

Conwy Local Housing Market Assessment 2022-2037 Executive Summary



www.conwy.gov.uk/TaiADigartrefedd

www.conwy.gov.uk/HousingAndHomelessness



CONWY
CYNGOR BWRDEISTREF SIROL
COUNTY BOROUGH COUNCIL

Mae'r ddogfen hon ar gael yn Gymraeg hefyd.

1. It is vital that local authorities have a comprehensive understanding of their local housing market and a robust evidence base on which to make informed decisions about future housing provision in terms of both market and affordable housing delivery; number of bedrooms required; and affordable housing tenure. To achieve this all local authorities in Wales are required to carry out a Local Housing Market Assessment (LHMA). The LHMA informs the Local Housing Strategy (LHS) and the Local Development Plan (LDP) in the Conwy County. It also informs strategic housing priorities and local service planning, such as education and transport. The LHMA can also be used as a tool for negotiating affordable housing provision when determining planning applications and allocating Social Housing Grant (SHG) to support the delivery of affordable housing.
2. The LHMA sets out the need for additional affordable housing in Conwy over the next fifteen years (2022-37), and also informs the provision of market housing in terms of size and type to ensure there is an appropriate mix of housing on offer. Every five years, local authorities are required to rewrite their LHMA and refresh their LHMA once during that five year period (between years two and three). Local authorities can refresh their LHMA more frequently if required but these would not be reviewed nor signed off by Welsh Government.
3. Affordable housing has a very specific definition in the context of land use planning and the Replacement Local Development Plan (RLDP). National planning policy documents and [Technical Advice Note 2](#) (TAN2) contain the definition of affordable housing for this purpose.
4. **Planning Policy Wales definition of affordable housing**
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. Affordable housing includes social rented housing owned by local authorities and RSLs, and

intermediate housing where prices or rents are above those of social rent but below market housing prices or rents. All other types of housing are referred to as 'market housing', that is private housing for sale or rent where the price is in the open market and occupation is not subject to control by the local authority. It is recognised that some schemes may provide for stair casing to full ownership and where this is the case there must be secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing.

5. TAN2 definition of affordable housing

The definition of affordable housing for the purpose 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. However, it is recognised that some schemes may provide for stair casing to full ownership and where this is the case there must be secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing. Affordable housing includes social rented housing and intermediate housing.

6. Social housing and intermediate housing in the Conwy County

Social housing in the Conwy County is allocated via the Common Housing Register. The eligibility criteria can be found on CCBC's website - <https://www.conwy.gov.uk/en/Resident/Housing/Housing-Options/Social-Housing.aspx>

Intermediate housing in the Conwy County is allocated via Tai Teg (affordable housing register). The eligibility criteria can be found on Tai Teg's website - <https://taiteg.org.uk/en/am-i-eligible-to-apply>

7. This LHMA (chapter 4) includes summary tables from the LHMA toolkit for each of the Welsh Government household projections (principal, higher and lower variants), and the Council's own employment growth projection that is being progressed through the Conwy Replacement LDP. Each of these scenarios include all households on the social and intermediate housing

register. This LHMA also includes alternative scenarios (appendix B) where households on bands 1 and 2 only have been included the match with national planning policy definition of affordable housing for local need.

8. The LHMA need figure is informed using the Welsh Government principal projection. This scenario includes all households registered on the social housing register in the Conwy County (toolkit table 8 – existing unmet need) as at 1st April 2023. This will become the evidence base for the Council to inform future housing need. It is important to note that whilst this estimate will inform the development plan and Housing Strategy, it is unlikely to directly equate to a new build housing requirement or the affordable housing target in a development plan.
9. Version 3.2 of the LHMA tool has been used to complete this LHMA.
10. The LHMA evidences an annual additional need of need 694 affordable housing units per year over the next 5 years (gross need before turnover and supply) and 116 market housing units.

