Rhondda Cynon Taf Local Housing Market Assessment (LHMA) 2022/2023-2027/2028

Contents

Preface

This report document provides an overview of the Local Housing Market for Rhondda Cynon Taf (RCT). The data used in this report has been suggested by Welsh Government to provide a consistent report in respect to style and content, across all local authority areas in Wales.

This report will be used to inform areas of investment for social, intermediate and market housing, as well as the Council's Local Development Plan. The report will also highlight areas where there is a lack of data, which will allow local authorities and Welsh Government to investigate these data gaps.

This report has been produced by Rhondda Cynon Taf's Housing Strategy Team, in conjunction with Welsh Government and other key stakeholders.

Local authorities are required to undertake a LHMA every five years and rewrite and refresh their LHMA once during that five-year period. Whilst the LHMA is a five year assessment the data used to produce the outputs are based on 15 year projections. Local authorities can refresh their LHMAs more frequently if required but these would not be reviewed nor signed off by Welsh Government.

The refresh of this report will be carried out in the financial year 2025/2026 and will require a re-write in the financial year 2027/2028.

Some figures in this assessment have been rounded to the nearest whole figure, therefore these figures may not sum exactly due to the rounding.

1.Executive Summary

This Local Housing Market Assessment has utilised the Welsh Government methodology to assess the housing market within Rhondda Cynon Taf over the 5 years from 2022/2023-2027/2028, thus fulfilling the Council's statutory duties. A range of socio-economic, demographic and property market data was used to inform the Assessment to provide a detailed insight into the mechanics of the local residential markets. Both quantitative and qualitative evidence have been used in the creation of this Assessment to ensure a balanced and well evidenced outcome.

The Assessment shows the following:

- There is a gross need for 1,119 additional affordable housing units per annum, comprising 289 intermediate units and 829 social rented units.
- The four highest gross need areas for affordable housing are; Central Taf, South West Taf, Greater Aberdare and Greater Pontypridd
- One-bedroom units are the most sought-after size of dwelling in the social rented sector with, 409 units needed per annum.
- There is a wide range of differences in the private housing market across the County Borough; with property prices in Taf being relatively higher than across the rest of the locality.

It is important to emphasise that this headline need should not be considered an annual delivery target, it instead indicates the scale of need and demand in the housing market within RCT, which the Council will seek to at least, in part address through a range of market interventions.

The housing need identified within this Assessment is best viewed at Housing Market Area (HMA) level to ensure the needs for different types of housing in different markets are fully understood.

Whilst more affordable housing was delivered in RCT in the last LHMA period than in any other LHMA period, the assessment shows that the overall affordable housing need has still increased, albeit slightly.

The data outputs from this LHMA will be used to inform the WG prospectus and will be used to inform the development of affordable housing.

Rhondda Cynon Taf LHMA Report
2022/2023-2027/2028

2. Introduction

2.1 National Policy Background

- **Section 8 of the Housing Act 1985** - Section 8 of the Housing Act 1985[i] places a statutory duty on local authorities to periodically assess the level of housing need in their area. It is vital that authorities have a comprehensive understanding of their local housing market(s) and provide a robust evidence base for effective strategic housing and planning services. Production of a Local Housing Market Assessment (LHMA) falls under this duty, building upon the requirement to review housing needs through a more holistic review of the whole housing market. Local authorities are expected to rewrite LHMAs every five years and refresh that LHMA once during that five-year period (between years two and three) utilising section 87 of the Local Government Act 2003.

- **Independent Review of Affordable Housing Supply** - The importance of LHMAs and using the best possible data on housing need and demand to inform housing policy and decisions regarding affordable housing supply, was underlined in the 2019 Independent Review of Affordable Housing Supply. The Review placed significant emphasis on understanding exactly how many homes are needed, in which geographical areas and in what tenures. A robust LHMA is the key means of identifying this evidence at the local level.

- **Planning Policy Wales** - Planning Policy Wales also stresses that LHMAs form a fundamental part of the evidence base for development plans.

- **Housing (Wales) Act 2014** - In addition, local authorities must develop a homelessness strategy every four years under sections 50, 51 and 52 of the Housing (Wales) Act 2014. The LHMA plays a fundamental role in informing this strategy which must include a review of the resources available to the local authority and other bodies associated with supporting people who are or may become homeless.

- **Equality Act 2010** - It is essential also for local authorities to consider their equality duties under the Equality Act 2010 and the Welsh Public Sector Equality Duties.

2.2 Local Policy Background

RCT's Corporate Plan was published in 2020 "Making a Difference". The Council's vision is to make RCT the "the best place in Wales to live, work, and play, where people and business are independent, healthy and prosperous" The plan has three main priorities: **People, Places and Prosperity,** all in support of the Wellbeing of Future Generations (Wales) Act 2015.

Housing is the foundation of all three of the main priorities. Having a sustainable place to call home does not only put a roof over a person's head but it can also promote community engagement, better health, better engagement with education and support the local economy.

The Council's draft local housing strategy ***"PROSPEROUS HOMES, PROSPEROUS LIVES 2024 – 2029 - A Housing Strategy for Rhondda Cynon Taf"*** contributes to the priorities of the Corporate Plan***.*** The Strategy sets out four key objectives:

1.To enable a functional housing market that meets the needs of our communities

2.To promote sustainable communities and create homes that are safe, warm and healthy by improving housing conditions and investing in community regeneration

3.To enable access to all types of suitable and affordable housing that meets the needs of residents

4.To create prosperous communities by ensuring residents have access to housing advice and support that meets their needs

A robust LHMA can be the starting point of implementing the above four objectives, providing a snapshot of the condition of the market currently and how its needs will develop.

The LHMA also provides evidence for the Local Development Plan (LDP) providing the need data for housing that will be required to be supported by a level of infrastructure to cope with the demands of growth in our communities. The LDP will provide the evidence base for determining planning applications and sets the framework for the development of affordable housing for RCT over the next 15 years.

It is therefore important that Housing and Planning Policy teams work together in the creation of both documents so that no need is left unidentified.

2.3 Governance and Consultation

A collaborative approach has been used to carry out the LHMA. The Council's Housing Strategy team has engaged with numerous stakeholders in the development of this document, both internally and externally.

Focus groups with RCT's Registered Social Landlord (RSL) partners have taken place in person and via Microsoft teams. Those involved have been Officers from development teams to housing managers to cover all aspects of each organisation.

There have been internal, in person and MS Teams meetings held with the Council's planning policy officers, as well as email communication to determine data points, as elements of the LHMA data will inform the LDP.

There has also been engagement with the University of South Wales Student's Union, Students, Tenants, Landlords, Letting agents and Local Residents in the Private Rental Sector (PRS), through forums and surveys.

This Assessment was presented to and approved by Rhondda Cynon Taf County Borough Council's Cabinet on the 20th March 2024.

3. Overview of Assessment and Methodology

3.1 Methodology, inputs and assumptions

The additional housing needs estimates are determined using the LHMA Tool. This Tool uses a formulaic approach to allocate the additional housing need, formed from the existing unmet need and the newly arising need (change in the household projections over the LHMA period), to the different housing tenures. All existing unmet need is allocated to affordable housing and assumed to be covered during the five years of the LHMA period. The newly arising need is allocated between market and affordable housing using a formulaic approach.

By housing market area (HMA), the LHMA Tool provides default data inputs for rent, house price paid and household projections (used to generate the newly arising need) with local authorities providing the income percentile distributions, existing unmet need and the planned supply and turnover of existing stock. The latter two data inputs are considered over the first five years only of the LHMA period and are fully allocated to affordable housing. This is because it becomes less accurate to predict supply beyond the five years of the LHMA period. A local authority can have up to 20 Housing Market Areas which are defined using wards, middle-layer super output areas (MSOAs) or lower-layer super output areas (LSOAs). Each HMA can have up to 40 wards, MSOAs or LSOAs.

The input data together with several assumptions is used to generate an income level above which households would be considered able to meet their needs in the market and a lower income level below which households are in need of social rent. The intermediate households are those not allocated to market housing or social rent. The LHMA Tool also forecasts how the data inputs may change over the five years of the LHMA period.

The output tables from the LHMA Tool are used as the starting point for development plans to provide the range of LHMA additional housing need estimates.

3.2 Housing Market Areas (HMAs)

The Housing Market Areas have been defined geographically based on longstanding local knowledge and research into the natural, functional areas where people currently live and would be willing to move home. The Housing Market Areas have been identified by the Council. They are essentially based on clusters of wards in recognition of the fact that housing markets are not constrained by administrative boundaries. Several key factors have been considered when defining these areas, including the broad price of housing (to consider ‘transferability’ within the market) and major transport links by road or rail (to take account of commuting patterns).

Rhondda Cynon Taf is made up of 13 Housing Market Area, 4 are in the Rhondda Valley, 3 are in the Cynon Valley and 6 are in Taf Ely area as depicted in the image below:

Figure 1: HMAs of RCT

RCT’s higher value rents and property purchase price Housing Market Area are in the South of the borough, mainly in the Taf Ely area. This is because of the access to main highways through South Wales and geographically near Cardiff.

Each Housing Market Area contains several different wards, that are represented by elected councillors. The below table shows which wards are in each Housing Market Area.

Figure 2: HMAs to Wards

HMA	Wards							
Upper Cynon Valley	Hirwaun	Penywaun	Rhigos					
Greater Aberdare	Aberaman	Aberdare East	Aberdare	Llwydcoed	Cwmbach			
Lower Cynon Valley	Abercynon	Mountain Ash	Penrhiwceiber					
Greater Pontypridd	Hopkinstown	Cilfynydd	Glyncoch	Graig	Pontypridd	Rhondda	Trallwn	Ynysybwl
Lower Rhondda Fach	Cymmer	Porth	Ynyshir					
Upper Rhondda Fach	Ferndale	Maerdy	Tylorstown					
Upper Rhondda Fawr	Pentre	Treherbert	Treorchy					
Lower Rhondda Fawr	Clydach Vale	Llwynypia	Penygraig	Tonypandy	Trealaw	Ystrad		
Tonyrefail & Gilfach Goch	Gilfach Goch	Tonyrefail West	Tonyrefail East	Tonyrefail				
South West Taf	Brynna	Llanharan	Llanharry	Pontyclun	Talbot Green			
Central Taf	Beddau	Church Village	Llantrisant	Llantwit Fardre	Tonteg	Tynant		
East of Pontypridd	Hawthorn	Rhydyfelin	Treforest					
Taffs Well	Taffs Well							

4. Overview of Housing Market and Socio-economic and Demographic Trends

4.1 Housing Market Analysis by Tenure

RCT covers an area of the South Wales Valleys that is as far North as the Brecon Beacons and as far south as the outskirts of Cardiff. It comprises a mix of urban, semi-suburban and rural communities situated in the mountains and lowland farmland.

RCT covers an area of 424 square Km with a population of 237,700, that has increased by 1.4% since 2011.

At the time of the most recent Census in 2021, the median age for the county borough was 41 years but the largest age group is 50-64 years, with 20.2% of the population making up this cohort.

The Census 2021, reveals that 12% of the population in RCT identifies as being disabled. In its summary of the Census 2021 data, the Office for National Statistics explain that the Census 2021 data was collected during the COVID-19 pandemic and “this may have influenced how people perceived their health status and activity limitations, and therefore may have affected how people chose to respond”.

The highest percentage of people residing in RCT identify as Welsh only at 69.8% and British only being the second largest at 11.5%. 96.7% of people in RCT identify their ethnic group within the "White" category, whilst 1.5% identify their ethnic group within the "Asian, Asian British or Asian Welsh" category.

The percentage of people who identified their ethnic group within the "Black, Black British, Black Welsh, Caribbean or African" category decreased from 0.6% in 2011 to 0.4% in 2021.

As of 2020 there were a total of 106,316 households in RCT and the Census 2021 data shows the breakdown in tenure as the following:

- 68.3% own outright or with a mortgage (including Low-Cost Home Ownership)
- 0.2% Shared ownership
- 13.7% Social rented
- 17.6% Private rented
- 0.1% Lives rent free

The number of private rented households has increased by 4% from 2011 to 2021, the percentage of owner occupiers has decreased by 2.7%, while the percentage of those social renting has remained the same. The average cost of a property in RCT has increased by so much, that now even more people are unable to own their own home on the open market, therefore, there has been more of a reliance on the Private Rental Sector (PRS).

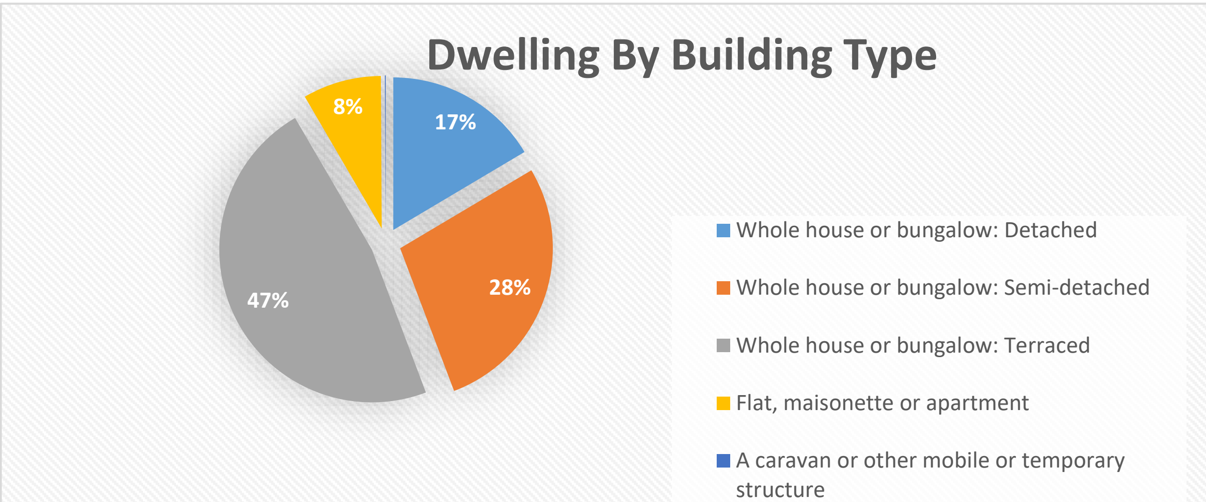
The median price for a property in RCT is £123,604 (April 2022) which represents a 29.2% increase from 2019 but a 1.1% decrease from 2021. As has been the case all over Wales in recent years, house prices have been affected by the COVID-19 pandemic and the increased inflation figures, causing the market to swell in 2019 but to narrowly reduce in more recent years as the market has slowed.

The highest median price in RCT is in Southwest Taff at £217,543 (Land Registry, 2022), and the lowest in Upper Rhondda Fach at £95,917.

In 2022 there were a total of 3,991 properties sold in RCT with the greatest number of sales being made in Greater Aberdare Housing Market Area at 580. The lowest in the county borough was Taffs Well Housing Market Area at 54.

The highest proportion of dwellings in RCT is terraced housing making up 47.35% percent of the 103,339, a legacy left after the industrialisation of the South Wales Valleys. Semi-detached and detached housing make up 27.79% and 16.46% respectively, with flats maisonette or apartment at 8.31% and at less than 1%, a caravan or other mobile or temporary structure.

Figure 3: Dwelling by type.



The Private Rented Sector has had a growing presence in the RCT's local housing market, along with an increase in rental prices. Since 2016 the average median monthly rent in RCT has risen by 22%, in 2022 average median rent being £521.

Figure 3 shows the Median annual rent values per Housing Market Area (April 2022). The highest median annual rent is Taffs Well and the lowest is Upper Rhondda Fach.

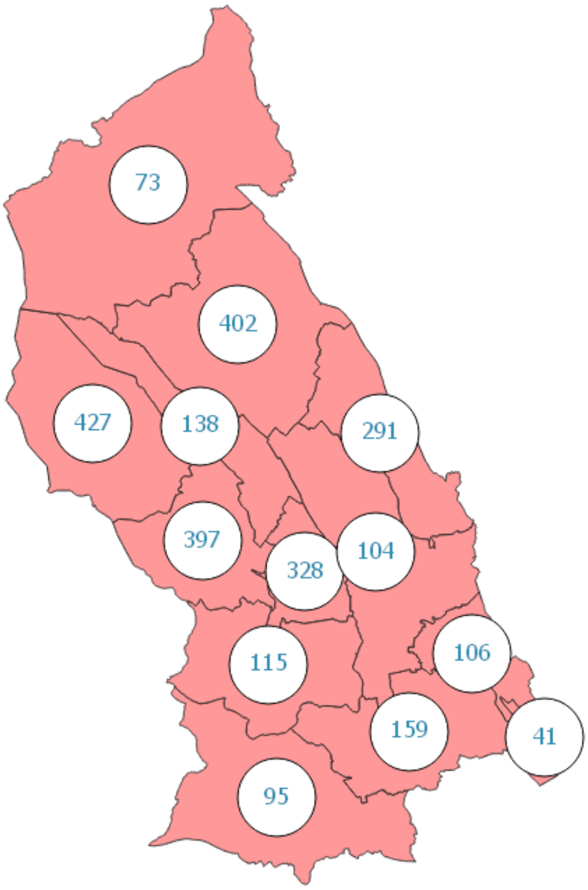
Figure 4: Median Annual Rent per HMA

HMA	Median* Annual Rent	
Upper Cynon Valley	£	5,268.00
Greater Aberdare	£	6,207.34
Lower Cynon Valley	£	6,202.33
Greater Pontypridd	£	7,582.44
Lower Rhondda Fach	£	6,304.00
Upper Rhondda Fach	£	5,262.83
Upper Rhondda Fawr	£	5,521.98
Lower Rhondda Fawr	£	6,140.68
Tonyrefail & Gilfach Goch	£	6,557.08
South West Taf	£	9,258.95
Central Taf	£	8,417.92
East of Pontypridd	£	7,800.00
Taffs Well	£	9,940.00

As of April 2022, 2.5% of RCT's private housing stock was empty which equates to 2,676 empty homes.

