

Schedule of Questions to Participants

10.30am	Lyn Hambidge, Head of Housing Commissioning, PCC
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Short presentation describing:

- your role in the provision of affordable housing; and
- your experience of contributing to the provision of affordable housing in the Pembrokeshire Coast National Park; also
- Any observations you may wish to make on the comparison between PCC's and PCNPA's policies on the effectiveness in meeting the county's affordable housing needs.

Questions

1. What do you consider are the most significant challenges facing the Pembrokeshire Coast National Park Authority in helping to deliver affordable housing?
2. What actions are needed to address or mitigate these challenges?
3. The Authority's supplementary planning guidance sets out terms for the provision of low cost home ownership and rented properties by private developers which mirror the provisions in the social rented and the 'home buy' style schemes used by Registered Social Landlords. If the provisions were relaxed for private developers would this increase the provision of affordable housing in this National Park?
4. Are you aware of any exemplar approaches to affordable housing delivery that this Authority could learn from?
5. Is the level of housing need a more significant issue in the Pembrokeshire Coast National Park than outside it?
6. Under the Council's Local Development Plan policies how long will it take to address housing need (including the backlog)?
7. What is the Council's position on suspending the Right to Buy and Right to Acquire in this National Park?

11.30am	Matthew Owens, Rural Housing Enabler
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Short presentation describing:

- your role in the provision of affordable housing; and
- your experience of contributing to the provision of affordable housing in the Pembrokeshire Coast National Park; also
- your view as to the effectiveness of the PCNPA's approach to affordable housing.

Questions

1. What do you consider are the most significant challenges facing the Pembrokeshire Coast National Park Authority in helping to deliver affordable housing?
2. What actions are needed to address or mitigate these challenges?
3. The Authority's supplementary planning guidance sets out terms for the provision of low cost home ownership and rented properties by private developers which mirror the provisions in the social rented and the 'home buy' style schemes used by Registered Social Landlords. If the provisions were relaxed for private developers would this increase the provision of affordable housing in this National Park?
4. Are you aware of any exemplar approaches to affordable housing delivery that this Authority could learn from?

1.00pm	Peter Maggs, CEO, Pembrokeshire Housing
	Gareth Thomas, Development Manager Cantref

Short presentation describing:

- your role in the provision of affordable housing; and
- your experience of contributing to the provision of affordable housing in the Pembrokeshire Coast National Park;

Question

1. What engagement/dealings with PCNPA officers have you had in identifying and delivering affordable housing?
2. What do you consider are the most significant challenges facing the Pembrokeshire Coast National Park Authority in helping to deliver affordable housing?
3. What actions are needed to address or mitigate these challenges?
4. Do you think the Authority's current policy is working?
5. Is it more costly to deliver affordable housing in a National Park and if it is why?
6. Is there further grant support available from Welsh Government where schemes are more costly?
7. The Authority's supplementary planning guidance sets out terms for the provision of low cost home ownership and rented properties by private developers which mirror the provisions in the social rented and the 'home buy' style schemes used by Registered Social Landlords. If the provisions were relaxed for private developers would this increase the provision of affordable housing in this National Park?
8. Are you aware of any exemplar approaches to affordable housing delivery that this Authority could learn from?
9. Do you have any views on how the Authority could better undertake monitoring of affordable housing once it is given permission?

Short presentation describing:

- your role in the provision of affordable housing;
- your experience of contributing to the provision of affordable housing in the Pembrokeshire Coast National Park; and
- the attitude of the private finance sector towards affordable housing .

Questions

1. What do you consider are the most significant challenges facing the Pembrokeshire Coast National Park Authority in helping to deliver affordable housing?
2. What actions are needed to address or mitigate these challenges?
3. The Authority's supplementary planning guidance sets out terms for the provision of low cost home ownership and rented properties by private developers which mirror the provisions in the social rented and the 'home buy' style schemes used by Registered Social Landlords. If the provisions were relaxed for private developers would this increase the provision of affordable housing in this National Park?
4. Are you aware of any exemplar approaches to affordable housing delivery that this Authority could learn from?
5. How do you think the Pembrokeshire Coast National Park Authority's approach to affordable housing compares with that of other Authorities?
6. Are housing affordability issues more significant in this National Park than elsewhere?
7. Do you think that the advice currently emerging on how S106 agreements are drafted will safeguard affordable housing for local people in perpetuity?



Affordable Housing Provision – September 2012

NEED

The authority seeks to address housing need in the National Park.

- a) Need for affordable housing in the National Park can be considered through evidence emerging from:
 - The Local Housing Market Assessment
 - Housing Needs carried out the Rural Housing Enabler
 - Community Appraisals where appropriate
 - The Common Housing Register
- b) The National Park Authority relies primarily on the housing register in Pembrokeshire as it is likely that it provides a good indication of the current need for social housing at a community level.
- c) The figures below are taken from the Common Housing Register.

2010 Figures

Net housing need	Number of bedrooms					
Area	1	2	3	4	5	Totals
Not in National Park	866	874	286	58	10	2094
Partly in National Park	24	26	16	2	0	68
In National Park	162	134	63	4	1	364
Totals	1052	1034	365	64	11	2526

POLICIES

The Authority uses three main types of planning policy to help deliver affordable housing. They are:

1. PROVISION ON PART OF A DEVELOPMENT SITE (Policy 45a)

- a) **Negotiate with developers to provide affordable housing on developments of two or more units.** A guide of 50% provision of affordable housing is used. This is in addition to higher percentage provision requirements in areas of high need and poor land availability. This has meant that in one location there is a 100% requirement for affordable housing.
- b) [The Local Development Plan](#) adopted in September 2010 anticipated an overall completion rate of 90 dwellings per annum (affordable and market dwellings) and a

completion rate of 28 affordable dwellings (31%). Since 2007 there have been 44 affordable dwellings completed or under construction. Whereas 450 dwellings were anticipated in terms of completions overall (90 multiplied by 5 between 2007 and 2012) the figure experienced was in the region of 50 per annum. The percentage affordable housing being achieved is 18%. Compared with Wales overall the Authority averages 12% affordable housing (counting Registered Social Landlord developments only) out of all new build housing just above mid table.

- c) In terms of overall completions the downturn reflects the position Wales wide – the current levels only account for around 50 per cent of those seen prior to the down turn.
- d) Currently there are permissions in place for 35 affordable dwellings.

Permissions/ being renewed	Total units	Affordable Units
Glanrhyd	4	1
Jones & Teague	12 (being renewed)	2
Sir Benfro Herbrandston	28 (under const)	6
Jameston	6 (for sale)	1
Parrog Rd Newport	6 (under const)	2
Saundersfoot Jalna	9	2
West Street Newport	10 (under const)	4
Cambrian Hotel Saundersfoot	37	7
South Beach Tenby	19 (under const)	5
Blockett Farm Little Haven	6	3
Delphi Tenby	Off site provision	14
Trefin	3	1
		48

2. EXCEPTIONAL LAND RELEASES (Policy 45b)

- a) **Exceptional land releases for affordable housing.** There are ongoing negotiations regarding bringing forward these types of sites. Currently sites at Marloes and Moylegrove are being considered. Two sites have been completed in the National Park as exceptional land releases at Llanychaer and at Crosswell.

AFFORDABLE HOUSING CONTRIBUTION (Policy 45d)

- a) **Requiring an affordable housing contribution on single dwellings.** This came into force on the 1st October 2011. Since its instigation there have been two contributions recorded at St David's on two separate sites. One contribution in the Walwyn's Castle area has been received. It was anticipated that these contributions would affect about 15 units per annum. Account needs to be taken of lowered completion rates which would affect development rates plus the fact that there was a long lead in period when individuals were aware of the impending change.

What is an affordable housing contribution?

- b) Policy 45 d) seeks a commuted sum to help with the delivery of affordable housing on housing developments below the threshold of 2 units (i.e. on proposals for single residential units).
- c) An affordable housing contribution of £250 per square metre of the proposed dwelling is required. To ease transition it is proposed that the contribution has a phased introduction. From 1st

October 2011 the contribution will be £100 per square metre. This will rise to £150 on the 1st October 2012 and from the 1st October 2013 it will be £250. The figure uses Acceptable Cost Guideline figures and will require updating after 2013 as new Acceptable Cost Guideline figures are published. The approach in principle is considered viable and would be comparable with that taken on larger sites.

- d) The contribution will be required as a condition of the permission granted and will be required to be provided prior to first occupancy. More information can be found in our [supplementary planning guidance](#).

SDR 201/2010

24 November 2010

Affordable Housing Provision in Wales, 2009-10 to 2011-12

This Statistical Release presents information about the number of additional affordable housing units, covering all tenures, delivered across Wales during 2009-10, as well as how the planning system contributed to the provision of these housing units. It also provides information on estimated future provision for 2010-11 and 2011-12.

Data were provided by the 22 Local Authorities, Welsh Registered Social Landlords and National Park Authorities. The collection is based on the full [Technical Advice Note \(TAN\) 2 definition](#) for affordable housing and covers all additional affordable housing units (including general needs, supported housing, sheltered accommodation and extra care units), whether through new build, purchase, acquisition, leasing or conversion of existing dwellings.

The figures published in this release are based on additional affordable housing units and do not take account of any reduction of affordable housing stock.

The information is collected to establish the total number of additional affordable housing units delivered across Wales during 2009-10 and to provide an estimate of the number planned for delivery over the following two years. This information is used to look at trends in the provision of additional affordable housing units over time. In *One Wales: A progressive agenda for the government of Wales* (2007), the Welsh Assembly Government identified a need to increase the supply of affordable homes in Wales by 6,500 by 2011. The information shown in the release is used to monitor the progress made towards this target.

Summary

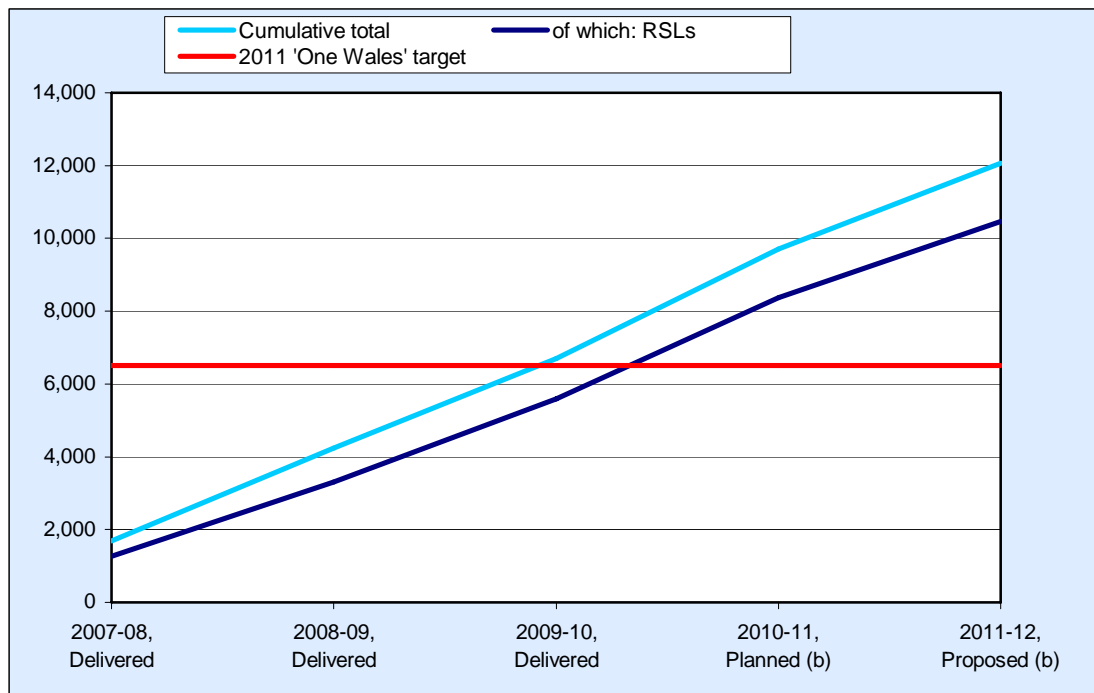
- In 2009-10, local authorities reported that a total of 2,472 additional affordable housing units had been delivered across Wales. The cumulative total delivered over the three years, 2007-08, 2008-09 and 2009-10 was 6,707 (Table 1).
- The majority (78 per cent) of the 2,472 additional affordable housing units delivered during 2009-10 were funded with capital grants (Table 2a).
- Welsh registered social landlords (RSLs) were responsible for 92 per cent of all additional affordable housing provision during 2009-10 (2,274 units). This compares with 81 per cent in 2008-09 and 75 per cent in 2007-08 (Table 3).
- During 2009-10, 23 per cent of all additional affordable housing units delivered were through planning obligations (560 units in total).

