

SUBJECT:	AFFORDABLE HOUSING: LOCAL AUTHORITY PROSPECTUS
MEETING:	ADULT SELECT COMMITTEE
DATE:	21st SEPTEMBER 2021
DIVISION/WARDS AFFECTED:	ALL

1. PURPOSE:

- 1.1 To consider and approve the Local Authority Prospectus (Appendix One) that has been prepared by the Affordable Housing Strategy Officer following guidance issued by Welsh Government.

2. RECOMMENDATIONS:

- 2.1 To agree the Local Authority Prospectus prepared by the Affordable Housing Strategy Officer.

3. KEY ISSUES:

- 3.1 Welsh Government have set a challenging target to deliver 20,000 new low carbon homes for rent within the social sector during this government term. The Social Housing Grant (SHG) budget has been set to £250m for 2021-22 to help to achieve this target. Monmouthshire has an allocation of £7,522,704, a considerable increase on the previous year's budget of £2,930,000.
- 3.2 Along with the increase in budget there have been some changes to the SHG programme. Local Authorities are now able to access funding towards in-house developments, however SHG can no longer be used for Homebuy properties, a form of Low-Cost Home Ownership where the RSL provides an interest free equity loan.
- 3.3 All local authorities have been tasked with preparing a short document that summarises the housing need and priorities for their area and sets out clearly and concisely how the SHG programme will be managed. This 'Local Authority Prospectus' is essential to gain WG approval for the allocation of funding as schemes will have to meet the priorities and need as identified in the document. The prospectus should identify:
 - i. the strategic housing priorities for the Local Authority
 - ii. the local need and demand for affordable housing, including existing stock and gaps in provision
 - iii. how schemes will be considered for Social Housing Grant (SHG) and included in the Programme Development Plan (PDP)
 - iv. monitoring and governance of the SHG programme
- 3.4 A first draft of the prospectus was submitted to Welsh Government on 6th August 2021 and circulated within partner RSLs and internal stakeholders for feedback and comments. The final version will be submitted to WG once approved by Enterprise DMT and Adult Select Committee.

4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):

- 4.1 The following is an overview of the evaluation, a more detailed breakdown can be found at **Appendix 2**: There are no negative impacts associated with the proposal, in fact there are significant positive impacts especially around health and wellbeing goals by contributing to "a healthier Wales" and "a Wales of cohesive communities". The proposal meets the sustainability goal by its contribution to the following principles: "Balancing short term need with long term and planning for the future"; "Working together with other partners to deliver

objectives”; and “Positively impacting on people, economy and environment and trying to benefit all three”.

5. OPTIONS APPRAISAL:

5.1 The following options are available:

Option	Benefit	Risk	Comment
<p>Option 1: The <u>recommended option</u> is to agree the final version of the LA Prospectus so this can be submitted to WG and applied to future developments</p>	<p>A document that summarises the need and demand for affordable housing within Monmouthshire and clearly sets out how the SHG programme will be managed.</p> <p>A document that sets out the Council’s strategic housing priorities and provides up to date information about the housing market in Monmouthshire.</p>	<p>There are no risks to this proposal.</p>	<p>This LA prospectus has been developed using information from the LHMA carried out in 2020, current waiting list data and through consultation with internal and external stakeholders.</p> <p>The Prospectus is essential to gain WG approval for the allocation of funding.</p>
<p>Option 2: LA prospectus is not agreed and the SHG programme is managed in the same way</p>	<p>There are no perceived benefits to this proposal</p>	<p>Housing priorities and the management of the SHG programme are not set out in a concise document to be clearly communicated to the developing LA and partner RSLs.</p> <p>Funding is not approved by WG.</p>	<p>This proposal does not comply with WG requirements</p>

6. REASONS:

6.1 The Council is required to provide a Local Authority Prospectus in line with guidance from Welsh Government.

7. RESOURCE IMPLICATIONS:

7.1 There are no resource implications associated with this proposal.

8. CONSULTEES:

Enterprise DMT: Housing & Communities Manager; Strategy and Sustainable Living Manager, RSLs

9. BACKGROUND PAPERS:

Local Housing Market Assessment 2020-25

Local Authority Prospectus: Welsh Government Guidance

10. **AUTHOR:** Sally Meyrick, Strategy & Policy Officer

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Appendix One - Local Authority Prospectus



Introduction

This document provides a summary of the strategic housing priorities and identifies the demand for affordable housing within Monmouthshire. This prospectus sets out how the Social Housing Grant programme will be managed within Monmouthshire including how schemes are considered and approved for funding.