Figure 5 shows the number of empty homes per Housing Market Area (April 2022). The highest number of empty homes is in Upper Rhondda Fawr and the lowest in Taffs Well.

Figure 5: Empty Properties per HMA



Although on the surface, empty properties within the local authority area present an opportunity to develop more social rent, this is a challenge. As the nature of the empty property stock presents difficulties bringing them to Welsh Government's Housing Quality Standards. This issue combined with much of the stock being pre-1970s terraced housing, presents challenges in terms of value for money.

4.2 Socio-Economic and Demographic Trends

According to the Census 2021 data, 58.74% of households in RCT are economically active, with the most being Owner Occupiers. The pie charts below show the percentage split of economically active households by tenure.

Figure 6 shows that residents who are economically active primarily reside in the owner occupier tenure at 72%, followed by the PRS at 20% and lastly, social rented at 8%.

Figure 6: Economically Active by Tenure

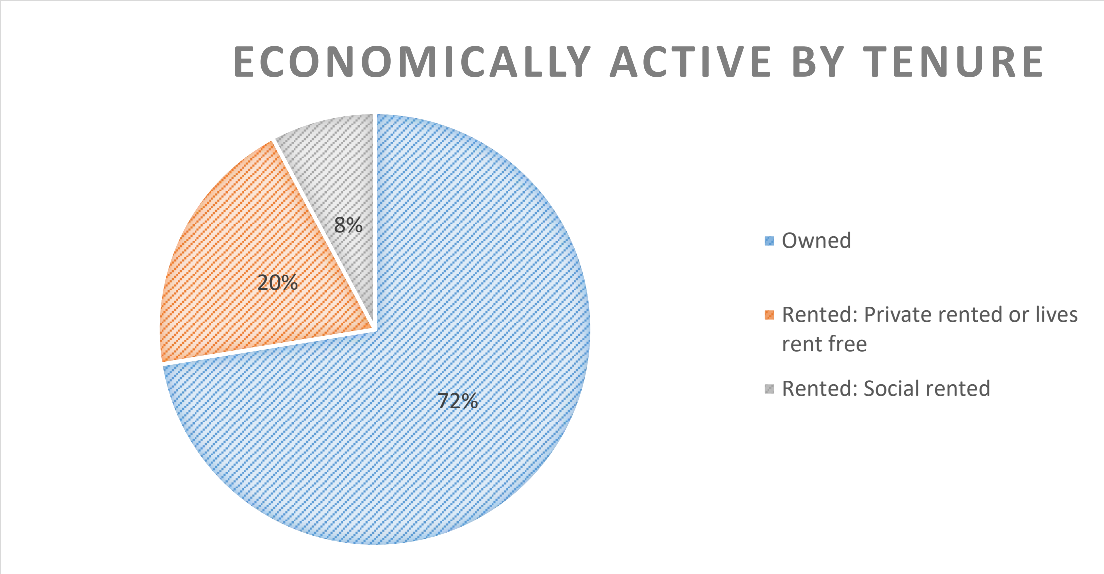
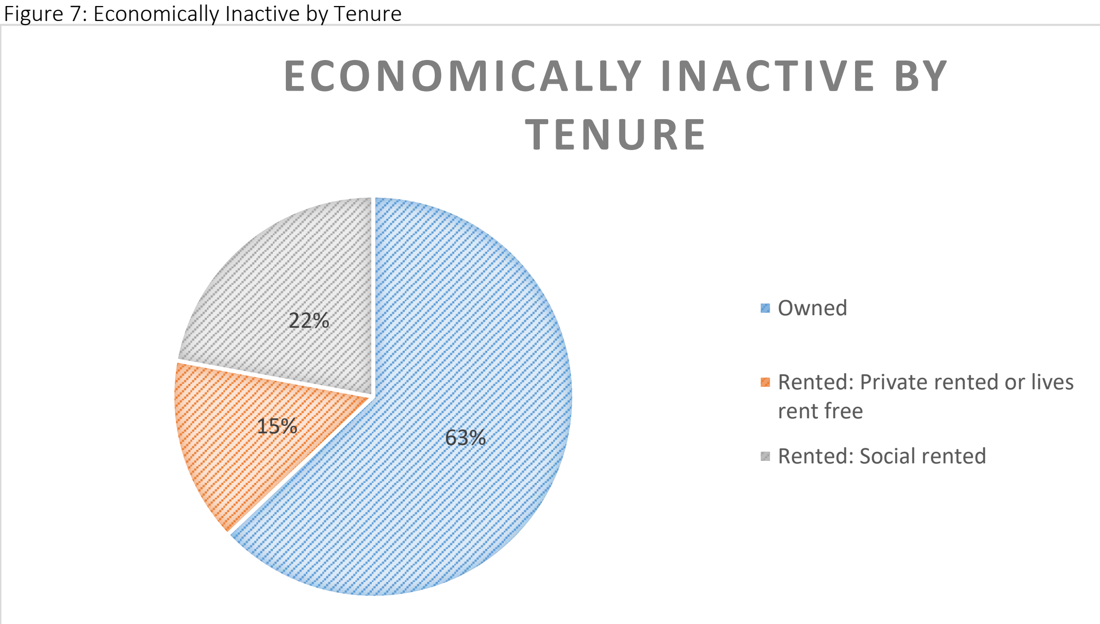


Figure 7 below shows that residents who are economically inactive primarily reside in the owner occupier tenure at 63%, followed by the social rent at 22% and lastly, PRS at 15%.

Figure 7: Economically Inactive by Tenure

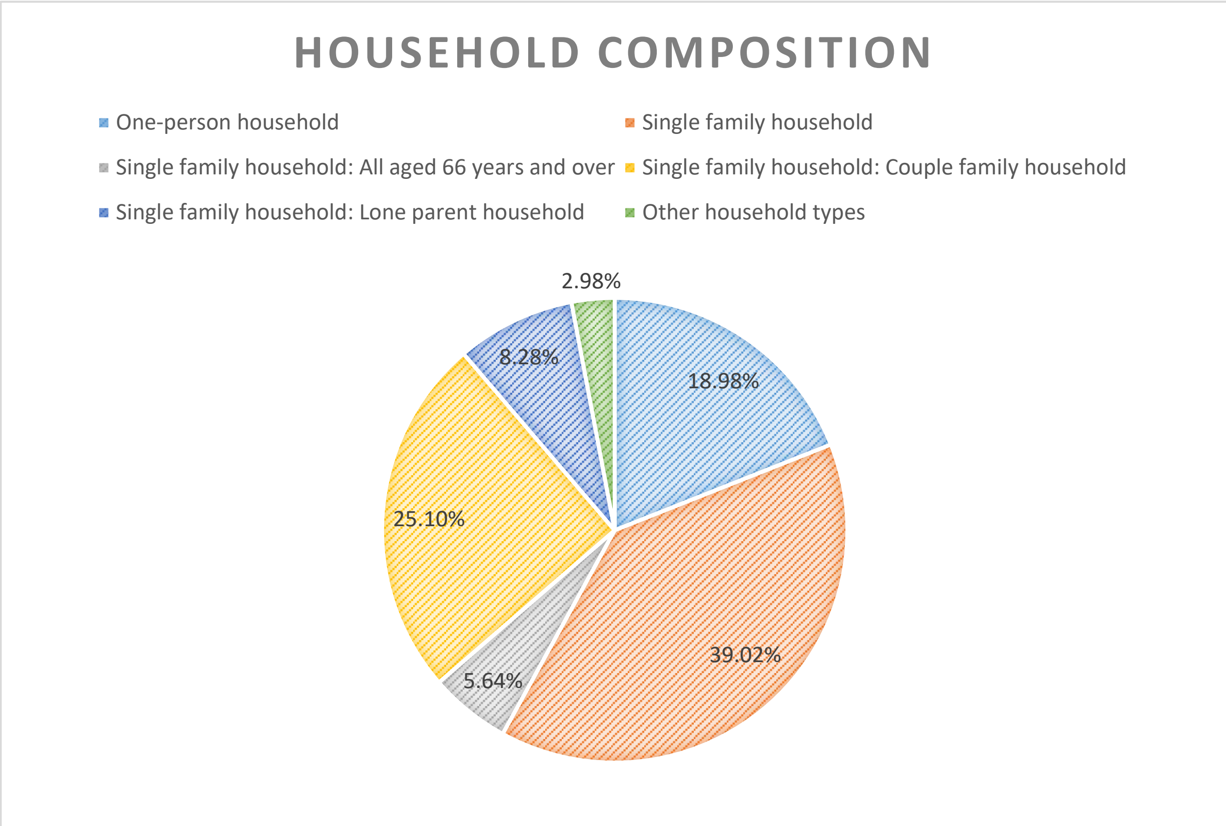


In 2022 the affordability ratio for a median income to purchase a property in RCT was 4.57, with the median house price being £136,000.00. This means a purchaser would require a household's income to be £29,727.00 to obtain and own their own home.

In the PRS the average annual median rent is £6,958.73, this represents a 23% portion of the average median household income in RCT.

Figure 8 below shows that the majority of RCT's total households comprise of single-family households making up 63.98% of the total households in RCT.

Figure 8: Household Composition



The majority of households in RCT are under-occupying their homes (these are households that have more bedrooms than they require e.g. single person living in a 3 bed property), with 43,822 households under-occupying by 2 bedrooms or more. Figure 8 below shows that the HMA with the most people under-occupying their homes is Greater Aberdare.

Figure 9: Over & Under Occupancy

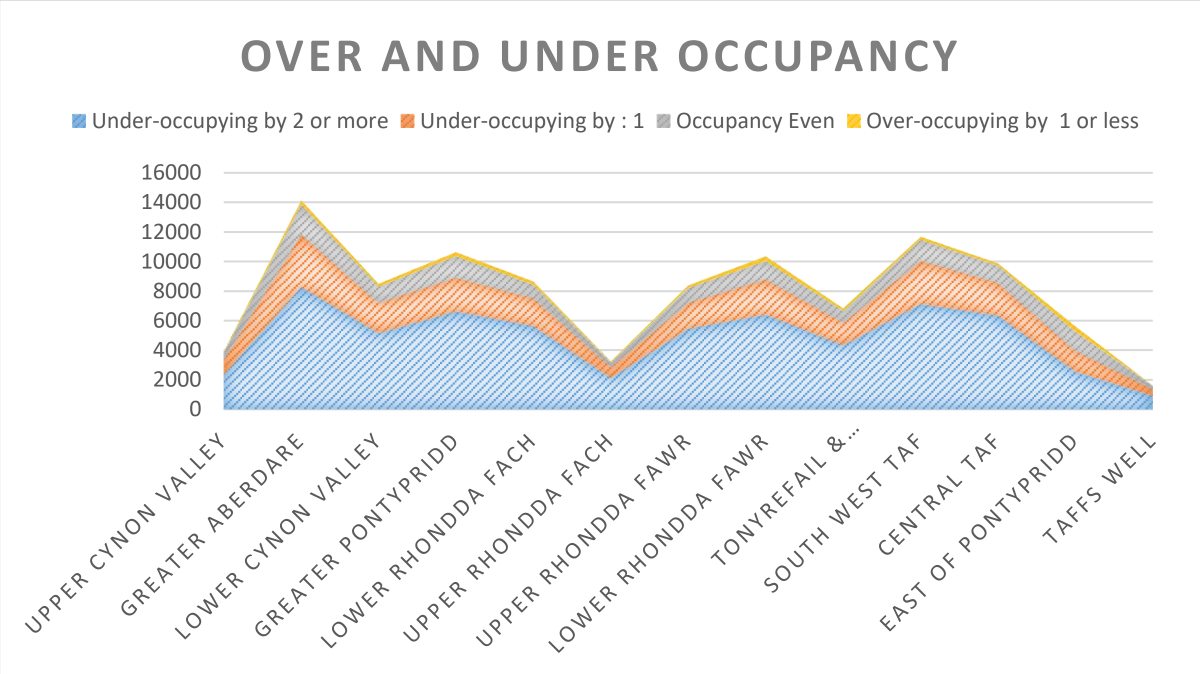


Figure 10 below shows that 32,785 (32%) households in RCT have one person living with a disability and 10,103 (9%) with two or more.

Figure 10: Households with Disabilities

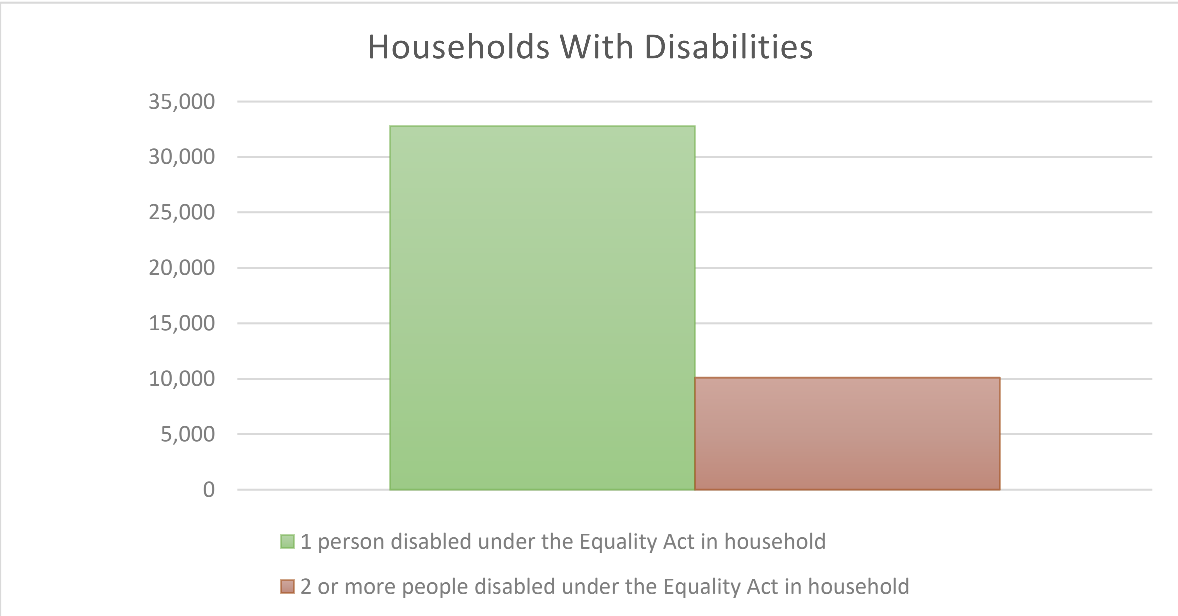
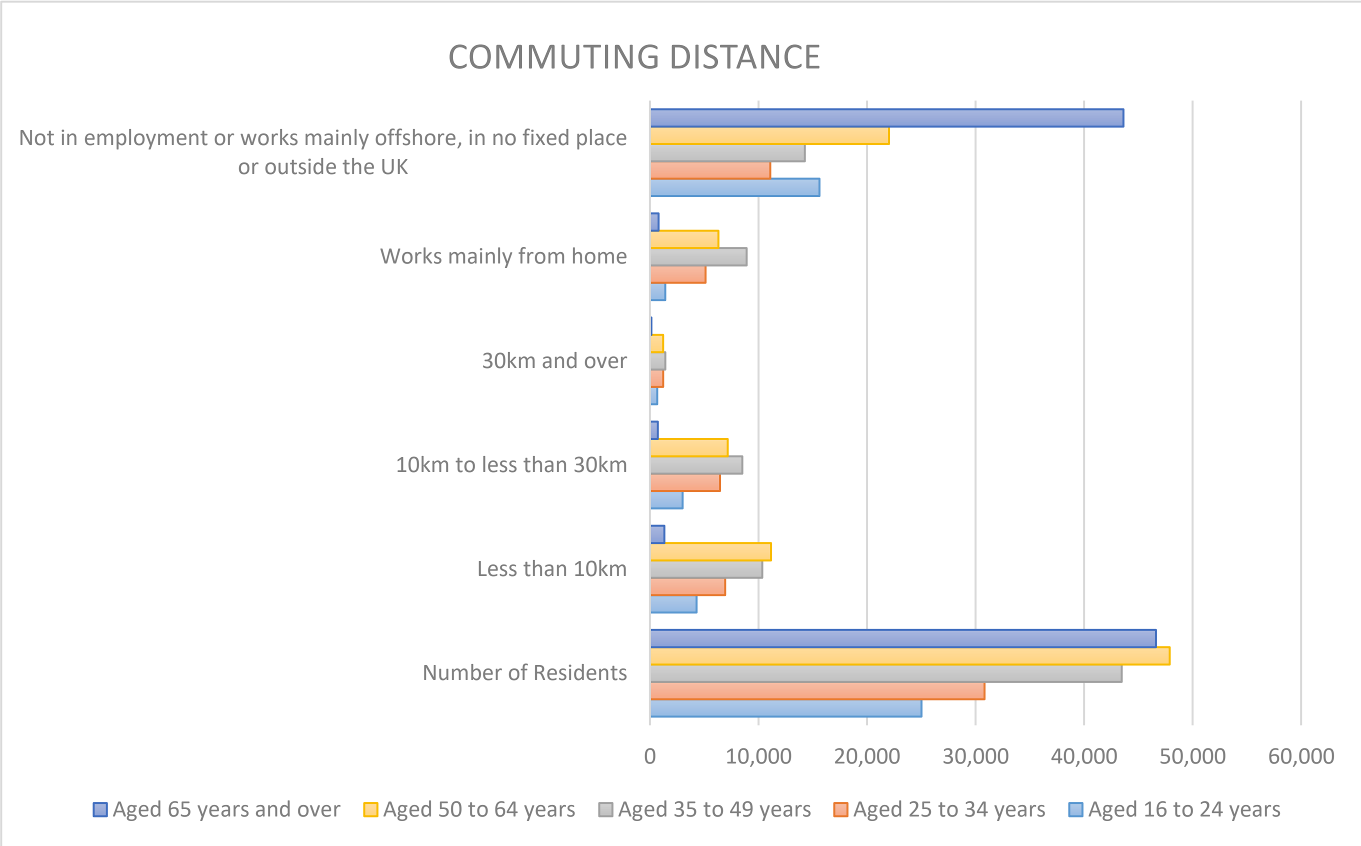


Figure 11 below shows that the majority of people working in RCT travel less than 10km to their place of work with most people not in employment being aged 50+.