Contact: Tel: 029 2082 5055 **E-mail:** stats.housing@wales.gsi.gov.uk **Next update:** Nov 2010 (provisional)

Statistician: Stephanie Howarth



Chart 1 - Additional affordable housing provision, Wales, 2007-2012 (a)



- (a) Information taken from returns from local authorities and Welsh Registered social landlords (RSLs) detailing all additional affordable housing delivered, planned or proposed.
- (b) Figures for these years are estimates and may be subject to change when reported as 'Delivered' in future years.

- In 2009-10, local authorities reported that a total of 2,472 additional affordable housing units had been delivered across Wales. The cumulative total delivered over the three years, 2007-08, 2008-09 and 2009-10 was 6,707 of which 83 per cent (5,587 units) was provided by Welsh RSLs.
- It is estimated that a further 3,000 affordable housing units are planned for delivery during 2010-11 and 2,400 housing units are proposed for delivery during 2011-12. However these figures are estimates and may be subject to change, so should be treated with caution.

Table 1. Additional affordable housing provision in Wales, 2007-08 to 2011-12. (a)

	<i>Numbers</i>				
	2007-08 Delivered	2008-09 Delivered	2009-10 Delivered	2010-11 Planned (b)	2011-2012 Proposed (b)
Isle of Anglesey	77	116	79	99	54
Gwynedd	85	93	53	89	42
Conwy	26	49	60	67	66
Denbighshire	78	134	87	139	71
Flintshire	61	74	24	116	12
Wrexham	73	10	41	178	82
Powys	41	55	56	44	93
Ceredigion	45	34	38	129	150
Pembrokeshire	82	67	123	86	96
Carmarthenshire	86	80	186	164	137
Swansea	102	299	124	232	286
Neath Port Talbot	35	81	138	162	100
Bridgend	127	110	101	135	216
The Vale of Glamorgan	18	11	68	172	114
Cardiff	256	459	590	245	211
Rhondda Cynon Taf	89	117	103	76	79
Merthyr Tydfil	21	50	65	76	80
Caerphilly	95	203	170	193	77
Blaenau Gwent	11	70	33	142	105
Torfaen	99	71	92	90	92
Monmouthshire	76	101	26	91	50
Newport	109	259	215	268	152
Wales	1,692	2,543	2,472	2,993	2,365
Of which, total delivered in:					
Snowdonia National Park	6	14	16	41	0
Pembrokeshire National Park	8	15	12	2	30
Brecon Beacons National Park	16	25	35	24	41
Total National Parks	30	54	63	67	71
Total outside National Parks	1,662	2,489	2,409	2,926	2,294
Wales	1,692	2,543	2,472	2,993	2,365

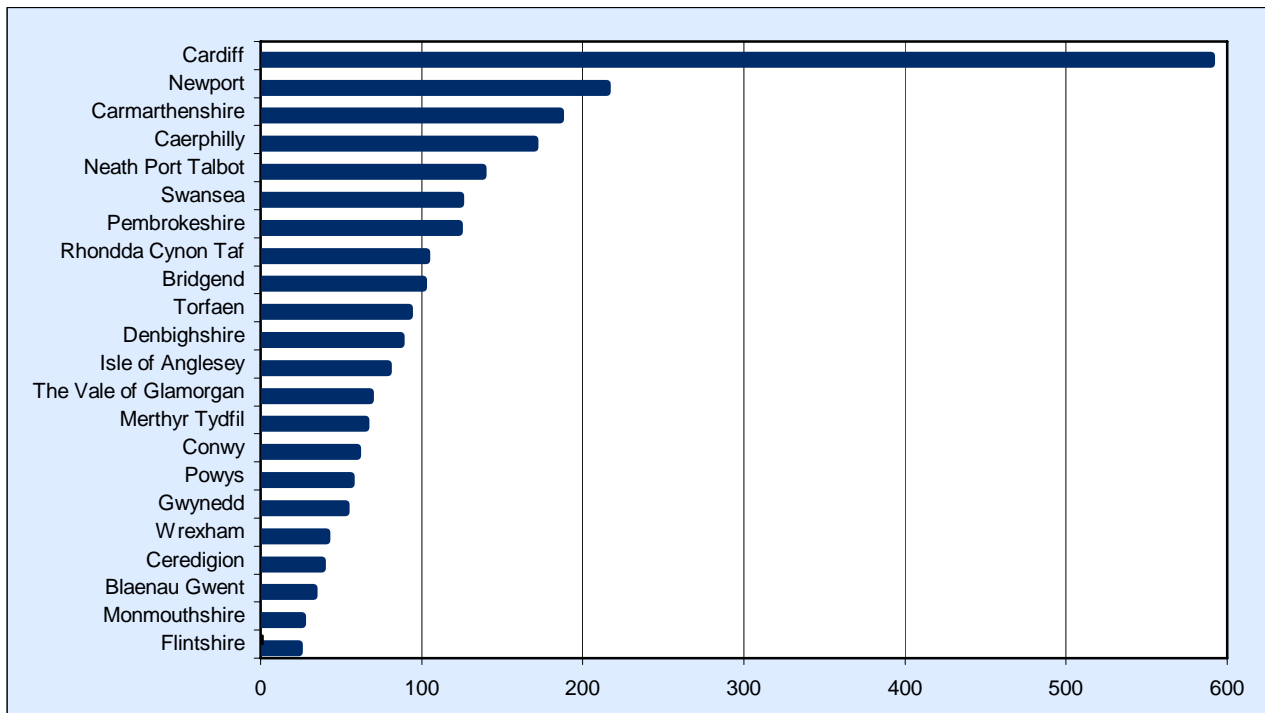
Source: Affordable Housing Provision data collection, Welsh Assembly Government

(a) Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas.

(b) Figures for these years are estimates and may be subject to change when reported as 'Delivered' in future years.

- In 2009-10, 2,472 additional affordable homes were delivered in Wales. This is 3 per cent less than the 2,543 homes delivered in 2008-09 but an increase of 46 per cent on the 1,692 homes delivered in 2007-08.
- Provision of affordable housing within National Park areas made up 2.5 per cent of the total provision across Wales in 2009-10.
- Leasing schemes for homeless families (where the lease was for more than one year) accounted for 174 units in 2009-10.

Chart 2 – Total number of additional affordable housing units delivered by local authority area 2009-10 (a)



Source: Affordable Housing Provision data collection, Welsh Assembly Government

(a) Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas

- The largest proportion of affordable housing units delivered in Wales during 2009-10 was in Cardiff at 24 per cent while the lowest was in Flintshire at just 1 per cent.
- Half of the local authority areas saw an increase in affordable housing provision in 2009-10 compared with 2008-09 (11 out of 22).
- Within the National Park areas, the highest number of additional affordable housing units was delivered in Brecon Beacons in 2009-10 (35 out of 63).

Table 2a. Additional affordable housing provision by funding source and local authority area 2009-10 (a)

	<i>Numbers</i>		
	2009-10, Delivered		
	Total	With capital grant funding	Without capital grant funding
Isle of Anglesey	79	62	17
Gwynedd	53	53	0
Conwy	60	55	5
Denbighshire	87	78	9
Flintshire	24	24	0
Wrexham	41	23	18
Powys	56	53	3
Ceredigion	38	3	35
Pembrokeshire	123	122	1
Carmarthenshire	186	47	139
Swansea	124	96	28
Neath Port Talbot	138	132	6
Bridgend	101	84	17
The Vale of Glamorgan	68	64	4
Cardiff	590	422	168
Rhondda Cynon Taf	103	96	7
Merthyr Tydfil	65	65	0
Caerphilly	170	142	28
Blaenau Gwent	33	25	8
Torfaen	92	61	31
Monmouthshire	26	18	8
Newport	215	194	21
Wales	2,472	1,919	553
Of which, total delivered in:			
Snowdonia National Park	16	16	0
Pembrokeshire National Park	12	11	1
Brecon Beacons National Park	35	35	0
Total National Parks	63	62	1
Total outside National Parks	2,409	1,857	552
Wales	2,472	1,919	553

Source: Affordable Housing Provision data collection, Welsh Assembly Government

(a) Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas.

- During 2009-10 over three quarters (78 per cent) of all additional affordable housing was delivered with capital grant funding. Inside the National Parks, 98 per cent of all affordable housing was funded by capital grant

Table 2b. Additional affordable housing provision by funding source and local authority area 2010-11 and 2011-12 (a)

	<i>Numbers</i>					
	2010-11, Planned (b)			2011-12, Proposed (b)		
	Total	With capital grant funding	Without capital grant funding	Total	With capital grant funding	Without capital grant funding
Isle of Anglesey	99	86	13	54	54	0
Gwynedd	89	81	8	42	42	0
Conwy	67	50	17	66	24	42
Denbighshire	139	107	32	71	56	15
Flintshire	116	115	1	12	10	2
Wrexham	178	100	78	82	22	60
Powys	44	44	0	93	84	9
Ceredigion	129	80	49	150	46	104
Pembrokeshire	86	86	0	96	42	54
Carmarthenshire	164	96	68	137	87	50
Swansea	232	220	12	286	235	51
Neath Port Talbot	162	111	51	100	69	31
Bridgend	135	103	32	216	179	37
The Vale of Glamorgan	172	166	6	114	114	0
Cardiff	245	182	63	211	163	48
Rhondda Cynon Taf	76	65	11	79	78	1
Merthyr Tydfil	76	72	4	80	80	0
Caerphilly	193	166	27	77	75	2
Blaenau Gwent	142	131	11	105	104	1
Torfaen	90	77	13	92	92	0
Monmouthshire	91	76	15	50	50	0
Newport	268	210	58	152	105	47
Wales	2,993	2,424	569	2,365	1,811	554
Of which, total delivered in:						
Snowdonia National Park	41	41	0	0	0	0
Pembrokeshire National Park	2	2	0	30	8	22
Brecon Beacons National Park	24	15	9	41	41	0
Total National Parks	67	58	9	71	49	22
Total outside National Parks	2,926	2,366	560	2,294	1,762	532
Wales	2,993	2,424	569	2,365	1,811	554

Source: Affordable Housing Provision data collection, Welsh Assembly Government

(a) Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas.

(b) Figures for these years are estimates and may be subject to change when reported as 'Delivered' in future years.

- The use of capital grant funding is estimated to rise further during 2010-11 to 81 per cent, but is estimated to fall in 2011-12 to 77 per cent.

Table 3 - Additional affordable housing delivered by Welsh Registered Social Landlords, by local authority area (a)

	<i>Numbers</i>				
	2007-08 Delivered	2008-09 Delivered	2009-10 Delivered	2010-11 Proposed (b)	2011-12 Planned (b)
Isle of Anglesey	33	39	79	99	54
Gwynedd	49	40	53	89	42
Conwy	19	31	57	52	58
Denbighshire	26	73	81	128	41
Flintshire	43	74	24	116	12
Wrexham	33	4	36	100	24
Powys	34	55	56	44	93
Ceredigion	30	6	3	80	46
Pembrokeshire	82	67	123	86	96
Carmarthenshire	86	80	48	111	87
Swansea	88	297	124	232	286
Neath Port Talbot	27	81	135	162	100
Bridgend	127	109	101	135	216
Vale of Glamorgan	18	11	68	172	114
Cardiff	161	393	589	244	187
Rhondda Cynon Taf	70	81	103	76	79
Merthyr Tydfil	11	42	65	76	80
Caerphilly	92	185	170	191	75
Blaenau Gwent	10	52	33	142	105
Torfaen	61	62	92	90	92
Monmouthshire	54	96	19	91	50
Newport	109	172	215	268	152
Wales	1,263	2,050	2,274	2,784	2,089
Of which, total delivered in:					
Snowdonia National Park	6	10	16	41	0
Pembrokeshire National Park	8	15	12	2	30
Brecon Beacons National Park	16	25	35	24	41
Total National Parks	30	50	63	67	71
Total outside National Parks	1,233	2,000	2,211	2,717	2,018
Wales	1,263	2,050	2,274	2,784	2,089

