

# Public Document Pack



County Hall  
Rhadyr  
Usk  
NP15 1GA

Monday, 8 April 2024

## Notice of meeting:

### People Scrutiny Committee

**Tuesday, 16th April, 2024 at 10.00 am**  
**The Council Chamber, County Hall, Rhadyr, Usk, NP15 1GA with**  
**remote attendance**

*Please note that a pre meeting will be held 30 minutes prior to the start of the meeting for members of the committee.*

## AGENDA

Item No	Item	Pages
1.	Apologies for Absence.	
2.	Declarations of Interest.	
3.	Public Open Forum.  <b>Scrutiny Committee Public Open Forum ~ Guidance</b>  Our Scrutiny Committee meetings are live streamed and a link to the live stream will be available on the meeting page of the Monmouthshire County Council <a href="#">website</a>  If you would like to share your thoughts on any proposals being discussed by Scrutiny Committees, you can submit your representation in advance <a href="#">via this form</a> <ul style="list-style-type: none"><li>• Please share your views by uploading a video or audio file (maximum of 4 minutes) or;</li><li>• Please submit a written representation (via Microsoft Word, maximum of 500 words)</li></ul> You will need to register for a <a href="#">My Monmouthshire account</a> in order to submit the representation or use your log in, if you have registered previously.  The deadline for submitting representations to the Council is 5pm three clear working days in advance of the meeting.	

If representations received exceed 30 minutes, a selection of these based on theme will be shared at the Scrutiny Committee meeting. All representations received will be made available to councillors prior to the meeting.

If you would like to attend one of our meetings to speak under the Public Open Forum at the meeting, you will need to give three working days' notice by contacting [Scrutiny@monmouthshire.gov.uk](mailto:Scrutiny@monmouthshire.gov.uk).

The amount of time afforded to each member of the public to speak is at the chair's discretion, but to enable us to accommodate multiple speakers, we ask that contributions be no longer than 3 minutes.

If you would like to suggest future topics for scrutiny by one of our Scrutiny Committees, please do so by emailing [Scrutiny@monmouthshire.gov.uk](mailto:Scrutiny@monmouthshire.gov.uk)

- |           |  |         |
|-----------|--|---------|
| <b>4.</b> | <b>Empty Homes Update - Scrutiny of the Council's progress on bringing empty properties back into use.</b> | 1 - 22  |
| <b>5.</b> | <b>Local Housing Market Assessment - Scrutiny of the local housing market position.</b>                    | 23 - 68 |
| <b>6.</b> | <b>People Scrutiny Committee Forward Work Programme.</b>   | 69 - 70 |
| <b>7.</b> | <b>Council and Cabinet Work Planner.</b>   | 71 - 88 |
| <b>8.</b> | <b>To confirm the minutes of the previous meeting held on 5th March 2024.</b>                              | 89 - 92 |
| <b>9.</b> | <b>Next Meeting: Tuesday 11th June 2024 at 10.00am.</b>  |         |

**Paul Matthews**

**Chief Executive**

MONMOUTHSHIRE COUNTY COUNCIL  
CYNGOR SIR FYNWY

THE CONSTITUTION OF THE COMMITTEE IS AS FOLLOWS:

County Councillor Fay Bromfield, Llangybi Fawr;, Welsh Conservative Party  
County Councillor John Crook, Magor East with Undy;, Welsh Labour/Llafur Cymru  
County Councillor Christopher Edwards, St. Kingsmark;, Welsh Conservative Party  
County Councillor Simon Howarth, Llanelly Hill;, Independent Group  
County Councillor Penny Jones, Raglan;, Welsh Conservative Party  
County Councillor Maureen Powell, Pen Y Fal;, Welsh Conservative Party  
County Councillor Sue Riley, Bulwark and Thornwell;, Welsh Labour/Llafur Cymru  
County Councillor Maria Stevens, Severn;, Welsh Labour/Llafur Cymru  
County Councillor Jackie Strong, Caldicot Cross;, Welsh Labour/Llafur Cymru

## Public Information

### Access to paper copies of agendas and reports

A copy of this agenda and relevant reports can be made available to members of the public attending a meeting by requesting a copy from Democratic Services on 01633 644219. Please note that we must receive 24 hours notice prior to the meeting in order to provide you with a hard copy of this agenda.

### Welsh Language

The Council welcomes contributions from members of the public through the medium of Welsh or English. We respectfully ask that you provide us with adequate notice to accommodate your needs.

## Our purpose

To become a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

## Objectives we are working towards

- Fair place to live where the effects of inequality and poverty have been reduced.
- Green place to live and work with reduced carbon emissions and making a positive contribution to addressing the climate and nature emergency.
- Thriving and ambitious place, where there are vibrant town centres and where businesses can grow and develop.
- Safe place to live where people have a home where they feel secure in.
- Connected place where people feel part of a community and are valued
- Learning place where everybody has the opportunity to reach their potential.

## Our Values

**Openness.** We are open and honest. People have the chance to get involved in decisions that affect them, tell us what matters and do things for themselves/their communities. If we cannot do something to help, we'll say so; if it will take a while to get the answer we'll explain why; if we can't answer immediately we'll try to connect you to the people who can help – building trust and engagement is a key foundation.

**Fairness.** We provide fair chances, to help people and communities thrive. If something does not seem fair, we will listen and help explain why. We will always try to treat everyone fairly and consistently. We cannot always make everyone happy, but will commit to listening and explaining why we did what we did.

**Flexibility.** We will continue to change and be flexible to enable delivery of the most effective and efficient services. This means a genuine commitment to working with everyone to embrace new ways of working.

**Teamwork.** We will work with you and our partners to support and inspire everyone to get involved so we can achieve great things together. We don't see ourselves as the 'fixers' or problem-solvers, but we will make the best of the ideas, assets and resources available to make sure we do the things that most positively impact our people and places.

<b>Role of the Pre-meeting</b>	
<ol style="list-style-type: none"> <li>1. Why is the Committee scrutinising this? (background, key issues)</li> <li>2. What is the Committee’s role and what outcome do Members want to achieve?</li> <li>3. Is there sufficient information to achieve this? If not, who could provide this?</li> </ol> <ul style="list-style-type: none"> <li>- Agree the order of questioning and which Members will lead</li> <li>- Agree questions for officers and questions for the Cabinet Member</li> </ul>	
<b>Questions for the Meeting</b>	
<p><u>Scrutinising Performance</u></p> <ol style="list-style-type: none"> <li>1. How does performance compare with previous years? Is it better/worse? Why?</li> <li>2. How does performance compare with other councils/other service providers? Is it better/worse? Why?</li> <li>3. How does performance compare with set targets? Is it better/worse? Why?</li> <li>4. How were performance targets set? Are they challenging enough/realistic?</li> <li>5. How do service users/the public/partners view the performance of the service?</li> <li>6. Have there been any recent audit and inspections? What were the findings?</li> <li>7. How does the service contribute to the achievement of corporate objectives?</li> <li>8. Is improvement/decline in performance linked to an increase/reduction in resource? What capacity is there to improve?</li> </ol>	<p><u>Scrutinising Policy</u></p> <ol style="list-style-type: none"> <li>1. Who does the policy affect ~ directly and indirectly? Who will benefit most/least?</li> <li>2. What is the view of service users/stakeholders? What consultation has been undertaken? Did the consultation process comply with the Gunning Principles? Do stakeholders believe it will achieve the desired outcome?</li> <li>3. What is the view of the community as a whole - the ‘taxpayer’ perspective?</li> <li>4. What methods were used to consult with stakeholders? Did the process enable all those with a stake to have their say?</li> <li>5. What practice and options have been considered in developing/reviewing this policy? What evidence is there to inform what works? Does the policy relate to an area where there is a lack of published research or other evidence?</li> <li>6. Does the policy relate to an area where there are known inequalities?</li> <li>7. Does this policy align to our corporate objectives, as defined in our corporate plan? Does it adhere to our Welsh Language Standards?</li> </ol>

8. Have all relevant sustainable development, equalities and safeguarding implications
9. been taken into consideration? For example, what are the procedures that need to be in place to protect children?
- 10.
11. How much will this cost to implement and what funding source has been identified?
- 12.
13. How will performance of the policy be measured and the impact evaluated

## General Questions:

### Empowering Communities

- How are we involving local communities and empowering them to design and deliver services to suit local need?
- Do we have regular discussions with communities about service priorities and what level of service the council can afford to provide in the future?
- Is the service working with citizens to explain the role of different partners in delivering the service, and managing expectations?
- Is there a framework and proportionate process in place for collective performance assessment, including from a citizen's perspective, and do you have accountability arrangements to support this?
- Has an Equality Impact Assessment been carried out? If so, can the Leader and Cabinet/Senior Officers provide members with copies and a detailed explanation of the EQIA conducted in respect of these proposals?
- Can the Leader and Cabinet/Senior Officers assure members that these proposals comply with Equality and Human Rights legislation? Do the proposals comply with the Local Authority's Strategic Equality Plan?

### Service Demands

- How will policy and legislative change affect how the council operates?
- Have we considered the demographics of our council and how this will impact on service delivery and funding in the future?
- Have you identified and considered the long-term trends that might affect your service area, what impact these trends could have on your service/your service could have on these trends, and what is being done in response?

### Financial Planning

- Do we have robust medium and long-term financial plans in place?
- Are we linking budgets to plans and outcomes and reporting effectively on these?

### Making savings and generating income

- Do we have the right structures in place to ensure that our efficiency, improvement and transformational approaches are working together to maximise savings?

- How are we maximising income?
- Have we compared other council's policies to maximise income and fully considered the implications on service users?
- Do we have a workforce plan that takes into account capacity, costs, and skills of the actual versus desired workforce?

Questions to ask within a year of the decision:

- Were the intended outcomes of the proposal achieved or were there other results?
- Were the impacts confined to the group you initially thought would be affected i.e. older people, or were others affected e.g. people with disabilities, parents with young children?
- Is the decision still the right decision or do adjustments need to be made?

**Questions for the Committee to conclude...**

Do we have the necessary information to form conclusions/make recommendations to the executive, council, other partners? If not, do we need to:

- (i) Investigate the issue in more detail?
- (ii) Obtain further information from other witnesses – Executive Member, independent expert, members of the local community, service users, regulatory bodies...

Agree further actions to be undertaken within a timescale/future monitoring report...





<b>SUBJECT:</b>	<b>EMPTY HOMES UPDATE</b>
<b>MEETING:</b>	<b>PEOPLE SCRUTINY COMMITTEE</b>
<b>DATE:</b>	<b>16<sup>th</sup> APRIL 2024</b>
<b>DIVISION/WARDS AFFECTED:</b>	<b>ALL</b>

## 1. PURPOSE

- 1.1 To provide an update on the Council's approach to reducing the number of long-term empty homes (e.g. empty 12 months or more) in Monmouthshire. This report focuses on residential homes and doesn't take into account empty properties in general, such as commercial or retail premises.

## 2. RECOMMENDATIONS

- 2.1 To consider and comment on the Council's approach to tackle empty homes.

## 3. KEY ISSUES

- 3.1 At 1<sup>st</sup> April 2023, there were 541 long-term empty homes (which included a number that had been empty between 6 and 12 months) recorded in Monmouthshire. Empty homes are a wasted resource to both owners and the local community. If left to deteriorate, empty homes can impact detrimentally on the local environment due to issues such as vandalism. Fortunately, this is less of an issue in Monmouthshire. Of more relevance, however, is empty homes are a loss to the local stock of available homes at a time of high levels of housing need in the County as they could be sold or rented. At 1<sup>st</sup> January 2024, there were 3723 households on the Homesearch Housing Register, of which 263 were homeless households.
- 3.2 There are a variety of reasons why properties can be empty including:
- Owners may be trying to sell the property, possibly following a bereavement, and could be waiting for market conditions to change,
  - Owners may have sentimental reasons to keep hold of a property,
  - Owners may not be known,
  - Properties may require renovations as in poor condition and some owners may not have the financial ability to carry out the works,
  - Properties may be part of a legal transaction or in the process of being repossessed.
  - Property could be attached to commercial premises.
- 3.3. For owners, an empty home means a depreciation in value or a lack of rental income.
- 3.4 Returning empty homes is, therefore, a priority for both Welsh Government and the Council. The Council's empty homes 'toolkit' sits across several teams within the Council and is delivered through a multi-strand approach. The approach essentially seeks to positively engage with owners to offer advice and support to owners to help and encourage owners to bring their home back into use. However, if necessary and as a last resort the Council is able to apply more formal mechanisms to owners and properties. The 'toolkit' is co-ordinated through Housing & Communities and Council Tax; Environmental Health; Building Control and Planning Services also have a relevant role.
- 3.5 General owner engagement, information and advice is delivered through Housing & Communities and the Housing Options Team, who promote and co-ordinate access to the following potential options and incentives for owners:

- **Rental** – the Council can potentially provide financial assistance to landlords if they help prevent homelessness through the Council’s Homeless Prevention Fund or Discretionary Homeless Prevention Grant.
- **Leasing** – as temporary homeless accommodation under a lease arrangement to the Council and the Monmouthshire Lettings arrangement.
- **Long-term Leasing** – as temporary homeless accommodation under the Welsh Government Leasing Scheme Wales initiative, which offers financial incentives including an empty homes grant of up to £25,000. This is also promoted under Monmouthshire Lettings. Owners must be willing to lease at Local Housing Allowance levels.
- **Empty Homes Grants** – available up to £25,000 to help renovate properties for owners wanting to move in as their principal home.
- **Home Improvement Loans (interest free)** – Welsh Government funding delivered through Robert Owen Community Banking
- **Empty Homes Loans (interest free)** - through Robert Owen Community Banking
- **Purchase by a housing association** - or in exceptional circumstances purchase by the Council, both subject to conditions,

3.6 Environmental Health will also provide advice and assistance to empty home owners.

3.7 In addition, the Council also implements the following:

- A Council Tax empty homes premium chargeable for properties empty for over one year. The sliding scale for the Council Tax Premium implemented from April 2024 for long term empty properties is:

Property type	Year 1	Year 2	Year 3 & over
Long-term empty	100%	200%	300%

- A range of enforcement powers are available to the Council if negotiation with owners fails and there is a need to secure improvement of properties for properties that are assessed as a problem with condition. For example:
  - S. 215, Town & Country Planning Act 1990 (adverse affecting amenity)
  - S77-79 Building Act 1984 (dangerous structures & ruinous and dilapidated)
  - S.79/80 Environmental Protection Act 1990 (statutory nuisance)
  - S.4 Prevention of Damage by Pests Act 1949 (harbourage & treatment of pests)

3.8 The Council’s approach to empty to homes has successfully reduced the number of recorded long-term empty homes from 541 to 447 as at the 2024/25 billing stage. Of these 366 have been empty for 12 months plus. It is important to note that whilst the Council’s records show an improvement in the number of empty homes, it is likely some of the properties previously recorded as empty were actually occupied.

3.9 The following provides an overview of the engagement undertaken with owners:

Engagement with Owners	2022/23	2023/24 to Q3
Letter advising of the new Empty Home’s Grant	408	n/a
Letter on pending Council Tax Premium from Council Tax (owners signposted to Housing for support)	Jan 23	Oct 23

No of targeted Letter 1 - from Housing)	n/a	316
No of targeted letters (letter 2 from Housing)	n/a	154
Total number of replies to targeted Letter 1 & 2	n/a	149
No of empty properties with owner not found	n/a	9
No of applications for Empty Homes Grant	-	36
No of Lease enquiries received	-	4
No. of loan applications received	-	0
Referrals/Intervention of Env Health, Building Control or Planning due to poor property condition	-	19

3.10 The table below highlights the response detail provided from those empty homeowners who have responded by telephone, email, or completion of the empty home questionnaire.

<b>Response Detail</b>	<b>23/24</b>
Property being renovated	41
Moving into/moved into property	17
Property will be or is on the market	20
Property available for letting	8
Property has been sold	29
Property is not empty	45
Property has been demolished	0
Owner not identified	9
No longer responsible for property	1
No further action can be taken	3
Owner cannot afford to repair	8
Awaiting Probate or other legal difficulties	12
Property being used as a second home/holiday let	10
Acquired property via inheritance/gift	5
No longer registered as empty	30

3.11 Further to above, all of the aforementioned 366 long-term empty homes and from 1<sup>st</sup> April 2024 the Empty Homes Council Tax Premium of 100%, 200% or 300% has been charged, subject to how long they have been empty. Anecdotally, one estate agency has advised the Council they are currently seeing an increase in empty home-owners putting their property up for sale.

3.12 As yet, no enforcement action has been taken by the Council, but there are four particular empty properties that are in very poor condition and are having a detrimental environmental

impact. These are being assessed to determine whether enforcement is an option. In the meantime, the Council will continue to try to engage with the owners to seek a positive resolution.

3.13 The next step is to continue to engage regularly with empty home owners.

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

4.1 The evaluation has identified that in seeking to tackle empty homes, there is potential for there to be a negative impact on some owners. **See Appendix.** For example, owners who may possibly be older, disabled and/or vulnerable, who may have become the owner following a bereavement. The Council will mitigate against any negative impact through a sensitive and supportive approach that will consider each case on its individual its circumstances.

#### 5. OPTIONS APPRAISAL

5.1 The following options are available:

Option	Benefit	Risk	Comment
<b>Option 1:</b> To engage with empty property owners, but potentially take further action against owners who don't address their empty property.	Empty properties come back into use helping.  This supports Welsh Government and their expectation that the Council.  Should it be needed, Welsh Government will support the Council through their 'empty homes expert.'	The Council could experience reputational damage.  There will be resource implications that the Council may need to consider eg identify funding.	It is important that the Council take a sensitive and sensible approach recognising that there are a wide range of reasons for empty homes and that some owners may be vulnerable.
<b>Option 2:</b> To engage with empty home owners but <b>not</b> to take further action.	The Council is less likely to bring empty homes back into use.	This is wouldn't align with Welsh Government expectation.	It is important that the Council take a sensitive and sensible approach recognising that there are a wide range of reasons for empty homes and that some owners may be vulnerable.
<b>Option 3:</b> To not engage with empty home owners and <b>not</b> take further action.	This would not deliver any benefits.	This wouldn't align with Welsh Government expectation	

#### 6. REASONS

6.1 Tackling empty homes is a priority of both the Council and Welsh Government.

#### 7. RESOURCE IMPLICATIONS

There are resource implications associated with tackling empty homes and the implementation of the Council's 'toolkit.'

- General day to day engagement and the provision of advice and assistance will be facilitated through the existing service/team resources and budgets. For example, how to rent out directly or potentially through the Monmouthshire Letting Service.
- The Council can facilitate access to the following funding for owners:
  - Welsh Government Empty Homes Grant
  - Welsh Government Home Improvement Loan and Grant.
  - Welsh Government Leasing Scheme Wales - Capital Grant
- Should housing associations (or the Council) identify an empty home for possible acquisition, Welsh Government Social Housing Grant or Transitional Accommodation Capital Programme can be accessed subject to certain Welsh Government standards being met.

8. **CONSULTEES:** Cabinet Member for Planning & Economic Development Deputy Leader, Chief Officer – Communities and Place; Head of Rural development, Housing and Partnerships; Senior Accommodation Development Officer. Head of Planning; Building Control Manager; Principal Environmental Health Officer; Specialist Environmental Health Officer; Regeneration Manager; Solicitor & Head of Commercial Law; Development Management Area Team Manager

9. **BACKGROUND PAPERS:** None

10. **AUTHOR:** Ian Bakewell, Housing & Communities Manager

11. **CONTACT DETAILS:** Tel: 01633 644479 **E-mail:** [ianbakewell@monmouthshire.gov.uk](mailto:ianbakewell@monmouthshire.gov.uk)





<b>Name of the Officer completing the evaluation</b> Ian Bakewell <b>Phone no:</b> 01633 644479 <b>E-mail:</b> <a href="mailto:ianbakewell@monmouthshire.gov.uk">ianbakewell@monmouthshire.gov.uk</a>	<b>Please give a brief description of the aims of the proposal</b> Empty Homes – Approach to Reducing Empty Homes in Monmouthshire
<b>Name of Service area</b> Housing & Communities	<b>Date</b> 28 <sup>th</sup> March 2024

- 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	<p>The proposal will positively contribute to the local population needing accommodation across all tenures.</p> <p>Children and young people will be more likely to receive stable accommodation to ensure that they can enjoy a decent standard of living and reach their potential.</p>	<p>The owners of some empty homes are older people. For example they may have inherited the property following a family bereavement. There could be an emotional attachment. Being asked to bring back by the Council into use could create a detrimental impact on an elderly owner relating to their emotional attachment or could be 'overwhelmed' by the steps needed to perhaps sell or rent out a property.</p>	<p>The Council's approach to engaging with empty home owners is underpinned by a positive and supportive approach that seeks to provide good quality advice and assistance to owners if required.</p> <p>Any potential enforcement action that may be required, this would be an absolute last resort by the Council and would also need to be implemented sensitively.</p> <p>A blanket approach would not be applied in such scenarios and every case would be judged individually and would still be entitled to receive support and assistance.</p>



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?
Disability	<p>The proposal will contribute positively to the local population needing accommodation across all tenures.</p> <p>Bringing more properties into use has the potential to also add to the accessible and adapted stock in the County and, therefore, potentially benefiting disabled people.</p>	<p>It needs to be recognised that the owners of some empty homes could be disabled people who may have difficulty in bringing a property back into use, both from a physical capability and a mental capability.</p>	As above
Gender reassignment	Positive impact	N/A	N/A
Marriage or civil partnership	As above	As above	As above

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?
Pregnancy or maternity	<p>The proposal will contribute positively to the local population needing accommodation across all tenures.</p> <p>Bringing more properties into use is likely to increase the availability of family accommodation.</p>	<p>The owners of some empty homes could be pregnant. Being asked by the Council to bring their property back into use could have a negative impact on the individual whilst they are pregnant and shortly afterwards.</p>	<p>The Council's approach to engaging with empty home owners is underpinned by a positive and supportive approach that seeks to provide good quality advice and assistance to owners if required.</p> <p>The Council will be sensitive to anyone who is pregnant and will take this into account when negotiating a resolution to their empty property. For example, potentially agreeing a deferment to action for a reasonable period subject to the property not causing a problem to the local neighbourhood eg dangerous structure, vermin etc</p>
Race	Positive impact	N/A	N/A
Religion or Belief	As above	As above	As above
Sex	As above	As above	As above