Figure 11: Commuting Distance



4.3 Specific Housing Needs Requirements

Apart from the general housing market there are specific housing needs for individuals that require exceptional provision. This section will outline the strategies and policies that are in place, by different Council service areas, to deal with the demand of accommodation that is upon them.

Where gaps in data are identified, this presents an opportunity to review and consider if there is a need to enhance a strategic focus in these areas.

a) Accessible and adapted housing provision	
Local policies/ strategies	Draft Allocation Policy 2024
Property needs (key section)	Accessible properties for people who require level access facilities ranging from shower rooms and wet rooms to rise and fall kitchens
Suitable for	People with limited mobility where general needs properties would cause day to day life limitations.
Evidence including data sources (key section)	Evidence has been collected from the Authority's Draft Allocation Scheme review where key stakeholders were consulted on how properties are allocated and what the barriers are in terms of supply.
External stakeholder consultation and engagement	Waiting list applicants, RSL lettings officers, housing register officers, housing officers and housing strategy officers.
Key Issues identified	Applicants found that there wasn't enough detail to understand what level 2 adaptations had been installed at each property, and OT assessments are often not useful when determining need as they are often out of date. Housing professionals have said that there is not enough stock and evidence that is provided by applicants is not robust enough to determine actual need. There is also a lack of information held by RSLs to determine what stock is currently in commission to determine need.

b) Multi-generational and/or larger families requiring larger properties	
Local policies/ strategies	Allocations Policy 2018
Property needs (key section)	Currently larger property needs are only calculated on a bedroom need basis and cultural needs are not considered.
Suitable for	Large families and multi- generational households.
Evidence including data sources (key section)	Common housing waiting lists and families that are housed in temporary accommodation.
External stakeholder consultation and engagement	Waiting list applicants, RSL lettings officers, housing register officers, housing officers and housing strategy officers.
Key Issues identified	Lack of the appropriate size stock in the county borough results in larger families often accepting smaller homes to ensure they are housed.

c) Non-permanent housing	
Local policies/ strategies	Housing Support Grant (HSG) Needs Assessment, HSG Strategy, Rapid Rehousing Action Plan.
Property needs (key section)	524 individuals, families and groups have been placed in temporary accommodation in 2020/2021 (as of the end of March). 40% of the 524 were placed in temporary accommodation multiple times, leading to a total of 852 placements in 2020/2021 (as of the end of March). 852 placements represent an increase of nearly 257 placements year-on-year, from 595 in 2019/20.
Suitable for	Nearly half of all cases were identified as having no apparent priority need (priority need categories include; pregnant women, people with dependent children, homeless as a result of fire, flood or other disaster, young people aged 16 or 17, people aged 18 – 20 who are at particular risk, victims of domestic abuse, armed forces personnel, prison leaver, care leavers aged 18 – 20, vulnerable as a result of some special reason, and people who are street homeless). Households containing a vulnerable member due to 'mental illness/learning disability' represent the second largest group and physical disability represent the third largest group.
Evidence including data sources (key section)	1) One bedroom accommodation is the highest need of housing across all bands of RCT's social housing waiting list 'Homefinder', however across all sectors there is a significant lack of single person and one bedroom permanent accommodation.

	2) Current Temporary Accommodation is at capacity but the Council is working at identifying a site to cater for more units, the majority of which are 1 bedroom. 3) All data has been collected from the Council's HSG needs assessment 2023 and has provided a mix of qualitative and quantitative data.
External stakeholder consultation and engagement	Stakeholders such as the NHS and third sector organisations such as Crisis were engaged in the HSG needs assessment.
Key Issues identified	Homelessness data is a data set that varies with the current social economic status of any Local Authority. Numbers have increased in recent times, mainly due to the Covid-19 Pandemic and the increasing cost of living that is affecting the most vulnerable in our society in the most part.

d) Housing, care and support needs	
Local policies/ strategies	Cwm Taf Morgannwg, Regional Partnership Board, 10-Year Strategic Capital Plan 31 July 2023.
Property needs (key section)	Extra care contemporary sheltered housing, supported living for people with a learning disability and/or Autism Spectrum Disorder , temporary supported housing & Respite.
Suitable for	Children and young people Older people and people with dementia People with physical disabilities and/or sensory impairments People with learning disabilities and autism People with mental health problems Violence against women, domestic abuse and sexual violence (VAWDASV)
Evidence including data sources (key section)	**Children & Young People** ***Identified service development priorities:*** • Additional residential, and/or strengthening access to existing, provision • Accommodation for young people with learning disabilities transitioning from children's services • Appropriate accommodation for people with learning disabilities and for young people leaving care • Lack of suitable step-down from homelessness or supported housing • Demand for short breaks is increasing ***Current demand profile:*** • 90% of RTC's children looked after in residential care are placed out of county • RCT believes it has sufficient capacity if no other local authorities used

	beds in the county. In September 2021 RCT was only able to avail of 7 out of 50 beds • As of July 2023, RCT report 60 children and young people placed in residential accommodation, of which 39 were out of region and 4 were out of Wales • Responding to the emerging accommodation needs of the estimated annual allocation of 48-50 UASC, some of whom will require supported accommodation • It is predicted 58 young people aged 18+ will leave care in 2023 ***Sources:*** • The Looked After Children: Residential Care Transformation Strategy 2022-2027 • Local Housing Market Assessment (LHMA) 2017 – 2022, • Quarterly External Residential Review Report, April 2023 • Bespoke HICO data gathering tool **Older People and People with Dementia** Current no of units of designated accommodation for older people – 1547 (2020) Current no of units of extra care housing for older people – 60 (2020) Age designated rent including suitable Sheltered Housing needed by 2025: 414 by 2035: 780 Retirement for sale needed by 2025: 46 and by 2035: 87. Extra Care Rent: by needed 2025 and by 2035: 214 Extra Care for sale by needed 2025: 7 and by 2035: 24 Step Up/Step Down by needed 2025: 2 and by 2035: 6 Nursing Care Beds needed by 2025: 226 and by 2035: 406 **Mental Health** ***Challenges*** The Housing Support Strategy includes plans to review the supported accommodation market to respond to the increasing level of complex presentations: • The RCT Prospectus 2022-23 reports a year-on-year increase of 11% in mental health referrals, however, it projects this will rise significantly in the aftermath of COVID-19. • 105 individuals with mental health issues who require different forms of accommodation in RCT, with 88 of these requiring stepdown provision. • As of June 2023, there are 7 individuals placed out of county in specialist mental health nursing placement for younger adults as there is no such provision in RCT. Planned future accommodation for adults with mental health challenges – 105 units. **Physical Disability and Sensory Need (PD&SN)**

	In RCT there are currently 26 individuals with physical disabilities in specialist placements that should be considered for new accommodation that can better meet their needs and bring them closer to home. The net annual need for accessible social housing accommodation is currently 13 units in RCT. 1337 households require adaptations to make them accessible for disabled people and a further 1318 households need to move to a more suitable home in RCT. However, it is presumed these figures relate in the main to the needs of older adults with emerging frailty issues. **Learning Disability & Autism** The Council reports that as of 2022/3 there are: 47 people with LD living in residential care - 31 are out of county 45 adults with LD on a waiting list for accommodation In RCT over the next 5-year period, 97 young people will transition to adulthood with a learning disability and potentially require accommodation. Commissioning and uptake of shared lives placements will have an impact on demand for future capital investment. **Violence Against Women, Domestic Violence and Sexual Violence (VAWDASV)** The RPB has not previously considered the capital requirements of supporting survivors of VAWDASV. A focus on creating detailed capacity and demand assessments is required across each council area and the region as a whole in relation to accommodation for people experiencing VAWDASV. This should include: • Capacity and demand assessment for single female survivors • Demand assessment for single male survivors • Capacity and demand assessment for survivors with children • Capacity and demand assessment for survivors with complex mental health and substance misuse challenges • Capacity and demand assessment for survivors from black and ethnic minoritycommunities • Demand assessment for perpetrators
External stakeholder consultation and engagement	Engagement with CTMRPB key partners and other stakeholders was carried out via formal, structured meetings and workshops (a combination of face-to-face and virtual). Engagement events were used to gather the data and information required to develop the SCP, as well as to brief stakeholders on the development process and provide key progress updates. Stakeholders provided their professional opinion on the needs of client groups as well as additional data on need not necessarily previously in the public domain.

	The RPB has undertaken extensive engagement with people with lived experience in the process of developing its Area Plan. This has been reflected in the analysis of needs and a framework for future co-production as part of the Five Case Business Case process has been developed.
Key Issues identified	There is currently a significant lack of stock across all areas of care and support accommodation and as part of the strategy RCT will work with it's RPB partners in order to deliver the accommodation that is needed for their residents.

e) Locational needs for student accommodation Private Rented Sector	
Local policies/ strategies	Private Rented Sector Strategy.
Land needs (key section)	The University of South Wales Treforest Campus and surrounding area.
Evidence including data sources (key section)	1) There is a total of 549 (3.02%) Houses in Multiple Occupation (HMO) in RCT. Historically HMOs in RCT have been the domain of students and this associated demand has seen the highest concentrations developed in the areas adjacent to the University of South Wales, predominantly in the Treforest ward or Greater Pontypridd HMA. 2) There has been a reduction in the number of students living in Treforest, which could be the result of the merger with Newport and Merthyr, one of the faculties being based in Cardiff The LHMA 2017/18 – 2022/23 states that "local feedback from landlords suggests that there is less of a guaranteed student market in Treforest than there once was".
External stakeholder consultation and engagement	In creating the PRS strategy the University of South Wales, Local Authority Housing Strategy officers, landlords and local residents were all consulted.
Key Issues identified	The spread of geographical location

f) Locational needs for people with physical or cultural needs	
Local policies/ strategies	Allocation Policy 2018 - Reasonable Preference category s167 (2) (e) – People who need to move to a particular locality within the local authority's district where failure to meet need would cause hardship to themselves or to others. Reasonable Preference Categories s167 (2) (a), (b), (c) and (d) Applicants who need to move to be nearer to:

	a. A child's school (where the need to move to a school has been recommended by the Director of Education) b. b. A place of worship as there is no suitable place of worship where the applicant currently resides.
Property needs (key section)	Close proximity to places of worship and services.
Suitable for	People with Physical and Cultural needs
Evidence including data sources (key section)	Common housing register waiting list currently has 2 applications that meet the need identified.
External stakeholder consultation and engagement	Applicants to the common housing register waiting list and waiting list staff.
Key Issues identified	Due to the low demand of applicants on the register, the lack of demand means that it would not be cost effective to develop any interventions, however general allocations through the common housing register could be offered

5.Range of additional housing need estimates

This section of the report presents the findings of the affordability analysis that has been produced using the Welsh Government LHMA tool. All data relating to the last 10 years of the LHMA are listed in Appendix A.

Market Housing Need.

Welsh Government approved sources have been put through the LHMA tool to create the data output tables below. The figures are based on WG's principal household projections.

Chart 3 shows that the greatest need for market housing in the 5 years of the LHMA period is Greater Aberdare, with the largest proportion being in the owner occupier sector. This mirrors the situation borough wide, as is shown on the first bar of the chart.

Chart 3: Annual additional market housing need estimates split by tenure over the first 5 years of the LHMA period.

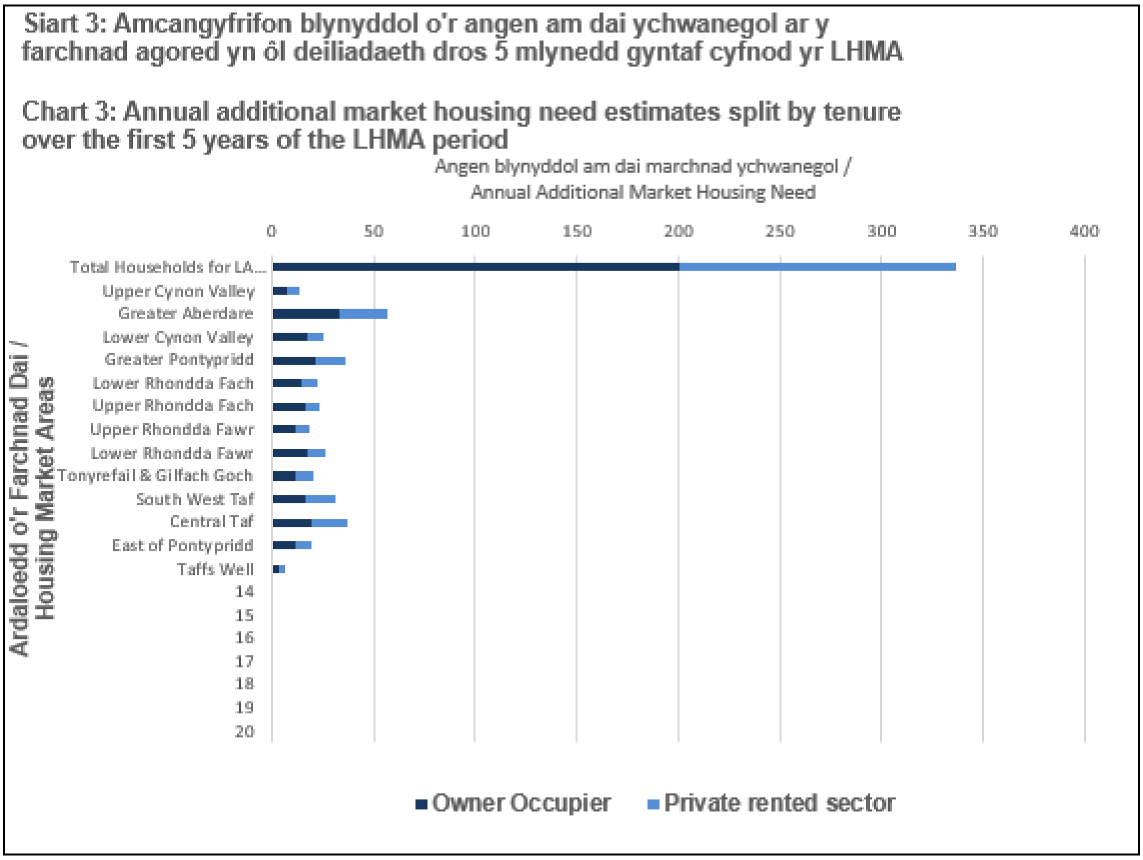


Figure 12 provides specific numbers for chart 3, it shows a summary of annual additional market housing need estimates (owner occupier and the private rented sector) over 2026/2027 – 2036/2037. The highest demand area for market housing in the first 5 years of the LHMA period is Greater Aberdare, followed by Central Taf, with the least need located in Taffs Well.