Section 1 – Strategic Housing Priorities

The Local Housing Market Assessment (LHMA) carried out in 2020 highlighted a considerable shortage of affordable housing within Monmouthshire, estimating a need for 468 additional affordable homes per year. As of June 2021, there were approximately 2400 people registered on Monmouthshire's housing waiting list with a recognised housing need and significant numbers of homeless households in temporary accommodation.

Monmouthshire County Council's Strategic Housing Development priorities are:

- To deliver high quality, energy-efficient affordable homes that build sustainable and resilient communities;
- To respond to increasing levels of homelessness and contribute towards rapid rehousing ambitions;
- To provide a range of supported housing options to meet the requirements of individuals with support needs;
- To address the housing needs of health and social care clients including those with specialist housing requirements; and
- To progress ambitions to set up an in-house development company.

Bringing empty properties back into use, the regeneration of town centres and offering sanctuary to asylum seekers fleeing persecution are also high strategic priorities for Monmouthshire County Council.

Issues affecting viability and deliverability

There are significant factors affecting the ability to deliver additional affordable housing in Monmouthshire. Firstly, due to high levels of phosphates in parts of the River Wye and the River Usk all new developments in affected areas must demonstrate phosphate levels will be neutral or will improve as a result of development. This is currently preventing any new developments in the northern part of the county (i.e., Abergavenny, Monmouth and Usk). Secondly, limited land available for development means that competition for land coming forward is high. Thirdly, high land values and an increase in the cost and availability of building materials in recent months is impacting on viability and deliverability. Fourthly, opportunities to deliver affordable housing within town centres are limited due to heritage requirements, the cost and extent of renovation works often required and significant flood risks.

Section 2 – Housing Need, Demand and Priorities

2.1 Monmouthshire's Housing Market

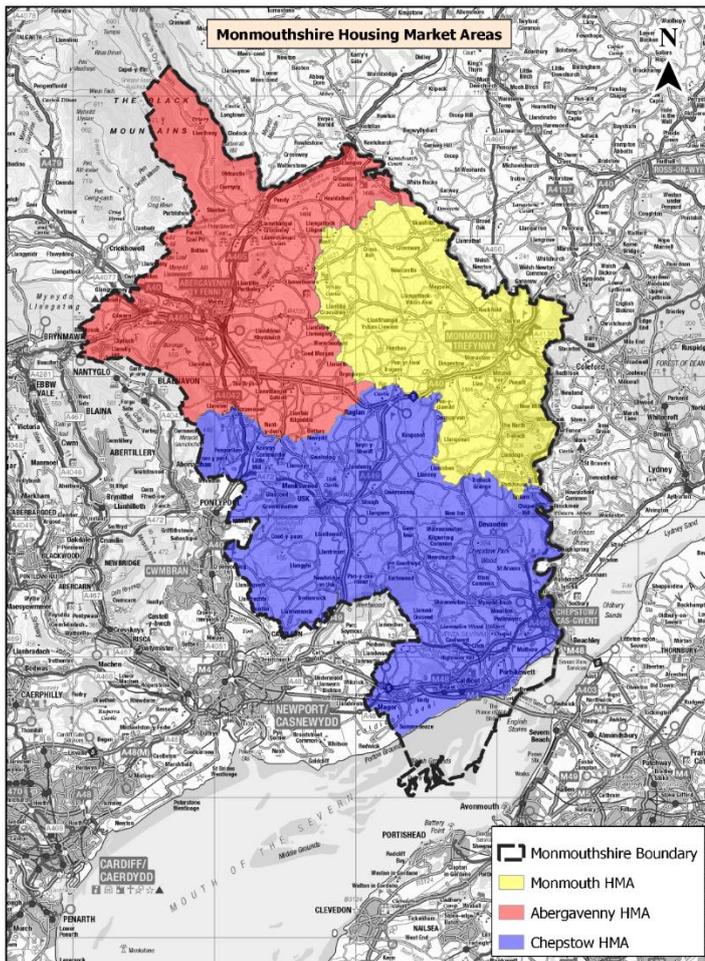
Monmouthshire is a predominantly rural county and is noted for its rich and diverse landscape. It covers an area of approximately 88,000 hectares and shares a border with the neighbouring counties of Newport, Torfaen, Blaenau Gwent and Powys in Wales and Gloucestershire and Herefordshire in England. The estimated population is 94,950 (Source: ONS, April 2020). The main towns in the county are Abergavenny, Monmouth, Chepstow and Caldicot.