<b>Protected Characteristics</b>	<b>Describe any positive impacts your proposal has on the protected characteristic</b>	<b>Describe any negative impacts your proposal has on the protected characteristic</b>	<b>What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?</b>
Sexual Orientation	As above	As above	As above

## 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.

	<b>Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage</b>	<b>Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.</b>	<b>What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?</b>

<p><b>Socio-economic Duty and Social Justice</b></p>	<p>It is recognised that the local community can be disadvantaged in part, due to lack of accommodation.</p> <p>This can be detrimental to community inclusion including accessing (or retaining) employment/training opportunities and accessing financial services e.g. insurance.</p> <p>Good quality accommodation also supports wider priorities such education, particularly for children and young people, as well as health and well-being.</p>	<p>There are no negative impacts to the local community associated with seeking to bring empty homes back into use.</p> <p>There could be potential cost implications for owners if a property is in poor condition.</p>	<p>Owners who may need financial assistance to bring their property back into use can apply for financial assistance. Products available include:</p> <ul style="list-style-type: none"> <li>• Empty Homes Grants</li> <li>• Interest free loans</li> <li>• Empty home grant through Leasing Scheme Wales</li> </ul> <p>In addition there is also the possible option that the Council or a housing association could be interested in purchasing an empty property.</p>
--	---	--	--

### 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
<b>Policy Making</b> Effects on the use of the Welsh language, Promoting Welsh language Treating the Welsh language, no less favourably	The Council has empty homes information and it is appropriate to have available bi-lingual information.	None	Bi-lingual correspondence is used.
<b>Operational</b> Recruitment & Training of workforce	Neutral impact. This proposal does not involve the appointment of staff.	None	N/A
<b>Service delivery</b> Use of Welsh language in service delivery Promoting use of the language	This is an opportunity to promote the Welsh Language e.g. information for owners.	None	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	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p><b>A prosperous Wales</b> Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>There are no negative implications. Bringing empty homes back into use delivers positive benefits to the community. Empty homes should be regarded as an under-utilised community resource.</p> <p>Bringing empty homes back into use through addressing condition creates employment and supports the generation of wealth. A good quality home supports education.</p>	N/A
<p><b>A resilient Wales</b> Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g., climate change)</p>	<p>There may be implications that an owner would need to take into account relating to any possible maintenance or construction work.</p>	<p>Processes are already in place in this regard. For example, planning regulations.</p> <p>Owners would be supported and assisted to meet such requirements.</p>
<p><b>A healthier Wales</b> People's physical and mental wellbeing is maximized, and health impacts are understood</p>	<p>There are no negative impacts associated with bringing empty homes back into use. A good quality home is conducive to good health benefits and helps to tackle health inequalities.</p> <p>It also supports households being able to access health services e.g. GP's, dentists, opticians etc.</p>	N/A



Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p><b>A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected</p>	<p>Bringing empty homes back into use both increases the available housing stock it also helps tackle properties that may be currently unviable and/or unsafe. Additional homes mitigates against people needing to move away from their home areas.</p> <p>Empty homes often physically impact detrimentally. Engagement with owners can improve the physical appearance of properties where necessary.</p>	<p>The Council's approach will mitigate against the negative impact of empty homes.</p>
<p><b>A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>N/A</p>	<p>N/A.</p>
<p><b>A Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>Providing advice and assistance on tackling empty homes presents an opportunity to promote the Welsh Language.</p>	<p>N/A</p>
<p><b>A more equal Wales</b></p>	<p>Empty homes action directly supports equality and protected and or disadvantaged groups.</p>	<p>As above</p>


Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
People can fulfil their potential no matter what their background or circumstances		


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

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p><b>Long Term</b> future</p> <p>Balancing short term need with long term and planning for the</p>	<p>Reducing the number of empty homes has both short-term and long-term benefits. There are immediate housing needs. For example, daily demand from homeless applicants is high at present, with considerable numbers currently in temporary accommodation including B &amp; B.</p> <p>The Council has also identified and projected future housing needs for the County, which is reflected in the Local Housing Market Assessment.</p>	<p>The Council's approach supports owners with the short-term liabilities associated with owning an empty property and may help them realise the benefits of their asset in the future.</p>



Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p data-bbox="414 432 562 651">Working together with other partners to deliver objectives</p> <p data-bbox="206 644 371 671">Collaboration</p>	<p data-bbox="589 312 1312 488">The Council's approach to empty homes potentially involves several teams within the Council. Housing &amp; Communities, Council Tax, Building Control, Planning, Estates, the Regeneration Team, Environmental Health and Legal.</p> <p data-bbox="589 515 1272 584">The priority for the Council is to work proactively and positively with any empty home owners.</p> <p data-bbox="589 611 1308 715">The Council will work with any sections of the community eg neighbours, Community Council etc who may be experiencing an issue with an empty home.</p>	<p data-bbox="1335 312 2018 523">The Council's approach to engaging with empty home owners is under-pinned by a positive and supportive approach that seeks to provide good quality advice and assistance to owners if required. The Council will be sensitive to the circumstances of empty home owners.</p>
 <p data-bbox="427 874 562 1161">Involving those with an interest and seeking their views</p> <p data-bbox="219 1091 376 1118">Involvement</p>	<p data-bbox="589 807 1267 943">Housing &amp; Communities engages with the following internal stakeholders: Council Tax, Building Control, Planning, Estates, the Regeneration Team, Environmental Health and Legal.</p> <p data-bbox="589 970 1308 1114">If applicable the Council will also engage with Welsh Government and housing associations. The Council utilises the availability of a specialist advisor and empty homes expert at Welsh Government</p>	<p data-bbox="1335 807 1384 834">N/A</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The Council's approach to empty homes is arguably both reactive and preventative.</p> <p>Housing &amp; Communities restructured in 2023 to increase the staffing resource available for empty homes. Whilst this is already delivering positive results in terms of the levels of engagement with owners, this needs time to become fully embedded.</p> <p>Also, it is anticipated that there will always be properties becoming empty for 12 months for various reasons eg probabte, difficulties selling etc albeit the aim is for this to be minimised over time.</p> <p>As the process becomes further embedded and awareness of the support available from the Council increases, the approach is anticipated to become more preventative.</p>	<p>N/A</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p><b>Integration</b></p> <p>Considering impact on all wellbeing goals together and on other bodies</p>	<p>The proposal supports increased access to good quality accommodation that also supports all aspects of well-being e.g. physical health, medical health etc.</p>	<p>Tackling empty homes will build upon existing services that support well-being which all households are able to access.</p>

**5. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?**

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	Increasing the availability of housing stock will have safeguarding benefits, but overall the impact is anticipated to be marginal but certainly not negative.	None.	N/A
Corporate Parenting	As above	None.	N/A

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

Council Tax information identifying long-term empty homes.

Homeless statistics including numbers of homeless applications and numbers in B & B and temporary accommodation.

Housing Register statistics

Local Housing Market Assessment

**7. 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?**

*.This section should summarise the key issues arising from the evaluation. This summary must be included in the Committee report template*

The main benefits of the proposal are:

- It will increase the availability of general housing across the County. The majority of properties coming back into use is anticipated to be in the owner occupied sector.
- It will help to tackle properties that are detrimental to the local environment eg properties in poor condition

**8. 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
Continued engagement with owners	On-going	Helen Horton, Senior Accommodation Development Officer

**9. 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.**

<b>Version No.</b>	<b>Decision making stage</b>	<b>Date considered</b>	<b>Brief description of any amendments made following consideration</b>
1	N/A – this is a briefing report	28 <sup>th</sup> March 2024	

This page is intentionally left blank

<b>SUBJECT:</b>	<b>LOCAL HOUSING MARKET ASSESSMENT REFRESH 2022-2037</b>
<b>MEETING:</b>	<b>PEOPLE SCRUTINY COMMITTEE</b>
<b>DATE:</b>	<b>16<sup>th</sup> APRIL 2024</b>
<b>DIVISION/WARDS</b>	
<b>AFFECTED:</b>	<b>ALL</b>

## 1. PURPOSE

- 1.1 To provide an overview of the Local Housing Market Assessment (LHMA) Refresh 2022-2037 provided in **Appendix One** to People Scrutiny Committee.
- 1.2 To provide People Scrutiny Committee an opportunity to scrutinise the LHMA Refresh 2022-2037 prior to submission to Cabinet and sign off by Welsh Government.

## 2. RECOMMENDATIONS

- 2.1 To scrutinise the LHMA Refresh 2022-2037.
- 2.2 To recommend Cabinet approval of the LHMA and sign off by Welsh Government.

## 3. KEY ISSUES

- 3.1 All Local Authorities in Wales are required to undertake a periodic review of housing needs by conducting a Local Housing Market Assessment (LHMA). This involves a comprehensive review of housing need, broken down by tenure and area. LHMA's provide a crucial role in informing local development plans and housing strategies.
- 3.2 This LHMA Refresh has been undertaken using the new methodology and new LHMA tool provided by Welsh Government. Welsh Government required an updated LHMA to be completed by the end of March 2024. This LHMA has been submitted to Welsh Government, subject to approval by the Council.
- 3.3 LHMA's must be rewritten every five years and refreshed once during that five-year period (between years two and three). The Council last undertook a rewrite of the LHMA in 2020, meaning a refresh was required.
- 3.4 The LHMA estimates a net need for 499 additional affordable homes per year until 2027 across the whole of Monmouthshire, consisting of 409 social rent, 44 intermediate rent and 46 low-cost home ownership properties. The greatest need is for social rent accommodation (82%) with the need for intermediate rent and low-cost home ownership accommodation estimated at 9% each.
- 3.5 For the remaining 10 years of the LHMA period, there is an estimated need for 90 affordable homes, consisting of 48 social rent, 25 intermediate rent and 17 LCHO.
- 3.6 There is a particularly high need for one-bedroom social rent accommodation which has been influenced by the significant increase in homelessness presentations since the COVID pandemic. Although this need is particularly high, it is important to ensure that a mix of house types and tenures is provided on new developments in order to achieve the Council's objective of creating sustainable and resilient communities.
- 3.7 It is important to note that these figures should not be taken as a target for the delivery of affordable homes, as new build homes are not the only solution to the supply of affordable homes in the County. Other methods such as bringing empty homes back into use, the acquisition of existing homes and engaging with private sector landlords can all contribute towards the supply of affordable homes.
- 3.8 The LHMA also estimates a need for 126 market homes throughout the County per year, consisting of 86 private rented (68%) and 41 owner occupier properties (33%).
- 3.9 The LHMA also provides an assessment of the specific housing needs of a range of population groups who require specialist or supported housing.

**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 Two**: There are significant positive impacts especially around health and wellbeing goals by contributing to “a prosperous Wales”, “a healthier Wales” and “a Wales of Cohesive Communities”. The proposal meets the sustainable government principles by contributing to the principles of “Long term”, “Collaboration” and “Integration”. There are no negative impacts of this proposal.

**5. OPTIONS APPRAISAL**

5.1 The following options are available:

Option	Benefit	Risk	Comment
<p><b>Option 1:</b> The recommended option is to recommend Cabinet approval of the LHMA.</p>	<p>An up to date and accurate assessment of affordable housing need across the County which has been undertaken following Welsh Government guidance.</p> <p>Adherence to the Council’s statutory duty to undertake a periodic review of housing needs.</p> <p>A robust evidence base to inform the Council’s Replacement Local Development Plan and housing strategies.</p>	<p>There are no risks to this option.</p>	<p>The LHMA is a complex piece of research, this has been undertaken using the Welsh Government methodology and Tool. It is the most accurate indicator of affordable housing need within Monmouthshire.</p>
<p><b>Option 2:</b> The LHMA is not recommended for approval.</p>	<p>There are no benefits to this option.</p>	<p>The LHMA is an integral part of the evidence base for a range of housing and planning related policies, including the Replacement Local Development Plan. To ensure the policies are fit for purpose and meet local need, the evidence base must be robust and up to date.</p> <p>It is a statutory requirement to undertake a periodic review of housing needs. If the LHMA is not approved there is a risk the Council will not</p>	<p>The LHMA is a complex piece of research, this has been undertaken using the Welsh Government methodology and Tool. It is the most accurate indicator of affordable housing need within Monmouthshire.</p>



Option	Benefit	Risk	Comment
		meet its statutory duties.	

**6. REASONS**

- 6.1 Local Authorities in Wales have a statutory duty to undertake a periodic review of housing needs, as set out in section 8 of the Housing Act 1985. This is conducted through a Local Housing Market Assessment, which needs to be submitted to Welsh Government.
- 6.2 Local Authorities are required to follow Welsh Government guidance [Undertaking Local Housing Market Assessments: Guidance](#), produced in 2022, and utilise the LHMA tool when undertaking their LHMA's.
- 6.3 The LHMA provides a robust evidence base, which is crucial to inform local development plans and housing strategies.

**7. RESOURCE IMPLICATIONS**

- 7.1 There are no additional resource implications associated with this proposal, as the LHMA has already been carried out.

- 8. **CONSULTEES:** Housing & Communities Manager; Head of Enterprise and Community Animation; Chief Officer – Communities and Place; Head of Planning, Cabinet Member for a Sustainable Economy

**9. BACKGROUND PAPERS:**

[Undertaking Local Housing Market Assessments: Guidance](#)  
Housing Act 1985

- 9. **AUTHOR:** Sally Meyrick, Strategy & Policy Officer, Affordable Housing

- 10. **CONTACT DETAILS:** Tel: 07970 957039 **E-mail:** sallymeyrick@monmouthshire.gov.uk

## Appendix One – LHMA Refresh 2022-2037



Monmouthshire  
LHMA Refresh 2022-2

## Appendix Two - Equality and Future Generations Evaluation



240416 EQIA -  
LHMA.docx

This page is intentionally left blank



# Local Housing Market Assessment Refresh 2022-2037



# Local Housing Market Assessment Refresh 2022-2037

## Contents

Executive Summary.....	5
1. Introduction .....	6
1.1 National Policy Background.....	6
2. Overview of LHMA Assessment and Methodology .....	8
2.1 Data inputs .....	8
2.1.1 Existing affordable housing need.....	8
2.1.2 Newly arising need.....	10
2.1.3 Committed Supply and Turnover of Existing Stock.....	11
2.1.4 Private rent data .....	12
2.1.5 House price data .....	12
2.1.6 Household income data .....	12
2.2 Key Assumptions .....	13
2.2.1 Social Rent.....	13
2.2.2 Market Housing.....	13
2.2.3 Intermediate Housing .....	14
2.2.4 Five-year financial forecasts for key variables - income, rents and house prices.....	14
2.3 Monmouthshire Housing Market Areas.....	15
3. Overview of Housing Market and Socio-economic and Demographic Trends .....	17
3.1 Housing Market Analysis .....	17
3.1.1 Population .....	17
3.1.2 Households by tenure .....	17
3.1.3 Overview of owner occupier position: property price trends for area and by HMA; sales (volume) trends by HMA.....	18
3.1.4 Overview of the Private Rented Sector.....	18
3.1.5 Overview of affordable housing stock .....	20
3.1.6 Overview of empty homes and second homes.....	21
3.2 Specific Housing Needs Requirements.....	22
3.2.1 Accessible and adapted housing provision .....	23
3.2.2 Multi-generational and/or larger families requiring larger properties.....	24
3.2.3 Non-permanent housing .....	25
3.2.4 Housing, care and support needs: Children and Young People.....	27
3.2.5 Housing, care and support needs: Individuals with Mental Health, Learning Difficulties and Autism Spectrum Disorder.....	28
3.2.6 Housing, care and support needs: Older People and People living with Dementia .....	29



3.2.7	Locational needs for student accommodation .....	30
3.2.8	Locational needs for people with physical or cultural needs.....	30
4.	Range of Additional Annual Housing Need Estimates .....	32
4.1	Principal household projections .....	33
4.2	Higher variant household projections .....	34
4.3	Lower variant household projections.....	35
5.	LHMA Additional Housing Need Estimates .....	36
6.	Quality Assurance Statement .....	39
	Annex 1: Glossary.....	40

### [List of Tables](#)

Table 1	Annual backlog of affordable housing need .....	9
Table 2	Annual existing households falling into need .....	9
Table 3	Annual newly arising affordable housing need by tenure and housing market area .....	10
Table 4	Gross annual existing affordable housing need by HMA (2022-2027) .....	11
Table 5	Net annual stock and supply of affordable housing.....	11
Table 6	Monmouthshire monthly average private rent data .....	12
Table 7	Social rent upper threshold household income by housing market area .....	13
Table 8	Minimum income needed for market housing by housing market area .....	13
Table 9	First Time Buyer property prices and corresponding household income required by housing market area.....	14
Table 10	OBR five-year financial forecasts for key variables .....	14
Table 11	Average monthly rental values 2012 compared to 2022.....	19
Table 12	Monthly LHA rates 2012 compared to 2022 .....	20
Table 13	Monmouthshire’s existing affordable housing stock by housing market area.....	20
Table 14	Additional annual housing need estimates by HMA and tenure (net need, net of turnover of existing stock and planned supply) based on principal household projections .....	33
Table 15	Additional annual housing need estimates by HMA and tenure (gross need, before turnover and supply) based on principal household projections .....	33
Table 16	Additional annual housing need estimates by HMA and tenure for the remaining 10 years of the LHMA based on principal household projections.....	33
Table 17	Additional annual housing need estimates by HMA and tenure (net need) over the 15 years of the LHMA based on principal household projections .....	34
Table 18	Additional annual housing need estimates by HMA and tenure (net need, net of turnover of existing stock and planned supply) based on higher variant household projections.....	34
Table 19	Additional annual housing need estimates by HMA and tenure (gross need, before turnover and supply) based on higher variant household projections .....	34
Table 20	Additional annual housing need estimates by HMA and tenure for the remaining 10 years of the LHMA based on higher variant household projections .....	35
Table 21	Additional annual housing need estimates by HMA and tenure (net need) over the 15 years of the LHMA based on higher variant household projections.....	35
Table 22	Additional affordable annual housing need estimates by HMA and tenure (net need, net of turnover of existing stock and planned supply) based on lower variant household projections .....	35
Table 23	Additional annual housing need estimates by HMA and tenure (gross need, before turnover and supply) based on lower variant household projections.....	36
Table 24	Additional annual housing need estimates by HMA and tenure for the remaining 10 years of the LHMA based on lower variant household projections .....	36

Table 25 Additional annual housing need estimates by HMA and tenure (net need) over the 15 years of the LHMA based on lower variant household projections .....	36
Table 26 Housing need figures in current LHMA compared to previous LHMA.....	38

[List of Figures](#)

Figure 1 Homelessness presentations and Section 73 duty to accommodate.....	7
Figure 2 WG 2018-based household projections (2022-2037).....	10
Figure 3 Monmouthshire housing market areas .....	16
Figure 4 Comparison of households by tenure.....	17
Figure 5 Private rentals by bedroom size (Data Source: Rent Smart Wales).....	18
Figure 6 Number of new private rent lettings 2012 – 2022 (Data Source: Hometrack).....	19
Figure 7 Monmouthshire's affordable housing stock by tenure .....	21
Figure 8 Empty homes and second homes by HMA (Source: Council's Revenue & Benefits Department) .....	22
Figure 9 Proportion of waiting list applicants with a mobility issue.....	23
Figure 10 Homeless presentations resulting in temporary accommodation .....	26
Figure 11 Waiting list applicants' ethnicity.....	31
Figure 12 Waiting list applicants' religion.....	31
Figure 13 Additional annual housing need estimates by tenure for the first five years of the LHMA based on principal household projections.....	33
Figure 14 Additional annual housing need estimates by tenure for the first five years of the LHMA based on higher variant household projections .....	34
Figure 15 Additional annual housing need estimates by tenure for the first five years of the LHMA based on lower variant household projections .....	35
Figure 16 Estimated annual additional affordable housing by tenure .....	37



## Executive Summary

This Local Housing Market Assessment (LHMA) utilises Welsh Government guidance *Undertaking Local Housing Market Assessments, March 2022* and Version 3.2 of the *Local Housing Market Assessment Tool* in order to evaluate the housing need across Monmouthshire for the period 2022-2037.

The LHMA estimates a net need for 499 additional affordable homes per year until 2027 across the whole of Monmouthshire, consisting of 409 social rent, 44 intermediate rent and 46 low-cost home ownership properties. The greatest need is for social rent accommodation (82%) with the need for intermediate rent and low-cost home ownership accommodation estimated at 9% each.

For the remaining 10 years of the LHMA period, there is an estimated need for 90 affordable homes, consisting of 48 social rent, 25 intermediate rent and 17 LCHO.

There is a particularly high need for one-bedroom social rent accommodation which has been influenced by the significant increase in homelessness presentations since the COVID pandemic. Although this need is particularly high, it is important to ensure that a mix of house types and tenures is provided on new developments in order to achieve the Council's objective of creating sustainable and resilient communities.

The LHMA also estimates a need for 126 market homes throughout the County per year, consisting of 86 private rented (68%) and 41 owner occupier properties (33%).

# 1. Introduction

Local Authorities in Wales have a statutory duty to undertake a periodic review of housing needs, as set out in section 8 of the Housing Act 1985. This is conducted through a Local Housing Market Assessment (LHMA), which involves a comprehensive review of the existing and newly arising housing need, broken down by tenure and area.

LHMAs provide a crucial role in informing local development plans and housing strategies. They also inform the allocation of Social Housing Grant to support the development of affordable housing and aid negotiations between local authorities and private sector developers.

LHMAs must be rewritten every five years and refreshed once during that five year period (between years two and three). Monmouthshire County Council last undertook a rewrite of the LHMA in 2020, therefore a refresh was required in 2023.

Welsh Government produced new guidance ([Undertaking Local Housing Market Assessments: Guidance](#)) in 2022 and a LHMA tool. This refresh has been undertaken using the new methodology and Version 3.2 of the tool, therefore caution should be used when comparing the results with previous versions. The report largely follows the LHMA Refresh template produced by WG, however, additional sections have been included where it is considered relevant.

## 1.1 National Policy Background

### Homelessness Legislation and Guidance

An overview of Welsh Government changes to homelessness legislation and guidance has been included in this LHMA refresh due to its significance. The Covid pandemic prompted a big shift in how local authorities process homelessness applications, and authorities across Wales are still working through the consequences. From March 2020 the Welsh Government ordered authorities to suspend Priority Need and Intentionality tests to homeless applications and instilled Public Health Measures under 'No-One Left Out'. This meant that authorities had a duty to accommodate anyone at risk of homelessness.

