laurence Forse Harmers Limited,, 39, Lambourne Crescent,, Cardiff Business Park,, Llanishen,, Cardiff., CF14 5GG

Lettons House, Lettons Way, Dinas Powys

Re-submission of application for removal of modified agricultural/rural enterprise occupancy condition imposed on application 2011/0503/FUL in respect of the erection of existing 2 storey house

SITE AND CONTEXT

The site is Lettons House, which is a five bedroom house with attached double garage to the side. It was built in the early 1980's and is rendered with a concrete tiled roof. The dwelling is located within a spacious plot, immediately to the north of Mill Farm Nurseries and its associated large glasshouses. The dwelling is accessed via a lane that connects with the end of Lettons Way, which is a residential street within Dinas Powys. The site is within the Cwrt-yr-Ala Basin Special Landscape Area.



DESCRIPTION OF DEVELOPMENT

The application for the dwelling (ref: 1979/00067/OUT) was approved in outline following an appeal, with reserved matters application following in 1982 (1982/01750/RES). The Appeal Inspector who allowed the appeal for the outline application attached a condition restricting occupancy to "a person solely or mainly employed, or last employed, in the locality in agriculture or in forestry (including any dependants of such a person residing with him) or a widow or a widower of such a person". The dwelling was proposed as accommodation for the nursery manager, with horticulture being considered as within the definition of agriculture.

By way of background, application ref: 2011/00503/FUL proposed to vary the occupancy condition. The revised condition as approved was as advised in Technical Advice Note 6, which includes within its criteria those people that work on a rural enterprise and also those eligible for affordable housing. This broadens the range that would qualify as eligible to occupy the property and also increases the potential for a sale of the dwelling with this revised condition.

Application 2012/01193/FUL then sought to remove this condition completely to allow the house to be sold on the open market with no occupancy restriction. The owner wished to downsize, and from the information submitted there was little interest due to the restrictive occupancy condition. The agent also stated that there was no interest from affordable housing bodies or Registered Social Landlords, such as the Housing Associations. However, during the course of the application it became apparent that there was interest from a Housing Association to use the property for affordable housing, if an agreement could be reached over the sale price. As there was a clear potential for the house to be occupied by those eligible for affordable housing, the application was refused and the condition remained.

Application 2013/01207/FUL was also for the removal of the occupancy condition as attached with application 2011/00503/FUL. An update of the marketing report, initially submitted with application 2012/01193/FUL was included with the submission which indicated no significant interest for the dwelling at the sale price indicated (£450,000) in accordance with the occupancy condition. However, this application was also refused (see refusal reasons below).

This latest application is also for the removal of the restrictive occupancy condition imposed on the dwelling with application 2011/00503/FUL. The application is supported by a letter/statement from the agent Harmers, a marketing report (Watts and Morgan – November 2012) and subsequent addendums (the latest dated 7 August 2014). There is also an accompanying Valuation Report (Morgan and Davies – August 2013). Updated information has also been received since originally submitted.

PLANNING HISTORY

- 2013/01207/FUL: Lettons House, Lettons Way, Dinas Powys - Removal of condition 1 of approval 2011/00503/FUL - regarding occupancy of the property - Refused 14/02/2014 for the following reasons:

'Having regard to Policies HOUS5 - Agricultural or Forestry Dwellings; and HOUS6 - Agricultural Occupancy Conditions of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the guidance contained in Technical Advice Note (Wales) 6 'Planning for Sustainable Rural Communities', in Planning Policy Wales (Edition 5 – 2012) and Welsh Office Circular 35/95 'Use of Conditions in Planning Permissions', the applicant has failed to demonstrate that there is no longer any need for the dwelling to accommodate an agricultural or forestry worker or that there is not a realistic potential that the dwelling could be used to accommodate those eligible for affordable housing. As such Condition No. 1 of planning permissions 2011/0503/FUL, which limits occupation of the dwelling to that of a person employed or last employed in a rural enterprise or for the provision of accommodation for those eligible for affordable housing remains justified and has not outlived its usefulness. Accordingly, the proposal to remove this condition would be contrary to the above defined national and local policies as well as Policies ENV1 - Development in the Countryside and HOUS3 - Dwellings in the Countryside of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which seek to prevent the erection of dwellings in the countryside without an agricultural or forestry justification.'

- 2012/01193/FUL: Lettons House, Lettons Way, Dinas Powys - Removal of Condition 1 of Approval reference 2011/0503/FUL relating to an occupancy condition for the dwelling - Refused 12/04/2013 for the following reason:

In light of the Policies HOUS5 - Agricultural or Forestry Dwellings; and HOUS6 - Agricultural Occupancy Conditions of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the guidance contained in Technical Advice Note (Wales) 6 'Planning for Sustainable Rural Communities', in Planning Policy Wales (Edition 5 – 2012) and Welsh Office Circular 35/95 'Use of Conditions in Planning Permissions', the applicant has failed to demonstrate that there is no longer any need for the dwelling to accommodate an agricultural or forestry worker or that there is not a realistic potential that the dwelling could be used to accommodate those eligible for affordable housing. As such Condition No. 1 of planning permissions 2011/0503/FUL, which limits occupation of the dwelling to that of a person employed or last employed in a rural enterprise or for the provision of accommodation for those eligible for affordable housing remains justified and has not outlived its usefulness. Accordingly, the proposal to remove this condition would be contrary to the above defined national and local policies as well as Policies ENV1 - Development in the Countryside and HOUS3 - Dwellings in the Countryside of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which seek to prevent the erection of dwellings in the countryside without an agricultural or forestry justification.

- 2011/00503/FUL: Lettons House, Lettons Way, Dinas Powys. Variation of agricultural occupancy condition imposed on appl 79/0067 on appeal (ref: P72/569), in respect of the erection of a two storey house for a Nursery Manager. Approved 27 July 2011 (with new occupancy condition attached)
- 1989/01170/FUL: Letton House, Lettons Way, Dinas Powys. Single storey dining extension and canopy. Approved 27 October 1989.
- 1982/01750/RES: Letton House, Lettons Way, Dinas Powys. Manager's house. Approved 11 November 1982.

CONSULTATIONS

Dinas Powys Community Council – “No objections. Committee strongly support removal of the condition.”

Dinas Powys Ward Member – No comments received

REPRESENTATIONS

The neighbouring properties were consulted on 10 September 2014. A site notice was also displayed on 24 September 2014. There has been 1 letter of support received – See **Appendix A** for a copy of this letter;

REPORT

Planning Policies and Guidance

Unitary Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which was formally adopted by the Council on 18th April 2005, and within which the following policies are of relevance:

Strategic Policies:

POLICY 3 - HOUSING

Policy:

ENV1 - DEVELOPMENT IN THE COUNTRYSIDE

ENV27 - DESIGN OF NEW DEVELOPMENTS

HOUS3 - DWELLINGS IN THE COUNTRYSIDE

HOUS5 - AGRICULTURAL AND FORESTRY DWELLINGS

HOUS6 - AGRICULTURAL OCCUPANCY CONDITIONS

HOUS12- AFFORDABLE HOUSING- AFFORDABLE HOUSING

HOUS13 - EXCEPTION SITES FOR AFFORDABLE HOUSING IN THE RURAL VALE

Whilst the UDP is the statutory development plan for the purposes of section 38 of the 2004 Act, some elements of the adopted Vale of Glamorgan Unitary Development Plan 1996-2011 are time expired, however its general policies remain extant and it remains the statutory adopted development plan. As such, both chapters 2 and 4 of Planning Policy Wales (Edition 8, 2016) provide the following advice on the weight that should be given to policies contained with the adopted development plan:

‘2.8.4 It is for the decision-maker, in the first instance, to determine through monitoring and review of the development plan whether policies in an adopted [Development Plan] are outdated for the purposes of determining a planning application. Where this is the case, local planning authorities should give the plan decreasing weight in favour of other material considerations such as national planning policy, including the presumption in favour of sustainable development (see section 4.2).’

‘4.2.4 A plan-led approach is the most effective way to secure sustainable development through the planning system and it is important that plans are adopted and kept regularly under review (see Chapter 2). Legislation secures a presumption in favour of development in accordance with the development plan for the area unless material considerations indicate otherwise (see 3.1.2). Where:

- there is no adopted development plan or*
- relevant development plan policies are considered outdated or superseded or*
- where there are no relevant policies*

there is a presumption in favour of proposals in accordance with the key principles (see 4.3) and key policy objectives (see 4.4) of sustainable development in the planning system. In doing so, proposals should seek to maximise the contribution to meeting the local well-being objectives.’

With the above advice in mind, the policies relevant to the consideration of the application subject of this report are not considered to be outdated or superseded. The following policy, guidance and documentation support the relevant UDP policies.

Planning Policy Wales:

National planning guidance in the form of Planning Policy Wales (Edition 8, 2016) (PPW) is of relevance to the determination of this application.

*‘9.2.14 A community’s need for **affordable housing** is a material planning consideration which must be taken into account in formulating development plan policies. Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.*

9.3.6 New house building and other new development in the open countryside, away from established settlements, should be strictly controlled. The fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area. Isolated new houses in the open countryside require special justification, for example where they are essential to enable rural enterprise workers to live at or close to their place of work in the absence of nearby accommodation. All applications for new rural enterprise dwellings should be carefully examined to ensure that there is a genuine need. It will be important to establish whether the rural enterprise is operating as a business and will continue to operate for a reasonable length of time. New rural enterprise dwellings should be located within or adjoining the existing farm/business complex or access. Local planning authorities should follow the guidance in TAN 6 with regard to the requirements for rural enterprise dwelling appraisals.

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)

The relevant paragraphs from TAN 6 are as follows:

4.13.1 Where the need to provide accommodation to enable rural enterprise workers to live at or near their place of work has been accepted as justifying isolated residential development in the open countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need. For this purpose planning permission should be made subject to an occupancy condition as set out below.

The occupancy of the dwelling shall be restricted to those:

- a. Solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those.
- b. Who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b).
- c. Widows, widowers or civil partners of the above and any resident dependants.

4.13.2 It should not be necessary to tie occupation of the dwelling to workers engaged in one specific rural enterprise even though the needs of that enterprise justified the provision of the dwelling. An occupancy condition will, however, ensure that the dwelling is kept available to meet the needs of other rural enterprises in the locality if it is no longer needed by the original business, thus avoiding a proliferation of dwellings in the open countryside.

4.13.3 When granting permission for new rural enterprise dwellings, planning authorities should be aware of the scope, where appropriate, for imposing an occupancy condition not only on the dwelling itself but also on any existing dwellings on the enterprise which are under the control of the applicant, that do not have occupancy conditions and need at the time of the application to be used in connection with the enterprise. This should help to protect the countryside against the risk of pressure for new houses. In appropriate circumstances, authorities may use planning obligations, for example, to tie a rural enterprise dwelling to adjacent buildings or land, to prevent them being sold separately without further application to the authority.

4.13.4 The broadening of the traditional agricultural occupancy condition to embrace a wider range of rural enterprises significantly increases the number of eligible occupiers for rural enterprise dwellings. Where an appropriate rural enterprise worker cannot be found to occupy the rural enterprise dwelling, eligibility should be extended to persons who would be eligible for consideration for affordable housing under the local authority's housing policies.

4.13.5 Where planning applications are received to lift existing agricultural occupancy conditions or where enforcement action is being taken for non compliance with the condition, the planning authority should consider replacing the existing agricultural occupancy condition with the rural enterprise dwelling condition set out in paragraph 4.13.1. This will often be justified to ensure that the dwelling is kept available to meet the housing needs of rural workers and local people in need of affordable housing.

Supplementary Planning Guidance:

In addition to the adopted Unitary Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Draft Supplementary Planning Guidance - Affordable Housing (2015)

3.2 The Vale of Glamorgan Local Housing Market Assessment (2015) provide the latest evidence on affordable housing need, identifying a net annual need for 559 Affordable Housing Units, comprising 331 social rented units and 228 units of intermediate housing, with the latter split between 115 low cost home ownership (LCHO) dwellings and 113 intermediate rented dwellings. The greatest need is for one and two bedroom properties, across all areas of the Vale of Glamorgan, although in some areas the LHMA identifies a requirement for 3 and 4 bedroom properties.

7.14 Where proposals for new dwellings in support of an agricultural business or rural enterprises are justified and found to satisfy the assessment tests of Technical Advice Note 6 Planning for Sustainable Rural Communities, it will be necessary to ensure that the dwellings are kept available for this need. Accordingly, the dwelling(s) shall be subject to occupancy conditions restricting occupation to those employed in either agriculture or a rural enterprises; and where it is shown that the dwelling is no longer required for such purposes, the

dwelling will be made available to persons eligible for affordable housing under the Council's housing policies.

The Local Development Plan:

The Vale of Glamorgan Deposit Local Development Plan (LDP) was published November 2013. The Council is currently at Deposit Plan Stage having undertaken the public consultation from 8th November – 20th December 2013 on the Deposit Local Development Plan and the 'Alternative Sites' public consultation on the Site Allocation Representations from 20th March – 1st May 2014. The Council has considered all representations received and on 24 July 2015 submitted the Local Development Plan to the Welsh Government for Examination. Examination in Public commenced in January 2016.

With regard to the weight that should be given to the deposit plan and its policies, the guidance provided in Paragraph 2.8.1 of Planning Policy Wales (Edition 8, 2016) is noted. It states as follows:

*'2.8.1 The weight to be attached to an **emerging LDP** (or revision) when determining planning applications will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. When conducting the examination, the appointed Inspector is required to consider the soundness of the whole plan in the context of national policy and all other matters which are material to it. Consequently, policies could ultimately be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage (or be retained despite generating substantial objection). Certainty regarding the content of the plan will only be achieved when the Inspector delivers the binding report. Thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances.'*

In line with the guidance provided in Paragraph above, the background evidence to the Deposit Local Development Plan that is relevant to the consideration of this application insofar as it provides factual analysis and information that is material to the issues addressed in this report in particular, the following background papers are relevant:

- Local Housing Market Assessment (LHMA 2015)
- Affordable Housing Viability Update Assessment (2014)

Issues

The condition that was attached to permission 2011/00503/FUL was worded as follows:

The occupancy of the dwelling shall be restricted to:

- a A person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants;*

or, if it can be demonstrated that there are no such eligible occupiers:

- b A person or persons who would be eligible for consideration for affordable housing under the Local Authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.*

Reason:

A dwelling in this rural location would not be permitted unless justified in terms of being necessary for the equestrian enterprise, and to ensure the development accords with Policies ENV1, HOUS3 and HOUS5 of the Unitary Development Plan.

Applications 2012/01193/FUL and 2013/01207/FUL were for removal of this condition, so that the dwelling could be sold for its open market value, without the need for any future occupants to be eligible under the criteria of this occupancy condition.

As stated with these previous applications and as identified in the above policy text extracts, both nationally and within the Vale of Glamorgan there is an established need for affordable housing. This has been highlighted in Technical Advice Note 6 (which included the advice that the broader condition should be used to include those eligible for affordable housing) and also the Council's Draft Supplementary Planning Guidance (Affordable Housing). As evidence of the need for affordable housing in the locality of the site, the following is a breakdown of the households in housing need who are registered as in demand for affordable rented accommodation:

- 1 bed 78 households
- 2 bed 38 households
- 3 bed 20 households
- 4 bed 4 households

These figures do not reflect the need for intermediate/Low Cost Affordable Housing.

There is clearly evidence that points to a need for affordable housing both in Dinas Powys and throughout the Vale, which could be addressed in part by the use of this broader restrictive occupancy condition. Its retention is therefore in keeping with policy guidance for the provision and retention of affordable housing.

The condition imposed under application 2011/00503/FUL varied the original condition, which referred solely to occupants being employed within agriculture or forestry, so that those eligible for affordable housing or rural enterprise workers would comply with the occupancy condition. The dwelling has been marketed since this revised condition was imposed but the property has not been sold and it is claimed that the lack of interest is due to the restrictions of the occupancy condition.

The application is supported by information to illustrate the lack of interest in the property with the restrictive occupancy condition in place. The original Marketing Report stated that Watts & Morgan were instructed to put the dwelling for sale in March 2011 with a guide price of £495,000. Following the approval of application 2011/00503/FUL the sales particulars were amended to indicate the broader restrictive occupancy condition which now applied. In attempts to achieve a quicker sale the price of the dwelling was reduced to £450,000. The dwelling was advertised at this price on websites and in the press and is still being advertised at this price.

This application includes an addendum 'Marketing Report', prepared by local agents Watts & Morgan, to add to the report originally submitted with this application the previous applications. Mr Robin L Jones of 'Watts and Morgan LLP' concluded the submitted report by stating that the house had been on the market since March 2011, though no offers to purchase have been received up until December 2015. Mr Jones states that there has been a "great deal of interest" although he also states that it is "evident that the occupancy restriction and difficulty obtaining finance are severely detrimental factors". Mr Jones also stated that without the occupancy restriction he believes the property would attract considerable interest in the market place.

Mr Jones's updated report does acknowledge interest from United Welsh Housing Association, though states that their representative has confirmed they are no longer interested. Mr Jones also confirmed there was recent interest from a farmer (Mr Reynolds) though the property was not conducive to him continuing to operate a "small agricultural contracting business" from the property due to lack of storage space. The latest marketing report from Watts and Morgan (August to December 2015) includes 11 general enquiries, which included viewings by the aforementioned Mr Reynolds and also from Newydd Housing Association.

It is apparent from the submitted information that most of the interest in the property has been from people who do not qualify for occupancy of the dwelling under the existing occupancy condition. However, whilst the marketing report may indicate that there is little interest in the property for those who would be eligible as workers within a rural enterprise it does note the interest from Newydd Housing Association, including a viewing. However, Newydd has since confirmed that they have not submitted a formal offer as they felt the costs of necessary refurbishment would have such a significant impact to any possible offer they would be able to make that it would be substantially less than the asking price.

Both Newydd Housing Association and United Welsh Housing Association had shown interest in the property. According to the previous marketing report they viewed the property on the 7 February 2013 with discussions regarding a possible offer of £420,000 to purchase the property, circa September 2013. There was no agreement regarding the sale price and no offer accepted. The interest from United Welsh Housing Association has since ceased.

Notwithstanding the above and while the current application was under consideration the Planning Authority has been made aware of interest from a couple (Mr Davies and Ms Williams) who state that Mr Davies is a farmer working in the Vale of Glamorgan in agriculture. They were specifically seeking an agriculturally tied dwelling and have a strong interest in Lettons House. However, they feel that the £450,000 asking price is too high for a dwelling with an occupancy restriction and also state that they feel the house is in need of significant investment which has not been taken into account by the vendor. However, they have submitted several offers, £310,000 to £380,000, which is understood to be the latest offer rejected by the vendor.

It has transpired that Mr Davies and Ms Williams have not yet marketed their property and therefore do not have an offer on their current home. However, it is considered that if the applicant (Mr Hayman) were to agree a price for Lettons House with Mr Davies and Ms Williams they could then proceed with the marketing and sale of their house, though it is acknowledged that this would lead to some delay.

Whilst it is apparent that the offers being made by Mr Davies and Ms Williams are on the basis that they would then have to market and sell their current property, this is a clear indication of genuine interest from a couple who would appear to qualify for occupation of Lettons House under the extant restrictive occupancy condition. Members should note that the offered sum of £380,000 is less than the £450,000 which is the current asking price for the dwelling, however, it should also be noted that the dwelling remains subject to a restrictive occupancy condition and should be 'affordable'.

Considering the above situation having regards to the interest being expressed in the dwelling, the substantive issue is whether the dwelling has been appropriately priced, considering its restrictive occupancy condition. In the report supporting the 2013 application, the agent stated that the pricing of the property was determined by effectively reducing the sale price by 25% from what would be the sale price if it were sold on the open market. However, the premise behind the restrictive occupancy condition is to allow for the property to be available at an affordable price, for rural enterprise workers or persons eligible for affordable housing provision. It is acknowledged that the house is large, though at 25% under the market price the figure of £450,000 would not be considered as 'affordable' by most that would be eligible to occupy the dwelling under the condition. As such, there is a concern that the sale price as marketed remains too high to be considered affordable. This is exemplified by the fact that the interested couple have argued the £450,000 is too high considering the occupancy condition and possible work needed to modernise/adapt the dwelling.

Members will note that the asking price of £450,000 does limit only prospective purchasers who qualify under the restrictive occupancy condition and could realistically afford the property and as such it is considered that this is a flaw in the marketing of the property. The Local Planning Authority would contend that the market price for a property with such a restrictive condition should be considered on its merits and not based on an arbitrary percentage decrease to the value of the property if unfettered by a restrictive occupancy condition.

It is understood that the owner wishes to sell the property and realise the worth of his asset, however such marketing should also be undertaken on the basis considered that this house was only originally permitted on the condition that it would have a restrictive occupancy, which would always have had a significant impact on its value. There is a clear demand for affordable housing within the Dinas Powys area, which could in some way be addressed by the use of this property as a form of affordable housing. As evident from the recent interest, there remains the potential for the dwelling to provide affordable accommodation under the terms of the extant occupancy condition.

Off-site contribution alternative

In December 2014 the Planning Authority advised of a potential mechanism that would allow the removal of the restrictive occupancy condition whilst safeguarding against the loss of an affordable housing unit. The condition as attached following the 2011 application (based on the condition advised by TAN 6) states that the dwelling should be available for all those who would qualify to occupy affordable housing, or those who are employed in rural enterprises or agriculture. As such, the condition has a direct relation to affordable housing provision. If the tie was to be lifted from the property then this would constitute the loss of a potential affordable dwelling, whilst there is significant demand in the Vale of Glamorgan and specifically in the Dinas Powys area for affordable housing. The Planning Authorities potential solution was for an off-site contribution towards affordable housing if the application to remove the restrictive occupancy condition was to be approved, which would be secured via a legal agreement. The sum for the off-site contribution would be the amount needed to provide a similar sized affordable house, which would currently result in a required contribution of £157,330.80. Whilst a substantial amount of money it should be considered that this would be deducted from the value of the property without any restrictive occupancy condition, which has been previously stated to be approximately £600,000 (in 2013). It is therefore realistic that the applicant could still retain approximately £450,000, if not more, which is the current sale price of the house.

Whilst the Local Authority believes this was a reasonable and practical solution for all parties this has been rejected as they consider this mechanism as “unreasonable” and does not comply with national or local planning policy. However, it is considered that ensuring against the loss of a potential affordable dwelling is supported by planning policy, as outlined above, and off-site contributions towards affordable housing is not an uncommon practice. Furthermore, there is a clear link between the restrictive occupancy condition, which makes clear reference to affordable housing, and the potential for an off-site contribution to affordable housing in this circumstance.

Comparison to other cases

The agent for the application has submitted two Welsh cases where there has been restrictive occupancy ties removed from dwellings in Wales. These cases have been considered in relation to Lettons House, however it is considered that there are clear differences from the cases identified.

Firstly, an appeal which allowed the deletion of a restrictive occupancy condition at Derwen Fach, Trefnanny, Meifod, Powys, with the decision made in March 2015. The condition which was removed was the occupancy condition as advised in TAN 6, which includes those solely, mainly or last working in a rural enterprise, or those eligible for affordable housing. In this case, the house was constructed in 1979 in a remote area of mid-Wales. The Inspector in his decision noted that there has been no offers made on the property and only one viewing made. The Inspector also noted that there is another dwelling with an agricultural tie which has not been sold despite being on the market for a significant period of time. The Inspector found that, in his opinion, there was very limited demand in the area for a dwelling with the occupancy condition. Furthermore, the Inspector noted that the isolated position of the dwelling is such that it “would not be a suitable property to be regarded as an affordable dwelling to purchase or rent”.

Whilst the facts of this case are noted, there are clear and distinct differences between the dwelling in Powys and Lettons House. For this application, Lettons House is not in an isolated location and would be considered suitable in principle for use as an affordable housing, with previous interest from Housing Associations outlined in the sections above. The involvement recently from the couple who have made offers on the property (albeit subject to them selling their current property) does also indicate both a local demand and genuine interest in the dwelling whilst retaining the restrictive occupancy tie.

The second case (2015) highlighted by the applicant/agent related to Tir Y Coed, Heol Goedog, Cefn Cribwr. The application was to remove a schedule of a Section 52 legal agreement that the occupancy of the dwelling is limited to the applicant’s parents or those solely, mainly or last employed in agriculture (signed in 1982). In this case Bridgend County Borough Council agreed to remove the schedule on the basis that bungalow was originally needed and purpose built for a disabled family member. The Officer’s Report concluded that “the bungalow had fulfilled its purpose” as the late family members lived in the dwelling until 2014. The Officer also states the lack of an eligible buyer “most likely due to a lack of eligible buyers in the area.”

Again, there are clear distinctions between this case and the proposal to remove the occupancy condition for Lettons House. As mentioned above, the bungalow at Tir Y Coed was purpose built for a family member to accommodate wheelchair use. There is no need for the dwelling for this purpose at the time of the decision. Furthermore, the schedule in the legal agreement was not as broad as the TAN 6 condition that is attached to Lettons House and does not include any reference to those eligible for affordable housing. If this element was included within the Section 52 schedule then it may be that the bungalow would have been suitable for use as an affordable dwelling through a Housing Association for example. Lettons House is available to occupancy by those eligible for affordable housing under the current condition and previous Housing Association interest has been recorded.

Taking into account these two recent Welsh cases it is acknowledged that there are similarities to the Lettons House case, though there are clear distinctions also. It is also important to consider that each case needs to be taken on its own merits, with distinct differences in location, setting and background to the cases mentioned above. As such, the other decisions highlighted by the Agent for this application do not have a significant direct relevance to this case.

REASON FOR RECOMMENDATION

The decision to recommend refusal of planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

It is considered that there is a potential for the continued use of the dwelling in accordance with the criteria of the occupancy condition, including in relation to affordable housing. Furthermore, it is considered that the strategy of valuation of the property does not suitably reflect the occupancy restrictions of the property and would not result in the dwelling being 'affordable' for those who would be eligible under the occupancy condition. As such, there remains insufficient evidence and justification to remove the occupancy condition, which was attached under application 2011/00503/FUL.

RECOMMENDATION

REFUSE (W.R.)

1. Having regard to Policies HOUS5 - Agricultural or Forestry Dwellings; and HOUS6 - Agricultural Occupancy Conditions of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011 and the guidance contained in Technical Advice Note (Wales) 6 'Planning for Sustainable Rural Communities', in Planning Policy Wales (Edition 8 – 2016) and Welsh Office Circular 016/2014 'The Use of Planning Conditions for Development Management', the applicant has failed to demonstrate that there is no longer any need for the dwelling to accommodate an agricultural or forestry worker, nor that there is not a realistic potential that the dwelling could be used to accommodate those eligible for affordable housing. As such Condition No. 1 of planning permissions 2011/0503/FUL, which limits occupation of the dwelling to that of a person employed or last employed in a rural enterprise or for the provision of accommodation for those eligible for affordable housing remains justified and has not outlived its usefulness. Accordingly, the proposal to remove this condition would be contrary to the above defined national and local policies including ENV1 - Development in the Countryside and HOUS3 - Dwellings in the Countryside of the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which seek to prevent the erection of dwellings in the countryside without an agricultural or forestry justification.

2014/01033/FUL

Appendix A.

16. Lettons Way,
Dinas Powys.
Vale of Glamorgan
CF64 4BY
23rd.September 2014

Development and Building Control Dept.,
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry CF63 4RT

Your reference---P/DC/SR2/2014/01033/FUL

Dear Sirs,

Lettons House, Lettons Way, Dinas Powys.
Application for removal of modified occupancy restriction.
Application Reference 2014/01033/FUL

Thank you for your letter dated 10th.September 2014 advising that the owner of the above property, Mr.Peter Hayman, has applied for removal of the current Occupancy Restriction.

Mr.Hayman has the full and unconditional support of both my wife and myself in his application, and I wish him every success. Likewise he has the support of the other residents in Lettons Way.

Yours faithfully



Malcolm McGuire

D.E.E.R
RECEIVED
ACTION BY: SMC SR
NO: P568.
ACK:

RECEIVED

25 SEP 2014

ENVIRONMENTAL
AND ECONOMIC
REGENERATION

LATE ITEMS FOR COMMITTEE**COMMITTEE DATE : 12 May 2016**

Application No.: 2014/01033/FUL	Case Officer: Mr. Steven Rennie
Location: Lettons House, Lettons Way, Dinas Powys	
Proposal: Re-submission of application for removal of modified agricultural/rural enterprise occupancy condition imposed on application 2011/0503/FUL in respect of the erection of existing 2 storey house	

From: 'Thrings' Solicitors**Summary of Comments:**

Points made in support of the applicant to remove restrictive occupancy condition on Lettons House. The letter states that they do not believe an off-site financial contribution towards affordable housing has any basis in planning policy or is compliant with Regulation 122 of the Community Infrastructure Levy 2010. Letter describes the marketing exercise and that there is no genuine interest from a potential purchaser. Also highlighted the Derwer Fach appeal decision which allowed the removal of an occupancy condition.

Officer Response:

With regards the points made in the Thrings letters, it is considered that an off-site contribution towards affordable housing was reasonable in connection to the application and directly relevant.

This application is to consider removal of a condition for a restrictive occupancy dwelling within the Vale, which included reference to those who qualify for affordable housing. Technical Advice Note 6 (2010) from the Welsh Government makes clear the link between previously tied dwellings and affordable housing, through using the broader condition which includes eligibility for those who qualify for affordable housing:

4.13.4 The broadening of the traditional agricultural occupancy condition to embrace a wider range of rural enterprises significantly increases the number of eligible occupiers for rural enterprise dwellings. Where an appropriate rural enterprise worker cannot be found to occupy the rural enterprise dwelling, eligibility should be extended to persons who would be eligible for consideration for affordable housing under the local authority's housing policies.

4.13.5 Where planning applications are received to lift existing agricultural occupancy conditions or where enforcement action is being taken for non compliance with the condition, the planning authority should consider replacing the existing agricultural occupancy condition with the rural enterprise dwelling condition.....This will often be justified to ensure that the dwelling is kept available to meet the housing needs of rural workers and local people in need of affordable housing.

Affordability is an important issue to when considering restrictive occupancy conditions/properties and following the publication of TAN 10 the revised standard planning condition makes specific mention of including those who qualify for affordable housing. As such, if the condition was

removed then this would have an impact to affordable housing provision and so discussions regarding a potential off-site contribution were directly relevant to this application.

Points made about both the marketing study and other sites subject to planning appeal in Wales have been considered in depth in the Committee Report.

For the attention of the Planning Department
and Committee Members

Vale of Glamorgan Council
Civic Offices
Holton Road
Barry
CF63 4RU

Also via email: Planning@valeofglamorgan.gov.uk and Committee Member's
emails

11 May 2016

Your Reference:
Our Reference: AM/lcl/H7549-1

Direct Line: 0117 9309575
Direct Fax: 0117 9293369
Email: [REDACTED]

VERY URGENT

Dear Sirs

Our Client: Mr Peter Hayman of Lettons House, Lettons Way, Dinas Powys, Vale of Glamorgan CF64 4BY ("the Property")

Application Reference: 2014/01033/FUL ("the Application")

We refer to the above Application.

We respectfully invite you to go against your officer's recommendation and approve the Application for the following reasons:

1. The imposition of a financial contribution in lieu of removing the rural enterprise condition has no basis in national or local policy - a view supported by Counsel for the Applicant;
2. In any event, the payment sought does not 'fairly and reasonably relate in scale and kind to the development' and thus fails to meet the statutory tests enshrined in Regulation 122 of the Community Infrastructure Levy Regulations 2010;
3. Policy HOU56, which relates to agricultural occupancy conditions, is relevant insofar as it provides that the approach to be taken is to consider such applications "on the basis of realistic assessments on the continuing need for their retention";
4. The Property is no longer tied to a rural enterprise and has been marketed over several years initially at the Welsh Government recognised 20% to 25% discount (and more recently at 30% what with inflation). It follows there is no flaw in the marketing exercise as erroneously suggested by your officer and the strategy of valuation of the property is sound;

The Paragon • Counterslip • Bristol • BS1 6BX • Tel: 0117 930 9500 • Fax: 0117 929 3369 • DX: 7895 Bristol
Email: solicitors@thrings.com • www.thrings.com Also in London, Bath and Swindon

Thrings is the trading style of Thrings LLP, a limited liability partnership registered under No.OC342744 in England and Wales, authorised and regulated by the Solicitors Regulation Authority. A list of partners (members of Thrings LLP, or employee or consultant with equivalent standing and qualifications) is available at its registered office: 6 Drakes Meadow, Penny Lane, Swindon SN3 3LL.

5. Furthermore, the lack of any genuine resultant interest from a potential purchaser (Housing Association or otherwise) provides a realistic evidential basis for the conclusion that there is no continuing need for the retention of the condition (our emphasis);
6. The Derwen Fach appeal decision - where the Inspector concluded that it would not be a suitable property to be regarded as an affordable dwelling to purchase or rent given its size and its resulting value allied to its isolated position - is authority for the view that where there is a lack of demand for a property with a rural enterprise condition, the conclusion can be reached that there is no continuing need for the occupancy condition and no resultant prejudice to the supply of affordable housing in the area (our emphasis);

Suffice to say, by following the officer's recommendation, the Council will be falling into error in a material way and acting wholly unreasonably thus rendering it liable to costs at any subsequent appeal. We therefore urge you to allow the Application.

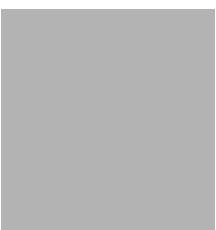
Yours faithfully



Thrings LLP

cc: Marcus Goldsworthy, VOG via email
Steven Rennie, VOG via email

QUESTION 22g



QUESTION
22g

The Vale of Glamorgan



***Adopted
Unitary
Development
Plan***

1996 - 2011

Rob Quick B.A. (Hons), Dip T.P., M.R.T.P.I.

Director of Environmental and
Economic Regeneration

Rob Thomas B.Sc (Hons), M.Sc., M.R.T.P.I.

Head of Planning and Transportation



- To enhance the character of the built environment and in particular to protect the best features of the urban fabric;
- To protect important heritage features; and
- To promote the recovery of derelict and degraded land and to control the adverse effects of development.



3.4 POLICIES AND PROPOSALS

The Countryside

POLICY ENV 1 - DEVELOPMENT IN THE COUNTRYSIDE

WITHIN THE DELINEATED COUNTRYSIDE PERMISSION WILL ONLY BE GRANTED FOR:

- (i) DEVELOPMENT WHICH IS ESSENTIAL FOR AGRICULTURE, HORTICULTURE, FORESTRY OR OTHER DEVELOPMENT INCLUDING MINERAL EXTRACTION, WASTE MANAGEMENT, UTILITIES OR INFRASTRUCTURE FOR WHICH A RURAL LOCATION IS ESSENTIAL;**
- (ii) APPROPRIATE RECREATIONAL USE;**
- (iii) THE RE-USE OR ADAPTATION OF EXISTING BUILDINGS PARTICULARLY TO ASSIST THE DIVERSIFICATION OF THE RURAL ECONOMY; OR**
- (iv) DEVELOPMENT WHICH IS APPROVED UNDER OTHER POLICIES OF THE PLAN.**

- 3.4.1** Due to the diverse nature of the Vale of Glamorgan areas of countryside range from remote open landscapes to the more enclosed urban fringe settings of towns and villages. The Vale of Glamorgan is an area under constant pressure for development unrelated to traditional activities. Such development can unacceptably affect agriculture and diminish the quality of the rural landscape. This



policy seeks to protect the countryside from inappropriate development. For the purposes of this policy countryside is defined as that area of land lying outside settlement boundaries of the main towns and villages, identified in Policy HOUS 2, which has not been developed for employment use or allocated in the Plan for development purposes. Employment Use is defined as those uses which fall within classes B1 Business, B2 General Industrial and B8 Storage and Distribution of the Town and Country Planning (Use Classes) Order 1987 (as amended).

3.4.2 Planning Policy Wales 2002 paragraph 5.1.1 states:

“The natural heritage of Wales includes its geology, land forms and biodiversity and its natural beauty and amenity. It embraces the relationship between landform and landscape, habitat and wildlife, and their capacity to sustain economic activity and to provide enjoyment and inspiration. The natural heritage is not confined to statutorily designated sites but extends across all of Wales - to urban areas, the countryside and coast. Attractive and ecologically rich environments are important, both for their own sake and for the health and the social and economic well being of individuals and communities. Biodiversity and landscape are important in the economic life of many communities and the quality of the environment is often a factor in business location decisions.”

3.4.3 In conjunction with the Welsh Development Agency and the Countryside Council for Wales, the Council have undertaken a comprehensive landscape assessment of the Vale of Glamorgan, using the new LANDMAP methodology. This study includes an assessment of all of the components listed above and has provided a basis for landscape policy, management and design guidance. Planning Policy Wales 2002 also states that in order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside away from existing settlements recognised in UDPs or from other areas allocated for development, must be strictly controlled. Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages.

3.4.4 Policy ENV 1 recognises that there may be a number of appropriate uses which may be permitted in the countryside, subject to no unacceptable effects. Examples may include infrastructure schemes proposed by the Statutory Undertakers, affordable housing (Policy HOUS 13) intended to meet rural housing needs, the development of waste management facilities (Policy WAST 1), the reuse and redevelopment of redundant hospitals (Policy COMM 2) and the provision of community facilities e.g. village halls, churches, burial land, the development of telecommunication systems (Policy COMM 6) and renewable energy schemes (Policy COMM 7).

3.4.5 Appropriate recreational facilities may be permitted in the countryside where they are of an informal nature and compatible with the rural landscape, nature conservation and visual amenities of the open countryside. Uses such as walking, angling, climbing and picnicking will be acceptable, as these are generally



compatible with the rural character of the open countryside. Strict control will, however, be exercised over facilities such as car parks and toilet blocks where they are considered appropriate, and these should be sensitively integrated into the countryside. Proposals for golf courses and other sport and leisure facilities, in the open countryside will be assessed in accordance with policies in the Sport and Recreation chapter of the Plan. (See Policies REC 7, 8 and 9).

- 3.4.6** The Plan recognises the important role small scale farm diversification can play in promoting a healthy rural economy in the Vale. Small scale diversification can encourage further economic diversity by helping to stimulate new and varied forms of wealth creation and employment. Examples of small scale diversification include teleworking, holiday accommodation, farm shops and craft workshops. In addition to farm diversification there are opportunities for small-scale rural enterprise in existing rural settlements, sites identified for employment use in rural areas and through the use of existing rural buildings.

POLICY ENV2 - AGRICULTURAL LAND

THE BEST AND MOST VERSITILE AGRICULTURAL LAND (GRADES 1, 2 AND 3A) WILL BE PROTECTED FROM IRREVERSIBLE DEVELOPMENT, SAVE WHERE OVERRIDING NEED CAN BE DEMONSTRATED. NON AGRICULTURAL LAND OR LAND OF A LOWER QUALITY SHOULD BE USED WHEN DEVELOPMENT IS PROPOSED, UNLESS SUCH LAND HAS A STATUTORY LANDSCAPE, NATURE CONSERVATION, HISTORIC OR ARCHAEOLOGICAL DESIGNATION WHICH OUTWEIGHS AGRICULTURAL CONSIDERATIONS.

- 3.4.7** A thriving agricultural industry requires that its most productive land is protected from irreversible development. Government Policy is to protect the best and most versatile land i.e. Grades 1, 2 and 3a, as a "national resource for the future". Where appropriate, non-agricultural land should be considered initially for development. The reclamation and development of derelict land has the advantage of removing possible eyesores and bringing such land back into beneficial use. Where development is proposed on land of Grade 1, 2 and 3a and where there is a choice between sites of different classification, development should generally be directed towards land of the lowest classification.
- 3.4.8** Notwithstanding the above, there may be occasions when land of low agricultural quality may be of importance for other reasons, for example, high landscape value or as an important wildlife habitat. Developments, such as those permitted by Policy ENV 1, may conflict with other plan policies intended to protect the natural environment. As a consequence proposals which require the development of agricultural land will need to be assessed fully in the light of all appropriate plan policies and other material considerations.





contamination/instability and indicate appropriate remedial measures. Planning permission may not be granted unless the Council is satisfied that instability and contamination may be overcome safely and without undue impact upon the environment.

POLICY ENV 27 - DESIGN OF NEW DEVELOPMENTS

PROPOSALS FOR NEW DEVELOPMENT MUST HAVE FULL REGARD TO THE CONTEXT OF THE LOCAL NATURAL AND BUILT ENVIRONMENT AND ITS SPECIAL FEATURES. NEW DEVELOPMENT WILL BE PERMITTED WHERE IT:

- (i) COMPLEMENTS OR ENHANCES THE LOCAL CHARACTER OF BUILDINGS AND OPEN SPACES;**
- (ii) MEETS THE COUNCIL'S APPROVED STANDARDS OF AMENITY AND OPEN SPACE, ACCESS, CAR PARKING AND SERVICING;**
- (iii) ENSURES ADEQUACY OR AVAILABILITY OF UTILITY SERVICES AND ADEQUATE PROVISION FOR WASTE MANAGEMENT;**
- (iv) MINIMISES ANY DETRIMENTAL IMPACT ON ADJACENT AREAS;**
- (v) ENSURES EXISTING SOFT AND HARD LANDSCAPING FEATURES ARE PROTECTED AND COMPLEMENTED BY NEW PLANTING, SURFACE OR BOUNDARY FEATURES;**
- (vi) ENSURES CLEAR DISTINCTION BETWEEN PUBLIC AND PRIVATE SPACES;**
- (vii) PROVIDES A HIGH LEVEL OF ACCESSIBILITY, PARTICULARLY FOR PUBLIC TRANSPORT, CYCLISTS, PEDESTRIANS AND PEOPLE WITH IMPAIRED MOBILITY;**
- (viii) HAS REGARD TO ENERGY EFFICIENCY IN DESIGN, LAYOUT, MATERIALS AND TECHNOLOGY; AND**
- (ix) HAS REGARD TO MEASURES TO REDUCE THE RISK AND FEAR OF CRIME.**

3.4.97 This policy establishes a framework to achieve appropriate sensitive new development that promotes creative and imaginative design within the Vale of Glamorgan. In view of the wide variety of architectural styles and contrasting identities of the Vale's towns, villages and open countryside, it would be inappropriate to introduce rigid, over prescriptive design controls for new development within the Plan. However, to further promote the above good design principles and provide better advice to architects and their clients the Council will prepare guidance and design briefs for specific topics or sites. Similarly advice on plant species in landscaping schemes can help meet the criteria set out above. In many circumstances the use of native provenance tree and shrub species in landscaping schemes can provide benefits for bio-diversity as well. Volume Two of



“Landscapes Working for the Vale of Glamorgan” study provides some guidance on this point. Supplementary Planning Guidance has been produced in respect of amenity standards.

POLICY ENV 28 - ACCESS FOR DISABLED PEOPLE

ALL NEW DEVELOPMENT (AND WHERE PREDICTABLE, THE CHANGE OF USE OR ALTERATIONS TO BUILDINGS) OPEN TO THE PUBLIC AND BUILDINGS USED FOR EMPLOYMENT AND EDUCATION PURPOSES WILL BE REQUIRED TO PROVIDE SUITABLE ACCESS FOR CUSTOMERS, VISITORS OR EMPLOYEES WITH MOBILITY DIFFICULTIES.

