

# Monmouthshire County Council

## Local Housing Market Assessment

July 2018



Monmouthshire County Council

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## Summary

This Local Housing Market Assessment utilises the Welsh Government's Guidance Documents ***Local Housing Market Assessment Guide, March 2006*** and ***Getting Started with your Local Housing Market Assessment, March 2012***. The latter, a step-by-step guide, outlines a quantitative approach to calculating housing need that can be used consistently across Local Authorities.

This LHMA estimates a net need of 468 additional affordable units per annum up until 2023, however, this figure is not an annual delivery target. The figure is simply an indication of current and projected need for affordable housing within the County and sets a benchmark that the Council can work towards within the scope of the Council's Adopted Local Development Plan 2011-2021.

This is a headline figure for the whole County and a more detailed assessment of need, property type and tenure at ward level is contained within the report.

Housing and Communities have undertaken the Assessment with the assistance of David James, Rural Housing Enabler for Monmouthshire.

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# Introduction

- 1.1 Introduction
- 1.2 National Policy Framework
- 1.3 Local Development Plan
- 1.4 Methodology





## 1. Introduction

**1.1** All local authorities have a requirement to consider the housing accommodation needs of their localities under section 8 of the Housing Act 1985. Local Housing Market Assessments are a crucial part of the evidence base for preparing Local Development Plans and Local Housing Strategies.

### **1.2 Planning Policy Wales (PPW)**

Planning Policy Wales (PPW) updated in November 2016 by the Welsh Government (WG) provides the overarching national strategic guidance with regard to land use planning matters in Wales. Paragraph 4.4.3 states that Local Planning Authorities should:

‘Ensure that all local communities - both urban and rural - have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.’


To ‘establish the nature and level of housing requirements’ in the locality’s housing market and provide a robust ‘joint evidence base for local housing strategies and local development plans’ all Welsh local authorities are required to undertake Local Housing Market Assessments (TAN 2, Planning and Affordable Housing).

For clarification, affordable housing is defined as:

‘Affordable housing for the purposes of the land use planning system is 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. However, it is recognised that some schemes may provide for stair-casing to full ownership. Where this is the case, there must be secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing. Affordable housing includes social rented housing owned by local authorities and registered social landlords and intermediate housing where prices or rents are above those of social rent but below market housing prices or rents. All other types of housing are referred to as ‘market housing’, that is private housing for sale or rent where the price is set in the open market and occupation is not subject to control by the local planning authority (PPW, paragraph 9.2.14).

### **1.3 Local Development Plan (LDP)**

Monmouthshire County Council adopted the Local Development Plan (LDP) on 27th February 2014. The chosen level of housing provision in the LDP was 4,500 dwellings over the plan period 2011-2021. The Plan



accommodates the level of growth indicated by the 2008-based Welsh Government Household projections. These projected an increase for the County of 3,969 households between 2011-2021 (or about 4,100 dwellings), with a small allowance (10 dwellings per year) to be met in that part of Monmouthshire included in the Brecon Beacons National Park, together with an additional requirement for the period 2006-2011.

The 2011-based Welsh Government household projections were issued after the LDP Examination had taken place. In any event, these indicated a much lower rate of household growth than suggested in the 2008-based projections and it is unlikely that these figures could have formed a satisfactory basis for the future planning of the County. Similarly, the recently published 2014-based household projections are also indicating a lower rate of household growth than that provided for in the adopted LDP.

A significant issue for Monmouthshire is the fact that house prices are high in relation to earnings so that there is a need for additional affordable housing in the County in both urban and rural areas, particularly for those that live and work in Monmouthshire.

It is an objective of the plan to provide a level of housing that is sufficient to provide a wide ranging choice of homes, both for existing and future residents, while ensuring that local needs for appropriate, affordable and accessible housing are met as far as possible, particularly in towns but also in rural areas, so long as such housing can assist in building sustainable rural communities.

