



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**CABINET**

**17 OCTOBER 2022**

**A REPORT ON THE COUNCIL'S LOCAL HOUSING MARKET  
ASSESSMENT 2022 - 2037**

**REPORT OF THE DIRECTOR OF PROSPERITY AND DEVELOPMENT, IN  
DISCUSSIONS WITH THE RELEVANT PORTFOLIO HOLDER CLLR M  
NORRIS**

**AUTHOR: CLAIRE HUTCHEON – HEAD OF HOUSING STRATEGY AND  
INVESTMENT**

**Appendices:** Local Housing Market Assessment:  
Rhondda Cynon Taf 2022 – 2037

Appendix A

**1. PURPOSE OF THE REPORT**

1.1 The purpose of this report is to provide Members with a summary of the Local Housing Market Assessment 2022 – 2037 and seek approval to utilise the Assessment as part of the evidence base for the Council's Corporate Plan, Local Development Plan and Housing Delivery Plan. This document updates the findings of the last Local Housing Market Assessment completed in 2017/18. It has been produced in accordance with Welsh Government Guidance.

**2. RECOMMENDATIONS**

It is recommended that:

2.1 Members approve the Local Housing Market Assessment 2022 – 2037 as a key source of evidence to support the delivery of housing policies in the Council's Corporate Plan, Local Development Plan and Housing Delivery Plan.

2.2 Members approve the Local Housing Market Assessment 2022 – 2037 as a tool to negotiate affordable housing provision on planning applications and to identify how housing need translates to different sizes and types of affordable housing (e.g. social rent and low cost home ownership).

- 2.3 Members approve the Local Housing Market Assessment 2022 – 2037 for use to inform funding bids (including Social Housing Grant) and to influence residential development in the County Borough.

### **3. REASONS FOR RECOMMENDATIONS**

- 3.1 All local authorities have a requirement to consider the housing accommodation needs of their localities under Section 8 of the Housing Act 1985. This requirement is vital for Councils to have a comprehensive understanding of the intricacies of their local housing market(s) and to provide a robust evidence base for effective strategic housing and planning services.

### **4 BACKGROUND**

- 4.1 Within Wales, local authorities have a requirement to consider the housing accommodation needs of their localities under Section 8 of the Housing Act 1985. In order to fulfil this requirement, Welsh Local Authorities must formulate Local Housing Market Assessments (LHMAs). LHMAs should consider the state of the whole housing market, including assessment of the need for affordable homes of different tenures.
- 4.2 Opinion Research Services (ORS) was commissioned by Rhondda Cynon Taf County Borough Council to prepare a Local Housing Market Assessment (LHMA) for 2022-2037 in order to understand and investigate the nature and make-up of current and future housing needs across the area, providing robust evidence to support future planning.
- 4.3 ORS utilised the Welsh Government's 2006 methodology to assess the housing market within Rhondda Cynon Taf in order to complete the Assessment. A range of socio-economic, demographic and property market data were used to inform the Assessment in order to provide a detailed insight into the mechanisms of the local residential markets.
- 4.4 The Assessment once complete serves a number of purposes, including informing:
- The development and review of local development plans and local housing strategies
  - Decision-making in terms of negotiating the level, type and mix of affordable housing and other tenures
  - The provision of affordable homes of different tenures
  - Housing issues that are relevant to the authority's duties under the Well-being of Future Generations (Wales) Act 2015.

## **5 LOCAL HOUSING MARKET ASSESSMENT SUMMARY FINDINGS**

- 5.1 The Local Housing Market Assessment 2022 – 2037 shows the total housing need identified is for **8,450 units over the next 15 years**, 3,824 (45%) of these need to be affordable units, this equates to 255 affordable units per year, comprising 44 low-cost home ownership units and 211 social rent units.
- 5.2 The assessment states that the RCT population is ageing with an expected **increase of 5,555 over 75s in the period 2022 – 2037**. Although a large section of these people will want to remain in their own home, it is important to consider the types of housing needed for over 75s that can no longer remain in their own homes. The report has therefore found that we will require an extra 1,394 specialist accommodation units over the period 2022 – 2037 to meet the need of over 75s.
- 5.3 Information within the assessment also considers the need for adapted units for people with long term illness or disabilities. Household projections indicate that there will be 19,241 additional households in 2037 where illness or disability affects their housing need currently or will develop within the next 10 years. The assessment therefore finds that there is a minimum need of 10,395 and a maximum need of 20,559 adapted homes for the period 2022 – 2037 (these adaptations could range from a small adaptation such as a grab rail or stair rail to a large adaptation such as an extension or a new specialist adapted build).
- 5.4 The Assessment also indicates that for both market and affordable housing, overall, the **need for 2 bedroom properties is higher than that of all other size properties**, 3 bedroom properties are the second highest need followed by 1 bedroom properties. However, the breakdown of need at submarket level indicates that for affordable housing the need is greater for 1 bedroom properties in areas such as Greater Pontypridd, East Pontypridd, Upper Rhondda Fawr and Taffs Well.
- 5.5 Furthermore, the Assessment revealed clear differences in the housing market across the County Borough; with demand in Taf being relatively higher than across the rest of the locality. However, price to income ratios is far greater across Taf, rendering affordability more of a significant issue in many parts of this area. Whilst other areas of the County Borough have a lower demand, such as the North of the County Borough, there is evidence of housing market ‘hotspots’ in parts of the Rhondda Cynon Taf.