- 3.4.98** In an ideal world all people should be able to move freely around towns, cities and villages and feel welcome. However, in practice the design of buildings and spaces around those buildings can create insurmountable obstacles to people with limited mobility. In addition, unsympathetic design can make people with special mobility needs feel most unwelcome.
- 3.4.99** It is important to encourage those persons who design and manage the environment to give equal importance to access and the provision of facilities for people with limited mobility as they do to the appearance and functioning of buildings and spaces. By doing this the environment can be improved for everyone including people with disabilities, parents with small children and others with limited mobility. Many of the benefits can be achieved with no additional or minimal extra cost, simply by careful thought and imagination. Where additional money is required, most people would agree that the investment is worthwhile financially and socially.
- 3.4.100** The statutory framework with regard to the provision of access and facilities for persons with disabilities is embodied in Section 76 of the Town and Country Planning Act 1990 which requires Local Planning Authorities when granting planning permission to draw the attention of the applicant to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970. The Act requires developers of specified types of building to provide suitable means of access, parking and toilet facilities to meet the needs of people with disabilities, where practicable and reasonable. The types of building to which the Act applies are buildings open to the public (for example shops, restaurants, hotels, places of entertainment, leisure and community buildings), places of employment, education buildings and most types of buildings other than residential ones.
- 3.4.101** The “Codes of Practice for Access for the Disabled to Buildings”, British Standard Institution code of practice BS 5810: 1979 sets out the minimum standards with which access provision should comply. However, the BSI are currently reviewing these standards in the light of developments in access design in the last 15 years. Developers will therefore be encouraged to design to higher standards than presently stated in BS 5810.
- 3.4.102** In the case of new building development the requirements of Part M of the Building Regulations 1992 will apply. There will be very few instances where it is neither



to avoid the fusion of adjoining settlements. Other countryside protection policies are contained within the Environment Chapter. Policies ENV 1 and ENV 3 are particularly relevant. In respect of appropriate housing development in the rural villages outlined in Policy HOUS 2, reference should be made to Policy HOUS 13 on Exception Sites for Affordable Housing in the Rural Vale.

- 4.4.63** The Council considers only those villages listed under Policy HOUS 2 to have sufficient physical form and capacity to assimilate further infill development without it having a detrimental impact on their existing character and environment. An infill plot is defined as a site enclosed or surrounded by existing development in the sense of the filling of a small gap within an otherwise built up frontage. All site boundaries should be existing man made or natural physical features. Arbitrary lines drawn for the convenience of plot size do not qualify as such. The fact that an infill site exists, however, does not mean this will automatically receive planning permission. Small scale rounding off, which for the purpose of this Plan is defined as development which constitutes no more than five dwellings, may also be permitted where the site lies within or immediately adjacent to the settlement boundary and conforms to a logical site boundary. All site boundaries should be existing man made or natural physical features. Arbitrary lines drawn for the convenience of plot size do not qualify as such. Each proposal, if accepted as infilling or rounding off will be assessed against the policy criteria and will need to be considered in the context of the relationship to areas of attractive landscape, high quality townscape and areas of historical, archaeological or ecological importance. (See also HOUS 13 on Exception Sites for Affordable Housing in the Rural Vale).

POLICY HOUS 3 - DWELLINGS IN THE COUNTRYSIDE

SUBJECT TO THE PROVISIONS OF POLICY HOUS 2 THE ERECTION OF NEW DWELLINGS IN THE COUNTRYSIDE WILL BE RESTRICTED TO THOSE THAT CAN BE JUSTIFIED IN THE INTERESTS OF AGRICULTURE AND FORESTRY.

- 4.4.64** If the countryside is to remain undeveloped and its attractive appearance protected, new residential development outside those rural settlements referred to in Policy HOUS 2 must be strictly controlled. (See also Policy ENV 1).
- 4.4.65** New housing outside villages and towns often creates unacceptable intrusions into the rural landscape. New dwellings in the countryside can also place an unacceptable burden on local services.
- 4.4.66** Those rural villages not identified in Policy HOUS 2 are considered not to have sufficient physical form or capacity to assimilate new residential development without having a detrimental impact on their existing character and environment. Additional residential development in certain villages will not be permitted in order to protect their character and appearance. Consequently these have been excluded from Policy HOUS 2. Furthermore, the many groups of scattered and loose knit buildings in the Rural Vale cannot be regarded as settlements under the terms of Policy HOUS 2. These are little more than pockets of dwellings and farmsteads lying in isolation in the countryside. Additional dwellings would be



inappropriate in these locations unless justified in the interests of agriculture or forestry.

- 4.4.67** Wherever possible, dwellings for agricultural and forestry workers should be located within settlements in the locality. However, the Council recognises that in certain circumstances, agricultural dwellings need to be located away from the existing settlements. Proposals for such dwellings will be determined according to the criteria set out in Policy HOUS 5.

POLICY HOUS 4 - NEW SETTLEMENTS

PROPOSALS FOR NEW SETTLEMENTS WILL NOT BE PERMITTED.

- 4.4.68** New settlements are defined as substantial (more than 1000 new dwelling units) freestanding villages or small towns. Through the UDP the Council has allocated (together with existing commitments) sufficient land for residential purposes to meet the estimated demand for new dwellings. The demand will be met by the logical expansion of existing settlements e.g. Cogan Hall Farm, Penarth and Pencoedtre, Barry (Policies HOUS 1 (8) and (3)) and by the regeneration of brownfield sites e.g. Barry Waterfront, Penarth Haven and Rhoose Point (Policies HOUS 1 (1), (7) and (13)). Consequently, there is not considered to be a requirement for new settlements within the Vale during the Plan Period.

POLICY HOUS 5 - AGRICULTURAL OR FORESTRY DWELLINGS

THE DEVELOPMENT OF NEW DWELLINGS BEYOND THE IDENTIFIED SETTLEMENT BOUNDARIES DESIGNATED BY POLICIES HOUS 2 IN ASSOCIATION WITH AGRICULTURE OR FORESTRY WILL BE PERMITTED IF:

- (i) AN ESSENTIAL NEED, BASED ON A FUNCTIONAL AND WHERE APPROPRIATE FINANCIAL NECESSITY IS CLEARLY DEMONSTRATED;**
- (ii) THE SCALE, SITING, DESIGN, LANDSCAPING AND EXTERNAL APPEARANCE OF THE PROPOSED NEW DWELLING IS COMPATIBLE WITH ANY EXISTING RELATED STRUCTURES AND THE SURROUNDING LANDSCAPE; AND**
- (iii) AN ACCEPTABLE ACCESS TO THE DWELLING CAN BE PROVIDED.**

IF THESE CRITERIA ARE MET A CONDITION WILL BE IMPOSED ON ALL NEW AGRICULTURE/ FORESTRY DWELLINGS LIMITING THE OCCUPATION OF THE DWELLING TO A PERSON SOLELY, OR MAINLY, WORKING, OR LAST WORKING IN THE LOCALITY, IN AGRICULTURE AS DEFINED IN SECTION 336 OF THE TOWN AND COUNTRY PLANNING ACT 1990, OR IN FORESTRY OR A WIDOW OR WIDOWER OF SUCH A PERSON, AND TO ANY RESIDENT DEPENDANTS.



inappropriate in these locations unless justified in the interests of agriculture or forestry.

- 4.4.67** Wherever possible, dwellings for agricultural and forestry workers should be located within settlements in the locality. However, the Council recognises that in certain circumstances, agricultural dwellings need to be located away from the existing settlements. Proposals for such dwellings will be determined according to the criteria set out in Policy HOUS 5.

POLICY HOUS 4 - NEW SETTLEMENTS

PROPOSALS FOR NEW SETTLEMENTS WILL NOT BE PERMITTED.

- 4.4.68** New settlements are defined as substantial (more than 1000 new dwelling units) freestanding villages or small towns. Through the UDP the Council has allocated (together with existing commitments) sufficient land for residential purposes to meet the estimated demand for new dwellings. The demand will be met by the logical expansion of existing settlements e.g. Cogan Hall Farm, Penarth and Pencoedtre, Barry (Policies HOUS 1 (8) and (3)) and by the regeneration of brownfield sites e.g. Barry Waterfront, Penarth Haven and Rhoose Point (Policies HOUS 1 (1), (7) and (13)). Consequently, there is not considered to be a requirement for new settlements within the Vale during the Plan Period.

POLICY HOUS 5 - AGRICULTURAL OR FORESTRY DWELLINGS

THE DEVELOPMENT OF NEW DWELLINGS BEYOND THE IDENTIFIED SETTLEMENT BOUNDARIES DESIGNATED BY POLICIES HOUS 2 IN ASSOCIATION WITH AGRICULTURE OR FORESTRY WILL BE PERMITTED IF:

- (i) AN ESSENTIAL NEED, BASED ON A FUNCTIONAL AND WHERE APPROPRIATE FINANCIAL NECESSITY IS CLEARLY DEMONSTRATED;**
- (ii) THE SCALE, SITING, DESIGN, LANDSCAPING AND EXTERNAL APPEARANCE OF THE PROPOSED NEW DWELLING IS COMPATIBLE WITH ANY EXISTING RELATED STRUCTURES AND THE SURROUNDING LANDSCAPE; AND**
- (iii) AN ACCEPTABLE ACCESS TO THE DWELLING CAN BE PROVIDED.**

IF THESE CRITERIA ARE MET A CONDITION WILL BE IMPOSED ON ALL NEW AGRICULTURE/ FORESTRY DWELLINGS LIMITING THE OCCUPATION OF THE DWELLING TO A PERSON SOLELY, OR MAINLY, WORKING, OR LAST WORKING IN THE LOCALITY, IN AGRICULTURE AS DEFINED IN SECTION 336 OF THE TOWN AND COUNTRY PLANNING ACT 1990, OR IN FORESTRY OR A WIDOW OR WIDOWER OF SUCH A PERSON, AND TO ANY RESIDENT DEPENDANTS.



4.4.69 Applications for new agricultural or forestry dwellings will need to demonstrate that the intention of the applicants to engage in agriculture or forestry is genuine, and will materialise and be capable of being sustained. It should also be shown that no other practical alternative dwellings are available in the locality and the needs of the enterprise in terms of labour and the efficient running of the business render the dwelling essential. Applicants will need to show that the proposed dwelling is likely to be undertaken and be sustainable in the long term. The Council will seek professional advice to assess the viability of existing and proposed agricultural and forestry business activities where required. The history of the landholding will also be taken into consideration.

4.4.70 Planning Policy Wales 2002 states that when determining planning applications for agricultural and forestry dwellings, the following matters should be considered;

- a functional test to establish whether, for the proper functioning of the enterprise (in terms of both its current and likely future requirements), one or more workers needs to be readily available at most times; and
- a financial test to establish that the farming enterprise is economically viable, since if it is not, new permanent accommodation cannot be justified on agricultural grounds, and to provide evidence of the size of dwelling which the unit can sustain.

4.4.71 Where permission is to be granted for a new agricultural or forestry dwelling, occupancy conditions will be imposed on the dwelling itself and may also be imposed on existing dwellings and/or on the business unit which are under the control of the applicant and need, at the time of application, to be used in conjunction with the unit. Planning obligations may also be used, where appropriate, to tie a farmhouse to adjacent farm buildings to prevent them being sold separately without further application to the Council. The size of the proposed dwelling must not be unduly large relative to the needs of the unit or the ability of the enterprise to provide an income to sustain it.

POLICY HOUS 6 - AGRICULTURAL OCCUPANCY CONDITIONS

APPLICATIONS FOR THE REMOVAL OF AGRICULTURAL OCCUPANCY CONDITIONS WILL BE CONSIDERED ON THE BASIS OF REALISTIC ASSESSMENTS OF THE CONTINUING NEED FOR THEIR RETENTION.

4.4.72 The need for an agricultural dwelling relates to an area as a whole and it is not restricted to a particular holding. Proposals to remove agricultural occupancy conditions should normally include evidence that the dwelling has been offered for sale over a sustained period at a price to reflect the occupancy condition. Unless a property is advertised for sale at a realistic price it will be difficult to judge whether such a need exists and therefore whether the condition should be discharged.



people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past and present mental disorder, and Class C2 also includes the personal care of children and medical care and treatment.”

POLICY HOUS 11 - RESIDENTIAL PRIVACY AND SPACE

EXISTING RESIDENTIAL AREAS CHARACTERISED BY HIGH STANDARDS OF PRIVACY AND SPACIOUSNESS WILL BE PROTECTED AGAINST OVER DEVELOPMENT AND INSENSITIVE OR INAPPROPRIATE INFILLING.

- 4.4.81** This policy aims to protect existing high quality housing areas from over development or insensitive or inappropriate infilling. A similar policy was introduced by the Secretary of State for Wales in his approval of the South Glamorgan Structure Plan Proposals for Alteration No. 1 in 1989. Account should also be taken of the Council's Approved Amenity Standards.

POLICY HOUS 12 - AFFORDABLE HOUSING

THE COUNCIL WILL WHERE THERE IS A DEMONSTRABLE NEED, SEEK TO NEGOTIATE WITH DEVELOPERS FOR THE INCLUSION OF A REASONABLE ELEMENT OF AFFORDABLE HOUSING IN SUBSTANTIAL DEVELOPMENT SCHEMES. CLEAR AND ADEQUATE ARRANGEMENTS SHOULD BE MADE TO ENSURE THAT THE BENEFITS OF SUCH HOUSING ARE SECURED FOR INITIAL AND SUBSEQUENT OCCUPANTS.

- 4.4.82** For the purposes of this Policy a substantial development is defined as a housing development of more than 50 units. Affordable housing is defined in Technical Advice Note (Wales) 2 'Planning and Affordable Housing' to encompass both low cost, market and subsidised housing (irrespective of tenure, exclusive or shared ownership, or financial arrangements) that will be available to people who cannot afford to occupy houses generally available on the open market.
- 4.4.83** The level of affordability will vary over geographical areas and over time according to incomes and the operation of the local housing market.
- 4.4.84** The Council's Housing Strategy aims to ensure that as far as resources permit, residents occupy accommodation which is adequate for their needs in terms of size, fitness for occupation and cost. This will be achieved largely through the co-ordination of policies and proposals aimed at providing affordable housing in the Council's Housing Strategy and Operation Programme (HSOP) and the Vale of Glamorgan Unitary Development Plan.
- 4.4.85** The starting point for the provision of affordable housing will be an assessment of the level and geographical distribution of housing need in the Vale, initially utilising existing information on housing need derived from housing waiting lists, the 1991 Census and other relevant information from the housing associations operating within the Vale. A wider assessment of housing need in the former Borough



Council's area was undertaken by consultants in 1994 and the results from this survey assists in forming a more comprehensive means of identifying the level and geographical distribution of housing need. This will take into account house prices and market rents, the size and needs of households and their ability by income to support affordable housing.

- 4.4.86** The bulk of affordable housing provision will be made in the urban areas of the Vale and in particular Barry and Penarth. There are a number of ways that affordable housing may be delivered through the Unitary Development Plan particularly in urban areas, including the conversion of under used space over shops and offices into flats, the conversion of existing buildings into flats and through higher density developments which may make it easier for a developer to provide smaller affordable market units.
- 4.4.87** The best way of securing new affordable housing units will be through the inclusion of a mix and balance of house types and sizes in large new housing developments to cater for a range of housing needs. Eighty units of social housing have previously been secured as part of the development brief produced by Cardiff Bay Development Corporation for the comprehensive redevelopment of Penarth Dock. The comprehensive redevelopment of Barry Waterfront, the developments at North East Barry, Cogan Hall Farm, Penarth, and the Cowbridge Road/Sawmill Site, Ystradowen will also offer opportunities for the provision of affordable housing. The proximity of these sites to existing and proposed services such as shops and public transport offers particular locational advantages. The Council will continue to work closely with Associated British Ports, the Welsh Development Agency, Welsh Assembly Government, registered social landlords and private sector developers to ensure that at least 20% of the total number of residential units are for affordable housing in the Barry Waterfront Redevelopment Scheme.



Holton Reach site on the Waterfront, Barry



POLICY HOUS 13 - EXCEPTION SITES FOR AFFORDABLE HOUSING IN THE RURAL VALE

IF IT CAN BE DEMONSTRATED THAT IN THE RURAL VALE THERE IS AN IDENTIFIED LOCAL NEED FOR AFFORDABLE HOUSING, THE DEVELOPMENT OF A LIMITED NUMBER OF ADDITIONAL SITES WILL BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

- (i) THE SITE IS WITHIN OR ADJOINING AN EXISTING SETTLEMENT BOUNDARY;**
- (ii) THE SITE IS COMMENSURATE IN SCALE, DESIGN AND LOCATION WITH THE IDENTIFIED NEED;**
- (iii) CLEAR AND ADEQUATE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF SUCH HOUSING ARE SECURED FOR INITIAL AND SUBSEQUENT OCCUPANTS;**
- (iv) THE SCALE AND FORM OF THE PROPOSED DEVELOPMENT IS IN KEEPING WITH SURROUNDING USES;**
- (v) THE PROPOSAL HAS NO UNACCEPTABLE EFFECT ON THE AMENITY AND CHARACTER OF EXISTING OR NEIGHBOURING ENVIRONMENTS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF PARKING PROBLEMS OR VISUAL INTRUSION;**
- (vi) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE IMPACT ON GOOD QUALITY AGRICULTURAL LAND (GRADES 1, 2 OR 3a), ON AREAS OF ATTRACTIVE LANDSCAPE OR HIGH QUALITY TOWNSCAPE OR ON AREAS OF HISTORICAL, ARCHAEOLOGICAL, ECOLOGICAL, GEOLOGICAL OR GEOMORPHOLOGICAL IMPORTANCE;**
- (vii) OPEN SPACE IS PROVIDED IN ACCORDANCE WITH THE COUNCIL'S APPROVED STANDARDS;**
- (viii) THE PROVISION OF CAR PARKING AND AMENITY SPACE IS IN ACCORDANCE WITH THE COUNCIL'S APPROVED GUIDELINES;**
- (ix) ADEQUATE COMMUNITY AND UTILITY SERVICES EXIST, ARE REASONABLY ACCESSIBLE OR CAN BE READILY OR ECONOMICALLY PROVIDED.**

FOR THE PURPOSE OF THIS POLICY THE RURAL VALE IS DEFINED AS BEYOND THE SETTLEMENTS OF BARRY, PENARTH, LLANDOUGH (PENARTH), DINAS POWYS AND SULLY.

4.4.88 Planning Policy Wales 2002 section 9.2 states that in rural areas, special provision for affordable housing may be considered to help ensure the viability of the local community. The release of any small housing sites to meet local housing needs as



an exception to the policies for general housing provision must be fully justified in terms of meeting an identified local need for such housing. Sites that are proposed must also meet all the other criteria against which normal housing developments would be judged.

- 4.4.89** The terms “affordable housing” or “affordable homes” are used in the Technical Advice Note (Wales) 2 “Planning and Affordable Housing” to encompass both low cost market and subsidised housing (irrespective of tenure, exclusive or shared ownership, or financial arrangements) that will be available to people who cannot afford to occupy houses generally available on the open market.
- 4.4.90** The Technical Advice Note (TAN) goes on to say that the Government's wish to encourage diversity of housing tenure, advocated in the 1995 Housing White Paper, applies equally to affordable housing delivered through the planning system.
- 4.4.91** In respect of rural exception sites the TAN states that these can provide “a small but important additional source of affordable housing in rural areas to meet the needs of local people”. Such sites will be released as an exception to normal plan policies, should be located within or adjoining existing villages, and should be regarded as additional to the provision of housing for general demand. The TAN goes on to state that it is not envisaged that the scale of provision of affordable housing on land which would not normally receive planning permission for housing will be large or such as to unbalance the pattern of settlements in the community.
- 4.4.92** The above policy sets out criteria against which rural exceptions proposals will be judged. The Council is to undertake a rural needs housing survey during 1998/9. Pending its publication applicants will need to establish that there is an identified local need for affordable housing in the area.

POLICY HOUS 14 - GYPSY CARAVANS

PROPOSALS FOR THE USE OF LAND FOR THE SITING OF RESIDENTIAL CARAVANS OCCUPIED BY GYPSIES WILL ONLY BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE MET:

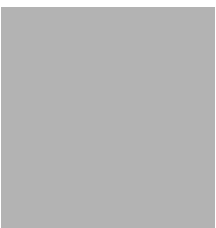
- (i) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON THE AMENITY OR CHARACTER OF NEARBY AREAS BY VIRTUE OF NOISE, TRAFFIC CONGESTION, EXACERBATION OF TRAFFIC CONGESTION OR PARKING PROBLEMS;**
- (ii) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE EFFECT ON THE INTERESTS OF AGRICULTURE, CONSERVATION AREAS OF ECOLOGICAL, GEOLOGICAL, GEOMORPHOLOGICAL AND WILDLIFE IMPORTANCE OR LANDSCAPE PROTECTION;**
- (iii) THE PROPOSAL HAS A SAFE VEHICULAR ACCESS;**
- (iv) SATISFACTORY LANDSCAPING IS PROVIDED;**
- (v) ADEQUATE COMMUNITY AND UTILITY SERVICES EXIST AND ARE REASONABLY ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED.**

**HOUSING****POLICY 3**

LAND WILL BE MADE AVAILABLE FOR AN ADDITIONAL 6079 DWELLINGS BETWEEN 1998 - 2011. THIS PROVISION WILL BE MET BY:

- (i) THE PROVISION OF INFRASTRUCTURE AND SERVICES FOR THE DEVELOPMENT OF SITES WITH PLANNING PERMISSION FOR HOUSING;**
- (ii) THE REDEVELOPMENT OF SUITABLE SITES IN THE URBAN AREAS OF BARRY, PENARTH AND RHOOSE;**
- (iii) THE REPLACEMENT OF UNFIT AND SUBSTANDARD HOUSING;**
- (iv) THE DEVELOPMENT OF A RANGE OF SITES IN THE SOUTH EASTERN PART OF THE VALE OF GLAMORGAN WITHIN AND ADJOINING BARRY, PENARTH AND RHOOSE, TO BE IDENTIFIED IN PART II;**
- (v) THE DEVELOPMENT OF MINOR SITES IDENTIFIED IN PART II;**
- (vi) THE MAINTENANCE, REHABILITATION AND IMPROVEMENT OF EXISTING HOUSING STOCK, THE CONVERSION OF SUITABLE EXISTING DWELLINGS AND THE CHANGE OF USE OF SUITABLE STRUCTURES TO PROVIDE ADDITIONAL MODERN HOUSEHOLD UNITS; AND**
- (vii) AFFORDABLE HOUSING FAVOURED AT APPROPRIATE LOCATIONS AND IN ADDITION, THE PROVISION OF AFFORDABLE HOUSING ON APPROPRIATE SMALL SITES OUTSIDE OF THE GENERAL HOUSING ALLOCATION.**

QUESTION22h



QUESTION
22h

Vale of Glamorgan Local Development Plan 2011-2026

Affordable Housing



Draft Supplementary
Planning Guidance

2015



THE VALE OF GLAMORGAN COUNCIL

DRAFT AFFORDABLE HOUSING

SUPPLEMENTARY PLANNING GUIDANCE

NOVEMBER 2015

CONTENTS

	Page
1. Introduction	1
2. National Policy Context	1
3. Affordable Housing Need in the Vale of Glamorgan	2
4. Planning Requirements for Affordable Housing	3
5. Delivering Affordable Housing Provision & Commuted Sums	8
6. Reviewing Development Viability	11
7. Affordable Housing in Rural Areas	16
8. Design Considerations	18

Contacts

Development Management

Dock Office

Barry Docks

Barry

CF63 4RT

Telephone: (01446) 704681

E-mail: Developmentcontrol@valeofglamorgan.gov.uk

Housing Strategy

The Civic Offices

Holton Road

Barry

CF63 4RU

Tel: (01446) 7097476

E-Mail: Housingstrategy@valeofglamorgan.gov.uk

1. Introduction

1.1 The purpose of this Supplementary Planning Guidance (SPG) is to set out the Council's approach to delivering affordable housing through the planning system. It sets out the Council's planning requirements and mechanisms for securing and delivering affordable housing within the Vale of Glamorgan.

1.2 This SPG updates and replaces the Council's previous Affordable Housing SPG (2006) and has been produced to support the policies of the Vale of Glamorgan Local Development Plan (LDP) which address the affordable housing needs within the Vale of Glamorgan as evidenced in the Council's latest Local Housing Market Assessment (LHMA 2015), and Affordable Housing Viability Assessment (AVHA 2015).

1.3 The SPG provides guidance on:

- The Council's requirements for affordable housing, including level of provision, type, tenure, size and standards of affordable housing sought from housing developments;
- The use of Section 106 agreements to secure affordable housing provision;
- The Council's approach to off-site provision of affordable housing and financial contributions;
- How issues surrounding development viability may be taken into account in respect of affordable housing provision; and
- The Council's approach to rural exception sites for affordable housing.

1.4 The SPG also summarises the key sources of evidence used to inform the Council on current levels of affordable housing and viability assessments used to justify the affordable housing contributions set out in the LDP and SPG.

Status of this Guidance

1.5 The SPG has been prepared as background evidence to the forthcoming Public Examination of the Vale of Glamorgan Local Development Plan. Formal consultation in accordance with the Council's protocol for the preparation and adoption of SPG will be undertaken following adoption of the LDP. The SPG may be used as a material consideration for Development Management decisions, in accordance with the Cabinet Report dated 14th December 2015.

2. National Policy Context

2.1 The National Planning Policy context for the provision of affordable housing through the planning system is set out in Planning Policy Wales (PPW¹) and Technical Advice Note 2 (TAN) Planning for Affordable Housing (June 2006). Further advice is provided in 'Delivering Affordable Housing Using Section 106 Agreements – Practice Guidance' (2008) and 'Delivering Affordable Housing Using Section 106 Agreements: A Guidance Update' (2009).

2.2 PPW highlights the important contribution that affordable housing makes to community regeneration, social inclusion and in the development of sustainable communities. It requires

¹ Planning Policy Wales Edition 7 – August 2014

Local Planning Authorities (LPAs) to have full understanding of the level of affordable housing need within their area, alongside development viability and the availability of public subsidy.

2.3 Paragraphs 9.2.16 and 9.2.17 set out the requirements for development plans in respect of the provision of affordable housing:

- *Development plans must include **an authority-wide target for affordable housing** (expressed as numbers of homes) based on the LHMA and identify the expected contributions that the policy approaches identified in the development plan (for example, site thresholds, site specific targets, commuted sums and affordable housing exception sites) will make to meeting this target. The target should take account of the anticipated levels of finance available for affordable housing, including public subsidy, and the level of developer contribution that can be realistically sought. In principle all new market housing may contribute to meeting the need for affordable housing.*
- *In their development plan local planning authorities should include either **site thresholds** or a combination of thresholds and **site-specific targets**. Local planning authorities should set site capacity thresholds for residential developments above which a proportion of affordable housing will be sought from developers. This applies both to sites specifically allocated in the development plan and to unallocated sites and will normally take the form of on-site affordable housing contributions. Site specific targets are indicative affordable housing targets for each residential site and for each mixed-use site which includes a residential component. For sites which fall below the site threshold local planning authorities may secure commuted sums using a section 106 agreement. Commuted sums should be used by the local planning authority solely for facilitating or providing affordable housing.*

2.4 In preparing this SPG the Council has taken into account the latest affordable housing viability work that supports the site capacity thresholds and targets contained within the SPG, consistent with the affordable housing requirements of the LDP.

3. Affordable Housing Need in the Vale of Glamorgan

3.2 The Vale of Glamorgan Local Housing Market Assessment (2015) provide the latest evidence on affordable housing need, identifying a net annual need for 559 Affordable Housing Units, comprising 331 social rented units and 228 units of intermediate housing, with the latter split between 115 low cost home ownership (LCHO) dwellings and 113 intermediate rented dwellings. The greatest need is for one and two bedroom properties, across all areas of the Vale of Glamorgan, although in some areas the LHMA identifies a requirement for 3 and 4 bedroom properties.

3.3 In terms of spatial distribution, there is a general need for affordable housing across the Vale of Glamorgan, with the highest areas of need identified as Barry, Penarth and Llandough, followed by Llantwit Major, Dinas Powys, Cowbridge, Rhoose, Sully, St Athan, Wenvoe, Peterston Super Ely, Llandow/Ewenny and St Bride's Major (Table 1).

AREA	SOCIAL HOUSING	INTERMEDIATE RENT	LCHO	Total
Barry	66	33	50	149
Cowbridge	25	9	5	39
Dinas Powys	24	8	6	38
Llandow/Ewenny	8	2	2	12
Llantwit Major	26	6	9	41
Penarth & Llandough	101	30	21	152
Peterston-Super-Ely	8	2	2	12

Rhose	17	8	6	31
St. Athan	11	1	8	20
St. Bride's Major	7	5	1	13
Sully	24	4	5	34
Wenvoe	14	4	0	18
Vale of Glamorgan	331	113	115	559
	70%	14%	16%	100%

4. Planning Requirements for Affordable Housing in the Vale of Glamorgan

4.1 The Council's policy on planning obligations is set down in Policy MG4 (* as proposed follow Focused Changes Consultation 2015) of the Vale of Glamorgan LDP: Community Infrastructure and Planning Obligations which states:

POLICY MG 4 - AFFORDABLE HOUSING

RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE SCHEMES) WILL BE REQUIRED TO CONTRIBUTE TO MEETING AFFORDABLE HOUSING NEED AND SHOULD MEET THE LEVELS OF AFFORDABLE HOUSING SET OUT BELOW:

30% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- BARRY.

35% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 5 OR MORE UNITS IN:

- LLANTWIT MAJOR ;
- RHOOSE; AND
- ST ATHAN.

40% AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENTS RESULTING IN A NET GAIN OF 1 DWELLING OR MORE; OR THE CONVERSION OF EXISTING BUILDINGS RESULTING IN A NET GAIN OF 2 OR MORE DWELLINGS IN:

- COWBRIDGE;
- DINAS POWYS;
- LLANDOUGH;
- PENARTH;
- SULLY;
- WENVOE;
- THE MINOR RURAL SETTLEMENTS; AND
- THE RURAL VALE OF GLAMORGAN.

* ON SITES OF 4 DWELLINGS AND BELOW THE COUNCIL WILL SEEK EITHER THE ON SITE PROVISION OF AFFORDABLE HOUSING OR A COMMUTED SUM TOWARD THE PROVISION OF AFFORDABLE HOUSING. WHERE COMMUTED SUMS ARE REQUIRED THESE WILL BE SECURED IN ACCORDANCE WITH THE COUNCIL'S AFFORDABLE HOUSING SUPPLEMENTARY PLANNING GUIDANCE.

THE PROVISION OF AFFORDABLE HOUSING WILL BE NEGOTIATED ON A SITE-BYSITE BASIS TAKING INTO ACCOUNT THE EVIDENCED VIABILITY OF THE DEVELOPMENT. CONTRIBUTIONS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET OUT IN THE COUNCIL'S AFFORDABLE HOUSING SPG, WHICH PROVIDES GUIDANCE ON VIABILITY AND THE CIRCUMSTANCES UNDER WHICH CONTRIBUTIONS MAY BE VARIED OR REVIEWED.

4.2 Policy MG4 shall apply to all self-contained dwellings (i.e. all uses that fall within class C3 the Use Class Order) including C3 residential elements of mixed use schemes as well as self-contained units for people of pensionable age (e.g. 'retirement' apartments), and supported/sheltered housing or extra care developments where these are not affordable housing in their own right i.e. developed by a Registered Social Landlord (RSL).

4.3 Where the percentage of affordable housing does not equate to a whole number, the requirement will be assumed to be a minimum and therefore, the figure should be rounded up to the nearest whole number, unless it is demonstrated that the requirement undermines the viability of the development, which is considered in more detail below. The approach on smaller sites is explained below at section 6.

4.4 Development Viability as set out in 6 below will be considered for any application triggering an affordable housing contribution. If a development viability appraisal satisfactorily demonstrates that a reduced contribution should be sought, then this will be considered as set out in section 6.

4.5 The Council application of Policy MG4 will be undertaken on the basis of the following postcode areas contained in Table 2, and were originally established in the Council's Affordable Housing Viability Assessment (2010). The areas reflect the viability within each of the housing submarket area postcodes (Figure 1 page 5). In cases where a development proposal either abuts or crosses 2 postcode areas the Council shall apply the higher policy requirement to the whole site unless site specific viability evidence demonstrates otherwise.

Sub Market Area	Sub Market Area Postcodes	Threshold	Requirement
Rural	CF7 17, CF35 5, CF35 0, CF32 0, CF72 8, CF72 9	Net gain of 1 dwelling and above*	40%
East Vale	CF5 6, CF5 5, CF11 8		
Penarth	CF64 1, CF64 2, CF64 3, CF64 4, CF65 5		
Rural South & Coast	CF61 1, CF61 2, CF62 3, CF62 4	Net gain of 5 dwellings and above	35%
Barry East & West	CF62 5, CF62 6, CF62 7, CF63 1, CF63 2, CF63 3, CF64 4, CF62 8, CF62 9	Net gain of 5 dwellings and above	30%

*Excluding the subdivision of one dwelling into two flats and barn conversions.

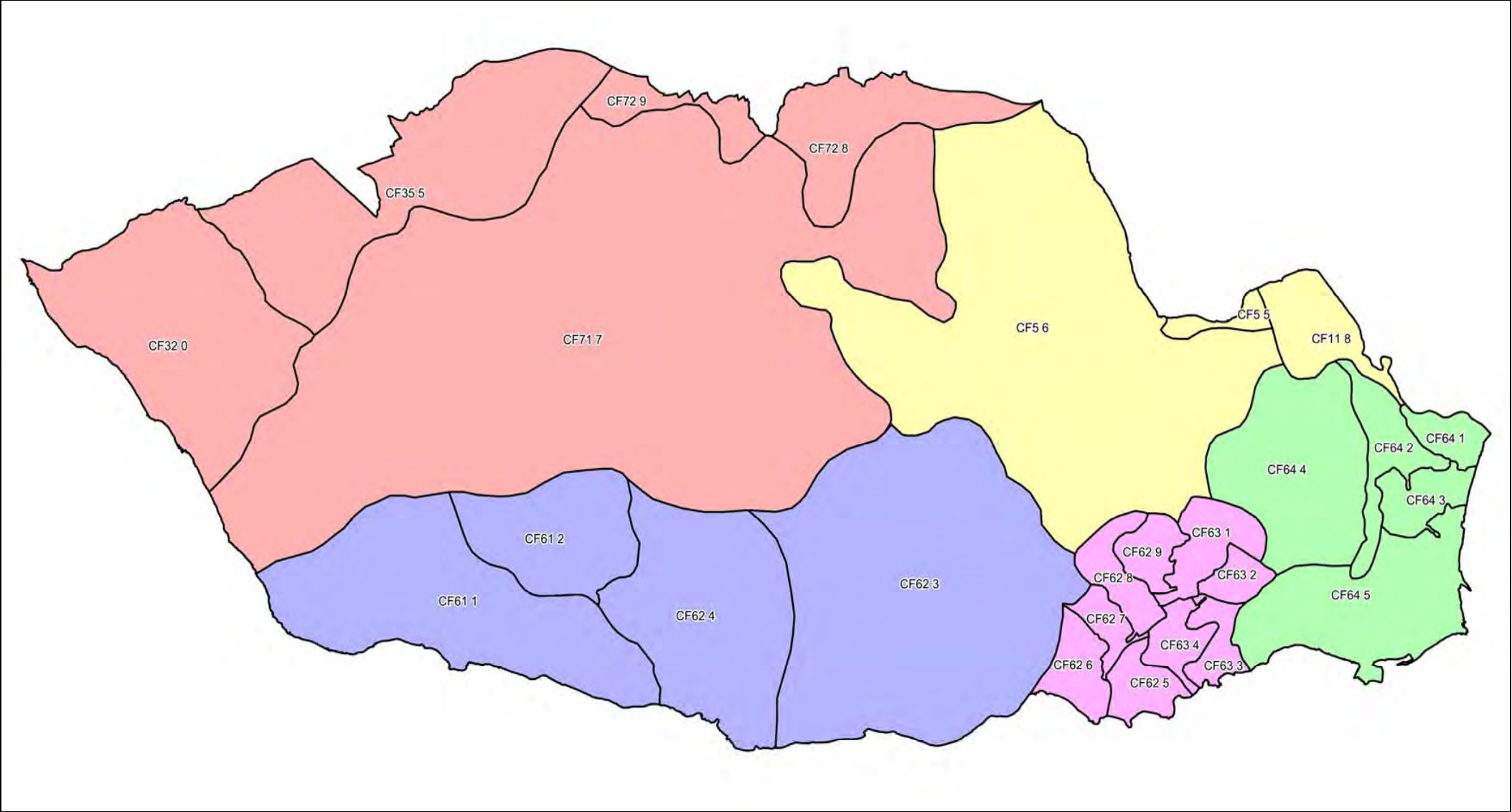
Subdivided and phased development sites

4.6 Where a site is subdivided, the Council will treat such sites in their totality if the schemes, together, would accommodate more than the relevant number of dwellings. Under such circumstances, each subdivided plot will be required to provide a contribution towards the relevant obligation proportionate to its size and relative to the overall site requirements for affordable housing. If sites are proposed in such a way as to undermine the delivery of affordable housing, this could lead to a refusal of planning permission. For outline planning applications a commitment to the delivery of affordable housing will be necessary at this stage and will be secured through a Section 106 Agreement, and then detailed in any subsequent Reserved Matters application.

4.7 Where developments are proposed which fall short of the threshold by up to 10%, it will be necessary for the Local Planning Authority to consider whether this is deliberate underdevelopment of the site to avoid the affordable housing threshold. If so, there is planning case law to support a stance that the requirement should be applied.

4.8 As a general rule LDP Policy MD 7 (Housing Densities) sets out that a minimum density of 30 dwellings per hectare will be considered appropriate to most sites, with a lower density of 25 dwellings per hectare being appropriate in the minor rural settlements. However, site specific or contextual constraints may make lower densities necessary and this will need to be considered by the Local Planning Authority on a site by site basis.

Figure 1-Sub Housing Market Area Postcodes



Funding arrangements

4.9 Traditionally, the funding for the delivery of subsidised affordable housing has come from the Social Housing Grant (SHG) provided by the Welsh Government (WG). However, as a result of the increased levels of affordable housing need across Wales and reduced levels of public subsidy available, the WG is now placing greater emphasis on the planning system to deliver affordable housing through developer subsidy.

4.10 Consequently, in order to satisfy the Council's affordable housing requirements, developers and landowners should, in the first instance assume that no grant or other funding sources are available. Indeed the Council's viability assessment tested development viability with zero grant availability, and therefore the Council considers that in most cases the absence of grant funding should not be an issue with regard to development viability in the Vale of Glamorgan.

4.11 Based on up to date evidence of housing need in the Vale of Glamorgan, the AHVA assumed a tenure split of 70% social rented housing and 30% intermediate housing, which may be intermediate rent or low cost home ownership. Both tenures are delivered differently and require a different amount of developer subsidy, as set out below.

4.12 The Council will use the WG's Acceptable Cost Guidance (ACG), which sets out the cost at which RSLs should expect to build social rented housing for within the Vale of Glamorgan. These are based on the cost of construction, including services and constructed in accordance with the Welsh Housing Quality Standards² for social housing. The developer will be required to subsidise the affordable housing units at a rate of 58% of ACG in line with the level of funding otherwise secured through SHG. In other words, the price an RSL will be expected to purchase a social rented property for will be no more than 42% of the relevant ACG figure for that type of property in that location. ACG figures are published by the Welsh Government and are available on their website³.

4.13 Intermediate properties are usually purchased at 70% of the Open Market Value (OMV) of the relevant property which is usually determined once the OMV of the units can be reasonably established on the development. Such matters should be agreed between the developer, the RSL and the Council in light of appropriate evidence. Therefore, the level of developer subsidy for intermediate properties is usually 30% OMV for the relevant property.

Section 106 Agreements

4.10 Affordable Housing will normally be secured by means of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended). These are usually between a local planning authority and developers or land owners and specify that a proportion of the dwellings to be built on site are built and thereafter maintained as affordable housing. Section 106 agreements run with the land as a land charge and apply to successive owners.

4.11 Section 106 agreements will normally specify:

- The number or percentage, type and tenure mix of affordable homes to be provided on the site;

² <http://gov.wales/topics/housing-and-regeneration/housing-quality/welsh-standard/?lang=en>

³ <http://gov.wales/docs/desh/publications/150401-acceptable-cost-guidance-en.pdf>

- The amount and timing of any financial contribution to be paid in lieu of on-site delivery (if appropriate);
- The control and management of the housing to ensure it is secured in perpetuity which will usually be by the transfer of the affordable homes to a registered social landlord and any hand-over arrangements;
- The occupancy of the housing which will be reserved for people in housing need according to criteria determined by the Welsh Government and the Council;
- The location and phasing of affordable housing provision in relation to the development of the site and any trigger points when affordable housing must be provided; and
- Arrangements for the fall-back provision of financial contributions in lieu of on-site provision in exceptional circumstances and arrangements for unusual circumstances such as mortgage default.

Mix and Types of Affordable Housing

House Types

4.12 The Council's LHMA highlights the need to provide a range of dwelling sizes across the Vale of Glamorgan, with the greatest current demand being for 1 and 2 bedroom properties. Some of this demand can be attributed to Central Governments ongoing welfare reforms and the removal of the Spare Room Subsidy, more commonly known as the "Bedroom Tax", which has significantly increased the need for one and two bedroom properties, to allow people to downsize from unsuitable and increasingly unaffordable properties. The Council will continue to seek to provide a mixture of dwelling sizes and, in some circumstances, may look to negotiate a proportion of dwellings suitable for older persons such as bungalows or supported housing. However, the house type and mix should also reflect the overall house type mix of the development proposed such that the affordable housing integrates well with the overall development.

4.13 In terms of the types of properties developed the Council's preference is likely to be for two bedroom properties to be provided in the form of houses since flats are largely unsuitable to meet the needs of households with children. Where smaller 1 or 2 bedroom properties are located within flatted developments, these should be provided in the form of walk up flats as they offer long term sustainability for tenants. In order to establish the actual dwelling mix and type, it is recommended that developers seek advice from the Council's Housing Strategy Team at an early stage so that the tenure and mix preferences can be established as part of the application process.

Tenure Mix

4.14 The Council's LHMA revealed that the greatest affordable housing tenure need within the Vale of Glamorgan is Social Rented, followed by Low Cost Home Ownership (LCHO) and Intermediate Rent. Accordingly, the Council will usually require the affordable housing tenure to be provided at a ratio of 70% social rented, 30% low cost home ownership/intermediate rent consistent with the local housing needs identified in the Council's LHMA. The Council's AHVA considered this tenure ratio when establishing the impact of affordable housing on development viability across the Vale of Glamorgan.

However, on smaller sites where the affordable housing provided would be a single unit, the Council will require this to be social rented dwelling.