Housing Market Areas

It is possible to split Monmouthshire into 3 distinct housing market areas following the 2011 census travel to work areas as detailed in Figure One below:

- Chepstow Housing Market Area (Newport Travel to Work Area);
- Monmouth Housing Market Area (Cinderford and Ross-on-Wye Travel to Work Area);
- Abergavenny Housing Market Area (Merthyr Tydfil Travel to Work Area)

Figure One: Monmouthshire Travel to Work Areas



Geography & Technology, Welsh Government 057.20-21
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Housing Market Analysis

Data obtained from Hometrack (August 2021) shows the current average price of a home in Monmouthshire is £359,159, based on sales and valuations up to June 2021, compared to £336,760 up to September 2020 as identified in the Local Housing Market Analysis (LHMA), 2020. The rise in house prices is likely due to increased demand as households look to move to larger properties in more rural areas, influenced by the increased ability to work from home due to COVID-19. There is an indication that prices have recently started to plateau, likely due to rising inflation rates and the suggestion that interest rates may rise. Another relevant factor is the Land Transaction Tax reduction which ended on 30 June 2021. Monmouthshire house prices are much higher than the average for Wales which stands at £216,152.

Although nearly all homes put up for sale this year have sales agreed, sales are taking a long time to complete with only 400 up to August 2021 compared to 1,242 in total for 2019 and 909 in total for 2020. In terms of affordability, the house price to income ratio for Monmouthshire is 8:1 but levels vary across the county, the rural north between Abergavenny and Monmouth has the highest ratio at 11.5:1 (source: Hometrack).

Private rent sector

As of July 2020, there were 3,200 landlords registered with Rent Smart Wales representing 4,817 properties throughout Monmouthshire. The LHMA summarises the findings from a desk top study carried out in July 2020 of the residential rental market. Although data on private rental information is not as reliable or robust due to a lack of data currently available, the study indicated that the rental market contracted by almost 50% between 2010-2019 (illustrated in Figure Two) and that only 5.75% of private rented properties came within the corresponding Local

Housing Allowance rate. This shows that the private rental market is highly unlikely to be a viable option for those in receipt of local housing allowance.