Figure 12: First 5 Years Annual Need Across All Tenures

HMA	Owner Occupier	Private rented sector	Annual additional market housing need over the first 5 years of the LHMA period
Total Households for LA :Rhondda Cynon Taf	200	138	338
Upper Cynon Valley	7	8	15
Greater Aberdare	33	23	57
Lower Cynon Valley	18	8	26
Greater Pontypridd	21	14	36
Lower Rhondda Fach	15	8	23
Upper Rhondda Fach	16	8	24
Upper Rhondda Fawr	11	7	18
Lower Rondda Fawr	17	10	27
Tonyrefail & Gilfach Goch	11	10	21
South West Taf	16	15	31
Central Taf	19	17	36
East of Pontypridd	12	8	20
Taffs Well	4	3	6

Data Sources and Key assumptions

The tables below (Figures 14, 15 and 16) provide information on the data sources and key assumptions that have informed the above outputs for additional housing need estimates. These figures are also shown in Appendix B for ease of reference.

It is important that we evidence where the key data sources come from and what data is assumed. Figure 13 below shows what the data or key assumption is, where the source of that data comes from, and the year in which the data relates to.

Figure 14: Data Items/Key Assumptions

Data items / Key assumptions	**Data Sources**	**Basis of the dat**
Income data by HMA	Paycheck	2022
House price paid data by HMA	Land Registry Data	Calendar year
		increase
Assumed house price increases 2020-2023	WG House Price Index data	29.2%
Assumed house price increases 2021-2023	WG House Price Index data	9.5%
Assumed house price increases 2022-2023	WG House Price Index data	-1.1%
Rent prices	Rent Officers Wales	Calendar year
Household projection basis	Principal	
	Default or user	**Selected %**
Market housing affordability criteria	Default	30.00%
Social rent affordability criteria	Default	35.00%
Existing unmet need is spread equally over the first 5 years		
Percentage of households considered for owner occupier tenure that go on to buy		60.00%

To determine affordability in the housing market, it is a requirement to forecast income growth and how that compares to the cost of housing. Figure 15 illustrates how the labour and housing market is forecast to change from 2022/2023 – 2027/2028.

Figure 15: Income, House Price, Rent Price & Income Distribution Growth.

	Default or user	2022/23	2023/24	2024/25	2025/26	2026/27
Change in income growth	Default	2.33%	2.76%	2.84%	2.77%	3.58%
Change in house prices	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
Change in private rent prices	Default	5.04%	1.77%	1.67%	1.86%	2.49%
Change in income distribution growth	No change	0.00%	0.00%	0.00%	0.00%	0.00%

Figure 16 shows that the cheapest Housing Market Area to purchase a home for the first time is the Lower Cynon Valley at £79,107 and the most expensive is South West Taf at £168,101. This assessment has used the loan to value ratio of 4.1, that has been provided by WG.

Figure 16: FTB Price, Ratio with Max and Min Income for Intermediate Rent

HMA	FTB property price	FTB property value to income ratio	Min. income for intermediate rent	Max. income for intermediate rent
Upper Cynon Valley	£ 109,068	4.1	£ 13,339	£ 19,373
Greater Aberdare	£ 96,906	4.1	£ 16,400	£ 22,828
Lower Cynon Valley	£ 79,107	4.1	£ 17,133	£ 22,809
Greater Pontypridd	£ 115,693	4.1	£ 20,659	£ 27,814
Lower Rhondda Fach	£ 85,040	4.1	£ 16,343	£ 23,183
Upper Rhondda Fach	£ 66,252	4.1	£ 13,829	£ 19,353
Upper Rhondda Fawr	£ 82,073	4.1	£ 15,028	£ 20,307
Lower Rondda Fawr	£ 84,051	4.1	£ 15,615	£ 22,583
Tonyrefail & Gilfach Goch	£ 115,599	4.1	£ 16,067	£ 24,113
South West Taf	£ 168,101	4.1	£ 25,919	£ 34,051
Central Taf	£ 154,876	4.1	£ 23,350	£ 29,955
East of Pontypridd	£ 115,693	4.1	£ 21,794	£ 28,407
Taffs Well	£ 158,213	4.1	£ 27,019	£ 32,050

Affordable Housing Need Estimates

Charts 5 shows the net annual average additional affordable housing estimates over the first 5 years of the LHMA. It also illustrates that the highest affordable housing need HMAs for the first 5 years of the LHMA are South West Taf, Central Taf, Greater Pontypridd, Greater Aberdare and East of Pontypridd.

Chart 5: Annual additional affordable housing need split by tenure for the first 5 years.

Figure 17 is a summary of additional annual (gross and net) affordable housing need estimates over the first 5 years of the LHMA 2022/23 – 2027/28. It shows the need for the first 5 years for intermediate rent, low-cost home ownership (LCHO) and social rent. Gross need represents the number of new units needed, discounting the planned supply and turnover of existing stock. Net is the number of new units needed including the planned supply and turnover of existing stock. For the purpose of this assessment the Gross figures will be used to assess the current position of the housing market in RCT, as the net includes units that are planned for supply during the assessment period.

Figure 17: Summary of additional annual (gross and net) affordable housing need estimates over the first 5 years of the LHMA 2022/23 – 2026/27.

	Intermediate rent		Low Cost Home Ownership (LCHO)		Social rent (existing unmet need)				Social rent (newly arising need)				Annual additional affordable housing need			
HMAs	Existing unmet need	Newly arising need	Existing unmet need	Newly arising need	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Affordable housing need	..intermediate rent element	...LCHO element	...social rent element
Total Households for LA	-	71	229	- 10	325	218	118	33	83	34	11	6	1,119	71	218	829
Upper Cynon Valley	-	3	3	- 0	9	10	6	2	2	1	0	0	36	3	3	30
Greater Aberdare	-	11	18	- 2	56	32	20	5	12	5	2	1	159	11	16	132
Lower Cynon Valley	-	6	6	- 1	25	19	11	2	7	3	1	1	80	6	5	69
Greater Pontypridd	-	8	22	- 1	40	23	10	4	10	4	1	1	122	8	21	93
Lower Rhondda Fach	-	6	3	- 1	21	15	9	1	6	2	1	0	65	6	2	57
Upper Rhondda Fach	-	6	1	- 1	17	16	8	2	6	2	1	0	57	6	0	52
Upper Rhondda Fawr	-	3	4	- 1	17	10	5	2	4	1	0	0	46	3	4	40
Lower Rondda Fawr	-	7	13	- 1	26	16	9	2	6	3	1	0	81	7	12	63
Tonyrefail & Gilfach Goch	-	5	26	- 1	19	13	9	2	4	2	1	0	79	5	25	49
South West Taf	-	5	53	- 1	29	22	10	3	8	3	1	1	133	5	52	76
Central Taf	-	5	48	- 0	32	22	11	3	8	3	1	1	134	5	48	81
East of Pontypridd	-	5	22	- 1	25	18	8	4	8	3	1	1	95	5	21	69
Taffs Well	-	1	9	0	9	4	3	1	2	1	0	0	31	1	10	20

	Social Rents by Bedrooms				Intermediate rents		LCHO		Social rent - one bedroo		Social rent - two bedroo		Social rent - three bedro		Social rent - four+ bedro		Annual additional affordable housing		
HMAs	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Stock and supply	Net need	Stock and supply	Net need	Stock and supply	Net need	Stock and supply	Net need	Stock and supply	Net need	Stock and supply	Net need	Intermediate housing net need	Social rent net need	Affordable housing net need
Total Households for LA: Rhondda Cynon Taf	409	252	129	39	-	71	3	215	523	11	448	8	230	3	15	25	286	48	334
Upper Cynon Valley	11	11	6	2	-	3	-	3	24	-	29	-	29	-	2	-	6	-	6
Greater Aberdare	68	37	22	6	-	11	1	15	72	-	92	-	24	-	1	4	26	4	31
Lower Cynon Valley	32	22	12	3	-	6	-	5	44	-	37	-	32	-	1	2	10	2	12
Greater Pontypridd	50	27	11	5	-	8	-	21	52	-	21	6	10	1	1	4	29	11	40
Lower Rhondda Fach	27	18	10	2	-	6	-	2	40	-	51	-	21	-	0	1	8	1	9
Upper Rhondda Fach	23	18	9	2	-	6	-	0	31	-	30	-	21	-	2	0	6	0	6
Upper Rhondda Fawr	20	12	5	2	-	3	-	4	39	-	17	-	14	-	1	1	7	1	8
Lower Rondda Fawr	32	18	10	3	-	7	-	12	56	-	26	-	11	-	2	1	19	1	20
Tonyrefail & Gilfach Goch	23	15	9	2	-	5	-	25	40	-	58	-	23	-	3	-	30	-	30
South West Taf	37	25	11	4	-	5	2	49	31	7	22	2	16	-	1	3	55	12	67
Central Taf	40	25	12	4	-	5	-	48	35	5	27	-	13	-	0	4	53	9	61
East of Pontypridd	33	21	10	5	-	5	-	21	46	-	31	-	14	-	1	4	26	4	30
Taffs Well	11	5	3	1	-	1	-	10	14	-	7	-	1	2	-	1	11	3	13

Key points taken from the table include:

- Total affordable housing needed per annum is 1,119 units comprising 289 intermediate units and 829 social rented units.
- Greater Aberdare has the highest need for affordable housing with 159 units a year needing to be delivered to keep up with demand.
- South West Taf has the highest net need for affordable housing with 67 (net) units a year needing to be delivered to keep up with demand.
- One-bedroom units are the most sought-after size of dwelling in the social rented sector with 409 units needed per annum and Greater Aberdare needing 68 (17%) of the one-bedroom units.
- Discounted market housing (LCHO) need currently sits at 215 with a planned supply of 3.

Housing Need by Housing Market Area

Each Housing Market Area has been separated to illustrate the need within that area. This will inform documents such as the Welsh Government prospectus, that in turn, influences where Social Housing Grant (SHG) is allocated across the county borough.

Upper Cynon Valley has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom and two-bedroom buildings units.

Figure 19: Upper Cynon Valley Need Estimates

Upper Cynon Valley		Average annual housing need estimates: 2022/23 to 2026/2			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	21	30	51	21
5-way tenure	Owner occupier	7		7	7
	Private rented sector	8		8	8
	Intermediate rents	3	-	3	2
	LCHO	- 0	3	3	-
	Social Rent	4	26	30	4

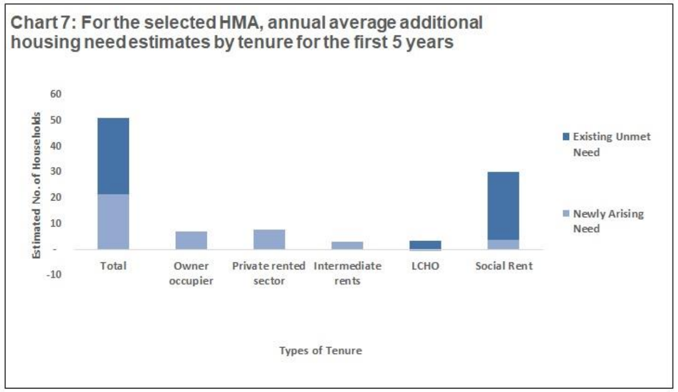


Chart 7: For the selected HMA, annual average additional housing need estimates by tenure for the first 5 years

	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	2	1	0	0	4
Existing unmet need	9	10	6	2	26
Total	11	11	6	2	30
Percentage share of the total	37%	36%	20%	7%	100%

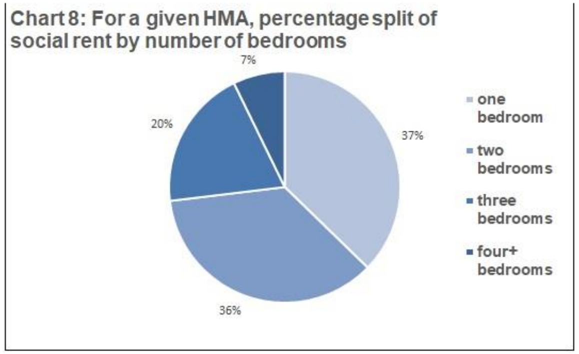
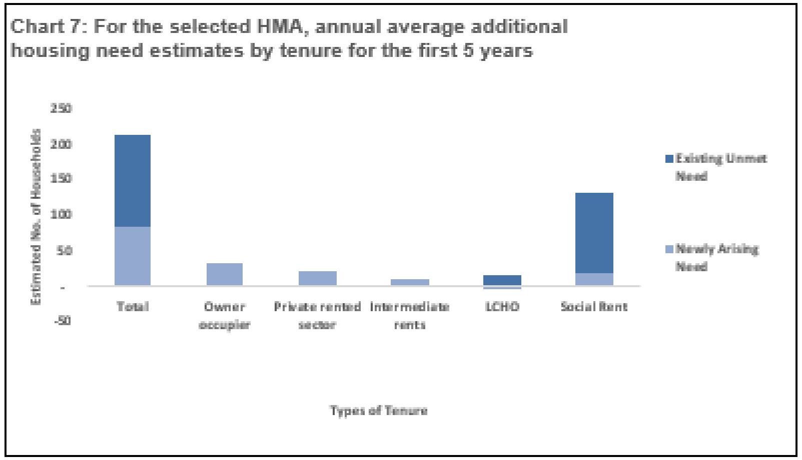


Chart 8: For a given HMA, percentage split of social rent by number of bedrooms

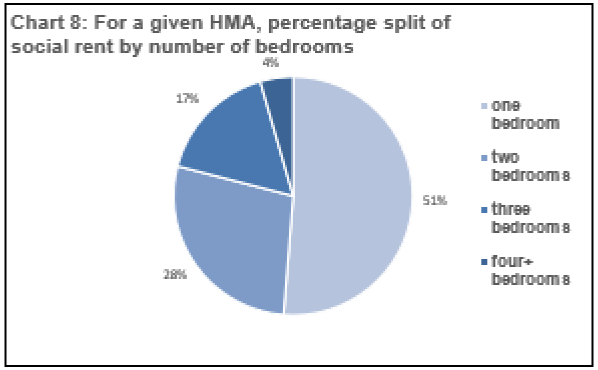
Greater Aberdare has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 20: Greater Aberdare Need Estimates

Greater Aberdare		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	85	131	216	85
5-way tenure	Owner occupier	33		33	33
	Private rented sector	23		23	23
	Intermediate rents	12	-	12	10
	LCHO	- 2	18	16	-
	Social Rent	19	113	132	19



	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	12	5	2	1	19
Existing unmet need	56	32	20	5	113
Total	68	37	22	6	132
Percentage share of the total	51%	28%	17%	4%	100%

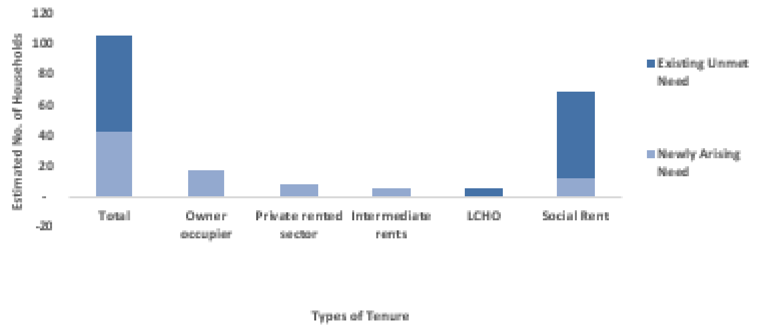


Lower Cynon Valley has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 21: Lower Cynon Valley Need Estimates

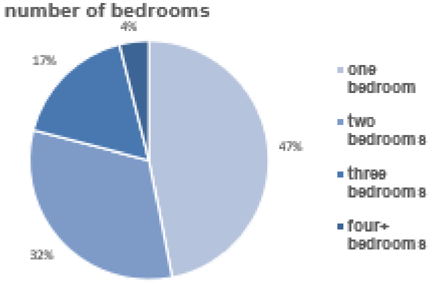
Lower Cynon Valley		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	43	63	106	43
5-way tenure	Owner occupier	18		18	18
	Private rented sector	8		8	8
	Intermediate rents	5	-	5	5
	LCHO	- 1	6	5	-
	Social Rent	12	57	69	12

Chart 7: For the selected HMA, annual average additional housing need estimates by tenure for the first 5 years



	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	8	3	1	1	12
Existing unmet need	25	19	11	2	57
Total	33	22	12	3	69
Percentage share of the total	47%	32%	17%	4%	100%

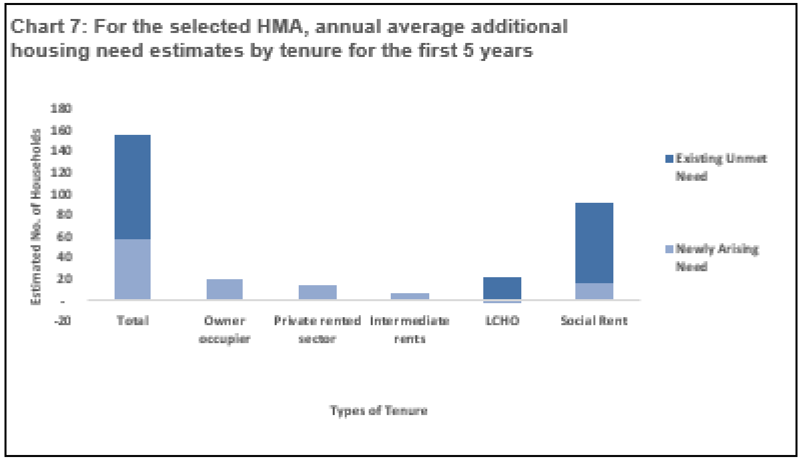
Chart 8: For a given HMA, percentage split of social rent by number of bedrooms