4.15 **Social Rented Housing** is rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.

4.16 **Intermediate Housing** is that which is available to either rent or purchase at prices above those of social rent, but below market prices, providing an important role in bridging the gap between social and affordable rented homes and owner occupation, hence the term “intermediate”. This tenure includes Intermediate Rented dwellings and Low Cost Home Ownership dwellings.

4.17 **Intermediate Rented Dwellings** are generally set at 80% of local open market rents and are inclusive of service charges.

4.18 **Low Cost Home Ownership** can take the form of shared equity, shared ownership and HomeBuy schemes. A number of RSL’s within the Vale of Glamorgan are also members of the “Homes Within Reach Scheme” a shared equity home ownership scheme for first time buyers. These schemes enable a household to purchase an equity share (initially a minimum 70%) and the remaining equity is retained by an RSL, although purchasers are offered the opportunity to purchase the property outright in the future, known as “staircasing”. To enable the mortgage to be at an affordable rate, the purchase price of the LCHO unit is discounted against open market values

4.19 It is vitally important to the Council for all affordable housing secured through the planning system to be made financially accessible particularly to those household on lower incomes who cannot afford open-market housing. The Council shall therefore require open market housing to be discounted at 30% below open market value. In areas of the County where there is a particularly pronounced affordability problem, with higher house price to income ratios, developers will be encouraged to consider setting the price at a lower level of market value. The legal agreement will ensure the same discount from full price is used in all future sales of the property.

5 Delivering Affordable Housing Provision & Commuted Sums

Onsite and Offsite Provision

5.1 At paragraph 12.5 TAN 2 states: “The strong presumption is that affordable housing secured through planning obligations will be provided on the application site so that it contributes to the development of socially mixed communities. Development plans (or SPG) should set out the exceptional circumstances where provision may not need to be on an application site (for example where the management of the affordable housing cannot be effectively secured).”

5.2 In line with the WG advice, the Council will normally expect developments to deliver affordable housing on development sites, usually in the form of units built for and transferred to the Council or a RSL, unless there are exceptional circumstances why this cannot be achieved, such as:

- Insurmountable development viability issues caused or exacerbated by the affordable housing requirements;
- Site specific circumstances which would make affordable housing delivery and/or management extremely difficult; or
- There is a demonstrable local over-supply of affordable housing and/or severe shortage of affordable housing elsewhere in the Local Authority Administrative Area that could be best

catered for through off-site contributions to deliver affordable housing in the areas of highest need.

5.3 Where it has been established (see viability section below) that affordable housing cannot (or should not) be secured on site, the second preferred approach will be off-site provision that is where the equivalent amount of affordable housing is delivered on an alternative suitable site. In such cases, a site should be identified, have secured planning permission and be delivered within an agreed timescale to coincide with the delivery of the 'parent' market housing site. Developers will be expected to demonstrate that they have made reasonable efforts to identify appropriate alternative sites for the delivery of off-site affordable housing in the area.

Commuted Sums

5.4 Where the delivery of affordable housing cannot readily be delivered either on or offsite, a financial contribution in lieu of on-site provision may be accepted and would need to be secured through a Section 106 Agreement. Generally on sites of 5 or more dwellings, financial contributions will only be acceptable where it has been robustly justified by sound planning reasons as set out above.

Establishing the value of the commuted sum payment

5.5 Commuted sums will be directly linked to what the contribution would have been if the affordable dwellings would have been on site, and calculated using ACG, this being the notional development cost of an affordable home, and includes land acquisition. For the Vale of Glamorgan the ACG band is 4 within Barry, Rhoose and St Athan areas and band 5 elsewhere. The ACG value will reflect the type of market dwellings being proposed on the site e.g. 2-bed flats or 4-bed houses.

5.6 Where the Council agrees that a commuted sum payment is appropriate this will be calculated on the basis of the below formula:

ACG £ per unit x % SHG x N = £ financial contribution Where:

- ACG= Acceptable Cost Guidance per dwelling, related to dwelling type and occupancy (e.g. 2 person 1 bed flat) for different cost bands in Wales, being the current ACG published by the Welsh Government. For the Vale of Glamorgan, the ACG bands are 4 and 5.
- % SHG= Social Housing Grant rate. This is normally expressed as the total proportion of actual scheme costs that will be funded by WAG.
- N= Number of affordable housing units (at parity and rounded to the nearest whole unit).

5.7 On sites of 1 or 2 dwellings a commuted sum it is more likely in a practical sense to deliver affordable housing through payment of a financial contribution in lieu of on-site provision. On sites between 3 and 9 dwellings, the Council will expect some affordable housing to be provided on site, with financial contributions to be paid where the number of dwellings does not equate to a whole number.

Barry

5.8 Within the Barry, Llantwit Major, St. Athan and housing market areas the Council's Affordable Housing policy requires all residential sites resulting in a net gain of 5 or more dwellings to provide an element of affordable housing:

On sites between 5-9 dwellings, requiring 30%, this would work as follows:

- 5 dwellings - 4 market units and 1 affordable unit plus contribution (AHC x 0.5)
- 6 dwellings – 5 market units and 1 affordable units plus contribution (AHC x 0.8)
- 7 dwellings - 5 market units and 2 affordable units plus contribution (AHC x 0.1)
- 8 dwellings - 6 market units and 2 affordable unit plus contribution (AHC x 0.4)
- 9 dwellings – 7 market units and 2 affordable unit plus contribution (AHC x 0.7)

Llantwit, Rhoose, St. Athan

5.9 On sites between 5-9 dwellings, requiring 35%, this would work as follows:

- 5 dwellings - 4 market units and 1 affordable unit plus contribution (AHC x 0.75)
- 6 dwellings – 4 market units and 2 affordable units plus contribution (AHC x 0.1)
- 7 dwellings - 5 market units and 2 affordable units plus contribution (AHC x 0.45)
- 8 dwellings - 6 market units and 2 affordable unit plus contribution (AHC x 0.8)
- 9 dwellings – 6 market units and 3 affordable unit plus contribution (AHC x 0.15)

Rural, East Vale and Penarth

5.10 Within the Rural, East Vale and Penarth housing market areas the Council's Affordable Housing policy requires all residential sites resulting in a net gain of 1 or more dwellings to provide an element of affordable housing:

In areas with a 40% requirement, this would work as follows:

- 1 dwelling - financial contribution only (AHC x 0.4)
- 2 dwellings – financial contribution only (AHC x 0.8)
- 3 dwellings – 2 market units and 1 affordable unit plus contribution (AHC x 0.2)
- 4 dwellings - 3 market units and 1 affordable unit plus contribution (AHC x 0.6)
- 5 dwellings - 3 market units and 2 affordable units
- 6 dwellings – 4 market units and 2 affordable units plus contribution (AHC x 0.4)
- 7 dwellings - 5 market units and 2 affordable units plus contribution (AHC x 0.8)
- 8 dwellings - 5 market units and 3 affordable unit plus contribution (AHC x 0.2)
- 9 dwellings – 6 market units and 3 affordable unit plus contribution (AHC x 0.6)
- 10 dwellings - 6 market units and 4 affordable units

Tenure split for on-site provision

5.11 In term of on-site requirements for small sites, the tenure split for small sites would reflect the 70:30 tenure split as elsewhere, as follows:

- 1 dwelling = social rented
- 2 dwellings = 1 x social rented, 1 x Intermediate
- 3 dwellings = 2 x social rented, 1 x Intermediate
- 4 dwellings = 3 x social rented, 1 x Intermediate

How will commuted sums be spent?

5.12 At paragraph 12.5 TAN 2 states: “any off-site provision of affordable housing or a financial contribution in lieu of on-site provision must contribute towards the objective of providing affordable housing. This could be achieved by bringing existing housing back into use for affordable housing or supporting the delivery of affordable housing on another site (either for 100% affordable housing or another site where affordable housing is to be provided).”

5.13 The Council will seek to make the most effective use of any financial contributions for affordable housing, taking into account the availability of suitable opportunities at the time they are received. The following list of potential spending options is not in order of priority nor is it exhaustive, and may change over time, depending on needs and opportunities. Affordable housing contributions may be used to:

- Support the renewal of existing Council housing stock;
- Support specific initiatives to regenerate the existing housing stock, e.g. empty property grants.
- Support Registered Social Landlords (RSLs) or the Council to purchase suitable properties on the open market and adapt them for affordable housing
- Fund the purchase of land for development by a RSL or the Vale of Glamorgan Council for affordable housing; and
- Support site development and / or construction costs on land already owned by the Council or RSL - to bring forward development and/or improve tenure mix and enhance affordability for rental and affordable home ownership options.

5.14 The Council may combine financial contributions from different sites if appropriate and will spend contributions in the way that best achieves the Council’s and local communities’ priorities for affordable housing. The number of units resulting from expenditure may be more or less than the units used to calculate the contribution as dwelling types, tenure, specifications and other aspects will vary from scheme to scheme.

5.15 Section 106 agreements will usually include a clause requiring the Council to refund any unexpended financial contributions to the developer within a set timeframe. For affordable housing contributions, this will normally be a minimum of 10 years from the date of receipt. This reflects the complex nature of delivering affordable housing, including the time taken to identify appropriate sites and to identify a partner for delivery and future management of the affordable housing.

6. Reviewing Development Viability

6.1 Planning Obligations and affordable housing will have an impact on land values and landowner expectations, therefore the Council will expect that applicants have considered in full the overall cost of development, including the required planning obligations and any abnormal costs, when negotiating the purchase of land. The Council has developed this document alongside the Planning Obligations SPG to enable Developers to undertake this assessment. In addition the Council offers pre-application advice to Developers to fully establish the policy position in respect of these matters.

6.2 Where a site is still under option it will always be expected that the policy requirements can be met provided that the scheme is not abnormally costly or abnormally under value for the area. These costs should be reflected in the price that the developer purchases the site for so ensuring that the proposed development site is economically viable to meet the Council’s affordable housing requirements. If

there is any doubt about viability on a particular site, it will be the responsibility of the developer to offer the land owner less for the site, or to maximise the mix on site to achieve policy prior to entering into discussions with the Council.

6.3 In setting its planning policies for affordable housing and other planning obligations, the Council has undertaken strategic viability assessments which demonstrate that, in most cases, the Council's policy requirements are achievable and realistic. This will be the starting point for negotiations and therefore, the burden of proof shall lie with the developer to demonstrate why there are extraordinary viability constraints on their development.

6.4 The Welsh Government guidance on Delivering Affordable Housing Using Section 106 Agreements, A Guidance Update (2009) states that Local Planning Authorities should be clear about those situations where the Council will be willing to accept reduced planning obligations or affordable housing contributions and notes that in some cases it may be appropriate for an authority to refuse to agree these (paragraph 5.4 refers). The Council considers that reduced planning obligations or affordable housing contributions will only be justified on the grounds of development viability where there is sufficient planning merit weighing in favour of the development, such as:

- The delivery of a strategically important development site in the context of the Local Development Plan
- There are unusual or extraordinary site constraints affecting viability that must be overcome for the site to be developed and the development would be in the wider public interest (e.g. protection of a listed building, contaminated land, urban renewal project etc.)
- The development itself is being used as a means of delivering / subsidising a mixed use, commercial or community project (in the public interest) which would not be deliverable without financial support

6.5 In order to demonstrate that a reduction in the affordable housing provided is absolutely, necessary to make a development financially viable and deliverable, the Council will require the applicant to undertake a full Development Viability Appraisal for assessment by the Council, which can then be used for negotiating a reduction in affordable housing or other planning obligations.

6.6 Before commencing with a site viability appraisal, the Council will require evidence from the developer that shows that they have fully considered ways that may reduce development costs and/or increase the scheme value to enable the scheme to deliver the required level of affordable housing. Such measures may include consideration of alternative site densities, dwelling mixes and tenure, site layouts, landscaping and construction specifications. Consultation with RSLs can also help ascertain design standards which will be expected for affordable units, which can help with developing accurate costs.

Development Viability Appraisal Requirements

6.7 The Council can only make sound judgments about site specific development viability on the basis of full and robust development appraisals. Therefore, the Council will require applicants to provide the following detailed information. The level of supporting evidence required (i.e. valuations, costs reports etc.) will depend upon how far the viability inputs deviate from acceptable parameters based on industry norms. Any 'assumptions' must be clearly explained and justified.

6.8 The evidence will be assessed on whether the figures prove that the scheme would be unviable if it were to meet all affordable housing and other planning obligation requirements. Where an applicant

wishes for some information to be kept confidential in the interests of commercial sensitivity this should be clearly stated and the submission will not be made publically available, though it will be referenced in Planning Committee reports if being relied upon to justify a departure from planning policy.

6.9 All information submitted will need to be independently verified by either a suitably qualified quantity surveyor with local market knowledge and/or the District Valuer, the cost of which should be borne by the developer. Information should be set out under the headings below so that this can be cross referenced back to the Wales Development Appraisal Toolkit. Developers should only provide those costs applicable to their development.

(i) General Requirements:

- The Council's policy requirements should be the starting point for applicants and viability appraisals should work backwards from this. The Council will expect land transactions to reflect policy, rather than the other way around.
- Evidence should be provided to show what consideration has been given to alternatives in order to improve viability. Such measures can include altering development densities, layout, dwelling tenure, and design and build specifications.

(ii) Development incomes / Revenues

Open Market Sales income.

Projected sales values should be evidenced by either a bespoke valuation provided by an independent chartered surveyor (RICS), using the red book valuation approach, or three local estate agent market appraisals specific to the unit type and location. Recent sales evidence of comparable development sites should be submitted in support of these assumptions.

Social Rented and Intermediate Tenure income.

Projected values of rented units to be sold to a RSL must be based on what an RSL would pay taking into account the maximum rent levels and reasonable costs associated with managing and maintaining the properties. In respect of LCHO the value of units to be sold to an RSL, will be required to take into account the relevant required discount percentage from open market value (as set out in section 5 of this SPG).

Any other potential revenues to the scheme, such as

- Grant/subsidy
- Ground rents
- Cross subsidy from a commercial element

(iii) Development costs

Cost estimates should be provided by a Quantity Surveyor or other suitably qualified professional. Build costs should be provided as £ per m² of Gross Internal Area (GIA) and should cover sub and super structure. This will be different for different types of dwelling (e.g. flats compared with housing; conversion compared with new-build).

(iv) External works and infrastructure.

Site Preparation/Demolition – site preparation/prelims and a reasonable allowance for demolition is included within BCIS so additional cost should not be included in this section if BCIS data is used. If substantial demolition is required the costs should be evidenced by quotes.

- Roads and sewers
- Services (power, water, gas, telecommunications and IT)
- Strategic landscaping
- Off-site works
- Public open space
- Site specific sustainability initiatives
- Plot specific external works

(v) Professional fees.

These may include fees for planning application(s), land acquisition, architect, planning agent, quantity surveyor, building control and stamp duty.

(vi) Finance costs (including how these have been calculated).

Details of project finance, related to phasing of construction and sales, should be clearly set out. The proportion of the overall cost to be met by securing bank loans, and the rate of interest applicable to these, should be included in the open book assessment. Developer internal overheads– often included within developers return/profit, where shown as a separate item should be reflected in the projected profit margin.

(vii) Fees relating to the marketing and sale of the units.

These may include the reasonable costs of sales (e.g. marketing agent commission) and legal input for the sale or transfer of units. These costs must be benchmarked in line with current industry standards and phased appropriately.

(viii) Abnormal/exceptional development costs.

Any developer buying a site would be expected to undertake a proportionate amount of due diligence work to ensure that the price paid for the land reflects the prevailing conditions. Whilst the following may be considered as 'abnormal costs' the Council would expect the land transaction price to reflect these costs:

- demolition works - included in external works and infrastructure
- noise bunds
- knotweed removal
- decontamination
- archaeological and ecological surveys
- land stabilisation
- drainage and flood prevention measures

(ix) Build contingency.

This will not normally be allowed, but the Council will consider this where the applicant has made a contingency allowance for sales values.

(x) Land Value Benchmark and /or Land Acquisition Cost

The Council will need to agree with the applicant an appropriate Land Value Benchmark (LVB). Normally the LVB will be the Existing Use Value (EUV) of the site, although in some instances an AUV (Alternative Use Value) may be considered appropriate. A reasonable amount of uplift from EUV will be expected to incentivise a landowner to release land for development, and typically this would be expected to be between 10-20% more than existing use values.

Examples of EUV are agricultural value, or industrial value; typically £10,000 per hectare and £200,000 per hectare respectively in South Wales. The Council will consider the uplift and whether returns to land owner are competitive. Normally a 10 to 20 fold increase in value from agricultural is considered viable (Homes and Communities Agency Area Wide Viability Model).

The Council will be receptive to cases where an applicant has property evidence and existing use value. But this must be based on the current use value and not hope value for residential or any other use.

(xi) Developer margin / profit

The developer margin on open market units should be shown as a % of the Gross Development Value (GDV). Developer margin on affordable units should be shown as a % of costs. The level of developer profit will reflect the degree of risk to the developer. The required profit margin should be fully justified. For affordable units the level of profit should be significantly less than for open market units, to reflect the lower risk profile. Typically, the level of developer profit on the open market housing will be between 15% and 20% depending on the prevailing market conditions, the site specific circumstances and the degree of risk involved. Typically, the level of developer profit on the affordable housing would be 10-15%.

Where a developer is seeking a reduction in affordable housing or other planning obligations, they should be prepared to be flexible on the amount of developer profit and should not expect to protect a 20% profit margin at the expense of affordable housing or planning obligations. A balanced approach should be taken to have regard to both the commercial interests of the developer and the public interest being secured through planning obligations and affordable housing delivery.

(xii) Phasing

In some cases, a phased approach will be recommended. The anticipated build period should be stated, along with an estimate of projected sales values and projected development costs for the period of the build. The applicant should state whether the affordable housing or other planning obligation requirements have been front loaded in their appraisal.

Mechanisms for Dealing with Development Viability Issues

6.10 Following the independent validation of the evidence provided, the Council will assess the viability of the development against the land value benchmark under consideration. Where the Council is

satisfied that the development cannot meet the affordable housing requirement the Council will discuss with the developer the options available to achieve economic viability. Before exploring the potential for either off site provision or a commuted sum payment, the council will also consider the balance between seeking affordable housing and its other planning obligation requirements and wider strategic planning issues.

6.11 The Welsh Government guidance on Delivering Affordable Housing Using Section 106 Agreements, A Guidance Update (2009) identifies a range of mechanisms which aim to enhance scheme viability while guarding against the developer/landowner 'pocketing' an advantageous planning permission, which they implement when development viability improves. The Council endorses this guidance, which also states that reducing or otherwise altering planning obligations (including affordable housing requirements) should not be agreed without such mechanisms in place. Appropriate mechanisms include:

- Altering the affordable housing delivery on site, including the tenure mix or phasing which may assist to release early capital receipt;
- Re-phasing planning obligations;
- Reduced obligations associated with a time-limited permission;
- Reviewing obligations through the life of a permission; or
- A deferred payment arrangement.

6.12 The Council will seek to agree with developers, which is the most appropriate mechanism on a case by case basis.

7. Affordable Housing in Rural Areas

Rural Exceptions Affordable Housing

7.1 The Council recognises that communities need housing to meet their local housing requirements and in many of the small villages in the Vale of Glamorgan, it may only be possible to provide housing of an appropriate scale on sites outside the existing built up area, traditionally in the way in which settlement patterns have evolved to what they are today.

7.2 Consequently, within the smaller rural communities, where it would not normally be appropriate to develop housing because of limited availability of facilities and services, there may be circumstances where the provision of housing to meet a local need outweighs these factors.

7.3 Such proposals are commonly described as "rural exceptions housing", where permission is granted solely for affordable dwellings that are built to meet the housing needs of the immediate village or community ward within which the housing is proposed. Before the Council will grant planning permission for affordable housing on a rural exception site, it must therefore be satisfied that there is an evidenced need for affordable housing in the locality.

7.4 Additionally, the Council will expect rural exception sites to:

- Comply with local and national planning policy,
- Be of a scale appropriate to the size and character of the individual village concerned and the level of services and facilities available in the village
- Have reasonable access to services and facilities

- Demonstrate that the affordable housing could not reasonably be provided elsewhere on a site allocated for residential development
- Undertaken consultation with the community or ward council and local residents
- Be subject to a “local lettings and sales policy” developed in partnership with the local Community Council (see below), and remain affordable in perpetuity.

Cross-subsidised Rural Exceptions Housing

7.5 In exceptional circumstances, the Council may allow rural exception housing to include an element of market housing where it is clearly demonstrated that the market housing element is essential to the delivery of the affordable housing, by increasing the viability of the development and incentivise landowners to bring forward sites, rather than maximising development value.

7.6 In this regard proposals must be affordable housing led and the tenure mix of both the market and affordable dwellings are aligned with local need. Accordingly, it is expected that the market housing element should seek to address any particular shortages of property types and sizes locally. Such proposals will be restricted to sites of less than 10 dwellings and the housing mix strictly controlled to a ratio of at least 70% affordable dwellings to 30% market dwelling.

7.7 The Council will expect such proposals to involve a RSL so as to ensure that the affordable housing element of the scheme remains available to those in local need; at an affordable rate initially and in perpetuity; and is managed appropriately. Other providers may be considered if it can be demonstrated satisfactorily that the affordable housing will be retained as such in perpetuity.

Local Community Engagement

7.8 The Council will expect that all rural affordable housing proposals to be developed in partnership with the local community. This can be achieved through effective community engagement at the pre-application stage to take into account of the view of local residents and the community council as well as explore any alternatives and the earliest stages. When submitting a planning, applicants should provide a brief statement outlining the measures undertaken to engagement with the community and how the proposal has taken on board any feedback received.

7.9 Engagement with the Community Council may also provide the opportunity to discuss any specific housing needs of the community, as well as the scope of criteria to be considered in the local lettings criteria (see below) to enable priority for affordable housing to be given to existing residents and those who have a local connection to the area. In this regard, the Council has its own rural housing enabling officer who seeks to deliver rural exception sites, working alongside Community Councils, local communities and landowners and can assist in this process.

Local Connection Criteria and Cascade Arrangements

7.10 Affordable Housing in the Vale of Glamorgan is allocated via the Homes4U lettings scheme. Homes4U ‘bands’ applicants according to their housing need and members are then able to ‘bid’ for properties they wish to live in.

7.11 Within rural areas the Council uses a local letting criteria, developed in partnership with RSL’s and the local Community Council’s to identify the priorities that will be given to the allocation of affordable housing lettings and in the determining of what qualifies as a local connection. Local lettings and sales

policies will apply to all new affordable housing, including social housing and low cost home ownership properties developed in the rural Vale.

7.12 The purpose of the local connection criteria is to ensure that priority for affordable housing is given ensuring affordable housing meet the needs of the local resident population and wherever possible provide for the needs of the immediate community. For this reason, all rural schemes will be subject to a local connection policy.

7.13 In all cases relevant occupancy controls will be included within a section 106 legal agreement to ensure that the local connection criteria applies to initial and subsequent occupants.

Agricultural Workers and Rural Enterprise Dwellings

7.14 Where proposals for new dwellings in support of an agricultural business or rural enterprises are justified and found to satisfy the assessment tests of Technical Advice Note 6 Planning for Sustainable Rural Communities, it will be necessary to ensure that the dwellings are kept available for this need. Accordingly, the dwelling(s) shall be subject to occupancy conditions restricting occupation to those employed in either agriculture or a rural enterprises; and where it is shown that the dwelling is no longer required for such purposes, the dwelling will be made available to persons eligible for affordable housing under the Council's housing policies⁴.

8. Design Considerations

8.1 The Council is determined to ensure that affordable housing should not imply substandard accommodation, poor quality design or materials. Affordable housing should blend in with the neighbouring open market housing in order that they are integrated properly whilst providing quality and choice in the neighbourhood. Consequently, in order to facilitate greater social mix and enable a greater variety in building form and design, the different types of affordable houses will be dispersed about the site, in clusters of no more than 10 dwellings.

8.2 The identification of the affordable housing areas will be secured through a Section 106 agreement and where relevant require the involvement of a RSL at the outset to ensure that the completion and occupation of the affordable housing groups is phased in relation to the market housing.

8.3 In this regard, the ratio of market dwellings to affordable housing to be completed and available for occupation at any time should normally be no more than 3:1. This will ensure a phased development of a mixed and integrated development.

8.4 Attention should be given to the complementary policies contained within the LDP, relevant development briefs or other supplementary planning guidance (e.g. amenity standards and parking standards). This will ensure that the design, layout and development standards that apply to other residential development proposals are maintained within affordable housing schemes, are appropriate to the residential character of the area, and provides a satisfactory standard of accommodation.

Development Quality Requirements (DQR)⁵

⁴ Technical Advice Note 6 Planning for Sustainable Rural Communities (paragraph 4.13.1)

⁵ <http://gov.wales/topics/housing-and-regeneration/publications/devqualityrequire/?lang=en>

8.5 All new and refurbished housing built for RSLs, including LCHO, irrespective of whether Social Housing Grant is received must be designed and built in accordance with the standards set out by the Welsh Government 'Development Quality Requirements: Design Standards and Guidance, July 2005'. DQR cover issues such as space, standards, accessibility, energy efficiency and security. The Council shall require does not apply to low cost home ownership products which do not receive Social Housing Grant.

Secured By Design⁶

8.6 The WG requires all homes funded by Social Housing Grant to be built to "Secured by Design" standards. These are provided in the Assembly's Design Quality Requirements and Standard Contract Documentation. When RSLs are considering developing a site, they are required to discuss at the outset how to incorporate Secured by Design principles with their Police Force Architectural Liaison Officer.

⁶ <http://www.securedbydesign.com/industry-advice-and-guides/>

QUESTIONS!



The Vale of Glamorgan

Local Housing Market Assessment 2015



INFOGRAPHIC SUMMARY



One in Four

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



3,324

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

**£25,000 –
£30,000**

Median household income in the Vale of Glamorgan



£121 - £229

Range of weekly private rents in the Vale of Glamorgan

£134k - £363k

Range of average house prices in the Vale



x 2



Growth in the number of private rented properties 2001 – 2011



2,237

Households registered on the social housing waiting list



33%

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



559

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



20%

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



19%

Number of cars in the household



43%



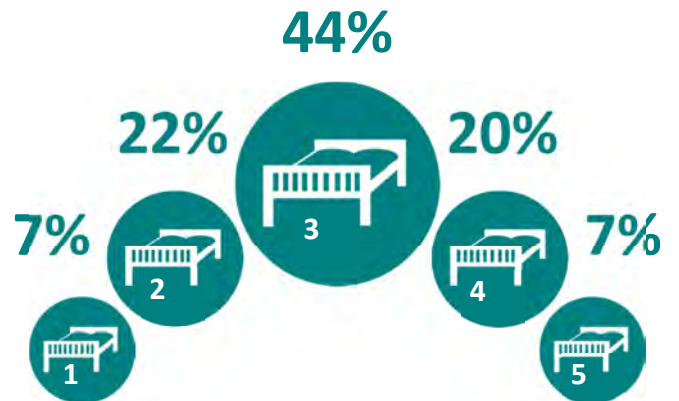
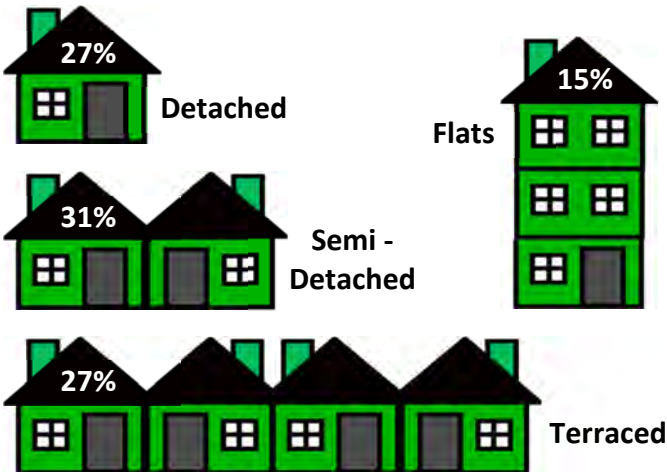
38%

Over 900

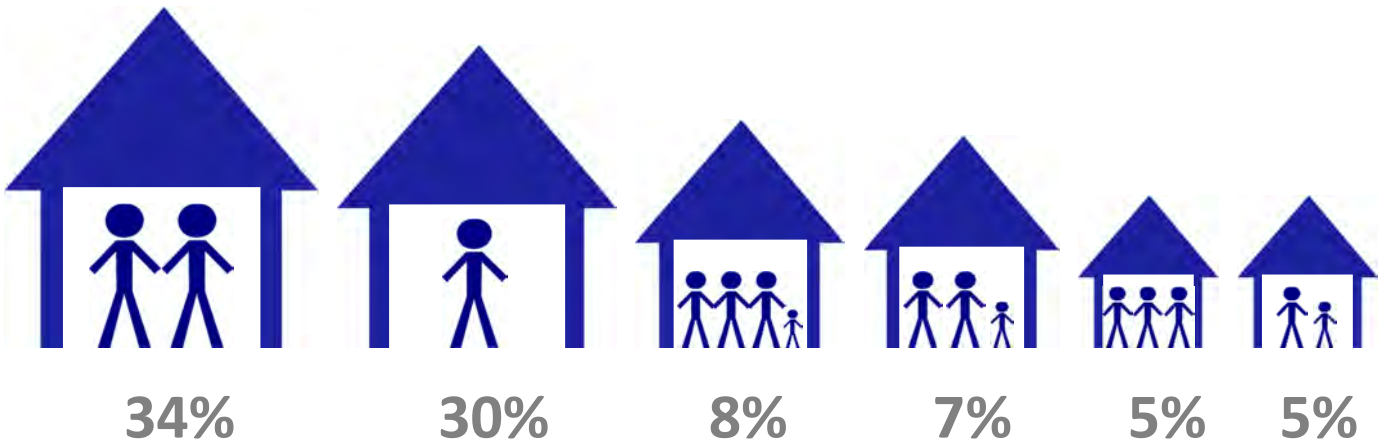
Private sector empty homes in the Vale of Glamorgan



Type of Properties in the Vale



Local dwelling stock profile by number of bedrooms



Main household compositions in the Vale of Glamorgan



EXECUTIVE SUMMARY

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

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

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

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

559 units per annum, comprising:

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

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

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

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

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

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



TABLE OF CONTENTS

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



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



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



FIGURES

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



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



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



1. INTRODUCTION

1.1. NATIONAL POLICY CONTEXT

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

Section 8 of the Housing Act 1985

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

Planning Policy Wales

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

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

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

Technical Advice Note 2 Planning and Affordable Housing

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

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

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

Ministerial Direction

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



1.2. LOCAL POLICY CONTEXT

Vale of Glamorgan - Community Strategy

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

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

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

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

Local Housing Strategy 2015-20

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

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

Local Development Plan

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

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



Previous Local Housing Market Assessments

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

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

Figure 1 - LHMA 2010 Vale of Glamorgan Housing Market Areas



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

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



1.3. OVERVIEW OF ASSESSMENT AND METHODOLOGY

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

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

Figure 2 - The Housing Market Affordability Ladder



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

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

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

Affordable housing should:

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



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

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

Figure 3 - Assessing the Need for Affordable Housing



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

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



Figure 4 - LHMA 2015 Housing Market Areas



2. HOUSING MARKET ANALYSIS BY TENURE

2.1. SETTING THE SCENE

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



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

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



2.1.1. POPULATION

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

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

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

Figure 5 - Age Profile of the Vale of Glamorgan⁶

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

Figure 6- Household Composition of the Vale of Glamorgan⁶

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



2.1.2. HOUSING MARKET

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

Housing Stock

Tenure

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

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

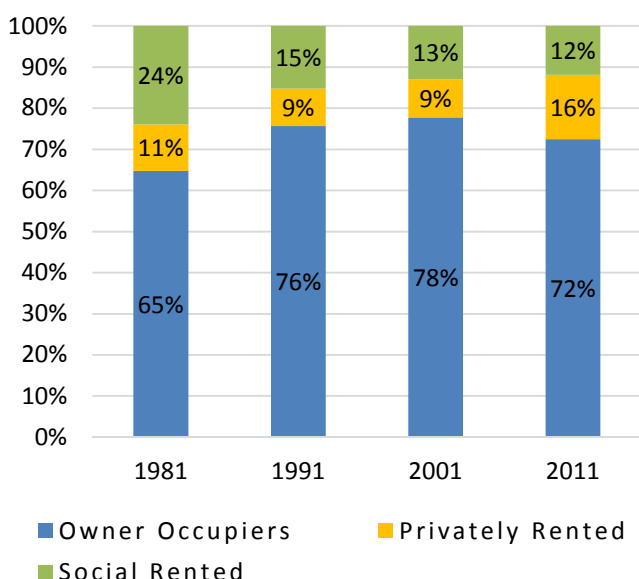
The percentage of household renting privately in the Vale has risen over the last 20 years; from 9% of households in 1991 to 16% in 2011⁶. Whilst the percentage increase may not appear too significant, the actual number of households renting privately has more than doubled, from 4,033 households in 1991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

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

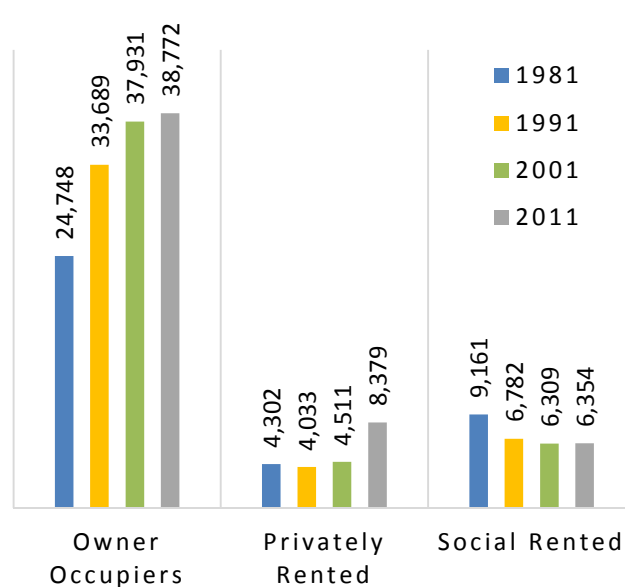
The 2011 Census showed that for the first time in 30 years private rented sector has grown larger than the social rented sector in the Vale of Glamorgan.

Figure 7 - Households by Tenure in the Vale of Glamorgan⁷

Percentage of Households



Number of Households



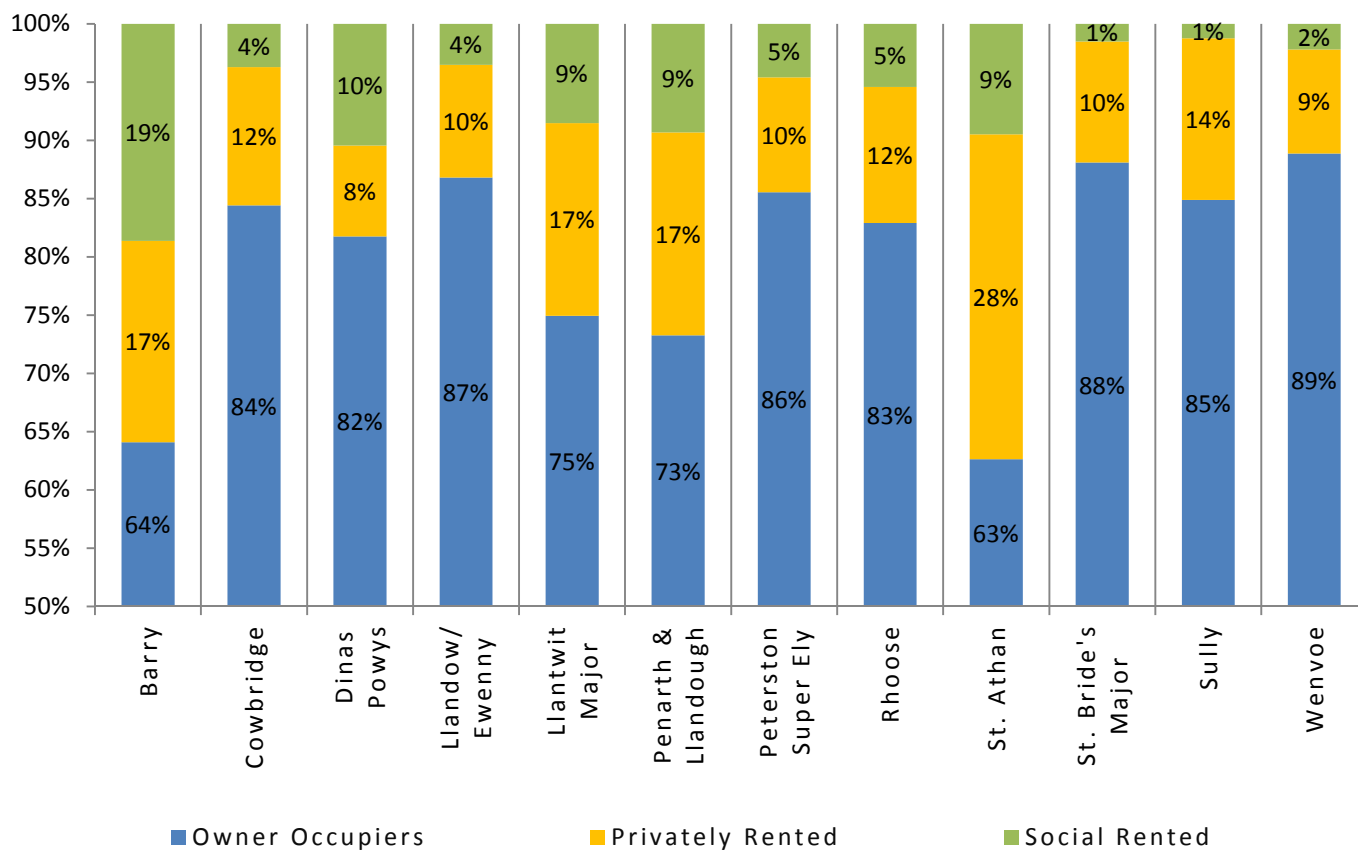
Area

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

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

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

Figure 8 – Household Tenure by Area (2011)



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

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

Figure 9 - Type of Properties in the Vale of Glamorgan⁶

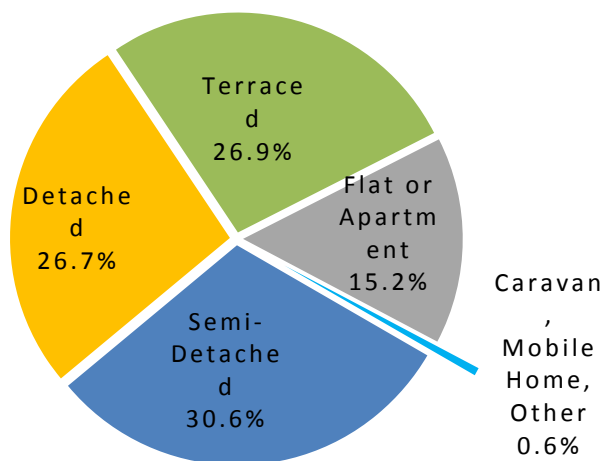
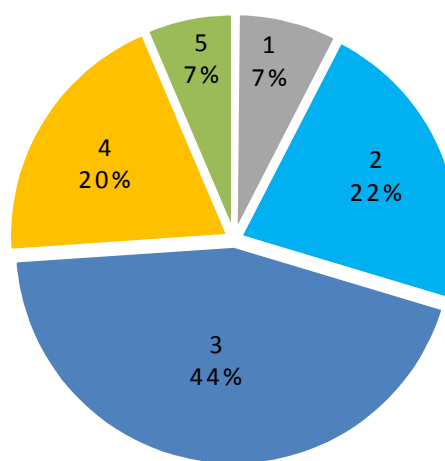


Figure 10 - Properties by Number of Bedrooms⁶



Changes in the Housing Market

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

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

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



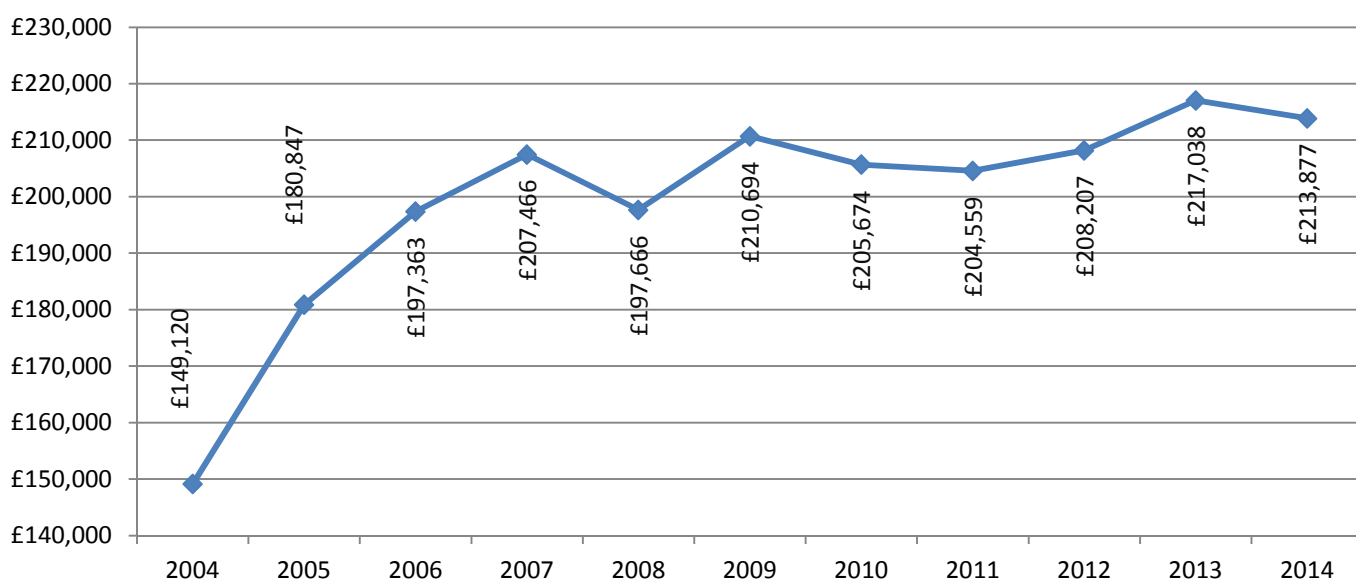
2.2. OWNER OCCUPATION

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

2.2.1. PROPERTY PRICES BY AREA

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

Figure 11 - Average House Prices Over Time⁹



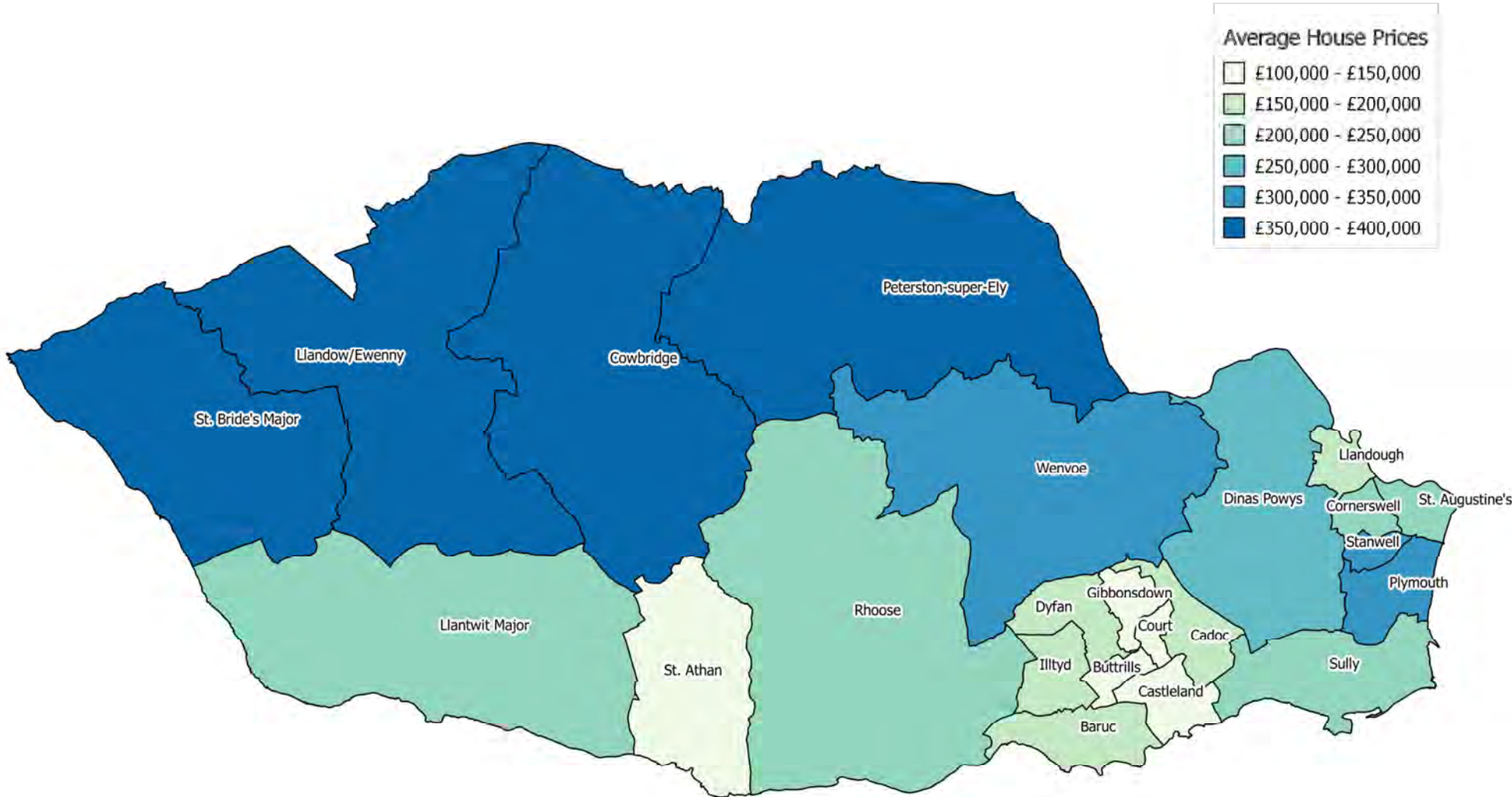
There are a number of distinct housing markets within the Vale of Glamorgan, in particular geographically; there are distinct price differences between the major towns and rural areas, see Figure 12.