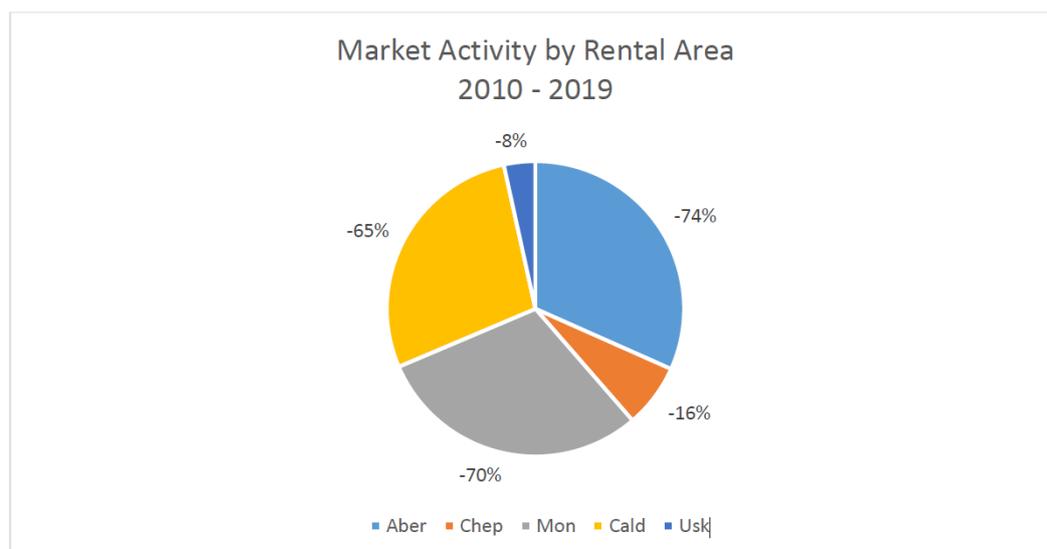


Figure Two Market Activity by Rental Area

The difficulties in accessing open market housing (both as owner-occupied and private rented) create a large demand for affordable housing within Monmouthshire. It is recognised that a mix of affordable and open market housing is often needed in order to deliver sustainable and resilient communities.

2.2 Existing Social Housing Stock

Monmouthshire Housing Association, Melin Homes and Pobl own and manage the majority of affordable housing stock. There are around 5700 units of affordable housing across Monmouthshire (LHMA, 2020) as detailed in Tables One and Two below:

Table One: Existing Housing Stock – General Needs

Submarket Area	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	8 bed	Total
Abergavenny	354	463	621	59	2	0	0	1,499
Chepstow	536	788	861	69	1	1	0	2,256
Monmouth	158	257	322	17	0	0	1	755
Total	1,048	1,508	1,804	145	3	1	1	4,510

Table Two: Existing Housing Stock – Older Person’s Housing

Submarket Area	Bedsit	1 bed	2 bed	3 bed	4 bed	Total
Abergavenny	20	289	148	9	0	466
Chepstow	0	322	156	2	1	481
Monmouth	0	208	54	2	0	264
Total	20	819	358	13	1	1,211

Temporary accommodation

As of August 2021, there were 147 households in temporary accommodation, including 73 households in bed and breakfast accommodation. Many of these are single homeless people with multiple support needs (60 people at time of writing). There are also a number of homeless families in temporary accommodation necessitating a particular need for self-contained emergency family accommodation in the north of the county.

Supported Housing

There is currently limited provision for supported accommodation within Monmouthshire:

- High support accommodation is available for young people in Chepstow and Abergavenny;

- Low support accommodation is available for people with mental health needs in Caldicot and Abergavenny; and
- Step down accommodation for young people is currently under construction and is due for completion towards the end of 2021

1301 people were referred for housing-related support during the year April 2020-March 2021 via Monmouthshire’s Housing Support Gateway. Although only a small proportion of these will require supported housing this, along with the support needs of households in temporary accommodation, demonstrates the requirement for a wider range of supported accommodation.

Rural Housing

Approximately 15% of existing stock of affordable housing is located in rural areas, this equates to around 870 units. However, the majority of these properties do not benefit local communities as they are not covered by the rural allocation policy that requires people to demonstrate a local connection to that community. Additional affordable housing is needed in these rural areas to enable people to remain in their local communities, particularly younger households and first-time buyers who are often priced out of the open market and have to move away to access housing.

2.3 Housing need and demand

The LHMA carried out in 2020 estimated a shortfall of 468 affordable homes per annum between 2020-2025 with the majority to be provided as Social Rent (68%), followed by Low Cost Home Ownership (25%) and finally Intermediate Rent (7%). Further analysis of the data allows for the shortfall to be broken down across the three housing market areas, as shown below.