Source: Affordable Housing Provision data collection, Welsh Assembly Government

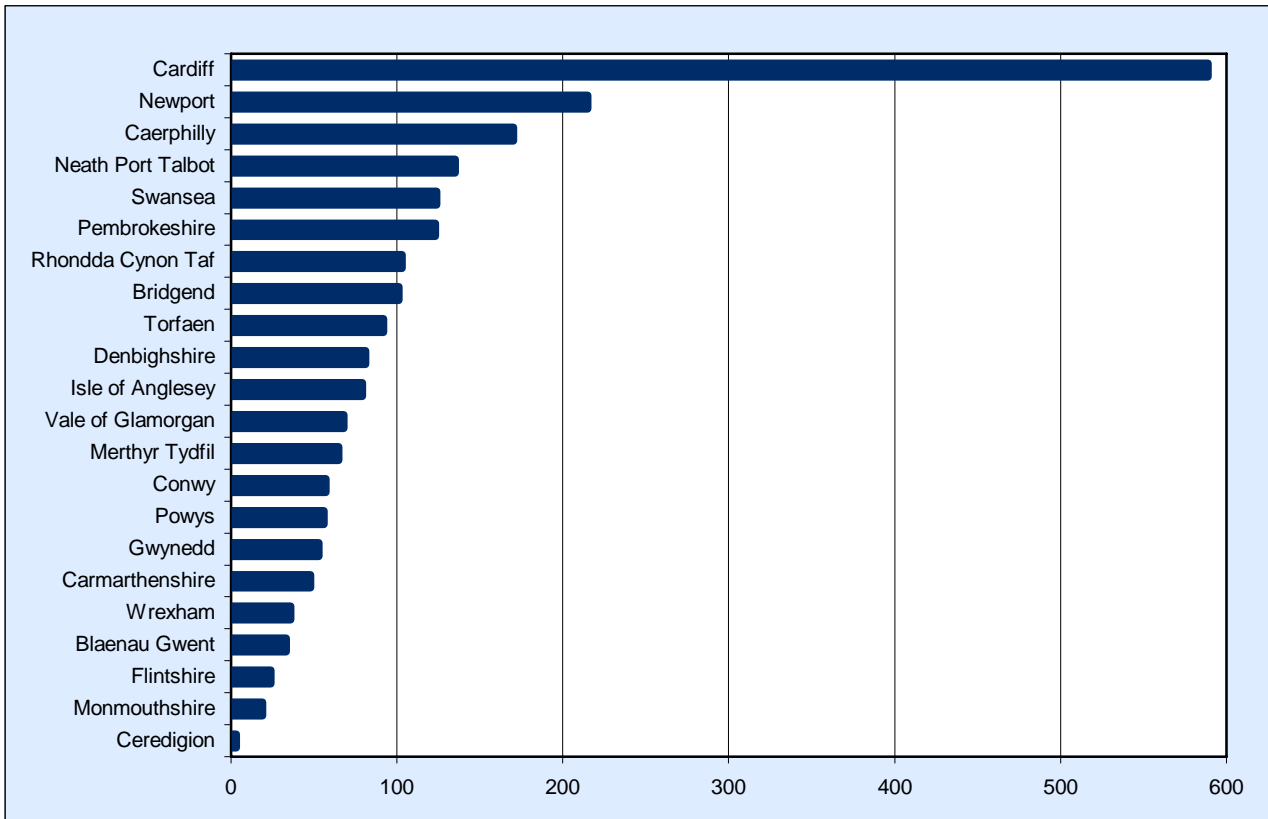
(a) Information taken from returns from Welsh Registered Social Landlords, detailing all additional affordable housing delivered/anticipated within the local authorities in which they operate.

(b) Figures for these years are estimates and may be subject to change when reported as 'Delivered' in future years.

The estimates may not agree with those provided by LAs and so should be treated with caution.

- Welsh Registered Social Landlords (RSLs) continue to make the largest contribution to additional affordable housing in Wales, delivering 92 per cent of the total during 2009-10. Over the three years from 2007-08 to 2009-10 they were responsible for 83 per cent of all additional affordable housing delivered.
- Across Wales, Welsh RSLs delivered the majority of affordable housing units (i.e. more than half of the total provision) in 20 of the 22 local authorities in 2009-10.

Chart 3 - Additional affordable housing delivered by Welsh Registered Social Landlords, by local authority area, 2009-10 (a)



Source: Affordable Housing Provision data collection, Welsh Assembly Government

(a) Information taken from returns from Welsh Registered social landlords (RSLs) detailing all additional affordable housing provided.

Table 4 - Additional affordable housing delivered by Welsh Registered Social Landlords, by tenure and local authority area (a)

	<i>Numbers</i>			
	Total	Social rented	Intermediate rented	Shared equity
Isle of Anglesey	79	74	0	5
Gwynedd	53	53	0	0
Conwy	57	53	0	4
Denbighshire	81	76	0	5
Flintshire	24	22	0	2
Wrexham	36	36	0	0
Powys	56	56	0	0
Ceredigion	3	3	0	0
Pembrokeshire	123	123	0	0
Carmarthenshire	48	47	1	0
Swansea	124	98	3	23
Neath Port Talbot	135	129	2	4
Bridgend	101	81	14	6
The Vale of Glamorgan	68	58	10	0
Cardiff	589	543	26	20
Rhondda Cynon Taf	103	102	1	0
Merthyr Tydfil	65	34	31	0
Caerphilly	170	144	7	19
Blaenau Gwent	33	24	1	8
Torfaen	92	48	9	35
Monmouthshire	19	10	0	9
Newport	215	196	6	13
Wales	2,274	2,010	111	153
<i>of which, total delivered in:</i>				
Snowdonia National Park	16	16	0	0
Pembrokeshire National Park	12	12	0	0
Brecon Beacons National Park	35	35	0	0
Total National Parks	63	63	0	0
Total outside National Parks	2,211	1,947	111	153
Wales	2,274	2,010	111	153

Source: Affordable Housing Provision data collection, Welsh Assembly Government

(a) Information taken from returns from Welsh Registered Social Landlords, detailing all additional affordable housing delivered within the local authorities in which they operate.

- The majority of affordable housing provision by Welsh RSLs during 2009-10 was socially rented housing units, accounting for 88 percent of all provision. Of the remaining 264 housing units, 7 per cent were shared equity and 5 per cent were intermediate rented.
- Inside the National Park areas all affordable housing delivered by Welsh RSLs during 2009-10 were socially rented units.

Table 5 - Additional affordable housing delivered through planning obligations and on rural exception sites, by local authority area (a)

	<i>Numbers</i>			
	Delivered:		Granted planning permission:	
	Through planning obligations	On rural exception sites	Through planning obligations	On rural exception sites
Isle of Anglesey	27	0	20	0
Gwynedd	21	4	88	46
Conwy	75	2	125	4
Denbighshire	7	0	63	3
Flintshire	11	0	99	0
Wrexham	5	0	5	0
Powys	52	0	31	0
Ceredigion	31	4	26	9
Pembrokeshire	1	0	111	0
Carmarthenshire	14	0	350	7
Swansea	5	0	0	0
Neath Port Talbot	3	0	0	0
Bridgend	11	0	77	0
The Vale of Glamorgan	0	0	145	0
Cardiff	239	0	10	0
Rhondda Cynon Taf	0	0	14	0
Merthyr Tydfil	0	0	0	0
Caerphilly	6	0	43	0
Blaenau Gwent	0	0	11	0
Torfaen	27	0	2	0
Monmouthshire	0	0	59	10
Newport	9	0	1,053	3
Total Local Authorities	544	10	2,332	82
Snowdonia National Park	14	9	39	34
Pembrokeshire National Park	1	0	2	0
Brecon Beacons National Park	1	24	26	8
Total National Parks	16	33	67	42
Total Wales	560	43	2,399	124

Source: Affordable Housing Provision data collection, Welsh Assembly Government

(a) Housing units delivered through planning obligations cannot be summed with those delivered on rural exceptions sites, as a housing unit may be delivered through planning obligations and be on a rural exception site.

The above table shows the number of additional affordable housing units that were granted planning permission through planning obligations (section 106 agreements) and on rural exception sites as well as the number that were delivered, irrespective of when planning permission was granted.

- In 2009-10, a total of 560 additional affordable housing units were delivered through planning obligations (section 106 agreements). Of these, 3 per cent (16 units) were delivered in the National Parks.
- In 2009-10, a total of 43 additional affordable housing units were delivered on rural exception sites. Over three quarters of these (77 per cent) were delivered in the National Parks.

- 2,399 affordable housing units were granted planning permission through planning obligations (section 106 agreements) in 2009-10. Of these 3 per cent (67 units) were granted planning permission in the National Parks.
- 124 affordable housing units were granted planning permission to be built on rural exception sites in 2009-10. Just over a third (34 per cent) were within the National Parks.

Quality Information

Coverage

1. Information was collected from the 22 Local Authorities (LAs), 3 National Park Authorities (NPAs) and 68 Welsh Registered Social Landlords (RSLs), covering additional affordable housing across all tenures. LAs were also asked to include information from RSLs registered in England who operate in Wales.
2. The data was collected to determine not only how many additional affordable homes were delivered during 2009-10, but also how many were planned and proposed for delivery in 2010-11 and 2011-12.
3. The figures in this release are based on additional affordable housing units and do not take account of any reduction of affordable housing stock. However it is planned that a statistical bulletin will subsequently be produced which will look in more detail at the impact of changes in housing stock on the availability of affordable housing in Wales.
4. Additional affordable housing units delivered or planned/proposed include units leased to provide accommodation for homeless families where the lease extends over 1 year.
5. Figures entered for 'Planned 2010-11' and 'Proposed 2011-12' are data providers' best estimates and therefore may be subject to change when reported as 'Delivered' in future years. As the figures are estimates, no validation of these figures was undertaken therefore there may be slight discrepancies between the estimates provided by both the LAs and the Welsh RSLs and so should be treated with caution.
6. The exercise identified affordable homes/units provided through different tenures (social rented, intermediate rented and shared equity) as well as whether the units were delivered:
 - With capital grant funding (e.g. Social Housing Grant [SHG], Recycled Social Housing Grant (RCG), Strategic Capital Investment Fund [SCIF]);
 - on rural exception sites or through planning obligations (Section 106 agreements); and
 - inside or outside National Park areas.
7. For the purposes of this data collection, housing provided through the following schemes and initiatives has been counted:
 - General Needs including Homebuy
 - Vulnerable Households and Extra Care
 - Mortgage Rescue
 - Strategic Capital Investment Fund (SCIF)
 - Section 106 New Build Units (committed and windfall)
 - Rural Exception Site Policy (inc. Community Land Trusts [CLTs])
 - Empty Homes initiatives
 - Leasing Schemes (leases of more than one year)
9. Additional affordable housing units are recorded as being delivered through planning obligations or on rural exception sites, irrespective of when planning permission was granted.

10. Those additional affordable housing units delivered or granted planning permission through planning obligations may or may not be on rural exception sites.

Validation

11. Local authorities, National Parks and Welsh Registered Social Landlords completed data collection forms with built in guidance and primary validation. On receipt of the data collection forms, the data collection team carried out secondary validation and worked closely with the different types of data providers to ensure information provided was accurate and on a consistent basis. It should also be noted that local authorities, National Parks and Welsh RSLs also worked together to ensure accuracy of information.
12. During the data collection and validation, some landlords were unable to resolve validation errors. Where this was the case, the best available estimate of the incorrect data has been used. For 2009-10, 2010-11 and 2011-12, where the total of RSL new affordable housing in a local authority area was greater than the total reported by the local authority for that area, the data on the local authority form was adjusted to match the total of all the RSL data. This effects data for Clwyd Alyn Housing Association, Gwalia Housing Group, Hafod Housing Association, North Wales Housing Association, Seren Group, Melin Homes and Cynon-Taf Community Housing Group. For 2007-08 and 2008-09, where there were inconsistent data for the general needs and other breakdown, the data has been changed to be consistent based on the data supplied by the RSLs. This effects data for Wrexham, Carmarthenshire, Swansea, Neath Port Talbot, Bridgend, Cardiff, Rhondda Cynon Taf, Merthyr Tydfil, Caerphilly, Monmouthshire and Newydd Housing Association. This does not affect the total number of additional affordable housing provided during these years.

National Park Authorities (NPAs)

Brecon Beacons NPA has boundaries in Blaenau Gwent, Caerphilly, Carmarthenshire, Merthyr Tydfil, Monmouthshire, Neath Port Talbot, Powys, Rhondda Cynon Taf and Torfaen.

Pembrokeshire Coast NPA has boundaries in Pembrokeshire only.

Snowdonia NPA has boundaries in Conwy and Gwynedd.

Definitions/Glossary

Additional affordable housing

Affordable housing provided through newbuild or through the purchase, leasing or conversion of existing units on or after 1st April 2007. This therefore excludes existing affordable units that have been renovated or refurbished, as they are not classed as being additional. Where there was a net loss of affordable units over the year, this was recorded as zero. For example, if two self contained flats in one property were converted into one family home, the number of additional units is zero as there has been a reduction in the number of affordable units.

Conversions

When one unit is changed into multiple units or multiple units are changed into one. For example, where one family house is converted into shared accommodation for three occupants, the number of additional units is two.

Delivered

Means that the unit is completed and is available for occupation.

Extra care (sheltered housing)

Offers more support to residents than other retirement housing but allows them to retain more independence than moving to a care home. Residents still live in self-contained flats but meals may be provided, either in the flat or a shared dining room, and care staff are often available to provide personal care.

General needs

Self-contained units that are not reserved for specific client groups. Properties adapted for use for people with disabilities were included here if no additional services or support were provided as part of the terms of occupancy.