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

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



Figure 12 - Average Property Prices by Area¹⁰



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

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

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

Figure 13 - Average Property Prices - Barry¹⁰

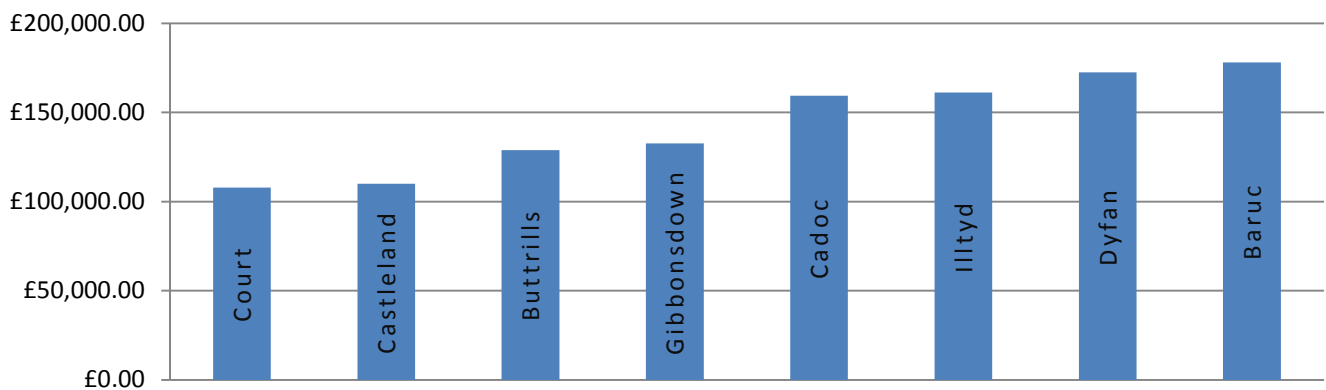
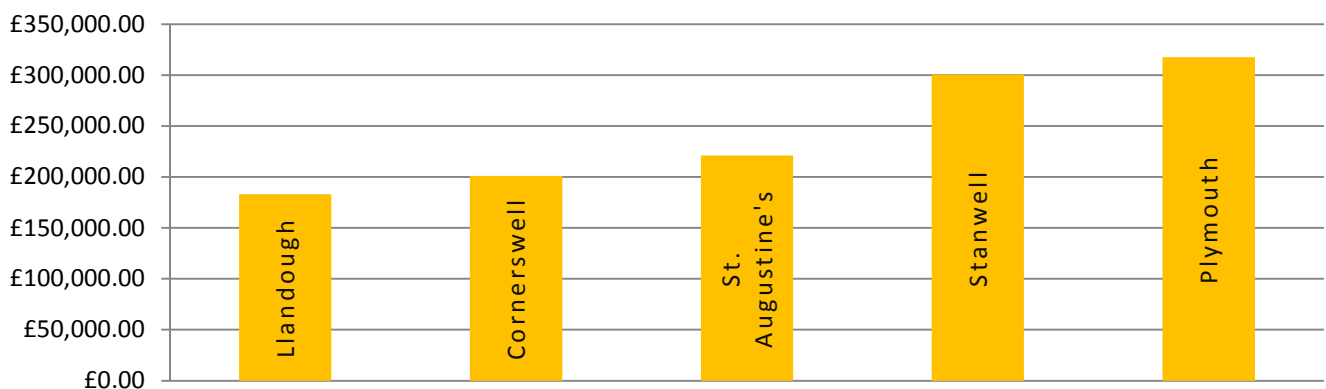


Figure 14 - Average Property Prices – Penarth & Llandough¹⁰



2.2.2. PROPERTY PRICES BY TYPE

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

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

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

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

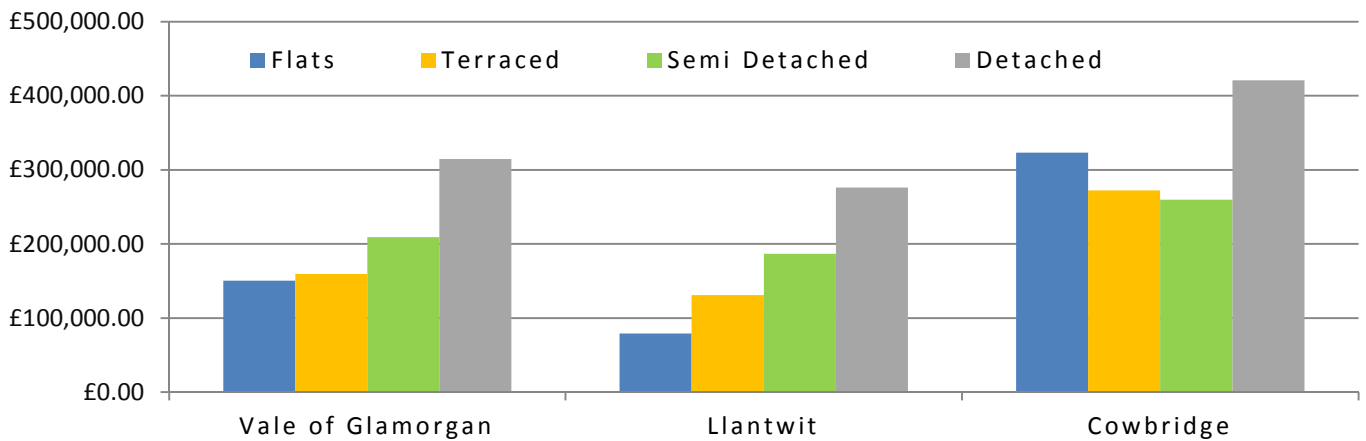
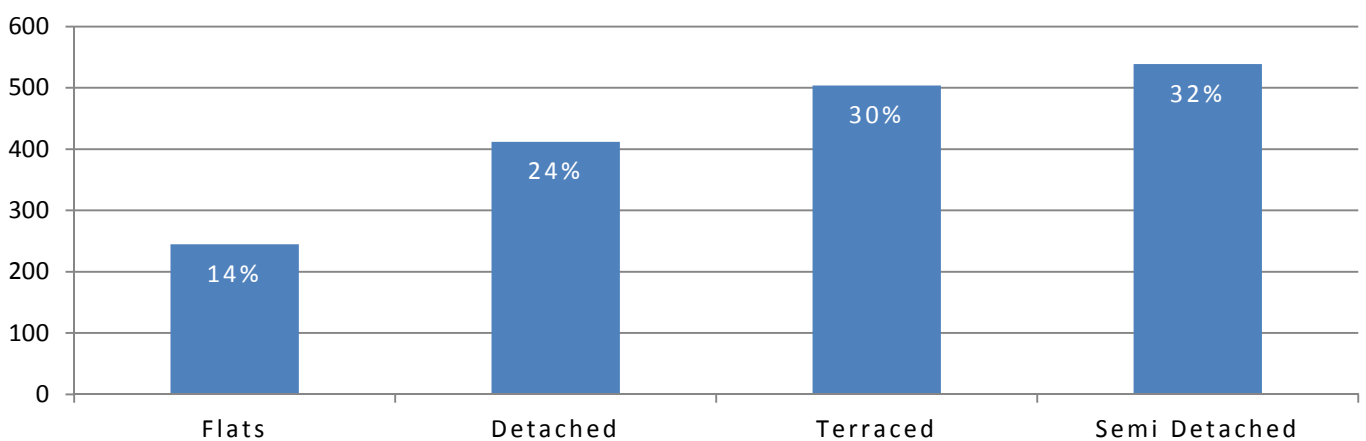


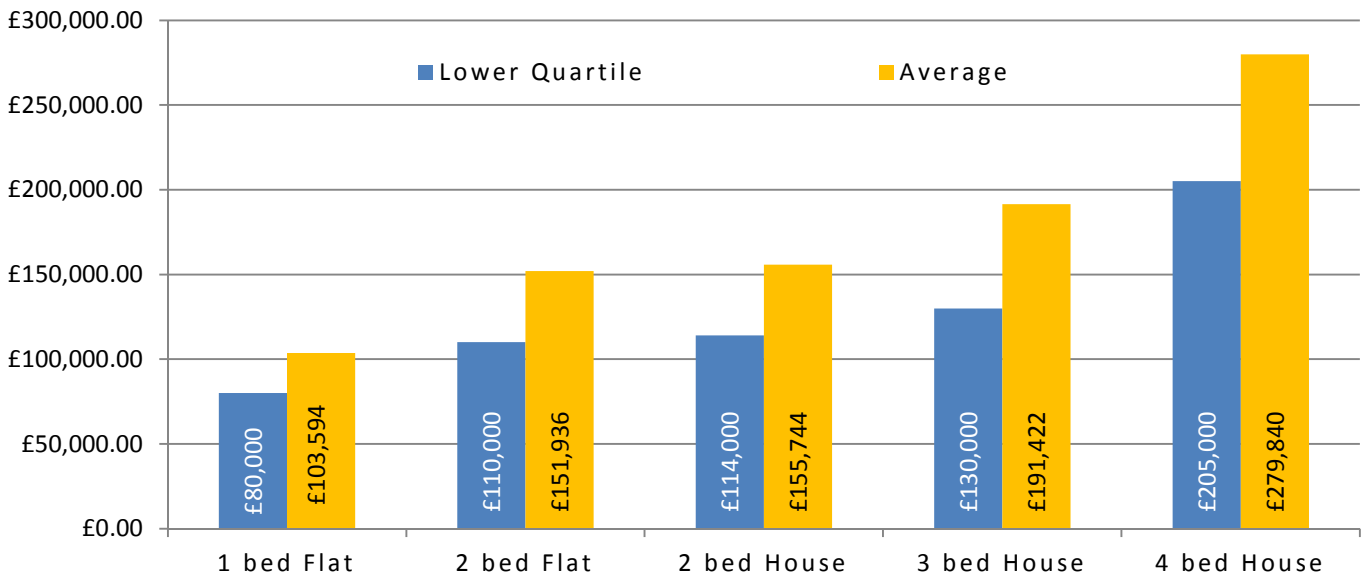
Figure 16 - Volume of Sales by Property Type (Jan-Dec 2014)¹¹



2.2.3. PROPERTY PRICES BY SIZE

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

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



2.2.4. NEW BUILD PROPERTY PREMIUM

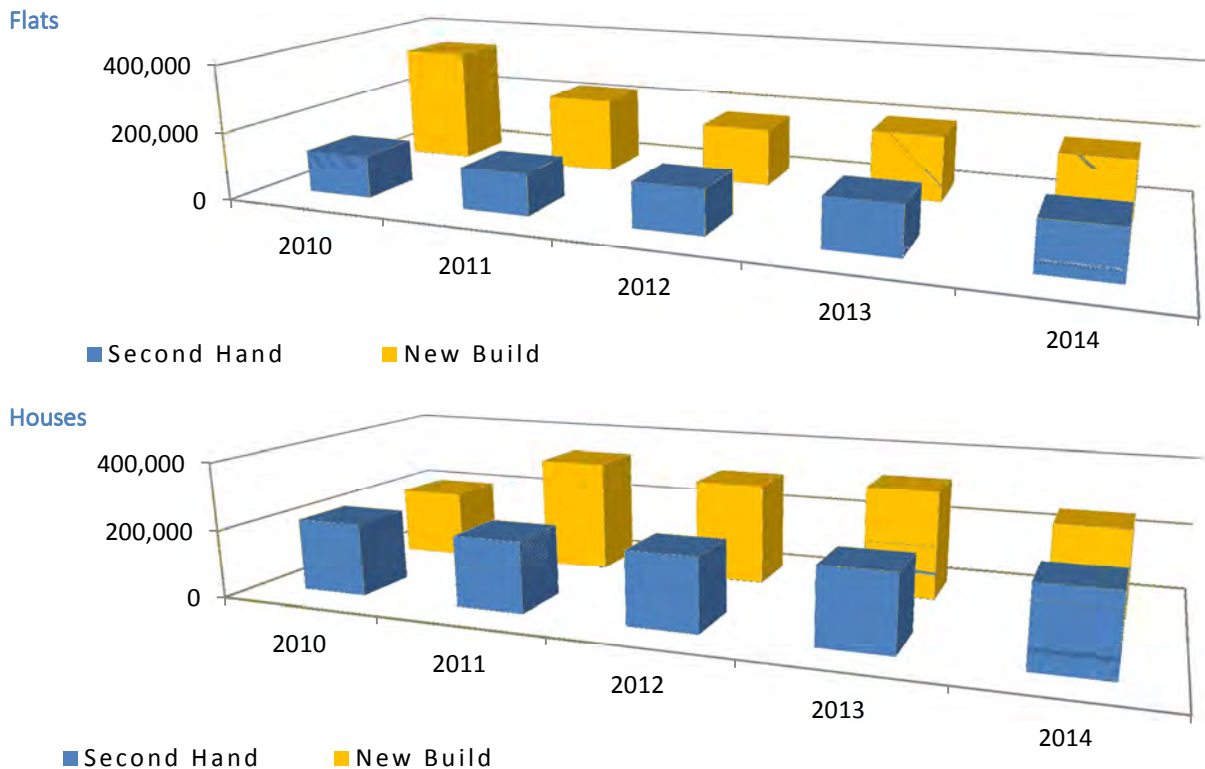
New build properties attract a higher cost than an equivalent second hand property. To illustrate the premium that new build properties attract, Figure 18 separates the average prices paid over five years for both second hand and new build properties. New build flats attracted the most significant premium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

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

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

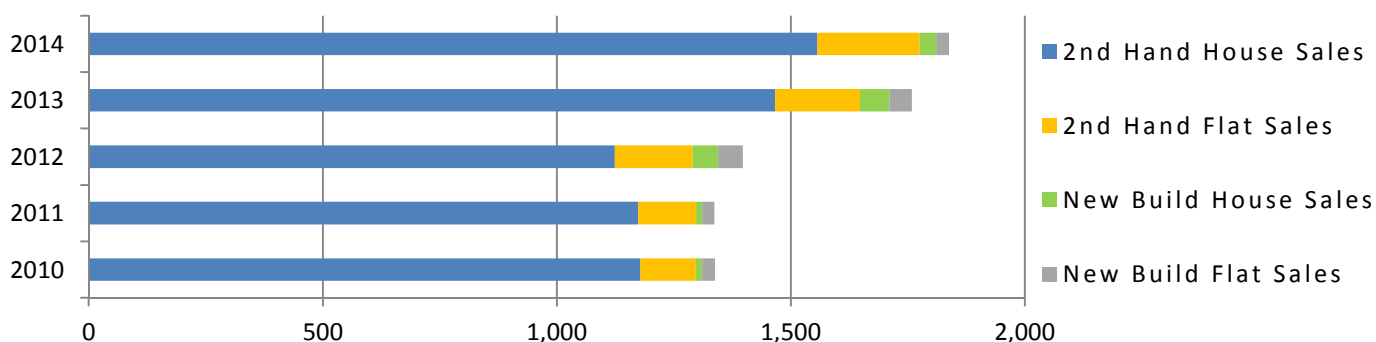


Figure 18 - New Build Premium¹³



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

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



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



2.2.5. PROPERTY SALES

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

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

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

Figure 20 – Volume of all Housing Sales by Property Type¹⁵

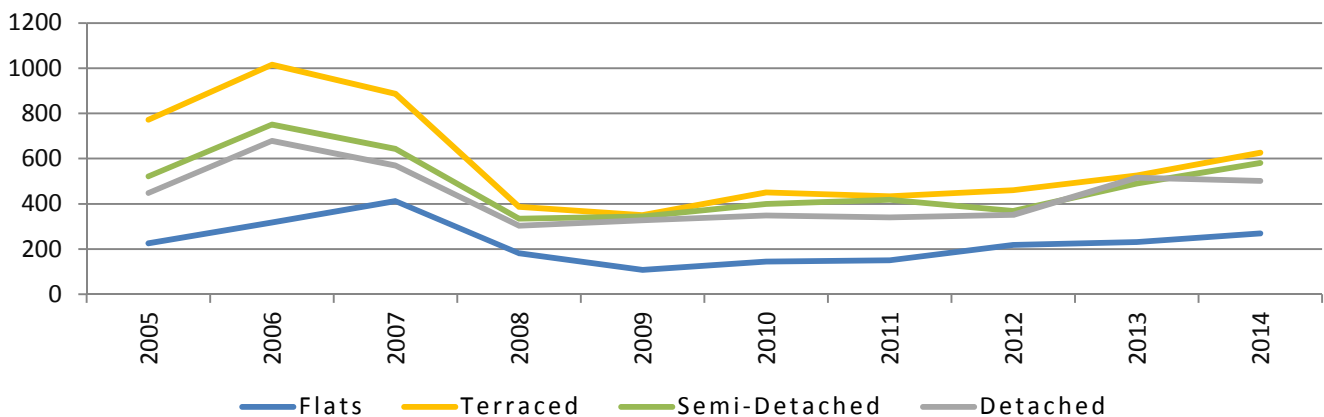


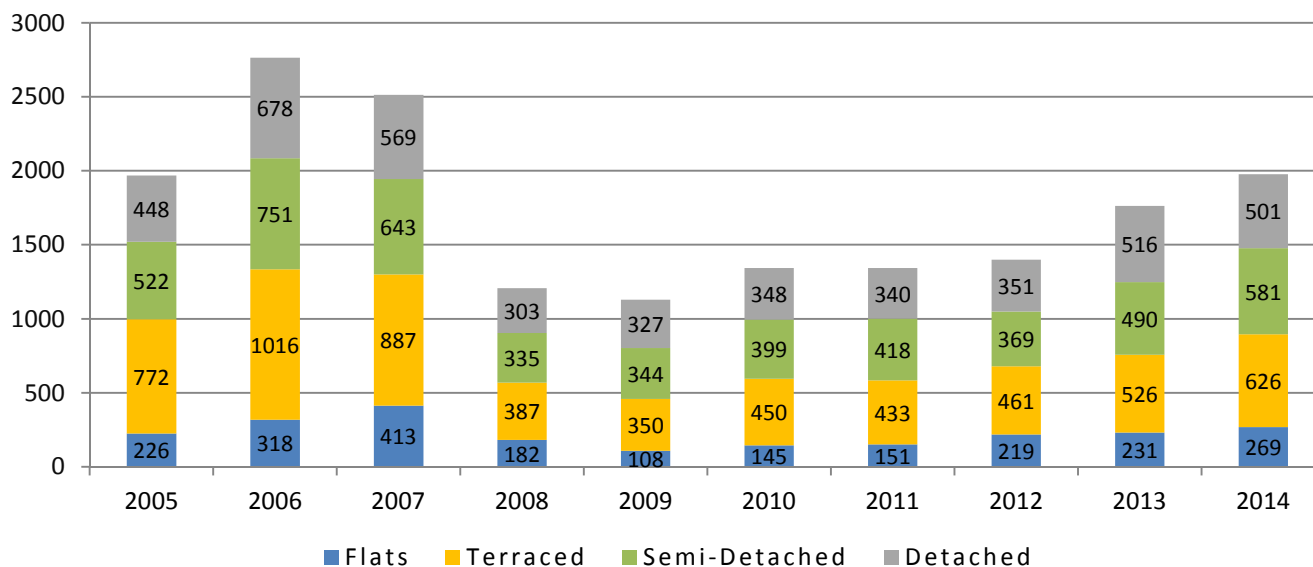
Figure 21 provides further context to the analysis around the volume of property sales in the Vale of Glamorgan, showing the total number of sales each year over the last decade, broken down by the type of property sold. Most of the properties sold in the Vale of Glamorgan are terraced housing and this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

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

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



Figure 21 - Profile of all Housing Sales by Property Type



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

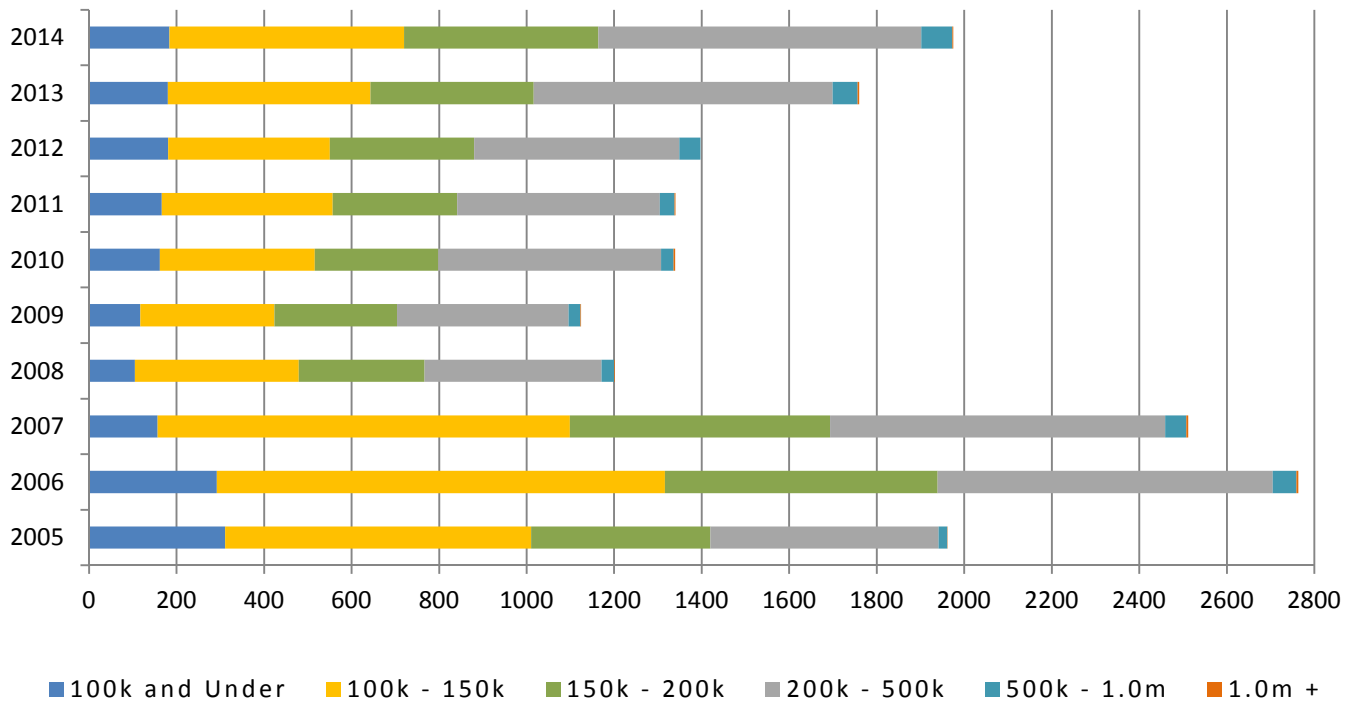
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Flats	11%	12%	16%	15%	10%	11%	11%	16%	13%	14%
Terraced	39%	37%	35%	32%	31%	34%	32%	33%	30%	32%
Semi-Detached	27%	27%	26%	28%	30%	30%	31%	26%	28%	29%
Detached	23%	25%	23%	25%	29%	26%	25%	25%	29%	25%

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

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



Figure 22 - Housing Sales by Value¹⁶



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

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



2.2.6. YOUNG PEOPLE, FIRST TIME BUYERS AND HOME OWNERSHIP

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

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

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

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

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

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

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

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

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

Help to Buy - Wales

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

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

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



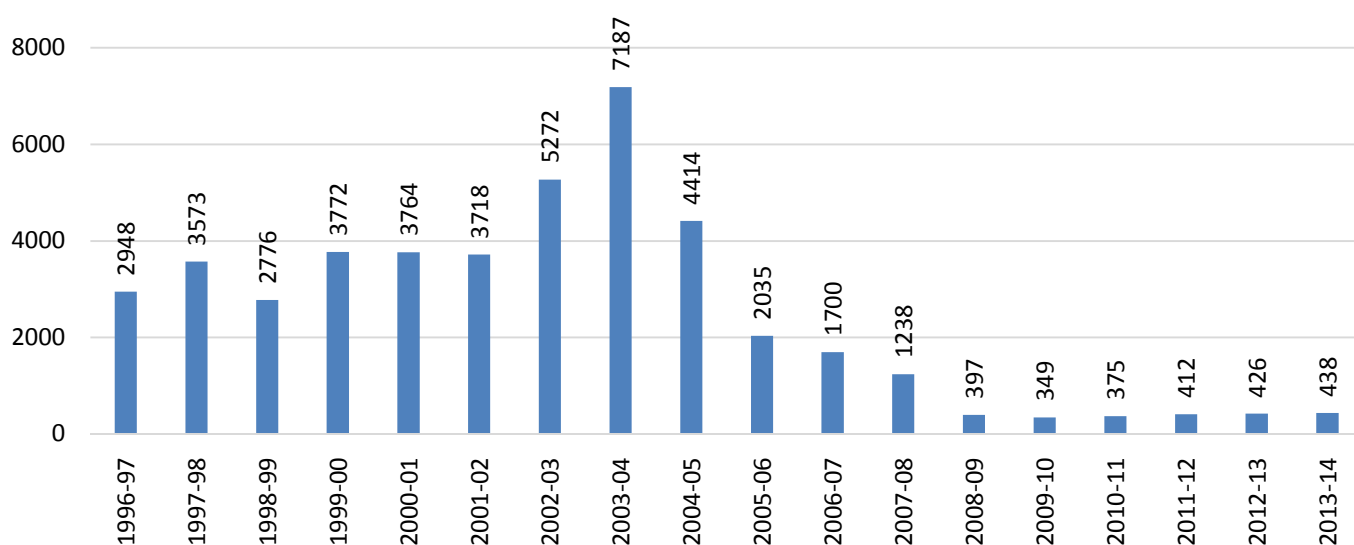
2.2.7. RIGHT TO BUY / RIGHT TO ACQUIRE SALES

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

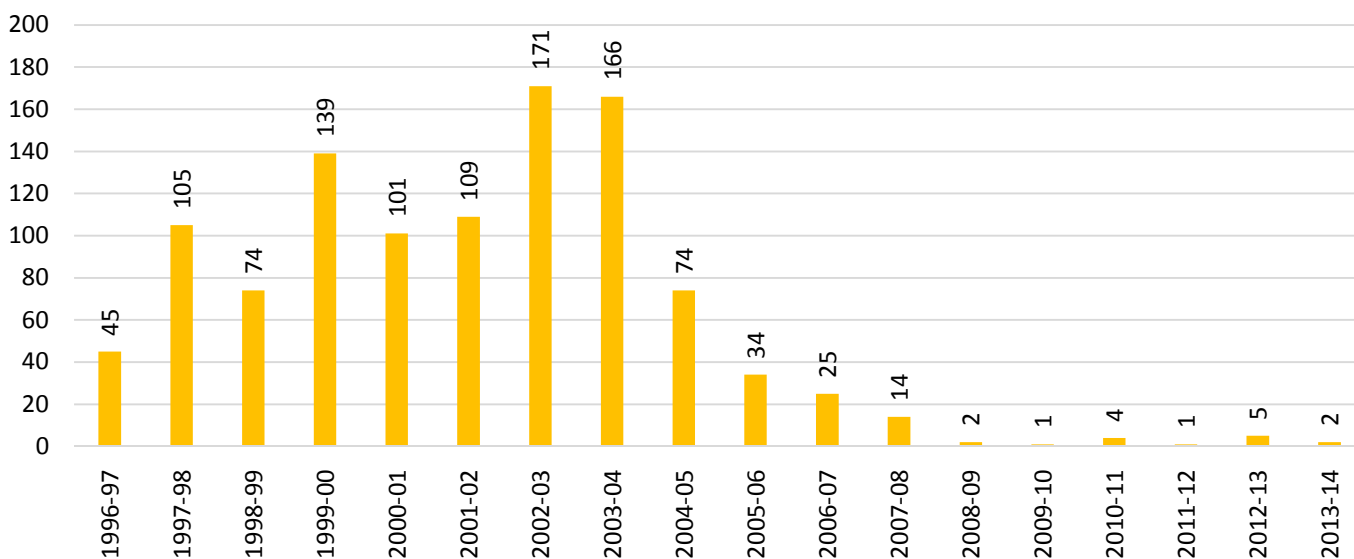
Right to buy and right to acquire sales began to fall in the Vale of Glamorgan from 2003-04 onwards. The most significant decline correlates with the wider housing market crash of 2006-07, with sales falling to 25 properties in the same financial year. Since then, sales have continued to fall and have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

Figure 23 - Social Housing Sales by Period and Sale Type²¹

Wales



Vale of Glamorgan



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

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

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

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

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

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



2.3. PRIVATE RENTED SECTOR

2.3.1. PRIVATE RENTED HOUSING STOCK

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

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

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

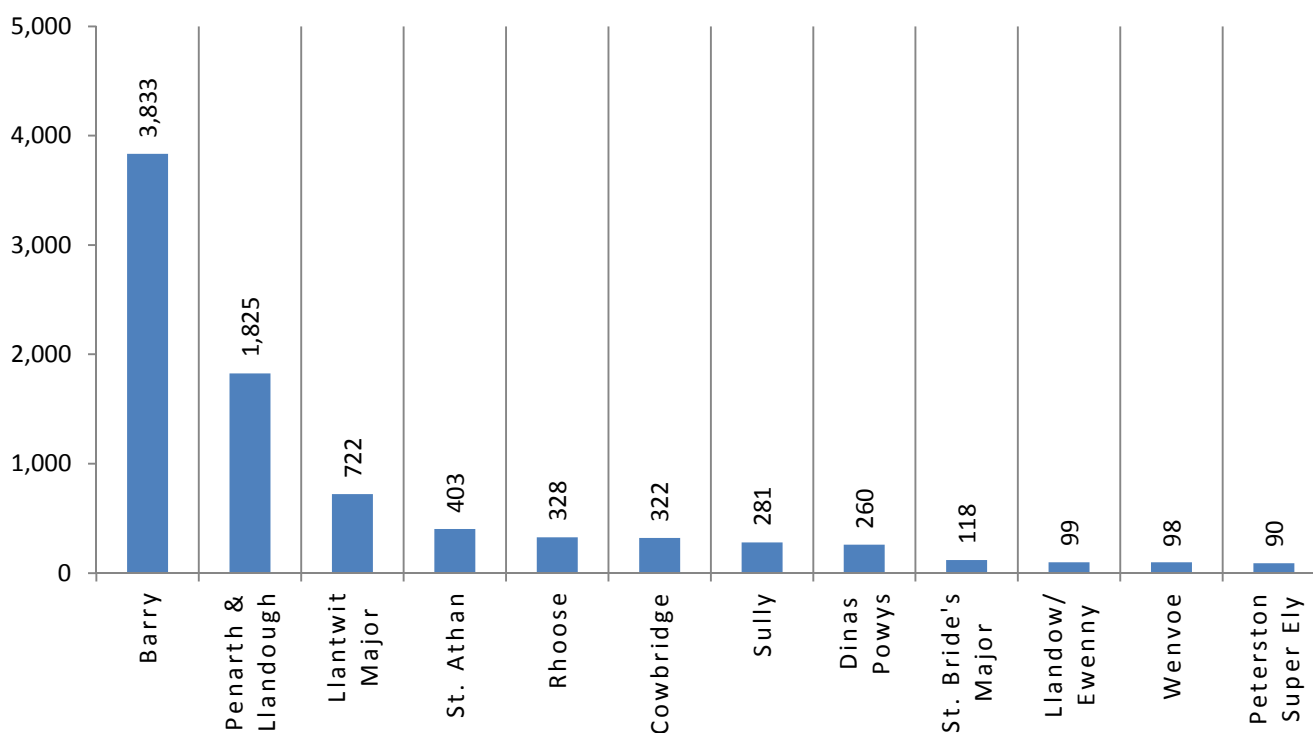


Figure 25 shows that the majority of the growth in the private rented sector has occurred on the southern boundary of the county; in some of the larger urban settlements and those along the railway line which provide good transport links to Cardiff and Bridgend. Sully has far exceeded the growth experienced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

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



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

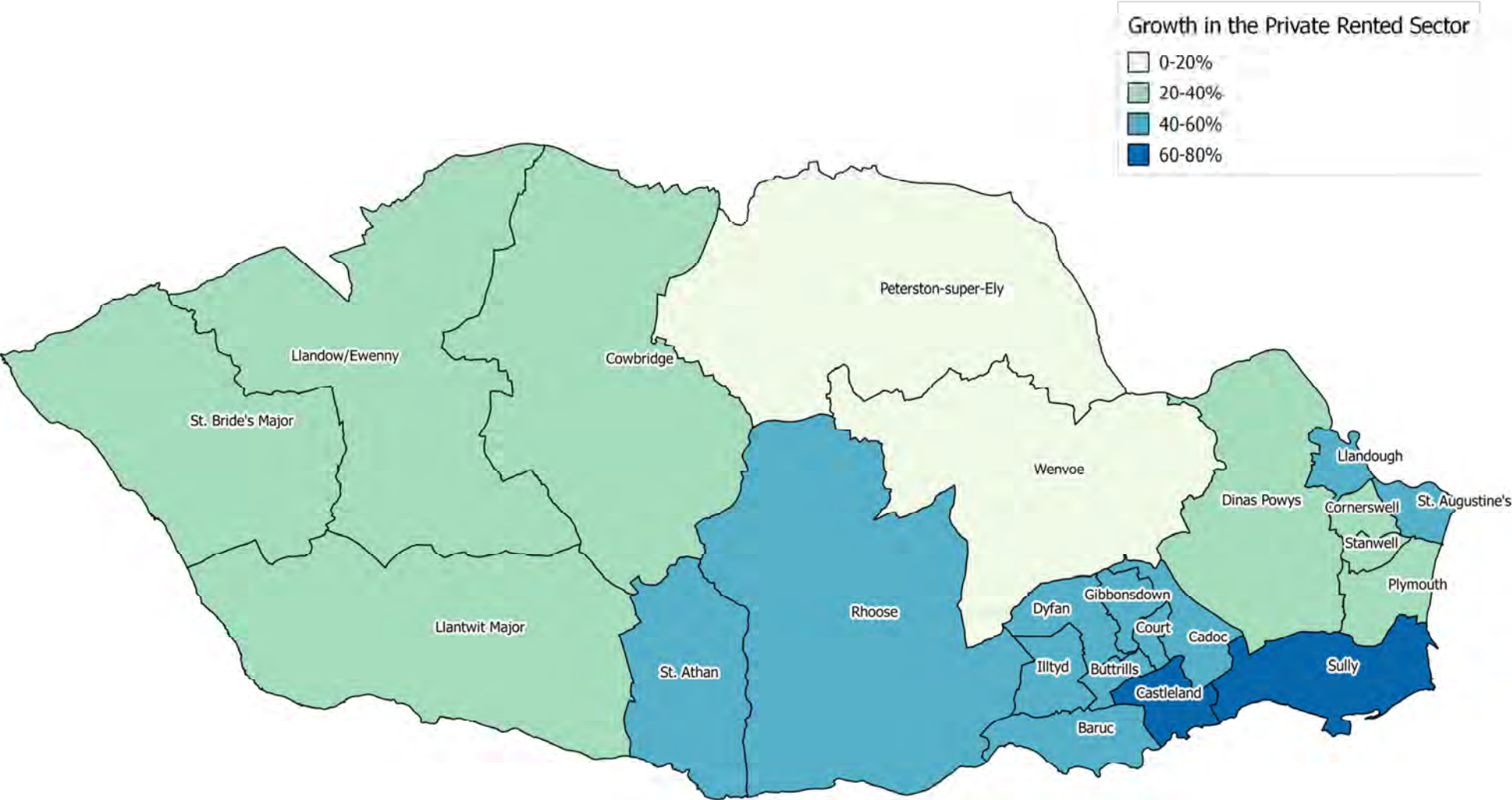


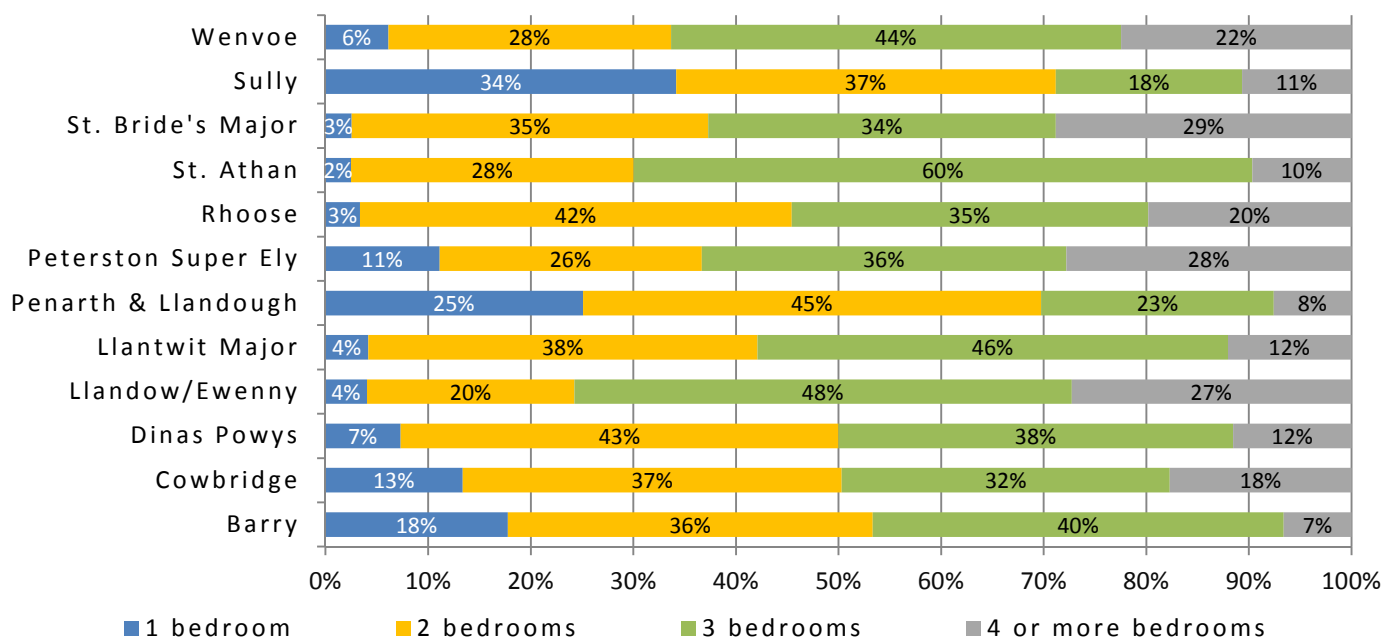
Figure 26 provides a detailed indication of the type of properties occupied in the local private rented sector by bedroom size at the time of the 2011 Census. There are however a number of caveats to this data. Firstly, this data does not take into account any properties which are unoccupied at the time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