Table Three: Affordable housing need and tenure per housing market area per annum

Area	Social Rent	LCHO	IR	Total
Abergavenny	94	39	13	146
Chepstow	183	59	17	259
Monmouth	43	17	3	63
Total	320 (68%)	115 (25%)	33 (7%)	468

Figures Three – Five provide a snapshot of households currently registered on Monmouthshire’s housing waiting list with a recognised housing need (May 2021). Of the 2440 households the largest demand is for one bedroom accommodation, particularly in the Chepstow Housing Market Area.

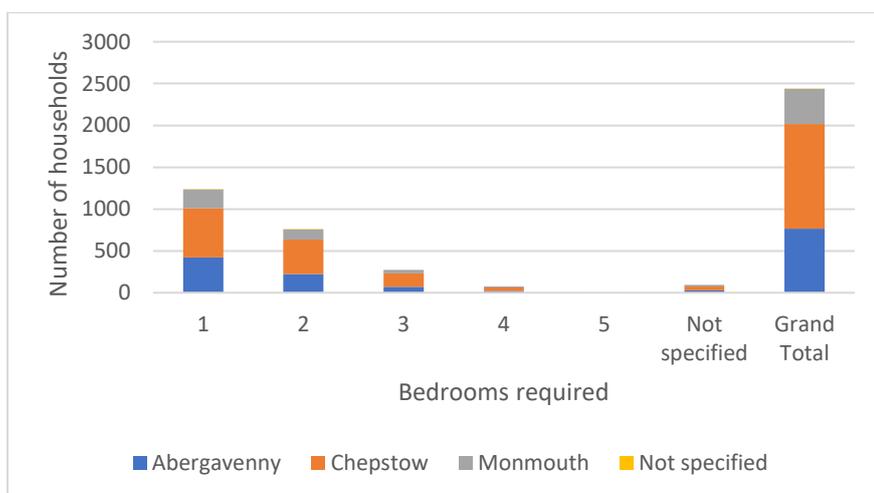


Figure Three: Bedrooms required per Housing Market Area

New developments should generally reflect the proportions of tenures and sizes highlighted above, however there may be circumstances where this is not appropriate due to the location or size of the development or to meet a specific need. The preference is to keep communal spaces and service charges within affordable housing developments to a minimum.

There are indications that there has been an increase in demand for Low Cost Home Ownership since the last LHMA was undertaken. Monmouthshire preference is for equity share Homebuy as this offers a more affordable option for home ownership. Recycled Capital Grant, where available, can be accessed to support the development of Homebuy schemes.

Older persons housing (55+)

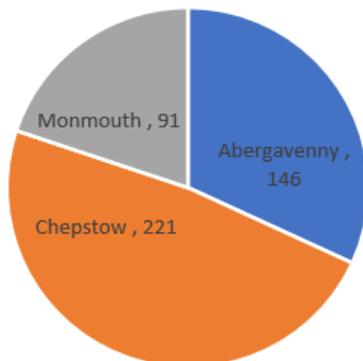


Figure Four: Households eligible for older person's housing per Housing Market Area

Adapted accommodation

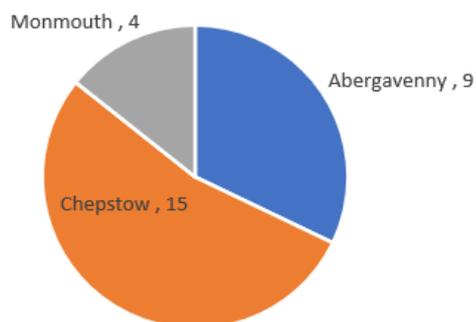


Figure Five: Households requiring accessible accommodation per Housing Market Area

Health and Social Care requirements

It is of strategic importance to support Health and Social Care to meet the housing needs of their clients, both in terms of meeting individual and specialised housing needs and providing long term cost savings for the council. Schemes have previously been supported via Social Housing Grant, most recently a five-bedroom supported scheme for people with mental health needs/learning difficulties in Abergavenny.