Due to the social and economic impact the pandemic period understandably triggered a reverse in the previous downward trend in homelessness applications. The implication of Public Health measures coupled with a rise in homeless applications resulted in a sharp increase in households the Council had a duty to accommodate under Section 73 of the Housing (Wales) Act 2014.

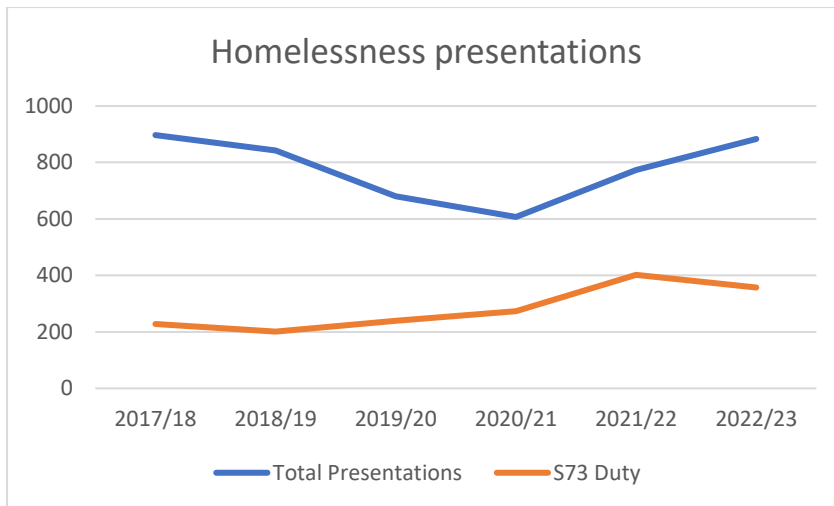


Figure 1 Homelessness presentations and Section 73 duty to accommodate

Just over half of the applications in 2021/22 were made by single adults and a high proportion of these single applicants were male (approx. 69%). Prior to the pandemic a significant number of these applicants would not have been considered 'Priority Need' and may have continued as 'hidden homeless'.

As Public Health measures were relaxed and slowly reversed during the 2022-2023 financial year the Welsh Government published an addendum to the Housing (Wales) Act 2014 which added an 11th category to Priority Need of Rough Sleeping. The addendum, which came into force in October 2022, now means that anyone who presents as homeless who has no other accommodation options must be treated as at risk of rough sleeping and therefore in Priority Need.

Monmouthshire now applies Priority Need and Intentionality tests to all homeless applications but given the recent changes it seems unlikely that presentations and those statutorily entitled to accommodation will reduce significantly or go back to pre-pandemic levels.

In October 2023 the Expert Review Panel on Ending Homelessness published its recommendations for legislation reform in the White Paper on ending homelessness in Wales. These recommendations are under consultation until January 2024. It is anticipated that any housing legislation reform will be adopted by the end of the current Senedd term.

Of the more significant recommendations is the proposal to remove the tests of Priority Need and Intentionality which will have a direct impact on future homelessness figures and Monmouthshire's statutory duties.

### Rapid Rehousing

Welsh Government's vision is for homelessness to be 'rare, brief and unrepeated'. Local Authorities are to achieve this by adopting a Rapid Rehousing approach to homelessness, focusing on the prevention of homelessness. Where prevention is not possible appropriate, stable housing and support should be provided through a range of models, thereby reducing the dependency on emergency housing.

Over the next five years Welsh Government expect to see removal of prolonged and potentially damaging spells in temporary accommodation and the development of a systematic and strategic process that links housing development, support and supply to housing need.

The Council's Rapid Rehousing Transition Plan (RRTP) identifies four priority areas to prevent homelessness at the earliest opportunity, to minimise any time households may have to spend in temporary accommodation and to provide the right level of support at the right time to sustain future tenancies:

- Priority 1 - Prevent homelessness at the earliest opportunity
- Priority 2 - Increase the supply of affordable and settled accommodation
- Priority 3 - Provide timely and effective support to sustain accommodation
- Priority 4 - Maximising resources and benefits through well connected partnerships

## 2. Overview of LHMA Assessment and Methodology

This LHMA has been prepared using version 3.2 of the LHMA tool issued by Welsh Government, along with training materials and guidance: *Undertaking Local Housing Market Assessments (LHMAs), March 2022*. The LHMA and updated guidance has been developed in order to ensure that local authorities adopt a consistent approach to developing their LHMA's.

The methodology for calculating the net shortfall of affordable housing is complex and involves collating and analysing several sources of data and applying various assumptions to the LHMA Tool. The data sources and key assumptions are outlined in this section.

### 2.1 Data inputs

A range of data sets have been utilised to prepare this LHMA. The primary sources of data are:

- Monmouthshire's Common Housing Register
- Hometrack - property valuation and housing market data
- Office for National Statistics
- Land Registry Data
- CACI Paycheck - gross household income estimates
- Nomis – official Census and labour market statistics provided by the ONS
- Ministry of Justice

#### 2.1.1 Existing affordable housing need

##### Backlog of need

This refers to the number of households that are currently unable to satisfy their housing need via the open market and have registered on Monmouthshire's common housing register, Monmouthshire Homesearch.

Households not considered to be in housing need are removed from the backlog of need figures for the purposes of the LHMA including:

- Households without a local connection to Monmouthshire
- Existing RSL tenants
- Households considered to have sufficient financial resources

The number of waiting list applicants will continually fluctuate but as of January 2024 there were 3,723 households registered, of which 2,064 have a recognised housing need.

In order to analyse the backlog of need, households must be allocated to the most appropriate tenure of affordable housing (social rent, intermediate rent or low-cost home ownership). This is based on applicants' income and savings, the thresholds applied are set out in Section 2.2.

Households also need to be allocated to a Housing Market Area (see Section 2.3). This is based on their specified first choice area, although it should be noted that they are free to apply for housing in any area of Monmouthshire except where a Rural Allocation Policy applies.

The LHMA Tool assumes that the existing need will be met over the first five years of the LHMA period, therefore the gross backlog of need is divided by five to give the annual need.

*Table 1 Annual backlog of affordable housing need*

Housing Market Area	Social rent	Intermediate rent	Low cost home ownership
<b>Monmouthshire total</b>	<b>359</b>	<b>31</b>	<b>45</b>
<b>Abergavenny</b>	104	5	12
<b>Chepstow</b>	181	19	25
<b>Monmouth</b>	56	5	5
<b>BBNP</b>	16	2	3

It is considered that the intermediate rent and low-cost home ownership backlog may not be an accurate reflection of actual need. The limited stock and lack of turnover means that these properties are rarely available, due to a lack of availability people are less likely to register or be aware of these types of affordable housing.

#### Existing households falling into need

The LHMA also needs to take into account existing households falling into need each year due to homelessness. The number of homeless presentations requiring temporary accommodation gives an indication of the number of households likely to fall into need. Data has been used from the last three years to give an annual average. Duplicate presentations were filtered out to prevent double counting then presentations were analysed by bedroom requirement and the census ward level proportions were applied to give an estimation of the need at ward level.

There were 1,244 homelessness presentations between April 2020 and March 2023 that required temporary accommodation. As it is assumed that the existing need will be met over the first five years of the LHMA period, this equates to an annual figure of 371 households. These households will be eligible for social rent housing.

*Table 2 Annual existing households falling into need*

Housing Market Area	Social rent
<b>Monmouthshire Total</b>	<b>371</b>
Abergavenny	69
Chepstow	194
Monmouth	67
BBNP	42

Mortgage and landlord possession claims leading to orders can also be used to estimate the number of households likely to fall into need. This data is available at local authority level from the Ministry of Justice and shows that there were 279 mortgage and landlord possession claims between July 2018 and June 2023. Some of these households will have been included in the homelessness presentations figures, therefore, to prevent double counting, they have not been added into the existing need figures. There are indications that the mortgage and landlord possession claims have increased for the first two quarters of 2023 compared with the same period in the previous year, the

current economic situation is likely to be a contributory factor, with higher interest rates, inflation and cost of living.

### 2.1.2 Newly arising need

It is necessary to factor newly arising need into the LHMA calculation. Welsh Government 2018-based household projections provide an estimation of population growth and household composition. Principal, higher variant (assumes longer life expectancy, higher migration and fertility) and lower variant (assumes shorter life expectancy, lower migration and fertility) projections are available which estimate different levels of household growth.

Figure 2 illustrates the principal, higher and lower variant household projections for Monmouthshire over the LHMA period. The principal variant predicts there will be 2,316 additional households by 2037, while the lower and higher variants predict this will be 1,185 and 3,242, respectively.

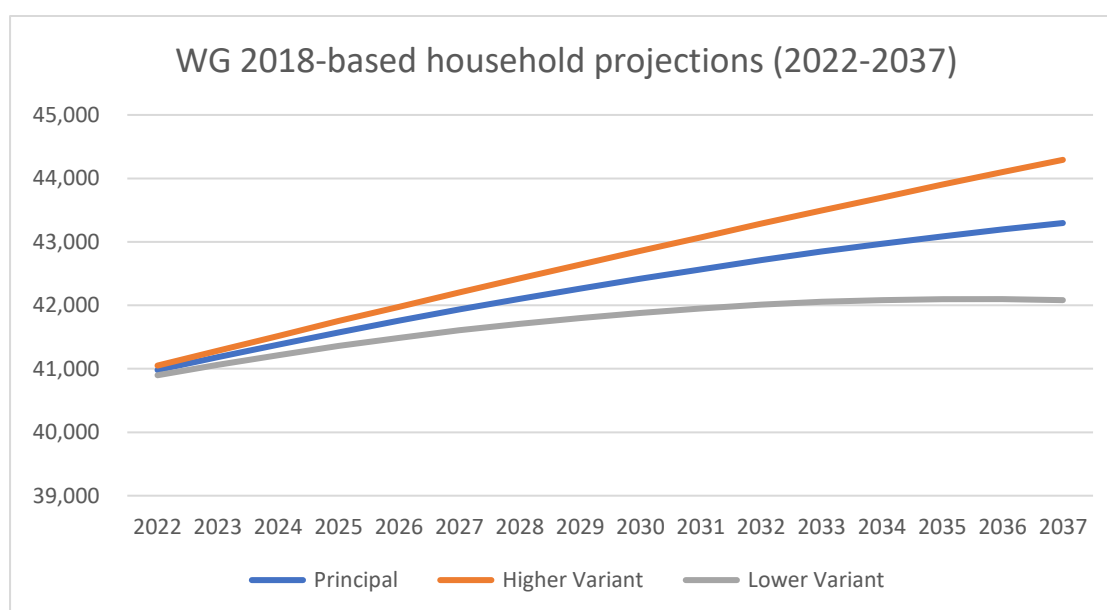


Figure 2 WG 2018-based household projections (2022-2037)

Only a proportion of new households will require affordable housing as some will be able to meet their own housing needs via the open market. House price and household income data was applied to produce an estimation of the newly arising need by tenure. A proportion of growth was allocated to each Housing Market Area, based on Census 2021 population data, factoring in Monmouthshire’s County Council’s growth strategy.

Table 3 Annual newly arising affordable housing need by tenure and housing market area

Housing Market Area	Social rent	Intermediate rent	Low cost home ownership
<b>Monmouthshire Total</b>	<b>48</b>	<b>25</b>	<b>17</b>
Abergavenny	13	7	5
Chepstow	22	12	8
Monmouth	8	4	3
BBNP	5	2	1

The existing and newly arising need data sets are combined to produce an estimation of the gross annual existing housing need. It is assumed that all existing need will be met over the first five years of the LHMA period (2022-2027) and will be allocated to affordable housing. It is calculated that 895

existing households will require affordable housing each year for the first five years of the LHMA (2022-2027), as shown in Table 4.

*Table 4 Gross annual existing affordable housing need by HMA (2022-2027)*

Housing Market Area	Total affordable housing	Social rent	Intermediate rent	Low cost home ownership
<b>Monmouthshire Total</b>	<b>895</b>	<b>778</b>	<b>56</b>	<b>62</b>
Abergavenny	215	186	12	17
Chepstow	461	397	31	33
Monmouth	148	132	9	7
BBNP	72	63	4	5

### 2.1.3 Committed Supply and Turnover of Existing Stock

The committed supply of affordable housing, expected re-lets and planned removals should all be factored into the LHMA calculation to estimate the net stock and supply.

#### Committed supply

This includes all additional affordable housing due to be delivered over the first five years of the LHMA period, this information was gathered from:

RSL development programmes

Social Housing Grant Programme

Local Development Plan

Planning permissions requiring affordable housing as part of a Section 106 agreement

#### Planned removals

This includes any affordable housing earmarked for disposal or demolition over the first five years of the LHMA period. The information was provided by RSLs who provide Monmouthshire's affordable stock. The number of planned removals was low, this will only be done as a last resort where the property is unable to meet the required standards.

#### Turnover of existing stock

The last three years lettings data was analysed from the Common Housing Register for all tenures of affordable housing.

These data sets were combined to give the estimated net annual supply of affordable housing, as illustrated in Table 5.

*Table 5 Net annual stock and supply of affordable housing*

Housing Market Area	Social rent	Intermediate rent	Low cost home ownership
<b>Monmouthshire Total</b>	<b>368</b>	<b>12</b>	<b>16</b>
Abergavenny	111	2	3
Chepstow	189	6	11
Monmouth	46	2	2
BBNP	22	2	1

### 2.1.4 Private rent data

Rent data was provided by Rent Officers Wales for the calendar year 2022-23, including the number of rental properties and the 30<sup>th</sup> and 50<sup>th</sup> percentile private rent figures, for each housing market area. Rent Officers Wales data includes renewal and new tenancy “confirmed” lettings only, it excludes any properties in which the Local Housing Allowance is claimed.

Private rental data has also been accessed from Hometrack Data Systems, which provides up to date information and intelligence about the housing market, both sales and rental. There is a large discrepancy between the average rental figures provided by Hometrack and Rent Officers Wales. The obvious reason for this is the inclusion of renewal lettings in Rent Officers Wales figures, whereas Hometrack data is based solely on new lettings.

Table 6 Monmouthshire monthly average private rent data

	1 bed	2 bed	3 bed	4 bed
Hometrack (Jul 2022 to Jun 2023)	£676.00	£797.33	£996.67	£1,499.33
Rent Officers Wales (Apr 2022-Mar 2023)	£550.00	£725.00	£872.93	£1,300.00
Percentage difference	18.6%	9.1%	12.4%	13.3%

Any household needing to access private rent will expect to pay the new letting rent, therefore the figures reported by Hometrack are considered more representative of the current rental market. As the data available from Hometrack is not detailed enough to input into the LHMA tool (it is not available at housing market area level), a 9% increase has been applied to the Rent Officers Wales data, as this is the minimal difference between the two data sets.

### 2.1.5 House price data

Land Registry house price data is built into the tool, covering the calendar year 2022-2023. The data shows a wide variation in the median house prices across Monmouthshire’s four housing market areas, ranging from £257,072 in the Abergavenny area to £306,538 in the Monmouth area. The most expensive properties in Monmouthshire tend to be located in more rural areas as these tend to be larger, detached properties which attract a premium. The Abergavenny area has the lowest average house price as this is mainly made up of more urban areas.

The median house price is somewhat lower than the average (mean) house price data available from Land Registry which stands at £355,975 ([Land Registry House Price Index](#), July 2023). This indicates that there are a large number of high value properties driving up the average (mean) house price.

### 2.1.6 Household income data

Household income data is available at ward level from CACI Paycheck. The 2023 figures were input into the tool which record a median household income of £35,978 per year, compared to an average of £27,854 across Wales.

Every income band below £30,000 - £35,000 has a lower number of households than the Wales average. Comparability is reached in the £35,000-£39,000 income band, from this point the opposite trend happens and Monmouthshire is above the Wales average.



While data shows that Monmouthshire has a higher proportion of managerial, administrative and professional workers than the Wales average, many of the higher earners living in Monmouthshire are employed outside the County (Nomis). The average household income is lower when considering households that both live and work within the County. This means that people that are employed within the County earn less on average than people living here.

## 2.2 Key Assumptions

Income thresholds need to be applied to allocate existing and newly arising need to the appropriate tenure of housing. The thresholds have been set according to the recommendations made by the WG technical working group. For reference, these do not form the policy basis for the allocation of affordable housing, details are available in Monmouthshire’s Allocations Policy ([Monmouthshire County Council: Joint Allocations Policy](#)).

### 2.2.1 Social Rent

It is assumed that the maximum income for social housing is where the 30<sup>th</sup> percentile of private rent equates to no more than 35% of household income. The 30<sup>th</sup> percentile of Monmouthshire’s annual private rent is recorded as £9,814 in the LHMA tool, all households earning £28,040 or less per year are allocated to social rent housing.

*Table 7 Social rent upper threshold household income by housing market area*

Housing Market Area	30% percentile annual rent	Upper threshold income for social rent
Abergavenny	£8,744	£24,984
Chepstow	£9,825	£28,071
Monmouth	£10,860	£31,028
BBNP	£10,559	£30,169
<b>Monmouthshire</b>	<b>£9,814</b>	<b>£28,040</b>

### 2.2.2 Market Housing

Households are assumed to be able to afford market housing where median rent equates to no more than 30% of income. The 50<sup>th</sup> percentile annual private rent for Monmouthshire is £10,936 according to the LHMA tool, meaning a household earning £38,695 per year or more is allocated to market housing.

*Table 8 Minimum income needed for market housing by housing market area*

Housing Market Area	50% percentile (median) annual rent	Minimum income for market housing
Abergavenny	£9,904	£33,015
Chepstow	£10,889	£36,296
Monmouth	£11,883	£39,609
BBNP	£11,609	£38,695
<b>Monmouthshire</b>	<b>£10,936</b>	<b>£36,453</b>

The minimum household income to qualify for home ownership is calculated to be between £46,500 and £53,000 per year, assuming that First Time Buyers will enter the market at the 40<sup>th</sup> percentile of house prices. The 40<sup>th</sup> percentile house prices are consistent with the lower quartile value of a semi-detached house for Monmouthshire which stands at £250,000 (Hometrack, April 2023). This is

considered entry level as semi-detached properties account for just under 30% of all housing in Monmouthshire, so they are widely available in all areas of the county, whereas terraced properties account for only 17% of the housing stock. Although detached properties account for nearly 45% of the stock they are not considered entry level as they are significantly more expensive.

Applying the First-Time Buyer property value to income ratio for 2022 of 5.06 (WG/UK Finance), gives the income level required for each housing market area, as illustrated in Table 9.

*Table 9 First Time Buyer property prices and corresponding household income required by housing market area*

Housing Market Area	Property price at which FTB enter the market	Implied FTB household income level for owner occupier
Abergavenny	£235,292	£46,500
Chepstow	£259,568	£51,298
Monmouth	£263,326	£52,041
BBNP	£268,171	£52,998

It is estimated that just 40% of households allocated to home ownership will proceed to buy due to high house prices across the County, high mortgage interest rates and the current cost of living.

### 2.2.3 Intermediate Housing

Households with an annual income between the thresholds for social rent and market housing were allocated to intermediate housing. There will be some overlap between the need for the different tenures of intermediate housing, the maximum income for intermediate rent was set to 80% of market rents meaning households earning above this were allocated to low cost home ownership.

### 2.2.4 Five-year financial forecasts for key variables - income, rents and house prices

Office for Budget Responsibility (OBR) financial forecasts have been built into the LHMA tool for key variables including household income, rents & house prices for the next five years. The default OBR assumptions have been applied which forecast:

- A slight yearly increase in median household income
- A yearly increase in private rent prices of 5% for the first year with lower increases for subsequent years
- A decrease in house prices for the first two years followed by slight increases for subsequent years

*Table 10 OBR five-year financial forecasts for key variables*

Financial forecast	2022/23	2023/24	2024/25	2025/26	2026/27
Income – change to median household income (OBR Supplementary tables, 1.13)	2.3%	2.8%	2.8%	2.8%	3.6%
Income - change to distribution of household income	0.0%	0.0%	0.0%	0.0%	0.0%
Rents - change to private rental prices (OBR Supplementary tables, 1.6)	5.0%	1.8%	1.7%	1.9%	2.5%
House prices - change to house prices (OBR Supplementary tables, 1.21)	-1.1%	-5.7%	1.1%	3.4%	3.6%

## 2.3 Monmouthshire Housing Market Areas

For the purposes of the LHMA, analysis should be carried out at housing market area (HMA) level. A HMA is based on the geographical areas that people live and would be willing to move home.

The 2020-25 LHMA identified three HMAs based on the 2011 Census Travel to Work Areas. Travel to Work Areas are areas derived to approximate labour market areas. In other words, they are derived to reflect self-contained areas where most people both live and work. The current criteria for defining a Travel to Work Area is that at least 75% of the area's resident workforce in the area and at least 75% of the people who work in the area also live in the area.

For the purposes of this LHMA refresh an additional HMA has been identified for areas within the Brecon Beacons National Park. This is for consistency with Local Development Plans and allows for housing need within and outside the National Park to be separated.

This provides the four HMAs used in this report:

- 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)
- Bannau Brycheiniog National Park (BBNP)

As shown in Figure 3, Chepstow HMA represents the largest area as it includes the settlements of Caldicot, Raglan, Rogiet, Magor, Undy, Usk as well as Chesptow itself.