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

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

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

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



2.3.2. PRIVATE RENTAL VALUES

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

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

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

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

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

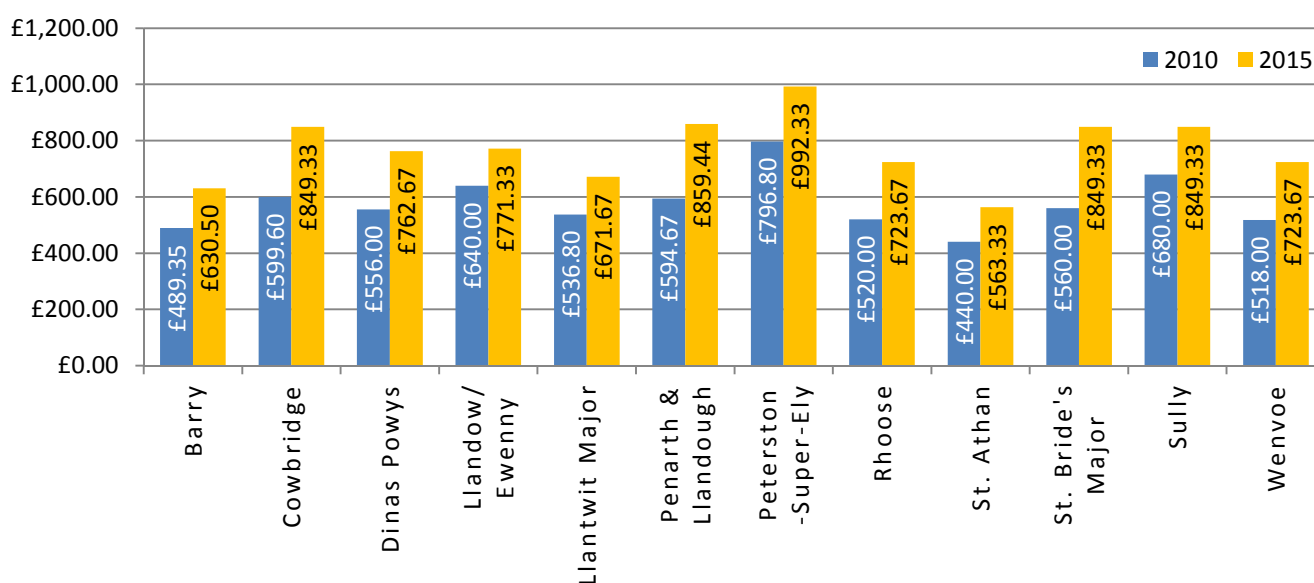


Figure 28 - Private Rental Values (80% Median) in 2010 and 2015 by Ward²⁶

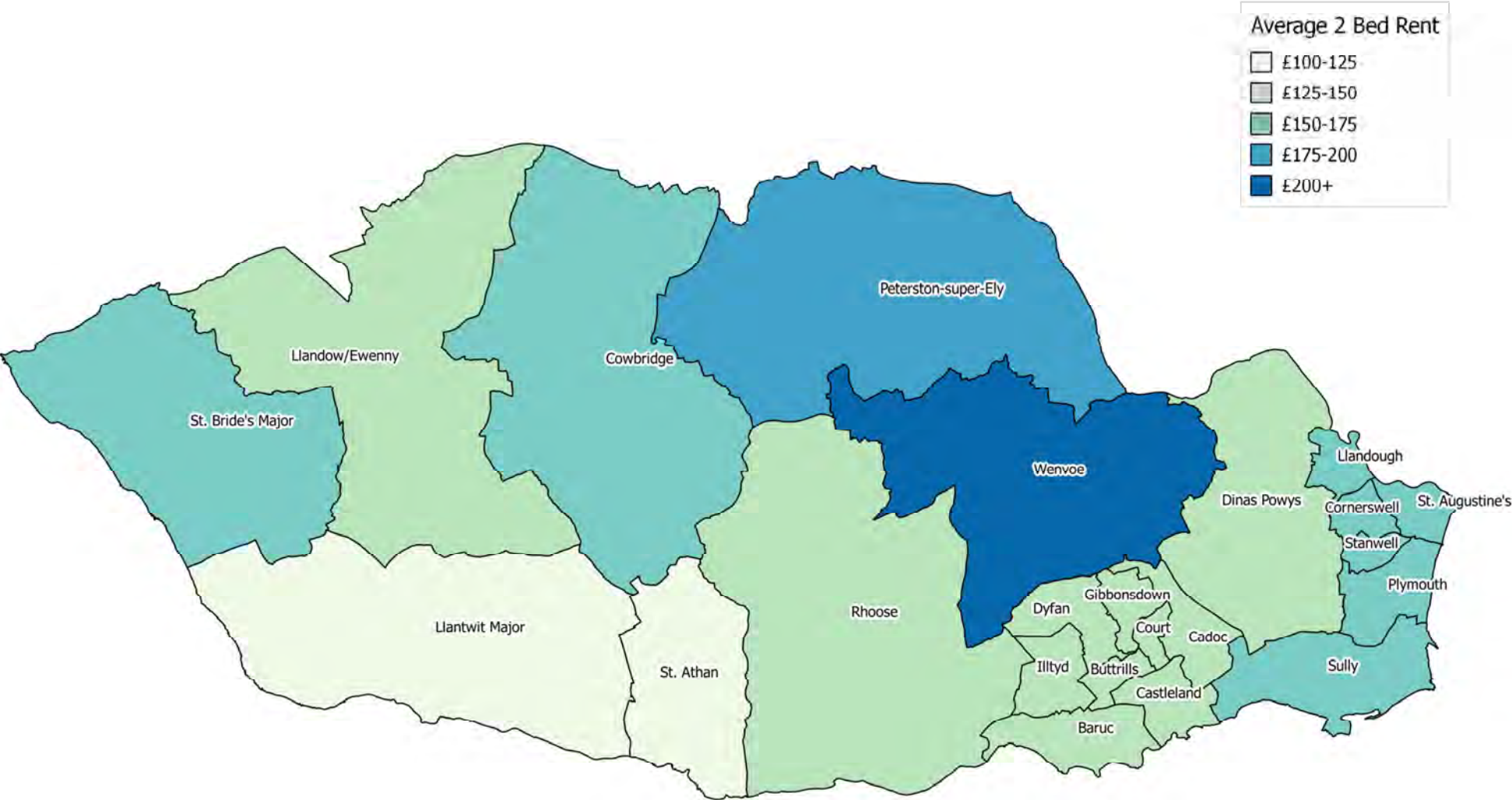
Ward	2010 (per calendar month)				2015 (per calendar month)				Rental Increase 2010-2015			
	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Baruc	£340	£440	£480	£776	£472.33	£572.00	£650.00	£1,096.33	38.9%	30.0%	35.4%	41.3%
Buttrills	£340	£400	£478	£640	£446.33	£546.00	£650.00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

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

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



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



2.3.3. HOUSING BENEFIT / LOCAL HOUSING ALLOWANCE

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

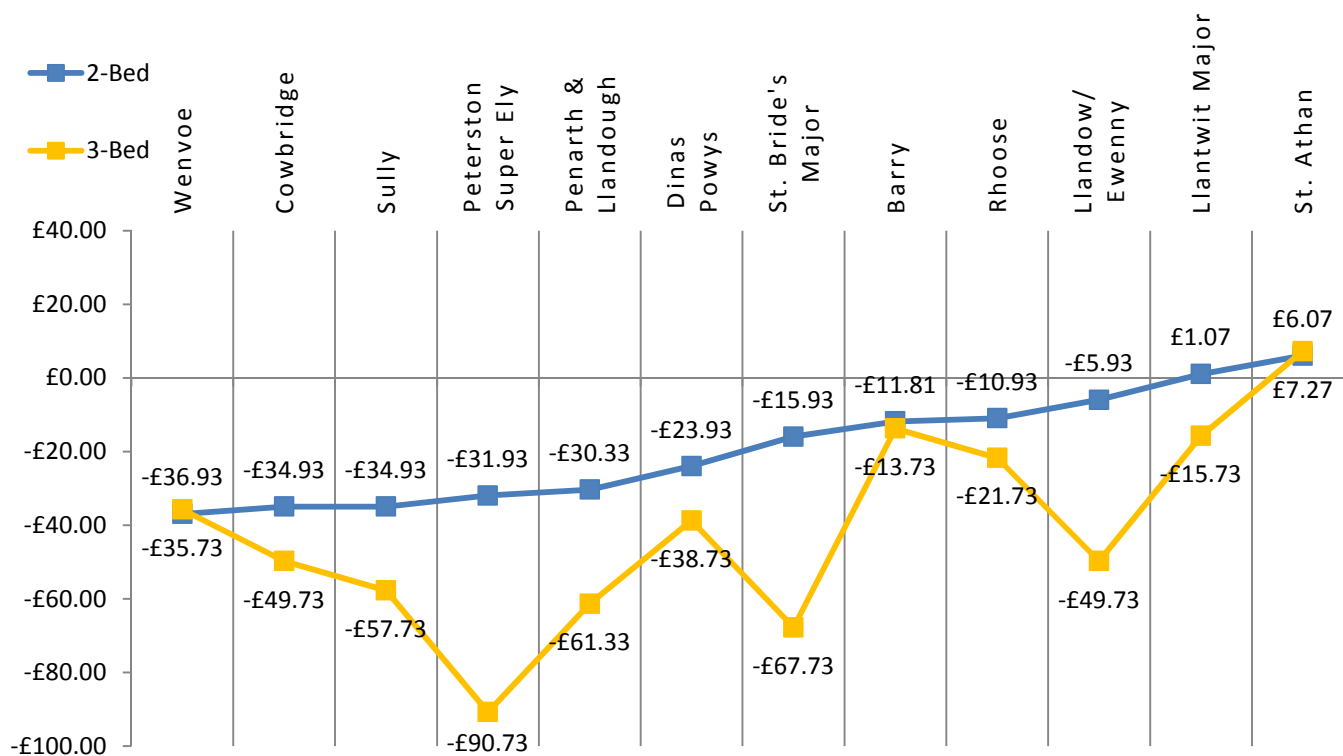
Firstly it is impossible to introduce a standard intermediate rental across the Vale of Glamorgan. Welsh Government Guidance states that intermediate rented products should have a target rent which is no more than 80% of market rent, at or below LHA, and higher than a benchmark social rent. However this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

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



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

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



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

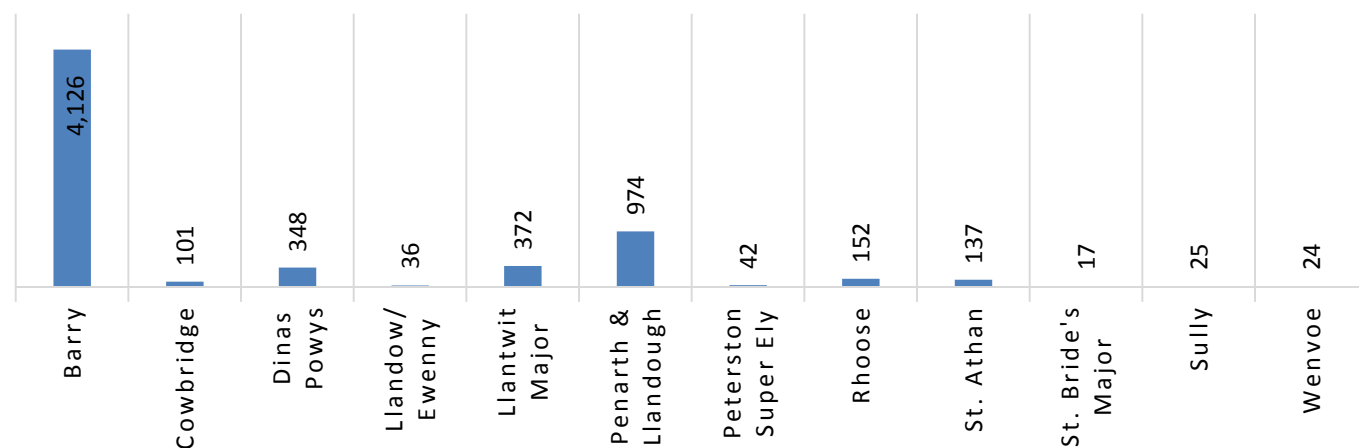


2.4. SOCIAL RENTED SECTOR

2.4.1. SOCIAL HOUSING STOCK

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

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



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

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

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



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



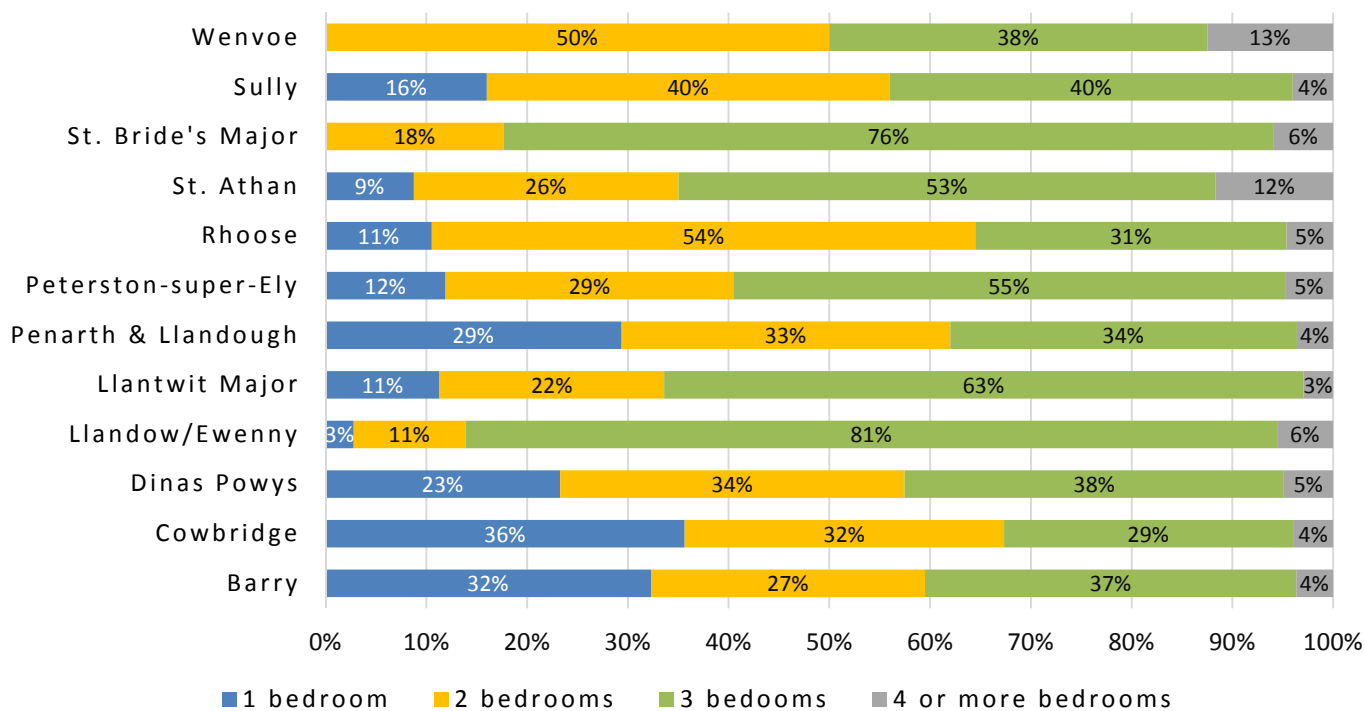
It should however be noted that Census household data is not definitive, as it relies on households completing information correctly and it does not take account of social rented properties that may be void at the time of the survey. The Local Housing Market Assessment calculation in Section 4 utilises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

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

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

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

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



2.4.2. SOCIAL HOUSING RENT LEVELS

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

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

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

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

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

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



3. SOCIO ECONOMIC AND DEMOGRAPHIC TRENDS

3.1. GROWTH AND DECLINE IN THE MARKET

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

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

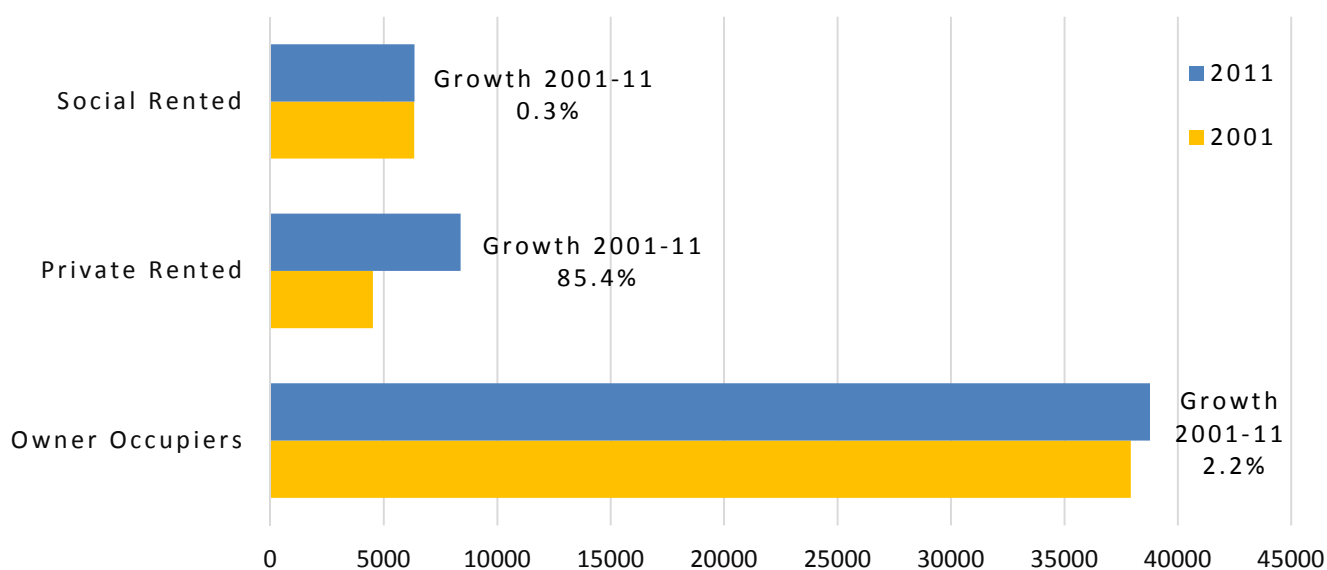


Figure 37 disaggregates the data by area which adds a further level of context. There has been a substantial growth of the private rented sector in each area of the Vale, but most notably in Sully which has seen growth of over 250%, and Barry and Rhose which have seen growth of over 100%.

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

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



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

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

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



3.2. HOUSEHOLD PROJECTIONS

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

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

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

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

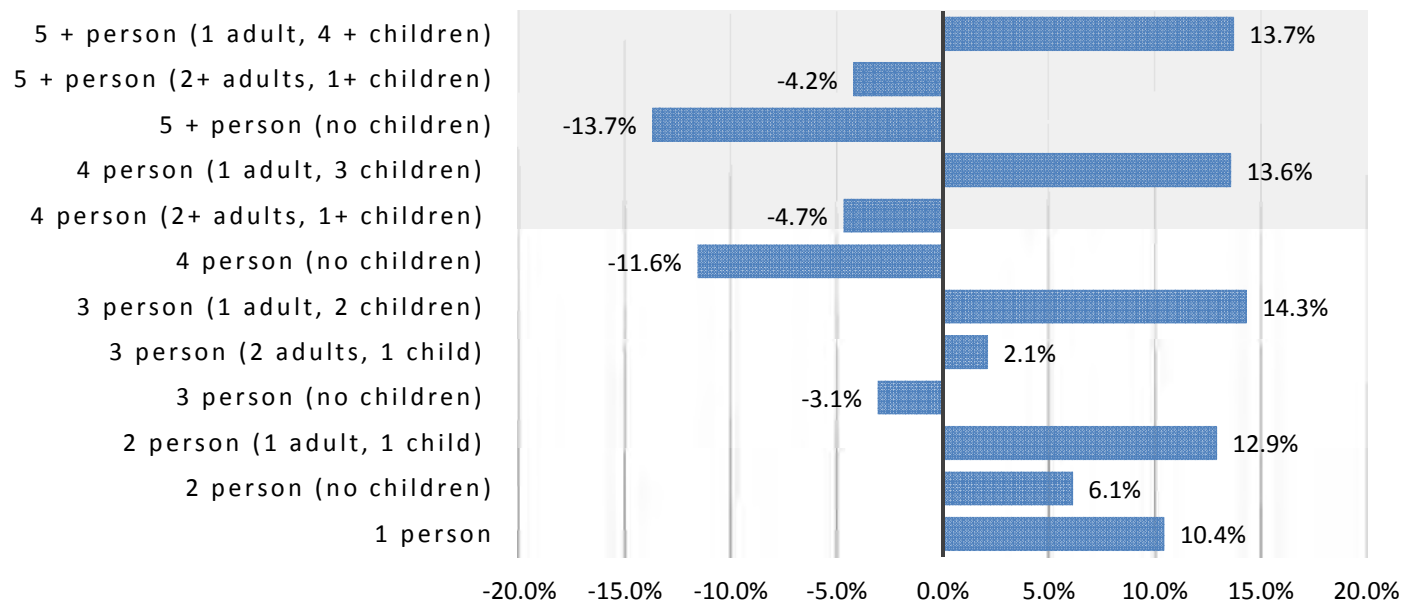
Although these projections are integrally dependent on core past fertility, mortality and migration assumptions remaining constant, they do provide a more reliable basis for LHMA purposes than the capricious aspirations recorded in household surveys. The LHMA 2015 utilises the 2008 based population projections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

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

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



Figure 39 - Population Projections 2015-2020



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

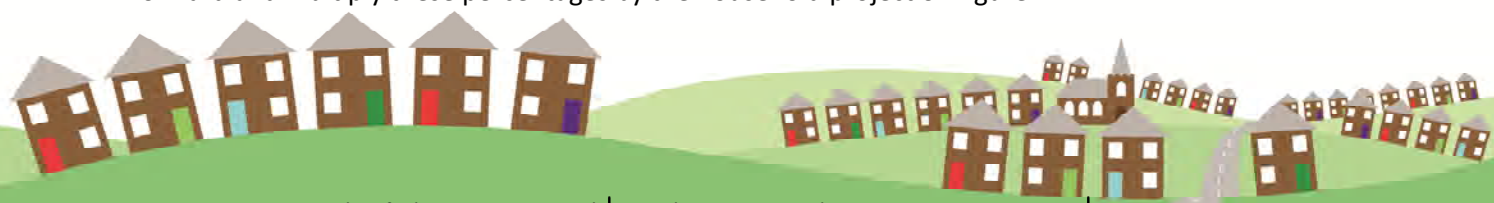
One limitation with the WG household projections is that they are only available at local authority level. It is thus necessary to estimate how this growth will be accommodated across the Vale of Glamorgan. There are two suggested means of disaggregating authority wide projections³³;

- **Option A: Demand Side Analysis**

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

- **Option B: Supply Side Analysis**

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



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

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

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

Case Study 1 – Rural Housing

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

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

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

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

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

Townmill Road – Local Lettings and Sales Policies

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

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

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



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

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

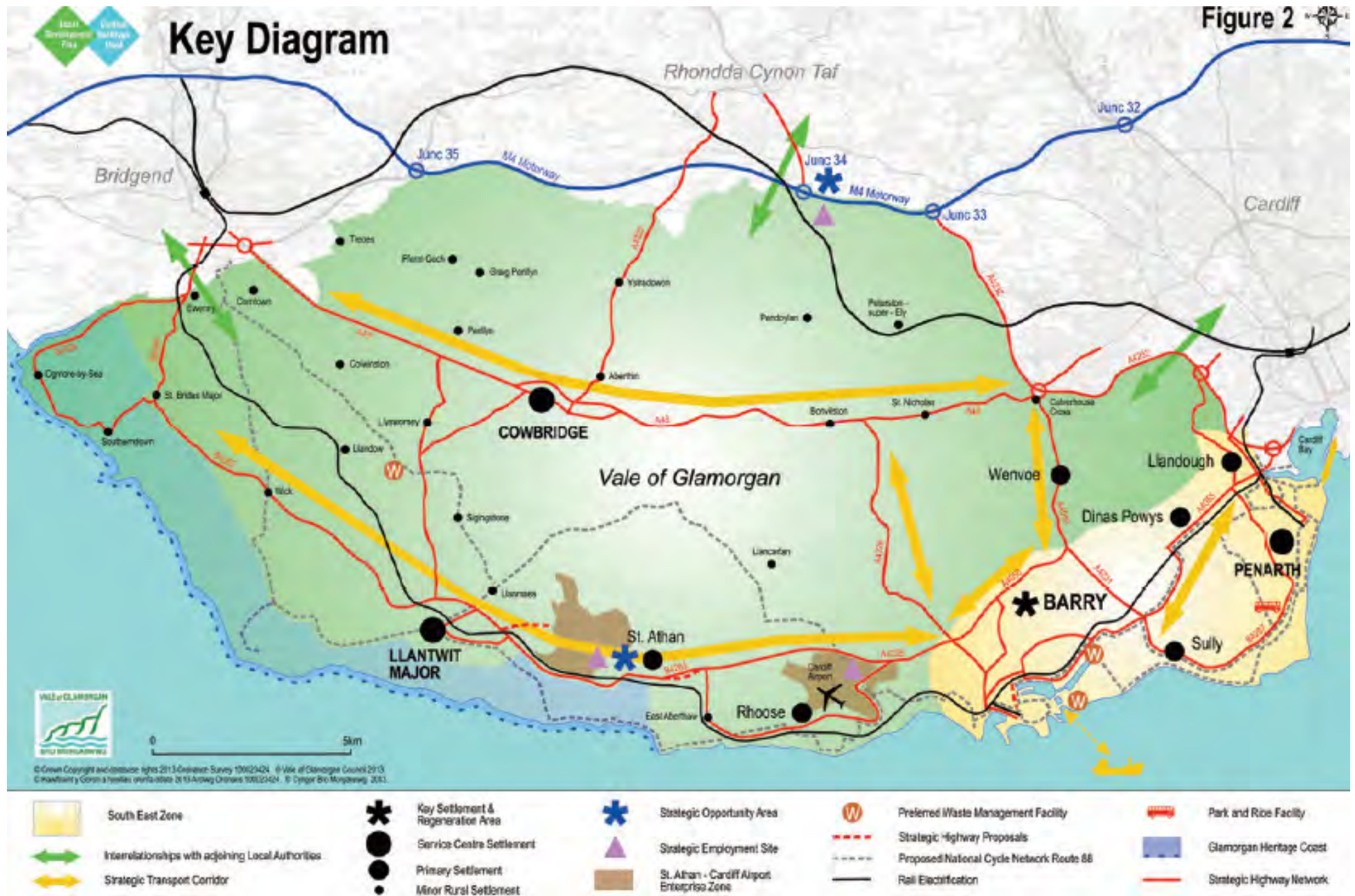
Housing Market Area	Census - All Households	Census Household Area Proportions	Total Growth	Annual Growth (Over 5 Years)
Barry	22167	0.414297729	1377.13	275.43
Cowbridge	2715	0.050742921	168.67	33.73
Dinas Powys	3333	0.062293244	207.06	41.41
Llandow/Ewenny	1024	0.019138398	63.62	12.72
Llantwit Major	4365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

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

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



Figure 41 - Deposit Local Development Plan Settlement Hierarchy



One could assume that the vast majority of newly forming households will be younger people leaving home to set up an independent household for the first time. However this isn't necessarily the case and there is in fact a complex series of growth patterns at different ages. Figure 42 helps to illustrate the patterns of population growth based on the 2008 household projections by age band. Each bar shows the projected population change over the five year period from 2015 to 2010 and how this is driving the overall county wide household growth. Figure 43 adds further context by showing the percentage of the population made up of households within each age band for both 2015 and 2010.

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

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

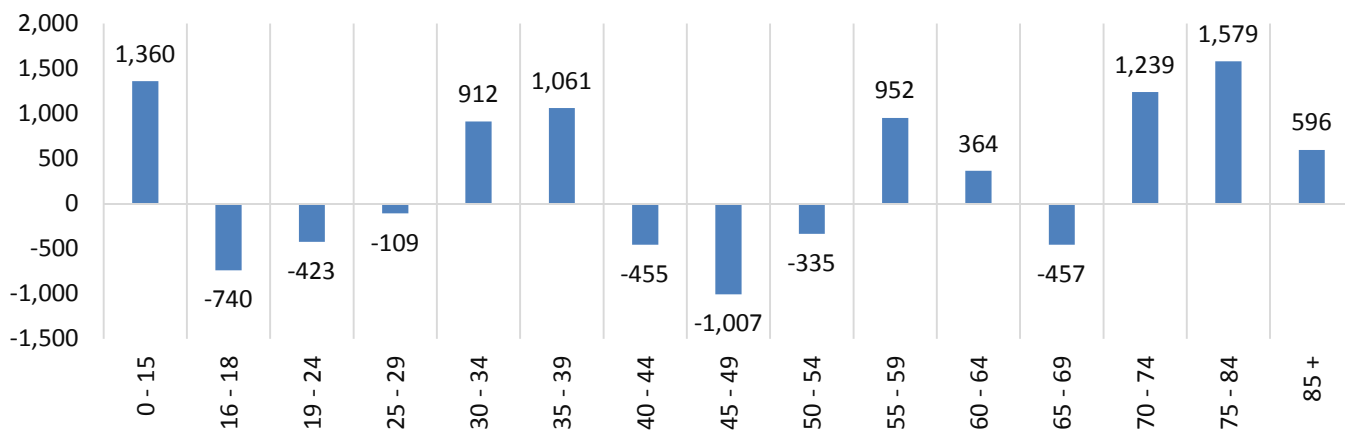
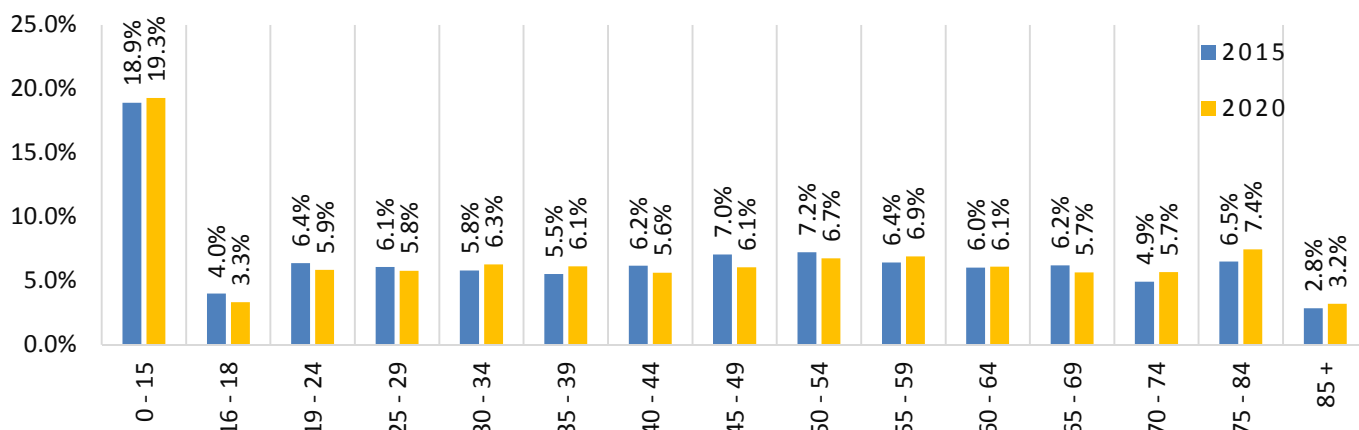


Figure 43 - Percentage of Population by Age Band 2015 & 2020



3.3. EMPTY HOMES

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

The Vale of Glamorgan Councils Empty Homes Strategy³⁵ highlights that:

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

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

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

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

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

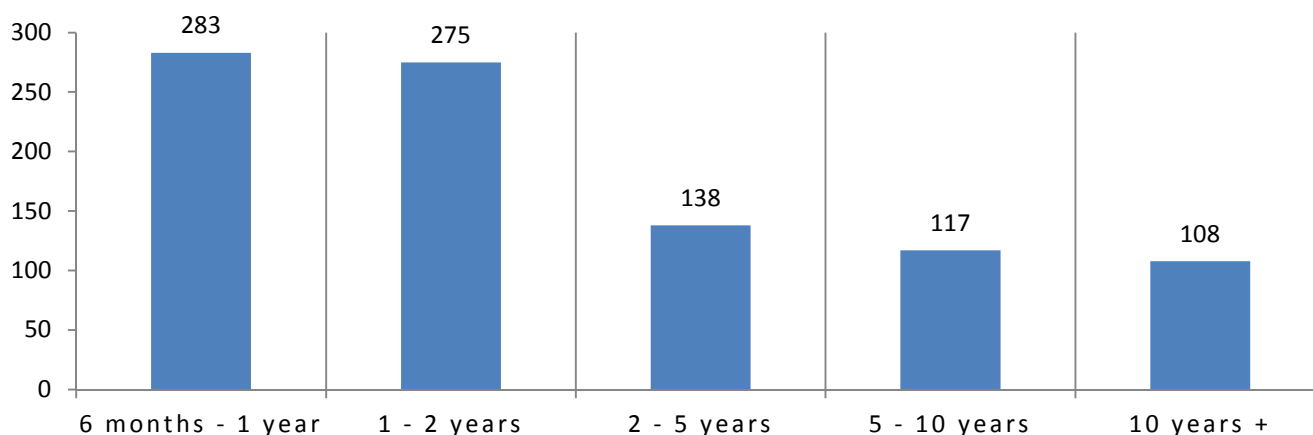


Figure 45 – Number of Private Sector Empty Properties by Area (1st April 2015)

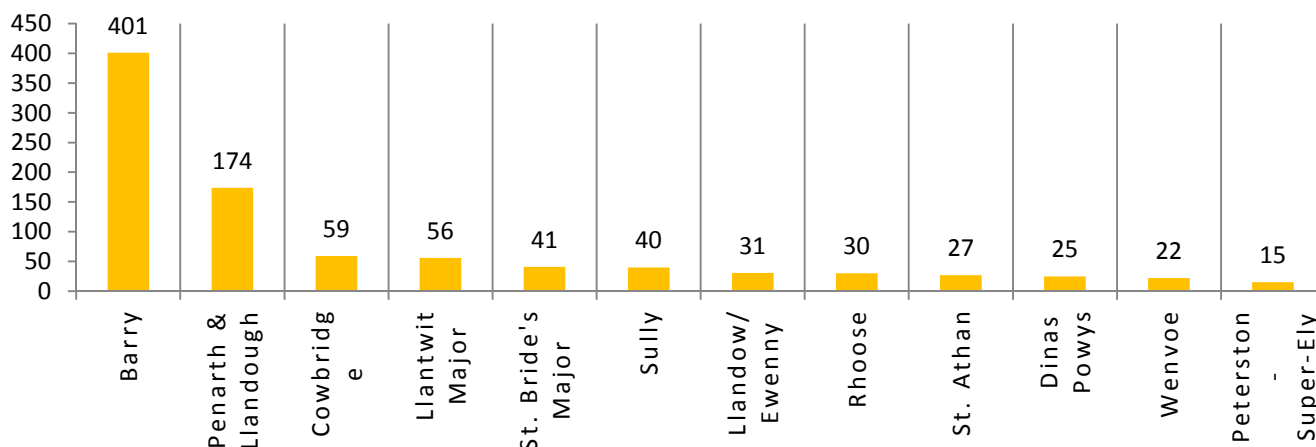


Figure 46 - Private Sector Empty Properties (1st April 2015) as a percentage of the Total Housing Stock in the Area⁶



3.3.1. EMPTY PROPERTY SURVEY

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

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

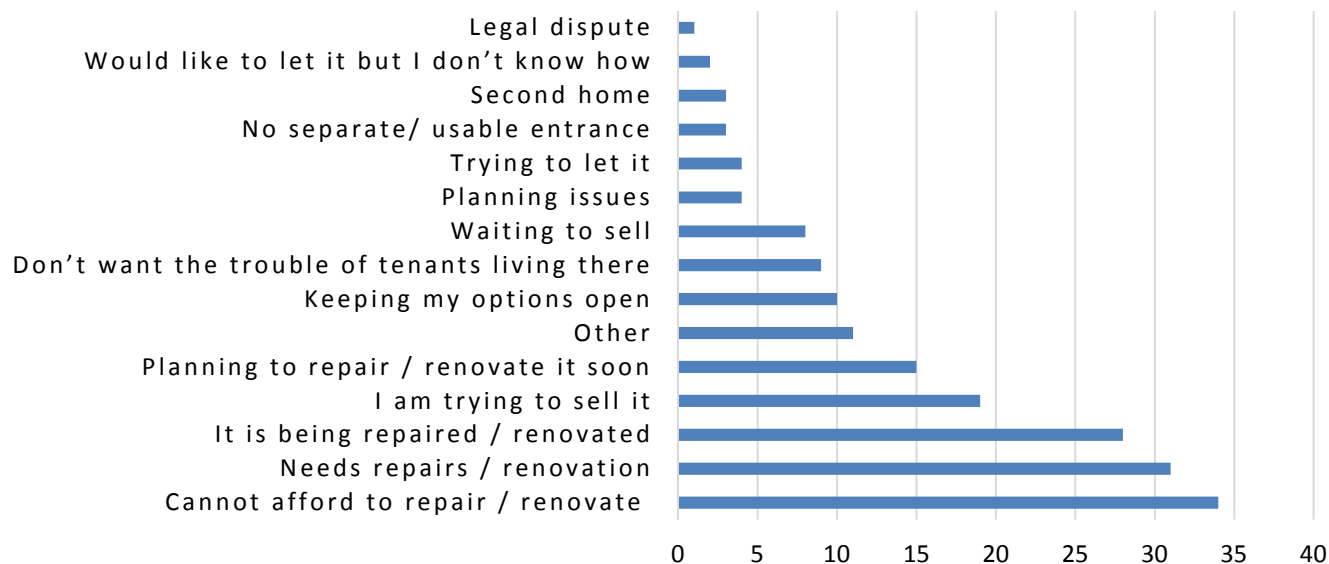
The survey asked owners why the property was empty, Figure 47 shows the reasons given for the property being empty. The results confirm that most properties require renovation or are currently being renovated. Where respondents have stated 'other' further analysis has revealed the following reasons for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

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



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

Figure 47 - Reasons for Properties Being Empty



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

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

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

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



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

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

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



3.4. HOUSEHOLD OCCUPANCY

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

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

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

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

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

Figure 48 - Occupancy Rating by Tenure and Number of Bedrooms

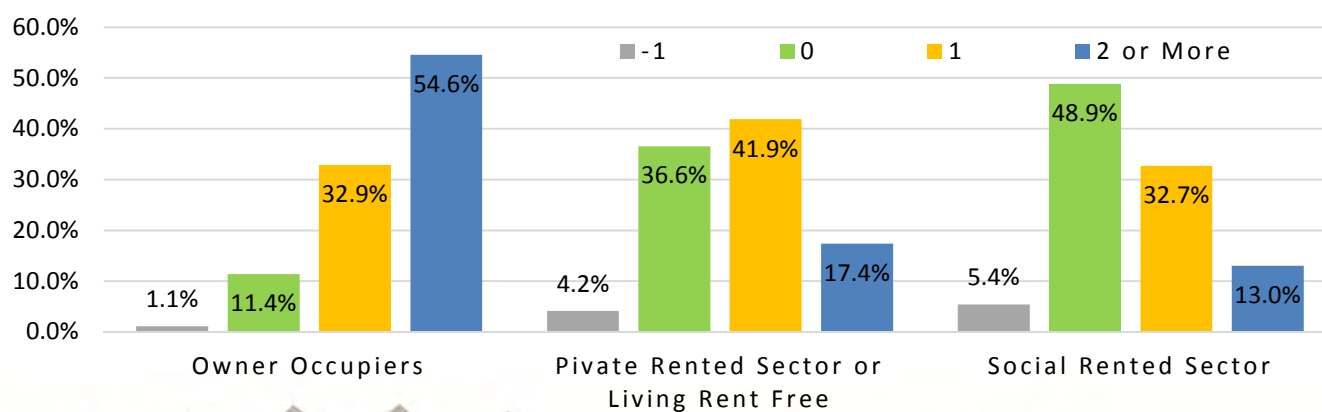


Figure 49 - Occupancy Rating by Area - Owner Occupiers

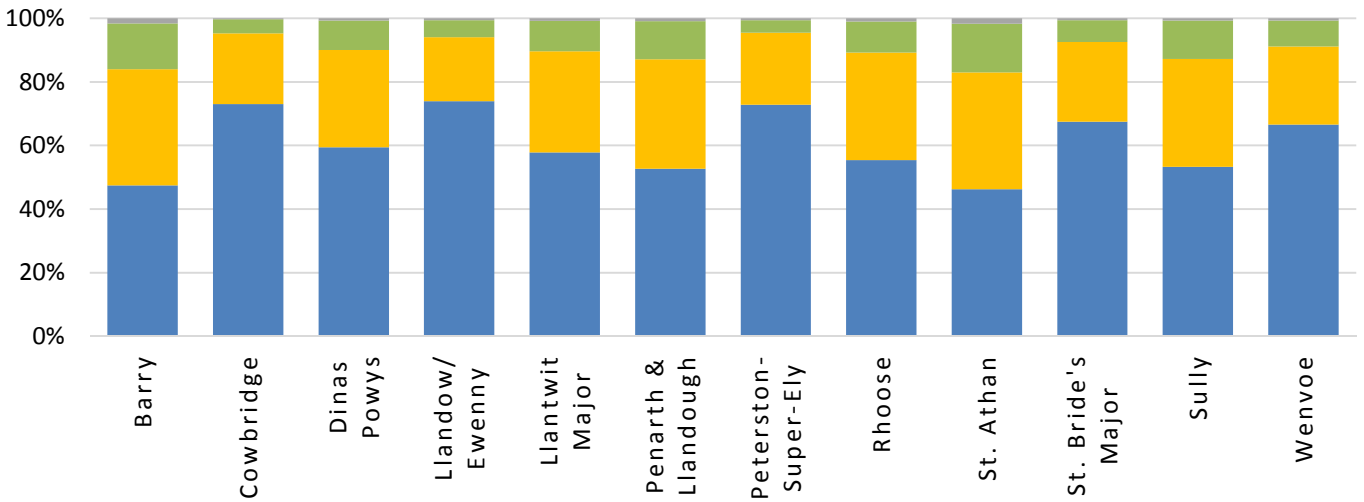


Figure 50 - Occupancy Rating by Area - Private Rented Sector or Living Rent Free

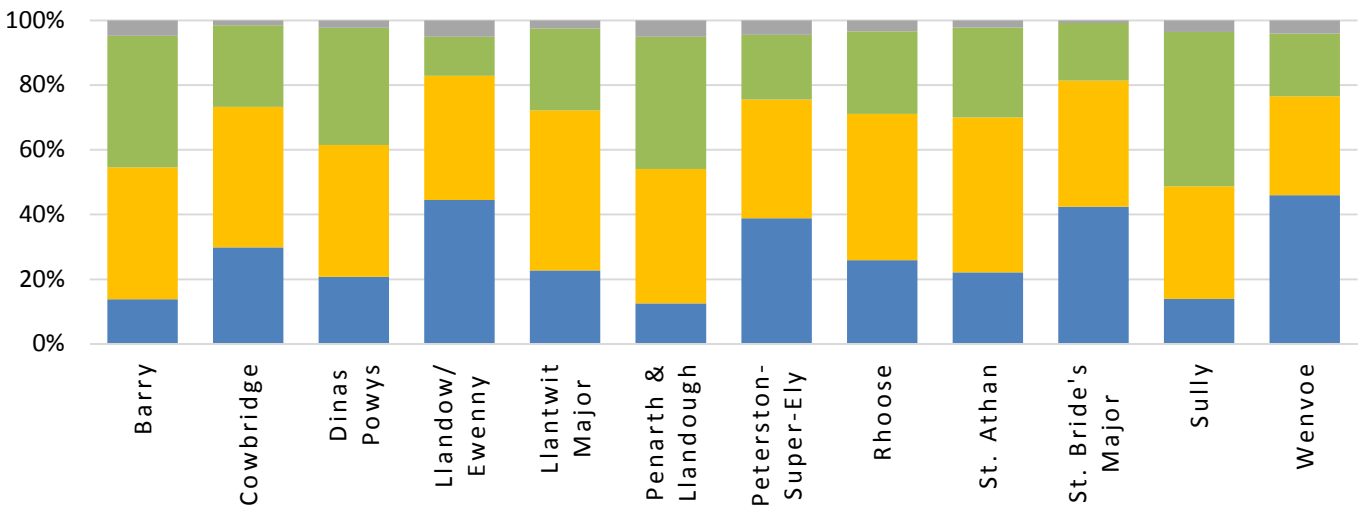
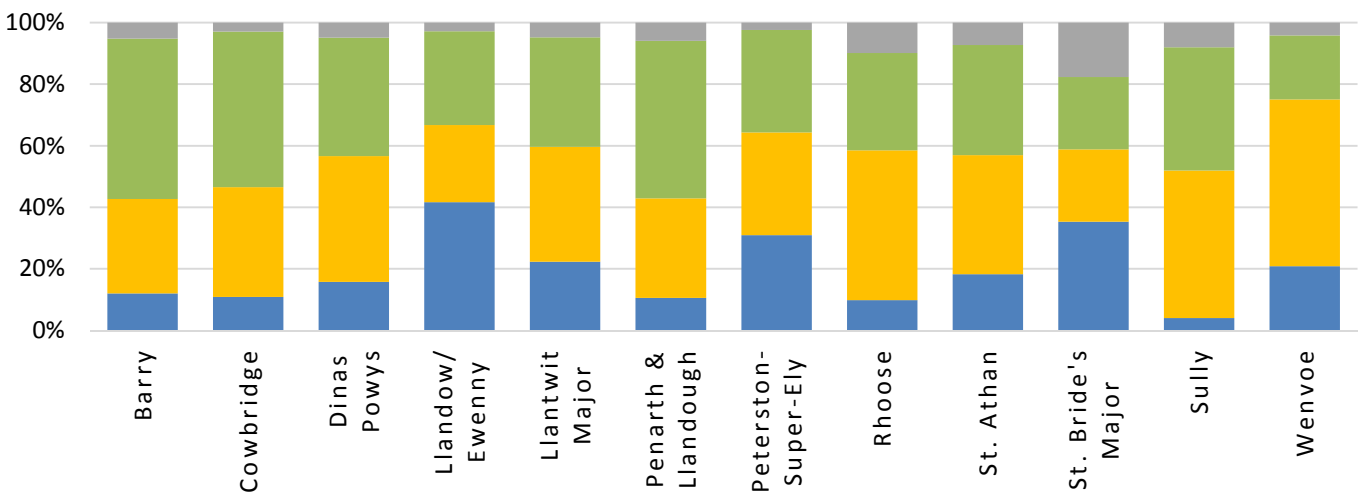


Figure 51 - Occupancy Rating by Area - Social Rented Sector



Occupancy, i.e. number of bedrooms.

