



Llywodraeth Cymru
Welsh Government

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Welsh Government update: 20,000 homes, Housing Pact and Rural Housing

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Programme for Government

- Work in partnership to deliver an extra 20,000 affordable homes in the next term, including supporting construction of more than 6,000 homes through the Help to Buy scheme.
- Introduce a new 'Rent to Own' housing model.
- Explore options to end land banking.
- Continue long term collaboration with house builders to deliver accelerated rates of house building.
- Safeguard social housing in rural communities by ending Right to Buy and continuing to support the work of Rural Housing Enablers.

Supporting a Variety of Housing Tenures

- Responding to a wider range of housing need.
- Additional social rented properties remains our central priority
- Supporting people into affordable home ownership
- Supporting those who can afford market rent, but have no deposit

Beneath the 20,000 target

- Tried and tested approaches – SHG / HFG
- New design housing – looking for a step change, new types of housing and innovative delivery, new programme
- Rent to Own – route to home ownership without deposit and through shared ownership
- Local Authority house building
- Private Rented Sector
- Governance around the target

Housing Pact 2016-2021

**Grŵp
Cartrefi
Cymunedol
Cymru**



**Community
Housing
Cymru
Group**



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Highlights of the Housing Pact

- 13,500 contribution to 20,000 target
- 12,500 training / employment opportunities
- Reduced use of B&B accommodation for 16/17 year olds and care leavers
- Support for RHEs / Co-operative housing
- Prioritise creative use of land
- Sustainable rent policy
- Ongoing commitment to Social Housing Grant

Housing need in rural areas

Change in tenure proportions and total households (percent), 2001-2011

Local Authority	Owned	Social	PRS	Total
Isle of Anglesey	9.1%	-6.9%	19.3%	7.9%
Gwynedd	5.2%	-5.1%	27.0%	6.6%
Conwy	1.7%	4.0%	32.1%	6.5%
Denbighshire	-3.0%	1.1%	25.8%	1.6%
Flintshire	1.8%	-3.6%	60.2%	5.4%
Ceredigion	-1.1%	-14.0%	24.2%	1.9%
Pembrokeshire	9.8%	-1.0%	27.6%	10.3%
Carmarthenshire	6.7%	-6.9%	39.7%	7.8%
The Vale of Glamorgan	2.2%	0.7%	85.7%	9.7%
Monmouthshire	5.5%	2.1%	45.9%	8.6%
Powys	8.1%	-1.3%	19.1%	8.3%
Wales	2.4%	-0.7%	57.2%	7.7%

Housing need in rural areas

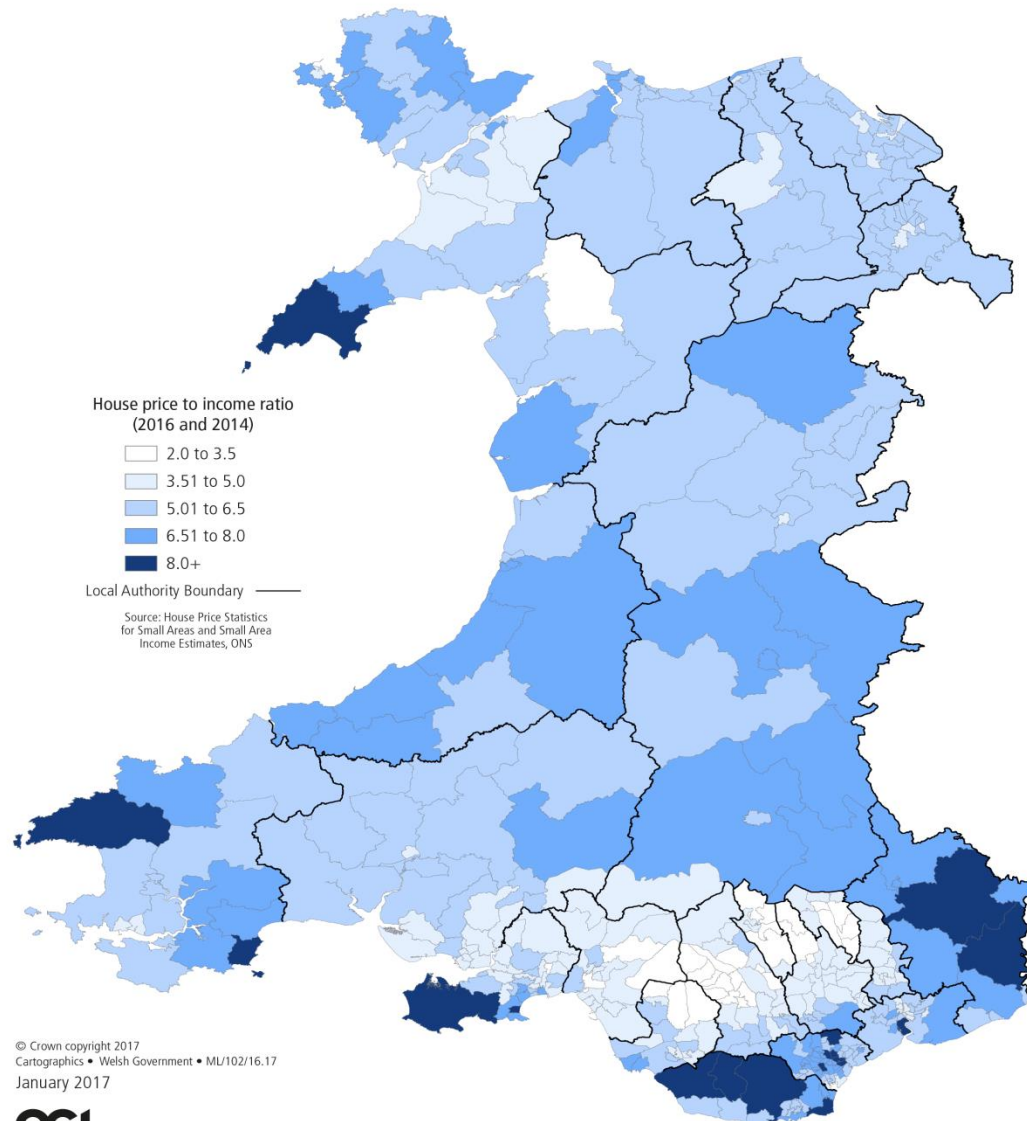
Table 35. Future demand and need for housing in Welsh districts in 2011-2031