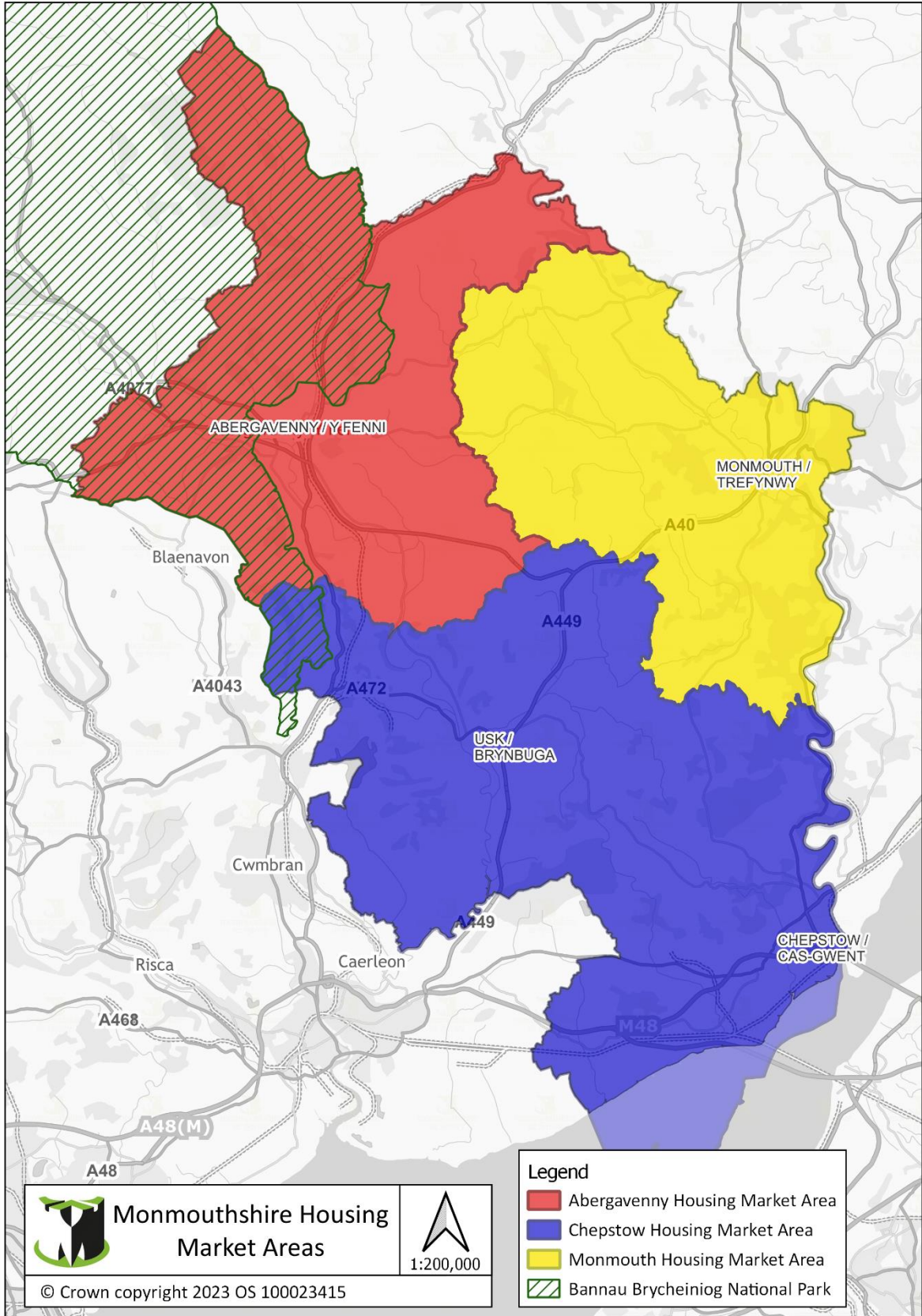


Figure 3 Monmouthshire housing market areas

## 3. Overview of Housing Market and Socio-economic and Demographic Trends

### 3.1 Housing Market Analysis

As this report is a refresh of the 2020 LHMA, an up to date analysis of the housing market and socio-economic/demographic trends would not usually be included. However, given the changing state of the housing market over recent months and the completion of the Census in 2021, an overview has been provided in this section.

#### 3.1.1 Population

The population of Monmouthshire now stands at around 93,000 (Census, 2021), this represents an increase of approximately 1.8% since the 2011 Census and is slightly higher than the overall increase across Wales. The number of households has increased from 38,233 to 40,900, representing an increase of around 7%, well above the average for Wales at 3.4%.

Monmouthshire has an ageing population, evidenced by the median age increasing from 45 to 49 years between 2011 and 2021. There was a decline in the number of working age residents (people aged between 15 and 64 years), whereas the number of people aged 65 years and over increased by 26%. This represents the largest increase in Wales and compares with a 17.7% average rise across the Country (Monmouthshire population change, Census 2021 – ONS).

#### 3.1.2 Households by tenure

Home ownership remains by far the most significant form of tenure in Monmouthshire, despite a slight decrease since 2011. Although other forms of tenure are low, there has been a relatively large increase in the proportion of households renting privately which has increased by over 25%.

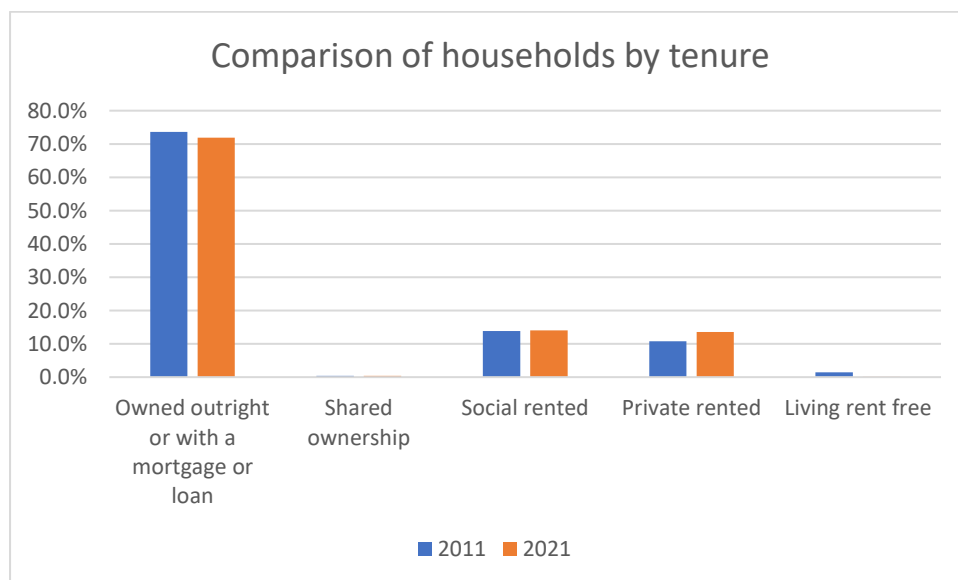


Figure 4 Comparison of households by tenure

### 3.1.3 Overview of owner occupier position: property price trends for area and by HMA; sales (volume) trends by HMA

The average price of a home in Monmouthshire was £380,162 in July 2023, according to Hometrack data, which is based on house sales and valuations. The Land Registry data for the same period stands lower than this at £355,975. These averages are significantly higher than the average for Wales, the average price paid for a home in the Country in July 2023 was £216,960 (Land Registry). It is important to note that even though the average price is high, this does not mean prices have risen, it is an average based on sales transactions and the indications are that a lot more transactions are taking place at the higher priced end of the market.

The current house price to income ratio for Monmouthshire is 8:1 i.e. an average priced property costs approximately 8 times the average household income (Hometrack, February 2024). This rises to as high as 10:1 across the rural central area of Monmouthshire which includes Cross Ash, Raglan, Usk and Llangybi. Both these figures illustrate how unaffordable home ownership is for many, but especially first time buyers and is a factor in the increase in the median age of the county shown by Census 2021 data. The current economic situation is making home ownership less affordable, with high interest rates and cost of living.

### 3.1.4 Overview of the Private Rented Sector

The private rented sector is an important form of tenure to meet the housing requirements of those that are unable to purchase on the open market and cannot access affordable housing. The private rented sector has seen significant changes since the introduction of the Renting Homes (Wales) Act 2016 in 2022. This law brought about a change in terminology from tenants or licencees to 'contract holders'. It also provides greater for security for those renting by extending the 'no fault' notice period from two to six months and setting out minimum property standards.

#### Private rented stock

There are currently 2,963 landlords registered with Rent Smart Wales, representing 4,814 rental properties throughout Monmouthshire (February, 2023). The largest number of private rented properties are three bedroom, followed by two bedroom.



Figure 5 Private rentals by bedroom size (Data Source: Rent Smart Wales)



## Analysis of private rented sector

The private rented sector is characterised by a period of low supply and high demand which is pushing up average prices. Across Wales as a whole rental prices are up 9.9% over the year for new lets (Hometrack, September 2023). A desktop study of Monmouthshire’s private rented sector highlights the decline in supply. The study analysed private rental activity from 2012 to 2022 utilising Hometrack’s comprehensive database of properties advertised to let including:

- Rental market and activity within Monmouthshire
- Distribution of properties and rental values by bedroom category and housing market area
- Rental values and Local Housing Allowance rates
- Affordability

The analysis produced a sample size of 5,938 properties and found the market started to contract significantly from 2013 to 2017 with almost a 79% decrease in the number of lets coming on to the market. From 2017 to 2020 the market contracted further, likely due to the COVID pandemic, but has since recovered slightly to pre-COVID levels. However, the market remains approximately 65% smaller than it was in 2012.

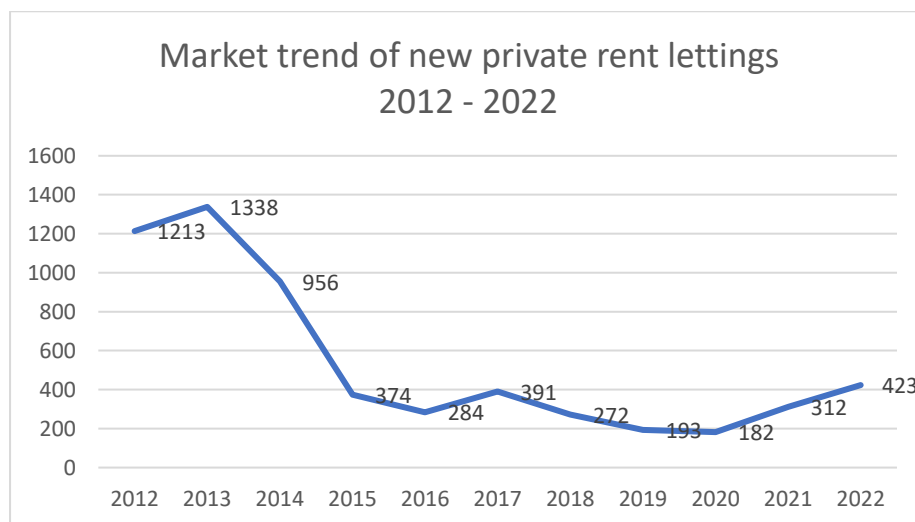


Figure 6 Number of new private rent lettings 2012 – 2022 (Data Source: Hometrack)

The study found a significant increase in rental prices over the period, with an average increase of 52.4% for Monmouthshire as a whole. While all property sizes saw a substantial increase, the highest increases were across larger properties.

Table 11 Average monthly rental values 2012 compared to 2022

	2012 Rental Values	2022 Rental Values	Percentage Increase
1 Bed	£435	£659	51.4%
2 Bed	£541	£821	51.7%
3 Bed	£649	£1,055	62.7%
4 Bed	£937	£1,543	64.7%
Total	£633	£965	52.4%

The following statements caveat the findings of this study:

- The collation of information and data on private rental activity, costs and affordability is not as reliable as housing sales activity due to the lack of data currently available. As a result, the data only allows for a very broad analysis of the rental market in Monmouthshire
- The data does not differentiate between properties that are provided as furnished/unfurnished, nor where utility bills and council tax are included/not included within the rental value
- The study concentrates on properties where the bedroom category is known, properties have been excluded from the analysis where this information is not available.

## Local Housing Allowance

The Local Housing Allowance (LHA) determines how much financial help people can receive when renting privately, this is based on local rental values, age of the claimant, household size and bedroom eligibility. Monmouthshire has a single rate for each bedroom category.

An analysis of the LHA rates over the past 10 years show that these have moved very little when compared to the rise in rental values with the exception of the shared category (see table 2).

Table 12 Monthly LHA rates 2012 compared to 2022

	2012-2013 LHA rate	2022-2023 LHA rate	Percentage increase
Shared Allowance	£227	£329	44.7%
1 Bed	£395	£412	4.8%
2 Bed	£500	£549	9.7%
3 Bed	£580	£648	11.8%
4+Bed	£750	£773	3.1%

Anecdotally, very few private rent properties are available in Monmouthshire at the current LHA rate, meaning it is becoming increasingly difficult for people on low incomes to access private rent accommodation. The recent LHA rate increase announced by the government which applies from April 2024 will provide some relief. Further analysis will be required to assess the impact of this uplift.

Another important factor impacting on the private rented sector is the recent sharp increase in Bank of England interest rates. These have risen from a low of 0.10% in March 2020 to the current level of 5.25% (Bank of England, November 2023). This has impacted on mortgage rates both for home owners and private landlords and is believed to be contributing to the increasing prices and declining supply of private rental properties.

### 3.1.5 Overview of affordable housing stock

Monmouthshire's affordable housing stock, consisting of over 6,200 homes, is widely owned and managed by three Housing Associations: Monmouthshire Housing Association; Melin Homes; and Pobl. Properties are advertised and let through the Common Housing Register, Monmouthshire Homesearch.

Table 13 Monmouthshire's existing affordable housing stock by housing market area

Housing Market Area	Number of bedrooms	Total
---------------------	--------------------	-------



	1	2	3	4+	
Abergavenny	665	644	525	59	1893
BBNP	98	81	116	4	299
Chepstow	956	982	989	78	3005
Monmouth	303	372	348	27	1050
<b>Total</b>	<b>2022</b>	<b>2079</b>	<b>1978</b>	<b>168</b>	<b>6247</b>

Affordable housing can be defined as “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” (Planning Policy Wales, Technical Advice Note 2 Planning and Affordable Housing, June 2006). This includes:

- Social rent – where rents are set at Welsh Government benchmark levels
- Intermediate housing – where prices or rents are above social rent levels but below market levels

Intermediate housing can be categorised as:

- Intermediate rent – rented properties, typically available at 80% of market rent
- Low cost home ownership – “shared equity” homes available to purchase, where the RSL provides an interest-free equity loan between 50% and 70%

The majority of Monmouthshire’s affordable housing stock consists of social rent housing, as illustrated in Figure 7.

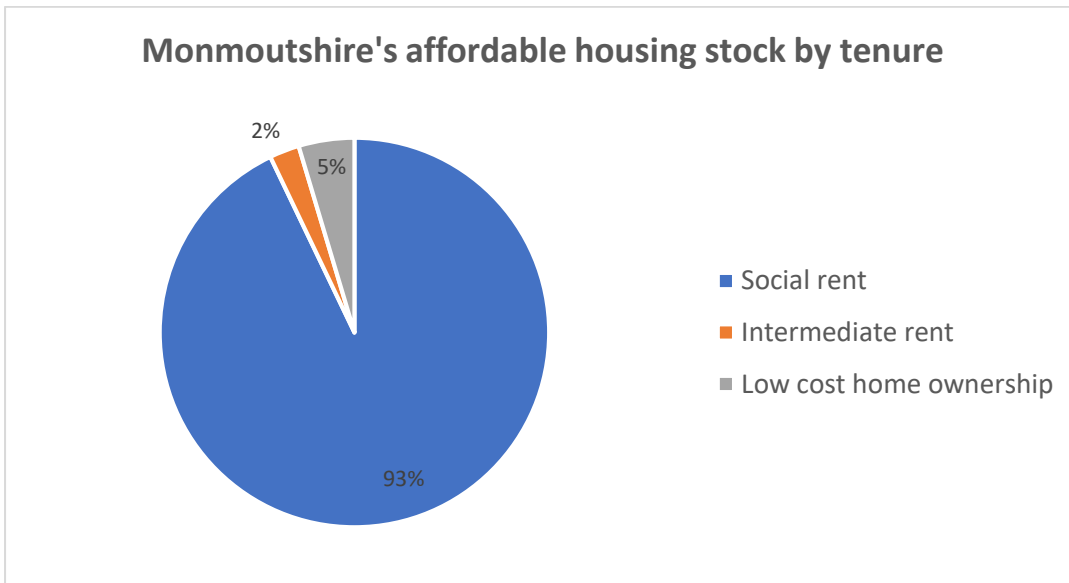


Figure 7 Monmouthshire's affordable housing stock by tenure

### 3.1.6 Overview of empty homes and second homes

Reducing the number of long-term empty homes and second homes that are rarely occupied is a priority for the Council, due to the impact of these properties on local communities. As such the Council recently took the decision to introduce a Council Tax premium for second homes and long-term empty homes which will come into force on 1<sup>st</sup> April 2024. Empty Homes grants of up to £25,000 are available to encourage empty properties to be brought back into use. Grants also may be available for landlords signing up to Leasing Scheme Wales.

At the end of the financial year (2022-2023), there were 581 properties recorded as empty for six months or more and 176 second homes. These are properties registered with the Council’s Revenue & Benefits Department, as such this may not represent an exhaustive list of empty properties.

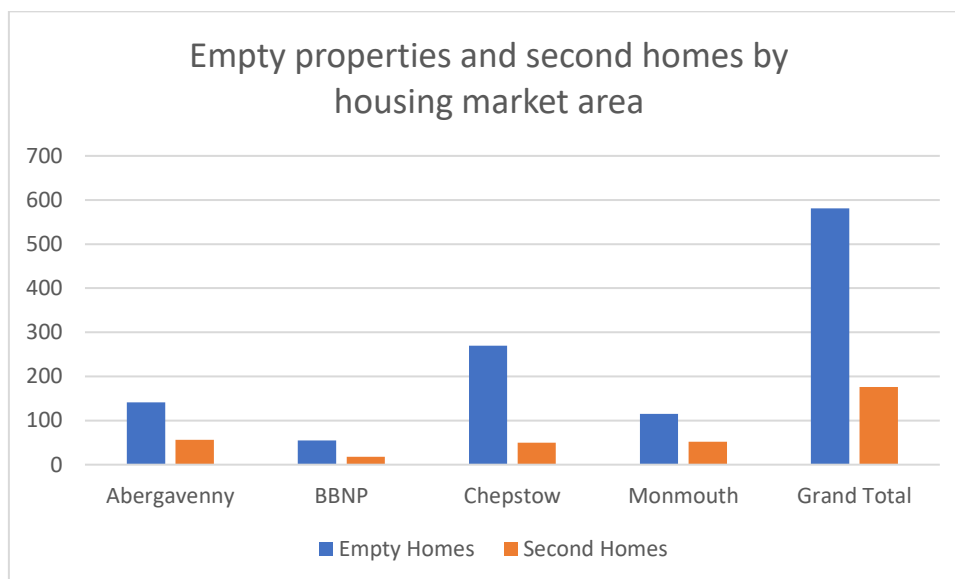


Figure 8 Empty homes and second homes by HMA (Source: Council’s Revenue & Benefits Department)

The Council has increased levels of activity contacting empty homeowners during the last financial year. This has initially focused on positive engagement which has generated a reasonable level of response. Homeowners have been provided with information regarding schemes that are available to bring properties back into use, for example Empty Homes Grants and Leasing Scheme Wales. There is the option to consider enforcement action where appropriate. Early indications are that the number of empty properties has started to reduce across the County.

### 3.2 Specific Housing Needs Requirements

This section of the LHMA considers the housing needs of a range of population groups within Monmouthshire who require specialist or supported housing that cannot be met by general affordable housing. The population groups and housing-related provision are set out in the guidance and include:

- Accessible and adapted housing provision
- Multi-generational and/or larger families requiring larger properties
- Non-permanent housing
- Housing, care and support needs
- Locational needs for student accommodation
- Location needs for people with physical or cultural needs

Plans, strategies and assessments that consider the housing needs and housing-related provision requirements for the identified population groups have been utilised where appropriate in this section of the LHMA. For example, Monmouthshire’s Housing Support Programme Strategy and Rapid Rehousing Transition Plan set out the need for non-permanent accommodation, and the Gwent Regional Partnership Board Regional Capital Strategy 2023-33 and Aneurin Bevan University Hospital Board (ABUHB) Housing Needs Assessment sets out the need for housing, care and support needs. Further evidence has been accessed and analysed in order to provide a full assessment of specific housing needs. Consultation has been carried out with numerous internal and external stakeholders, a summary of the feedback received is noted in the relevant section.

### 3.2.1 Accessible and adapted housing provision

#### Local policies/strategies

Monmouthshire Housing Allocations Policy 2022

#### Property needs

1. General needs accessible accommodation i.e. wheelchair accessible bungalows or ground floor flats
2. Bespoke adapted accommodation  
There is a very small requirement for bespoke adapted accommodation designed to individual's or families' specific needs. At the time of writing there were four households known to the Council that require bespoke adapted accommodation

#### Suitable for

Individuals and families that require accessible and adapted housing that are unable to meet their own housing needs

#### Evidence including data sources

Evidence has been gathered from Monmouthshire's housing waiting list, households are asked to indicate whether they have a mobility issue if their current housing is impacting on their mobility.

At year end 2022/23 11.8% of households in housing need reported a mobility issue, broken down as follows:

#### Key

Mobility level 1 = applicants who are full-time wheelchair users  
Mobility level 2 = applicants who use a wheelchair some of the time  
Mobility level 3 = applicants who do not use a wheelchair but have limited mobility

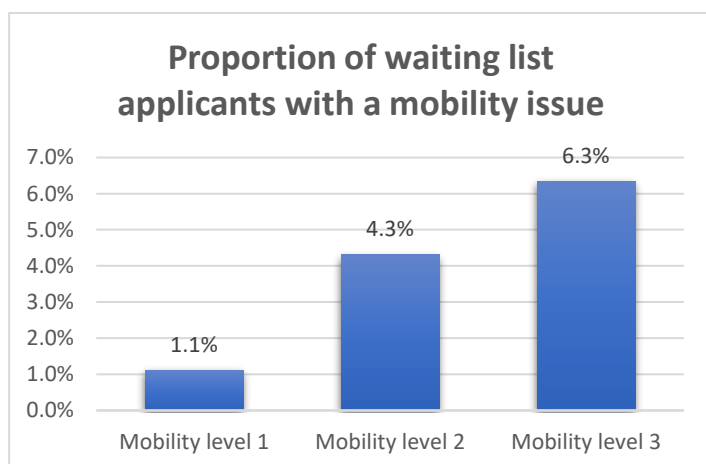


Figure 9 Proportion of waiting list applicants with a mobility issue

Bungalows and ground floor general needs accommodation with a wet room will be suitable for the majority of applicants with a mobility issue. The majority of these properties are advertised giving priority to those with limited mobility. Bungalows account for approximately 12.8% of Monmouthshire's existing affordable housing stock.

Average wait times for accessible accommodation are longer than for non-accessible accommodation. Households in high housing need waited an average of 21.4 months for accessible accommodation in 2022-2023, whereas the overall average was 10.2 months. This evidences the need for additional accessible accommodation.