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



3.5. HOUSEHOLD INCOME AND SOCIAL GRADE

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

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

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

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

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

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

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

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



Figure 52 - Median Household Income by Ward³⁸

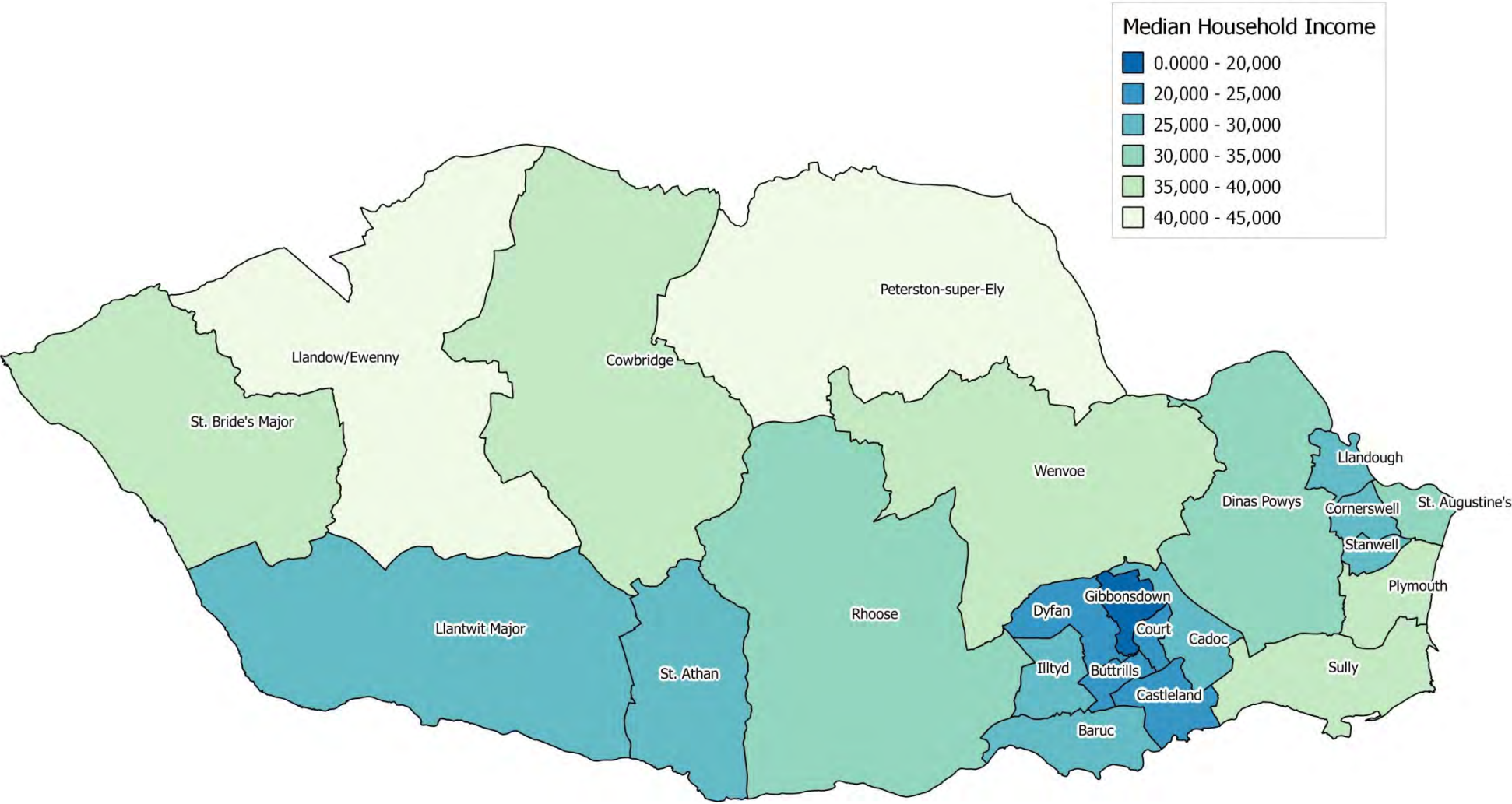


Figure 53 - Household Income Distribution by Housing Market Area³⁸

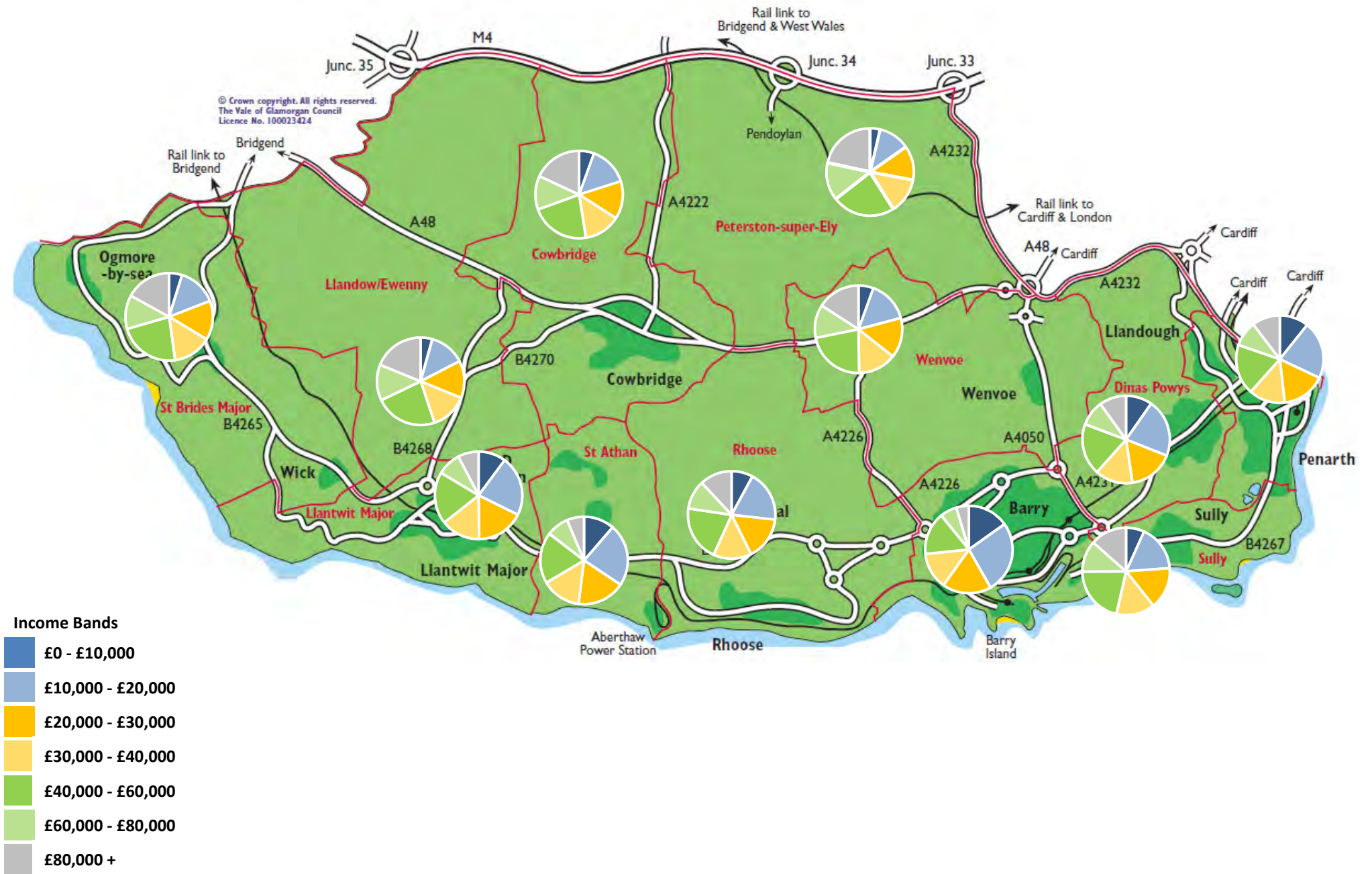


Figure 54 - Scope for Market and Affordable Housing by Housing Market Area, based on Household Income

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

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

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

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

3.6. CAR OWNERSHIP AND COMMUTING PATTERNS

3.6.1. CAR OWNERSHIP

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

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

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

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

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

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

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

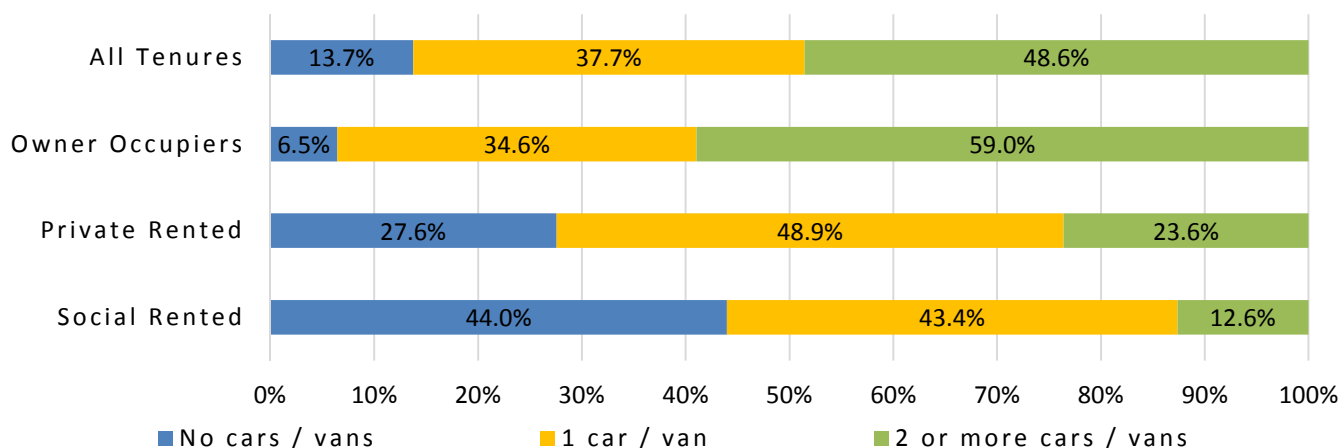
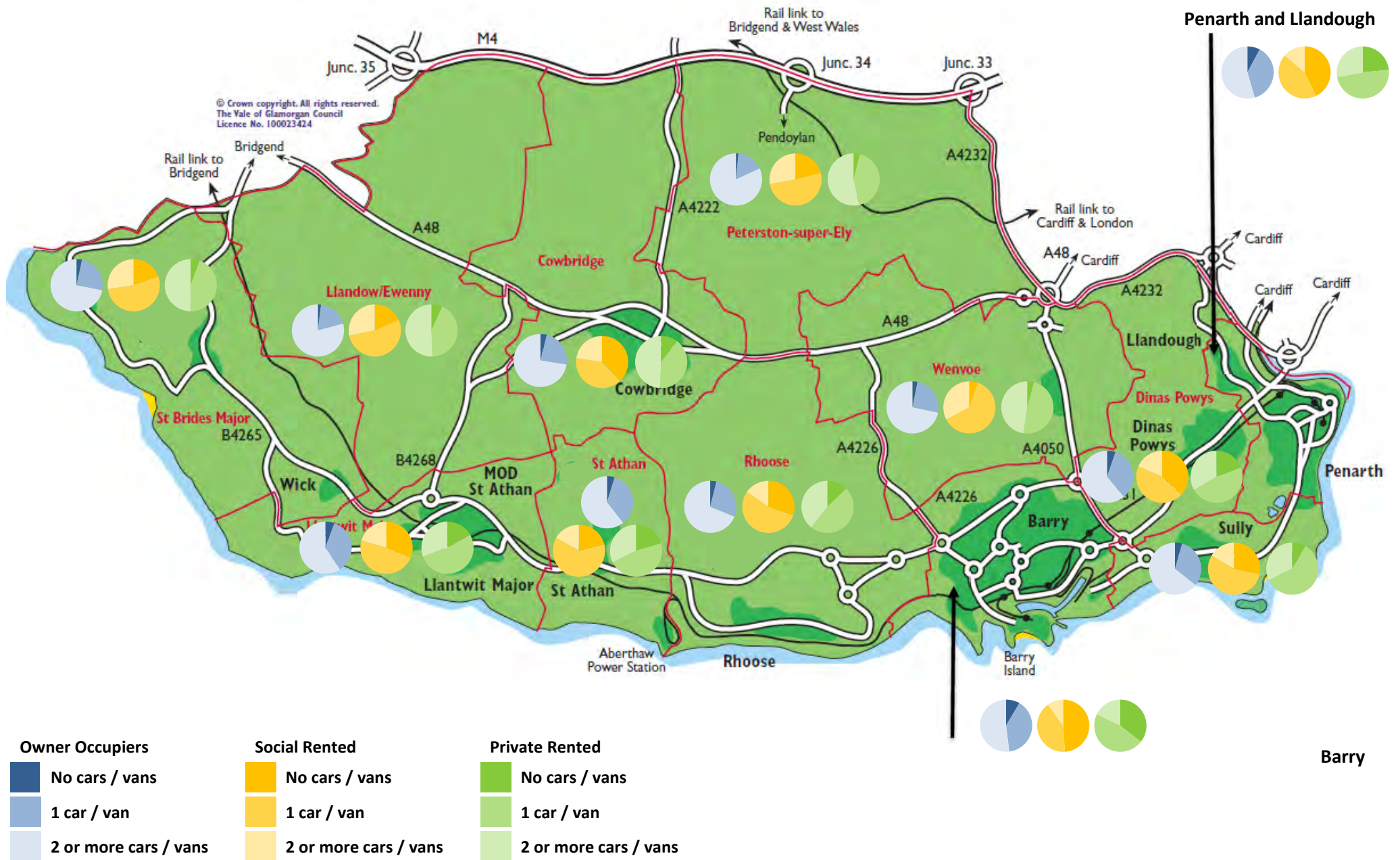


Figure 56 - Car and Van Availability by Tenure in the Vale of Glamorgan Housing Market Areas⁶



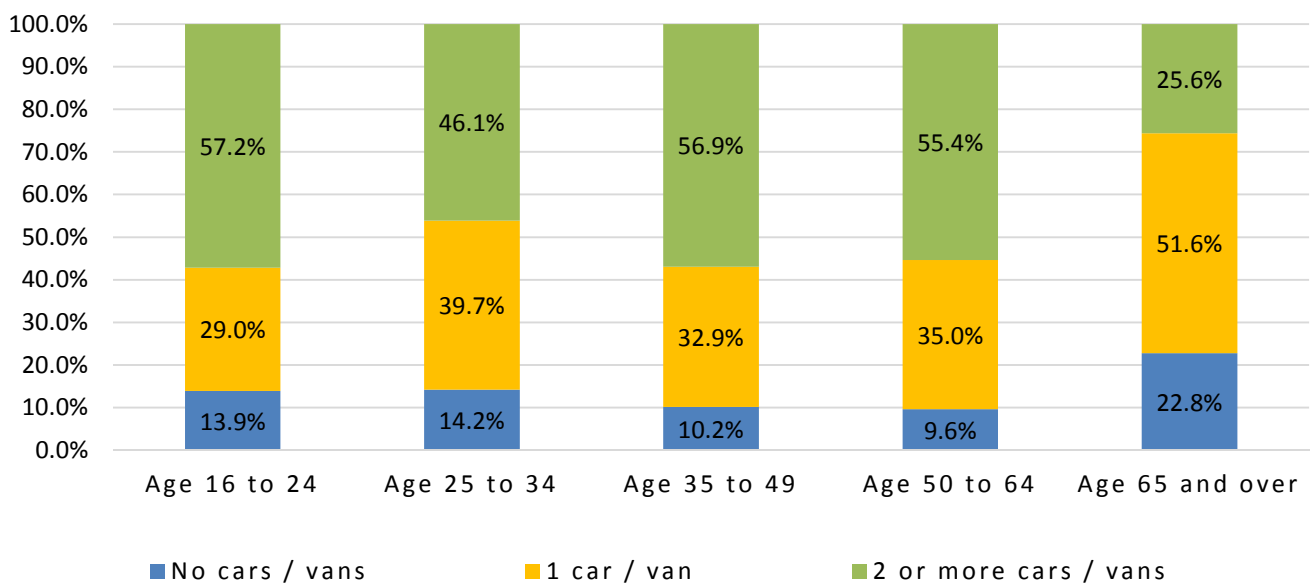
The rental sectors exhibit different trends, although comparisons between social rent and private rent are evident. For example, both rental sectors exhibit much higher percentages of households with no cars or van access. The highest proportion of social rented households without a car or van can be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

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

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

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

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



3.6.2. COMMUTING PATTERNS

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

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

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

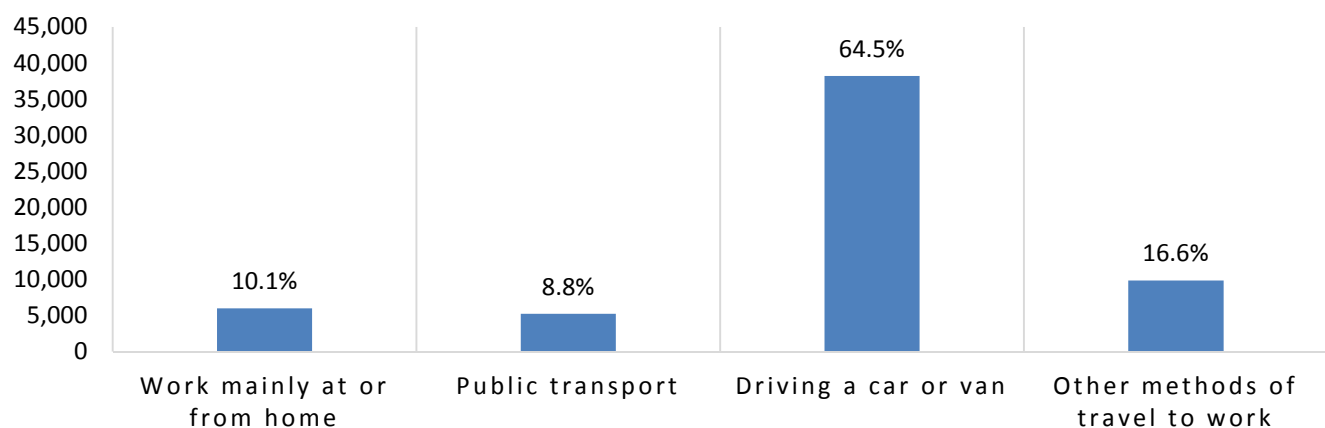


Figure 59 overleaf depicts the four modes of transport used to travel to work by housing market area. Perhaps the most striking trend is the near perfect inverse relationship between all usual residents aged 16 and over that use public transport to work and those that drive a car or van to work; i.e.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

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

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

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



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

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

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

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

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

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



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

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

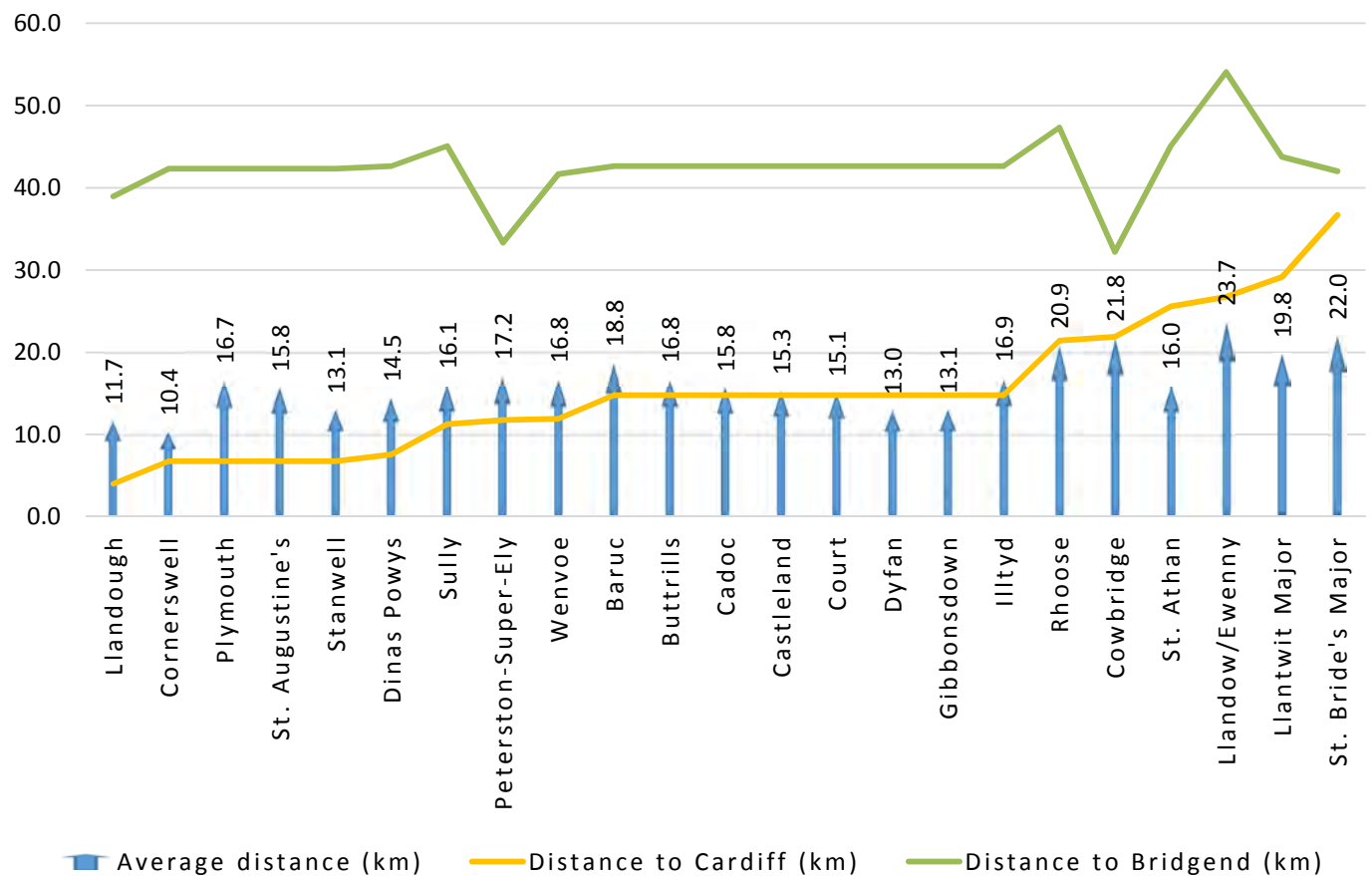


Figure 61 - Distance Travelled to Work⁶



3.7. SOCIAL GRADE, HOUSEHOLD COMPOSITION AND ETHNICITY

3.7.1. SOCIAL GRADE

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

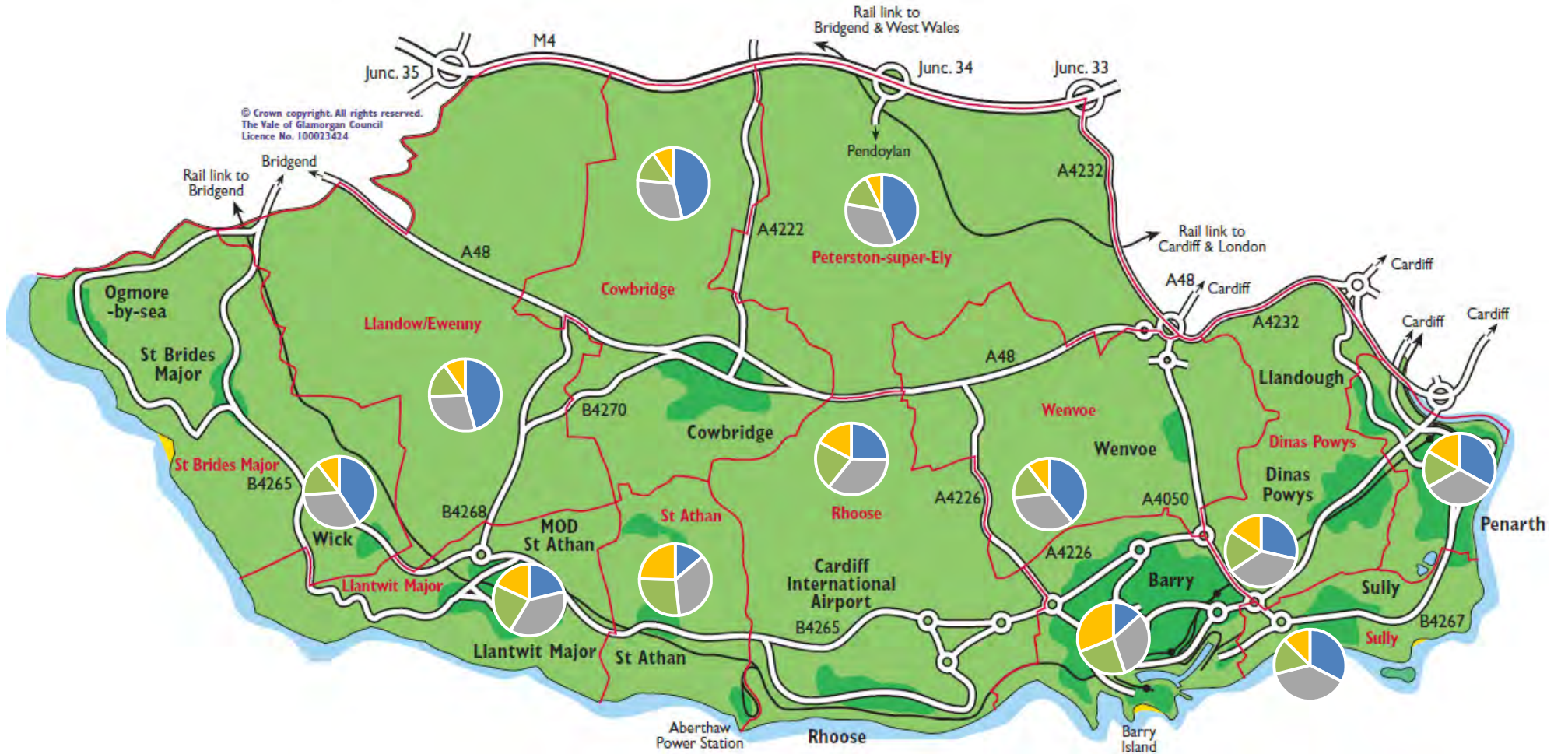
Social Grade is the socio-economic classification used by the Market Research and Marketing Industries, most often in the analysis of spending habits and consumer attitudes. Although it is not possible to allocate Social Grade precisely from information collected by the 2011 Census, the Market Research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

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

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



Figure 62 - Social Grade by Area⁶



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

3.7.2. HOUSEHOLD COMPOSITION

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

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

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

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

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

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



Figure 63 - Household Composition in the Vale of Glamorgan⁶

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

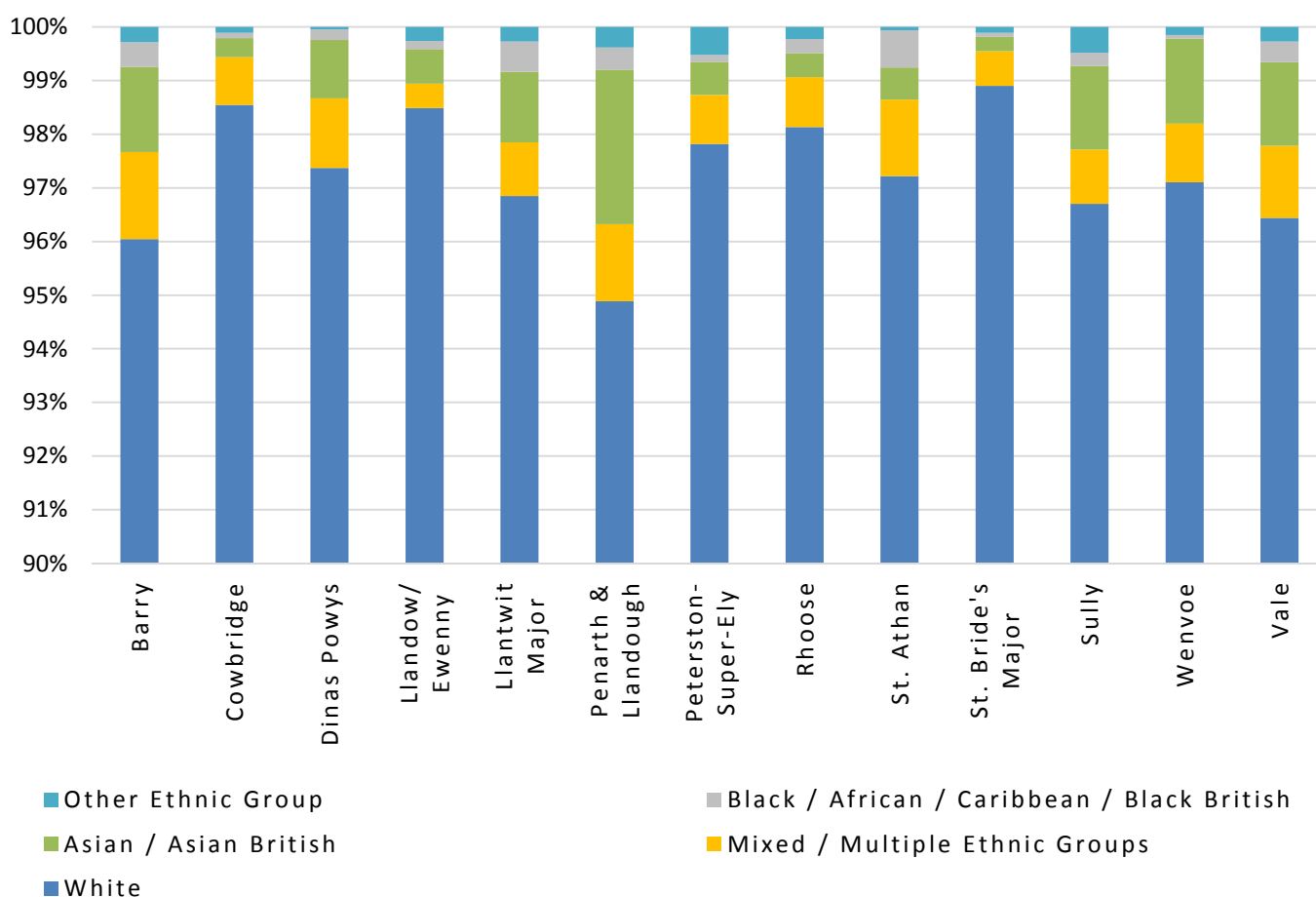
3.7.3. ETHNICITY

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

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

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

Figure 64 - Ethnic Group by Area⁶



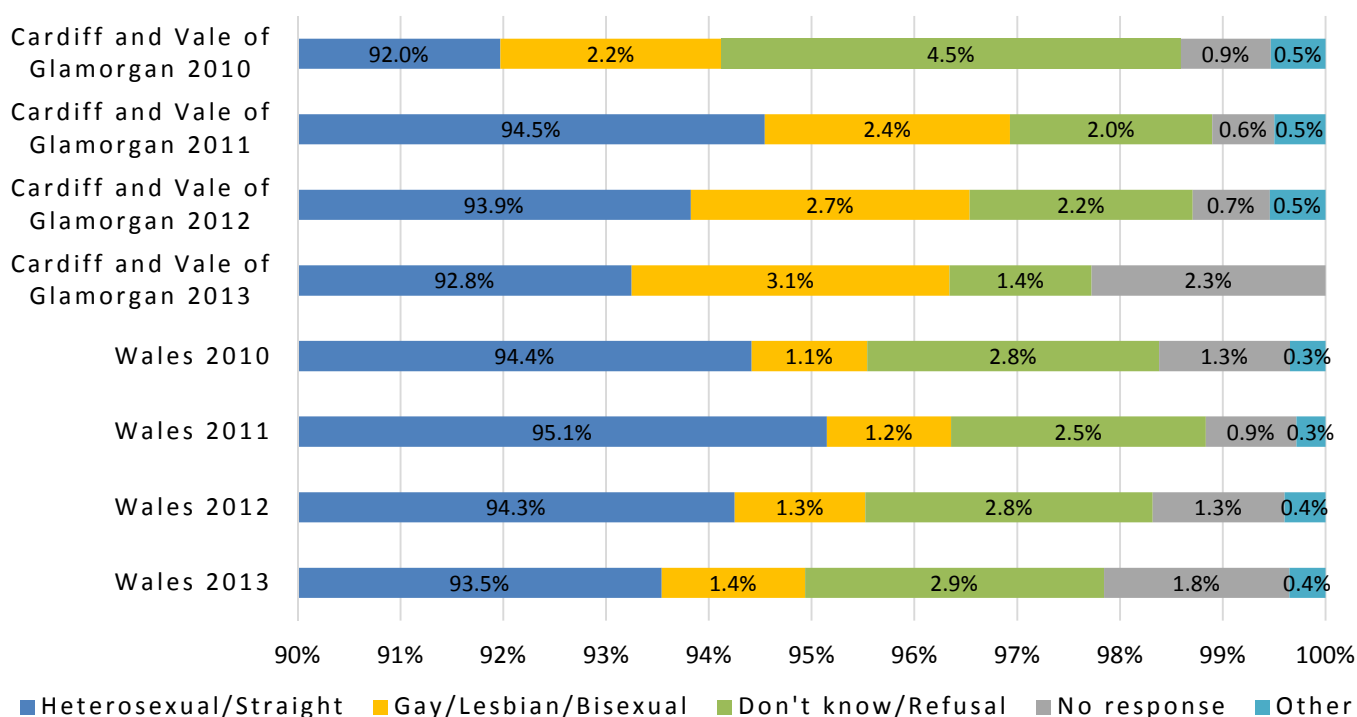
3.7.4. LESBIAN, GAY, BISEXUAL AND TRANSGENDER (LGBT) HOUSEHOLDS

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

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

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

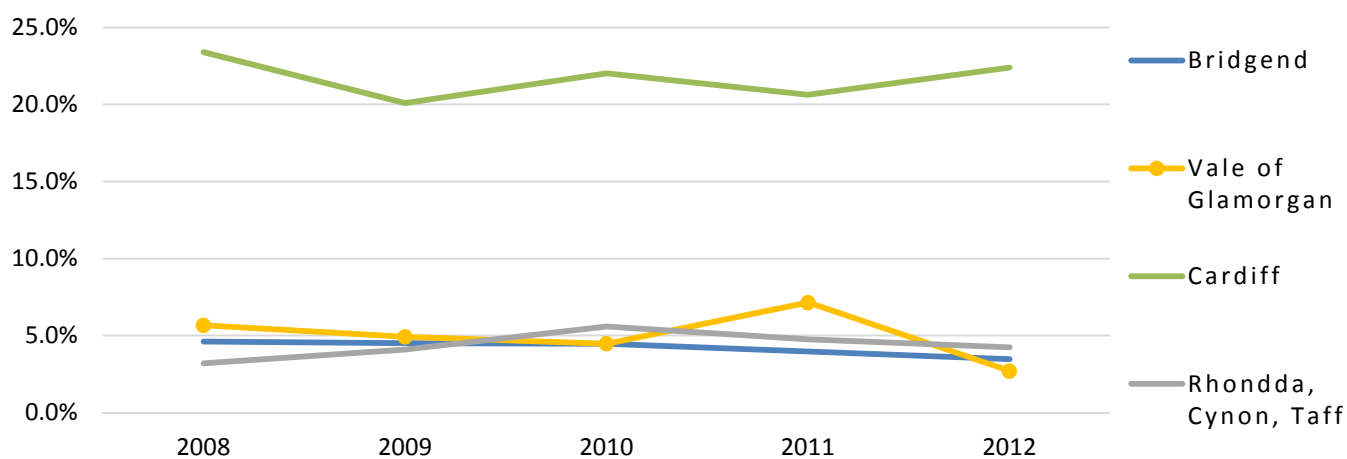
Figure 65 - Sexual Identity, Cardiff and the Vale of Glamorgan⁴⁴



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

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

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



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



4. HOUSING NEED CALCULATION

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

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

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

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

Figure 67 - Definitions of Affordable Housing

Affordable Housing

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

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

This breaks down into two sub-categories:

1. Social Rented Housing

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

2. Intermediate housing

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



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

Figure 68 - Assessing the Need for Affordable Housing⁵



4.1. NEWLY ARISING NEED FROM NEW HOUSEHOLDS

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



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

4.1.1. NEWLY FORMING HOUSEHOLDS IN NEED OF INTERMEDIATE HOUSING

Intermediate housing is defined in Figure 67.

