

Powys County Council
Local Housing Market Assessment
Executive Summary
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Commissioning of the Local Housing Market Assessment

The Built Environment Department of Glyndŵr University, Wrexham, were commissioned in 2008 by Powys County Council to undertake a Local Housing Market Assessment, based upon secondary data available from national, principality and local sources.

Executive Summary:

The following summary will provide the Recommendations set out in the full Assessment as well as a brief outline of the Chapters in the main document.

Chapter 1: The purpose and policy context of Local Housing Market

Assessments:

A Local Housing Market Assessment, as set out in the Welsh Assembly Government's Local Housing Market Assessment Guide, is required to use accurate information and a sound evidence-base to inform:

- housing and planning policies and;
- the most appropriate and cost-effective use of public funds.

Information is also required on the differing influences affecting local housing markets in order to identify local housing markets for the direction of future strategy by local authorities.

Glyndŵr University were asked to develop an Assessment by Powys County Council. This was to include:

- a comprehensive understanding of the level of housing demand and need; current and anticipated overall figures for the number of homes needed and;
- providing accurate and up to date information on housing need in a form that is easily employed, monitored and reviewed.

Chapter 2 & 3: The County of Powys & The Current Economic Climate:

The chapters introduce the County of Powys, including the Brecon Beacons National Park, and deal with the current economic climate with regards to the tentative emergence of the United Kingdom from recession and its impact on the housing market specifically, and the wider market in general.

Chapter 4: Methodology:

The methodology adopted by the Glyndŵr University team was based on secondary research. The data sources used in the Assessment included the following:

- Office for National Statistics (ONS) especially the NOMIS website, for labour market statistics, the 2001 Census and current mid year estimates of population for small areas
- Welsh Assembly Government Statistical Directorate StatsWales website for household and population projections and indices of deprivation
- Local Government Data Unit GWION website for housing statistics
- Hometrack housing intelligence website for dwelling sales and valuations, rent levels and Paycheck household income estimates
- Other Powys documents including the Unitary Development Plans of Powys County Council and the Brecon Beacons National Park Authority..

The statistical boundaries for the Assessment were set at the Lower Super Output Area (LSOA) level. Powys contains 80 LSOAs, which, whilst being closely related to Electoral Divisions, have been devised by the Office for National Statistics (ONS) for the purposes of publishing official government statistics. These statistics and their analysis have been used in defining the Local Housing Market Areas.

The Assessment has adopted a methodology, reflecting the approach of the Wales Spatial Plan, of “hubs” and “hinterlands”. The “hubs” will be defined using LSOA within a local housing market area forming named settlements, whilst “hinterlands” will be the rural LSOA around and between settlements. “Hubs” will be used to identify the local housing market areas with the “hinterlands” being assigned according to their recognised relationship to and between these “hubs”. However the “hinterlands” can then be reassigned to an adjoining local housing market area, depending on the requirements of Powys County Council.

For example, the LSOA which make up Welshpool would form part of a “hub”, and would constitute the settlement of Welshpool, The rural LSOA around Welshpool would then be considered the “hinterland” related to Welshpool. If Welshpool and Newtown are then considered in this approach, it may be decided at a later date to

consider reassign “hinterland” LSOAs forming a local housing market containing Welshpool, to a local housing market containing Newtown. These would be decisions responding to a particular local need by Powys County Council beyond this Assessment.

When Local Housing Market Area’s are identified they are accompanied by a profile based on the following sources:

- 2004 Rural and Urban Area Classification;
- 2007 Mid Year Estimates of population, including broad age groups;
- 2008 Welsh Index of Multiple Deprivation;
- 2001 Census Output Area Classification.

Chapter 5: People of Powys:

The Chapter examines the residents of Powys and includes age demographics, health, and the number of Welsh speakers in the County. Additionally the key issues of migration, household estimates and composition are detailed, along with considerations for measures of deprivation experienced by residents. For example:

- The population of Powys was recorded as 126,398 at the 2001 Census, and was estimated by ONS to have reached 132,000 by mid-2007.

