

Cymdeithas Llywodraeth Leol Cymru
Welsh Local Government Association



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Planning & Affordable Housing

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www.wlga.wales

How are we doing?



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- In 2016/17, 36% (2,483) of all new housing units affordable (6,922)
- Differs across Wales from 22% to 83%
- Figures from JHLAS show in 2015/16, 29% higher figure for completions, so affordable figure potentially higher than 'official' data
- Discussions with WG on statistics

What are the issues?



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- Affordable housing issues inextricably linked with wider housing market
- Identifying suitable sites
- Unimplemented planning permissions
- Viability
- Perceptions related to affordable housing
- Pre-application consultations

What are we doing?



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- Understanding the evidence
- LDP reviews
- Innovative approaches to bringing forward land for housing
- Training for officers
- Training for members

What are we doing?



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- Pre-application consultation on major applications including involvement of local councillors
- Partner with CHC and WG in Housing Supply Pact
- Open discussions with CHC

Innovative approaches



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- Investigate why are sites stalled
- All sites are different & need to be realistic
- What are the practical interventions?
 - Grant or recoverable grant
 - Mezzanine finance
 - Equity finance
 - Senior debt
 - Guarantees
 - Site acquisition
 - Indirect offtake

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Thank you

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