



RHONDDA CYNON TAF

**RECORD OF DELEGATED OFFICER DECISION**

**SUBJECT:** Local Housing Market Assessment (2014/15-2019/20)  
Evidence Base for adopted Local Development Plan, Housing Delivery Plan and Single Integrated Plan.

**PURPOSE OF ATTACHED REPORT:**

To seek approval to utilise the Local Housing Market Assessment (2014/15-2019/20) as part of the evidence base for the adopted Local Development Plan, Housing Delivery Plan and upcoming Single Integrated Plan.

**DELEGATED DECISION (Date):**

- Approval is granted for the Local Housing Market Assessment (2014/15-2019/20) to be used as the up to date evidence base to support the delivery of housing policies approved in the adopted Local Development Plan, Housing Delivery Plan and Single Integrated Plan.
- Approval is granted for the Local Housing Market Assessment (2014/15-2019/20) 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 (2014/15-2019/20) 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.

  
**Chief Officer Signature**

CRISHARINI  
**Print Name**

23.12.14.  
**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

# THE HISTORY OF THE UNITED STATES

The history of the United States is a story of growth and change. It begins with the first settlers who came to the eastern coast of North America. These settlers were mostly from Europe and they brought with them the culture and customs of their home countries. Over time, these settlers and their descendants became known as the American people.

The American people have always been a people of great energy and ambition. They have always been looking for new opportunities and new challenges. This has led to the expansion of the United States across the continent and into the oceans. The American people have always been a people of great freedom and independence. They have always been fighting for their rights and their liberties.

The American people have always been a people of great diversity. They have always been made up of people from many different backgrounds and cultures. This diversity has been one of the strengths of the United States. It has allowed the American people to learn from each other and to create a new and better way of life.

The American people have always been a people of great faith and hope. They have always been believing in a better future for themselves and for their children. This faith and hope have been the driving force behind the American dream. The American dream is the belief that anyone can achieve success and happiness through hard work and determination.

The American people have always been a people of great courage and sacrifice. They have always been willing to give up their lives for their country and for their fellow citizens. This courage and sacrifice have been the foundation of the United States. They have allowed the American people to build a great and powerful nation.

The American people have always been a people of great love and compassion. They have always been caring for each other and for the less fortunate. This love and compassion have been the heart of the United States. They have allowed the American people to create a more just and equitable society.

K.J. Mouton

23/12/14

**CONSULTEE CABINET MEMBER SIGNATURE**

**DATE**

P. Lee

23<sup>rd</sup> December 2015

**OFFICER CONSULTEE SIGNATURE**

**DATE**

Directorate:	Public Health & Protection, Community and Children's Services
Contact Name:	Adam Provoost
Designation:	Affordable Housing Officer
Tel.No.	01443 425581



**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2014 – 2015**

**REPORT TO ACCOMPANY DECISION OF  
GROUP DIRECTOR, COMMUNITY & CHILDREN'S SERVICES AND**

**Part 1  
(Non-Confidential)**

**Agreement to approve the Local Housing Market Assessment (2014/15-2019/20) as the up to date evidence base for the adopted Local Development Plan, Housing Delivery Plan and Single Integrated Plan.**

**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, Community and Childrens' Services as described below.
- 1.2 The purpose of this report is to seek approval to utilise the Local Housing Market Assessment (2014/15-2019/20) as part of the evidence base for the adopted Local Development Plan, Housing Delivery Plan and 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 2012. It also satisfies the Council's statutory obligations to produce an Assessment biennially.

**2.0 RECOMMENDATIONS**

It is recommended that:

- 2.1 The Local Housing Market Assessment (2014/15-2019/20) is approved as part of the evidence base to support the delivery of housing policies approved in the adopted Local Development Plan, Housing Delivery Plan and Single Integrated Plan.



- 2.2 The Local Housing Market Assessment (2014/15-2019/20) 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 (2014/15-2019/20) 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 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.
- 3.2 The Minister for Housing and Regeneration wrote to all Welsh Local Authorities in May 2013 to reaffirm that LHMA's should be considered a priority as part of a strong local strategic housing function. The Minister also set a specific requirement for LHMA's to be updated biennially utilising section 87 of the Local Government Act 2003.
- 3.3 Rhondda Cynon Taf County Borough Council has already been working on this basis, with internally produced LHMA's having previously been published in 2010 and 2012. This latest Assessment builds upon the extensive in-house experience and market analysis already conducted to provide a robust evidence base that fulfils the Council's statutory duties in this respect.

### **4.0 CONCLUSION**

- 4.1 This report seeks approval for the Local Housing Market Assessment (2014/15 – 2019/20) to be used as part of the evidence base to support the delivery of housing policies approved in the adopted Local Development Plan, Housing Delivery Plan and Single Integrated Plan.