Chapter 6: Working in Powys:

The Chapter examines the employment factors evident in Powys, and includes an examination of economic activity, occupations and earnings. Additionally issues of transport and travelling to work are considered along with 2001 Census Output Area Classifications. For example:

- The ONS 2001 Census profile for Powys provide a figure of 35,587 people of working age travelling to work by car, making Powys 21st out of 22 in the Welsh rankings for the number of people having to commute. The number travelling to work by public transport was given as 909, placing Powys bottom of the rankings at 22nd.

Chapter 7: Living in Powys:

The Chapter is a baseline study of the current housing stock and its condition. For example:

- As of 2006 an estimated 59% of Powys residents lived in villages, hamlets and isolated dwellings compared with 17% in Wales and 11% in England and Wales...The average household size in Powys fell from 4.1 people per household in 1931 to 2.3 in 2001 (Wales 4.1 in 1931, 2.4 in 2001) due to the trends towards smaller families, longer life expectancy and more elderly people living alone. (PCC, 2008, pg.15)

Chapter 8: Affordability in Powys:

The Chapter sets out the details and estimates used in the Assessment, within both the context of the study area, and the climate affecting the current markets. For example:

- The analysis in this Chapter has shown 35.7% of Powys households could not afford to privately rent a 2 bedroom dwelling, and 38.3% could not afford to make a first time buyer purchase of a lower quartile 2 bedroom house. These proportions correspond with the Powys County Council target proportion of 30-35% affordable housing in the Powys housing stock (including intermediate housing and social rented housing). Similarly the Brecon Beacons National Park Authority suggests 37%.

Chapter 9: Local Housing Market (LHM) Areas: Pre Assessment Projections:

The Chapter examines the additional dwellings proposed for areas of Powys in the Unitary Development and Local Development plans produced by the Brecon Beacons National Park Authority, and the County as a whole in the Powys County Housing Needs Survey 2002 before the commencement of the individual LHM area assessments. For example:

- It was calculated in the 2007 Brecon Beacons Unitary Development Plan, the total population within the National Park boundary will increase from 33,340 in 2001 to an estimated 35,060 by 2016. Whilst this only represents an increase of 1720 people, it is estimated an additional 2142 households

will be created from within the total population by 2016.

Chapter 10: Local Housing Market Areas: Assessment Projections:

The Chapter bases the calculations examined here on data provided in the three categories **People of Powys**, **Working in Powys**, and **Living in Powys**. For example:

- An estimated 885 additional dwellings will need to be available annually between 2009-2014 to meet the increase in household numbers. The newly forming households will include those described as hidden households in Powys as they leave existing households.

Chapter 11: Local Housing Market Areas: Assessments by bordering local authorities:

The Chapter examines the local/strategic housing market assessments completed by neighbouring local authorities, either solely as in the case of this Assessment, or as part of consortium. For example:

