



RHONDDA CYNON TAF

RECORD OF DELEGATED OFFICER DECISION

SUBJECT: Local Housing Market Assessment (2012-17)

PURPOSE OF ATTACHED REPORT:

To seek approval to utilise the Local Housing Market Assessment (2012-17) as the up to date evidence base for the adopted Local Development Plan, adopted Local Housing Strategy and upcoming Single Integrated Plan.

DELEGATED DECISION (Date):

- Approval is granted for the Local Housing Market Assessment (2012-17) to be used as the up to date evidence base to support the delivery of housing policies approved in the adopted Local Development Plan, adopted Local Housing Strategy and upcoming Single Integrated Plan.
- Approval is granted for the Local Housing Market Assessment (2012-17) to be used as a tool to negotiate affordable housing provision on planning applications and to identify how housing need translates into different sizes and types of affordable housing (e.g. social rented, low cost home ownership and intermediate rent) throughout the County Borough.
- Approval is granted for the Local Housing Market Assessment (2012-17) to inform investment priorities for Social Housing Grant and to influence housing association development in the County Borough to ensure it effectively meets housing need.

D. G. Jones
Chief Officer Signature

GEORGE JONES
Print Name

6/11/2012
Date

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution

LG Middle

CONSULTEE CABINET MEMBER SIGNATURE

5/11/2012

DATE

PJ Wee

OFFICER CONSULTEE SIGNATURE

5/11/2012.

DATE

Directorate:	Public Health & Protection, Environmental Services Group
Contact Name:	Jennifer Ellis
Designation:	Housing Strategy and Standards Manager
Tel.No.	01443 425391

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2012/2013: REPORT TO ACCOMPANY DECISION OF THE GROUP DIRECTOR, ENVIRONMENTAL SERVICES

**Part 1
(Non-Confidential)**

THE LOCAL HOUSING MARKET ASSESSMENT (2012-17)

1.0 - PURPOSE OF THE REPORT

- 1.1 In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended Officer Decision of the Group Director, Environmental Services as described below.
- 1.2 The purpose of this report is to seek approval to utilise the Local Housing Market Assessment (2012-17) as the up to date evidence base for the adopted Local Development Plan, adopted Local Housing Strategy and upcoming Single Integrated Plan.
- 1.3 The Assessment analyses the whole housing market in Rhondda Cynon Taf and identifies key trends in localised areas. It also specifically estimates the need for additional affordable housing across the County Borough and identifies how housing need translates into different sizes and types of affordable housing (e.g. social rented, low cost home ownership and intermediate rent).
- 1.4 This internally produced document updates the findings of the last Local Housing Market Assessment conducted in 2010, and includes a County Borough wide Local Housing Survey.

2.0 RECOMMENDATIONS

It is recommended that:

- 2.1 The Local Housing Market Assessment (2012-17) is approved as the up to date evidence base to support the delivery of housing policies approved in the adopted Local Development Plan, adopted Local Housing Strategy and upcoming Single Integrated Plan.
- 2.2 The Local Housing Market Assessment (2012-17) is approved as a tool to negotiate affordable housing provision on planning applications and to identify how housing need translates into different sizes and types of affordable housing (e.g. social rented, low cost home ownership and intermediate rent) throughout the County Borough.

- 2.3 The Local Housing Market Assessment (2012-17) is approved to inform investment priorities for Social Housing Grant and to influence housing association development in the County Borough to ensure it effectively meets housing need.

3.0 BACKGROUND

- 3.1 The Housing Act (1985) first placed a specific duty on local authorities to conduct periodical reviews of housing needs. Technical Advice Note 2 (2006) now requires all Welsh local authorities to formulate Local Housing Market Assessments. These studies are intended to establish the nature and level of housing requirements in the locality's housing market(s) and provide a robust joint evidence base for local housing strategies and development plans.
- 3.2 The Local Housing Market Assessment (2012-17) has utilised the approved Welsh Government methodology to assess each component of the housing market in Rhondda Cynon Taf and to specifically estimate the need for additional affordable housing from 2012-2017.
- 3.3 The Local Housing Market Assessment (2012-17) estimates a net need for 167 additional affordable units per annum. It disaggregates this need by sub market area and into different sizes and types of affordable housing (e.g. social rented, low cost home ownership and intermediate rent). This headline figure indicates the scale of the local affordable housing problem and a benchmark to which the Council will work towards as far as practically deliverable.

4.0 CONCLUSION

- 4.1 This report seeks approval for the Local Housing Market Assessment (2012-17) to be used as the up to date evidence base to support the delivery of housing policies approved in the adopted Local Development Plan, adopted Local Housing Strategy and upcoming Single Integrated Plan.