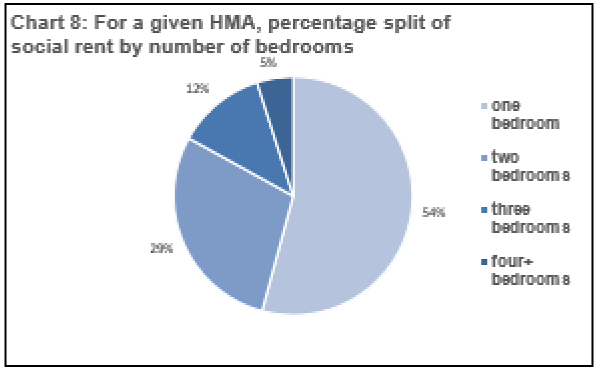
Greater Pontypridd has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 22: Greater Pontypridd Need Estimates

Greater Pontypridd		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	59	99	157	59
5-way tenure	Owner occupier	21		21	21
	Private rented sector	14		14	14
	Intermediate rents	8	-	8	7
	LCHO	- 1	22	21	-
	Social Rent	16	76	92	16



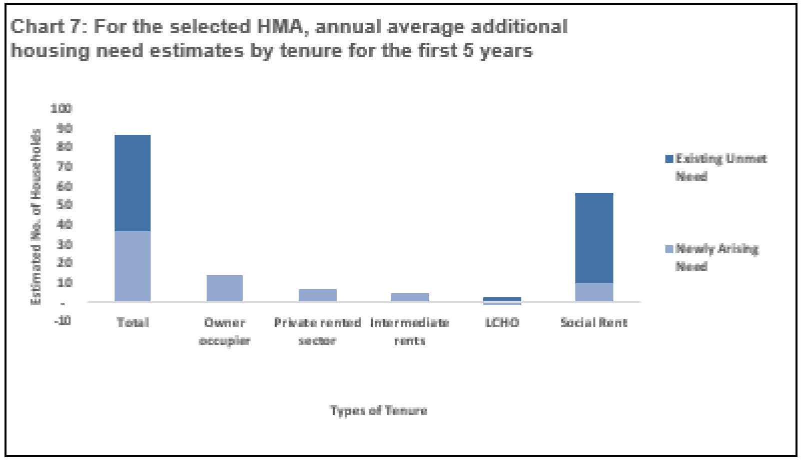
	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	10	4	1	1	16
Existing unmet need	40	23	10	4	76
Total	50	27	11	5	92
Percentage share of the total	54%	29%	12%	5%	100%



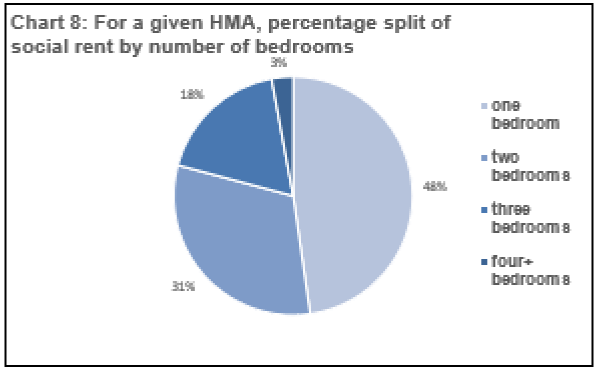
Lower Rhondda Fach has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 23: Lower Rhondda Fach Need Estimates

Lower Rhondda Fach		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	37	50	88	37
5-way tenure	Owner occupier	15		15	15
	Private rented sector	8		8	8
	Intermediate rents	5	-	5	5
	LCHO	- 0	3	3	-
	Social Rent	10	47	57	10



	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	6	2	1	0	10
Existing unmet need	21	15	9	1	47
Total	27	18	10	2	57
Percentage share of the total	48%	31%	18%	3%	100%

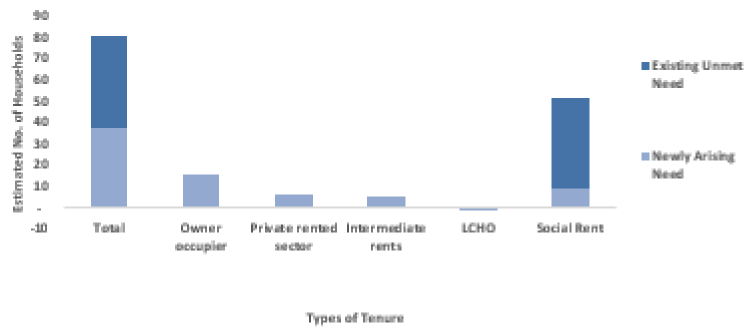


Upper Rhondda Fach has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 24: Upper Rhondda Fach Need Estimates

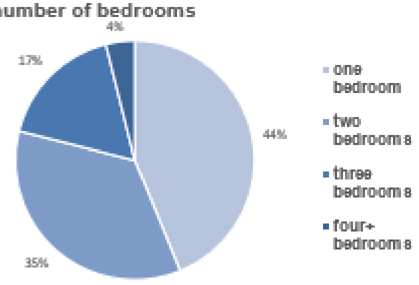
Upper Rhondda Fach		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	37	44	81	37
5-way tenure	Owner occupier	16		16	16
	Private rented sector	7		7	7
	Intermediate rents	5	-	5	5
	LCHO	- 0	1	1	-
	Social Rent	9	43	52	9

Chart 7: For the selected HMA, annual average additional housing need estimates by tenure for the first 5 years



	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	6	2	1	0	9
Existing unmet need	17	16	8	2	43
Total	23	18	9	2	52
Percentage share of the total	44%	35%	17%	4%	100%

Chart 8: For a given HMA, percentage split of social rent by number of bedrooms

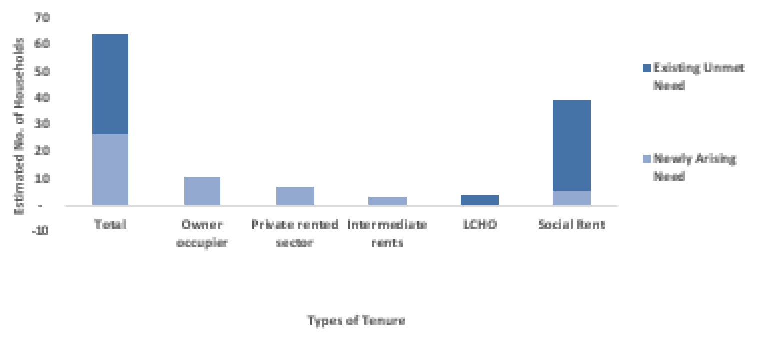


Upper Rhondda Fawr has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 25: Upper Rhondda Fawr Need Estimates

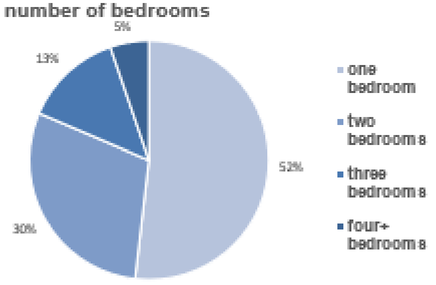
Upper Rhondda Fawr		**Average annual housing need estimates: 2022/23 to 2026/27**			**Average annual housing need estimates: 2026/27 to 2037/38**
		Newly Arising Need	**Existing Unmet Need**	**Total**	**Newly Arising Need only**
	Total	27	38	64	27
5-way tenure	Owner occupier	11		11	11
	Private rented sector	7		7	7
	Intermediate rents	3	-	3	3
	LCHO	- 1	4	4	-
	Social Rent	6	34	40	6

Chart 7: For the selected HMA, annual average additional housing need estimates by tenure for the first 5 years



	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	**two bedrooms**	**three bedrooms**	**four+ bedrooms**	**all bedrooms**
Newly arising need	4	1	0	0	6
Existing unmet need	17	10	5	2	34
Total	21	12	5	2	40
Percentage share of the total	52%	30%	13%	5%	100%

Chart 8: For a given HMA, percentage split of social rent by number of bedrooms



Lower Rhondda Fawr has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 26: Lower Rhondda Fawr Need Estimates

Lower Rhondda Fawr		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	43	66	108	43
5-way tenure	Owner occupier	17		17	17
	Private rented sector	9		9	9
	Intermediate rents	7	-	7	6
	LCHO	- 1	13	12	-
	Social Rent	10	53	63	10

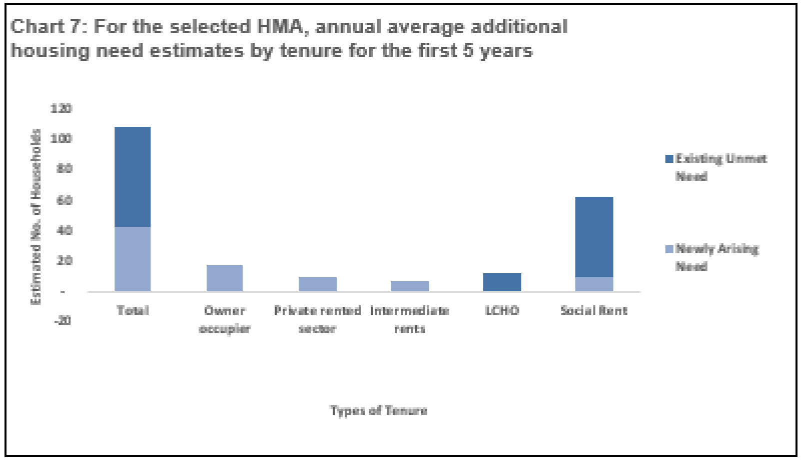


Chart 7: For the selected HMA, annual average additional housing need estimates by tenure for the first 5 years

	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	6	3	1	0	10
Existing unmet need	26	16	9	2	53
Total	33	18	10	3	63
Percentage share of the total	52%	29%	15%	4%	100%

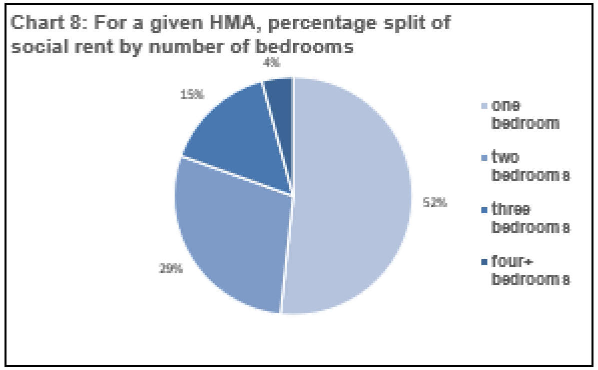


Chart 8: For a given HMA, percentage split of social rent by number of bedrooms

Tonyrefail & Gilfach Goch has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 27: Tonyrefail & Gilfach Goch Need Estimates

Tonyrefail & Gilfach Goch		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	32	68	100	32
5-way tenure	Owner occupier	11		11	11
	Private rented sector	10		10	10
	Intermediate rents	5	-	5	5
	LCHO	- 0	26	25	-
	Social Rent	7	42	49	7

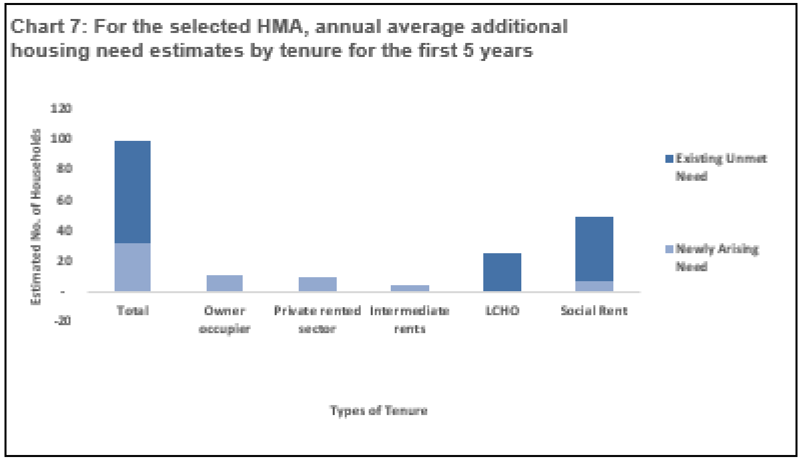


Chart 7: For the selected HMA, annual average additional housing need estimates by tenure for the first 5 years

	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	4	2	1	0	7
Existing unmet need	19	13	9	2	42
Total	23	15	9	2	49
Percentage share of the total	47%	30%	19%	4%	100%

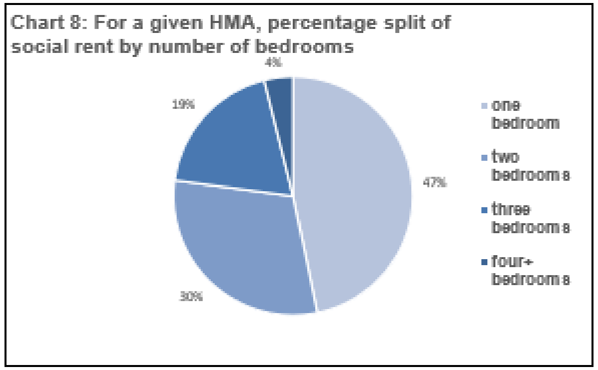


Chart 8: For a given HMA, percentage split of social rent by number of bedrooms

South West Taf has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 28: South West Taf Need Estimates

South West Taf		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	48	116	164	48
5-way tenure	Owner occupier	16		16	16
	Private rented sector	15		15	15
	Intermediate rents	5	-	5	4
	LCHO	- 1	53	52	-
	Social Rent	13	63	76	13

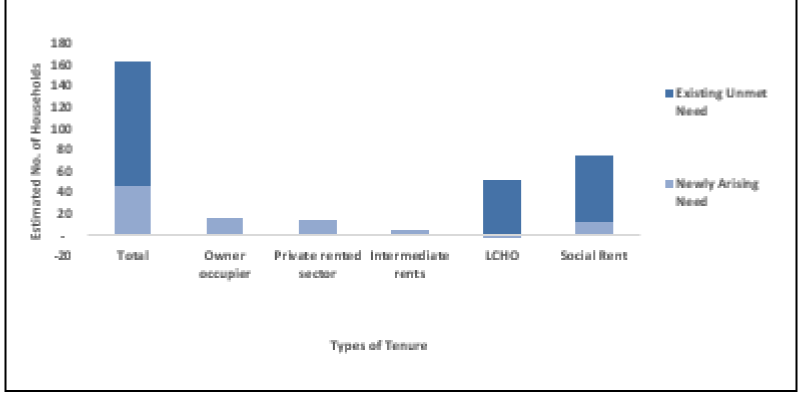


Chart 7: For the selected HMA, annual average additional housing need estimates by tenure for the first 5 years

	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	8	3	1	1	13
Existing unmet need	29	22	10	3	63
Total	37	25	11	4	76
Percentage share of the total	49%	32%	14%	5%	100%

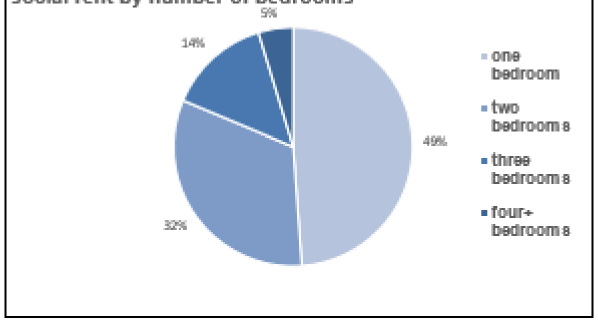
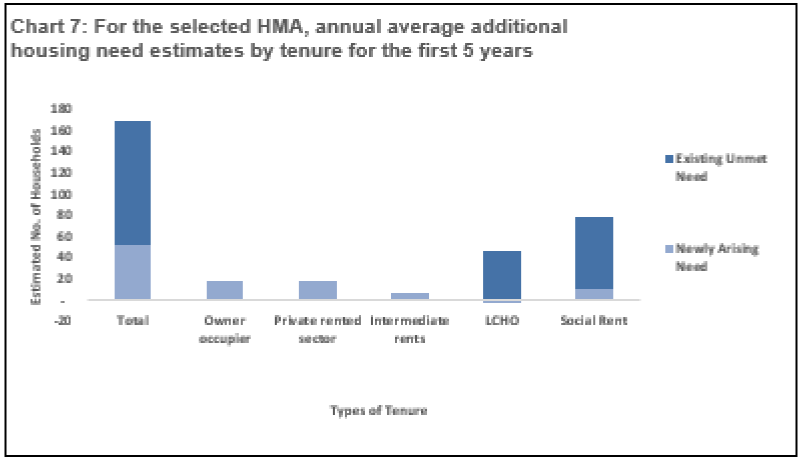


