

CYNGOR SIR POWYS COUNTY COUNCIL
PORTFOLIO HOLDER DELEGATED DECISION
by
COUNTY COUNCILLOR MYFANWY ALEXANDER
PORTFOLIO HOLDER FOR ADULT SOCIAL CARE, WELSH LANGUAGE,
HOUSING & CLIMATE CHANGE

February 23rd, 2022

REPORT AUTHOR: Terry Flynn, Housing Strategy Team Leader

REPORT TITLE: Adoption of Powys Local Housing Market Assessment

REPORT FOR: Decision

1.0 Purpose

1.1 To recommend the adoption of the Powys Local Housing Market Assessment (LHMA).

2.0 Background

2.1 The Welsh Government (WG) requires every planning authority to produce an LHMA every five years. The latest LHMA for Powys covered the period 2016-2020 and therefore a new assessment was required for the period 2021 onwards.

2.2 The LHMA makes an important contribution to the Council achieving the outcomes set out in Vision 2025. It provides the Council with a strategic understanding of the housing need in Powys and provides an evidenced basis on which to plan strategically for meeting current and future housing. The LHMA also provides essential evidence for the formulation of the Local Development Plan (LDP), the principal planning guide required to be produced by every Planning Authority.

2.3 To have a complete picture of how housing markets function across local authority boundaries, it was decided to commission a regional LHMA in conjunction with seven other planning authorities. These are Ceredigion, Carmarthenshire, Pembrokeshire, Swansea and Neath Port Talbot along with the Brecon Beacons and Pembrokeshire Coast National Parks. This approach was supported by the Welsh Government, which agreed an extension to the initial date of 2018 for the research to be commissioned.

2.4 Such a collaborative approach was also seen to represent an opportunity to achieve efficiencies and sharing of resources in undertaking this important piece of research. Carmarthenshire undertook on behalf of the consortium the procurement exercise, which led to the appointment of Opinion Research Services (ORS) of Swansea to complete the LHMA.

- 2.5 A steering group of officers from the participating authorities oversaw the project, working in accord with the WG guidance for LHMA's. The setting up of the steering group, design of the brief and procurement process took place during 2019 with ORS being asked to provide a final report in the first half of 2020. This date has had to be postponed until 2021, to take account of the impact of the demands and operational limitations created by the Covid 19 pandemic impacting on both ORS and the commissioning authorities.
- 2.6 This report provides a summary of the initial findings, based on the WG's 2014 principal population projections for Powys.
- 2.7 Updated data, using 2018 population projections, has since been published. This will require the current LHMA to be updated using this latest data. In turn this will inform a final LHMA which can be accepted and then used for the purposes of informing planning and housing policy in the county. The updating of the LHMA is currently underway, with a final report expected to be available by early in 2022. This will inform the publication of a separate Planning Position Statement, reflecting the implications of the 2018 population projections.
- 2.8 The interim findings, summarised in Appendix A to this report, need to be adopted at this time for two reasons. The first is compliance with WG requirements and the second the need for an adopted evidence base for the LDP review process.
- 2.9 The revised LHMA, reflecting the latest population projections, will be presented to the Portfolio Holder for approval later in 2022.

3. Advice

- 3.1 Appendix A to the report provides a summary of the initial findings for Powys, contained within the full report and the 'Powys Sub-area Report'. The findings of the LHMA confirm Housing Services' understanding of need, from 'Homes in Powys' registrations, homelessness demand and ongoing interaction with tenants and residents:
- An ageing demographic with higher requirement for specifically age-related housing.
 - A reduction in household size.
 - An increase in overall household numbers.
- 3.2 Of note are relatively low overall housing need figures for Powys. This is a result of ORS using the WG's 2014-based principal population projection for Powys. The latest data from WG, which suggests an increase in population for Powys, would be expected to increase the overall number of additional homes required in Powys. The updated report, to be completed during 2022, will take account of the expected population increase.
- 3.3 These initial LHMA findings have informed the strategic approach adopted by the Council in its Local Housing Strategy for Powys, which increases the focus on social housing development onto smaller homes and the continued development of Extra Care, both of which should be considered as both housing market and Vision 2025 priorities for Powys.

4 Resource Implications

- 4.1 The Mid and South-west Regional LHMA and the Powys sub-area report review will be undertaken by existing officers and therefore the resource implications are of officer time, which has been allowed for in the work programme of the Housing services team. There are no other resource implications arising directly from this report.
- 4.2 The final report of the LHMA will be used to inform the Council's housing investment policies and programmes.
- 4.3 The Head of Finance (Section 151 Officer) notes the report.

5. Legal implications

- 5.1 The final report of the LHMA will be used to inform the Council's planning policy, which carries legal weight in the use of land and buildings in Powys.
- 5.2. The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report".

6. Data Protection

- 6.1 There are no data protection implications arising directly from this report.

7. Comment from local member(s)

- 7.1 The Mid and South-west Regional LHMA and the Powys sub-area report equally affects all wards within Powys.

8. Integrated Impact Assessment

- 8.1 Since the Mid and South-west Regional LHMA and the Powys sub-area report in and of itself does not involve new ways of working there is no need for an Impact Assessment on the documents themselves.

9. Recommendation

- 9.1 It is recommended that:
 - 9.1.1 The Portfolio Holder for Adult Social Care, Welsh Language, Housing and Climate Change approves and on behalf of the Council adopts the Mid and South-west Regional LHMA and the Powys sub-area report.

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Appendix A

Homes in Powys vs LHMA (December 2020)

Min bed size	Homes in Powys Count	LHMA count
1	1905	194
2	893	152
3	408	-56
4	104	-12
5	11	
6	5	
	Grand Total	3326

The approach taken by ORS to analysing the need for extra care housing and age related housing in general is that produced by the Housing Learning and Information Network (Housing LIN) which includes housing products not currently available in Powys and this model arrives at the following need for Powys in the period to 2033:

Leasehold sheltered accommodation is not offered in Wales and therefore this number should be taken alongside traditional sheltered accommodation, giving a figure of 1,560. Similarly, 'Extra Care', 'Sheltered +' and 'Dementia Focussed' should be taken as a single total of 620.

<i>Traditional Sheltered:</i>	<i>520</i>
<i>Extra Care Owned:</i>	<i>260</i>
<i>Extra Care rented:</i>	<i>130</i>
<i>Sheltered + Owned:</i>	<i>90</i>
<i>Sheltered + Rented:</i>	<i>90</i>
<i>Dementia focussed:</i>	<i>50</i>
<i>Leasehold Sheltered:</i>	<i>1040</i>

The total requirement of age-related supported housing therefore is 2,180 properties over the period to 2033