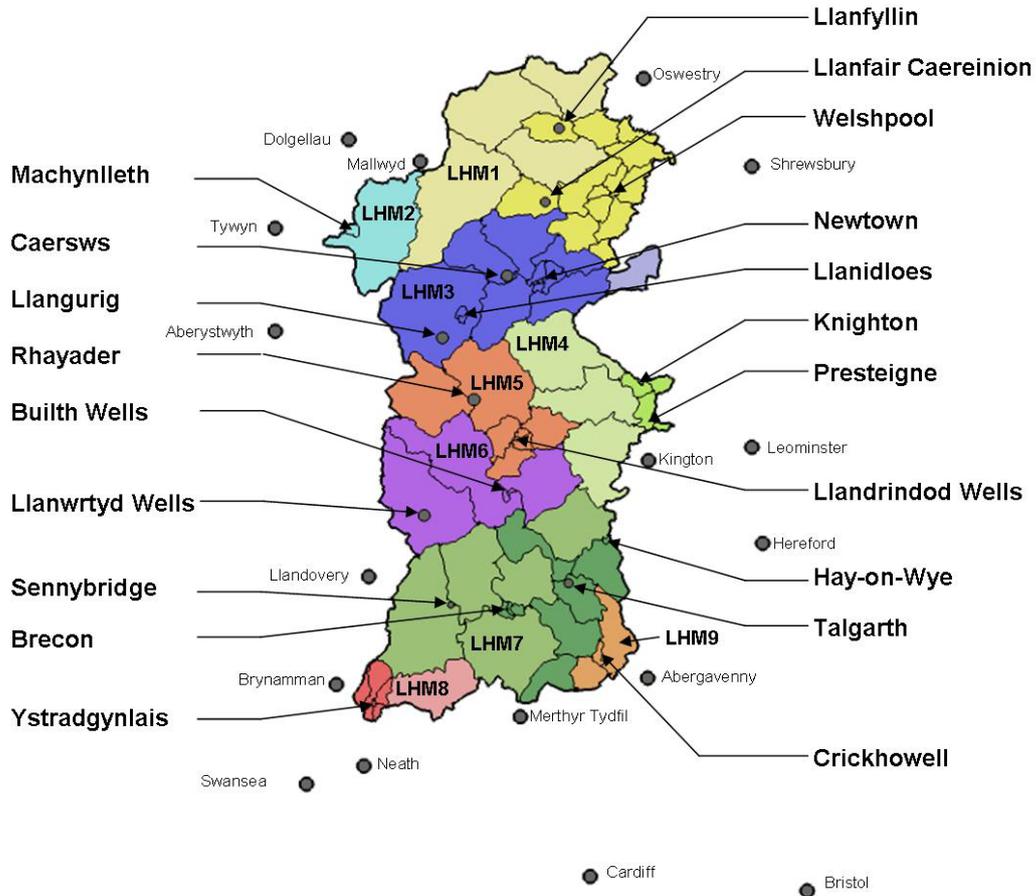
- As with the recommendation of further exploration with Welsh local authorities, a similar process must be undertaken at the conclusion of this Assessment process with the two English authorities.

Chapter 12 & 13: Local Housing Market Areas: The Powys Local Housing Market Areas:

These Chapters detail the 9 Local Housing Markets (LHMs). Chapter 12 provides the profiles for the 6 LHM within the Powys County Unitary area, while Chapter 13 describes the 3 LHM sitting partly or wholly within the Brecon Beacons National Park.

Local Housing Market Areas: Overview of the 9 LHM¹

Powys Local Housing Markets



- LHM1 1: The Welshpool Triangle LHM
- LHM2 2: The Machynlleth Border LHM
- LHM3 3: The Newtown & Llanidloes LHM
- LHM4 4: The Knighton & Presteigne Border LHM
- LHM5 5: The Llandrindod Wells & Rhayader LHM
- LHM6 6: The Builth & Llanwrtyd Wells LHM
- LHM7 7: The Brecon, Talgarth & Hay LHM
- LHM8 8: The Ystradgynlais Border LHM
- LHM9 9: The Crickhowell Border LHM

Note: Where a LHMA contains a lighter shade of the same colour, this indicates a LSOA considered a hinterland of this LHMA as described in the Methodology.

¹ Local Housing Market (LHM)

The percentage and number of suggested social rented, and Intermediate Housing in each LHM, as a reflection of the whole allocation for the individual LHM, and those remaining available to the Open Market, are detailed in the following table

Local Housing Market Area	Area Population as % of Total	5 Year additional dwelling share	Number & Percentage of Social rented	Number & Percentage of Intermediate Housing	Number of Open Market Housing
The Welshpool Triangle LHM	24%	1053	295 at 28%	211 at 20%	548 at 52%
The Machynlleth Border LHM	3%	138	41 at 30%	19 at 14%	77 at 56%
The Newtown & Llanidloes LHM	21%	930	214 at 23%	139 at 15%	576 at 62%
The Knighton & Presteigne Border LHM	8%	339	74 at 22%	47 at 14%	217 at 64%
The Llandrindod Wells & Rhayader LHM	9%	406	89 at 22%	57 at 14%	260 at 64%
The Builth & Llanwrtyd Wells LHM	5%	235	52 at 22%	33 at 14%	150 at 64%
The Brecon, Talgarth & Hay LHM	19%	853	188 at 22%	222 at 26%	443 at 52%
The Ystradgynlais Border LHM	8%	344	103 at 30%	48 at 14%	193 at 56%
The Crickhowell Border LHM	3%	129	28 at 22%	33 at 26%	67 at 52%
POWYS	100%	4427²	1085	811	2531
			Affordable housing total:	1894	