	Market sector		Social sector		Total	
	requirement in '000s	% of district total	requirement in '000s	% of district total	requirement in '000s	% of national total
Anglesey	0.7	47%	0.8	53%	1.4	0.8%
Gwynedd	5.0	67%	2.5	33%	7.4	4.3%
Conwy	2.0	65%	1.1	35%	3.1	1.8%
Denbigh	2.1	51%	2.0	49%	4.1	2.4%
Flintshire	3.0	57%	2.3	43%	5.2	3.0%
Wrexham	8.3	64%	4.6	36%	12.9	7.4%
Powys	3.6	64%	2.0	36%	5.7	3.2%
Ceredigion	1.6	56%	1.3	44%	2.9	1.7%
Pembrokeshire	3.0	50%	2.9	50%	5.9	3.4%
Carmarthenshire	5.5	53%	4.8	47%	10.4	5.9%
Swansea	11.3	61%	7.3	39%	18.6	10.6%
Neath Port Talbot	1.1	37%	1.9	63%	3.1	1.8%
Bridgend	4.9	61%	3.1	39%	8.0	4.6%
Vale of Glamorgan	5.8	83%	1.2	17%	7.0	4.0%
Cardiff	32.2	70%	13.9	30%	46.0	26.3%
Rhondda Cynon Taff	4.1	45%	5.0	55%	9.1	5.2%
Merthyr Tydfil	0.9	44%	1.1	56%	1.9	1.1%
Caerphilly	2.1	37%	3.6	63%	5.7	3.2%
Blaenau Gwent	-1.0	n.a	2.2	n.a	1.1	0.6%
Torfaen	0.9	35%	1.6	65%	2.5	1.4%
Monmouthshire	1.0	49%	1.1	51%	2.1	1.2%
Newport	6.7	63%	4.0	37%	10.7	6.1%
Wales	104	60%	70	40%	174	100.0%

Housing need in rural areas

- More acute need for social housing?
- Higher prevalence of fuel poverty
- More small sites
- Fewer major house builders in play
- More SME house builders
- Higher house prices
- A larger gap between average house prices and average incomes...?

Ratios of median house price (year ending June 2016) to annualised net mean weekly household income (financial year ending 2014) by middle layer super output area (MSOA), Wales



Moving forwards

- Role of RHEs
- Rural Housing Strategic Group
- Supporting SMEs
- Resources
- Funding available
- Different options – CLTs / Co-ops?
- Sharing good practice

Questions...for you!

- How do we bring forward land in rural areas?
- How do we ensure the Pact plays a key role in rural areas?
- What does Rent to Own mean in a rural context?
- In what way does a new design programme translate to rural areas?
- How do we tackle the affordability gap in some parts of Wales?

Diolch yn fawr / Thank you

James Burgess

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