Where bespoke accommodation is required to meet a household's needs, MCC Housing and Communities department will work with MCC Social Services and partner RSLs to understand the specific requirements and deliver appropriate accommodation.

External stakeholder consultation and engagement

The Monmouthshire Homesearch team were involved in gathering and analysing the data presented in this section. In addition, various stakeholders were consulted regarding the findings outlined in this section of the LHMA including:

- MCC Adult Services
- MCC Children Services
- MCC Housing Options Team
- MCC Housing Support Team
- RSLs
- Support Providers
- Aneurin Bevan University Hospital Board
- Gwent Regional Partnership Board

Key issues identified

The data provides a snapshot of the mobility needs of applicants on a specific date. It is reliant on applicants providing accurate information and updating their applications if their circumstances change.

### 3.2.2 Multi-generational and/or larger families requiring larger properties

Local policies/strategies

Monmouthshire Housing Allocations Policy 2022

Property needs

Large general needs accommodation i.e. four or more bedrooms

Suitable for

Multi-generational and/or larger families

Evidence including data sources

A very small proportion of applicants on Monmouthshire's housing waiting list require larger properties. At year end 2022/23 just 4% of applicants in housing need required four or more bedrooms. Applicants will be awarded higher banding if they are found to be overcrowding their current accommodation or if they are sharing facilities.

Monmouthshire's affordable housing stock includes a small proportion of four-bedroom properties (approximately 2.7% of stock), some of which comprise an additional reception room such as a separate dining area or study which can be designated as a bedroom if required. These properties are generally able to meet the needs of households requiring larger properties, however waiting times can be long and tend to only go to households in high housing need.

Bespoke larger properties may be required on rare occasions to meet the housing needs of households requiring larger properties.

#### External stakeholder consultation and engagement

The Monmouthshire Homeseach team were involved in gathering and analysing the data presented in this section. In addition, various stakeholders were consulted regarding the findings outlined in this section of the LHMA including:

MCC Adult Services

MCC Children Services

MCC Housing Options Team

MCC Housing Support Team

RSLs

Support Providers

Aneurin Bevan University Hospital Board

Gwent Regional Partnership Board

#### Key issues identified

The data provides a snapshot of the need for larger properties on a specific date. It is reliant on applicants providing accurate information and updating their applications if their circumstances change.

### 3.2.3 Non-permanent housing

#### Local policies/strategies

Rapid Rehousing Transition Plan

Housing Support Programme Strategy

#### Property needs

1. Self-contained Temporary Accommodation  
Since the increase in homelessness presentations during the COVID pandemic the Council has been reliant on bed and breakfast accommodation and shared accommodation to keep up with demand. Neither of these types of accommodation are seen as suitable and the Rapid Rehousing Transition Plan aspires to reduce the reliance on these provisions.
2. Supported accommodation for individuals with high support needs  
The profile of support needs of those presenting as homeless has increased in both intensity and complexity since the pandemic. As there no high support provision in Monmouthshire onsite security services have been installed in some bed and breakfast provision in order to keep households safe.
3. Self-contained temporary accommodation for families in the north of Monmouthshire  
A need for specific temporary accommodation for families is required to prevent families being placed in generic temporary accommodation.

#### Suitable for

1. Homeless households: individuals; couples; families
2. Homeless individuals with high and/or complex needs
3. Homeless families

### Evidence including data sources

- As of 30 April 2023, Monmouthshire were accommodating 94 households in bed and breakfast and 115 in temporary accommodation, a total of 209 homeless households.
- 70 of the 94 households in bed and breakfast were single person households (74%)
- 23% increase in the number of actual homeless applications received between 2020 and 2023 (financial years) (RRTP, 2022).
- 12% increase in Section 73 duty to accommodate awards between 2020 and 2023 (financial years). 113% increase in S73 duty awards between 2018 and 2023 (financial years).
- 26% of those in temporary accommodation were assessed as having high or above support needs as of April 2022 (RRTP, 2022)

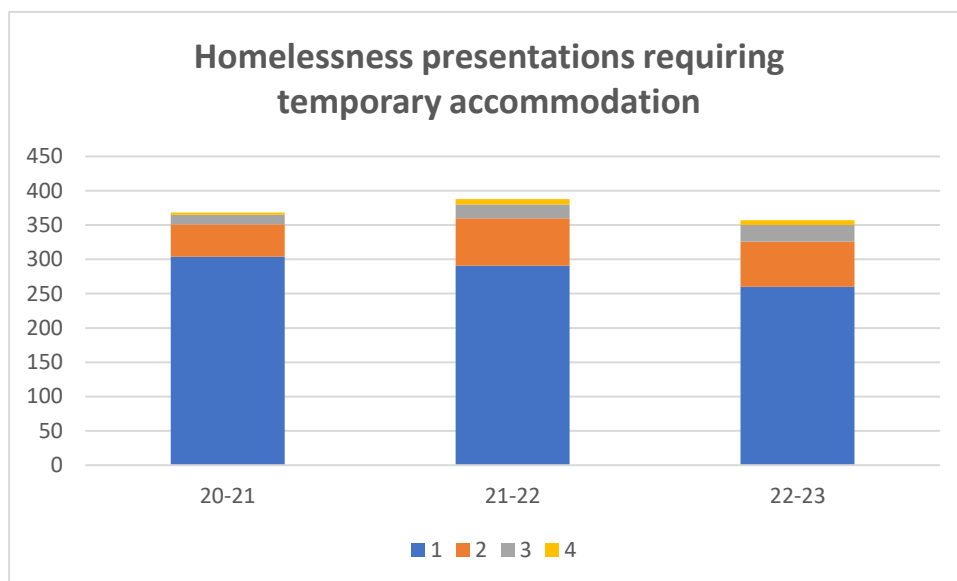


Figure 10 Homeless presentations resulting in temporary accommodation

Whilst there is a predicted increased need in temporary accommodation units of all sizes, households requiring single bedroom units remains significantly high.

### External stakeholder engagement and consultation

Various stakeholder engagement and consultation events were carried out in the development of the Housing Support Programme Strategy and the Rapid Rehousing Transition Plan including:

- multi- agency meetings
- steering group meetings
- service mapping exercise
- workshops
- individual meetings with services and partner agencies
- focus group meetings
- stakeholder engagement exercises

Further consultation was carried out regarding the findings outlined in this section of the LHMA including:

MCC Adult Services  
MCC Children Services  
MCC Housing Options Team  
MCC Housing Support Team

RSLs  
Support Providers  
Aneurin Bevan University Hospital Board  
Gwent Regional Partnership Board

Key issues identified

Historic and current data was accessed to provide an overview of the current need for non-permanent and allows for an estimation to be made of the future need. Although this is an evidence-based approach individuals' needs and circumstances can change which may impact on future need. In addition, upcoming legislative changes may impact on the future requirements for this type of accommodation.

### 3.2.4 Housing, care and support needs: Children and Young People

Local policies/strategies

Gwent Regional Partnership Board Regional Capital Strategy 2023-33  
Programme for Government priority – Eliminate private profit from the care of looked after children  
Placement commissioning strategy – due to be completed March 2024

Property needs

1. Supported lodgings (16-25)  
A minimum of three large properties (north, south, and central Monmouthshire) with a minimum of five beds for young people with a range of needs, with capacity for staff to sleep-in, and access to local amenities. Preference for detached housing, but consideration would be given to semi-detached.
  
2. Residential children's homes (pre-16)  
A minimum of three medium/large properties (north, south and central Monmouthshire) with a minimum of three beds for young people with a range of needs, with capacity for staff to sleep-in. Preference for detached housing only, with privacy afforded by large outside open space and distance from neighbours.

Suitable for

Children and young people

Evidence including data sources

Comprehensive asset mapping of current asset base and strategic needs assessment identifying current and future need

External stakeholder consultation and engagement

Extensive stakeholder consultation and engagement was carried out in the development of the Gwent Regional Partnership Board Regional Capital Strategy 2023-33 including:

- Regional stakeholder asset mapping exercise
- Regional strategic workshops

Further consultation was carried out with MCC Children Services to identify the housing needs specific to Monmouthshire, these have been reflected in the property needs above.

Key issues identified

None identified.

### 3.2.5 Housing, care and support needs: Individuals with Mental Health, Learning Difficulties and Autism Spectrum Disorder

#### Local policies/strategies

Gwent Regional Partnership Board Regional Capital Strategy 2023-33  
Aneurin Bevan University Hospital Board (ABUHB) Housing Needs Assessment

#### Property needs (Monmouthshire)

1. Supported accommodation for individuals with complex needs
2. Additional residential placements for individuals with Mental Health and Learning Difficulties
3. Adaptations to support people to remain in their home
4. Additional supported living units/single accommodation for individuals with Mental Health and Learning Difficulties
5. More specialist provision – refuge
6. More specialist provision – step across facilities for substance misuse
7. Increased step up/step down supported accommodation for individuals with Mental Health and rehabilitative provision

#### Property needs (Gwent-wide)

The Aneurin Bevan University Hospital Board (ABUHB) Housing Needs Assessment identified a number of recommendations:

- A programme of 50 units of purpose built supported living for people with learning disabilities across Gwent, with the Health Board having nomination rights to 25 units
- Piloting an 'Own Front Door' model for people with learning disabilities in partnership with a local authority on a new general needs housing development, involving jointly commissioning the care and support
- Develop two purpose built autism supported living schemes of 6 units each in two locations in Gwent
- Develop two purpose built schemes with a total of 16 units to provide short term step down capacity from the Specialist Inpatient Service Unit and the mental health pathway
- Commission an 'Own Front Door' programme of 8 units a year with intensive support for people with mental health problems
- Jointly commissioning a semi-supported accommodation scheme of 6 units for young people with mental health problems, with the Health Board having nomination rights to 3 units
- Develop two new long term supported living schemes for the forensic pathway of 6 units each. In addition develop a 6 unit supported living scheme for women who are subject to the forensic pathway

#### Suitable for

Individuals with Mental Health, Learning Difficulties and Autism Spectrum Disorder

#### Evidence including data sources



Comprehensive asset mapping of current asset base and strategic needs assessment identifying current and future need.  
ABUHB Housing Needs Analysis for Learning Difficulties, Autism Spectrum Disorder and Mental Health

External stakeholder consultation and engagement

Extensive stakeholder consultation and engagement was carried out in the development of the Gwent Regional Partnership Board Regional Capital Strategy 2023-33 including:

- Regional stakeholder asset mapping exercise
- Regional strategic workshops

Further consultation was carried out regarding the findings outlined in this section of the LHMA including:

MCC Adult Services  
MCC Children Services  
MCC Housing Options Team  
MCC Housing Support Team  
RSLs  
Support Providers  
Aneurin Bevan University Hospital Board  
Gwent Regional Partnership Board

Key issues identified

Current data was accessed to provide an overview of the current provision to meet the needs of this group of people and inform the current and future priorities. Although this is an evidence-based approach individuals' needs and circumstances can change which may impact on future need.

### 3.2.6 Housing, care and support needs: Older People and People living with Dementia

Local policies/strategies

Gwent Regional Partnership Board Regional Capital Strategy 2023-33  
Monmouthshire Housing Allocations Policy 2022

Property needs (Gwent-wide)

1. Additional nursing units
2. Additional residential units
3. Additional respite support units
4. Additional older persons accommodation, with and without care
5. Step up/down provision to support independence
6. Supporting people to remain in their own home with appropriate adaptations
7. Redevelop current stock to improve accessibility

Suitable for

Older people and people living with dementia

Evidence including data sources

Comprehensive asset mapping of current asset base and strategic needs assessment identifying current and future need.

A significant proportion of housing waiting list applicants are aged 60 years or older (16.1% at year-end 2022/2023). Monmouthshire’s existing housing stock comprises approximately 22.9% of accommodation designated as older persons, the majority of which apply a minimum age criteria of 60 years, although some schemes accept people from 55 years of age. Older persons accommodation turns over at a higher rate than general needs accommodation, in 2022 to 2023 34% of properties let through the Common Housing Register were designated as older persons, meaning these are more readily available than general needs accommodation as a proportion of eligible applicants.

External stakeholder consultation and engagement

Extensive stakeholder consultation and engagement was carried out in the development of the Gwent Regional Partnership Board Regional Capital Strategy 2023-33 including:

- Regional stakeholder asset mapping exercise
- Regional strategic workshops

Further consultation was carried out regarding the findings outlined in this section of the LHMA including:

- MCC Adult Services
- MCC Children Services
- MCC Housing Options Team
- MCC Housing Support Team
- RSLs
- Support Providers
- Aneurin Bevan University Hospital Board
- Gwent Regional Partnership Board

Key issues identified

Current data was accessed to provide an overview of the current provision to meet the needs of this group of people and inform the current and future priorities. Although this is an evidence-based approach individuals’ needs and circumstances can change which may impact on future need.

**3.2.7 Locational needs for student accommodation**

The guidance requires consideration for student accommodation close to a University. This is not considered to be relevant to Monmouthshire as there is no evidence to support this need.

**3.2.8 Locational needs for people with physical or cultural needs**

Consideration should be given to the needs of people from diverse backgrounds, including those from particular Black and Minority Ethnic groups or those with physical or cultural needs.

Local policies/strategies

None identified

Property needs

None of the current waiting list applicants indicated a housing need in relation to their ethnicity, religion or culture.

Suitable for

N/A

Evidence including data sources

In order to assess this need, waiting list data was analysed for ethnicity and religion/culture. However, as this information is not mandatory the data is incomplete, particularly in relation to religion where approximately 86% of applicants did not respond. A baseline comparison has been provided with general population of Monmouthshire from 2021 Census data.

In relation to ethnicity, the vast majority of applicants on the housing waiting list are White: English/Welsh/Scottish/Northern Irish/British (90.2%), this is similar to the overall population of Monmouthshire at 94.2% (Census 2021).

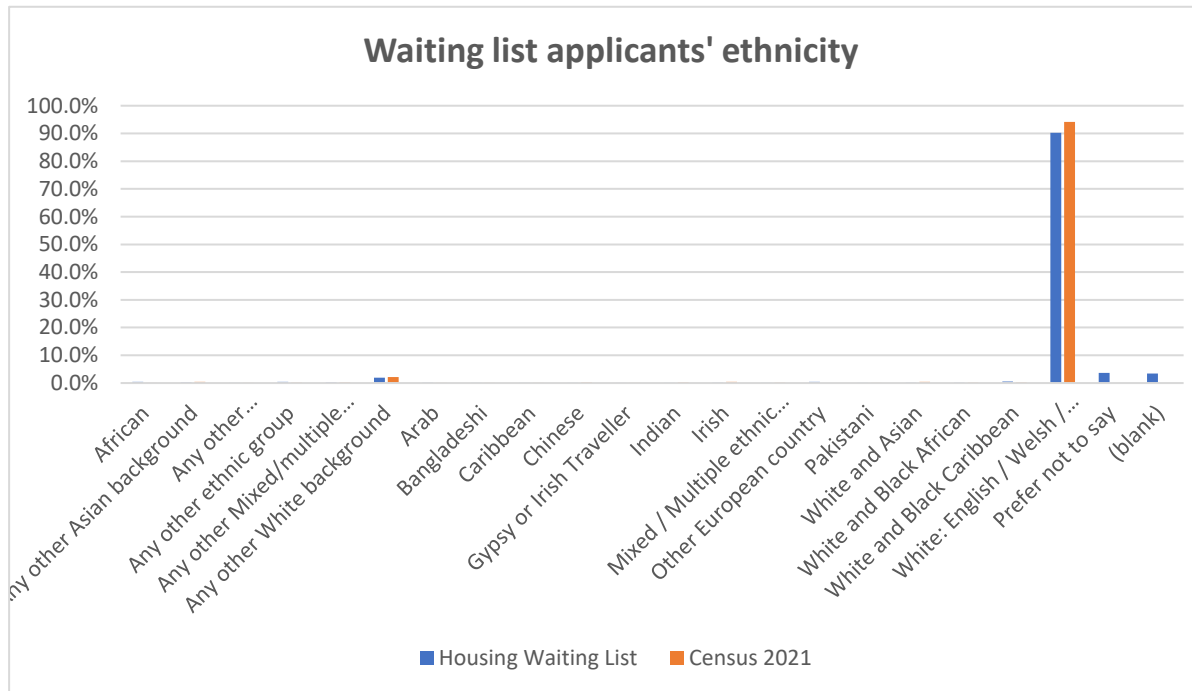


Figure 11 Waiting list applicants' ethnicity

In relation to religion and culture, where data is available the majority of applicants indicated they had no religion (6.9%) or were Christian (4.7%).

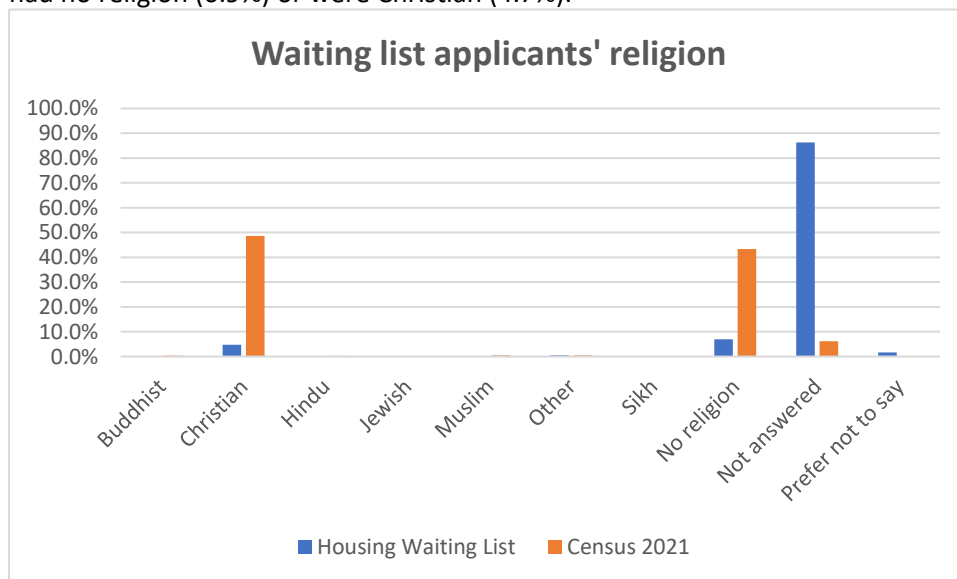


Figure 12 Waiting list applicants' religion

#### External stakeholder consultation and engagement

Extensive stakeholder consultation and engagement was carried out in the development of the Gwent Regional Partnership Board Regional Capital Strategy 2023-33 including:

- Regional stakeholder asset mapping exercise
- Regional strategic workshops

Further consultation was carried out regarding the findings outlined in this section of the LHMA including:

MCC Adult Services

MCC Children Services

MCC Housing Options Team

MCC Housing Support Team

RSLs

Support Providers

Aneurin Bevan University Hospital Board

Gwent Regional Partnership Board

#### Key issues identified

The data provides a snapshot of applicants' ethnicity and religion/culture on a specific date. As noted above there is a lack of reliable data as applicants are not required to provide this information.

While not specifically covered in the section above, it is also considered that there is a small need for accommodation for people experiencing domestic violence. At year end 2022/2023 there were 63 households registered on the waiting list that indicated they were experiencing domestic violence which represents 2.9% of the total households on the waiting list.

The need for Gypsy and Traveller communities is not reflected in this LHMA, this need has been considered in Monmouthshire's Gypsy and Traveller Accommodation Assessment 2021-2026. The assessment concludes:

- that there is an unmet need of nine pitches under the assessment period 2020 to 2025
- Beyond 2025, there is a further unmet need of four pitches over the remaining length of the Replacement Local Development Plan (2026 – 2033)
- There is not a need for a permanent transit / stopping pitch in Monmouthshire
- The Council should consider the use of short-term toleration or negotiated stopping arrangements to deal with short-term encampments

## 4. Range of Additional Annual Housing Need Estimates

The LHMA Tool can be run with the three WG-2018 based household projection variants (principal, higher and lower), which will produce distinct housing need estimates. Household projections utilised within the Council's Local Development Plan can also be input into the tool, however this option has not been selected as Monmouthshire's LHMA covers a different time span to that of the Local Development Plan.

The housing need estimates generated by each of the household projection variants are shown in sections 4.1 to 4.3, as required by Welsh Government guidance.