Chart 8: For a given HMA, percentage split of social rent by number of bedrooms

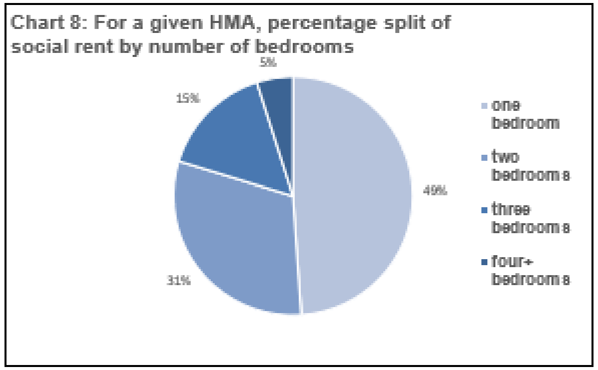
Central Taf has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 29: Central Taf Need Estimates

Central Taf		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	53	117	170	53
5-way tenure	Owner occupier	19		19	19
	Private rented sector	18		18	18
	Intermediate rents	7	-	7	5
	LCHO	- 2	48	46	-
	Social Rent	11	69	80	11



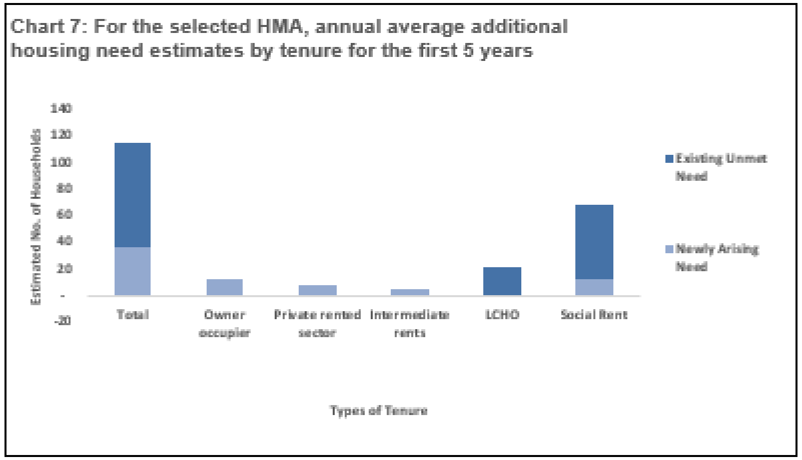
	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	7	3	1	1	11
Existing unmet need	32	22	11	3	69
Total	39	25	12	4	80
Percentage share of the total	49%	31%	15%	5%	100%



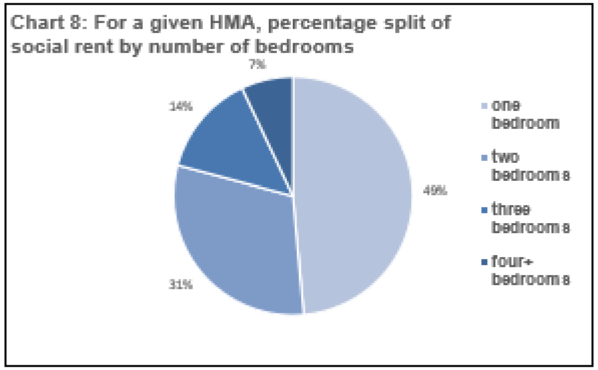
East of Pontypridd has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 30: East of Pontypridd Need Estimates

East of Pontypridd		**Average annual housing need estimates: 2022/23 to 2026/27**			**Average annual housing need estimates: 2026/27 to 2037/38**
		Newly Arising Need	**Existing Unmet Need**	**Total**	**Newly Arising Need only**
	Total	37	77	115	37
5-way tenure	Owner occupier	12		12	12
	Private rented sector	8		8	8
	Intermediate rents	5	-	5	4
	LCHO	- 1	22	21	-
	Social Rent	13	55	69	13



	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	**two bedrooms**	**three bedrooms**	**four+ bedrooms**	**all bedrooms**
Newly arising need	8	3	1	1	13
Existing unmet need	25	18	8	4	55
Total	33	21	9	5	69
Percentage share of the total	49%	31%	14%	7%	100%



Taffs Well has more need for social rent than any other tenure, requiring developments that are weighted towards one-bedroom units.

Figure 31: Taffs Well Need Estimates

Taffs Well		Average annual housing need estimates: 2022/23 to 2026/27			Average annual housing need estimates: 2026/27 to 2037/38
		Newly Arising Need	Existing Unmet Need	Total	Newly Arising Need only
	Total	11	26	37	11
5-way tenure	Owner occupier	4		4	4
	Private rented sector	3		3	3
	Intermediate rents	2	-	2	1
	LCHO	- 1	9	8	-
	Social Rent	3	17	20	3

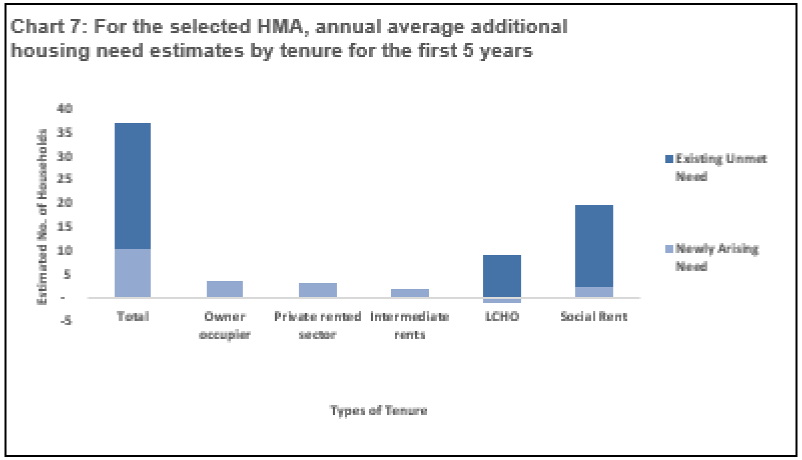


Chart 7: For the selected HMA, annual average additional housing need estimates by tenure for the first 5 years

	Average annual social rent need estimates split by number of bedrooms : 2022/23 to 2026/27				
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	all bedrooms
Newly arising need	2	1	0	0	3
Existing unmet need	9	4	3	1	17
Total	11	5	3	1	20
Percentage share of the total	56%	24%	14%	6%	100%

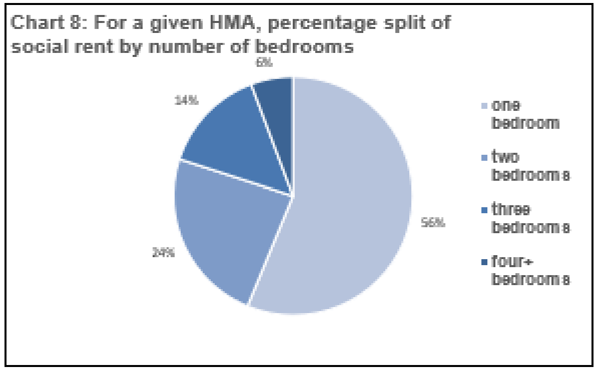


Chart 8: For a given HMA, percentage split of social rent by number of bedrooms

Summary of Outputs

The following section will provide a summary of the above data outputs using Welsh Government's principal household projections, the higher variant, and the lower variant. All projections for the last 10 years and total 15 years of the LHMA are contained in Appendix A. There are also Key Assumptions used in the calculation of housing need and these key assumptions are set out in Appendix B.

Principal Projections

The average additional housing need estimate diagram below (figure 32) provides a summary of need, per annum for open market housing and affordable housing, using WG Principal Projections. As has been consistent throughout the assessment, there is a greater need for affordable housing than any other tenure.

Over the first 5 years of the LHMA period, there is an evidenced need of 1,457 homes per annum across all tenures, of which 1119 are affordable housing.

Figure 32: Average annual additional housing need estimates using Principal Household Projections

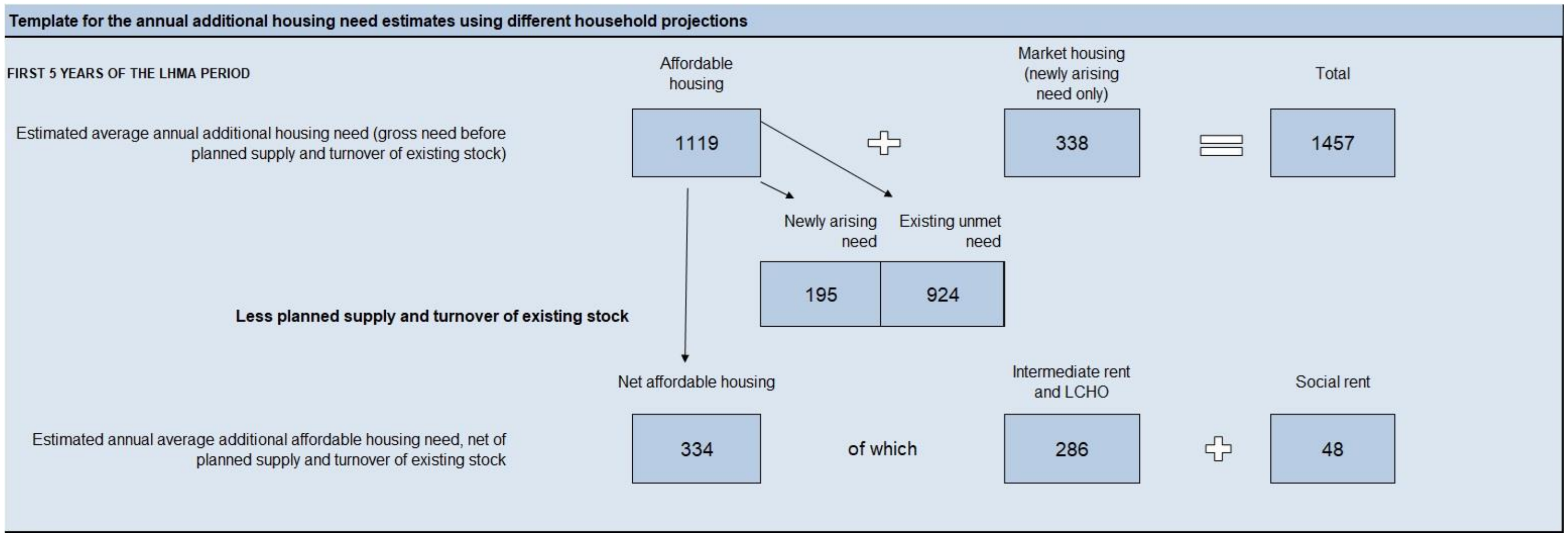


Figure 33a below provides a breakdown of annual net need for all tenures of by Housing Market Area and number of bedrooms for social rent, for the first 5 years of the LHMA period.

Figure 33a: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply) using the Principal Projections.

Basis of the household projections: Principal

Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period

LHMA Report Table 1: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply)

The first table provides the additional affordable housing need estimates on the following basis:
*at HMA level
*by tenure (LCHO, intermediate rent and social rent)
*annual estimate for the first 5 years of the LHMA period
*the estimates have been reduced to allow for turnover of existing affordable stock and planned supply.

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	**one bedroom**	**two bedrooms**	**three bedrooms**	**four+ bedrooms**	**Social rent (a) + (b) + (c)+ (d) = (e)**	**Intermediate rent**	**LCHO**	**Affordable Housing (h) = (e) + (f) + (g)**
Additional housing need estimates by tenure	**11**	**8**	**3**	**25**	**48**	**71**	**215**	**334**
Upper Cynon Valley	-	-	-	-	-	3	3	6
Greater Aberdare	-	-	-	4	4	11	15	31
Lower Cynon Valley	-	-	-	2	2	6	5	12
Greater Pontypridd	-	6	1	4	11	8	21	40
Lower Rhondda Fach	-	-	-	1	1	6	2	9
Upper Rhondda Fach	-	-	-	0	0	6	0	6
Upper Rhondda Fawr	-	-	-	1	1	3	4	8
Lower Rondda Fawr	-	-	-	1	1	7	12	20
Tonyrefail & Gilfach Goch	-	-	-	-	-	5	25	30
South West Taf	7	2	-	3	12	5	49	67
Central Taf	5	-	-	4	9	5	48	61
East of Pontypridd	-	-	-	4	4	5	21	30
Taffs Well	-	-	2	1	3	1	10	13

Figure 33b provides a breakdown of annual gross housing need, across all tenures, by Housing Market Area for the first 5 years of the LHMA period. The table shows, that with no turnover or supply, the overall additional housing need is 1457 units per year.

Figure 33b: Estimated annual additional total housing need estimates by HMA and Tenure (gross, before turnover and supply) using the Principal Projections.

LHMA Report Table 2: Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

The second table provides the additional total housing need estimates on the following basis:
*includes market and affordable housing
*at HMA level
*by tenure (owner occupier, private rented sector(PRS), LCHO, intermediate rent and social rent)
*annual estimate for the first 5 years of the LHMA period

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c)= (a) + (b)**	**Owner occupier**	**Private rented sector**	**Market Housing (f) = (d) + (e)**	**Additional housing need (g) = (c)+ (f)**
Additional housing need estimates by tenure	**829**	**289**	**1,119**	**200**	**138**	**338**	**1,457**
Upper Cynon Valley	30	6	36	7	8	15	51
Greater Aberdare	132	28	159	33	23	57	216
Lower Cynon Valley	69	10	80	18	8	26	106
Greater Pontypridd	93	29	122	21	14	36	157
Lower Rhondda Fach	57	8	65	15	8	23	88
Upper Rhondda Fach	52	6	57	16	8	24	81
Upper Rhondda Fawr	40	7	46	11	7	18	64
Lower Rondda Fawr	63	19	81	17	10	27	108
Tonyrefail & Gilfach Goch	49	30	79	11	10	21	100
South West Taf	76	57	133	16	15	31	164
Central Taf	81	53	134	19	17	36	170
East of Pontypridd	69	26	95	12	8	20	115
Taffs Well	20	11	31	4	3	6	37

Higher Variant

The average additional housing need estimate table below provides a summary of need, per annum for open market housing and affordable housing. The Welsh Government **Higher Variant Projection** shows that a total of 1,607 units per annum would need to be delivered, with 434 being the total open market,1174 affordable housing.

Figure 37 provides a breakdown of annual additional housing need for all tenures, for first 5 years of the LHMA period.

Figure 37: Average annual additional housing need using the Higher Variant projections.

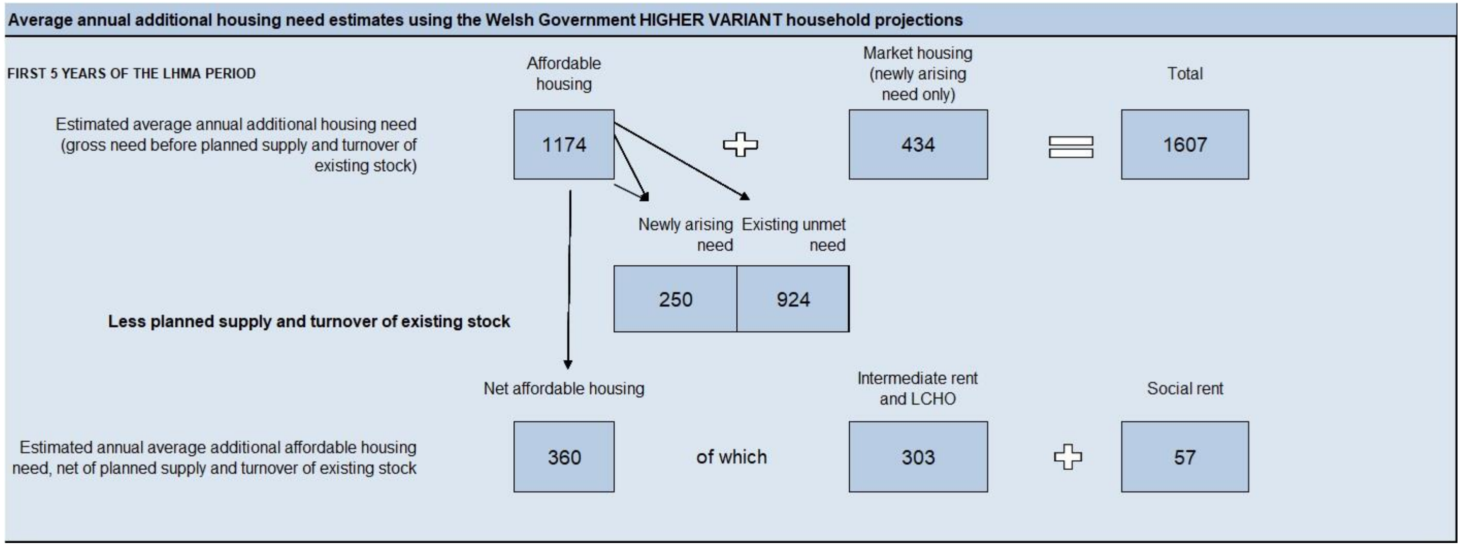


Figure 38a provides a breakdown of annual net need for all tenures by Housing Market Area and number of bedrooms for social rent, for the first 5 years of the LHMA period.