Granted Planning Permission

Refers to final detailed (i.e. not outline) planning permissions granted during the year. Granted Planning Permission will mean that a section 106 agreement has already been signed.

Housing unit

Self-contained dwelling which provides a minimum of one habitable room, with exclusive use of a kitchen, bathroom/shower, sink and toilet.

NB: In shared housing, a unit will relate to the number of bed spaces or bedrooms provided exclusively for use by the occupant, or family in the case of hostels or refuges. For example, one house may provide supported accommodation for three occupants – each occupant has exclusive use of a bedroom and shares lounge, kitchen and bathroom facilities. This was counted as three units. Bedrooms used exclusively by staff were not counted.

Intermediate rented housing

Where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for example Homebuy). Intermediate housing differs from low cost market housing, which the Assembly Government does not consider to be affordable housing for the purpose of the land use planning system.

Planned

This refers to any additional affordable housing units which are currently being developed, and are scheduled to be delivered during the financial year 2010-11.

Planning obligations (Section 106 agreements)

Arrangements to overcome obstacles which may otherwise prevent planning permission from being granted. May be used to offset negative consequences of development, to help meet local needs or to secure benefits which would make a development more sustainable.

Proposed

This refers to any additional affordable housing units which it is anticipated will be delivered during the financial year 2011-12.

Rural Exception Sites

Small scale housing site, within or adjoining existing rural settlements for the provision of affordable housing to meet local needs, which would not otherwise be allocated in the development plan.

Section 106 agreements

See 'Planning obligations'.

Shared Equity

This includes units where:

- a) the registered social landlord provides an equity loan to assist with the purchase of a property (e.g. through the Homebuy scheme);
- b) there is shared ownership between the occupant and the RSL (e.g. part ownership / part rent);
- c) there is any other low cost home ownership arrangement; and
- d) that are offered under 'neutral tenure' principles (where applicants can choose to rent or buy depending on individual circumstances) if the first occupancy is on equity sharing terms.

Sheltered Housing

Designed specifically for older people, commonly built in developments of about 20 to 40 self-contained flats or bungalows. There is almost always an alarm system linked to a 24-hour communication centre, which can summon help in an emergency, and usually a scheme manager (warden), who may live on site.

Social rented housing

Provided by local authorities and Welsh Registered social landlords where rent levels have regard to the Welsh Assembly Government's guideline rents and benchmark rents.

Supported Housing

There are many different types of supported accommodation to meet the needs of a wide range of people. Residents may have extra needs due to disability, their age or other reasons. The accommodation may have been specially adapted or designed to meet particular physical needs, or it may provide extra support through the use of wardens or other staff to help residents live independently.

Further information

Further information is available from the statistics web site:

<http://www.wales.gov.uk/statistics>

More detailed data will shortly become available on the StatsWales website:

www.statswales.wales.gov.uk

If you require any further information, contact details are as follows:

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SDR 182/2012

25 October 2012

Affordable Housing Provision in Wales, 2011-12

This annual Statistical Release presents information about the number of additional affordable housing units delivered across Wales during 2011-12, as well as how the planning system contributed to the provision of these housing units. The release also provides information on provision since 2007-08 and on the estimated future provision for 2012-13 and 2013-14. Further details are provided in the Key Quality Information section.

Affordable housing applies to housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers as defined in [Technical Advice Note \(TAN\) 2](#). The figures published in this release cover all additional affordable housing units (including general needs, supported housing, sheltered accommodation and extra care units), whether through new build, purchase, acquisition, leasing or conversion of existing dwellings. They do not take account of any loss of affordable housing stock through demolitions or sales during the year. In the case of conversions only the net gain will be included. The release also includes, for the first time, information on additional affordable housing delivered on land made available by other public bodies as well as by local authorities. Further information on definitions can be found in the Glossary at the end of the release.

This information is used to look at trends in the provision of additional affordable housing units over time. In May 2012 the Welsh Government [White Paper for Better Lives and Communities](#) proposed 'more action to increase the supply of new homes including the use of a range of innovative funding mechanisms' and set a target of 7,500 additional new affordable homes to be delivered during the term of Government. This information will be used to monitor the progress made towards this target as well as monitoring the commitments outlined in the ['National Housing Strategy - Improving Lives and Communities - Homes in Wales'](#) and the [Programme for Government 2011 -2016](#), which outlines the Welsh Government commitment to 'Continue to deliver funding for new affordable homes in Wales'.

Summary

- In 2011-12, local authorities reported 2,489 additional affordable housing units had been delivered across Wales. This is similar to the number delivered during 2010-11 and represents just over 1 per cent of all socially rented dwellings as at 31 March 2011.
- The majority (62 per cent) of the additional affordable housing units delivered during 2011-12 were funded with capital grants (Table 2a).
- Welsh Registered Social Landlords (RSLs) continued to make the largest contribution to additional affordable housing in Wales, however this has decreased to 79 per cent (1,954 units) of all additional affordable housing provision compared with 91 per cent (2,261 units) during 2010-11 (Table 3).
- During 2011-12, 25 per cent of all additional affordable housing units delivered were through planning obligations (624 units in total).
- A total of 426 affordable housing units were delivered on land made available by the public sector during 2011-12, around two thirds of which was on land made available by local authorities.

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Next update: October 2012 (provisional)

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Llywodraeth Cymru
Welsh Government

Wider Context

The gap between house prices and earnings can make it more difficult for those attempting to enter the housing market for the first time, particularly those with low earnings or without access to large deposits.

The total number of dwellings in Wales at 31 March 2011 was estimated to be 1.35 million, an increase of 6 per cent since 2000-01¹. The tenure pattern of dwellings has changed over this period, with the private sector (owner-occupied² and privately rented dwellings) expanding and socially rented housing declining. The number of privately rented dwellings in particular has increased and by 31 March 2011 accounted for 14 per cent of all dwellings compared with 8 per cent in 2000-01. In the social sector, whilst it is estimated the number of dwellings rented from local authorities has decreased by more than half since 2000-01, the number rented from Registered Social Landlords (RSLs) has more than doubled over the same period. Overall though, there has been a general fall in proportion of social sector dwellings which were estimated to account for 16 per cent of all dwellings at 31 March 2011 compared with 19 per cent in 2000-01.

The Holmans Report³ published in 2010, provided estimates of current and projected housing need and demands for Wales between 2006 and 2026. The report estimated that 284,000 additional homes are required in Wales between 2006 and 2026, of which 183,000 are market sector and 101,000 are non-market. This equates to an annual average of 14,200 dwellings, of which 5,100 would be non-market properties such as affordable housing units.

Whilst no information is collected on the number of affordable housing units demolished, between the start of the additional affordable housing data collection in April 2007 and 31 March 2011⁴, a total of 593 dwellings of all tenures were demolished across Wales.

Between 1 April 2007 and 31 March 2012, 1,598 socially rented dwellings were sold via the Right to Buy (RTB) and Right to Acquire (RTA) schemes. A further 1,231 were sold via voluntary and other schemes. The voluntary and other sales include properties purchased under Homebuy, shared ownership, flexible tenure for the elderly and extra care options. Homes sold under the RTB and the RTA schemes (and other similar programmes) are a form of low cost home ownership and are an additional way of meeting housing need. Local authorities or their agents and RSLs, have the right to buy back dwellings sold via RTB and RTA when the first owners sell.

¹ Stock estimates for Wales have been revised back to 1991-92 following a rebasing of the estimates using information from the 2001 Population Census – see Key Quality Information Section

² Includes intermediate tenures and other tenures not socially or privately rented.

³ Housing Need and Demand in Wales 2006 to 2026, Holmans and Monk, 2010

⁴ <http://wales.gov.uk/topics/housingandcommunity/research/housing/needanddemand/?lang=en>

⁴ Data covering the number of dwellings demolished between 1 April 2011 and 31 March 2012 will be published in February 2013.

Additional Affordable Housing Delivered

Between 1 April 2011 and 31 March 2012, a total of 2489 additional affordable housing units were delivered across Wales which represents a third (33 per cent) of the target of 7,500 additional affordable homes to be delivered during the current Government term.

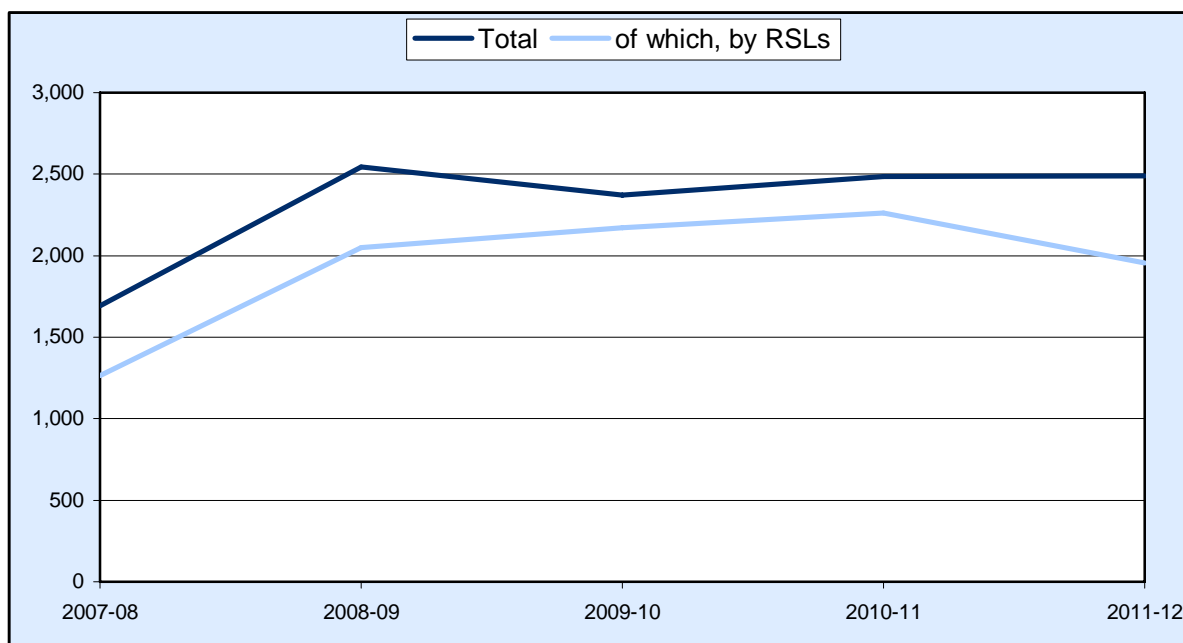
Over the 5 years between 1 April 2007 and 31 March 2012, a cumulative total of 11,580 additional affordable housing units were delivered across Wales.

Welsh Registered Social Landlords (RSLs) have made the largest impact, delivering 84 per cent (9,700 units) of all the additional affordable housing since 1 April 2007.

Whilst the overall level of additional affordable housing provision in 2011-12 remained relatively unchanged compared to the previous year, the proportion delivered by RSLs has dropped from 91 per cent to 79 per cent. This fall may be affected by the decrease in the availability of capital grants funding and reflects the general fall in the level of new house building by RSLs during 2011-12 when the number of new houses completed by RSLs decreased by 16 per cent compared with an increase of 5 per cent in private sector completions. It is too early to tell whether this indicates a change in trend, however any increase in new house building completions may result in an increase in additional affordable housing units being delivered through section 106 planning agreements⁵. Activity by local authorities in bringing empty private sector housing back into occupation during the year may also have resulted in the provision of some additional affordable housing.

It is estimated, by local authorities, that a further 2,200 affordable housing units are planned for delivery during 2012-13 and 2,145 housing units are proposed for delivery during 2013-14. However these figures are estimates and may be subject to change so should be treated with caution. Further information is provided in the 'Accuracy' section of the Key Quality Information.

Chart 1 - Additional affordable housing delivered in Wales (a)



Source: Affordable Housing Provision data collection, Welsh Government

(a) Information taken from returns from local authorities and Welsh Registered social landlords (RSLs) detailing all additional affordable housing delivered, planned or proposed.

⁵ Section 106 agreements are arrangements to overcome obstacles which may otherwise prevent planning permission from being granted and may be used, where justified, to achieve the development and use of land in a way that contributes to meeting the identified need for affordable housing.