## 4.1 Principal household projections

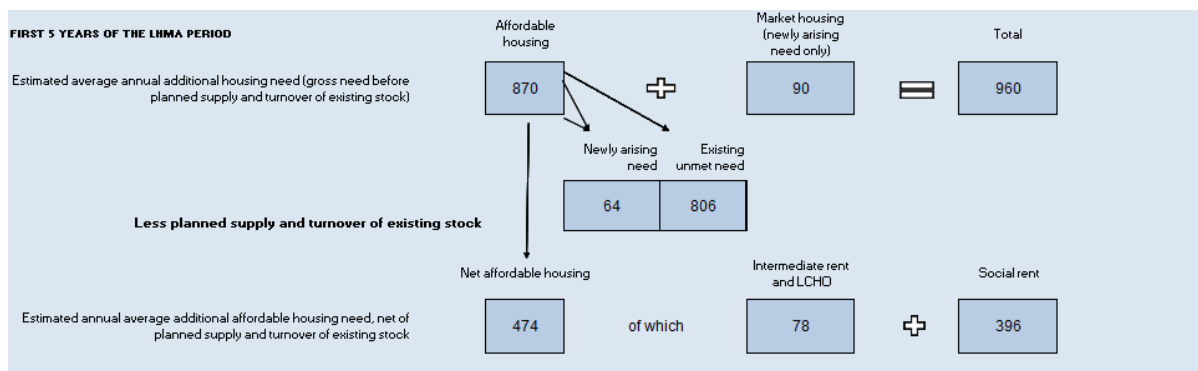


Figure 13 Additional annual housing need estimates by tenure for the first five years of the LHMA based on principal household projections

Table 14 Additional annual housing need estimates by HMA and tenure (net need, net of turnover of existing stock and planned supply) based on principal household projections

HMA	(a) one bedroom	(b) two bedrooms	(c) three bedrooms	(d) four+ bedrooms	(e) Social rent (a) + (b) + (c) + (d) = (e)	(f) Intermediate rent	(g) LCHO	(h) Affordable Housing (h) = (e) + (f) + (g)
<b>Additional housing need estimates by tenure</b>	<b>319</b>	<b>45</b>	<b>14</b>	<b>18</b>	<b>396</b>	<b>37</b>	<b>41</b>	<b>474</b>
Abergavenny	60	5	3	3	72	8	12	92
Chepstow	164	24	5	9	202	22	20	244
Monmouth	65	11	3	3	83	6	5	94
BBNP	30	5	3	2	39	2	4	44

Table 15 Additional annual housing need estimates by HMA and tenure (gross need, before turnover and supply) based on principal household projections

HMA	(a) Social rent	(b) Intermedi ate rent and LCHO	(c) Affordable Housing (c) = (a) + (b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing	(g) Additional housing need (g) = (c) + (f)
<b>Additional housing need estimates by tenure</b>	<b>764</b>	<b>106</b>	<b>870</b>	<b>29</b>	<b>61</b>	<b>90</b>	<b>960</b>
Abergavenny	183	25	208	8	16	24	232
Chepstow	391	58	449	15	32	47	496
Monmouth	129	15	144	4	8	13	156
BBNP	61	8	69	2	5	7	76

Table 16 Additional annual housing need estimates by HMA and tenure for the remaining 10 years of the LHMA based on principal household projections

HMA	(a) Social rent	(b) Intermedi ate rent and LCHO	(c) Affordable Housing (c) = (a) + (b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing	(g) Additional housing need (g) = (c) + (f)
<b>Additional housing need estimates by tenure</b>	<b>34</b>	<b>30</b>	<b>64</b>	<b>29</b>	<b>61</b>	<b>90</b>	<b>154</b>
Abergavenny	9	8	18	8	16	24	42
Chepstow	16	14	30	15	32	47	77
Monmouth	6	5	11	4	8	13	23
BBNP	3	3	6	2	5	7	12

Table 17 Additional annual housing need estimates by HMA and tenure (net need) over the 15 years of the LHMA based on principal household projections

HMA	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
	Social rent	Intermediate rent and LCHO	Affordable Housing	Social rent	Intermediate rent and LCHO	Affordable Housing
			(c) = (a) + (b)			(c) = (a) + (b)
<b>Additional housing need estimates by tenure</b>	<b>155</b>	<b>46</b>	<b>201</b>	<b>2,322</b>	<b>688</b>	<b>3,010</b>
Abergavenny	30	12	42	452	182	634
Chepstow	78	24	102	1,171	354	1,525
Monmouth	32	7	38	475	100	575
BBNP	15	3	18	224	52	276

## 4.2 Higher variant household projections

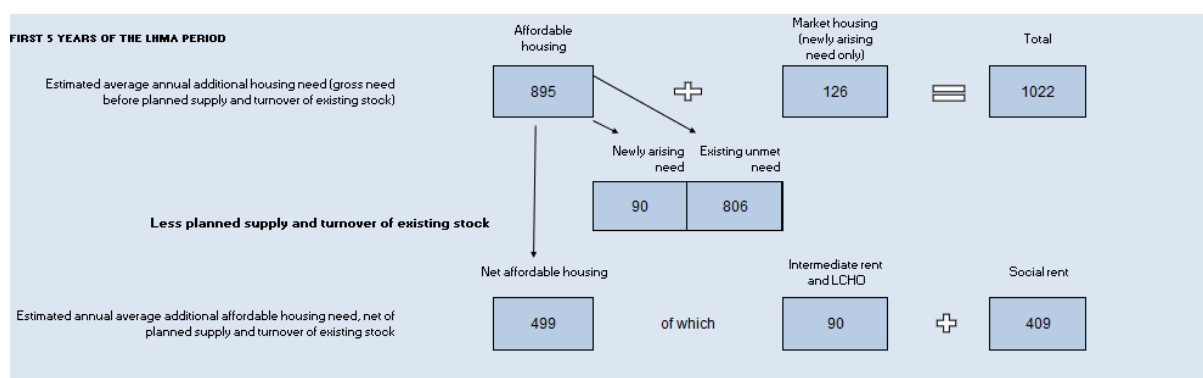


Figure 14 Additional annual housing need estimates by tenure for the first five years of the LHMA based on higher variant household projections

Table 18 Additional annual housing need estimates by HMA and tenure (net need, net of turnover of existing stock and planned supply) based on higher variant household projections

HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent	Intermediate rent	LCHO	Affordable Housing
					(a) + (b) + (c) + (d) = (e)			(h) = (e) + (f) + (g)
<b>Additional housing need estimates by tenure</b>	<b>328</b>	<b>47</b>	<b>17</b>	<b>18</b>	<b>409</b>	<b>44</b>	<b>46</b>	<b>499</b>
Abergavenny	63	6	4	3	75	10	14	99
Chepstow	168	25	6	9	209	25	22	256
Monmouth	66	12	4	3	86	7	5	98
BBNP	31	5	3	2	40	2	4	46

Table 19 Additional annual housing need estimates by HMA and tenure (gross need, before turnover and supply) based on higher variant household projections

HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)
	Social rent	Intermediate rent and LCHO	Affordable Housing	Owner occupier	Private rented sector	Market Housing	Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
<b>Additional housing need estimates by tenure</b>	<b>778</b>	<b>118</b>	<b>895</b>	<b>41</b>	<b>86</b>	<b>126</b>	<b>1,022</b>
Abergavenny	186	28	215	11	23	34	249
Chepstow	397	64	461	21	45	65	526
Monmouth	132	16	148	6	12	18	166
BBNP	63	9	72	3	7	10	81

Table 20 Additional annual housing need estimates by HMA and tenure for the remaining 10 years of the LHMA based on higher variant household projections

HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)
	Social rent	Intermediate rent and LCHO	Affordable Housing	Owner occupier	Private rented sector	Market Housing	Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
<b>Additional housing need estimates by tenure</b>	<b>48</b>	<b>42</b>	<b>90</b>	<b>41</b>	<b>86</b>	<b>126</b>	<b>216</b>
Abergavenny	13	11	25	11	23	34	58
Chepstow	22	20	43	21	45	65	108
Monmouth	8	6	15	6	12	18	32
BBNP	4	4	8	3	7	10	17

Table 21 Additional annual housing need estimates by HMA and tenure (net need) over the 15 years of the LHMA based on higher variant household projections

HMA	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
	Social rent	Intermediate rent and LCHO	Affordable Housing	Social rent	Intermediate rent and LCHO	Affordable Housing
			(c) = (a) + (b)			(c) = (a) + (b)
<b>Additional housing need estimates by tenure</b>	<b>169</b>	<b>58</b>	<b>226</b>	<b>2,528</b>	<b>866</b>	<b>3,394</b>
Abergavenny	34	15	49	509	231	740
Chepstow	84	29	114	1,266	441	1,707
Monmouth	34	8	43	511	127	639
BBNP	16	4	21	242	67	309

### 4.3 Lower variant household projections

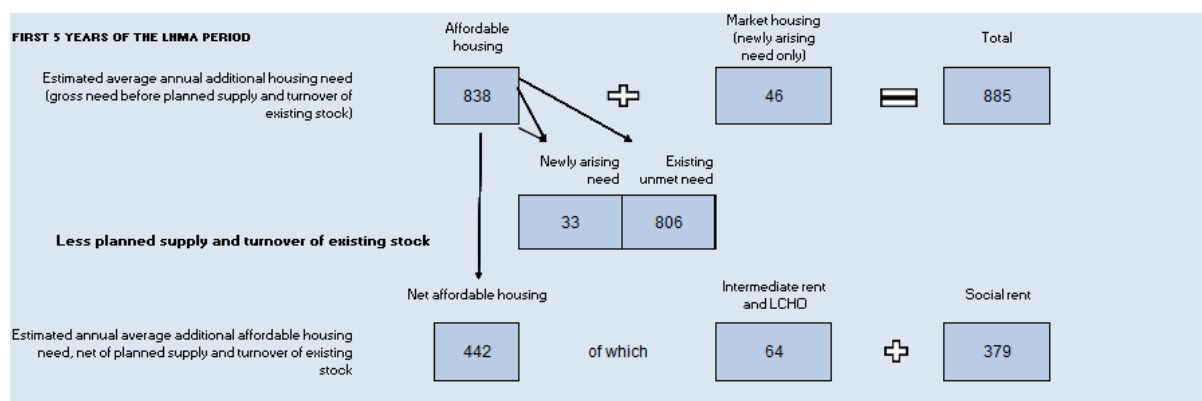


Figure 15 Additional annual housing need estimates by tenure for the first five years of the LHMA based on lower variant household projections

Table 22 Additional affordable annual housing need estimates by HMA and tenure (net need, net of turnover of existing stock and planned supply) based on lower variant household projections

HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent	Intermediate rent	LCHO	Affordable Housing
					(a) + (b) + (c) + (d) = (e)			(h) = (e) + (f) + (g)
<b>Additional housing need estimates by tenure</b>	<b>309</b>	<b>41</b>	<b>12</b>	<b>17</b>	<b>379</b>	<b>29</b>	<b>35</b>	<b>442</b>
Abergavenny	57	4	2	3	67	5	11	83
Chepstow	153	22	4	9	194	18	17	229
Monmouth	63	11	3	3	80	5	4	89
BBNP	29	4	2	2	37	1	3	41

Table 23 Additional annual housing need estimates by HMA and tenure (gross need, before turnover and supply) based on lower variant household projections

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing	Owner occupier	Private rented sector	Market Housing	Additional housing need
			<b>(c) = (a) + (b)</b>			<b>(f) = (d) + (e)</b>	<b>(g) = (c) + (f)</b>
<b>Additional housing need estimates by tenure</b>	<b>747</b>	<b>91</b>	<b>838</b>	<b>15</b>	<b>31</b>	<b>46</b>	<b>885</b>
Abergavenny	178	21	199	4	8	12	212
Chepstow	383	51	434	8	16	24	458
Monmouth	126	12	139	2	4	6	145
BBNP	60	7	67	1	2	3	70

Table 24 Additional annual housing need estimates by HMA and tenure for the remaining 10 years of the LHMA based on lower variant household projections

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing	Owner occupier	Private rented sector	Market Housing	Additional housing need
			<b>(c) = (a) + (b)</b>			<b>(f) = (d) + (e)</b>	<b>(g) = (c) + (f)</b>
<b>Additional housing need estimates by tenure</b>	<b>18</b>	<b>15</b>	<b>33</b>	<b>15</b>	<b>31</b>	<b>46</b>	<b>79</b>
Abergavenny	5	4	9	4	8	12	21
Chepstow	8	7	16	8	16	24	39
Monmouth	3	2	5	2	4	6	12
BBNP	2	1	3	1	2	3	6

Table 25 Additional annual housing need estimates by HMA and tenure (net need) over the 15 years of the LHMA based on lower variant household projections

HMA	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
	Social rent	Intermediate rent and LCHO	Affordable Housing	Social rent	Intermediate rent and LCHO	Affordable Housing
			<b>(c) = (a) + (b)</b>			<b>(c) = (a) + (b)</b>
<b>Additional housing need estimates by tenure</b>	<b>138</b>	<b>31</b>	<b>169</b>	<b>2,070</b>	<b>470</b>	<b>2,540</b>
Abergavenny	26	8	34	383	123	505
Chepstow	70	17	87	1,054	248	1,302
Monmouth	29	4	33	432	66	498
BBNP	13	2	16	202	33	235

## 5. LHMA Additional Housing Need Estimates

It is proposed that the WG 2018-based higher variant household projections are applied to the LHMA as these align more closely with the Council's Replacement Local Development Plan 2018 – 2033 Preferred Strategy. This strategy, which was endorsed by Council in October 2023, makes provision for approximately 5,400 – 6,210 homes over the plan period 2018-2033. As there are currently approximately 4,085 homes in the housing landbank, land will be allocated for approximately 1,660 – 2,125 new homes, including 830 – 1,065 new affordable homes.

The 2018-based WG population and household projection variants form the starting point of the modelling used in the Preferred Strategy, adjusted to reflect higher in-migration rates from Bristol and South Gloucestershire following removal of the Severn Bridge tolls and to adjust the County's



unbalanced demographic. These project household growth of 5,159 which is significantly higher than the higher variant projection of 2,732 for the same period.

The Census 2021 recorded 40,922 households in Monmouthshire, this is higher than all WG household variants estimated: the principal variant estimated there would be 40,755, whereas the higher and lower variants estimated 40,797 and 40,705 respectively. This is an additional justification for applying the higher variant household projections.

The LHMA estimates a net need of 499 additional affordable homes per year for the first five years of the LHMA period (2022-2027), based on the WG higher variant household projections. The majority of the estimated affordable housing need is for social rent accommodation (409 per year), with intermediate rent and low cost home ownership making up much smaller proportions of the need (44 and 46 per year respectively).

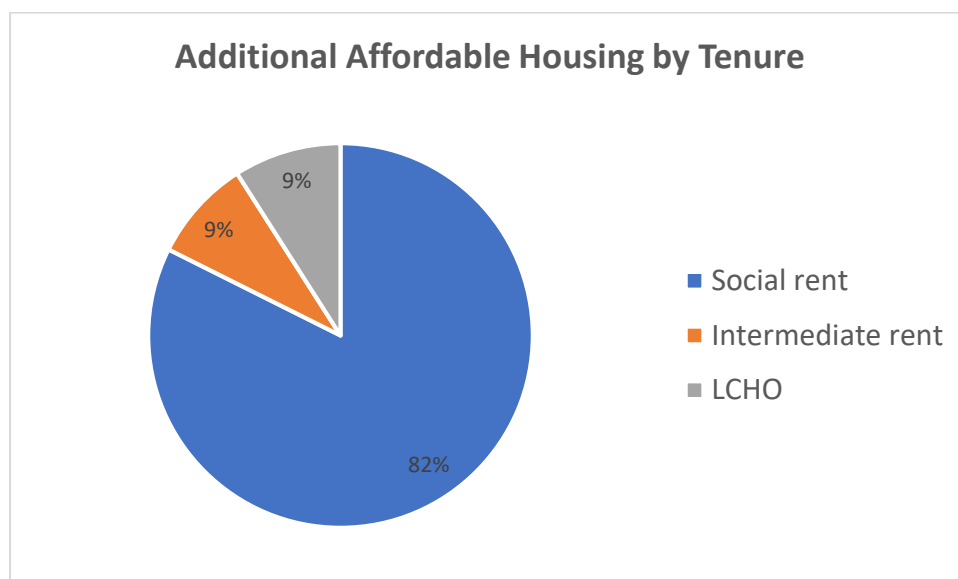


Figure 16 Estimated annual additional affordable housing by tenure for the first five years of the LHMA period

For the remaining 10 years of the LHMA period, there is an estimated need for 90 affordable homes, consisting of 48 social rent, 25 intermediate rent and 17 low cost home ownership.

It is estimated that 126 additional market homes are needed each year for the duration of the LHMA period (2022-2037). This consists of 86 private rented and 41 owner occupier homes per year.

The LHMA also estimates a need for 126 market homes throughout the County per year, consisting of 86 private rented (68%) and 41 owner occupier properties (33%).

There may be an unhidden need for intermediate housing that is not reflected in the estimations calculated by the LHMA. There is currently very little backlog for intermediate housing, likely due to the lack of availability and awareness of this type of accommodation. The LHMA has estimated a significant need for private rented housing, this sector is currently very challenging to access in Monmouthshire with high demand and a lack of supply. Intermediate rent housing offers a more secure alternative where rents are more affordable.

The additional housing need figures estimated by the LHMA are summarised in Table 26. Comparisons are provided with the previous LHMA, although some comparable data was not available due to the differing methodologies.

Table 26 Housing need figures for the first five years of the current LHMA compared to previous LHMA

Annual additional housing need estimates	Column index	Current LHMA	Previous LHMA
		Over the first five years of the LHMA period	
Total housing need estimate	(a)	1022	
Market housing	(b)	126	
Affordable housing	(c)	895	931
Percentage split of additional housing need by market and affordable housing	(b)/(a): (c)/(a)	12% 88%	
Annual planned supply and turnover of existing stock for affordable housing	(e)	396	464
Affordable housing need – net of planned supply and turnover of existing stock	(f) =(c)-(e)	499	468
Annual additional housing need estimate split by tenure:			
Owner occupier	(g)	41	
Private rented sector	(h)	86	
LCHO – net basis	(i)	46	116
Intermediate rent – net basis	(j)	44	33
Social rent – net basis	(k)	409	320
One bedroom social rent	(l)	328	
Two bedrooms social rent	(m)	47	
Three bedrooms social rent	(n)	17	
Four+ bedrooms social rent	(o)	18	
Market housing percentage split:			
Owner occupier estimate	(g)/(b)	32%	
Private rented sector estimate	(h)/(b)	68%	
Affordable housing need percentage split:			
LCHO	(i)/(f)	9%	25%
Intermediate rent	(j)/(f)	9%	7%
Social rent	(k)/(f)	82%	68%
Social housing need percentage split by number of bedrooms			

1 bed	(l)/(k)	80%	
2 beds	(m)/(k)	12%	
3 beds	(n)/(k)	4%	
4+ beds	(o)/(k)	4%	

It should be noted that Monmouthshire’s LHMA covers two Local Planning Authority Areas: Monmouthshire County Council and the Bannau Brycheiniog National Park (BBNP). The housing need can be separated for each of the areas.

Within the MCC Local Planning Authority Area the LHMA estimates a need for 453 additional affordable homes per year until 2027, consisting of 370 social rent, 42 intermediate rent and 41 low-cost home ownership properties. For the remaining 10 years of the LHMA period, there is an estimated need for 82 affordable homes, consisting of 44 social rent, 23 intermediate rent and 16 LCHO.

There is an estimated annual need for 117 market homes within the MCC planning authority area, consisting of 80 private rented and 38 owner occupier properties.

Within the BBNP planning authority area the LHMA estimates a need for 46 additional affordable homes per year until 2027, consisting of 40 social rent, 2 intermediate rent and 4 low-cost home ownership properties. For the remaining 10 years of the LHMA period, there is an estimated need for 8 affordable homes, consisting of 4 social rent, 2 intermediate rent and 1 LCHO.

There is an estimated annual need for 10 market homes within the MCC planning authority area, consisting of 7 private rented and 3 owner occupier properties.

## 6. Quality Assurance Statement

This report has been prepared following Welsh Government guidance *Undertaking Local Housing Market Assessments, March 2022* and Version 3.2 of the *Local Housing Market Assessment Tool* in order to provide an accurate and reliable estimation of the housing need across Monmouthshire.

The methodology and assumptions have been clearly explained in Section 2 of this report. The default data and assumptions provided in the tool have been applied throughout the assessment. The WG-2018 based higher variant household projections have been applied as outlined in Section 5.

The data utilised within this assessment comes from verified, approved sources such as Welsh Government, Land Registry, Census 2021 and Office for National Statistics. The data analysis has been thoroughly reviewed in order to ensure its validity and integrity.

Throughout the report, figures have been rounded for ease of representation and to facilitate understanding of the data, however it has led to some information not summing correctly which is a common statistical reporting issue. This has particularly affected the housing market need, the rounded numbers estimate 41 owner occupier and 86 private rented sector homes are required, which does not sum to the overall need for 126 homes. This can also be seen in the separated figures for the MCC and BBNP Local Planning Authority areas. This does not affect the reliability of the data.