It is anticipated there will be a future need for additional supported accommodation including:

- Hub and spoke model comprising two schemes within the same site: one offering high support for people with physical needs and care and support needs; one offering low support self-contained accommodation with staff providing outreach support
- Sheltered accommodation for people of all ages with support needs providing on-site 24-hour warden-type staffing. Those with higher support needs could also be accommodated here with individual care and support packages
- Supported living scheme offering various levels of support, ranging from high support on the ground floor to lower support on higher floors

A full needs assessment is due to be undertaken to evidence this need and assess the level of demand. Requirements for bespoke accommodation will be discussed with RSLs as they arise.

Section 3 – Programme Development Plan Schemes

The development of the Programme Development Plan (PDP) should be open and inclusive and involve all RSL's operating within Monmouthshire, all relevant departments within the Council and other relevant local partner organisations and stakeholders.

Regional zoning has now been introduced by Welsh Government. Any new RSL wishing to operate within Monmouthshire will need to meet with the Affordable Housing Strategy Officer to discuss objectives, agree requirements for accessing Social Housing Grant and confirm that they have received approval from their board to operate in Monmouthshire. New RSLs should be able to offer additional opportunities for development, the Council does not wish to encourage unnecessary competition between RSLs.

All opportunities for development should be discussed with the Affordable Housing Strategy Officer as soon as possible. Social Housing Grant funding will be considered based on the following criteria:

- Local housing need – the scheme must meet the local housing need as identified in the LHMA/LA Prospectus or from housing list data, consideration may also be given the existing level of social housing in the area;
- Planning obligations – consideration will be given to whether the proposed development is likely to meet planning regulations and may be discussed with the planning department;
- Building sustainable and resilient communities;
- Viability and deliverability; and
- Strategic housing priorities.

Section 4 – Monitoring and Governance

The aim is for main schemes within the PDP to account for Monmouthshire's full allocation of Social Housing Grant and to have a number of reserve and potential schemes in the pipeline. However, this may not always be realistic due to issues in land supply and deliverability and viability of developments.

Schemes can be put forward for consideration at any time and will be allocated to the relevant status in the PDP depending on the criteria identified in Section 3. The PDP will be reviewed on a regular basis, schemes may need to be moved around within the programme as and when necessary, this will be done in discussion with RSLs/the Council.

The Affordable Housing Strategy Officer will meet individually with all partner RSLs on a regular basis to discuss schemes already in the PDP and new/potential opportunities for development. In addition, all RSLs operating in Monmouthshire will be invited to attend a joint strategic housing meeting on a quarterly basis.

This prospectus will need revisiting on a regular basis, annually as a minimum, to reflect fluctuations in housing need, demand, and the local housing market, particularly as it is difficult to predict the ongoing impact of COVID-19.



Future Generations Evaluation (includes Equalities and Sustainability Impact Assessments)

<p>Name of the Officer: Sally Meyrick</p> <p>Phone no: 07970 957039</p> <p>E-mail: sallymeyrick@monmouthshire.gov.uk</p>	<p>Please give a brief description of the aims of the proposal</p> <p>To consider and approve the Local Authority Prospectus that has been prepared by the Affordable Housing Strategy Officer following guidance issued by Welsh Government.</p>
<p>Name of Service</p> <p>Housing & Communities</p>	<p>Date Future Generations Evaluation form completed</p> <p>31st August 2021</p>

1. **Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	The Prospectus provides an assessment of housing need for older people and supports the delivery of affordable housing for people of all ages	Neutral	N/A
Disability	The prospectus provides an assessment of housing need for households with disabilities and supports the delivery of adapted housing, supported housing and bespoke accommodation for people with specialist housing needs.	Neutral	N/A
Gender reassignment	Neutral	Neutral	N/A

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Marriage or civil partnership	Neutral	Neutral	N/A
Pregnancy or maternity	Neutral	Neutral	N/A
Race	Neutral	Neutral	N/A
Religion or Belief	Neutral	Neutral	N/A
Sex	Neutral	Neutral	N/A
Sexual Orientation	Neutral	Neutral	N/A

2. The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions This duty aligns with our commitment as an authority to Social Justice.

	Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage	Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Socio-economic Duty and Social Justice	It is recognised that the homeless/affordable housing need in Monmouthshire is often characterised by issues such as: low income; affordability; impact of childhood trauma; substance misuse; accessing employment / training opportunities; barriers to accessing mental health and lack of independent living skills.	There are no negative impacts with this proposal	Housing and homelessness are a cross cutting priority of the Social Justice Strategy with a multi-agency involvement. It will be an on-going action to identify opportunities to strengthen homeless prevention, improve affordable housing provision and support homeless actions through

	<p>Affordable housing makes an important contribution to the sustainability of our towns and villages by providing homes that local people on low incomes can afford to live in. Good quality affordable accommodation also supports wider priorities such as health and well-being, poverty, employment opportunities etc.</p> <p>The allocation of affordable housing seeks to support those in housing need and vulnerable households, the housing application assessment considers a range of needs including medical and welfare needs, and banding is awarded in line with someone's circumstances. An allocation of affordable housing is often a betterment to an individual's circumstances. RSL partners offer a range support to their tenants such as financial inclusion, advice in relation to fuel poverty/energy efficiency or advice around education and employment all of which help the individual as well as the economy and environment.</p>		<p>social poverty actions and partnership arrangements.</p> <p>The proposal mitigates against chaotic lifestyles by seeking to provide safe and secure provision through which lives can be rebuilt.</p>
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3. Policy making and the Welsh language.

How does your proposal impact on the following aspects of the Council's Welsh Language Standards:	Describe the positive impacts of this proposal	Describe the negative impacts of this proposal	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts
Policy Making Effects on the use of the Welsh language, Promoting Welsh language Treating the Welsh language, no less favourably	The prospectus will be available in both Welsh and English	N/A	N/A
Operational Recruitment & Training of workforce	Neutral	Neutral	N/A
Service delivery Use of Welsh language in service delivery Promoting use of the language	Neutral	Neutral	N/A

4. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!

Well Being Goal	How does the proposal contribute to this goal? (positive and negative)	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs	Positive: The LA Prospectus identifies the affordable housing need and demand across Monmouthshire and identifies how Social Housing Grant (SHG) will be allocated.	Schemes that receive funding will have to contribute towards the Council's strategic housing priorities and provide accommodation where there is evidenced need.

Well Being Goal	How does the proposal contribute to this goal? (positive and negative)	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	Affordable housing helps the overall prosperity of neighbourhoods and residents (e.g., a stable home to access employment) and contributes towards balanced and resilient communities that are sustainable.	
<p>A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g., climate change)</p>	<p>Positive: All schemes receiving funding will have to meet the new Welsh Development Quality Requirements from 1st October 2021 (WDQR 2021). These new standards emphasise considerations to contribute towards a decarbonised and circular built economy and meet energy efficiency standards (achieving EPC A).</p>	N/A
<p>A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood</p>	<p>Positive: The provision of suitable affordable housing assists in promoting good health, independence, and well-being. The prospectus provides an assessment of housing need for households with disabilities and supports the delivery of adapted housing, supported housing and bespoke accommodation for people with specialist housing needs. In line with WDQR 2021 homes will need to be flexible and able to adapt to the changing needs of the households e.g., ground floor bathrooms can easily be adapted to level-access showers, stairs allow for a future stair lift to be installed.</p>	N/A
<p>A Wales of cohesive communities Communities are attractive, viable, safe, and well connected</p>	<p>Positive: Affordable housing makes an important contribution to the sustainability and cohesiveness of our towns and villages by providing homes that local people can afford to</p>	N/A

Well Being Goal	How does the proposal contribute to this goal? (positive and negative)	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
	live in and helps to mitigate against the need to move away.	
A globally responsible Wales Taking account of impact on global well-being when considering local social, economic, and environmental wellbeing	N/A	N/A
A Wales of vibrant culture and thriving Welsh language Culture, heritage, and Welsh language are promoted and protected. People are encouraged to do sport, art, and recreation	Positive: In some instances, priority for the accommodation will be awarded to people from the local and surrounding communities. This contributes to and supports the heritage and culture of our rural communities. The prospectus will be available in Welsh.	N/A
A more equal Wales People can fulfil their potential no matter what their background or circumstances	N/A	N/A

5. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p>Balancing short term need with long term and planning for the future</p>	<p>The Prospectus provides an assessment of the current housing market and the need for all types of affordable housing. The document also assesses housing need against the committed supply of affordable housing over the next 5 years. Information contained in the prospectus will contribute towards the evidence base for a range of housing related plans and policies.</p>	<p>The Prospectus will be reviewed on a regular basis to reflect changes to housing need and to the housing market.</p>

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p>Collaboration</p> <p>Working together with other partners to deliver objectives</p>	<p>The LA Prospectus contribute to negotiations with RSL's and private developers to ensure the right type of affordable housing is delivered in the right location.</p>	<p>The Prospectus will be reviewed on a regular basis to reflect changes to housing need and to the housing market.</p>
 <p>Involvement</p> <p>Involving those with an interest and seeking their views</p>	<p>The draft version of the Prospectus has been shared with internal and external stakeholders and feedback/comments reflected in the final version.</p>	<p>Future amendments will be shared with stakeholders.</p>
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The Prospectus helps to identify emerging trends in house prices together with the current and future housing needs of Monmouthshire households and will be used as part of the evidence base for a range of housing related plans and strategies.</p>	<p>N/A</p>

Sustainable Development Principle	How does your proposal demonstrate you have met this principle?	What has been done to better to meet this principle?
 <p data-bbox="331 312 510 611">Considering impact on all wellbeing goals together and on other</p> <p data-bbox="129 619 230 651">bodies</p>	<p data-bbox="544 196 1332 770">Affordable housing makes an important contribution to the sustainability of our towns and villages by providing homes that local people on low incomes can afford to live in. The allocation of affordable housing seeks to support those in housing need and vulnerable households, the housing application assessment considers a range of needs including medical and welfare needs, and banding is awarded in line with someone's circumstances. An allocation of affordable housing is often a betterment to an individual's circumstances. RSL partners offer a range support to their tenants such as financial inclusion, advice in relation to fuel poverty/energy efficiency or advice around education and employment all of which help the individual as well as the economy and environment.</p>	<p data-bbox="1373 196 1435 228">N/A</p>

6. Council has agreed the need to consider the impact its decisions has on important responsibilities of Corporate Parenting and safeguarding. Are your proposals going to affect either of these responsibilities?

	Describe any positive impacts your proposal has on safeguarding and corporate parenting	Describe any negative impacts your proposal has on safeguarding and corporate parenting	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	The prospectus provides an assessment of housing need for households with disabilities and supports the delivery of adapted housing, supported housing and bespoke accommodation for people with specialist housing needs.	Neutral	N/A
Corporate Parenting	The Prospectus supports corporate parenting as accommodation is available for care leavers and child in need cases.	Neutral	N/A

7. What evidence and data has informed the development of your proposal?

A number of data sources were used in the preparation of the Prospectus including:

- CACI Paycheck Data
- Hometrack (Housing Intelligence) Data
- Monmouthshire's Common Housing Register
- LHMA 2020-25
- Office for National Statistics

The legislation and good practice which have informed the proposal are

- Local Housing Market Assessment 2020-25
- Local Authority Prospectus: Welsh Government Guidance

8. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

The main positive benefits are to:

- Provide a summary of the strategic housing priorities for the Council and an assessment of affordable housing need to inform the development of grant funded affordable housing
- Provide up to date information about the current housing market
- Support sustainable and resilient communities and the prevention of homelessness
- Be able to update the document on a regular basis to reflect changes to housing need or the housing market

9. Actions. As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible

10. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision-making process. It is important to keep a record of this process to demonstrate how you have considered and built-in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
1.	Report to Enterprise DMT	6.9.21	Recommendation to circulate more widely including to health and social care colleagues to obtain further comments
2.	Report to Adult Select Committee	21.9.21	