Low Cost Home Ownership

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

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

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

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



Intermediate Rent

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

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

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

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

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

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

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



4.1.2. NEWLY FORMING HOUSEHOLDS IN NEED OF SOCIAL HOUSING

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

Figure 70 - Homes4U Allocation Policy

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



4.1.3. TOTAL ANNUAL NEWLY ARISING NEED BY TENURE

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

Figure 71 - Annual Newly Arising Need for Affordable Housing

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



4.2. NEWLY ARISING NEED FROM EXISTING HOUSEHOLDS

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



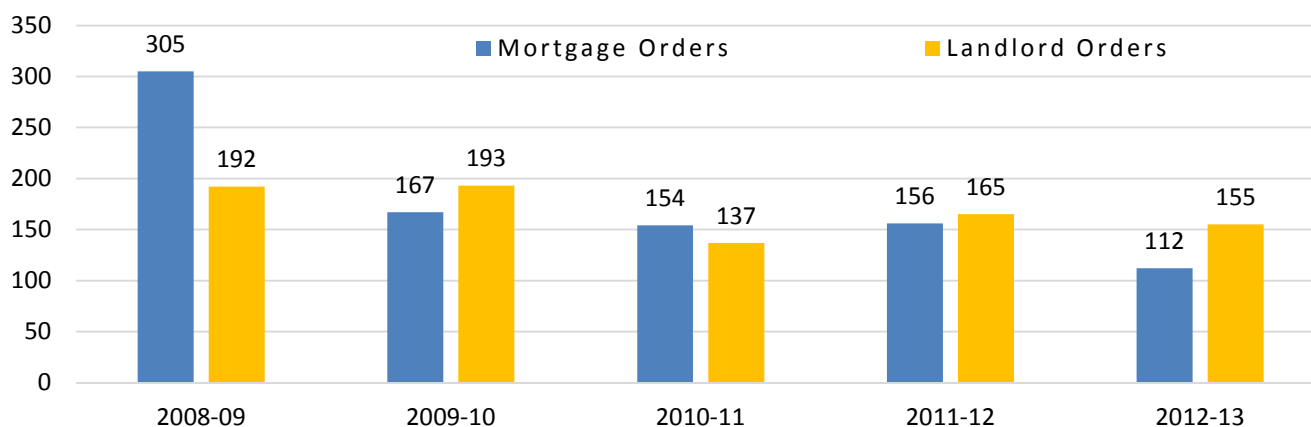
The WG suggests that recent trends are most useful to estimate the number of affected households that will come forward each year of the LHMA period³. To help understand the extent to which households have fallen behind on their mortgages or rent in the Vale of Glamorgan, the Ministry of Justice provide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

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

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

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

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

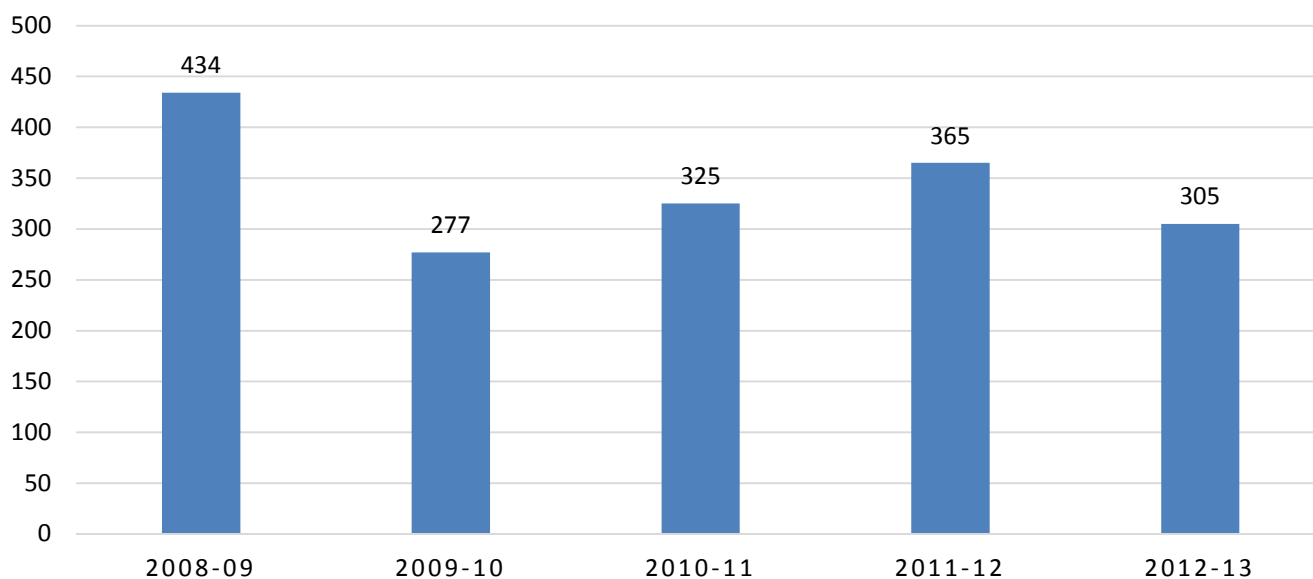


Local court progression figures are not available for the Vale of Glamorgan, although the Ministry of Justice has analysed national trends which has shown that overall ‘the percentage of (mortgage) claims progressing to an order, warrant or repossession in 2008 was around 73%, 46% and 27% respectively’,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

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

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

Figure 73 - Homelessness Presentation in the Vale of Glamorgan⁴⁹



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



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

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

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

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

Figure 74 - Annual Newly Arising Need from Existing Households

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



4.3. BACKLOG OF NEED FOR AFFORDABLE HOUSING

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



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

4.3.1. BACKLOG OF NEED FOR SOCIAL HOUSING

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

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

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

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

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



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

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

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

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



Figure 75 - Homes4U Bandings

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



Figure 76 - Gross Annual Backlog for Social Housing

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

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

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

Figure 77 - Homes4U Applicants - Household Composition

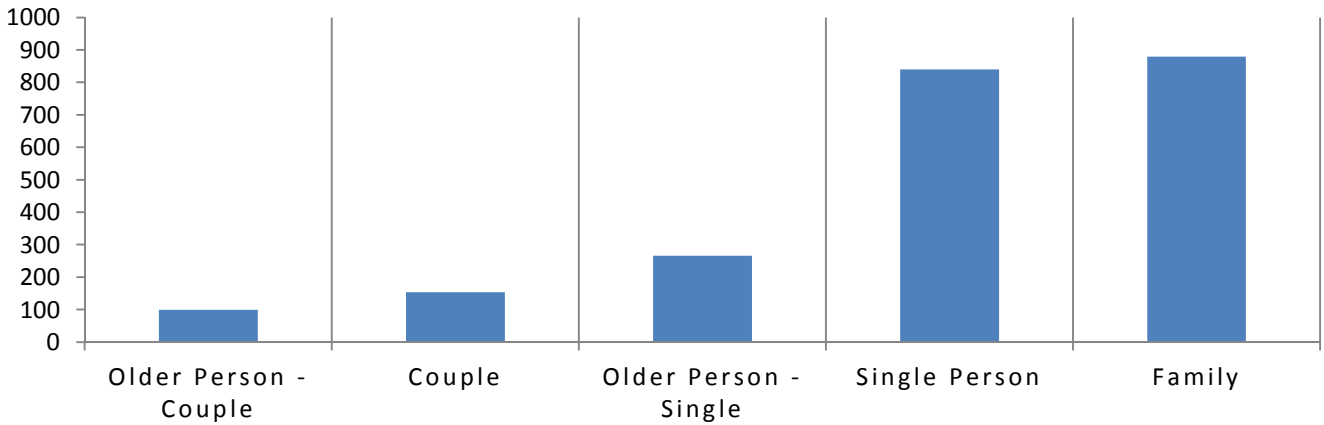
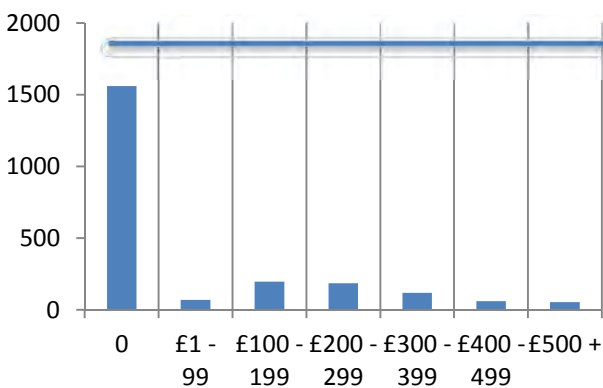


Figure 78 provides a picture of the earned income of households registered with Homes4U. The household income of Homes4U applicants varies significantly; broadly 70% of applicants have no earned income and 30% have some level of earned income from employment. Of the 70% who are not in paid employment;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

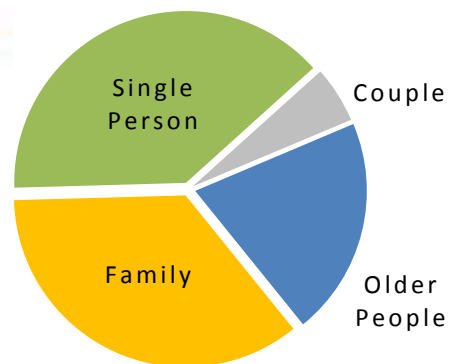
30% of Homes4U applicants have an earned income from employment; most of these households (29%) earn between £100 and £199 per week, followed by 27% of households earning £200 – £299 per week. A minority of households earn £400 - £499 per week (9%) and £500+ per week (8%). It should be recognised that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

Figure 78 - Homes4U Applicants - Earned Income

Weekly Earned income

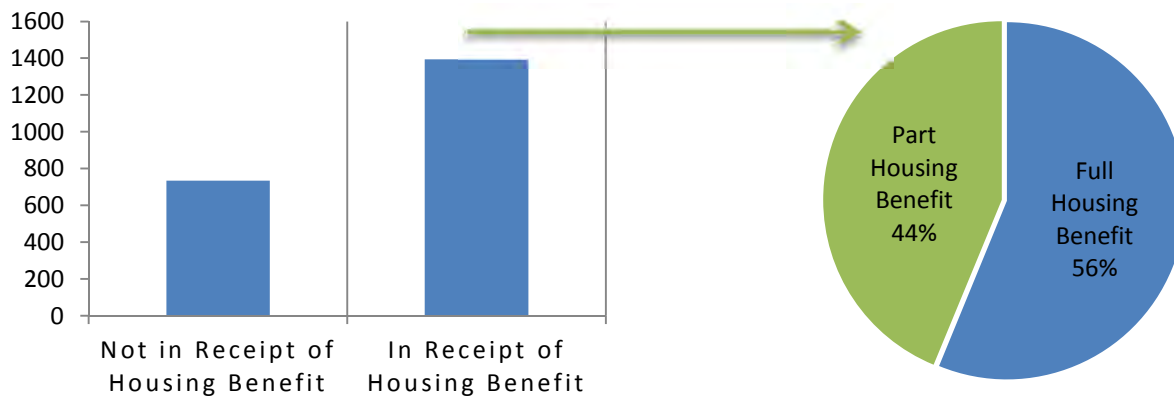


No Earned Income (£0) – Household Composition



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

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



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



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

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

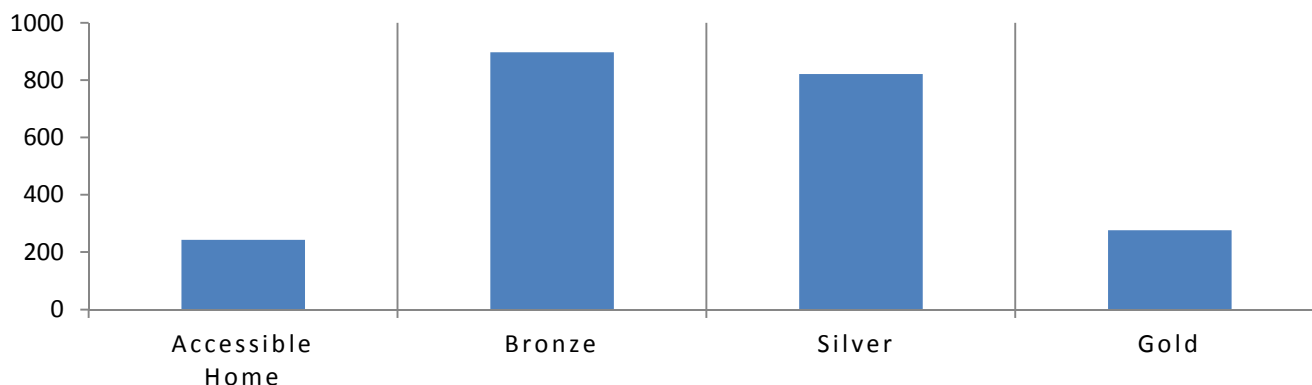
12.3% of households have a Gold banding; this is the highest priority banding and for households with the highest level of housing need. Within this banding there are separate categories defined by the type of housing need. The three categories with the highest number of applicants are those who are: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

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

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



Figure 80 - Homes4U Applicants - Bandings



4.3.2. BACKLOG OF NEED FOR INTERMEDIATE HOUSING

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

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

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

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

With these considerations in mind,



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

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



Figure 81 - Gross Annual Backlog of Need for Intermediate Housing

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

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

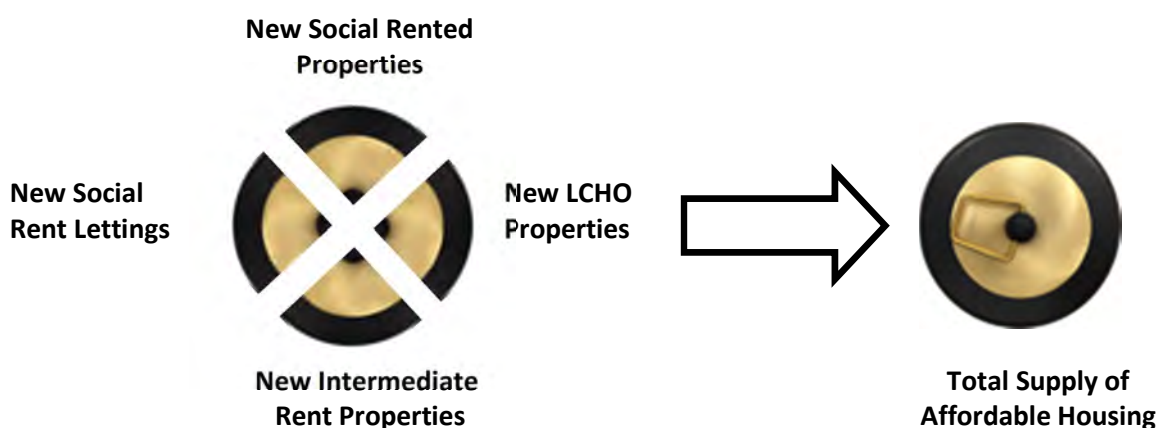
Housing Market Area	LCHO	
	2 Bed	3 Bed
Barry	4.20	2.20
Cowbridge	0.20	0.40
Dinas Powys	1.40	0.40
Llandow/Ewenny	0	0
Llantwit Major	0.40	0.20
Penarth & Llandough	1.20	0
Peterston-Super-Ely	0	0
Rhose	0	0
St Athan	1.20	0.20
St Brides	0	0
Sully	0	0.20
Wenvoe	0	0
Total	12.4	



4.4. SUPPLY OF AFFORDABLE HOUSING

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

Figure 83 - Housing Supply Illustration



4.4.1. PROJECTED SOCIAL HOUSING LETS

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

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



Figure 84 - Projected Annual Social Housing Lets

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

4.4.2. COMMITTED SUPPLY OF NEW AFFORDABLE HOUSING

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

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

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

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

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

Figure 85 - Annual Committed Supply of Affordable Housing

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



4.5. NET NEED FOR AFFORDABLE HOUSING PER ANNUM

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

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

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

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

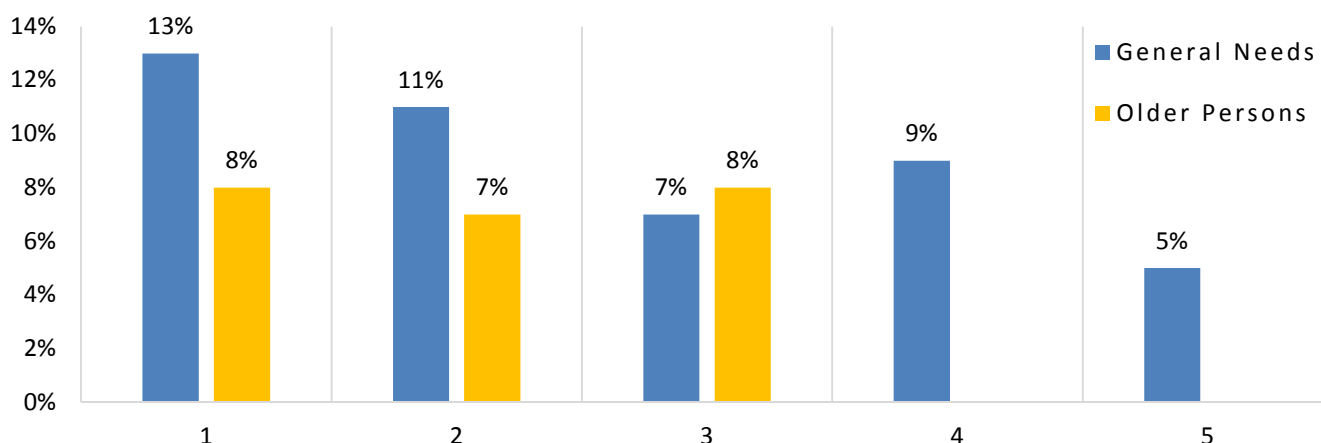
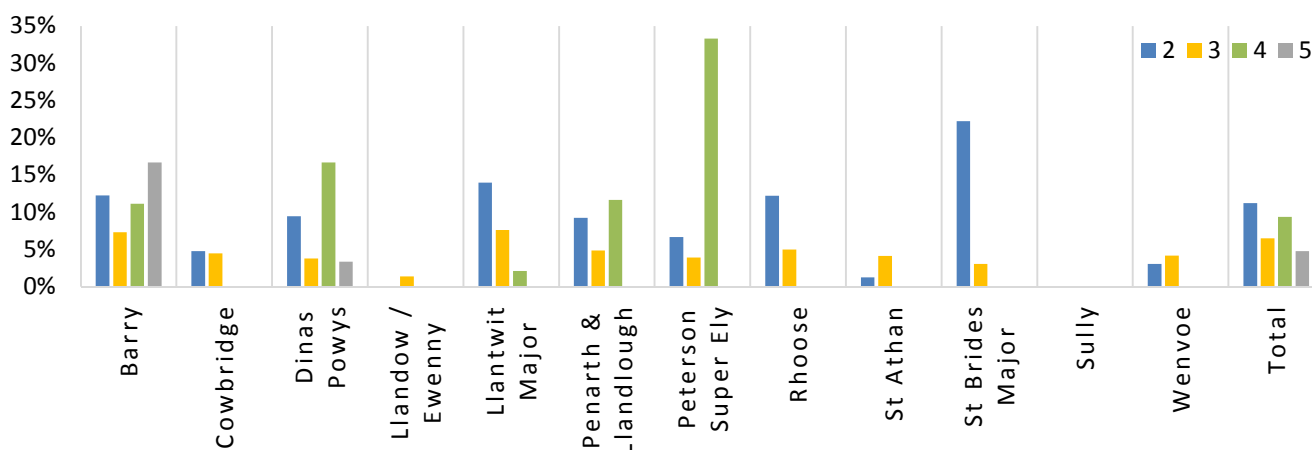


Figure 87 - Average Annual Turnover of General Needs Social Rented Properties by Number of Bedrooms and Area



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



4.5.1. HEADLINE NEED FOR AFFORDABLE HOUSING

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

Figure 88 - Headline Need for Affordable Housing



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

331 Social Rented Units (adjusted to account for turnover)

228 Intermediate Housing Units: 114.36 Low Cost Home Ownership Units

113.19 Intermediate Rent Units

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

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

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

SECTION 1.1



Appendix 1 –Net Housing Need

4.6.1. LIMITATIONS OF THE NET NEED FOR AFFORDABLE HOUSING

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

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

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

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

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

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

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

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

Appendix 2 –Net Housing Need (Excluding Surpluses)

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

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

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



Figure 89 - Net Need for Social Housing

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

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

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

4.6.3. NET NEED FOR GENERAL NEEDS SOCIAL RENTED ACCOMMODATION

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

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

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

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

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

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

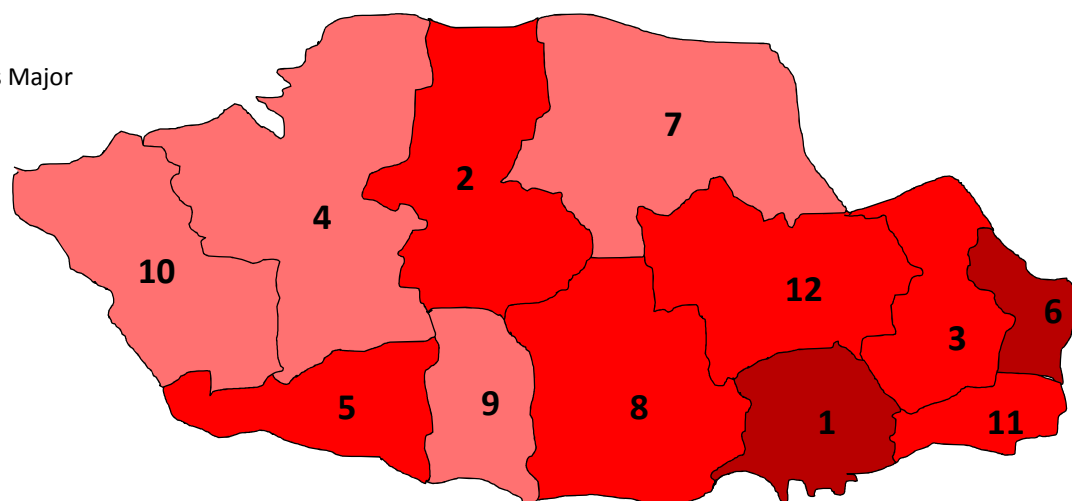
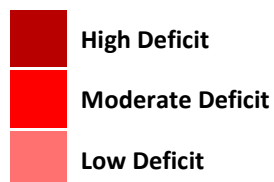
Whilst the mix of property sizes for social rented general needs accommodation will be informed by the LHMA, it should also be supplemented and informed by 'live' waiting list data from Homes4U to ensure it is up to date and relevant.



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

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

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



4.6.4. NET NEED FOR GENERAL NEEDS INTERMEDIATE ACCOMMODATION

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

Low Cost Home Ownership

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

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

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

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

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

Intermediate Rent

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

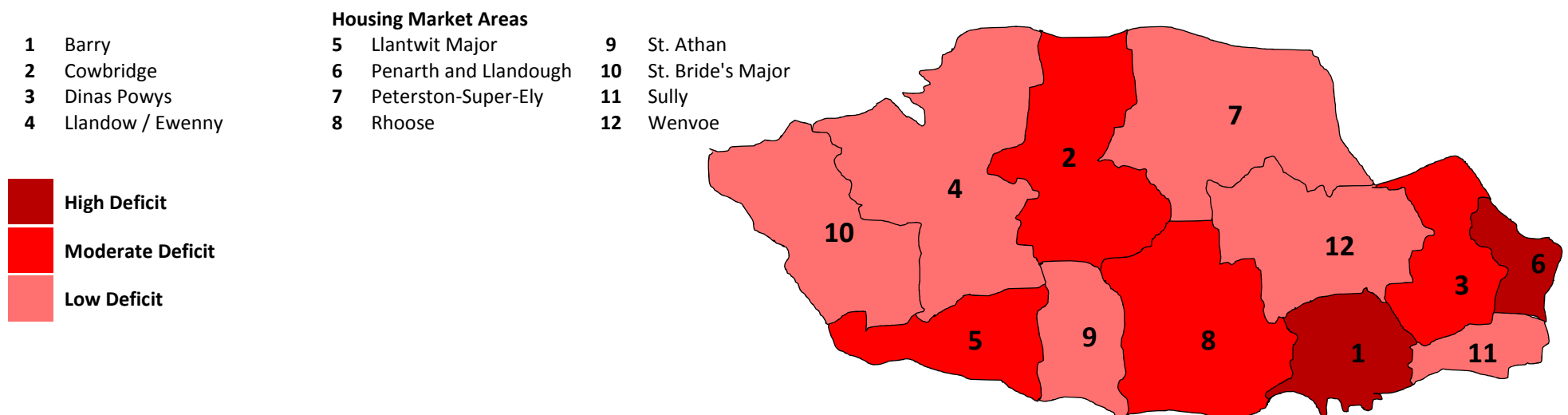
Actual implementation of an intermediate rent model in the current market is however hampered by the significant gap between Local Housing Allowance and lower private rent levels in many areas. Consideration will need to be given to how a model of intermediate rent would be developed in the Vale of Glamorgan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

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



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

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



4.6.5. NET NEED FOR SOCIAL RENTED ADAPTED AND ACCESSIBLE ACCOMMODATION

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

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

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

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

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

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

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

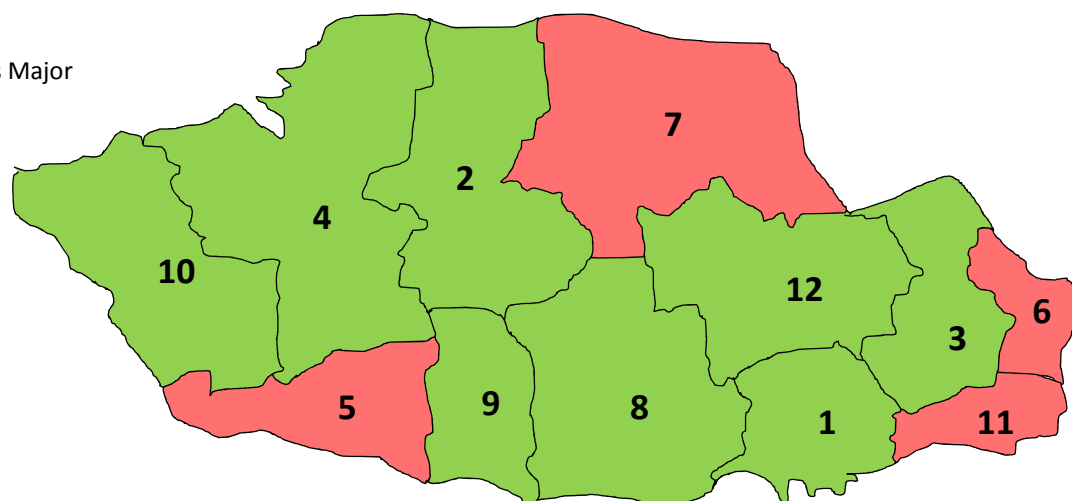
Securing new accessible and adapted social rented accommodation is likely to be through the development of suitably adapted ground floor accommodation in flatted developments. In addition, on affordable housing developments led by social landlords efforts are made to include a minimum of two accessible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



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

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

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



4.6.6. NET NEED FOR SOCIAL RENTED OLDER PERSONS ACCOMMODATION

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

The types of social rented older persons accommodation available includes:

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

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

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

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

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

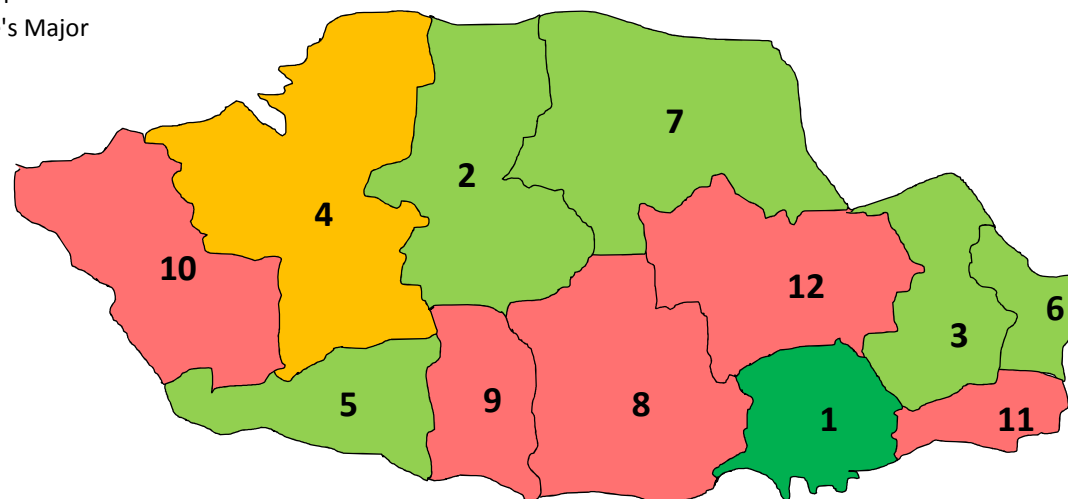
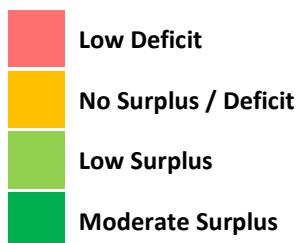
Privately developed older persons accommodation may help to enhance choice for older people who are able to afford these options. There could also be consideration in the future given to the ability for social landlords to develop new and / or market accommodation for older people to meet locally identified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



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

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

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



5. CONCLUSION

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

5.1. HOUSING MARKET TRENDS

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

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

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

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

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

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

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



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

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

5.2. DEMOGRAPHIC AND HOUSING SUPPLY TRENDS

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

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

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

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



5.3. HEADLINE HOUSING NEED

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

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

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

5.3.1. GENERAL NEEDS SOCIAL RENT

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

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

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

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

5.3.2. INTERMEDIATE HOUSING

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

Low Cost Home Ownership

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



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

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

Intermediate Rent

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

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

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

5.3.3. ADAPTED SOCIAL RENT

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

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

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

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

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



5.3.4. OLDER PERSONS ACCOMMODATION

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

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

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

5.4. PURPOSE OF ASSESSMENT

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

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

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

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

5.5. KEY POLICY CONSIDERATIONS AND AREAS FOR DEVELOPMENT

5.5.1. AFFORDABLE HOUSING PRODUCTS

Low Cost Home Ownership

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

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

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



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

Intermediate Rented Accommodation

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

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

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

5.5.2. NEED FOR SMALLER AFFORDABLE HOUSING UNITS

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

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

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

5.5.3. OLDER PERSONS' ACCOMMODATION

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

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



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

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

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

5.5.4. PRIVATE RENTED SECTOR

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

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

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

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



6. APPENDICES



6.1. APPENDIX 1 –NET HOUSING NEED

6.1.1. SOCIAL HOUSING

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

GN = General Needs

AN = Accessible / Adapted Housing

OP = Older Persons Accommodation

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

GN = General Needs

AN = Accessible / Adapted Housing

OP = Older Persons Accommodation

6.1.2. INTERMEDIATE RENT

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

6.1.3. LOW COST HOME OWNERSHIP

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

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

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

GN = General Needs

AN = Accessible / Adapted Housing

OP = Older Persons Accommodation

6.2.1. SOCIAL HOUSING

By Housing Type

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

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

All Housing Types - By Number of Bedrooms

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



General Needs Accommodation

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

Adapted and Accessible Homes

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



Older Persons Housing

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



6.2.2. ALL TENURES

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

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



7. REFERENCES

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



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



Vale of Glamorgan Viability Update Report 2014



Dr Andrew Golland BSc (Hons) PhD MRICS

draig@btopenworld.com

August 2014

Vale of Glamorgan Viability Update Report

Contents Page

Chapter 1	Introduction and project aims	3
Chapter 2	Overview of market and policy changes	3
Chapter 3	Guiding principles: viability assessment	10
Chapter 4	Update of the High Level Testing	13
Chapter 5	Benchmarks and viability tests	19
Chapter 6	Conclusions	22
Appendix 1	Key assumptions	24
Appendix 2	Worked example	27

1 Introduction and project aims

1.1 The Vale of Glamorgan Council has recently consulted on its Draft Deposit Local Plan. A key objective of the Plan is to maximise the delivery of Affordable Housing whilst ensuring that overall housing delivery is not affected. Representations to the consultation have now been received. One point that has been made relates to the currency of the Baseline Report (BR) which was June 2010.

1.2 It was pointed that since then a number of changes have occurred, not only in the housing market, but also to planning and development policy. These can be summarised:

- Changes in the key variables affecting development viability, namely house prices and build costs;
- Additional guidance on viability assessment for local authorities, most notably the Harman Report (2012);
- National planning policy; notably Planning Policy Wales (2012) and CIL (The Community Infrastructure Levy);
- Building regulations; notably Part L and the requirement for sprinkler systems to be designed in new homes from January 2016;
- LDP Policy on Affordable Housing;
- Additional analysis (2013) on small sites;

1.3 This is an Update Report (UR) that looks at these impacts in particular and concludes on whether the Affordable Housing policy in particular is robust.

2 An overview of market and policy changes

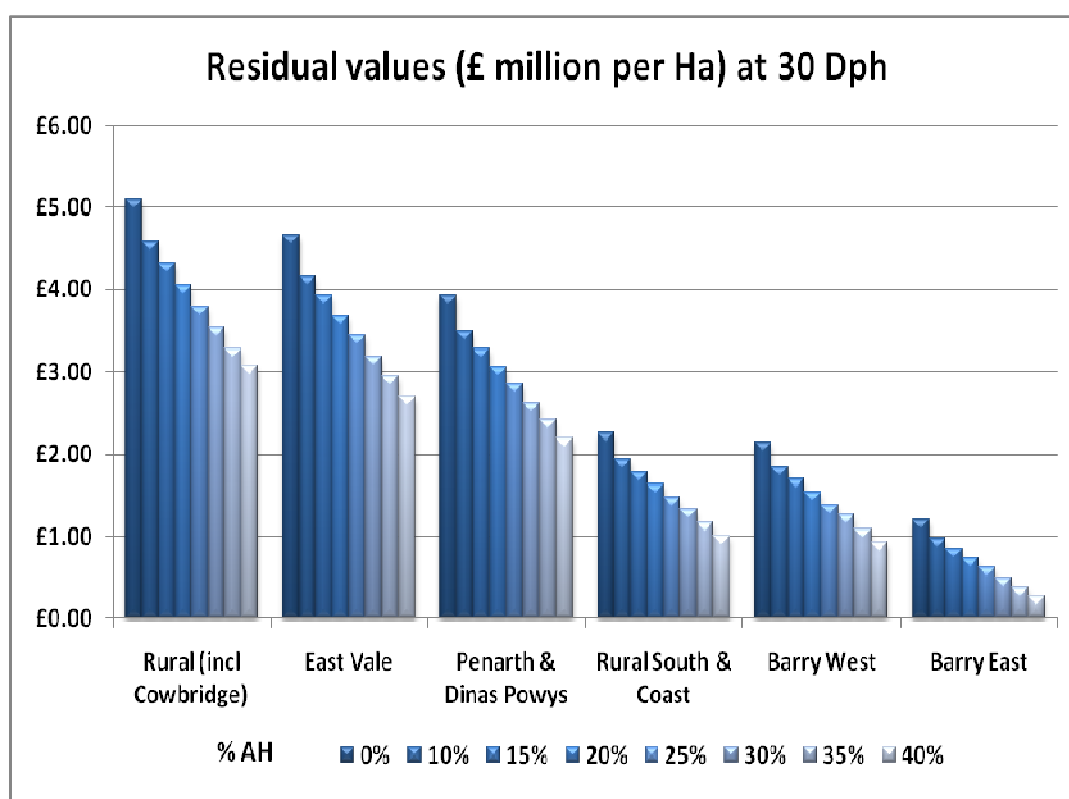
The housing and development market

2.1 The Baseline Report was produced in the wake of a downturn in the housing market nationally. Wales generally has been slower to

recover than some parts of the United Kingdom, in particular London and the South East, although this this is probably no reflection on planning, rather on wider investment patterns across England and Wales.

2.2 The Vale of Glamorgan has amongst the highest house prices in South Wales. It therefore generates significant land values from which Section 106 contributions can be required. The AHVS BR of 2010 concluded that residual values for sites varied considerably as shown in the chart below:

Figure 2.1 Residual values per hectare at 30 dph in the Vale of Glamorgan



2.3 Since 2010 (the base date for the BR) house prices across the Vale, have according to HM Land Registry data, risen by 6%. The precise figures are, according to the House Price Index: 213.6 and 226.75; a rise of 6.1%. This uplift has been applied to my analysis in Chapter 4.

2.4 As may be anticipated, build costs have also risen. Using the RICS's Building Cost Information Service (BCIS), build costs appear to have risen by around 10% since 2010. This is broadly as expected, and in line with inflation.

- 2.5 Because costs have risen faster than selling prices, it might appear that viability is weaker now than in 2010. This conclusion would not necessarily be correct since a 1% rise in house prices is not the same as a 1% rise in build costs (because prices are greater than costs).

Viability guidance for local authorities

- 2.6 Since the BR in 2010, there has been a plethora of general guidance on how viability should be assessed. Much of this is however descriptive and does not really deal with the nub of the problem which is the quantum of land owner return which is seen to be competitive (the English NPPF 'measure').
- 2.7 The RICS published guidance (August 2012) on Planning and Viability. This document again falls into the 'descriptive' category as it spends much of its length comparing different approaches. It bases its main approach on 'market value' although it does not really define how this is established in the light of the fact that the planning process itself helps to define the value in the first instance. The guidance largely ignores case law and precedent (set out in Section 3 below).
- 2.8 The Harman Report (also produced in 2012) follows the same well trodden path although more helpfully it does helpfully make a key point that in setting policy by reference to local land value benchmarks and the land supply equation:

'Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy.

Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.

We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values (noting the exceptions below). Alternative use values are most likely to be relevant in cases where the Local Plan is reliant on sites coming

forward in areas (such as town and city centres) where there is competition for land among a range of alternative uses. This approach is already used by many councils, allows realistic scope to provide for policy requirements and is capable of adjusting to local circumstances by altering the percentage of premium used in the model.

- 2.9 In the BR, the South East Wales: HBF approach was used and this is still considered to be robust for the UR here.

National planning policy and CIL

- 2.10 Planning Policy Wales (2012), as with planning policy guidance in England is not particularly helpful in terms of viability assessment. Paragraph 9.2.16 states that:

‘Development plans must include an **authority-wide target for affordable housing** (expressed as numbers of homes) based on the LHMA and identify the expected contributions that the policy approaches identified in the development plan (for example, site thresholds, site specific targets, commuted sums and affordable housing exception sites) will make to meeting this target. The target should take account of the anticipated levels of finance available for affordable housing, including public subsidy, and the level of developer contribution that can be realistically sought. In principle all new market housing may contribute to meeting the need for affordable housing.

In their development plan local planning authorities should include either **site thresholds** or a combination of thresholds and **site-specific targets**. Local planning authorities should set site capacity thresholds for residential developments above which a proportion of affordable housing will be sought from developers. This applies both to sites specifically allocated in the development plan and to unallocated sites and will normally take the form of on-site affordable housing contributions. Site specific targets are indicative affordable housing targets for each residential site and for each mixed-use site which includes a residential component. For sites which fall below the site threshold local planning authorities may secure commuted sums using a section 106 agreement. Commuted sums should be used by the local planning authority solely for facilitating or providing affordable housing’.

- 2.11 The Community Infrastructure Levy (CIL) aims to make it clearer to developers and other applicants, local authority requirements to cover infrastructure. The Levy will not cover Affordable Housing, and this will be met through the traditional Section 106 route. The Levy will be raised on a per square metre basis. It can be set by Use Class, by geographical area or by scale of development; or indeed by any combination of units of assessment. Caerphilly CBC have recently taken their CIL Charging Schedule through Examination and have set a 'sliding' scale approach to covering the cost of infrastructure for residential development and a limited impact (retail units) for commercial property.
- 2.12 I understand that the Vale of Glamorgan are undertaking an assessment which will underpin their CIL charging schedule.
- 2.13 The important issue in this Update Report (UR) is that contributions (which will otherwise be covered by CIL) are reflected in the analysis here. The CIL Charging Schedule is not available yet. For the purposes of the analysis, I have taken a planning obligation 'package' of £10,000 per unit. This is consistent with the BR and works out at £125 per square metre CIL equivalent for an 80 square metre home.

Part L and sprinklers

- 2.14 There has been an ongoing debate at LDP Examination about the impacts of sustainable building measures.
- 2.15 **Part L** - In July and September 2013 the WG Minister for Housing & Regeneration announced the decision to legislate for a 20% improvement in carbon emissions from new non-domestic buildings and an 8% improvement for new domestic buildings. The 8% improvement (on an aggregate basis) effectively transposes the current Planning Policy Wales (PPW) expectation (Code for Sustainable Homes Level 3) into the Building Regulations.
- 2.16 The decision not to pursue the 25% and 40% consultation options reflected concerns about the impact of higher costs on a depressed housing market and related concerns about viability. It was decided that a greater improvement and cost would, at this time, have negative consequences, impacting on house building, employment and the economic position of Wales. 8% was judged to be a sensible

step between the current requirements and the 25% to 40% consulted upon. In 2016 a further review of Part L will be undertaken aimed at taking the next step towards 'zero carbon' new buildings (and nearly zero energy new buildings) as required by the Recast European Directive on the Energy Performance of Buildings 2010. The Directive requires this by 2019 for new public buildings and 2021 for all new buildings.

2.17 These changes are expected to be cost neutral.

2.18 **Sprinklers** – The WG cost benefit analysis for the introduction of Sprinklers - Sections 4.5 - 4.6 (page 26-28) covers sprinkler installation costs for new build with no economies of scale and associated water supply costs. For a house this equates to (£1,950 + £1,125 = £3.075) and a flat (£620 + £259 = £879).

LDP policy: Vale of Glamorgan

2.19 During 2010, the Vale of Glamorgan undertook policy development work to set affordable housing targets and thresholds. The study provided two main options for policy setting purposes:

- A single target for the Vale of Glamorgan area. This could reasonably be set at 30% but recognising that this would be challenging in the weaker sub markets and probably not challenging enough in the higher value (mainly rural) areas.
- A split target which seeks 40% affordable housing in Rural, East Vale and Penarth (and Dinas Powys) and, 30% affordable housing in Rural South and Coast and Barry (West and East).

2.20 The 2010 study concluded that the Council adopt the 10 threshold set out in the BR in Barry and Penarth and a nil threshold elsewhere in the Vale of Glamorgan area.

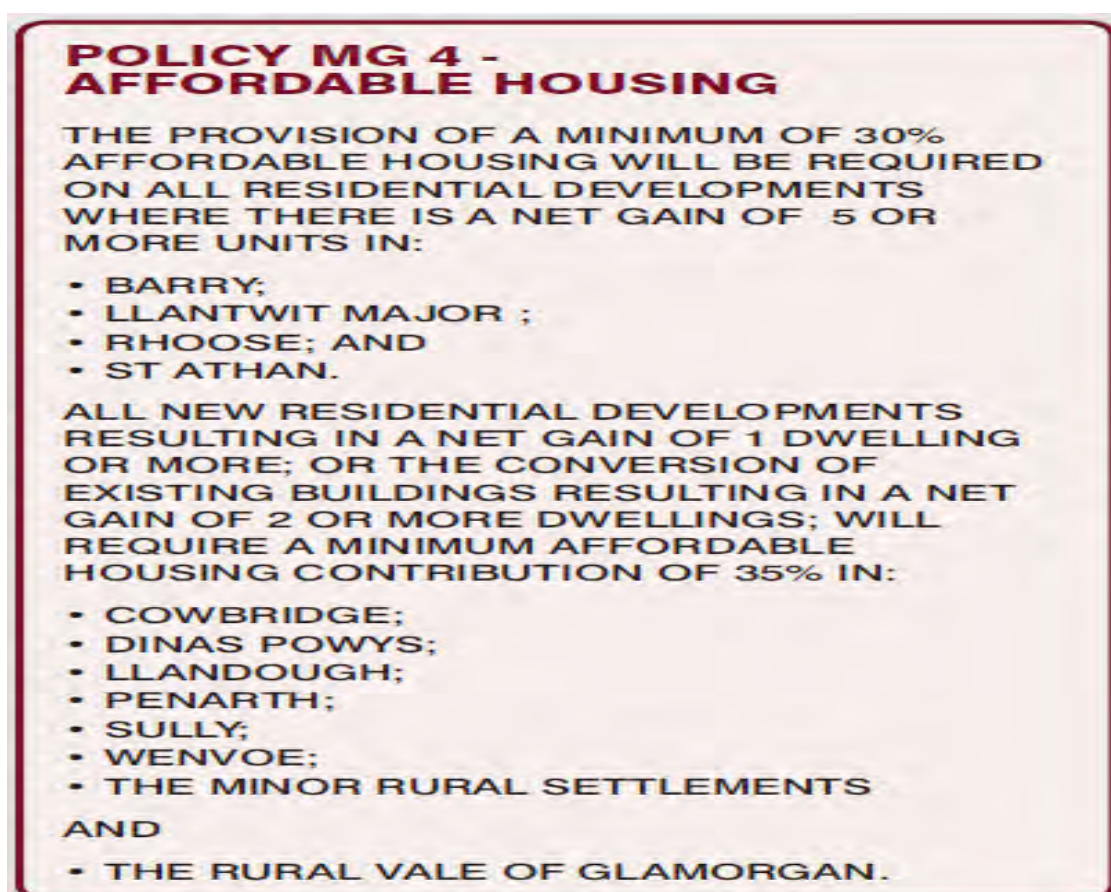
2.21 With a view towards maximising Affordable Housing delivery in the Vale, the Council commissioned further viability analysis focused in particular on small sites. This (August 2013) report (2013 SSR) concluded that:

'It is recommended that the Council proceed with a one dwelling threshold. In the weaker sub markets, notably Barry, small sites will not be required to provide affordable housing. This is, on the face of this latest evidence, a good policy stance.

In the stronger sub market areas, schemes should deliver affordable housing contributions. Many sites are infill, encompassing garden or back land or lower value vacant land. These sites should deliver affordable contributions subject to the usual viability test of EUV.