Table 1: annual additional need estimates for the first 5 years of the LHMA (gross need, before turnover and supply) – WG Principal Projection

Source: LHMA toolkit, Cartrefi Conwy Social Housing Register (SARTH), Tai Teg register April 2023

Projection	Newly arising affordable need	Existing unmet affordable need	All affordable housing need	Market housing	Total housing
WG Principal Projection	67	627	694	116	810

11. The LHMA evidences an annual average additional affordable housing need, net of planned supply and turnover of existing stock of 358 affordable

housing units per year over the next 5 years (135 intermediate rent, 78 LCHO and 145 social rent).

Table 2: Conwy CB estimated annual additional affordable housing need by tenure (net need, net of turnover of existing stock and planned supply) – WG Principal Projection

Source: LHMA toolkit table 1, Cartrefi Conwy Social Housing Register (SARTH), Tai Teg register April 2023

	Tenure	WG Principal projection
(a)	All affordable housing (a = b + g + h)	358
(b)	All social rent (b = c + d + e + f)	145
(c)	One bed social rent	60
(d)	Two bed social rent	30
(e)	Three bed social rent	20
(f)	Four+ bed social rent	35
(g)	Intermediate rent	135
(h)	LCHO	78

Totals may not sum due to rounding.

12. The LHMA evidences that the estimated annual additional affordable housing need (gross need, before turnover and supply) over the first five years of the LHMA period is 694 (social rent – 452, intermediate rent and LCHO – 242), and for market housing it is 116 (owner occupier – 43 and private rented sector 73).

Table 3: Conwy CB estimated annual additional total housing need estimates by tenure (gross need, before turnover and supply) for the first 5 years of the LHMA period – WG Principal Projection

Source: LHMA toolkit table 2, Cartrefi Conwy Social Housing Register (SARTH) register, Tai Teg register April 2023

		WG Principal projection
(a)	Social rent	452
(b)	Intermediate rent and LCHO	242
(c)	Affordable Housing (c = a + b)	694
(d)	Owner occupier	43
(e)	Private rented sector	73
(f)	Market Housing (f = d + e)	116
(g)	Additional housing need (g = c + f)	810

13. The LHMA evidences that the estimated annual additional affordable housing need for the remaining 10 years of the LHMA period is 183 (67 affordable housing and 116 market housing).

Table 4: Conwy CB estimated annual additional affordable housing need for the remaining 10 years of the LHMA period – WG Principal Projection

Source: LHMA toolkit table 3, Cartrefi Conwy Social Housing Register (SARTH) register, Tai Teg register April 2023

	Tenure	WG Principal projection
(a)	Additional housing need (a = b + e)	183
(b)	Affordable Housing (b = c + d)	67
(c)	Social rent	47
(d)	Intermediate rent and LCHO	20
(e)	Market Housing (e = f + g)	116

	Tenure	WG Principal projection
(f)	Owner occupier	43
(g)	Private rented sector	73

14. The LHMA evidences that the estimated annual average additional social rent over the 15 years of the LHMA (net need) is 79. The estimates annual average additional intermediate rent and LHCO (net need) is 85.

Table 51: Conwy CB estimated annual overall additional affordable housing need by HMA and tenure over the 15 years of the LHMA (net need) – WG principal projection

Source: LHMA toolkit table 4, Cartrefi Conwy Social Housing Register (SARTH) register, Tai Teg register April 2023

	Tenure	WG principal projection
(a)	Social rent (average annual estimate)	79
(b)	Intermediate rent and LCHO (average annual estimate)	85
(c)	Affordable housing (average annual estimate) – c = a + b	164
(d)	Social rent (total 15 year estimate)	1,190
(e)	Intermediate rent and LCHO (total 15 year estimate)	1,271
(f)	Affordable housing (total 15 year estimate) – f = d + e	2,461

15. Overall the LHMA shows that there is a shortfall in affordable housing in the Conwy County and this is having an impact on the number of households in temporary accommodation. The LHMA has shown an increasing need for affordable smaller house types, affordable accessible properties and affordable larger properties (4+ bedrooms). Therefore it is vital that new residential developments contain an appropriate mix of housing types to cater for the change.