## Annex 1: Glossary

The following acronyms are used within this report:

ABUHB	Aneurin Bevan University Hospital Board
BBNP	Bannau Brycheiniog National Park
FTB	First Time Buyer
HMA	Housing Market Area
LCHO	Low Cost Home Ownership
LHMA	Local Housing Market Assessment
MCC	Monmouthshire County Council
OBR	Office for Budget Responsibility
ONS	Office for National Statistics
RRTP	Rapid Rehousing Transition Plan
RSL	Registered Social Landlord
S73 Duty	Section 73 Duty
WG	Welsh Government

## Monmouthshire's Scrutiny Forward Work Programme 2024

People Scrutiny Committee				
Meeting Date	Subject	Purpose of Scrutiny	Responsibility	Type of Scrutiny
16 <sup>th</sup> April 2024	<b>Empty Homes Update</b>	Scrutiny of the Council's progress on bringing empty properties back into use.	Clare Hamer	Policy Update
	<b>Local Housing Market Assessment</b>	Scrutiny of the local housing market position.	Sally Meyrick	Pre-decision Scrutiny
11 <sup>th</sup> June 2024	<b>Planning and Provision of School Places TBC</b>	To scrutinise data and projections for pupil places and the impact of future housing development.	Will Mclean Matthew Jones	Policy Development
23 <sup>rd</sup> July 2024	<b>TBC ~ Revised NEET Reduction Strategy</b>	To scrutinise the revised strategy prior to Cabinet decision.	Hannah Jones Louise Wilce	Policy Development
24 <sup>th</sup> September 2024				
12 <sup>th</sup> November 2024				
21 <sup>st</sup> January 2025				
18 <sup>th</sup> February 2025				
1 <sup>st</sup> April 2025				

## Monmouthshire's Scrutiny Forward Work Programme 2024

People Scrutiny Committee				
Meeting Date	Subject	Purpose of Scrutiny	Responsibility	Type of Scrutiny
<b>To be confirmed</b>	<b>Young Carers Strategy and the Carers Strategy</b>	Pre-decision Scrutiny of the strategies.	Kim Dolphin Councillor Chandler	Pre-decision Scrutiny
<b>To be confirmed</b>	<b>Rapid Rehousing Transition Plan</b>	To receive a progress report.	Rebecca Creswell	Policy Review

Committee / Decision Maker	Meeting date / Decision due	Report Title	de	Purpose	Author	Date item added to the planner
Council	01-Jul-25	RLDP for Adoption	Paul Griffiths - Sustainable Economy	To adopt the RLDP following receipt of the Inspector's report, making it the County's Development Plan as defined by S38(6) of the Planning and Compulsory Purchase Act 2004	Mark Hand / Rachel Lewis	23-Aug-22
Council	23-Jan-25	Council Tax Reduction Scheme 2025/26	Ben Callard - Resources		Ruth Donovan	29-Jan-24
ICMD	18-Dec-24	Council Tax Base 2025/26	Ben Callard - Resources		Ruth Donovan	29-Jan-24
Cabinet	06-Nov-24	Local Flood Risk Management Strateg			Mark Hand	19-Feb-24
Cabinet	06-Nov-24				Hannah Jones	4-Sep-23
Cabinet	02-Oct-24	Adoption of Abergavenny Placemaking Plan	Paul Griffiths - Sustainable Economy	To adopt the Abergavenny Placemaking Plan, co-produced with Abergavenny Town Council, to inform future regeneration priorities and grant bids	Mark Hand / Dan Fordham	3-Oct-22
Cabinet	02-Oct-24	Adoption of Magor Placemaking Plan	Paul Griffiths - Sustainable Economy		Mark Hand / Dan Fordham	3-Oct-22
Cabinet	02-Oct-24	Adoption of Monmouth Placemaking Plan	Paul Griffiths - Sustainable Economy	To adopt the Monmouth Placemaking Plan, co-produced with Monmouth Town Council, to inform future regeneration priorities and grant bids	Mark Hand / Dan Fordham	3-Oct-22
Cabinet	02-Oct-24	Road Safety Strategy	Catrin Maby	To adopt the Road Safety Strategy	Mark Hand / Paul Keeble	4-Oct-22
Council	19-Sep-24	RLDP submission for examination	Paul Griffiths - Sustainable Economy	To endorse the submission of the Deposit RLDP to the Welsh Government for examination by an independent Inspector. By agreeing, Council will be saying it wants this document to be the adopted RLDP for Monmouthshire.	Mark Hand / Rachel Lewis	23-Aug-22

Cabinet	04-Sep-24	Pavement Café Policy	Paul Griffiths - Sustainable Economy	To adopt the pavement café policy as the basis for making decisions on applications for licences	Mark Hand / Paul Keeble	4-Oct-22
Council	20-Jun-24	RLDP Deposit Plan endorsement for consultation	Paul Griffiths - Sustainable Economy	To endorse the Deposit RLDP for public consultation and engagement.	Mark Hand / Rachel Lewis	5-Jan-23
Council	16-May-24	Political Balance Report	Angela Sandles - Engagement		James Williams	
	16-May-24	Appointments to Committees	Angela Sandles - Engagement		James Williams	
Council	16-May-24	Outside Bodies	Angela Sandles - Engagement		James Williams	
Council	16-May-24	Financial Strategy	Ben Callard - Resources		Jon Davies	
Cabinet	15-May-24	Local Housing Market Assessment	Paul Griffiths - Sustainable Economy	The LHMA provides a review of the need for affordable and market housing across Monmouthshire and an overview of the current housing market.	Sally Meyrick	8-Jan-24
Cabinet	15-May-24	Local Flood Strategy	Paul Griffiths - Sustainable Economy		Mark Hand	9-Oct-23
Cabinet	15-May-24	Local Transport Plan	Catrin Maby	To adopt the Local Transport Plan	Debra Hill-Howells / Christian Schmidt	4-Oct-22
Cabinet	15-May-24	Consultation on the relocation of Ysgol Gymraeg Y Fenni		To receive feedback on the statutory consultation concerning the proposed relocation and increase in capacity of Ysgol Gymraeg Y Fenni.	Matthew Jones	26-Feb-24
Cabinet	15-May-24	Climate and Nature Emergency		To receive an update on progress made towards the Climate and Nature Emergency Strategy and to agree the new overarching Climate and Nature Emergency Strategy and action plan format	Hazel Clatworthy	19-Oct-23



ICMD	27-Apr-24	Welsh Church Fund	Ben Callard - Resources		Dave Jarrett	
Cabinet	24-Apr-24	Greenfingers Report	Ian Chandler - Social Care & Safeguarding		Jane Rodgers	26-Mar-24
Cabinet	24-Apr-24		Ian Chandler - Social Care & Safeguarding		Jane Rodgers	22-Mar-24
Council	18-Apr-24	Placement Development Strategy	Ian Chandler - Social Care & Safeguarding	To set out a strategy for the expansion and development of in-county residential and supported accommodation placements for children who are looked after. To make recommendations about i) changing the use of 3	Jane Rodgers / Diane Corrister	8-Jan-24
ICMD	17-Apr-24	ICMD Report - 20 mph Speed Limit Revocation Order	Catrin Maby - Climate Change and Environment		Graham Kinsella	22-Mar-24
ICMD	17-Apr-24	ICM report - Florence Jones DEFERRED	Paul Griffiths - Sustainable Economy		Amy Longford	11-Mar-24
Cabinet	10-Apr-24	Public Spaces Protection Order Dog Controls	Paul Griffiths - Sustainable Economy		Huw Owen	19-Feb-24
Cabinet	10-Apr-24	Primary School catchment areas consultation feedback	Martyn Groucutt - Education	For Members to receive feedback on the consultation relating to a review of Primary School catchments areas and determine whether to implement proposals	Matthew Jones	20-Nov-23
Cabinet	10-Apr-24	Sustainable Communities for Learning Strategic Outline Programme update	Martyn Groucutt - Education	To provide members with details of the revisions to the Strategic Outline Programme for the Sustainable Communities for Learning Programme which will inform the development of projects within the rolling programme of	Debbie Graves	12-Sep-23
ICMD	27-Mar-24	Welsh Church Fund Working Group	Ben Callard - Resources		Dave Jarrett	
ICMD	27-Mar-24	Experimental TRO Prohibition of driving except for access Goldwire Lane Monmouth	Catrin Maby - Climate Change and Environment		Graham Kinsella	

ICMD	13-Mar-24	Increase in building control charges	Paul Griffiths - Sustainable Economy		Craig O'Connor	
Cabinet	06-Mar-24	To consider a Business Case for the acquisition of a property for use as a registered children's home	Ian Chandler - Social Care & Safeguarding		jane Rodgers	13-Feb-24
Council	29-Feb-24	Agree the name of the new Welsh-medium Primary School in Monmouth	Martyn Groucutt - Education	Agree the name of the new Welsh-medium Primary School in Monmouth	Debbie Graves	15-Nov-23
Council	29-Feb-24	Standards Committee Appointment			James Williams	6-Feb-24
Council	29-Feb-24	Strategic Equality Plan 2024		To seek approval of a new Strategic Equality Plan for the period 2024-28, incorporating MCCs contribution to national action plans on race equality, LGBTQ and other protected characteristics	Matthew Gatehouse	15-Nov-23
Council	29-Feb-24	Appointment of Monmouthshire Local Access Forum		To secure the appointment of members to the Monmouthshire Local Access Forum for its next 3 year period.	Matthew Lewis	18-Jan-23
Council	29-Feb-24	Final Budget Proposals	Ben Callard - Resources		Jon Davies	
Council	29-Feb-24	Capital and Treasury Strategy	Ben Callard - Resources		Jon Davies	
Council	29-Feb-24	Council Diary	Angela Sandles - Engagement		John Pearson	
ICMD	28-Feb-24	WCF/Trust Treasury Fund Investment	Ben Callard - Resources			
Cabinet	28-Feb-24	2023/24 Revenue and Capital Monitoring - Month 9	Ben Callard - Resources		Jon Davies	27-Apr-23

Cabinet	28-Feb-24	2023/24 Final Revenue and Capital Budget Proposals	Ben Callard - Resources		Jon Davies	
Cabinet	07-Feb-24	Economic Development Strategy		REFRESHING THE MONMOUTHSHIRE BUSINESS GROWTH & ENTERPRISE STRATEGY and action plan in setting the economic ambition for the county and providing a strategic framework that guides future economic	Hannah Jones	9-Jan-23
ICMD	24-Jan-24	Amendment to Street Naming and Numbering Policy regarding Replacement or additional Street nameplate signs for Existing Streets	Catrin Maby - Climate Change and Environment		Mark Hand	2-Jan-24
ICMD	24-Jan-24	Community Council & Police Precepts - Determination	Ben Callard - Resources		Jon Davies	
Council	18-Jan-24	Introduction of Council Tax Premiums for Second homes from 1 <sup>st</sup> April 2024	Ben Callard - Resources	Council to re affirm their decision on the Second Home Premium	Ruth Donovan	5-Dec-23
Council	18-Jan-24	Council Tax Reduction Scheme	Ben Callard - Resources		Ruth Donovan	
Council	18-Jan-24	Asset Management Strategy			Nick Keyse	28-Sep-23
Cabinet	17-Jan-24	Community & Corporate Plan performance update	Mary Ann Brocklesby - Whole Authority Strategy	To provide cabinet with the latest performance report of commitments in the Community and Corporate Plan	Richard Jones	5-Sep-23
Cabinet	17-Jan-24	REPURPOSING OF ACCOMMODATION IN THE COUNTY FARMS PORTFOLIO TO SUPPORT HOMELESSNESS AND OTHER POLICY OBJECTIVES		To seek approval for the repurposing of vacant cottages held within the County Farms Portfolio to support policy objectives such as alleviating pressures with homelessness and to address the reliance on unsuitable temporary accommodation.	Nick Keyse	4-Dec-23
Cabinet	17-Jan-24	consultation on the relocation of Ysgol Gymraeg Y Fenni	Martyn Groucutt - Education		Matthew Jones	23-Aug-23
Cabinet	17-Jan-24	Approval of the revised MCC Counter Fraud, Corruption & Bribery Policy	Rachel Garrick - Resources		Jan Furtek	2-Nov-23

Cabinet	17-Jan-24	Draft Budget Proposals	Ben Callard - Resources		Jon Davies	29-Sep-23
ICMD	03-Jan-24	Welsh Church Fund Working Group - meeting 3 held on 7th December 2023 <b>Meeting didn't happen</b>	Rachel Garrick - Resources		Dave Jarrett	30-Mar-23
ICMD	20-Dec-23	Community Council & Police Precepts - Proposed payment schedule	Ben Callard - Resources		Jon Davies	
ICMD	20-Dec-23	Additional resources for the Revenues and Benefits Shared Service'	Ben Callard - Resources		Ruth Donovan	
ICMD	20-Dec-23	Council Tax Base Report	Ben Callard - Resources		Ruth Donovan	
ICMD	20-Dec-23	LDP Annual Monitoring Report	Paul Griffiths - Sustainable Economy	To endorse the LDP Annual Monitoring Report for submission to WG	Mark Hand / Rachel Lewis	16-Jan-23
Cabinet	13-Dec-23	King Henry VIII 3 – 19 School Funding Formula	Martyn Groucutt - Education	To update Cabinet with the consultation feedback regarding the proposed fair funding formula for King Henry 3 – 19 School in Abergavenny.	Nikki Wellington	23-Nov-23
Cabinet	13-Dec-23	Children's Services: Foster Carer Recruitment and Retention – Foster Friendly Policy	Ian Chandler - Social Care & Safeguarding	The purpose of the report is to outline a proposal to create a policy that supports MCC employees who are existing foster carers or wish to become foster carers through offering an appropriate leave entitlement.	Dr Charlotte Drury	9-Nov-23
Cabinet	13-Dec-23	Primary catchment review			Matthew Jones	23-Jun-23
Cabinet	13-Dec-23	Whole Authority Strategic Risk Assessment	Mary Ann Brocklesby - Whole Authority Strategy	To provide Cabinet with an overview of the current strategic risks facing the authority and to seek approval of the strategic risk assessment	Richard Jones	5-Sep-23
Cabinet	13-Dec-23	2023/24 Revenue and Capital Monitoring - Month 6	Rachel Garrick - Resources		Jon Davies	27-Apr-23

Council	07-Dec-23	Relocation of PRS in South Monmouthshire	Martyn Groucutt - Education	Relocation of South Monmouthshire PRS	Morwenna Wagstaff	13-Nov-23
Council	07-Dec-23	DIRECTOR'S ANNUAL REPORT		to provide Council with an overview of SOCIAL CARE AND HEALTH directorate with a focus on year 2022 – 2023.	Jane Rodgers	31-Jul-23
Council	07-Dec-23	SAFEGUARDING ANNUAL EVALUTION REPORT		To provide Council with the annual self-evaluation of safeguarding from a whole authority perspective.	Jane Rodgers / Diane Corrister	31-Jul-23
ICMD	29-Nov-23	Whole Authority Safeguarding Policy	Ian Chandler - Social Care & Safeguarding		Naomi Lovesay	3-Nov-23
ICMD	29-Nov-23	Museums - Accredited			Rachael Rogers	12-Oct-23
ICMD	29-Nov-23	A013 Highway Traffic Regulation Amendment Order	Catrin Maby - Climate Change and Environment		Mark Hand	18-Sep-23
ICMD	29-Nov-23	A012 Highway Traffic Regulation Amendment Order	Catrin Maby - Climate Change and Environment	Speed limit changes at Caerwent Brook/Dewstow Road	Mark Hand	18-Sep-23
ICMD	29-Nov-23			Double yellows at Main Road, Portskewett, leading to S		
ICMD	15-Nov-23	'Planning Annual Performance Report	Paul Griffiths - Sustainable Economy	To endorse the Planning Department Annual Performance Report for submission to WG	Mark Hand / Rachel Lewis	16-Jan-23
ICMD	15-Nov-23	A012 Highway Traffic Regulation Amendment Order <b>MOVED TO 29TH NOV</b>			Mark Hand	18-Sep-23
ICMD	15-Nov-23	A013 Highway Traffic Regulation Amendment Order <b>MOVED TO 29TH NOV</b>		Double yellows at Main Road, Portskewett, leading to S	Mark Hand	18-Sep-23
ICMD	15-Nov-23			Speed limit changes at Caerwent Brook/Dewstow Road		
Cabinet	15-Nov-23	DEVELOPING THE FUTURE MY DAY MY LIFE BASES	Ian Chandler - Social Care & Safeguarding	This report presents the findings of the final options appraisal for the proposed future My Day, My Life bases in Abergavenny, and to seek approval of the recommended base.	Jane Rodgers	7-Nov-23

Cabinet	15-Nov-23	Budget Process and timetable	Rachel Garrick - Resources		Jon Davies	
Cabinet	08-Nov-23	Public Services Ombudsman for Wales Annual letter 2022-23 to Monmouthshire County Council		The purpose is to fulfil the expectation of the Public Services Ombudsman for Wales that their report is brought to the attention of Cabinet.	Annette Evans/Matthew Gatehouse	17-Oct-23
Cabinet	08-Nov-23	RIPA Review		To review RIPA strategy and arrangements	Geraint Edwards	25-Sep-23
Cabinet	08-Nov-23	2023/24 Revenue and Capital Monitoring - Month 5	Rachel Garrick - Resources		Jon Davies	
Council	26-Oct-23	Monmouthshire County Council Self- assessment 2022/23		to seek Council approval of the Self-Assessment report 2022/23 in line with requirements outlined in the Local Government and Elections (Wales) Act 2021 and to ensure that members have a clear and transparent assessment of the	Richard Jones	4-Jul-23
Council	26-Oct-23	RPB Area Plan			Jane Rodgers	4-Jul-23
Council	26-Oct-23	RLDP Preferred Strategy consultation report	Paul Griffiths - Sustainable Economy	To endorse the RLDP Preferred Strategy including any proposed changes arising from the public consultation.	Mark Hand / Rachel Lewis	3-Oct-22
ICMD	25-Oct-23	Welsh Church Fund Working Group - meeting 2 held on 21st September 2023	Rachel Garrick - Resources		Dave Jarrett	30-Mar-23
Cabinet	11-Oct-23	Disposal of Land at Natgavenny Lane	Rachel Garrick - Resources	To seek Cabinet approval for the disposal of a parcel of land adjacent to the Nantgavenny Lane Business Park, Mardy, Abergavenny	Nick Keyse	
Cabinet	11-Oct-23	Developing a base for My Day My Life in Monmouth and Abergavenny	Ian Chandler - Social Care & Safeguarding	Further to the recommendations from the Practice Solutions review, the report sets out the criteria and decision making in respect of which bases to develop for the My Day My Life in both Monmouth and Abergavenny, and makes a recommendation on the	Ceri York	25-Sep-23
ICMD	11-Oct-23	<b>MEMORANDUM OF UNDERSTANDING – TCBC AND MCC HERITAGE SERVICES IN RELATION TO MAMHILAD NYLON SPINNERS LISTED BUILDING.</b>	Paul Griffiths - Sustainable Economy	The purpose of this report is to propose that MCC join into an MoU in relation to the provision of Heritage Advice to consider the ongoing management of the Nylon Spinners listed building at Mamhilad.	Amy Longford	22-Sep-23

Cabinet	04-Oct-23	Gypsy, Roma and Traveller Consultation			Cath Fallon	4-Sep-23
ICMD	27-Sep-23	Extending Public Spaces Protection Order (PSPOs) to tackle Anti Social Behaviour (ASB)		To seek approval to extend three Public Spaces Protection Orders (PSPO) in respect of Bailey Park, Abergavenny; Lower Abergavenny (including Castle Meadows) and Monmouth Town (including Chippinham	Andrew Mason	31-Aug-23
Council	21-Sep-23	REPORT ON JOINT SCRUTINY ARRANGEMENTS FOR CORPORATE JOINT COMMITTEES			Hazel Ilett	4-Sep-23
Council	21-Sep-23	Governance and Audit Committee Annual Report 2022/23	Paul Griffiths - Sustainable Economy	To inform Council of the work and conclusions of the Governance and Audit Committee from 1st April 2022 to 31st March 2023	Chair of Governance and Audit Committee, Andrew Blackmore	27th July 2023
Council	21-Sep-23	Standards Committee Annual Report		This report is the first annual report from the Standards Committee to Council as required by the change in law set out in the Local Government and Elections Act 2021. It has to report on the discharge of the Committee's	Matt Phillips	10-Oct-22
ICMD	13-Sep-23	Highway Traffic Regulation Amendment Order 12 MOVED TO 25TH OCTOBER 2023	Catrin Maby - Climate Change and Environment	'Agreement to make the traffic order - parking/waiting restrictions at Justins Hill and Wyesham Avenue, Wyesham; Main Road and Castle Way, Portskewett; lane leading to Sugarloaf Llanwenarth car park; and Wonastow	Mark Hand	
ICMD	13-Sep-23	Proposed Changes to the Membership of the School Budget Funding Forum	Martyn Groucutt - Education		Nikki Wellington	
ICMD	13-Sep-23	'Highways Traffic Regulation Amendment Order 12 <b>deferred to September 13th</b>		Agreement to make the traffic order - parking/waiting restrictions at Justins Hill and Wyesham Avenue, Wyesham; Main Road and Castle Way, Portskewett; lane leading to Sugarloaf Llanwenarth car park; and Wonastow	Mark Hand	24-May-23
Cabinet	06-Sep-23	Respite review for people with learning disabilities			Jane Rodgers	31-Jul-23
Cabinet	06-Sep-23	Home to School Transport Policy 2024/25		To consider the adoption of the proposed Home to School Transport Policy for the academic year 2024/25	Deh Hill Howells	
Cabinet	06-Sep-23	Proposal to establish a Welsh medium seedling school in Monmouth		Cabinet to consider objection report and make final determination on how to proceed.	Debbie Graves	27-Mar-23

ICMD	16-Aug-23	Castle Wood Usk Low Cost Home Ownership Future Use	Sara Burch - Inclusive and Active Communities			
ICMD	16-Aug-23	electric vehicle charging rate for public and staff at EV	Catrin Maby - Climate Change and Environment		Deb Hill Howells	20-Jul-23
ICMD	16-Aug-23	Highways Traffic Regulation Amendment Order 11	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order - Exception Orders to identify those restricted roads that will remain 30mph in September 2023 instead of defaulting to 20mph	Mark Hand	
ICMD	16-Aug-23	Highways Traffic Regulation Amendment Order 10	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order - prohibition of driving Pwll Du, Llanelly Hill and Belmont Close/Belmont Road Abergavenny	Mark Hand	
ICMD	02-Aug-23	Welsh Church Fund Working Group - meeting 1 held on 22nd June 2023	Rachel Garrick - Resources		Dave Jarrett	
ICMD	02-Aug-23	Highways Traffic Regulation Amendment Order 10 <b>deferred to August 16th</b>	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order - Exception Orders to identify those restricted roads that will remain 30mph in September 2023 instead of defaulting to 20mph	Mark Hand	3-Oct-22
Cabinet	26-Jul-23	Implementation of the My Day My Life review recommendations			Ceri York	
Cabinet	26-Jul-23	Gypsy and Traveller Site Identification			Ian Bakewell	12-Jul-23
Cabinet	26-Jul-23	•Review of the Respite Opportunities Service			Ceri York	14-Mar-23
Cabinet	26-Jul-23	2023/24 Revenue budget progress – early update			Jon Davies	8-Jun-23
Cabinet	26-Jul-23	S016 Funding Castle Park and Arch Bishop Rowan Williams Schools.			Cath Saunders	13-Jun-23



Council	20-Jul-23	Gifts & Hospitality Report			Matt Phillips	12-Jun-23
Council	20-Jul-23	Freedom of the Borough Presentation			Joe Skidmore	5-May-23
Council	20-Jul-23	Recruitment of Local Access Forum		To agree arrangements for the recruitment of the Monmouthshire Local Access Forum for the next 3 year period of appointment	Matthew Lewis	21-Jun-23
ICMD	12-Jul-23	Highways Traffic Regulation Amendment Order 10 DEFERRED TO 16TH AUG	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order - prohibition of driving Pwll Du, Llanelly Hill	Mark Hand	19-May-23
ICMD	12-Jul-23	transfer the school balances for both Deri View and King Henry VIII School to the new King Henry VIII 3 – 19 School.	Rachel Garrick - Resources	Both King Henry VIII School and Deri View Primary school are closing on 31 <sup>st</sup> August 2023 and the new King Henry VIII 3 – 19 School will open on 1 <sup>st</sup> September 2023, under a statutory closure of schools the financial balances transfer to the Local Authority,	Nikki Wellington	4-Apr-23
	05-Jul-23	Reopen Monmouth Cemetery for new burials			Rhian Jackson	
Cabinet	05-Jul-23	RESERVATION OF GRAVE PLOTS		To seek cabinet approval to cease the provision of reserving grave spaces (not incl cremated remains plots) in Llanfoist Cemetery	Rhian Jackson	7-Nov-22
Cabinet	05-Jul-23	2022/23 Revenue and Capital Monitoring - Outturn Report	Rachel Garrick - Resources		Jon Davies	27-Apr-23
ICMD	28-Jun-23	Highway Traffic Regulation Order	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order - making permanent the part-time prohibition of driving on Cross Street and Market Street Abergavenny	Mark Hand	6-Jun-23
Council	22-Jun-23	Gwent Public Services Board Well-being plan		To approve the Public Services Board's Well-being Plan that sets out the steps being taken collaboratively by public services to improve wellbeing in Gwent ahead of approval by the Gwent Public Services Board.	Richard Jones	20-Jan-23
Council	22-Jun-23	Chief Officer Children and Young People's Report 2023			Will McLean	14-Feb-23