Table 1 - Additional affordable housing provision in Wales, 2007-08 to 2013-14 (a)

						<i>Numbers</i>	
	2007-08	2008-09	Delivered:			Planned (b)	Proposed (b)
			2009-10	2010-11	2011-12	2012-13	2013-14
Isle of Anglesey	77	116	79	85	49	112	26
Gwynedd	85	93	53	110	37	70	53
Conwy	26	49	60	76	32	63	166
Denbighshire	78	134	87	154	60	51	20
Flintshire	61	74	24	115	71	42	134
Wrexham	73	10	41	83	95	41	172
Powys	41	55	56	27	38	92	11
Ceredigion	45	34	38	47	176	114	130
Pembrokeshire	82	67	123	105	26	48	99
Carmarthenshire	86	80	186	86	92	55	23
Swansea	102	299	124	104	297	281	214
Neath Port Talbot	35	81	138	100	83	142	141
Bridgend	127	110	101	140	120	90	110
The Vale of Glamorgan	18	11	68	140	48	101	94
Cardiff	256	459	488	362	417	204	239
Rhondda Cynon Taf	89	117	103	86	40	137	83
Merthyr Tydfil	21	50	65	73	31	79	28
Caerphilly	95	203	170	160	108	138	111
Blaenau Gwent	11	70	33	75	122	42	0
Torfaen	99	71	92	88	92	31	132
Monmouthshire	76	101	26	167	191	114	113
Newport	109	259	215	103	264	153	46
Wales	1,692	2,543	2,370	2,486	2,489	2,200	2,145
Of which, total delivered in:							
Snowdonia National Park	6	14	16	8	5	35	20
Pembrokeshire National Park	8	15	12	3	0	3	0
Brecon Beacons National Park	16	25	35	20	27	42	28
Total National Parks	30	54	63	31	32	80	48
Total outside National Parks	1,662	2,489	2,307	2,455	2,457	2,120	2,097
Wales	1,692	2,543	2,370	2,486	2,489	2,200	2,145

Source: Affordable Housing Provision data collection, Welsh Government

(a) Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas.

(b) The figures shown cover planned and proposed provision across all tenures and will include provision by RSLs as well as local authorities and the private sector. Figures for these years are estimates and may be subject to change when reported as 'Delivered' in future years.

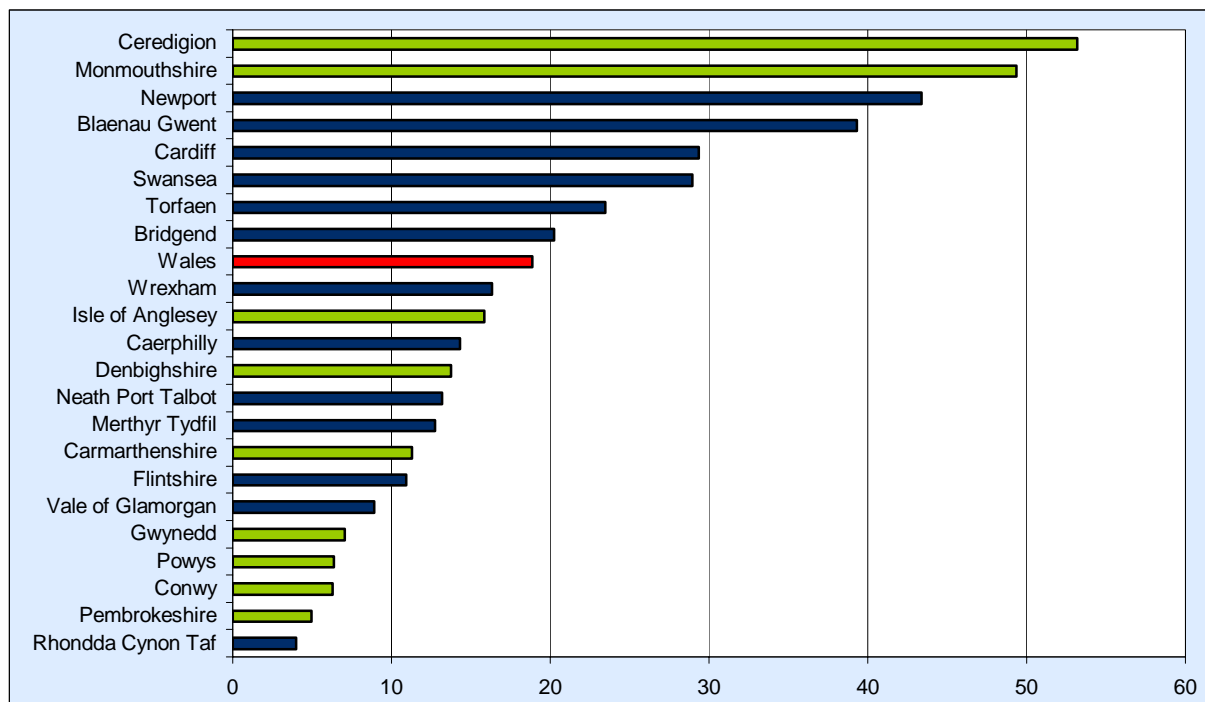
In 2011-12, 2,489 additional affordable homes were delivered in Wales. This is similar to the number delivered during 2010-11 but 5 per cent more than during 2009-10. During 2011-12 the number of new dwellings completed also remained at a very similar level to the previous year increasing by just 1 per cent. Over recent years completions by RSLs, which deliver the largest proportion of affordable housing provision, have been rising, however, during 2011-12 they decreased by 16 per cent which may be affected by the decreasing availability of capital grants funding.

Between 2007-08 and 2008-09 the rate of additional affordable housing delivery across Wales as a whole increased from 13.2 units per 10,000 households to 19.6. The rate of delivery decreased during 2009-10 to 18.1 units per 10,000 households but increased slightly to 18.9 during both 2010-11 and 2011-12.

Provision of affordable housing within National Park areas has remained virtually unchanged from last year and is similar to the level seen in 2007-08. In 2011-12, provision within National Park areas made up 1.3 per cent of the total provision across Wales.

Additional affordable housing includes those housing units leased to provide accommodation for homeless families where the lease is for more than a year. In 2011-12 the number of such housing units delivered more than doubled to 423 units, from 209 units in 2010-11.

Chart 2 - Rate of additional affordable housing units delivered per 10,000 households, by local authority area, 2011-12 (a)(b)



Source: Affordable Housing Provision data collection, Welsh Government

- (a) Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas.
- (b) 2010 Household estimates produced by the Welsh Government are used in this release to calculate the rate of affordable housing provision. These estimates are available at the following link: <http://wales.gov.uk/topics/statistics/headlines/housing2011/111006/?lang=en>

Note: Authorities classified as rural authorities are shown in green and those classified as urban are shown in blue. A list of the different authorities within each classification group is provided in the key quality information section of this release.

The largest number of affordable housing units delivered in Wales during 2011-12 was in Cardiff at 417 units (17 per cent). However, when considering the number of households in each area, Ceredigion had the highest delivery rate at 53.2 units per 10,000 households. The high delivery rate in Ceredigion has been influenced by grant funding from the Welsh Government and the availability of additional funding from the RSL sector working closely with the local authority.

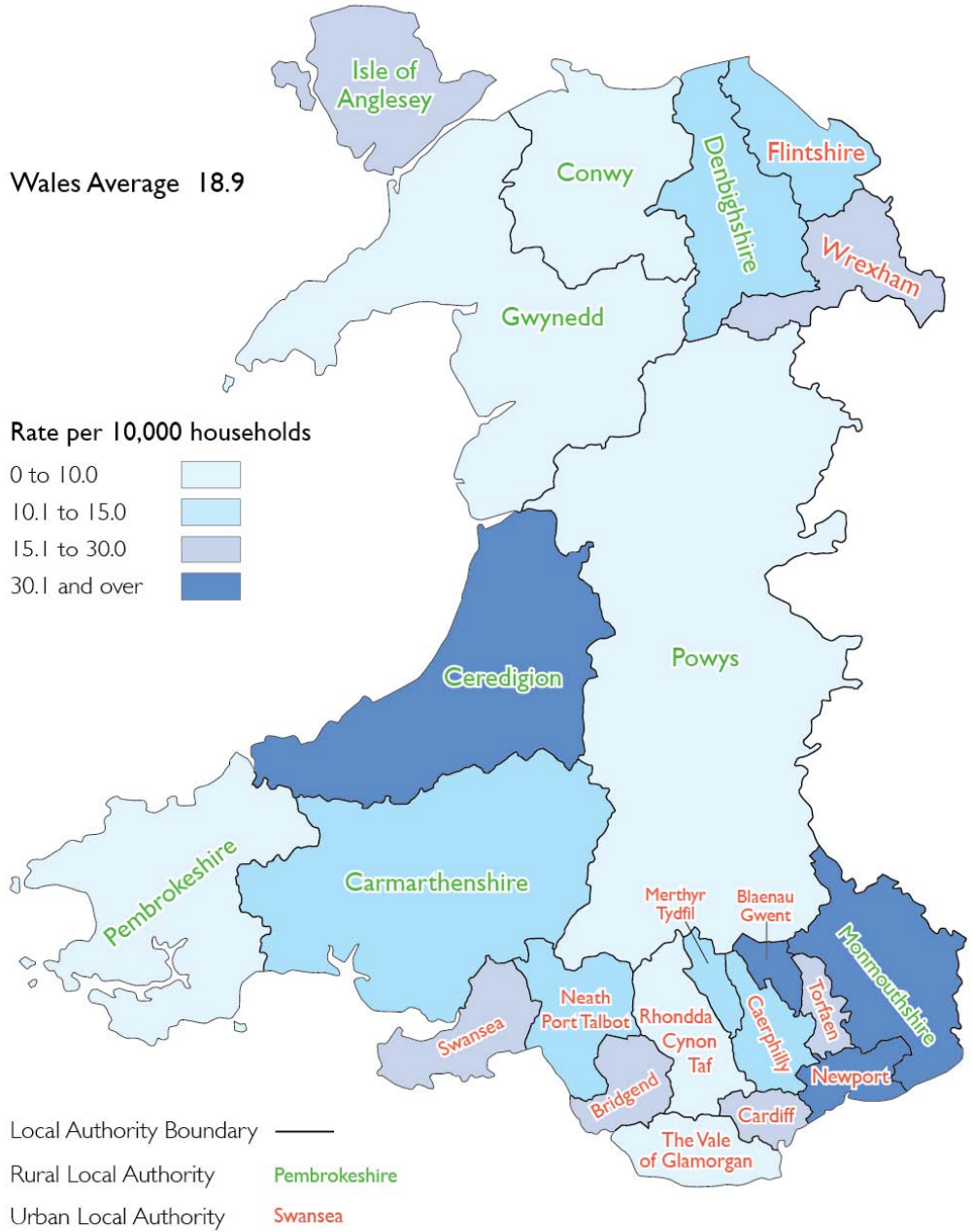
Pembrokeshire delivered the lowest number of affordable housing units at just 26 units (1 per cent) and had the second lowest delivery rate (4.9 units per 10,000 households) after Rhondda Cynon Taf where the rate was just 4.0 per 10,000 households (Map 1).

At a local authority level, there was a fairly even split with provision decreasing in 12 authorities during 2011-12, but increasing in the other 10 authorities. However it should be taken into account that each local authority sets an affordable housing target and this will influence provision.

Within the National Park areas, the highest number of additional affordable housing units continues to be delivered in Brecon Beacons in 2011-12 (27 out of 32 units), with no affordable housing delivered in Pembrokeshire National Park during the period. The level of provision however will also be influenced by each National Parks affordable housing target.

Affordable Housing Provision

Map 1: Rate of additional affordable housing delivered during 2011-12 per 10,000 households



Cartographics ML/52/12.13

Table 2a - Additional affordable housing delivered by funding source and local authority area, 2011-12 (a)

	<i>Numbers</i>		
	Delivered:		
	Total	With capital grant funding	Without capital grant funding
Isle of Anglesey	49	39	10
Gwynedd	37	21	16
Conwy	32	20	12
Denbighshire	60	47	13
Flintshire	71	44	27
Wrexham	95	85	10
Powys	38	37	1
Ceredigion	176	96	80
Pembrokeshire	26	18	8
Carmarthenshire	92	57	35
Swansea	297	250	47
Neath Port Talbot	83	47	36
Bridgend	120	91	29
The Vale of Glamorgan	48	36	12
Cardiff	417	134	283
Rhondda Cynon Taf	40	23	17
Merthyr Tydfil	31	31	0
Caerphilly	108	52	56
Blaenau Gwent	122	107	15
Torfaen	92	68	24
Monmouthshire	191	57	134
Newport	264	188	76
Wales	2,489	1,548	941
Of which, total delivered in:			
Snowdonia National Park	5	0	5
Pembrokeshire National Park	0	0	0
Brecon Beacons National Park	27	26	1
Total National Parks	32	26	6
Total outside National Parks	2,457	1,522	935
Wales	2,489	1,548	941

Source: Affordable Housing Provision data collection, Welsh Government

(a) Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas.

The availability of capital grant funding via the Social Housing Grant (SHG), Recycled Capital Grant (RCG) and the Strategic Capital Investment Fund (SCIF) impacts on the ability of all providers, but particularly RSLs, to deliver additional affordable housing across Wales.

During 2011-12, 62 per cent of all additional affordable housing (1,548 units) was delivered with capital grant funding compared with 86 per cent during 2010-11 (2,127 units). Furthermore in only one authority was all additional affordable housing delivered with capital grant funding, whilst this was the case in four authorities during 2010-11.