Distribution of the 4425 additional dwellings needed across the 9 LHM, including the BBNP area, showing recommended shares of Affordable and Open Market housing.

² Please note, due to the rounding of these figures to whole numbers, the totals for all additional dwellings are 4427 rather than 4425. The total across the tenures are all similarly affected. The 1894 total is, however, the correct apportionment.

14. Recommendations:

- I. It is recommended that affordable 2 bedroom housing for social renting should form at least 22% of all additional dwellings in Powys over the next five years. (See 8.78)
- II. It is recommended that intermediate housing options as detailed in fig.61, be encouraged for at least 14% of additional dwellings in Powys over the next five years. (See 8.80)
- III. It is recommended that intermediate housing options as detailed in fig.61, be encouraged for at least 14% to 26% of additional dwellings in Powys over the next five years. (See 8.103)
- IV. It is recommended 885 additional dwellings per annum are built in Powys consisting of 157 in the Brecon Beacons National Park Unitary area and 728 in the Powys Unitary Area. (This figure is subject to change based on the locating and rehabilitation of vacant households, including conversions or changes of use). (See 10.28)
- V. It is recommended the 4,425 (885 over the 5 year period 2009-2014) additional dwellings figure for 2009-2014 is understood as a guide figure. Identifying the locations of the 2,289 vacant household spaces will be a key exercise for Powys County Council, in order to modify the proposed additional dwellings within identified LHM areas. (See 10.5)
- VI. Furthermore it is recommended, where possible, there is coordination between Powys County Council and the Brecon Beacons National Park Authority in the use of statistical sources to reflect the 70% of the Brecon Beacons' population being residents of Powys. (See 10.29)
- VII. It is recommended that a re-evaluation of the Powys UDP be considered to accommodate or amend the figures provided in this Assessment during the Local Development Plan process. (See 12.22)
- VIII. It is recommended that further negotiations be pursued with the North West Wales Local Housing Market Assessment consortium with regards to the Machynlleth Border LHM. Similarly discussions should be started

with Monmouthshire with regards to the Crickhowell Border LHM and should include Blaenau Gwent to reflect relationships identified in the Assessment consultation. Furthermore Neath Port Talbot should be consulted regarding the Ystradgynlais Border LHM. (See 11.24, 11.25, 12.65, 13.27 & 13.43)

- IX. It is recommended discussions are started with both Shropshire and Herefordshire with regards to a number of Powys LHMs bordering these counties. (See 12.41 & 12.103)
- X. It is recommended that dwellings for elderly households should consist of bungalows or flats with lift access. Powys County Council should also consider supported/sheltered schemes in future strategic/planning decisions as an alternative option. (See 12.61)
- XI. It is recommended that the provision of current Gypsy and Traveller pitches is reviewed to accommodate the increase shown in the Biannual Gypsy and Traveller Caravan Count. These may centre on the 2 existing authorised sites in the Welshpool Triangle LHM and the Brecon, Talgarth & Hay LHM. (See 5.32, 12.43 & 13.4)
- XII. It is recommended that consultation with the Brecon Beacons National Park Authority be undertaken with regards to the three LHMs sharing the Park area. These are the Brecon, Talgarth & Hay LHM, the Crickhowell LHM, and the Ystradgynlais LHM. (See Chapter 13)
- XIII. It is recommended the following allocation of the 4,425 additional dwellings for period 2009-2014 be considered for each of the LHM in Powys.

It should be noted the details of the allocation decisions are provided in the 9 LHM profiles in Chapters 12 and 13.