Cabinet	07-Jun-23	Adoption of Transforming Chepstow Masterplan	Paul Griffiths - Sustainable Economy	To adopt the Transforming Chepstow Masterplan, co-produced with Chepstow Town Council, to inform future regeneration priorities and grant bids	Mark Hand / Dan Fordham	3-Oct-22
Cabinet	07-Jun-23	Transforming Towns Strategic Grant regeneration priorities and LUF3 bid	Paul Griffiths - Sustainable Economy	To agree the priority projects for bids for WG Strategic grant funding to 24/25 and the submission for round 3 of Levelling Up Funding	Mark Hand / Dan Fordham	3-Oct-22
Cabinet	07-Jun-23	Proposal to establish a Welsh medium seedling school in Monmouth		Cabinet to consider the results of the consultation, recommendations and decide whether to publish statutory notices.	Debbie Graves	27-Mar-23
Cabinet	07-Jun-23	Socially Responsible Procurement Strategy	Rachel Garrick - Resources	To endorse the Socially Responsible Procurement Strategy	Scott James	22-Aug-22
ICMD	24-May-23	Highway Traffic Regulation Amendment Order 9	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order - including Llantrisant 20mph village lane, 40mph through road, possibly Llantrisant (Usk to Wentwood) 50mph; 20mph Gilwern and surrounding villages	Mark Hand	14-Apr-23
Council	18-May-23	Political Balance Report		The Council is required to review at, or as soon as practicable after, the Council's annual meeting, the representation of different political groups on the bodies to which the Council makes appointments.	Matt Phillips	2-Feb-23
Council	18-May-23	Outside Bodies Report		To appoint representatives to serve on outside	Matt Phillips	2-Feb-23
Council	18-May-23	Appointments to Committees		To appoint committees together with their membership and terms of reference in accordance with the Council's Constitution.	Nicola Perry	2-Feb-23
Council	18-May-23	Constitution update		For the Monitoring Officer to bring proposed amendments and highlight changes made over the previous 12 months	Matt Phillips	2-Feb-23
Council	18-May-23	Corporate Parenting Strategy			Diane Corrister	24-Aug-22
Cabinet	17-May-23	Review of Home to School Transport Policy 24/25.	Martyn Groucutt - Education	The purpose: Is to seek approval to commence consultation on proposed amendments to the Home to School Transport Policy for the academic year 2024/25.	Deb Hill Howells	12-Apr-23

Cabinet	17-May-23	Monnow Street public realm improvements	Paul Griffiths - Sustainable Economy	To agree how we proceed with proposals for Monnow Street public realm following consultation	Mark Hand / Dan Fordham	6-Mar-23
ICMD	10-May-23	Highways Traffic Regulation Amendment Order 9 MOVED TO 24TH MAY	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order - including Llantrisant 20mph village lane, 40mph through road, possibly Llantrisant (Usk to Wentwood) 50mph; 20mph Gilwern and surrounding villages	Mark Hand	3-Oct-22
Council	20-Apr-23	Motion for the Rivers and Oceans update		Deferred - new date to be advised	Hazel Clatworthy	10-Jan-23
Council	20-Apr-23	Community and Corporate Plan		To seek approval of a new Community and Corporate Plan that sets the direction for the council and county of Monmouthshire, articulating the authority's purpose and priorities alongside the steps we will take to deliver these, the	Matt Gatehouse	6-Feb-23
ICMD	12-Apr-23	Welsh Church Fund Working Group - meeting 4 held on 9th March 2023	Rachel Garrick - Resources		Dave Jarrett	
Cabinet	05-Apr-23	Rapid Rehousing Transition Plan	Sara Burch - Inclusive and Active Communities	To agree a plan to transition the delivery of homelessness that minimises the use of and the time homeless applicants spend in temporary accommodation	Rebecca Cresswell / Ian Bakewell	24-Jan-23
ICMD	22-Mar-23	Non Domestic Rates application for Hardship Relief - RESTRICTED	Rachel Garrick - Resources		Ruth Donovan	
ICMD	22-Mar-23	Highways Traffic Regulation Amendment Order 8	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order - including Monmouth Road, Raglan no right turn onto A40; resi permit parking at Exmouth Place, Chepstow and Ross Road, Abergavenny; 3T weight restriction on Old Wye Bridge Chepstow; waiting	Mark Hand	
Council	09-Mar-23	Pay Policy		To approve the publication of Monmouthshire County Council's Pay Policy, in compliance with the Localism Act."	Sally Thomas	1-Feb-23
Council	09-Mar-23	Council Tax Premiums			Peter Davies	18-Jan-23
Council	09-Mar-23	Capital Strategy & Treasury Strategy			Jon Davies	17-May-22

Council	09-Mar-23	Youth Council			Jade Atkins	7-Dec-22
ICMD	08-Mar-23	Proposed amendment to primary school catchment area – Llandenny Village	Martyn Groucutt - Education		Debbie Graves	10-Jan-23
ICMD	08-Mar-23	Highways Traffic Regulation Amendment Order 8 DEFERRED TO 22 MARCH	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order - including Monmouth Road, Raglan no right turn onto A40; resi permit parking at Exmouth Place, Chepstow and Ross Road, Abergavenny; 3T weight restriction on Old Wye Bridge Chepstow; waiting	Mark Hand	
Council	02-Mar-23	Final Budget Sign Off including Council Tax Resolution			Jon Davies	
Cabinet	01-Mar-23	2023/4 Final Revenue and Capital Budget Proposals			Jon Davies	17-May-22
Cabinet	01-Mar-23	2023/4 WCF/Trust Treasury Fund Investments			Dave Jarrett	17-May-22
Cabinet	01-Mar-23	Month 9 budget monitoring report			Jon Davies	6-Feb-23
Cabinet	01-Mar-23	Monmouthshire ECO Flex 'Joint Statement of Intent' and Memorandum of Understanding"			Steve Griffiths	16-Nov-22
Cabinet	01-Feb-23	Tudor Street				9-Jan-23
ICMD	25-Jan-23	Highway Traffic Regulation Amendment Order No 7	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order	Mark Hand	15-Dec-22
ICMD	25-Jan-23	Community Council and Police Precepts - final	Rachel Garrick - Resources		Jon Davies	17-May-22

Council	19-Jan-23	To determine the name for the new 3-19 School in Abergavenny		To determine the name for the new 3-19 School in Abergavenny	Cath Saunders	28-Nov-22
Council	19-Jan-23	Council Diary		To confirm the Council Diary 23/24	John Pearson	14-Dec-22
Council	19-Jan-23	Appointments		A report for Council to appoint or ratify a number of appointments to bodies and positions	Matt Phillips	
Council	19-Jan-23	Community and Corporate Plan				
Council	19-Jan-23	Tudor Road Call-In			Nicola Perry	3-Jan-23
Council	19-Jan-23	Council Tax Reduction Scheme			Ruth Donovan	31-May-22
Cabinet	18-Jan-23	Garden Waste			Carl Touhig	21-Dec-22
Cabinet	18-Jan-23	Draft Revenue & Capital Proposals			Jon Davies	
Cabinet	18-Jan-23	Council Tax Premiums Consultation - Long Term Empty Properties and Second Homes			Ruth Donovan	
Cabinet	18-Jan-23	Proposal to establish a Welsh Medium Seedling school in Monmouth		To seek cabinet approval to commence statutory consultation processes to establish a Welsh Medium seedling provision in Monmouth.	Debbie Graves	23-Sep-22
ICMD	11-Jan-23	Clydach Ironworks Enhancement	Sara Burch - Inclusive and Active Communities	To seek approval for the transfer of land associated with the Clydach Ironworks Enhancement Scheme	Matthew Lewis	8-Dec-23

ICMD	11-Jan-23	Welsh Church Fund Working Group			Dave Jarrett	17-May-22
ICMD	14-Dec-22	Council Tax Base report			Ruth Donovan	31-May-22
ICMD	14-Dec-22	2023/4 Community Council & Police Precepts - draft			Jon Davies	17-May-22
Cabinet	07-Dec-22	Regional Integration Fund		To consider the financial liabilities and implications of the Regional Integration Fund and its tapered funding model.	Jane Rodgers	21-Nov-22
Cabinet	07-Dec-22	National Adoption Services and Foster Wales Joint Committee			Jane Rodgers	9-Nov-22
Cabinet	07-Dec-22	2022/23 Revenue and Capital Monitoring report - Month 6			Jon Davies	17-May-22
Council	01-Dec-22	Corporate Safeguarding Policy.		For Council to endorse the revised Corporate Safeguarding Policy.	Jane Rodgers	10-Nov-22
Council	01-Dec-22	Governance & Audit Committee Annual Report 2021/22			Andrew Wathan	18-Oct-22
Council	01-Dec-22	RLDP Preferred Strategy	Paul Griffiths - Sustainable Economy	To seek Council endorsement of the new Preferred Strategy for eight week consultation	Mark Hand / Rachel Lewis	25-Jul-22
ICMD	30-Nov-22	<b>TUDOR STREET</b>		To seek a decision regarding the Council's forward use of the property located in Tudor Street ahead of the outcome of the wide review of Mr. Day's life.	Jane Rodgers	14-Nov-22
ICMD	30-Nov-22	Govilon Section 106 Funding for Recreation & Play	Rachel Garrick - Resources		Mike Moran	8-Nov-22
ICMD	30-Nov-22	Highways Traffic Regulation Amendment Order 5	Catrin Maby - Climate Change and Environment		Mark Hand	3-Oct-22
ICMD	30-Nov-22	Planning Annual Performance Report (APR) Deferred to 30-Nov-22	Paul Griffiths - Sustainable Economy		Mark Hand Phil Thomas	3-Oct-22
ICMD	30-Nov-22	Highways Traffic Regulation Amendment Order 6	Catrin Maby - Climate Change and Environment	Agreement to make the traffic order	Mark Hand	23-Aug-22
Cabinet	09-Nov-22	Implementing Sharepoint online		To secure funding to implement the project	Sian Hayward	13-Oct-22
Cabinet	09-Nov-22	A County of Sanctuary		To set out the reasons why an earlier decision is required due to time restrictions associated with TAN 15	Matt Gatehouse	20-Sep-22
Cabinet	09-Nov-22	SPF Update Report			Hannah Jones	12-Sep-22
Cabinet	09-Nov-22	Revenue & Capital MTFP update and process			Jon Davies	17-May-22

Cabinet	09-Nov-22	MonLife Heritage Strategy (or ICMD)		DEFERRED	Matthew Lewis	10-Feb-22
Council	27-Oct-22	RESPONSE TO URGENT NEED FOR HOUSING ACCOMMODATION		To present a proposal to enable Council to respond flexibly and promptly to the urgent need for housing accommodation to address the	Cath Fallon	10-Oct-22
Council	27-Oct-22	Community and Corporate Plan		To seek endorsement of the new Community and Corporate Plan setting out the purpose, values	Matt Gatehouse / Paul Matthews	3-Oct-22
Council	27-Oct-22	Outside Bodies Appointment			John Pearson	3-Oct-22
Council	27-Oct-22	Annual Safeguarding Report			Kelly Turner	24-Aug-22
Council	27-Oct-22	Social Care & Health: Directors Report 2021/22			Jane Rodgers	6-Jul-22
ICMD	26-Oct-22	Welsh Church Fund Working Group			Dave Jarrett	14/7/22
Cabinet	19-Oct-22	PSOW annual letter		Present the Public Services Ombudsman For Wales' annual report as required by the letter	Matt Phillips	28-Sep-22
Cabinet	19-Oct-22	Regional Partnership Board - Gwent Market Position Statement		To provide a Market Stability Report produced by the Regional Partnership Board setting out a high	Phil Diamond Head of Regional Partnership Team	22-Sep-22
Cabinet	19-Oct-22	Community and Corporate Plan		To seek endorsement of the new Community and Corporate Plan setting out the purpose, values	Gatehouse / Paul Matt	20-Sep-22
Cabinet	19-Oct-22	22/23 Revenue and Capital Monitoring report - Month 4			Jon Davies	17-May-22
Cabinet	19-Oct-22	Land adjacent to Caldicot Comprehensive School - Housing Development Opportunity		To seek approval of the disposal of land at Caldicot Comprehensive School for the	Nick Keyse	
ICMD	12-Oct-22	Local Development Annual Monitoring Report (AMR)		<b>DEFERRED TO 26 OCT</b>	Rachel Lewis/Cllr Paul Griffiths	23/08/22
ICMD	12-Oct-22	Welsh Church Fund Working Group		<b>DEFERRED TO 26 OCT</b>	Dave Jarrett	14/07/22
ICMD	12-Oct-22	Ending Library Fines		enabling more people to enjoy reading without the worry of incurring a fine if they are unable to return	Cheryl Haskell/Fookes?	20-Sep-22
ICMD	28-Sep-22	Transport Policy			Deb Hill Howells - MG	22-Aug-22
ICMD	28-Sep-22	B4245 speed limit		DEFERRED TO 26 OCT	Mark Hand	18-Jul-22
Council	27-Sep-22				Nick John	24-Aug-22
Council	27-Sep-22	RLDP Options Report			Rachel Lewis	25-Jul-22
Council	27-Sep-22	Rivers and Ocean			Hazel Clatworthy	9-Jun-22
Council	27-Sep-22	Monmouthshire County Council self - assessment report 2021/2			Richard Jones	23-May-22
ICMD	14-Sep-22	Welsh Church Fund Working Group - meeting 2 held on 21st July 2022 (no meeting/no report -			Dave Jarrett	17-May-22
Cabinet	07-Sep-22	Transport Policy Consultation Update.			Deb Hill Howells	22-Aug-22
Cabinet	07-Sep-22	Cost Of Living			Matt Phillips	25-Jul-22
ICMD	31-Aug-22	MY DAY, MY LIFE SERVICE EVALUTATION			Ceri York	15-Aug-22
ICMD	31-Aug-22	Homesearch Policy & Procedure - Amendments & Welsh Translation Requirement			Ian Bakewell	

ICMD	03-Aug-22	Additional Resources in Educations Strategy		Resources required to develop and maintain schools education systems and the implementatin	Sian Hayward	14-Jun-22
ICMD	03-Aug-22	Designation of Secondary Catchment Areas			Matthew Jones	6-Jun-22
ICMD	03-Aug-22	Welsh Church Fund Working Group - meeting 1 held on 23rd June 2022 - <b>Moved to ICMD 3rd Aug 2022</b>			Dave Jarrett	
Cabinet	27-Jul-22	Wye Valley Villages Future Improvement Plan			Mark Hand	1-Jul-22
Cabinet	27-Jul-22	Regen Three Year Programme			Mark Hand	1-Jul-22
Cabinet	27-Jul-22	Review of Chepstow High Street closure			Mark Hand	1-Jul-22
Cabinet	27-Jul-22	Home to School Transport Policy 2023-24.			Deb Hill Howells	27-Jun-22
Cabinet	27-Jul-22	MUCH (Magor & Undy Community Hall) report			Nick Keys	9-Jun-22
Cabinet	27-Jul-22	Shared Prosperity Fund Local Investment Plan and Regional Lead Authority Arrangements			Hannah Jones	23-May-22
Cabinet	27-Jul-22	Welsh Church Fund Working Group - meeting 1 held on 23rd June 2022 - <b>Moved to ICMD 3rd Aug 2022</b>			Dave Jarrett	17-May-22
Cabinet	27-Jul-22	2021/22 Revenue and Capital Monitoring outturn			Peter Davies/Jon Davies	17-Feb-22
Cabinet	27-Jul-22	Play Sufficiency Assessment and Action Plan 22/23			Matthew Lewis	10-Feb-22
Cabinet	27-Jul-22	Housing Support Programme Strategy (Homeless Strategy)			Ian Bakewell	
Cabinet						



## Monmouthshire Select Committee Minutes

**Meeting of People Scrutiny Committee held at Council Chamber, County Hall, The Rhadyr USK on Tuesday, 5th March, 2024 at 10.00 am**

### **Councillors Present**

County Councillor Jackie Strong (Chair)

County Councillors: Fay Bromfield,  
Simon Howarth, Penny Jones, Maureen Powell,  
Sue Riley, Maria Stevens

### **Officers in Attendance**

Hazel Ilett, Scrutiny Manager  
Nikki Wellington, Finance Manager

**APOLOGIES:** Councillors John Crook, Christopher Edwards and Martyn Groucutt

#### **1. Declarations of Interest**

None.

#### **2. Public Open Forum**

No submissions were received.

#### **3. Scrutiny of the School Catchment Review**

Matt Jones, the Manager of the Access Unit presented proposals relating to primary school catchment areas and the consultation process for changing some of the catchments in Monmouthshire. He explained that the proposal was to change the catchment for Tredunnoch, Llanhennock and Llandegvedd, which currently have Charles Williams Primary School in Newport as their catchment school. The consultation proposed to align these areas with Monmouthshire primary catchment and Monmouth Comprehensive School, which is their secondary catchment, so that Monmouthshire children have equal access to a Monmouthshire school. The consultation was launched in January and closed recently, and the final decision will be made by the cabinet on the 10th of April, based on a report that will include the details of the consultation responses.

#### **Challenge:**

- The ward Member stated that she was very supportive of the proposal and had been fully engaged in the work to date in drafting this report.
- Questions were asked around how the access unit works with the planning department to prepare and ensure sufficiency in school placements and take into account future housing projections, citing examples where housing developments have been marketed as being within the catchment of a good school, when there may not be places in the school.

- Members highlighted their concern in relation to Crick Road and the sufficiency, due to the 2 primaries at full capacity.
- Questions were asked about how many responses were received from the consultation on primary school catchment areas (the answer was 17), how many were supportive of the proposed change (13 responses were supportive), and what the main reasons were for supporting or opposing the change. The officer responded that supporters wanted equal access to a Monmouthshire school, while the opponents were concerned about distance and travel options.
- Members asked how the travelling distance and transport options would affect the families in the affected area and how housing developments in the area will impact the capacity of the schools. The officer explained that the council would provide free home to school transport to the nearest or catchment school, and that parents could still choose to send their children to Charles Williams School if they preferred. He reassured Members that they had taken into account the projected numbers of children from the new developments and that Usk School had sufficient capacity to accommodate them.
- Questions were asked around pupil funding and where it goes if a pupil stays in an area, the officer explaining that funding is purely relevant to numbers on school roll, not per head, and that if children go to school out of county, the council doesn't receive the pupil funding and similarly, if they come into Monmouthshire from out of county, the funding comes in with them, so it tends to neutralise.
- Members asked how many pupils the proposal would involve and the cost of transporting them. The officer responded that it would be 9 that would be eligible and that the projected position between now and 2027, would be 2 children per year that would need to be built into Usk's catchment, served by an extra minibus.
- Questions were asked around the funding formula ratio we use, but it was explained that it is complex and could be brought to a future member workshop for discussion. is it 1.3 per household?
- Members asked about siblings and if there is an automatic right the sibling can go to the same school and the response was that the policy has been amended to give priority to catchment children over those who are outside of the area, even if there is a sibling link.

### **Summary:**

The committee acknowledged the background, rationale and consultation process for the proposed change of catchment area for Tredunnoch, Llanhennock and Llandegvedd from Charles Williams Primary School in Newport to Usk Church in Wales School in Monmouthshire. The committee had heard that most responses were supportive of the change, although some had raised concerns about distance and travel options. Members recognised that the primary school catchment areas review will be a rolling programme, looking at each area of the county and assessing their suitability and need for change. The committee asked to be involved in the process through workshops and highlighted the need for the ward member to be engaged throughout. Members supported the proposals outlined in the report.

#### **4. Ysgol Gymraeg Y Fenni relocation**

Matt Jones presented the second report which concerned the proposal to increase the capacity of Ysgol Gymraeg Y Fenni by relocating it to the former Deri View Primary School site. He explained the background, the statutory process, and the consultation arrangements. He explained that the proposal to relocate the Welsh medium primary school from its current site to the former Deri View Primary School site, which would increase its capacity to 420 places. The proposal is part of the 21st century schools programme and aims to meet the demand for Welsh medium education in the Abergavenny area. The consultation process is ongoing and the cabinet will decide in April whether to proceed to the next stages of the statutory process. The committee was asked to give their views on the proposal and any feedback to the cabinet.

#### **Challenge:**

- Members asked how many percentages of new housing developments schoolchildren are and how that affects the school capacity. Matt Jones explained that the impact of housing developments varies depending on the area and the size of the houses. He said that they work closely with the planning team and use projections to assess the capacity of schools in the area. He said that they have obtained some funding from developers to increase capacity where needed and that they are looking at increasing capacity in Abergavenny as part of the 3 to 19 school and the Welsh medium provision.
- A question was asked around the facts and figures on the Crick Road development and the catchment area for Caldicot or Portskewett? The officer replied that it was part of an area of review that they are going to undertake and that they have already obtained some funding to increase the capacity of Castle Park Primary School. He said that they also need to look at the revised local development plan and the potential for more housing in the area. He said that they will bring more detail to the committee as part of the ongoing review of catchment areas.
- A Member asked how Monmouthshire would compete with schools like Panteg that have been rated excellent for Welsh medium education. It was explained that Monmouthshire doesn't lose many children to Panteg and that we are seeing an increase in demand for Welsh medium education in Monmouthshire.
- Members questioned the timescales for completing schools as part of the 21<sup>st</sup> century schools programme, notably the delay at the new King Henry 3 to 19 school in Abergavenny. The officer confirmed that all parents have been notified of that delay. Members also asked for clarification on any future proposals for children with additional learning needs.

#### **Summary:**

The Committee undertook thorough scrutiny of the proposal for relocating Ysgol Gymraeg Y Fenni and offered its support.

**5. People Scrutiny Committee Forward Work Programme**

- It was agreed to hold a workshop on school catchment areas.
- The committee agreed they would like to scrutinise the Blue Badge scheme, particularly the criteria differences between Monmouthshire and other areas and to invite the Cabinet Member for Equalities, Age Cymru and Macmillan to a meeting for a discussion.

**6. Cabinet and Council Work Plan**

**7. Minutes of the meeting held on 6th February 2024**

Confirmed.

**8. Next Meeting**

16<sup>th</sup> April 2024 at 10am.