Figure 38a:

Estimated annual additional affordable housing need by HMA and tenure (net need, net turnover of existing stock and planned supply) using the Higher Variant Projections.

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Basis of the household projections: Higher Variant

Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period

LHMA Report Table 1: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply)

The first table provides the additional affordable housing need estimates on the following basis:
*at HMA level
*by tenure (LCHO, intermediate rent and social rent)
*annual estimate for the first 5 years of the LHMA period
*the estimates have been reduced to allow for turnover of existing affordable stock and planned supply.

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	**one bedroom**	**two bedrooms**	**three bedrooms**	**four+ bedrooms**	**Social rent** (a) + (b) + (c)+ (d) = (e)	**Intermediate rent**	**LCHO**	**Affordable Housing** (h) = (e) + (f) + (g)
Additional housing need estimates by tenure	**17**	**10**	**3**	**27**	**57**	**91**	**212**	**360**
Upper Cynon Valley	-	-	-	-	-	4	3	7
Greater Aberdare	-	-	-	5	5	15	14	34
Lower Cynon Valley	-	-	-	2	2	7	5	14
Greater Pontypridd	1	7	2	4	14	10	21	45
Lower Rhondda Fach	-	-	-	1	1	7	2	11
Upper Rhondda Fach	-	-	-	0	0	7	-	7
Upper Rhondda Fawr	-	-	-	1	1	4	3	9
Lower Rondda Fawr	-	-	-	1	1	9	12	21
Tonyrefail & Gilfach Goch	-	-	-	-	-	7	25	32
South West Taf	9	3	-	3	15	7	49	71
Central Taf	7	-	-	4	11	7	48	65
East of Pontypridd	-	-	-	4	4	6	21	31
Taffs Well	-	-	2	1	3	1	10	14

Figure 38b provides a breakdown of annual gross housing need, across all tenures, by Housing Market Area for the first 5 years of the LHMA period. The table shows, that with no turnover or supply, the overall additional housing need is 1607 units per year.

Figure 38b: Estimated annual additional total housing need estimates by HMA and Tenure (gross, before turnover and supply) using the Higher Variant Projections.

LHMA Report Table 2: Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

The second table provides the additional total housing need estimates on the following basis:
*includes market and affordable housing
*at HMA level
*by tenure (owner occupier, private rented sector(PRS), LCHO, intermediate rent and social rent)
*annual estimate for the first 5 years of the LHMA period

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c)= (a) + (b)**	**Owner occupier**	**Private rented sector**	**Market Housing (f) = (d) + (e)**	**Additional housing need (g) = (c)+ (f)**
Additional housing need estimates by tenure	**867**	**306**	**1,174**	**257**	**177**	**434**	**1,607**
Upper Cynon Valley	31	7	38	9	10	19	57
Greater Aberdare	137	30	168	43	30	72	240
Lower Cynon Valley	73	12	84	23	11	33	118
Greater Pontypridd	97	31	128	27	18	46	174
Lower Rhondda Fach	59	10	69	19	10	29	98
Upper Rhondda Fach	54	7	61	21	10	30	92
Upper Rhondda Fawr	41	8	49	14	9	23	72
Lower Rondda Fawr	66	20	86	22	12	34	120
Tonyrefail & Gilfach Goch	51	32	82	14	13	27	109
South West Taf	80	58	138	21	19	39	177
Central Taf	84	54	139	24	22	46	185
East of Pontypridd	73	27	100	15	10	25	125
Taffs Well	21	11	32	5	3	8	40

Lower Variant

The average additional housing need estimate table below provides a summary of need, per annum for open market housing and affordable housing, using the Welsh Government **Lower Variant** Projection and shows that a total of 1,255 units per annum would need to be delivered, with 210 being the total open market and 1045 affordable housing.

Figure 39: Average annual additional housing need estimates using the Lower Variant Projection.

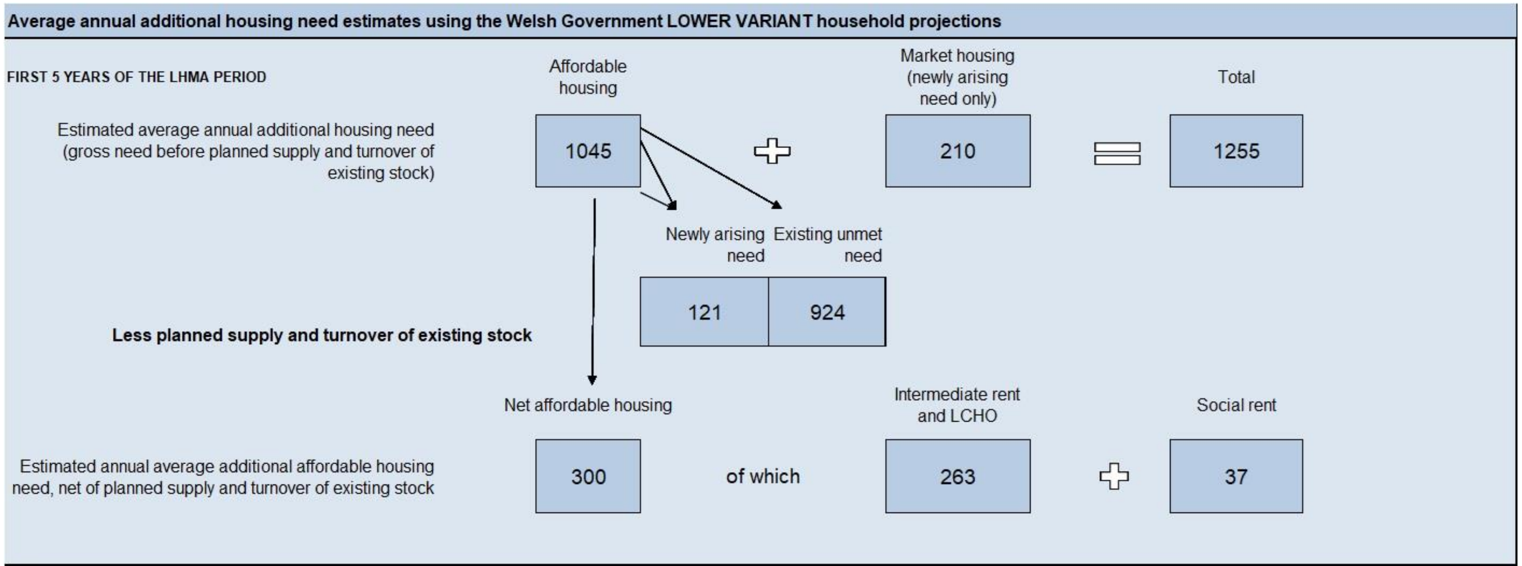

Figure 43a provides a breakdown of annual net need for all tenures by Housing Market Areas and number of bedrooms for social rent, for the first 5 years of the LHMA period.

Figure 43a: Estimated annual additional total housing need estimates by HMA and Tenure (net need, before turnover and supply) using the Lower Variant Projections.

Basis of the household projections: Lower Variant

Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period

LHMA Report Table 1: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply)

The first table provides the additional affordable housing need estimates on the following basis:
*at HMA level
*by tenure (LCHO, intermediate rent and social rent)
*annual estimate for the first 5 years of the LHMA period
*the estimates have been reduced to allow for turnover of existing affordable stock and planned supply.

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
HMA	**one bedroom**	**two bedrooms**	**three bedrooms**	**four+ bedrooms**	**Social rent** **(a) + (b) + (c)+ (d) = (e)**	**Intermediate rent**	**LCHO**	**Affordable Housing** **(h) = (e) + (f) + (g)**
Additional housing need estimates by tenure	**6**	**5**	**2**	**23**	**37**	**44**	**219**	**300**
Upper Cynon Valley	-	-	-	-	-	2	3	5
Greater Aberdare	-	-	-	4	4	7	16	27
Lower Cynon Valley	-	-	-	2	2	3	5	10
Greater Pontypridd	-	4	1	4	9	5	22	35
Lower Rhondda Fach	-	-	-	1	1	4	3	7
Upper Rhondda Fach	-	-	-	0	0	3	0	4
Upper Rhondda Fawr	-	-	-	1	1	2	4	7
Lower Rondda Fawr	-	-	-	1	1	4	12	17
Tonyrefail & Gilfach Goch	-	-	-	-	-	3	25	29
South West Taf	4	1	-	3	7	3	50	60
Central Taf	2	-	-	3	5	3	48	56
East of Pontypridd	-	-	-	4	4	3	22	28
Taffs Well	-	-	1	1	3	1	10	13

Figure 43b provides a breakdown of annual gross housing need, across all tenures, by Housing Market Areas for the first 5 years of the LHMA period. The table shows, that with no turnover or supply, the overall additional housing need is 1255 units per year.

Figure 43b: Estimated annual additional total housing need estimates by HMA and Tenure (gross, before turnover and supply) using the Lower Variant Projections.

LHMA Report Table 2: Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

The second table provides the additional total housing need estimates on the following basis:
*includes market and affordable housing
*at HMA level
*by tenure (owner occupier, private rented sector(PRS), LCHO, intermediate rent and social rent)
*annual estimate for the first 5 years of the LHMA period

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c)= (a) + (b)**	**Owner occupier**	**Private rented sector**	**Market Housing (f) = (d) + (e)**	**Additional housing need (g) = (c)+ (f)**
Additional housing need estimates by tenure	**779**	**266**	**1,045**	**125**	**86**	**210**	**1,255**
Upper Cynon Valley	29	5	34	4	5	9	43
Greater Aberdare	125	24	149	21	15	35	184
Lower Cynon Valley	65	9	73	11	5	16	90
Greater Pontypridd	86	27	113	13	9	22	135
Lower Rhondda Fach	53	6	59	9	5	14	73
Upper Rhondda Fach	48	4	52	10	5	15	67
Upper Rhondda Fawr	37	6	43	7	4	11	54
Lower Rondda Fawr	59	16	75	11	6	17	92
Tonyrefail & Gilfach Goch	47	29	75	7	6	13	88
South West Taf	71	55	127	10	9	19	146
Central Taf	76	51	127	12	11	22	150
East of Pontypridd	64	25	88	7	5	12	100
Taffs Well	19	10	29	2	2	4	33

6.LHMA additional housing need estimates

RCT will adopt the principal household projection variant when deciding need for the local authority area as this will also mirror the Preferred Strategy of the Revised Local Development Plan.

To note, there are elements of the new LHMA methodology and outputs that did not exist as part of the LHMA 2017 - 2023. Where this is the case, the table below will read “Unavailable”.

Figure 44: Comparisons of data outputs for additional housing need estimates per annum for the current and previous LHMA.

Annual additional housing need estimates	Column index	Current LHMA	Previous LHMA
		Over the first five years of the LHMA period.	
Total housing need estimate	(a)	1457	Unavailable
Market housing	(b)	338	Unavailable
Affordable housing	(c)	1119	738
Percentage split of additional housing need by market and affordable housing	(b)/(a): (c)/(a)	23% 77%	Unavailable
Annual planned supply and turnover of existing stock for affordable housing	(e)	1219	Unavailable
Affordable housing need – net of planned supply and turnover of existing stock	(f) =(c)-(e)	335	Unavailable
Annual additional housing need estimate split by tenure:			
Owner occupier	(g)	200	Unavailable
Private rented sector	(h)	136	Unavailable
LCHO – net basis	(i)	215	IR and LCHO combined
Intermediate rent – net basis	(j)	71	270
Social rent – net basis	(k)	47	468
One bedroom social rent	(l)	11	400
Two bedrooms social rent	(m)	8	38
Three bedrooms social rent	(n)	3	12
Four+ bedrooms social rent	(o)	25	10

Market housing percentage split: Owner occupier estimate Private rented sector estimate	(g)/(b) (h)/(b)	60% 40%	Unavailable Unavailable
Affordable housing need percentage split: LCHO Intermediate rent (IR) Social rent	(i)/(f) (j)/(f) (k)/(f)	65% 22% 13%	36% (LCHO & IR) 64%
Social housing need percentage split by number of bedrooms:			
1 bed	(l)/(k)	24%	85%
2 beds	(m)/(k)	17%	9%
3 beds	(n)/(k)	7%	3%
4+ beds	(o)/(k)	52%	2%

The comparison of data inputs and key assumptions, shows the different data sets used in each of the last 2 LHMAs, to calculate housing need.

Figure 45: Comparisons of data input and key assumptions for the current and previous LHMA.

Data Input and Key assumptions	**Current LHMA**	**Previous LHMA**
	Per annum	
Number of HMAs and basis of defining HMAs (ward, MSOA, LSOA)	13	13
Selected household projection basis	WG Principal 2018	WG Principal 2014
Annual newly arising need over projection period.	533	Unknown
Rent data – state default or source used	Default	Stats Wales 2016
House price paid data – state default or source used	Default	HM Land Registry 2017.
Income data – state source used	CACI Paycheck	Family Resources Survey, ONS 2016 & Census 2011.
Annual existing unmet housing need	924	Unknown
Market housing affordability criteria	30%	30%
Social rent affordability criteria	35%	
Percentage of those considered appropriate for owner occupier that go onto buy	60%	Unavailable
Average FTB property price for the LA	£110,052.00	Unavailable
FTB property value to income ratio for the LA	4.09	Unavailable
Five-year financial forecast – OBR or alternative source	OBR	Unavailable

Split of intermediate housing need – method 1, 2 or 3*	Method 2.	N/A

*RCT has no current intermediate housing in the local authority area, therefore there is no data held to reflect need.

As this is the first iteration of the new LHMA methodology that RCT have conducted, there are naturally data gaps identified in the LHMA 2017/2018 - 2022/2023 However, the outline figures are worth commenting on.

Whilst RCT has delivered more affordable housing than in any other LHMA period, the overall affordable housing need has still increased, albeit slightly when compared to the previous LHMA's.

LHMAs that are produced in the future will be easier to compare data outputs, as the data inputs and assumptions will be the same as well as the recorded outputs. This will allow the Council to get a better indication of the successes of interventions and affordable housing delivery between each LHMA period.

Intermediate Rent Levels.

As part of the Welsh Government feedback process, RCT have been asked to provide some comment on the income threshold for intermediate rent. If the upper limit of income is reached at the intermediate level, then a household would then statistically, be able to afford market housing. Although, the affordability of any market tenure needs a much wider consideration of circumstances. It is for this reason that we are still of the opinion that the maximum intermediate income level should be so close to the minimum open market income level.

7.Quality assurance statement

All data used in this assessment has been taken from WG approved resources, and where the data has come from internal Council systems, such as the Common Housing Register, there are robust operational practices in place, to ensure the data is up to date and accurate.

This LHMA has been approved by the Council's Housing Strategy Team Manager, Head of Housing Strategy and Investment, and the Director of Prosperity and development.

As this assessment will also be used to inform the Revised Local Development Plan, the Council's Planning policy team have also approved the data outputs, in line with their preferred strategy.

Appendix A: Tables for housing need for the last 10 years of the LHMA Projections.

Chart 4 shows that the greatest need for market housing in the last 10 years of the period projected by the LHMA evidence basis Greater Aberdare, with the largest proportion being in the owner occupier sector. This mirrors the situation borough wide, as is shown on the first bar of the chart,

Chart 4: Annual additional market need estimates split by tenure over the last 10 years of the LHMA period.