Inside the National Parks, 81 per cent of all affordable housing was funded by capital grant, all of which was delivered in the Brecon Beacons national Park. There was no additional affordable housing delivered in Pembrokeshire National Park whilst within Snowdonia National Park all the affordable housing delivered was without capital grant funding during 2011-12.

Table 2b - Additional affordable housing provision planned and proposed by funding source and local authority area, 2012-13 and 2013-14 (a)

	<i>Numbers</i>					
	2012-13, Planned (b)			2013-14, Proposed (b)		
	Total	With capital grant funding	Without capital grant funding	Total	With capital grant funding	Without capital grant funding
Isle of Anglesey	112	108	4	26	26	0
Gwynedd	70	56	14	53	37	16
Conwy	63	60	3	166	125	41
Denbighshire	51	45	6	20	18	2
Flintshire	42	18	24	134	84	50
Wrexham	41	14	27	172	122	50
Powys	92	69	23	11	11	0
Ceredigion	114	35	79	130	51	79
Pembrokeshire	48	48	0	99	99	0
Carmarthenshire	55	0	55	23	5	18
Swansea	281	266	15	214	158	56
Neath Port Talbot	142	100	42	141	99	42
Bridgend	90	63	27	110	81	29
The Vale of Glamorgan	101	35	66	94	37	57
Cardiff	204	148	56	239	215	24
Rhondda Cynon Taf	137	107	30	83	69	14
Merthyr Tydfil	79	79	0	28	19	9
Caerphilly	138	116	22	111	81	30
Blaenau Gwent	42	42	0	0	0	0
Torfaen	31	31	0	132	82	50
Monmouthshire	114	38	76	113	41	72
Newport	153	61	92	46	7	39
Wales	2,200	1,539	661	2,145	1,467	678
Of which, total delivered in:						
Snowdonia National Park	35	32	3	20	20	0
Pembrokeshire National Park	3	3	0	0	0	0
Brecon Beacons National Park	42	14	28	28	19	9
Total National Parks	80	49	31	48	39	9
Total outside National Parks	2,120	1,490	630	2,097	1,428	669
Wales	2,200	1,539	661	2,145	1,467	678

Source: Affordable Housing Provision data collection, Welsh Government

(a) Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas.

(b) Figures for these years are estimates and may be subject to change when reported as 'Delivered' in future years.

Further information is provided in the 'Accuracy' section of the Key Quality Information.

Local authorities estimate that provision of additional affordable housing will decrease slightly over the next two years. Whilst the provision of additional affordable housing in 2011-12 was relatively unchanged compared with the previous year, the use of capital funding to deliver additional affordable housing was substantially lower than previous years at 62 per cent. This may be because Social Housing Grant funding, which is the main component of capital grants funding, fell during 2011-12, however, local authorities estimate that the use of capital grant funding will increase to 70 per cent during 2012-13 and remain at around this level (68 per cent) during 2013-14.

It should also be noted that the figures provided for 2012-13 and 2013-14 are only local authority estimates and may change when reported as 'Delivered' in future years.

Table 3 - Additional affordable housing delivered by Welsh Registered Social Landlords, by local authority area (a)

	<i>Numbers</i>				
	Delivered:				
	2007-08	2008-09	2009-10	2010-11	2011-12
Isle of Anglesey	33	39	79	85	49
Gwynedd	49	40	53	81	21
Conwy	19	31	57	76	32
Denbighshire	26	73	81	154	60
Flintshire	43	74	24	115	55
Wrexham	33	4	36	83	95
Powys	34	55	56	27	38
Ceredigion	30	6	3	25	96
Pembrokeshire	82	67	123	105	26
Carmarthenshire	86	80	48	72	92
Swansea	88	297	124	104	297
Neath Port Talbot	27	81	135	100	83
Bridgend	127	109	101	140	120
Vale of Glamorgan	18	11	68	140	48
Cardiff	161	393	487	294	166
Rhondda Cynon Taf	70	81	103	80	40
Merthyr Tydfil	11	42	65	73	31
Caerphilly	92	185	170	160	108
Blaenau Gwent	10	52	33	75	122
Torfaen	61	62	92	88	75
Monmouthshire	54	96	19	81	89
Newport	109	172	215	103	211
Wales	1,263	2,050	2,172	2,261	1,954
Of which, total delivered in:					
Snowdonia National Park	6	10	16	5	0
Pembrokeshire National Park	8	15	12	3	0
Brecon Beacons National Park	16	25	35	20	27
Total National Parks	30	50	63	28	27
Total outside National Parks	1,233	2,000	2,109	2,233	1,927
Wales	1,263	2,050	2,172	2,261	1,954

Source: Affordable Housing Provision data collection, Welsh Government

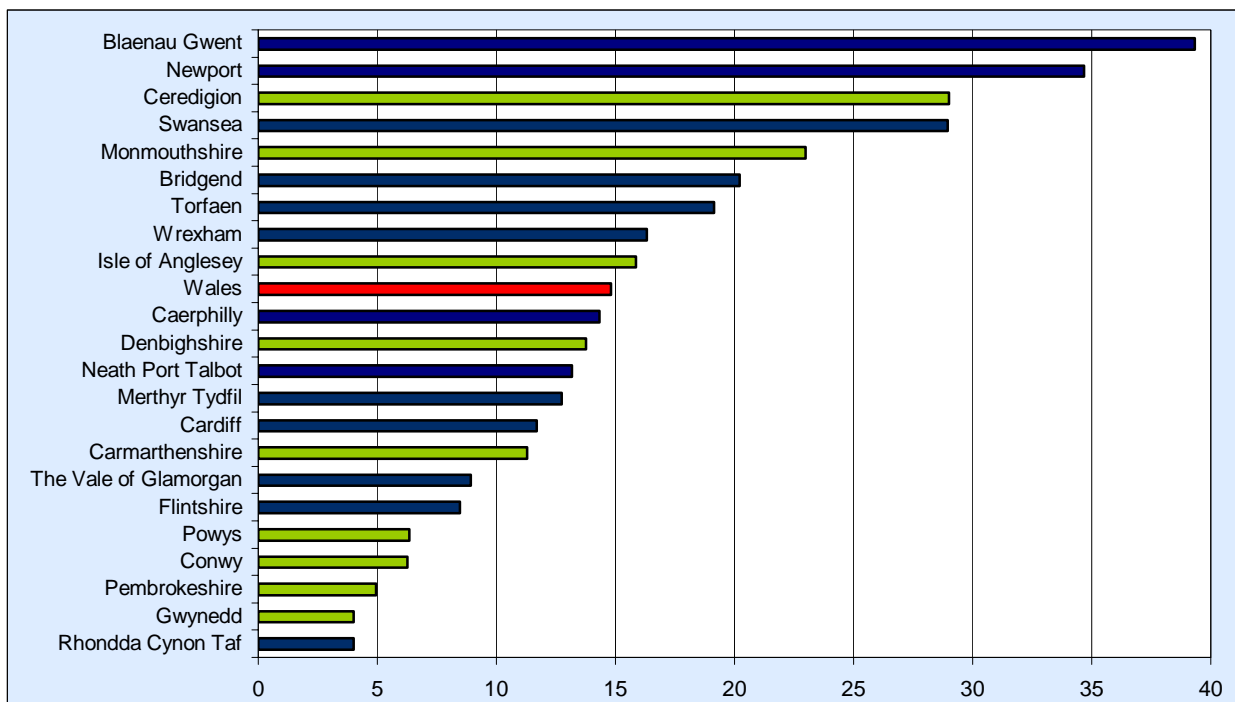
(a) Information taken from returns from Registered Social Landlords, detailing all additional affordable housing delivered/anticipated within the local authorities in which they operate.

Welsh Registered Social Landlords (RSLs) continue to make the largest contribution delivering over three quarters of all additional affordable housing in Wales. Furthermore, over the five years from 2007-08 to 2011-12 they were responsible for 84 per cent of all additional affordable housing delivered.

The proportion delivered by RSLs grew during 2008-09 and 2009-10 before leveling off at 91 per cent in 2010-11. However, whilst the overall number of additional affordable housing units delivered in 2011-12 remained relatively unchanged, the proportion delivered by the RSL sector fell back to 79 per cent, just above the level seen in 2007-08.

Welsh RSLs delivered all of the additional affordable housing in 15 of the 22 local authorities across Wales and in a further 5 they delivered more than half. Whilst RSLs delivered all the additional affordable housing in 6 of the 11 authorities that have transferred their housing stock to RSLs, in some transfer authorities such as Monmouthshire, Ceredigion and Gwynedd, RSLs were only responsible for around half of the provision (47 per cent, 55 per cent and 57 per cent respectively).

Chart 3 - Rate of additional affordable housing units delivered by Welsh Registered Social Landlords per 10,000 households, by local authority area, 2011-12 (a)(b)



Source: Affordable Housing Provision data collection, Welsh Government

- (a) Information taken from returns from Welsh Registered social landlords (RSLs) detailing all additional affordable housing provided.
- (b) 2010 Household estimates produced by the Welsh Government are used in this release to calculate the rate of affordable housing provision. These estimates are available at the following link: <http://wales.gov.uk/topics/statistics/headlines/housing2011/111006/?lang=en>

Note: Authorities classified as rural authorities are shown in green and those classified as urban are shown in blue. A list of the different authorities within each classification group is provided in the key quality information section of this release.

During 2011-12, RSLs delivered 14.8 additional affordable housing units per 10,000 households across Wales.

The highest rate of additional affordable housing delivery by RSLs during 2011-12 was in Blaenau Gwent at 39.3 units per 10,000 households and the lowest was in Rhondda Cynon Taf at 4.0 units per 10,000 households. It is noticeable that when comparing the order of the authorities in Chart 3 with those in Chart 2, which shows the rates for all additional affordable housing delivered, the biggest change was seen in Monmouthshire, as less than half the additional affordable housing delivered there was provided by RSLs.

Table 4 - Additional affordable housing delivered by Welsh Registered Social Landlords, by tenure and local authority area, 2011-12 (a)

	<i>Numbers</i>			
	Total	Social rented	Intermediate rented	Shared equity
Isle of Anglesey	49	43	6	0
Gwynedd	21	21	0	0
Conwy	32	12	2	18
Denbighshire	60	47	8	5
Flintshire	55	37	8	10
Wrexham	95	83	8	4
Powys	38	38	0	0
Ceredigion	96	96	0	0
Pembrokeshire	26	0	26	0
Carmarthenshire	92	39	40	13
Swansea	297	221	41	35
Neath Port Talbot	83	32	15	36
Bridgend	120	90	27	3
The Vale of Glamorgan	48	24	24	0
Cardiff	166	64	99	3
Rhondda Cynon Taf	40	28	0	12
Merthyr Tydfil	31	21	10	0
Caerphilly	108	27	56	25
Blaenau Gwent	122	100	18	4
Torfaen	75	44	10	21
Monmouthshire	89	74	8	7
Newport	211	119	88	4
Wales	1,954	1,260	494	200
<i>of which, total delivered in:</i>				
Snowdonia National Park	0	0	0	0
Pembrokeshire National Park	0	0	0	0
Brecon Beacons National Park	27	26	0	1
Total National Parks	27	26	0	1
Total outside National Parks	1,927	1,234	494	199
Wales	1,954	1,260	494	200

Source: Affordable Housing Provision data collection, Welsh Government

(a) Information taken from returns from Registered Social Landlords, detailing all additional affordable housing delivered within the local authorities in which they operate.

The majority of affordable housing provision by Welsh RSLs during 2011-12 was socially rented housing units (1,260 units), accounting for 64 per cent. This includes homes built or acquired by other organisations and sold to RSLs. This represents around half of all additional housing delivered by all providers.

RSLs provide shared equity units for those who are not eligible for social housing, but who cannot afford to buy or rent a property on the open market. A further affordable housing option is intermediate rented properties where the rents are above those of social rents, but below market housing rents. During 2011-12, the proportion of shared equity units decreased to 10 per cent (200 units) of all RSL provision of additional affordable housing compared with 15 per cent (349 units) during 2010-11. The level of provision of intermediate rented properties however increased over the year and represented a quarter (494 units) of all RSL provision during 2011-12 compared with just 4 per cent (95 units) during 2010-11.

Inside the National Park areas 96 per cent (26 units) of all affordable housing delivered by Welsh RSLs during 2011-12 were socially rented units and 1 unit (4 per cent) was a shared equity unit which was delivered in Brecon Beacons National Park.