Previous LHMA work identified an annual requirement for affordable housing of 96 dwellings per year, a 10-year requirement of 960 dwellings, which is the affordable housing need for the plan period 2011-2021 that the LDP seeks to address. Policy S4 of the LDP sets out the threshold levels at which affordable housing will be required, together with varying percentage requirements for affordable housing depending on the location of the development. Development sites with a capacity below the thresholds set out in Policy S4 are required to make a financial contribution towards the provision of affordable housing in the local planning authority area.

Four Annual Monitoring Reports (AMR) have been published since the adoption of the LDP. The last three AMRs have indicated that targets for housing (both market and affordable) are not being met and that the housing land supply has fallen to below 5 years (currently recorded at 3.9 years). A review of the Local Development Plan (LDP) has been undertaken and within the Review Report, it was concluded that the LDP should be revised and that this should take the form of a full revision procedure. Work has formally commenced on the Revised LDP with the

Delivery Agreement published in May 2018. The Revised LDP will cover the 2018 – 2033 period.

#### 1.4 Methodology and Data Sources for Assessing Housing Need

This Local Housing Market Assessment has utilised the Welsh Government's guidance documents:

***Local Housing Market Assessment Guide, March 2006***

and


***Getting Started with your Local Housing Market Assessment - A Step-by-Step Guide, March 2012.***

The guidance aims to enable local authorities to develop an understanding of the nature and level of housing demand and need in their local housing markets and outlines a quantitative approach to calculating housing need that can be used consistently across Local Authorities.

The guide uses the bath analogy developed by Bramley et al (1998, p.34) to assess housing need. Illustrated in Figure 1. The model conceptualises newly arising (housing) need as water from the taps, new (affordable) housing provision as water escaping through the plughole and the backlog (of housing need) as the level of water in the bath. The model has been expanded in the guide to take account of the broader housing market.

**Figure 1 Bath Analogy**





The LHMA provides a snapshot of the housing market at a particular point in time that is projected forward 5 years, however, the fluidity of the housing market requires regular updates to ensure a robust and valid evidence base. The data within this LHMA will be reviewed every two years.

For planning purposes, the outputs required from the LHMA can be derived using only secondary data, enabling local planning authorities to move quickly to the policy approach towards mixed communities set out in Planning Policy Wales, TAN 1 and TAN 2. Large-scale data collection exercises such as a local household surveys are not necessary to achieve the requirements of this policy approach provided that there is sufficient information from other sources to estimate housing requirements and therefore affordable housing need. Sources of information used to undertake this LHMA are:

- Census Data (2011)
- Hometrack Intelligence Service
- CACI Pay Check Information
- Monmouthshire's Common Housing Register

Monmouthshire County Council has a robust Common Housing Register that is utilised by all of the housing associations operating in Monmouthshire. The system is web based which allows applicants to contact the Homesearch Team via the website to update their details should their circumstances change.

The guide suggests that analysis should be undertaken at ward level, as data is available at this level for all stages of the analysis. However, it is acknowledged that some authorities may consider alternative spatial scales to be more appropriate. The housing market information in this assessment has been analysed at ward level, however, the towns of Abergavenny, Monmouth, Chepstow, Caldicot and Magor have been treated as sub market areas and the data for the wards within those areas has been amalgamated to give a housing need picture for each of these sub market areas. In the small market towns of Monmouthshire people do not normally express a wish to live in a particular ward and will go anywhere within the town where housing becomes available.

The wards combined for each sub market area are shown in Table 1 below.