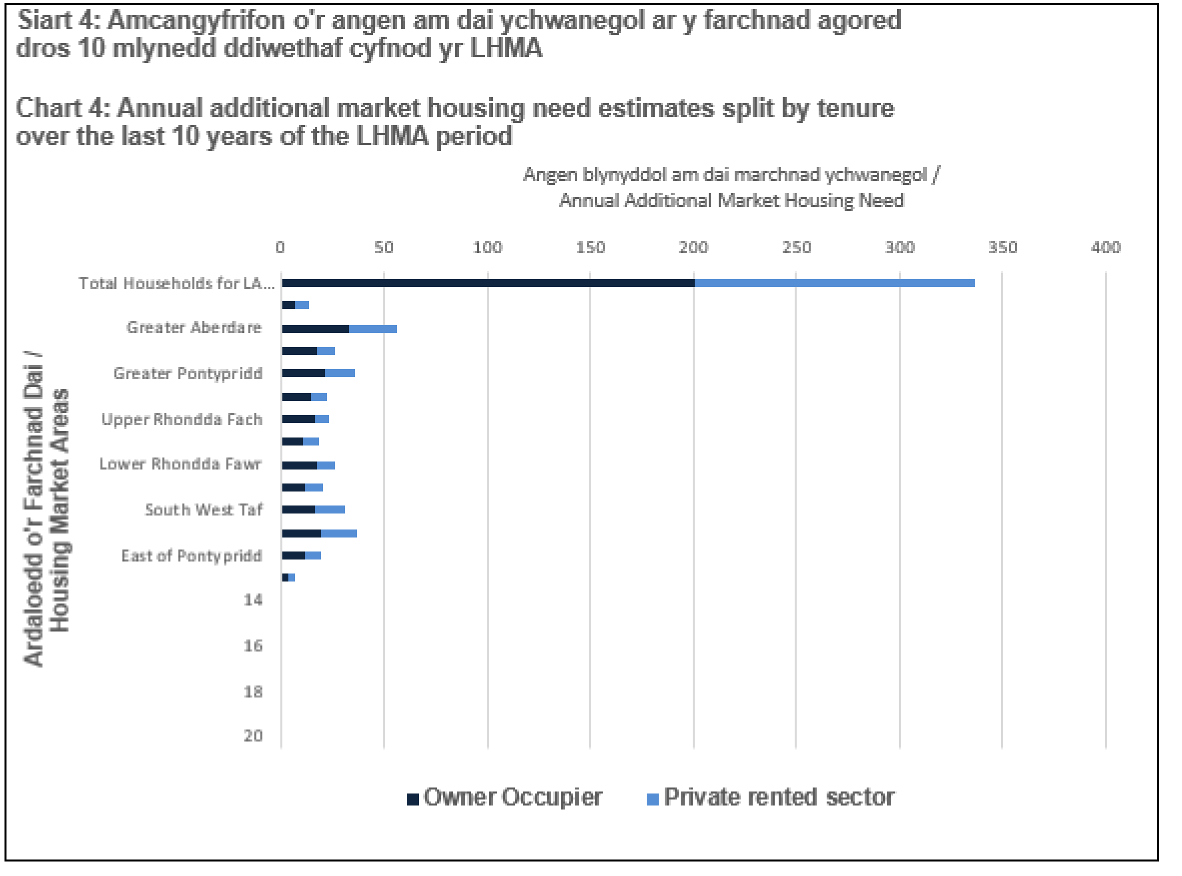

Figure 13 provides the specific numbers for chart 4 and shows a summary of annual additional market housing need estimates (owner occupier and the private rented sector) over 2026/2027 – 2036/2037. The highest demand area for market housing in the last 10 years of the LHMA period is Greater Aberdare, with the least need located in Taffs Well.

Figure 13: Last 10 Years Annual Need Across All Market Housing

HMA	Owner Occupier	Private rented sector	Annual additional market housing need over the remaining 10 years of the LHMA period
Total Households for LA :Rhondda Cynon Taf	200	138	338
Upper Cynon Valley	7	8	15
Greater Aberdare	33	23	57
Lower Cynon Valley	18	8	26
Greater Pontypridd	21	14	36
Lower Rhondda Fach	15	8	23
Upper Rhondda Fach	16	8	24
Upper Rhondda Fawr	11	7	18
Lower Rondda Fawr	17	10	27
Tonyrefail & Gilfach Goch	11	10	21
South West Taf	16	15	31
Central Taf	19	17	36
East of Pontypridd	12	8	20
Taffs Well	4	3	6

Chart 6 illustrates that the highest affordable housing need for the last 10 years (Principle Projections) of the LHMA period is for social rent across the borough with Greater Aberdare and Greater Pontypridd requiring the most affordable housing.

Chart 6: Annual additional housing need split by tenure for the remaining 10 years of the LHMA period.

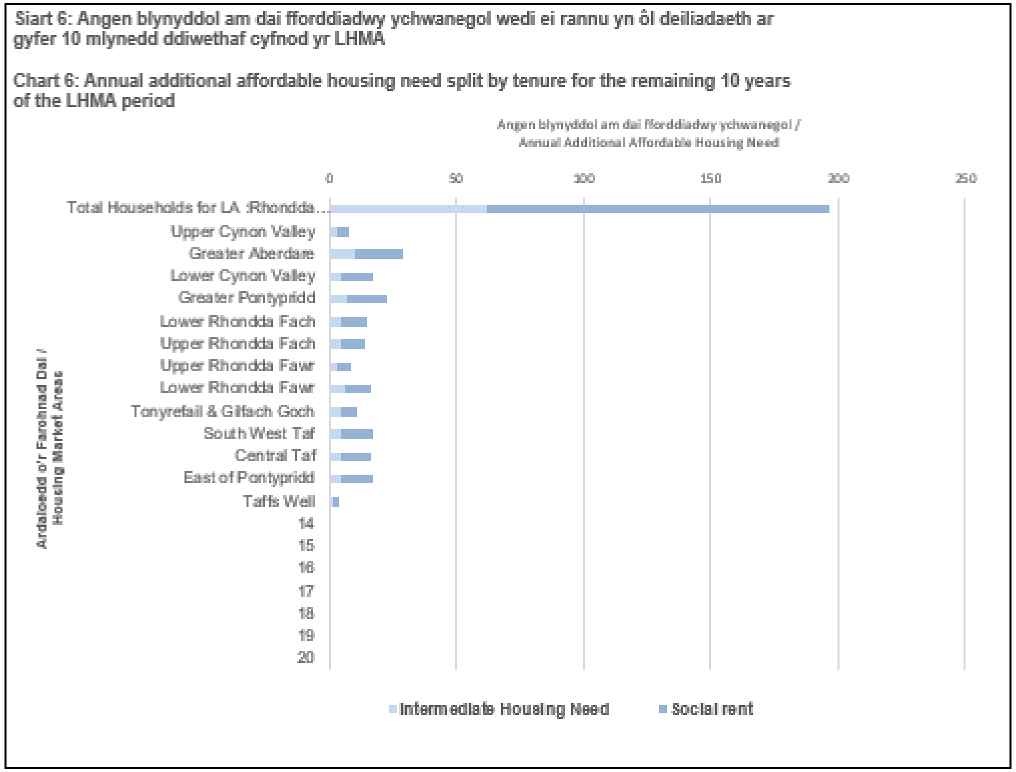

Figure 18 below provides a summary of additional gross annual housing need estimates adopting the Principle projections over the remaining 10 years of the LHMA period. It shows that the highest demand is for one-bedroom units in social rent and intermediate housing, with Greater Aberdare having the highest demand.

Figure 18: Summary of additional gross annual affordable housing need estimates over the remaining 10 years.

Detailed breakdown of the additional total housing need estimates over the remaining 10 years of the LHMA period

LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

The third table provides the additional housing need estimates on the following basis:
*at HMA level
*by tenure (owner occupier, private rented sector(PRS), LCHO, intermediate rent and social rent)
*annual estimate for the remaining 10 years of the LHMA period
*the estimates are based solely on newly arising need (it is assumed any existing unmet need is met during the first 5 years)
*the affordable housing need estimates in should be combined with the affordable housing need in Table 1 to produce a 15-year estimate of affordable housing.
No further allowance has been made for supply at this point as it becomes less accurate to predict committed supply and turnover beyond year 5.

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c) = (a) + (b)**	**Owner occupier**	**Private rented sector**	**Market Housing (f) = (d) + (e)**	**Additional housing need (g) = (c)+ (f)**
Additional housing need estimates by tenure	**134**	**61**	**195**	**200**	**138**	**338**	**533**
Upper Cynon Valley	4	2	6	7	8	15	21
Greater Aberdare	19	10	29	33	23	57	85
Lower Cynon Valley	12	5	17	18	8	26	43
Greater Pontypridd	16	7	23	21	14	36	59
Lower Rhondda Fach	10	5	15	15	8	23	37
Upper Rhondda Fach	9	5	14	16	8	24	37
Upper Rhondda Fawr	6	3	9	11	7	18	27
Lower Rondda Fawr	10	6	16	17	10	27	43
Tonyrefail & Gilfach Goch	7	4	11	11	10	21	32
South West Taf	13	4	17	16	15	31	48
Central Taf	12	5	17	19	17	36	53
East of Pontypridd	14	4	18	12	8	20	37
Taffs Well	3	1	4	4	3	6	11

Figure 34 below illustrates the average annual need estimates by all tenures and compares combing the first 5 years (net) with the former 10 years of the LHMA period adopting the principal variant.

Figure 34: Estimated annual additional total housing need estimates by HMA and Tenure (net) using Principal Projections.

Headline 15-year Affordable Housing Need Estimate

Table 4: Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

Table 4 provides the additional affordable housing need estimates on the following basis:
*at HMA level
*by tenure (intermediate housing and social rent)
*annual estimate for the 15 years of the LHMA period
*the affordable housing need estimates are a combination of the additional estimates from table 1 (net estimates) and table 3.
(no further allowance has been made for supply and turnover of existing stock as it becomes less accurate to predict beyond year 5)

	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
HMA	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c) = (a) + (b)**	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c) = (a) + (b)**
Additional housing need estimates by tenure	**105**	**136**	**241**	**1,581**	**2,037**	**3,618**
Upper Cynon Valley	3	4	6	38	54	93
Greater Aberdare	14	15	29	214	228	442
Lower Cynon Valley	9	7	15	128	98	226
Greater Pontypridd	15	14	29	220	211	431
Lower Rhondda Fach	7	6	13	102	90	192
Upper Rhondda Fach	6	5	11	92	75	167
Upper Rhondda Fawr	4	4	8	66	62	127
Lower Rondda Fawr	7	10	17	104	152	256
Tonyrefail & Gilfach Goch	4	13	17	65	196	261
South West Taf	12	21	34	186	318	504
Central Taf	11	21	32	166	314	479
East of Pontypridd	10	12	22	155	173	328
Taffs Well	3	4	7	46	66	111

Figure 36 below illustrates the average annual need estimates by all tenures and compares combing the first 5 years (net) with the latter 10 years of the LHMA period adopting the higher variant.

Figure 36: Estimated annual overall additional affordable housing need by HMA and Tenure (net need) over the 15 years of the LHMA.

Headline 15-year Affordable Housing Need Estimate

Table 4: Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

Table 4 provides the additional affordable housing need estimates on the following basis:
*at HMA level
*by tenure (intermediate housing and social rent)
*annual estimate for the 15 years of the LHMA period
*the affordable housing need estimates are a combination of the additional estimates from table 1 (net estimates) and table 3.
(no further allowance has been made for supply and turnover of existing stock as it becomes less accurate to predict beyond year 5)

	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
HMA	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c) = (a) + (b)**	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c) = (a) + (b)**
Additional housing need estimates by tenure	**134**	**153**	**287**	**2,005**	**2,294**	**4,299**
Upper Cynon Valley	3	4	8	49	65	114
Greater Aberdare	18	18	36	269	269	538
Lower Cynon Valley	11	8	19	163	117	280
Greater Pontypridd	19	16	34	278	239	517
Lower Rhondda Fach	9	7	16	129	111	240
Upper Rhondda Fach	8	6	14	118	95	213
Upper Rhondda Fawr	6	5	10	83	73	156
Lower Rondda Fawr	9	12	21	133	176	309
Tonyrefail & Gilfach Goch	6	14	20	84	215	299
South West Taf	16	22	38	239	337	576
Central Taf	14	22	36	212	334	546
East of Pontypridd	13	13	26	194	191	385
Taffs Well	4	5	8	55	71	126

Figure 41 provides the annual housing need, across all tenures of the final 10 years of the LHMA period, adopting the higher variant projections.

Figure 41: Estimated annual additional housing need estimates by HMA for the remaining 10 years of the LHMA period using the Higher Variant projections.

Detailed breakdown of the additional total housing need estimates over the remaining 10 years of the LHMA period

LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

The third table provides the additional housing need estimates on the following basis:
*at HMA level
*by tenure (owner occupier, private rented sector(PRS), LCHO, intermediate rent and social rent)
*annual estimate for the remaining 10 years of the LHMA period
*the estimates are based solely on newly arising need (it is assumed any existing unmet need is met during the first 5 years)
*the affordable housing need estimates in should be combined with the affordable housing need in Table 1 to produce a 15-year estimate of affordable housing.
No further allowance has been made for supply at this point as it becomes less accurate to predict committed supply and turnover beyond year 5.

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing** (c) = (a) + (b)	**Owner occupier**	**Private rented sector**	**Market Housing** (f) = (d) + (e)	**Additional housing need** (g) = (c)+ (f)
Additional housing need estimates by tenure	**172**	**78**	**250**	**257**	**177**	**434**	**683**
Upper Cynon Valley	5	3	8	9	10	19	27
Greater Aberdare	25	12	37	43	30	72	109
Lower Cynon Valley	15	6	21	23	11	33	55
Greater Pontypridd	21	8	29	27	18	46	75
Lower Rhondda Fach	12	6	19	19	10	29	48
Upper Rhondda Fach	12	6	18	21	10	30	48
Upper Rhondda Fawr	8	3	11	14	9	23	34
Lower Rondda Fawr	13	7	20	22	12	34	55
Tonyrefail & Gilfach Goch	8	6	14	14	13	27	41
South West Taf	16	6	22	21	19	39	62
Central Taf	16	6	22	24	22	46	68
East of Pontypridd	17	5	23	15	10	25	48
Taffs Well	4	2	6	5	3	8	14

Figure 42 below illustrates the average annual need estimates by all tenures and compares combing the first 5 years (net) with the latter 10 years of the LHMA period adopting the lower variant.

Figure 42: Estimated annual overall additional affordable housing need by HMA and Tenure (net need) over the 15 years of the LHMA using the lower Variant Projections

Headline 15-year Affordable Housing Need Estimate

Table 4: Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

Table 4 provides the additional affordable housing need estimates on the following basis:
*at HMA level
*by tenure (intermediate housing and social rent)
*annual estimate for the 15 years of the LHMA period
*the affordable housing need estimates are a combination of the additional estimates from table 1 (net estimates) and table 3.
(no further allowance has been made for supply and turnover of existing stock as it becomes less accurate to predict beyond year 5)

	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
HMA	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c) = (a) + (b)**	**Social rent**	**Intermediate rent and LCHO**	**Affordable Housing (c) = (a) + (b)**
Additional housing need estimates by tenure	**68**	**113**	**181**	**1,017**	**1,693**	**2,710**
Upper Cynon Valley	2	3	4	24	40	64
Greater Aberdare	9	12	21	140	174	314
Lower Cynon Valley	5	5	10	82	72	154
Greater Pontypridd	10	12	21	146	174	320
Lower Rhondda Fach	4	4	8	65	62	127
Upper Rhondda Fach	4	3	7	57	48	105
Upper Rhondda Fawr	3	3	6	43	46	89
Lower Rondda Fawr	4	8	12	66	119	184
Tonyrefail & Gilfach Goch	3	11	14	41	171	211
South West Taf	8	20	27	116	293	409
Central Taf	7	19	26	104	286	389
East of Pontypridd	7	10	17	102	149	252
Taffs Well	2	4	6	33	59	91

Appendix B: Key Assumptions

Figure 46 provides information on the data sources and key assumptions that have informed the above outputs for additional housing need estimates.

It is important that we evidence where the key data sources come and what data is assumed. The table below shows what the data or key assumption is, where the source of that data comes from, and the year in which the data relates to.

Figure 46: Data Sources and Key Assumptions

Data items / Key assumptions

	Basis	2022/23	2023/24	2024/25	2025/26	2026/27
Change in income growth	Default	2.33%	2.76%	2.84%	2.77%	3.58%
Change in house prices	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
Change in private rent prices	Default	5.04%	1.77%	1.67%	1.86%	2.49%
Change in income distribution growth	No change	0.00%	0.00%	0.00%	0.00%	0.00%

Number of years to clear existing unmet need	5 years
Market housing affordability criteria	30%
Social rent affordability criteria	35%

Data item	Data Sources	Basis of the data
Income data by HMA	Paycheck	2022
House price paid data by HMA	Land Registry Data	Calendar year
Rent prices	Rent Officers Wales	Calendar year
Household projection basis	Principal	

Percentage of households considered for owner occupier tenure that go on to buy	60%

HMA	FTB property price	FTB property value to income ratio	Min. income for intermediate rent	Max. income for intermediate rent
Upper Cynon Valley	£ 109,068	4.1	£ 13,339	£ 19,373
Greater Aberdare	£ 96,906	4.1	£ 16,400	£ 22,828
Lower Cynon Valley	£ 79,107	4.1	£ 17,133	£ 22,809
Greater Pontypridd	£ 115,693	4.1	£ 20,659	£ 27,814
Lower Rhondda Fach	£ 85,040	4.1	£ 16,343	£ 23,183
Upper Rhondda Fach	£ 66,252	4.1	£ 13,829	£ 19,353
Upper Rhondda Fawr	£ 82,073	4.1	£ 15,028	£ 20,307
Lower Rondda Fawr	£ 84,051	4.1	£ 15,615	£ 22,583
Tonyrefail & Gilfach Goch	£ 115,599	4.1	£ 16,067	£ 24,113
South West Taf	£ 168,101	4.1	£ 25,919	£ 34,051
Central Taf	£ 154,876	4.1	£ 23,350	£ 29,955
East of Pontypridd	£ 115,693	4.1	£ 21,794	£ 28,407
Taffs Well	£ 158,213	4.1	£ 27,019	£ 32,050

Appendix C: Table of Figures

Appendix D: Table of Charts

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