- 5.6 It is important to emphasise that this headline data should not be considered an annual delivery target or even the solution to the affordability issues within the County Borough. It instead indicates the level of housing need within RCT, which the Council will seek to address through a range of market interventions as far as practically possible. The housing need identified within the Assessment is best viewed at local submarket level to ensure the needs of different types of housing in different markets are fully understood.

## **6 EQUALITY AND DIVERSITY IMPLICATIONS/ SOCIO-ECONOMIC DUTY**

- 6.1 In summary, there are many positive impacts to groups that are covered in the equality impact assessment. As the LHMA is an assessment of all housing need across RCT it naturally takes in to account all cohorts and it will inform future projects/strategies/policies on key data points relating to current and future demand across the county borough.

## **7 CONSULTATION/INVOLEMENT**

- 7.1 The Assessment has been produced in accordance with Welsh Government Guidance 2006, which has already been subject to consultation.

## **8 WELSH LANGUAGE IMPLICATIONS**

- 8.1 In summary there are many positive impacts to groups that are covered in the equality impact assessment. As the LHMA is an assessment of all housing need across RCT it naturally takes in to account all cohorts and will be published in Welsh and English. This will not only allow speakers and learners access to the assessment data but also allow future strategies/projects/policies to be created in the Welsh Language.

## **9. FINANCIAL IMPLICATION(s)**

- 9.1 There are no financial implications aligned to this report.

## **10 LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED**

- 10.1 The Assessment has been produced in accordance with the Welsh Government 'Local Housing Market Assessment Guide 2006'. Publication will fulfil the Local Authority's requirements to assess housing need under Section 8 of the Housing Act 1985.

**11 LINKS TO THE CORPORATE AND NATIONAL PRIORITIES AND THE WELL-BEING OF FUTURE GENERATIONS ACT.**

- 11.1 The findings of this Assessment can be used to support the delivery of all three of the Corporate Plan priorities; people, places and prosperity. Investment in housing provides ongoing stimulus to the local economy by supporting the construction industry and local supply chains. New housing development often provides apprenticeships and employment opportunities for the local area, whilst improving outcomes for local residents. New provision helps support a huge range of households in society that may not otherwise be able to meet their needs in the market, thereby promoting independence and positive lives for all.
- 11.2 Schemes delivered by Registered Social Landlords are constructed to Welsh Development Quality Standards, which result in quality homes designed to meet the needs of residents both now and in the future (based on Lifetime Homes principles). In addition, units are secured through the planning system are clustered throughout private housing schemes, to help create integrated, sustainable neighbourhoods.
- 11.3 The Assessment will also continue to assist the Council to contribute to three of the seven wellbeing goals that 'The Well Being of Future Generations (Wales) Act 2015' puts in place as follows:
1. A healthier Wales
  2. A prosperous Wales
  3. A Wales of cohesive communities

**12 STRATEGIC OR RELEVANT TO ELECTORAL WARDS**

- 12.1 Successful utilisation of the Assessment will not primarily be strategic or relevant to electoral wards, however, the implementation of the Council's Corporate Plan, Local Development Plan and Housing Delivery Plan will be of significant strategic importance.

**13 CONCLUSION**

- 13.1 This report has provided Members with a summary of the Local Housing Market Assessment 2022 – 2037.
- 13.2 The Assessment has enabled the Local Authority to better understand the numerous local housing markets in Rhondda Cynon Taf, building on past assessments. The findings will help ensure that the information underpinning the Corporate Plan, Local Development Plan and Housing



Delivery Plan continues to be robust, comprehensive and up to date. The Assessment also sets out the nature and level of housing need in the locality in order to plan for effective housing services and deliver the right mix of housing to help develop sustainable communities.

**Other Information:-**

***Relevant Scrutiny Committee***

*Climate Change, Frontline Services and Prosperity*

***Contact Officer:***

*Claire Hutcheon, Head of Housing Strategy and Investment (01443 281114)*



**LOCAL GOVERNMENT ACT 1972**

**AS AMENDED BY**

**THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**CABINET**

**17 OCTOBER 2022**

**REPORT OF THE DIRECTOR FOR PROSPERITY AND DEVELOPMENT IN  
DISCUSSIONS WITH THE RELEVANT PORTFOLIO HOLDER  
(COUNCILLOR MARK NORRIS)**

**Item:**

**Background Papers**

None.

**Contact Officer:**

*Claire Hutcheon, Head of Housing Strategy and Investment (01443 281114)*