Table 5 - Additional affordable housing delivered through planning obligations and on affordable housing exception sites, by local authority area, 2011-12 (a)

	<i>Numbers</i>			
	Delivered:		Granted planning permission:	
	Through planning obligations	On housing exception sites	Through planning obligations	On housing exception sites
Isle of Anglesey	6	0	11	0
Gwynedd	30	21	40	13
Conwy	12	2	6	2
Denbighshire	42	0	58	0
Flintshire	16	0	130	0
Wrexham	23	0	42	0
Powys	8	0	62	0
Ceredigion	80	0	41	0
Pembrokeshire	8	4	18	0
Carmarthenshire	24	0	38	4
Swansea	78	0	4	0
Neath Port Talbot	11	15	0	15
Bridgend	30	0	92	0
The Vale of Glamorgan	9	0	75	0
Cardiff	44	0	87	0
Rhondda Cynon Taf	7	0	100	0
Merthyr Tydfil	0	0	15	0
Caerphilly	10	0	22	0
Blaenau Gwent	0	0	0	0
Torfaen	0	0	8	0
Monmouthshire	0	0	95	14
Newport	183	0	37	0
Total Local Authorities	621	42	981	48
Snowdonia National Park	3	1	6	0
Pembrokeshire National Park	0	0	19	0
Brecon Beacons National Park	0	0	25	8
Total National Parks	3	1	50	8
Total Wales	624	43	1,031	56

Source: Affordable Housing Provision data collection, Welsh Government

(a) Housing units delivered through planning obligations cannot be summed with those delivered on rural exceptions sites, as a housing unit may be delivered through planning obligations and be on a rural exception site.

The above table shows the number of additional affordable housing units that were granted planning permission through planning obligations (section 106 agreements) and on affordable housing exception sites as well as the number that were delivered, irrespective of when planning permission was granted. It should be noted that additional affordable housing units delivered or granted planning permission through planning obligations may or may not be on affordable housing exception sites.

In 2011-12, the total number of additional affordable housing units delivered through planning obligations (section 106 agreements) fell to 624 units. Of these, less than 1 per cent (3 units) were delivered in the National Parks.

In 2011-12, the number of additional affordable housing units delivered on affordable housing exception sites also fell, decreasing from 75 in 2010-11 to 43 units, the majority of which were delivered, as previously, in Gwynedd. The number delivered in National Parks has also decreased resulting in only 1 unit being delivered on housing exception sites within National Parks. Such changes may be affected by the Welsh Government publishing the [Technical Advice Note 6 – Planning for Sustainable Rural Communities](#) in July 2010 as this provided further guidance on how policy and guidance relating to affordable housing can be taken forward in rural areas.

Whilst the number of additional affordable housing units delivered through planning obligations decreased during 2011-12 the number which were granted planning permission increased by 9 per cent to 1,031 units compared with 2010-11, but this was still less than half the number of housing units that were granted planning permission in 2009-10. The National Parks have however seen a decrease of around 40 per cent in the number of housing units granted planning permission during 2011-12 compared with the previous year, falling from 84 units in 2010-11 to 50 units in 2011-12, the lowest number recorded since 2008-09.

The number of affordable housing units granted planning permission to be built on affordable housing exception sites has fallen to 56 housing units in 2011-12. The number granted permission in National Parks has also fallen by well over three quarters from 48 units in 2010-11 to 8 units in 2011-12. Those granted permission in National Parks represent 14 per cent of all housing units granted permission to be built on affordable housing exception sites compared with over half (59 per cent) the year before.

Generally there has been a reduction in the number of planning applications recently, possibly due to the current housing market, which of course will affect the number of applications granted planning permission.

Table 6 - Additional affordable housing delivered on land made available by the public sector

	<i>Numbers</i>		
	2011-12		
	Total	With capital grant funding	Without capital grant funding
Local authority land	280	245	35
Other public sector land (b)	146	146	0
All public sector land	426	391	35

Source: Affordable Housing Provision data collection, Welsh Government

(a) Information taken from returns from local authorities detailing all additional affordable housing provided within their respective areas.

(b) Other public sector bodies include the Welsh Government and Welsh Government sponsored bodies, other central government departments, health authorities and police, fire and rescue services/authorities. Further details are provided in the Glossary towards the end of the release.

The above table shows the extent to which the public sector, including local authorities, is releasing their own land for the purpose of providing additional affordable housing. During 2011-12, the majority (66 per cent) of the 426 units were delivered on land made available by local authorities across Wales. A further 146 units (34 per cent) were delivered on land made available by other public sector bodies. Around 88 per cent of the units on local authority land and all of those on land released by other public sector bodies were delivered with capital grant funding.

The highest proportion of units delivered on local authority land were in Cardiff (38 per cent), followed by Wrexham (27 per cent).

Only 4 of the 22 authorities reported any additional affordable housing units being delivered on land released by other public sector bodies and more than two thirds (70 per cent) of these were in Swansea, with a further 25 per cent in Newport.

Further details of the other public sector bodies included are provided in the Glossary towards the end of the release.

Key Quality Information

1. In addition to the information below, further information can be found in the [Housing Statistics Quality Report](#) which is available on our website.

Policy and Operational Context

2. Affordable housing applies to housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers as defined in [Technical Advice Note \(TAN\) 2](#) Planning And Affordable Housing (2006). This will include additional affordable housing units provided under schemes which may provide for stair casing to full ownership as long as there are secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing. Affordable housing will include social rented housing that is provided by local authorities and registered social landlords as well as intermediate housing where prices or rents are above those of social rent but below market housing prices or rents.
3. The collection was originally introduced to monitor the progress made towards the target to increase the supply of affordable homes in Wales by 6,500 by 2011 as set out in 'One Wales' the previous government strategy. In May 2012 the Welsh Government [White Paper for Better Lives and Communities](#) proposed 'more action to increase the supply of new homes including the use of a range of innovative funding mechanisms' and set a target of 7,500 additional new affordable homes to be delivered during the term of Government. This information will be used to monitor the progress made towards this target as well as monitoring the commitments in the '[National Housing Strategy - 'Improving Lives and Communities - Homes in Wales'](#)' and the [Programme for Government 2011 -2016](#), which is the current government strategy, outlining the Welsh Government commitment to increase the supply of affordable housing and states that the Welsh Government will confirm their actions are on track by measuring the number of additional affordable housing units delivered.
4. Local authorities set overall Affordable Housing targets in their Affordable Housing Delivery Statements in 2009 and are required to set targets in their Local Development Plans (LDPs) for affordable housing delivered through the planning system.

Data Source and Coverage

5. Information is collected annually via Excel spreadsheets which are downloaded from the Afon file transfer website which provides a secure method for users to submit data. Copies of the current additional affordable housing data collection forms are available at the following link: <http://wales.gov.uk/topics/statistics/about/data-collection/housing/affordable/?lang=en>
Further information on the data processing cycle can also be found in the [Housing Statistics Quality Report](#).
6. Data were collected from the 22 Local Authorities (LAs), 3 National Park Authorities (NPAs) and all Welsh Registered Social Landlords (RSLs), covering additional affordable housing across all tenures. All RSLs registered in England who operate in Wales were also contacted but all reported zero activity during 2011-12. The 2011-12 collection achieved a one hundred percent response rate.
7. The data was collected to determine not only how many additional affordable homes were delivered during the 2011-12 financial year, but also how many were planned and proposed for delivery in the 2012-13 and 2013-14 financial years. For the 2011-12 data collection RSLs were not required to provide figures for the number of additional affordable housing units planned for delivery during 2012-13 and proposed for delivery during 2013-14. The 'Planned' and 'Proposed' data shown in this release is based on information provided by local authorities only however this information covers all tenures and will include planned and proposed provision by RSLs as well as by local authorities and the private sector.

8. The figures in this release are based on additional affordable housing units and do not take account of any reduction of affordable housing stock however information has also been provided in this release on the number of demolitions across all tenures and the number of social housing sales between 1 April 2007 and 31 March 2012.
9. Additional affordable housing units delivered or planned/proposed include units leased to provide accommodation for homeless families where the lease extends over 1 year.
10. The data collection identified affordable homes/units provided through different tenures (social rented, intermediate rented and shared equity) as well as whether the units were delivered:
 - With capital grant funding (e.g. Social Housing Grant [SHG], Recycled Social Housing Grant (RCG), Strategic Capital Investment Fund [SCIF]);
 - on affordable housing exception sites or through planning obligations (Section 106 agreements); and
 - inside or outside National Park areas.
11. For the purposes of this data collection, housing provided through the following schemes and initiatives has been counted:
 - General Needs including Homebuy
 - Vulnerable Households and Extra Care
 - Mortgage Rescue
 - Strategic Capital Investment Fund (SCIF)
 - Section 106 New Build Units (committed and windfall)
 - Affordable Housing Exception Site Policy (inc. Community Land Trusts [CLTs])
 - Empty Homes initiatives
 - Leasing Schemes (leases of more than one year)
12. Additional affordable housing units are recorded as being delivered through planning obligations or on affordable housing exception sites, irrespective of when planning permission was granted.
13. Those additional affordable housing units delivered or granted planning permission through planning obligations may or may not be on affordable housing exception sites.
14. In 2011-12 local authorities were required to provide information for the first time on the number of additional affordable housing units which were delivered on land made available by other public sector bodies within the last five years as well as the number delivered on local authority land. The affordable units may or may not have been provided by means of a section 106 planning agreement. The land may have been sold at market value, at a discount, or transferred at nil cost. Other public sector bodies include the Welsh Government and Welsh Government sponsored bodies, other central government departments, health authorities and police, fire and rescue services/authorities. Further details are provided in the Glossary section of this release.

Users and Uses

15. This information is used to look at trends in the provision of additional affordable housing units over time. In May 2012 the Welsh Government [White Paper for Better Lives and Communities](#) proposed 'more action to increase the supply of new homes including the use of a range of innovative funding mechanisms' and set a target of 7,500 additional new affordable homes to be delivered during the term of Government. This information will be used to monitor the progress made towards this target as well as monitoring the commitments outlined in the '[National Housing Strategy - 'Improving Lives and Communities - Homes in Wales'](#)' and the [Programme for Government 2011 -2016](#), which outlines the Welsh Government commitment to 'Continue to deliver funding for new affordable homes in Wales'.

16. Local authorities and National Parks use the information to monitor local affordable housing delivery targets; develop their Local Housing Market Assessments; for effective cross-authority working on Affordable Housing issues and accurate benchmarking; for evidencing how housing demand is being met locally and for assessing future requirement and need in order to plan and allocate resources effectively.

More generally the information is used for:

- Monitoring housing trends
- Policy development
- Advice to Ministers
- Informing debate in the National Assembly for Wales and beyond
- Geographic profiling, comparisons and benchmarking.

There is a variety of users of these statistics including national and local government, researchers, academics and students. For further information on the users and uses please refer to the [Housing Statistics Quality Report](#).

Quality

17. The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods, and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

18. Official Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. They undergo regular quality assurance reviews to ensure that they meet customer needs. They are produced free from any political reference.
19. Welsh housing statistics adhere to the Welsh Government's [Statistical Quality Management Strategy](#), and this is in line with the European Statistical System's six dimensions of quality, as listed in Principle 4 of the Code of Practice for Official Statistics. Further detail on how these are adhered to can be found in the [Housing Statistics Quality Report](#), which covers the general principles and processes leading up to the production of our housing statistics. The report covers various topics including definitions, coverage, timeliness, relevance and comparability.
20. More detailed quality information relating specifically to additional affordable housing, which is not included in the quality report, is given below.

Comparability

21. The data collected from local authorities covering 2007-08 and 2008-09 did not include a breakdown by funding type. It is therefore not possible to compare the data for all additional affordable housing provision by funding source for those years with the data for 2009-10 onwards.

Accuracy

22. Figures entered for 'Planned 2011-12' and 'Proposed 2012-13' are data providers' best estimates and therefore may be subject to change when reported as 'Delivered' in future years. As an indication of the accuracy of the estimates provided, the number of additional affordable housing units

'Delivered' in 2011-12 were 4 per cent higher than the estimated number of units 'Planned' for delivery during 2011-12, as collected in 2011 and subsequently revised.

23. Prior to 2010-11, no validation of 'Planned' and 'Proposed' figures was undertaken therefore there may be slight discrepancies between the estimates provided by both the LAs and the Welsh RSLs for years prior to 2010-11 and so should be treated with caution. For the 2011-12 data collection RSLs were not required to report on the number of additional affordable housing units planned for delivery in 2012-13 and proposed for delivery in 2013-14. The 'Planned' and 'Proposed' data shown in this release is based on information provided by local authorities only however this information covers all tenures and will include planned and proposed provision by RSLs as well as by local authorities and the private sector.
24. Local authorities, National Parks and Welsh Registered Social Landlords completed data collection forms with built in guidance and primary validation. On receipt of the data collection forms, the data collection team carried out secondary validation and worked closely with the different types of data providers to ensure information provided was accurate and on a consistent basis. It should also be noted that local authorities, National Parks and Welsh RSLs also worked together to ensure accuracy of information. Copies of the data collection forms can be found on the website: <http://wales.gov.uk/topics/statistics/about/data-collection/housing/affordable/?lang=en>
25. Prior to introduction of this data collection, data providers were involved in the development of both the forms and the guidance through attendance at three regional events. These events ensured that data providers fully understood the guidance and provided information on a consistent basis.
26. We undertake a series of validation steps to ensure that the data is correct and consistent. Upon receipt of the data, we check that it is complete and internally consistent. We also check that the data is consistent with the number of new build units reported during the past year and resolve any queries with landlords. Next we compare the data on the number of additional affordable housing units delivered during the year as provided by local authorities with that provided by Registered Social Landlords. Where these figures do not correspond, we work with the data providers to make the data consistent. In a small number of cases, data providers are unable to make their data consistent within the timescale for publication. In these cases we use the combined figures provided by Registered Social Landlords, as well as any local authority and private developer activity, to make the final total for the local authority area. In such cases we keep the landlords informed that this will happen.