Nevertheless, the viability assessment, when it is drilled down on very small schemes, shows that certain models are unlikely to yield affordable housing. Most notable here are small scale conversions (from a single dwelling to two flats). Also challenging are schemes involving demolition and replacement with a low number of new build (e.g. one to three)

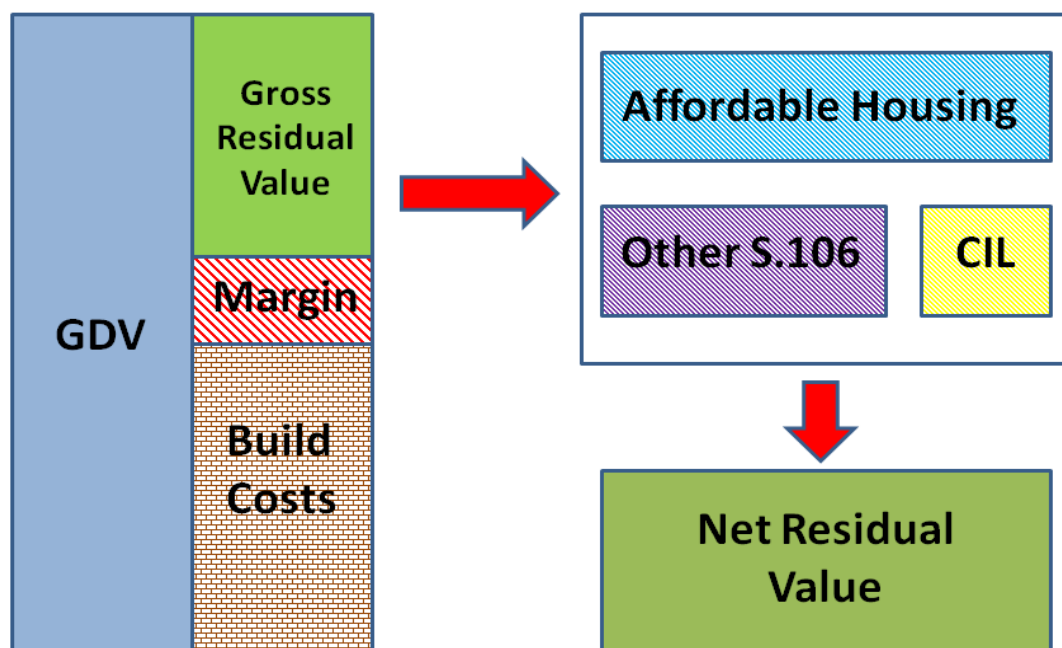
2.22 The policy (MG 4) being taken forward through the LDP is set out in the screenshot below:



3 Guiding principles to viability assessment for policy development and site specific assessment

Generally

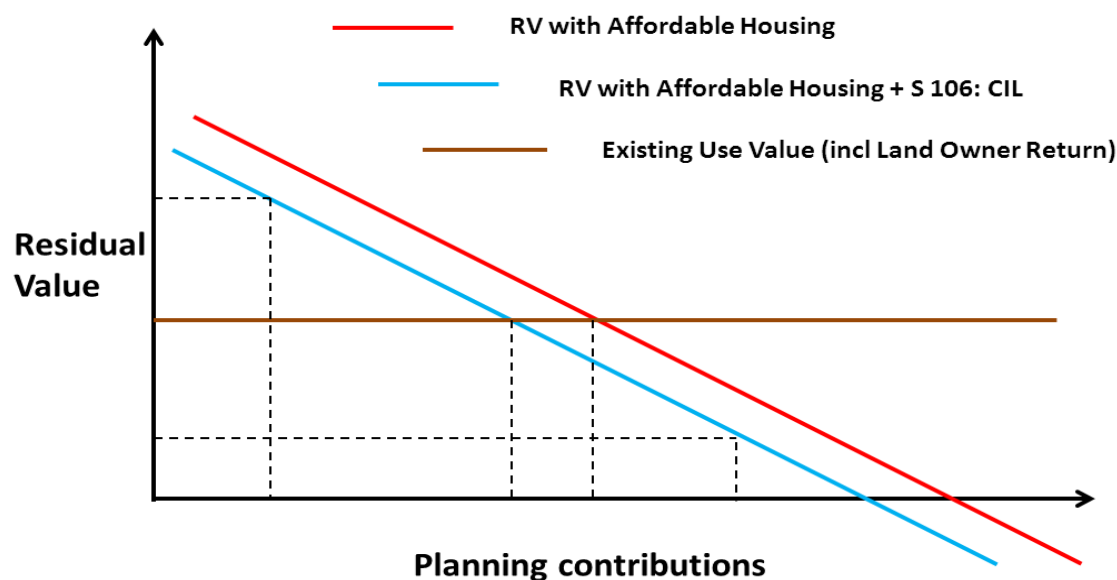
- 3.1 It is important to understand how viability is assessed in the planning and development process. The assessment of viability is usually referred to a residual development appraisal approach. Our understanding is illustrated in the diagram below. This shows that the starting point for negotiations is the gross residual site value which is the difference between the scheme revenue and scheme costs, including a reasonable allowance for developer return.
- 3.2 Once Section 106 contributions (including affordable housing and other obligations; CIL (Community Infrastructure Levy – if in place) have been deducted from the gross residual value, a ‘net’ residual value results. The question is then whether this net residual value is sufficient in terms of development value relative to the value of the site in its current use.



- 3.3 The diagram below shows how this operates in theory. Residual value (RV) falls as the scale of planning obligations increase. The diagram below shows this for both affordable housing (alone) and affordable housing and other planning obligations; the latter making the greater impact on viability.

3.4 The Existing Use Value (EUV) is shown as the brown line. This is independent of the scheme and will apply whatever development scheme is promoted.

3.5 The key viability question is whether the scheme (blue and red lines) generates a surplus over and above the EUV.



3.6 If the scheme does not (i.e. the red and blue lines are below the brown one) then a scheme may be considered unviable.

3.7 If the scheme (red and blue lines) generates a RV above the brown line then there is a greater chance that the site will come forward for development.

3.8 There will be several ways in which the scheme can generate a surplus over EUV. Clearly a lower planning obligation bundle will increase RV. However, changing the development mix and/or tenure could increase viability.

3.9 Market change will also have an important impact on viability and the key financial relationship between RV and EUV. Over RV and EUV will change over time. In some instances schemes will become more viable as a result of the RV changing; in other, a change in the EUV may make scheme more viable.

Cases and precedent supporting the approach outlined above:

- 3.10 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: "a viable development will support a residual land value at level sufficiently above the site's existing use value (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner".
- 3.11 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable. These include Bath Road, Bristol: APP/P0119/A/08/2069226 (August 2008) where it was found that: 'the difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing'.
- 3.12 Also Beckenham: APP/G5180/A/08/2084559 (February 2009) which referred to EUV premium: 'without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed'.
- 3.13 In addition, Oxford Street, Woodstock: APP/D3125/A/09/2104658 (May 2010). This case, consistent with the previous one outlined here, focuses on the margin required for a land owner to achieve over and above the Existing Use Value in order to achieve to a change of use of the land:
- 3.14 'The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances.'
- 3.15 The approach has been very much bolstered in the report by Mr Keith Holland, the Examiner appointed by the Mayor of London to evaluate the London Community Infrastructure Levy.

The planning Inspector stated in response to an alternative (and ‘market value’) approach being promoted by the Royal Institution of Chartered Surveyors:

‘The market value approach is not formalised as RICS policy and I understand that there is considerable debate within the RICS about this matter. The EUV plus a margin approach was used not only by the GLA team but also by several chartered surveyors in viability evidence presented to the examination. Furthermore the SG at paragraph 22 refers to a number of valuation models and methodologies and states that there is no requirement for a charging authority to use one of these models. Accordingly I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done’.

4 Updating the High Level Testing

- 4.1 High Level Testing (HLT) played a key role in developing the Council’s Affordable Housing policy in MG 4 ‘Affordable Housing’. The analysis was based on the division of the Vale into six sub markets including Barry (split into West and East).
- 4.2 The sub markets are set out in the table below. They are the same as those adopted in the BR.

Table 4.1 Sub markets in the Vale of Glamorgan area

Sub Markets	Postcode
Rural (including Cowbridge)	CF7 17, CF35 5, CF35 0, CF32 0, CF72 8, CF72 9
East Vale	CF5 6, CF5 5, CF11 8
Penarth (including Llandough, Dinas Powys and Sully)	CF64 1, CF64 2, CF64 3, CF64 4, CF 65 5
Rural South & Coast (including Llantwit Major)	CF61 1, CF61 2, CF62 3, CF62 4
Barry West	CF62 5, CF62 6, CF62 7
Barry East	CF63 1, CF63 2, CF63 3, CF64 4, CF62 8, CF62 9

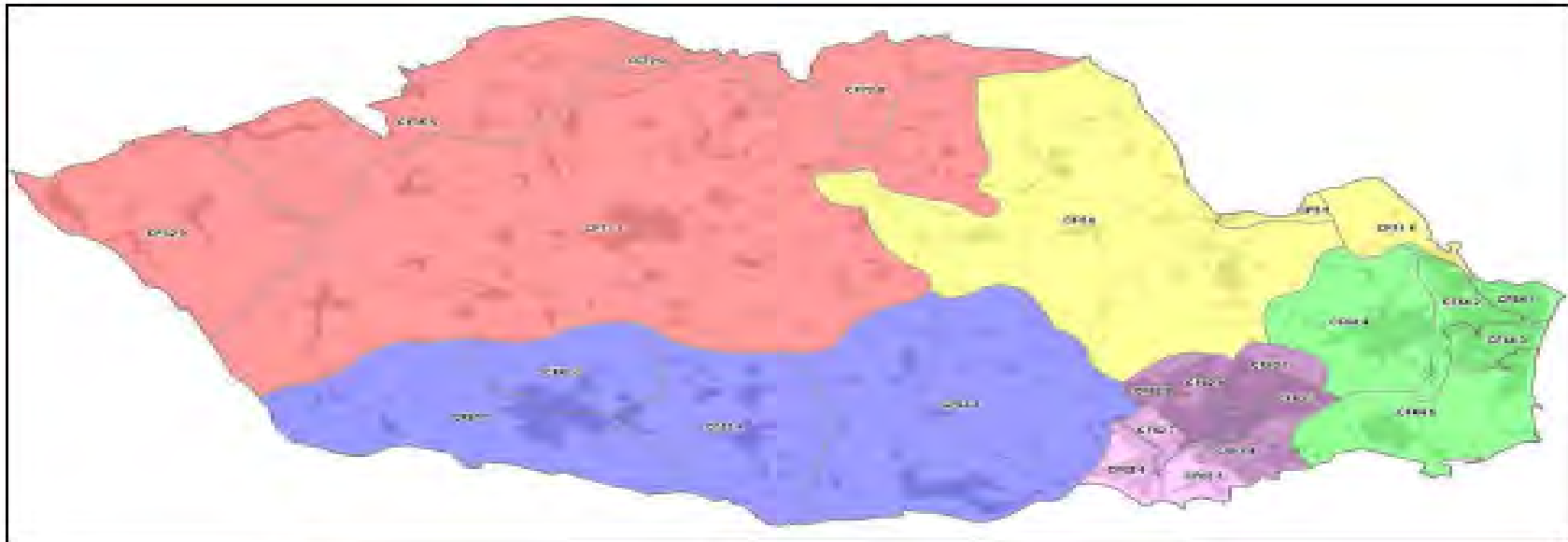
Source: Vale of Glamorgan Council and Andrew Golland Associates

- 4.3 The geographical sub markets are shown in the map on the following page. The higher value areas are generally those to the north, and in

particular the Rural area including Cowbridge and the East Vale. Penarth is also relatively high value. Barry has the lowest house prices in the local authority area.

- 4.5 The HLT takes a one hectare notional site and tests this across a range of housing market circumstances. Critically housing mix, tenure and density are tested to see the impact on the residual value. The results are shown in Table 4.1 which has four density tests (30 dph; 40 dph; 50 dph and 75 dph)
- 4.6 All assumptions relating to the data used are set out in Appendix 1 of this report.

Map: Vale of Glamorgan Housing Submarkets by Postcode



Sub Market Key	
Rural	Rural South & Coast
East Vale	Barry East
Penarth	Barry West

§ The Vale of Glamorgan Local Housing Market Assessment Update (Fordhams Research 2010)

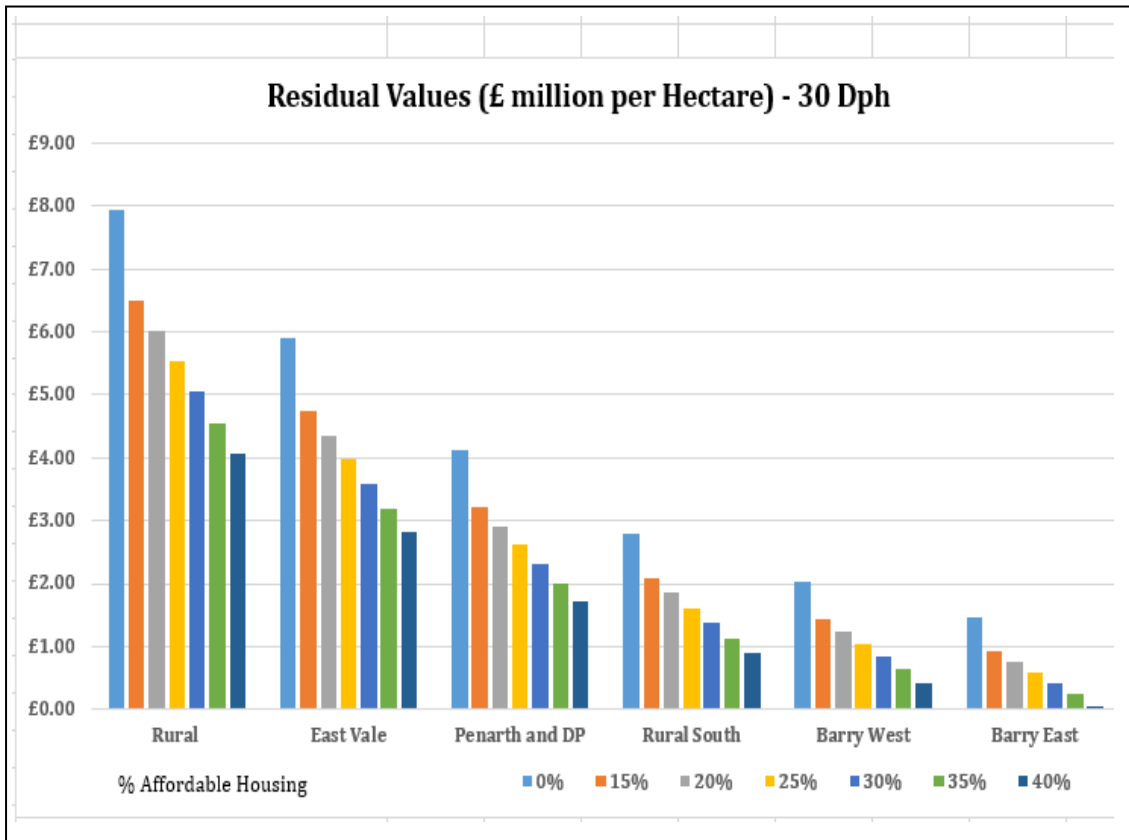
Affordable Housing Delivery Background Paper 2013

Table 4.1 Residual values per hectare at different densities, tenure mixes and development unit mixes

30 DPH	0%	15%	20%	25%	30%	35%	40%
Rural	£7.93	£6.51	£6.01	£5.53	£5.05	£4.56	£4.07
East Vale	£5.90	£4.74	£4.36	£3.97	£3.58	£3.19	£2.81
Penarth and DP	£4.12	£3.21	£2.91	£2.61	£2.31	£2.00	£1.71
Rural South	£2.80	£2.09	£1.86	£1.61	£1.37	£1.13	£0.89
Barry West	£2.04	£1.44	£1.23	£1.04	£0.83	£0.63	£0.43
Barry East	£1.47	£0.94	£0.77	£0.59	£0.42	£0.24	£0.06
40 DPH	0%	15%	20%	25%	30%	35%	40%
Rural	£6.58	£5.49	£5.08	£4.67	£4.27	£3.85	£3.45
East Vale	£4.86	£3.89	£3.58	£3.26	£2.94	£2.62	£2.29
Penarth and DP	£3.33	£2.59	£2.36	£2.09	£1.84	£1.59	£1.34
Rural South	£2.06	£1.49	£1.29	£1.11	£0.92	£0.73	£0.54
Barry West	£1.65	£1.14	£0.97	£0.80	£0.63	£0.46	£0.30
Barry East	£1.14	£0.69	£0.54	£0.39	£0.24	£0.09	-£0.05
50 DPH	0%	15%	20%	25%	30%	35%	40%
Rural	£6.39	£5.25	£4.87	£4.49	£4.11	£3.73	£3.34
East Vale	£4.56	£3.67	£3.38	£3.08	£2.79	£2.49	£2.19
Penarth and DP	£3.13	£2.43	£2.20	£1.97	£1.74	£1.51	£1.28
Rural South	£1.82	£1.31	£1.14	£0.96	£0.79	£0.62	£0.45
Barry West	£1.60	£1.12	£0.96	£0.79	£0.63	£0.47	£0.31
Barry East	£1.10	£0.68	£0.54	£0.41	£0.26	£0.11	-£0.26
75 DPH	0%	15%	20%	25%	30%	35%	40%
Rural	£7.44	£6.16	£5.73	£5.29	£4.86	£4.43	£4.00
East Vale	£5.23	£4.24	£3.91	£3.58	£3.25	£2.92	£2.59
Penarth and DP	£3.51	£2.75	£2.50	£2.25	£1.99	£1.74	£1.49
Rural South	£2.07	£1.51	£1.31	£1.13	£0.94	£0.74	£0.56
Barry West	£1.74	£1.21	£1.03	£0.86	£0.66	£0.50	£0.34
Barry East	£1.12	£0.67	£0.52	£0.37	£0.22	£0.06	-£0.09

Source: Figures calculated using the Wales DAT

4.7 The same results are produced in Figure 4.1 below which relates to a scheme of 30 dwellings per hectare:



4.8 As with the BR, the HLT shows considerable variance between different sub market when comparing residual values. Most stark to note is that residual value at 40% Affordable Housing is over four times greater than that in Barry East even where Affordable Housing is required. These greater disparities support the case for a split target approach, although probably to a greater extent that has been adopted in the LDP.

4.9 Residual values range from buoyant to very buoyant across the Vale. At 30 dph, residual values in the Rural sub market including Cowbridge are over £4 million per hectare even at 40% Affordable Housing.

4.10 In Penarth and Dinas Powys, residual value at 40% Affordable Housing is in excess of £1.7 million making this target very achievable.

- 4.11 In the 30% policy areas (30 dph), namely the Rural South and Barry (West and East), residual values range from £1.37 million to £0.42 million per hectare. A residual value in excess of £300,000 in my view is viable, and is likely to be so on industrial sites in Barry itself.
- 4.12 Barry is an interesting case. Selling prices there have exceeded the expectations of the 2010 BR and this is reflected in higher residual values in this study. There is evidence of robust sales of new build most notably at Whitewell Road in Barry West.
- 4.13 However, the underlying viability of the Barry Waterfront development remains unknown as none of the developers there (Persimmon, Taylor Wimpey and Barratts) has yet to reveal their process. I understand that a 15% Affordable Housing target has been realised there. This may reflect the high clean-up costs of the area.
- 4.14 Generally, residual value falls as density increases. This would seem to be because the Vale is predominantly a housing market where people place a premium on larger, family housing.
- 4.15 Therefore the 30 dwelling per hectare test delivers probably the best option to maximise Affordable Housing delivery. For example, in the Rural South (a mid market location), residual value at 30% Affordable Housing (the policy target) is:
- £1.37 million at 30 dph;
£0.92 million at 40 dph;
£0.79 million at 50 dph;
- 4.16 The 75 dph test shows that smaller units do cover their costs well and hence in the higher value areas residual value is highest (of all densities). However this does not follow for lower value areas, and this is specifically the case in Barry.

5 Benchmarks and viability tests

Benchmarks and policy development

- 5.1 There is no detailed guidance setting out precisely how to set Affordable Housing targets. The Harman guidance provides a helpful framework for developing policy, but this is not 'step-by-step' and does not provide specific information in relation to land owner return.
- 5.2 The (Harman) guidance does support the approach set out in Chapter 3 of this report; i.e. an EUV 'Plus' approach and sets out reservations about the 'market value' approach adopted in the RICS Planning and Viability paper.
- 5.3 In the analysis carried out, it has been assumed that the developer obtains a return of equivalent 20% on gross development value for residential schemes. The question then is what assumption should be made about the level of return to the land owner.
- 5.4 Assistance with land value benchmarks can be drawn from wider experience. The DCLG's study on The Cumulative Impact of Policy Requirements (2011), suggested that a figure of £100,000 to £150,000 per gross acre (£247,000 to £370,500 per gross hectare) is a reasonable benchmark for green field land. Assuming a net to gross factor of around 70%, this would mean a land value benchmark on a net basis in the region of £400,000 per hectare. The HCA's Area Wide Viability Model suggests that for green field land, the benchmark tends to be in the region of 10 to 20 fold agricultural land. In the case of the Vale of Glamorgan area, this would mean a green field benchmark of between £100,000 and £200,000 per hectare.
- 5.5 Research from elsewhere in Wales e.g. Property Market Report) and local authority Affordable Housing Viability Studies suggests industrial land values of between £250,000 and £300,000 per hectare. This is for clean land however.
- 5.6 Assuming a land value benchmark of £300,000 per hectare (this was also the figure adopted at the Caerphilly examination) the following judgements can be made on viability:
- 5.7 Table 5.1 on the following page allows this analysis.
- 5.8 The table shows a colour coded approach. Green cells indicate where residual value is a factor of 10 greater than the benchmark; yellow, a factor of 5, and so on.

- 5.9 There are only six instances where residual value might be expected to be below a reasonably competitive land value benchmark. These occur at higher Affordable Housing targets in lower value areas;
- 5.10 In only one instance (Barry East at 30% Affordable Housing at 30 dph) does viability appear to be a challenge to the policy position. And in this instance, the residual value is only very marginally below £300,000 per hectare, although recent developments at Pencoedtre and White Farm have delivered 30% onsite affordable housing provision.
- 5.11 The overall conclusion therefore is that the results present very comfortable viability buffers in virtually every case.

Table 5.1: Viability tests

30 DPH	0%	15%	20%	25%	30%	35%	40%
Rural	£7.93	£6.51	£6.01	£5.53	£5.05	£4.56	£4.07
East Vale	£5.90	£4.74	£4.36	£3.97	£3.58	£3.19	£2.81
Penarth and DP	£4.12	£3.21	£2.91	£2.61	£2.31	£2.00	£1.71
Rural South	£2.80	£2.09	£1.86	£1.61	£1.37	£1.13	£0.89
Barry West	£2.04	£1.44	£1.23	£1.04	£0.83	£0.63	£0.43
Barry East	£1.47	£0.94	£0.77	£0.59	£0.42	£0.24	£0.06
40 DPH	0%	15%	20%	25%	30%	35%	40%
Rural	£6.58	£5.49	£5.08	£4.67	£4.27	£3.85	£3.45
East Vale	£4.86	£3.89	£3.58	£3.26	£2.94	£2.62	£2.29
Penarth and DP	£3.33	£2.59	£2.36	£2.09	£1.84	£1.59	£1.34
Rural South	£2.06	£1.49	£1.29	£1.11	£0.92	£0.73	£0.54
Barry West	£1.65	£1.14	£0.97	£0.80	£0.63	£0.46	£0.30
Barry East	£1.14	£0.69	£0.54	£0.39	£0.24	£0.09	-£0.05
50 DPH	0%	15%	20%	25%	30%	35%	40%
Rural	£6.39	£5.25	£4.87	£4.49	£4.11	£3.73	£3.34
East Vale	£4.56	£3.67	£3.38	£3.08	£2.79	£2.49	£2.19
Penarth and DP	£3.13	£2.43	£2.20	£1.97	£1.74	£1.51	£1.28
Rural South	£1.82	£1.31	£1.14	£0.96	£0.79	£0.62	£0.45
Barry West	£1.60	£1.12	£0.96	£0.79	£0.63	£0.47	£0.31
Barry East	£1.10	£0.68	£0.54	£0.41	£0.26	£0.11	-£0.26
75 DPH	0%	15%	20%	25%	30%	35%	40%
Rural	£7.44	£6.16	£5.73	£5.29	£4.86	£4.43	£4.00
East Vale	£5.23	£4.24	£3.91	£3.58	£3.25	£2.92	£2.59
Penarth and DP	£3.51	£2.75	£2.50	£2.25	£1.99	£1.74	£1.49
Rural South	£2.07	£1.51	£1.31	£1.13	£0.94	£0.74	£0.56
Barry West	£1.74	£1.21	£1.03	£0.86	£0.66	£0.50	£0.34
Barry East	£1.12	£0.67	£0.52	£0.37	£0.22	£0.06	-£0.09

At least x 10 Benchmark
At least x 5 Benchmark
At least x 3 Benchmark
At least x 2 Benchmark
Between £300,000 and £500,000
Less than £300,000

- Developer profit margin 20% on GDV;

- Affordable Housing targets as shown;
- £10,000 per unit to cover all other planning obligations

Effects of sprinklers

- 5.12 There is a strong argument for not including the effects of sprinklers in any baseline testing. However, were their impacts to be factored in, I believe they would only affect viability in Barry East. In all other locations the buffer (above £300,000 per hectare) is very significant and hence the policy should not hold sites back.
- 5.13 In Barry East, development mixes at 30 dph should yield residual values at or around £300,000 per hectare (once the impacts of sprinklers are taken into account (this is at 30% Affordable Housing)).
- 5.14 At higher densities in Barry East (40 dph, 50 dph and 75 dph) 25% Affordable Housing should be deliverable once the impacts of sprinklers have been accounted for.
- 5.15 However, it will only need a 2% increase in house prices in Barry East before January 2016 to offset these additional costs (figure assumes atypical 3 bed terrace). At the top of the market the increase needed to offset the costs is less than 1%. Given the steadily improving market in the Vale, sprinklers are not seen to be a significant viability issue.

6 Conclusions

- 6.1 Representations to the Local Development Plan Deposit Draft have expressed concerns about the Affordable Housing target and its impact on delivery.
- 6.2 The analysis has looked at viability allowing a developer a competitive return and allowing the Council a strong return in terms of other (than Affordable Housing) planning contributions (circa £10,000 per unit).
- 6.3 Even when these relatively exacting impacts have been taken into account, there still remains very strong land owner returns. At the top of the market, these returns are probably 10 times what they otherwise would need to be, to bring land forward. In middle to lower end sub markets, the returns are probably three times what they otherwise would need to be. At the lower end returns are generally competitive to bring land forward.

- 6.4 The results are very encouraging because in many instances a £10,000 per unit allowance for other Section 106 contributions will not be needed. This is most likely to be the case in the rural areas where values are already very high indeed. This gives greater scope to the Council when it comes to setting CIL.
- 6.5 Importantly, the results provide the Council with an opportunity to look again at the LDP policy and where necessary to extend it to deliver more Affordable Housing. Current policy provides two Affordable Housing targets – at 30% and 35%. The results of this Update Study suggest that Affordable Housing would be deliverable way beyond 35%; indeed way beyond 40%.
- 6.6 Therefore a ‘stretching’ the target range is desirable. Appropriate revised targets would be:
- Rural, East Vale and Penarth: 40% Affordable Housing;
 - Rural South: 35% Affordable Housing;
 - Barry East and West: 30% Affordable Housing;

**Appendix 1 Key assumptions:
Indicative new build selling prices**

Sub Markets	PCs	Detached			Semis			Terraced			Flats			
		5 Bed	4 Bed	3 Bed	4 Bed	3 Bed	2 Bed	4 Bed	3 Bed	2 Bed	3 Bed	2 Bed	1 Bed	Studio
Rural (incl Cowbridge)	CF71 7	£677,000	£583,000	£470,000	£411,000	£358,000	£305,000	£351,000	£318,000	£278,000	£299,000	£263,000	£182,000	£131,000
	CF35 5													
	CF32 0													
	CF72 8													
	CF72 9													
East Vale	CF5 6	£560,000	£489,000	£391,000	£338,000	£297,000	£251,000	£292,000	£268,000	£233,000	£250,000	£224,000	£153,000	£109,000
	CF5 5													
	CF11 8													
Penarth & Dinas Powys	CF64 1	£461,000	£403,000	£318,000	£286,000	£249,000	£212,000	£249,000	£228,000	£196,000	£221,000	£192,000	£134,000	£93,000
	CF64 2													
	CF64 3													
	CF64 4													
	CF64 5													
Rural South and Coast (incl Llantwit Major)	CF61 1	£392,000	£338,000	£275,000	£240,000	£205,000	£175,000	£204,000	£187,000	£165,000	£183,000	£164,000	£121,000	£85,000
	CF61 2													
	CF62 3													
	CF62 4													
Barry West	CF62 7	£344,000	£297,000	£242,000	£224,000	£192,000	£165,000	£202,000	£185,000	£161,000	£180,000	£157,000	£115,000	£81,000
	CF62 5													
	CF62 6													
Barry East	CF63 1	£313,000	£270,000	£220,000	£204,000	£174,000	£154,000	£184,000	£172,000	£149,000	£168,000	£144,000	£109,000	£77,000
	CF63 2													
	CF63 4													
	CF63 3													
	CF62 9													
	CF62 8													

Build costs (per sq m):

	2 Storey Estate Housing	Flats (Low Rise)
Baseline	£916	£1,083
Externals and Infrastructure	£137	£162
Sub Total (1)	£1,053	£1,245
Less 5% Contractor Return	£53	£62
Sub Total (2)	£1,001	£1,183
Location Factor	£100	£100
Working Cost	£1,001	£1,183

Development mix:

Development Mix	30 Dph	40 Dph	50 Dph	75 Dph
Studio Flats				5
1 Bed Flats		5	15	25
2 Bed Flats		10	20	40
1 Bed Terraces				5
2 Bed Terraces		20	25	15
3 Bed Terraces	10	20	30	10
4 Bed Terraces		5		
3 Bed Semis	10	10	5	
4 Bed Semis	10	10	5	
3 Bed Detached	20	10		
4 Bed Detached	30	10		
5 Bed Detached	20			
Totals	100	100	100	100

Appendix 2: Worked Example – 30 dph scheme at 35% Affordable Housing in the Penarth and Dinas Powys sub market

1 - SITE IDENTIFICATION

Site Details	Illustrative Scheme - 355 Affordable Houaing in the Penarth and Dinas Powys sub market
Site Address	Vale of Glamorgan - 30 Dph - 2014
Site Reference	
Application Number	
Scheme Description	

I have read and accepted the terms and conditions set out in the [license agreement](#)

Next Page

3 - BASIC SITE INFORMATION

Total Size of Site In Hectares

Density / Number of Dwellings

Specify either a number of dwellings or a density for this site. If a scheme already exists in the Toolkit then adjusting the density will result in clearance of the unit details on the next page.

Enter a Number of Dwellings (Density is then calculated)

Number of dwellings

Enter your own density

Enter density

Adjust density

Resulting Number of Dwellings

Resulting Density dph

Is this a rural development?

Bedspaces

Specify the number of bedspaces:

Specify the number of habitable rooms:

4 - CHARACTERISTICS OF DEVELOPMENT

You can either enter the details for each unit type in the cells below or press the button 'Use default unit types' to call up the Toolkit values

Clear Table

Click this button to clear table contents

Use Default Unit Types

Press this button to automatically use the default units types and mix.

Ref.	Description of Dwelling	No of Bed-Rooms	Dwelling Type	No of Units	Size in sq.m Affordable	Size in sq.m Market	Parking (flats only)	No. of Storeys (1-99)
1	3 Bed Terraces	3	House	3	80	78	Surface	n/a
2	3 Bed Semis	3	House	3	84	82	Surface	n/a
3	4 Bed Semis	4	House	3	98	104	Surface	n/a
4	3 Bed Detached	3	House	6	90	94	Surface	n/a
5	4 Bed Detached	4	House	9	110	120	Surface	n/a
6	5 Bed Detached	5	House	6	120	135	Surface	n/a
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
Total Number of units				30.00				

On the following pages of the Toolkit you must clear any values left in the Rents and Market Values tables; this information may no longer be relevant

Previous Page

Next Page

5 - MARKET VALUES

This is a user entered scheme

There are no default unit prices available, please clear the table and enter your own values

Market Value price adjust (%)

100 %

Reset

Clear Table

Ref.	Dwelling Type	No of Bed-Rooms	Market Value	Adjusted Market Value
1	3 Bed Terraces	3	£228,000	£228,000
2	3 Bed Semis	3	£249,000	£249,000
3	4 Bed Semis	4	£286,000	£286,000
4	3 Bed Detached	3	£318,000	£318,000
5	4 Bed Detached	4	£402,000	£402,000
6	5 Bed Detached	5	£461,000	£461,000
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Previous Page

Next Page

6 - TENURE MIX

You may decide the distribution of the units across the tenures in two ways. By Percentage: In which case you enter a percentage of the total number of units to assign to each tenure. These percentages are applied equally across all unit types. By Quantity: In which case enter the exact number of units of each type to assign to each tenure in the table below.

Input by Percentages

Input by Quantity

Ref.	Description	SALE	AFFORDABLE			No of Units
			Social rent	Homebuy	Intermediate rent	
		65%	28%	7%		
1	3 Bed Terraces	2.0	0.8	0.2		3.0
2	3 Bed Semis	2.0	0.8	0.2		3.0
3	4 Bed Semis	2.0	0.8	0.2		3.0
4	3 Bed Detached	3.9	1.7	0.4		6.0
5	4 Bed Detached	5.9	2.5	0.6		9.0
6	5 Bed Detached	3.9	1.7	0.4		6.0
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Total		19.5	8.4	2.1		30.0

Percentage purchased by purchaser for Homebuy Default: 70% User: 70%

Percentage purchased by purchaser for Equity Share Default: 70% User:

The number of dwellings may be expressed as fractions for the purposes of financial calculations

Previous Page

Next Page

11 - DEVELOPMENT COSTS

Depress this button to
clear these tables

Clear Tables

Build Costs per sq m

If you wish to use your own values then you can enter them in the white cells below. If you leave any blank the Toolkit Value for that row will be

	Toolkit Values	User Values
Bungalows	£1,120	
Flats (16+ storeys)	£1,985	
Flats (6-15 storeys)	£1,490	
Flats (5 & less storeys)	£1,086	£1,183
Houses <= 75m2	£945	£1,001
Houses > 75m2	£905	£1,001

Other Development Costs

If you wish to use your own values then you can enter them in the white cells below. If you leave any blank the Toolkit Value for that row will be used

	Toolkit Values	User Values	
Professional Fees %	12%		of build costs
Internal Overheads	5%		of build costs (Market and ES)
Finance (Market)	6%		of build costs (Market and ES)
Finance (Affordable Housing)	6%		of build costs (SR, NH and IR units)
Marketing Fees	3%		of market value (Market and ES)
Developers Return	17%		of market value (Market and ES)
Contractors Return	5%		of development costs (excl finance) applies to SR, NH and IR units

Land Finance Please see guidance notes

Wheelchair Costs

	Toolkit Value	User Values
Unit size increase	25%	
Build cost increase	15%	

Exceptional Development Costs

Costs for Code SH	£0
<Enter cost description>	£0
<Enter cost description>	£0
<Enter cost description>	£0
Scheme Total	£0

Previous Page

Next Page

12 - PLANNING OBLIGATIONS

For each type of contribution you may either enter a total figure (for that row) or you may enter values per unit (for each tenure). To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked.

You have the option to enter a Planning Obligation package per unit. This value supercedes any values entered by unit or tenure.

Depress this button to clear the page

	Input by Total		Input by Unit				Calculated Total (Affordable and Sale)
	Enter Total?	User Total	Sale	Affordable			
				Social rent	Homebuy	Intermediate rent	
Education Contribution	<input type="checkbox"/>						£0
Highway Works	<input type="checkbox"/>						£0
Contribution to public transport	<input type="checkbox"/>						£0
Contribution to community facilities	<input type="checkbox"/>						£0
Provision for open space	<input type="checkbox"/>						£0
Contribution to public realm	<input type="checkbox"/>						£0
Contribution to public art	<input type="checkbox"/>						£0
Environmental improvements	<input type="checkbox"/>						£0
Town centre improvements	<input type="checkbox"/>						£0
Waterfront Improvements	<input type="checkbox"/>						£0
Support for employment development	<input type="checkbox"/>						£0
Flood Defence Strategy	<input type="checkbox"/>						£0
Employment related training	<input type="checkbox"/>						£0
Other	<input type="checkbox"/>						£0

Obligations package per unit

Total for Scheme	£300,000
Total for Scheme per hectare	£300,000
Total for Scheme divided by total number of units	£10,000
Total for Scheme divided by number of sale units	£15,385

18 - KNOWN REVENUE

Enter the known payments to be made by the RSL to the developer]

	Number Of Units	Known Revenue per unit	Revenue for the tenure
Social Rent	8.4	£ 60,000	
Homebuy	2.1	£ 127,000	
Intermediate Rent	0		
Equity Share	0		

Or enter a known revenue for the scheme

Method of Calculation	Total Revenue
Per Unit	£ 504,000
Per Unit	£ 266,700
Incomplete	£ -
Incomplete	£ -

£ 770,700

Previous Page

Next Page

21 - SCHEME RESULTS

Site Economics

RESIDUAL VALUE	£ 2,012,700
Total scheme revenue	£ 7,654,700
Total scheme costs	£ 5,642,000

Residual	Per hectare	£ 2,013,000
	Per dwelling	£ 67,000
	Per market dwelling	£ 103,000
	Per bedspace	No Info
	Per habitable room	No Info

Revenue	Market housing	£ 6,884,000
	Affordable Housing	£ 770,700
	- Social rent	£ 504,000
	- Homebuy	£ 267,000
	- Intermediate Rent	£ -
	- Equity Share	£ -
	Capital Contribution	£ -
	Commercial Elements	£ -

Costs	Market housing	£ 3,974,000
	Affordable Housing	£ 1,315,000
	- Social rent	£ 1,052,000
	- Homebuy	£ 263,000
	- Intermediate Rent	£ -
	- Equity Share	£ -
	Planning Obligations	£ 300,000
	Exceptional Development Costs	£ -
	Commercial Elements	£ -
Land Finance	£ -	

Alternative Site Values		Against residual	
Existing Use Value	£ -	£ -	-
Acquisition Cost	£ -	£ -	-
Alternative Use Value 1	£ -	£ -	-
Alternative Use Value 2	£ -	£ -	-
Alternative Use Value 3	£ -	£ -	-

Site Details

Site	Vale of Glamorgan - 30 Dph - 2014
Address	
Site Details	Illustrative Scheme - 355 Affordable Housing in the Penarth and Dinas Pow

Site Reference	0
Application Number	0
Site Location	Vale of Glamorgan
Scheme Description	0

Total number of units	Dwellings	30
	Bedrooms	No Info
	Bedspaces	No Info
	% Wheelchair Units	0%

Density (per hectare)	Dwellings	30.0
	Bedrooms	No Info
	Bedspaces	No Info

Affordable Units	Quantity	% of All Units
	Total	10.5 35%
	Social rent	8.4 28%
	Intermediate	2.1 7%

Grant	Whole scheme	£ -
	Per Social Rental dwelling	£ -
	Per HomeBuy dwelling	£ -

Cost Components
Discounting Function
Save Results
View Results

Previous Page

View Results

QUESTION 21

20 m
100 ft

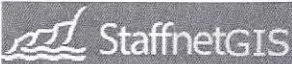


© Crown copyright and database rights 2016 Ordnance Survey 100023424

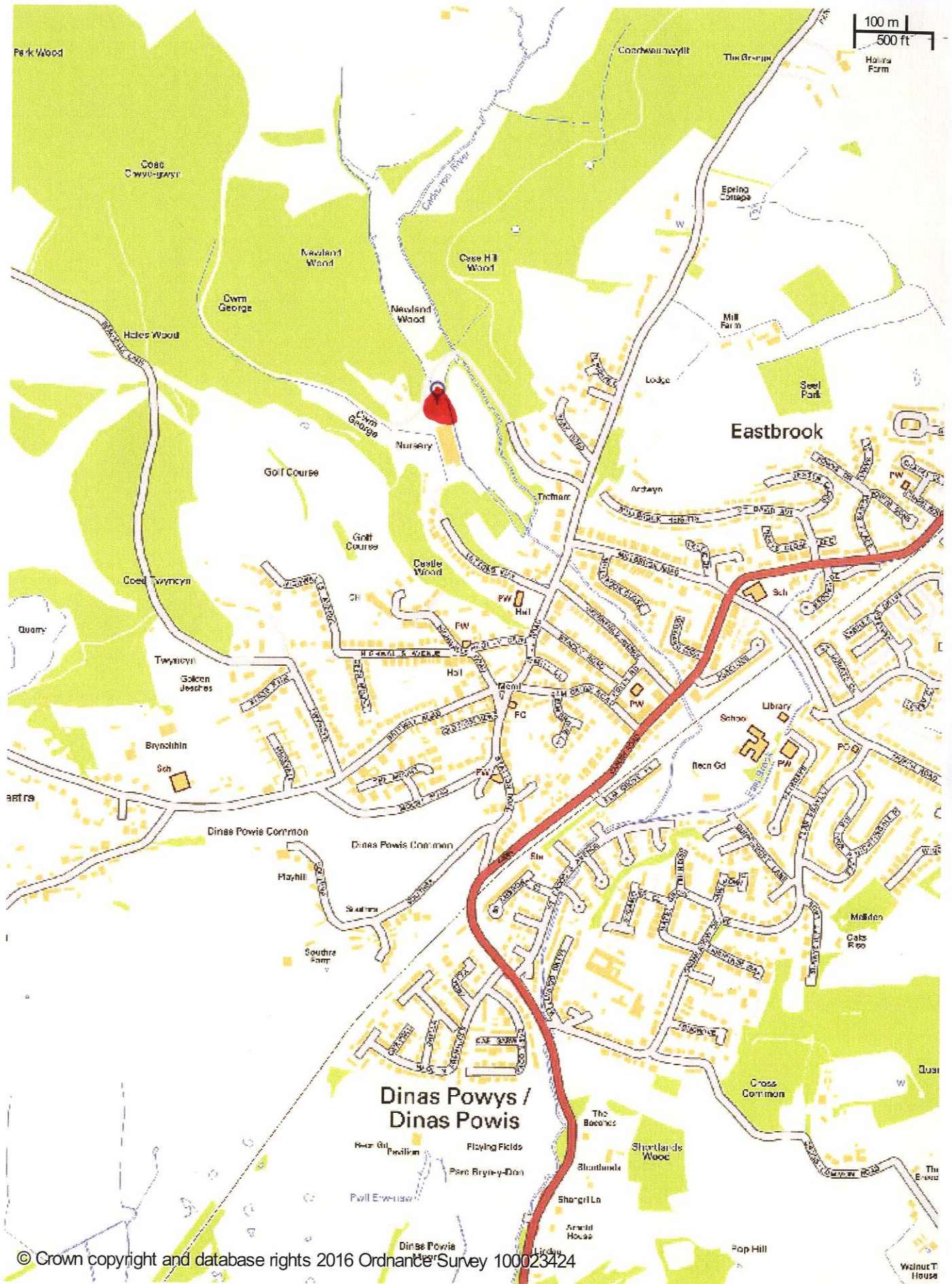
StaffnetGIS printing

Scale: 1:1250

Printed on: 23/11/2016 at 16:21 PM



© Crown copyright and database rights 2016 Ordnance Survey 100023424



100 m
500 ft

© Crown copyright and database rights 2016 Ordnance Survey 100023424

StaffnetGIS printing

Scale: 1:10000

Printed on: 23/11/2016 at 16:22 PM



© Crown copyright and database rights 2016 Ordnance Survey 100023424