Revisions

27. This release contains the final data for 2011-12 financial year. However sometimes local authorities submit revised data in future years. If this happens, we will update the information in the following year's statistical release.
28. We follow the Welsh Government's statistical revisions policy, details of which are available at: <http://wales.gov.uk/topics/statistics/publications/revisions/?lang=en>

Accessibility

29. A full set of data including information by individual local authority and individual RSL back to 2007-08 is available to download from our StatsWales interactive website at the following link: <http://www.statswales.wales.gov.uk/ReportFolders/reportFolders.aspx>

Coherence with Other Statistics

30. The National Strategic Indicators for local government also collects information on affordable housing provision. The numerator for the indicator PLA/006 is the number of additional affordable housing units provided during the year. These figures do differ from those published within this release. Possible reasons for these differences may include use of a shorter version of the definition than what is used within this release and the fact that only local authorities provide data for the

National Strategic Indicators. As a result the validation processes for the two collections will differ. The data for the National Strategic Indicators can be found on the StatsWales website:
<http://www.statswales.wales.gov.uk/ReportFolders/reportFolders.aspx>

31. The Welsh Economy Research Unit (WERU) of Cardiff University also collects information on the provision of affordable housing which is published by Community Housing Cymru. The definitions used and coverage however are different to those used in this collection and the figures are not therefore not comparable. Also we currently do not have any information about the validation processes used in the WERU collection or the level of quality of the data.
32. Estimates of the total dwelling stock are calculated by the Welsh Government and are based on data from the population censuses. Stock estimates for Wales were previously revised back to 1991-92 following a rebasing of the estimates using information from the 2001 Population Census. For detailed methodology and quality information for dwelling stock estimates, please see the statistical first release:
<http://wales.gov.uk/topics/statistics/headlines/housing2012/120222/?lang=en>
33. The mid-2010 household estimates, used within this release to calculate rates, were produced by the Welsh Government. The household estimates are estimations of historic household numbers. They are produced by making assumptions about household size and composition and applying these assumptions to the mid-year population estimates. Further information can be found via the following link: <http://wales.gov.uk/topics/statistics/headlines/housing2011/111006/?lang=en>
34. The proportion of social housing stock managed by registered social landlords will have been influenced by the large scale voluntary transfers of local authority stock as shown below.

Local authority	Date of transfer	Registered social landlord
Bridgend	12 September 2003	Valleys to Coast
Rhondda Cynon Taf	10 December 2007	RCT Homes
Monmouthshire	17 January 2008	Monmouthshire Housing
Torfaen	01 April 2008	Bron Afon Community Housing
Conwy	29 September 2008	Cartrefi Conwy
Newport	09 March 2009	Newport City Homes
Merthyr Tydfil	20 March 2009	Merthyr Valleys Homes
Ceredigion	30 November 2009	Tai Ceredigion
Gwynedd	12 April 2010	Cartrefi Cymunedol Gwynedd
Blaenau Gwent	26 July 2010	Tai Calon Community Housing
Neath Port Talbot	05 March 2011	NPT Homes

Geographic areas

35. National Park Authorities (NPAs):
 - Brecon Beacons NPA** extends into areas of Blaenau Gwent, Caerphilly, Carmarthenshire, Merthyr Tydfil, Monmouthshire, Neath Port Talbot, Powys, Rhondda Cynon Taf and Torfaen.
 - Pembrokeshire Coast NPA** extends in to areas of Pembrokeshire only.
 - Snowdonia NPA** extends in to areas of Conwy and Gwynedd.
36. The local authority groupings used in the charts and maps are as follows:
 - Rural authorities:** Isle of Anglesey, Gwynedd, Conwy, Denbighshire, Powys, Ceredigion, Pembrokeshire, Carmarthenshire and Monmouthshire.
 - Urban authorities:** Rhondda Cynon Taff, Merthyr Tydfil, Caerphilly, Blaenau Gwent, Torfaen, Flintshire, Wrexham, Swansea, Neath Port Talbot, Bridgend, The Vale of Glamorgan, Cardiff and Newport.

Related Statistics for Other UK Countries

37. **England:**

England also publish a single statistical release on affordable housing and the latest published data can be found at:

<http://www.communities.gov.uk/publications/corporate/statistics/affordablehousing201011>

England use several data sources on gross affordable housing supply in their release including:

- The Homes and Communities Agency's Investment Management System (IMS),
- Homes and Communities Agency figures on affordable homes delivered through the Property and Regeneration Programme, First Time Buyers Initiative (FTBi), London Wide Initiative (LWI) and the housing Private Finance Initiative;
- The Housing Strategy Statistical Appendix (HSSA) submitted to the Department for Communities and Local Government by Local Authorities;
- P2 quarterly house building return submitted to the Department for Communities and Local Government by Local Authorities;
- P1B social housing sales returns submitted to the Department for Communities and Local Government by Local Authorities.

The definition of affordable housing in England is comparable to that in Wales being the sum of social rent, intermediate rent and low cost home ownership. New affordable homes are defined as additional housing units (or bed spaces) provided to specified eligible households whose needs are not met by the market. The scope and coverage of the affordable housing statistics presented for England are conceptually similar to those presented in this release and show the gross annual supply of affordable homes across England, which includes new build and acquisitions from the private sector but does not take account of losses through demolitions or sales.

38. **Scotland:**

Data on all new build dwellings started and completed by Local Authorities and Registered Social Landlords (housing associations) in Scotland is available at :

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

The Scottish Government do not publish a single release of data relating to all additional affordable housing. Data on local authority new building are provided by quarterly returns from councils and data on new housing provided by housing associations are drawn from data on the administration of housing support grants. This includes properties built for social rent and low cost home ownership. Tables are also published on conversions, but these do not separately identify additions to the local authority or housing association stock.

39. **Northern Ireland:**

The Department for Social Development in Northern Ireland publishes an annual compendium on housing statistics which is available at:

http://www.dsdni.gov.uk/index/stats_and_research/stats-publications/stats-housing-publications/housing_stats.htm

This includes tables on new build completions by housing associations and in the social rented sector and information on co-ownership sales (the equivalent of low cost home ownership HomeBuy schemes in Great Britain).

Glossary

Affordable Housing Exception Sites

Small housing site, within or adjoining existing rural settlements for the provision of affordable housing to meet local needs, which would not otherwise be allocated in the development plan. Prior to July 2010 these were known as 'rural exceptions sites'.

Additional affordable housing

Affordable housing provided through newbuild or through the purchase, leasing or conversion of existing units on or after 1st April 2007. This therefore excludes existing affordable units that have been renovated or refurbished, as they are not classed as being additional. Where there was a net loss of affordable units over the year, this was recorded as zero. For example, if two self-contained flats in one property were converted into one family home, the number of additional units is zero as there has been a reduction in the number of affordable units.

Capital Grants Funding

Capital Grants Funding includes Social Housing Grant (SHG), any recycled Social Housing Grant (RCG) or strategic Capital Investment Fund (SCIF) but excludes those housing units funded from other sources.

Conversions

When one unit is changed into multiple units or multiple units are changed into one. For example, where one family house is converted into shared accommodation for three occupants, the number of additional units is two.

Delivered

Means that the unit is completed and is available for occupation.

Extra care (sheltered housing)

Offers more support to residents than other retirement housing but allows them to retain more independence than moving to a care home. Residents still live in self-contained flats but meals may be provided, either in the flat or a shared dining room and care staff are often available to provide personal care.

General needs

Self-contained units that are not reserved for specific client groups. Properties adapted for use for people with disabilities were included here if no additional services or support were provided as part of the terms of occupancy.

Granted Planning Permission

Refers to final detailed (i.e. not outline) planning permissions granted during the year. Granted Planning Permission will mean that a section 106 agreement has already been signed.

Housing unit

Self-contained dwelling which provides a minimum of one habitable room, with exclusive use of a kitchen, bathroom/shower, sink and toilet.

NB: In shared housing, a unit will relate to the number of bed spaces or bedrooms provided exclusively for use by the occupant or family in the case of hostels or refuges. For example, one house may provide supported accommodation for three occupants – each occupant has exclusive use of a bedroom and shares lounge, kitchen and bathroom facilities. This was counted as three units. Bedrooms used exclusively by staff were not counted.

Intermediate rented housing

Where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes (for example Homebuy). Intermediate housing differs from low

cost market housing, which the Welsh Government does not consider to be affordable housing for the purpose of the land use planning system.

National Park Authorities (NPAs)

Brecon Beacons NPA has boundaries in Blaenau Gwent, Caerphilly, Carmarthenshire, Merthyr Tydfil, Monmouthshire, Neath Port Talbot, Powys, Rhondda Cynon Taf and Torfaen.

Pembrokeshire Coast NPA has boundaries in Pembrokeshire only.

Snowdonia NPA has boundaries in Conwy and Gwynedd.

Other Public Sector Bodies

Additional affordable housing units are delivered on land made available by the local authority and on land formerly owned by the following public sector bodies:

- The Welsh Government including Welsh Government Sponsored Bodies;
- Other Central Government Departments (including for example former Ministry of Defence sites or Courts sites);
- Welsh Health Estates (covering National Health Service sites formerly owned by Health Authorities, Health Trusts and Ambulance Trusts etc);
- Police Forces/ Authorities
- Fire and Rescue Services/ Authorities.

Planned

This refers to any additional affordable housing units which are currently being developed and are scheduled to be delivered during the financial year 2012-13.

Planning obligations (Section 106 agreements)

Planning obligations may be used, where justified, to achieve the development and use of land in a way that contributes to meeting the identified need for affordable housing and to achieving mixed and sustainable communities. They are defined in [Technical Advice Note \(TAN\) 2](#) as “Arrangements to overcome obstacles which may otherwise prevent planning permission from being granted. May be used to offset negative consequences of development, to help meet local needs or to secure benefits which would make a development more sustainable.”

Proposed

This refers to any additional affordable housing units which it is anticipated will be delivered during the financial year 2013-14.

Section 106 agreements

See ‘Planning obligations’.

Shared Equity

This includes units where:

- a) the registered social landlord provides an equity loan to assist with the purchase of a property (e.g. through the Homebuy scheme);
- b) there is shared ownership between the occupant and the RSL (e.g. part ownership / part rent);
- c) there is any other low cost home ownership arrangement; and
- d) that are offered under ‘neutral tenure’ principles (where applicants can choose to rent or buy depending on individual circumstances) if the first occupancy is on equity sharing terms.

Sheltered Housing

Designed specifically for older people, commonly built in developments of about 20 to 40 self-contained flats or bungalows. There is almost always an alarm system linked to a 24-hour communication centre which can summon help in an emergency and usually a scheme manager (warden), who may live on site.

Social rented housing

Provided by local authorities and Welsh Registered social landlords where rent levels have regard to the Welsh Government's guideline rents and benchmark rents for social rented housing.

Supported Housing

There are many different types of supported accommodation to meet the needs of a wide range of people. Residents may have extra needs due to disability, their age or other reasons. The accommodation may have been specially adapted or designed to meet particular physical needs or it may provide extra support through the use of wardens or other staff to help residents live independently.

Further information

Further information is available from the statistics web site:

<http://www.wales.gov.uk/statistics>

More detailed data are available on the StatsWales website: www.statswales.wales.gov.uk

'One Wales' - previous government strategy:

<http://wales.gov.uk/about/history/devolved/onewales/?lang=en>

'Improving Lives and Communities - Homes in Wales' - National Housing Strategy:

<http://wales.gov.uk/topics/housingandcommunity/housing/strategy/publications/strategydoc/?lang=en>

'Programme for Government 2011 -2016' - current government strategy:

<http://wales.gov.uk/about/programmeforgovernment/?lang=en>

'White Paper for Better Lives and Communities' - proposals for new legislation and other, non-legislative, action:

<http://wales.gov.uk/about/cabinet/cabinetstatements/2012/housingwhitepaper/?lang=en>

<http://wales.gov.uk/consultations/housingcommunity/housewhitepaper/?lang=en>

We actively encourage feedback from our users. If you have any comments please complete our [feedback form](#).

If you require any further information, contact details are as follows:

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