**Table 1 Sub Market Area/Wards**

<b>Sub Market Area</b>	<b>Wards</b>	
<b>Abergavenny</b>	Cantref	Lansdown
	Castle	Mardy
	Croesonen	Priory
	Grofield	
<b>Monmouth</b>	Dixton with Osbaston	Overmonnow
	Drybridge	Wyesham
<b>Chepstow</b>	Larkfield	St Kingsmark
	St Christopher's	Thornwell
	St Mary's	
<b>Caldicot</b>	Caldicot Castle	Green Lane
	Dewstow	Severn
	West End	
<b>Magor/Undy</b>	Mill	The Elms

# Housing Market Analysis

- 2.1 Average House Prices
- 2.2 House Prices in Urban Areas
- 2.3 Price by Bed Count & Type
- 2.4 Affordability
- 2.5 Property Types
- 2.6 Travel to Work Patterns
- 2.7 Higher Managerial Socioeconomic Status
- 2.8 Housing Demand
- 2.9 Housing Turnover
- 2.10 Help to Buy
- 2.11 Private Rented Sector



## 2. Housing Market Analysis

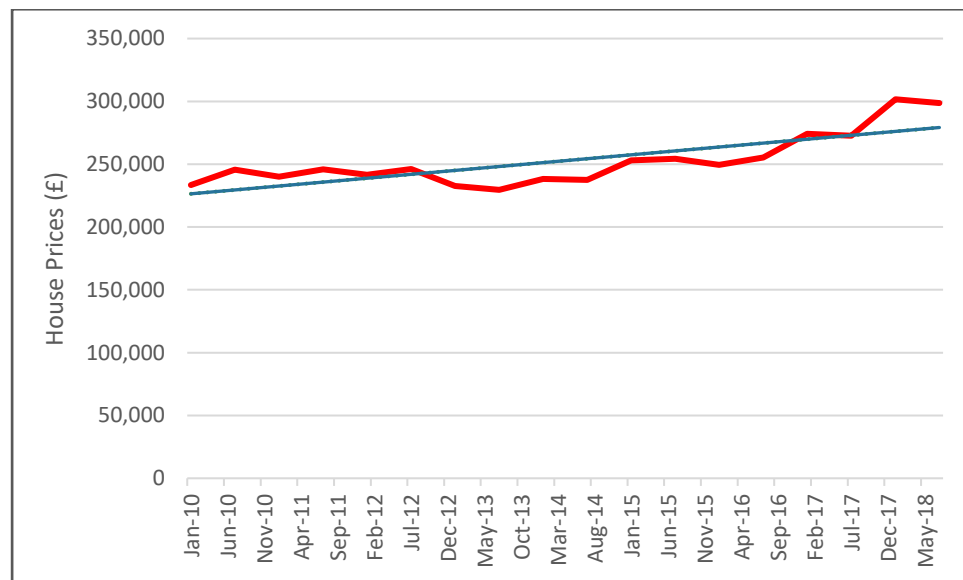
Monmouthshire is a predominantly rural county situated in southeast Wales and is noted for its rich and diverse landscape. It covers an area of approximately 88,000 hectares and shares a border with the neighbouring counties of Newport, Torfaen, Blaenau Gwent and Powys in Wales and Gloucestershire and Herefordshire in England. The estimated population is 91,323 (Source: Census 2011). The main towns in the county are Abergavenny, Monmouth, Chepstow, Caldicot, Usk and Magor/Undy.

### 2.1 Average House Prices

An examination of average house prices in Monmouthshire indicates there has been a 28% increase in prices between January 2010 and May 2018. There has been an increase of 12.86% between July 2017 and September 2018. In September 2018, the average house price in Monmouthshire was £307,600.

Figure 2 illustrates the average house prices from January 2010 to May 2018.

**Figure 2 Average House Prices within Monmouthshire**



Source: Hometrack July 2018

Bristol property prices have risen by 37%, which means that favourable prices in southeast Wales are proving attractive to house buyers. Information from an estate agent in Chepstow shows that 80% of people buying homes in Monmouthshire are coming from the Bristol area. With the electrification of the South Wales mainline, the planned South Wales metro, the proposed M4 relief road around Newport and the abolition of the Severn crossing tolls we can expect to see continued pressure on house prices in Monmouthshire. Source: BBC News, June 2017.

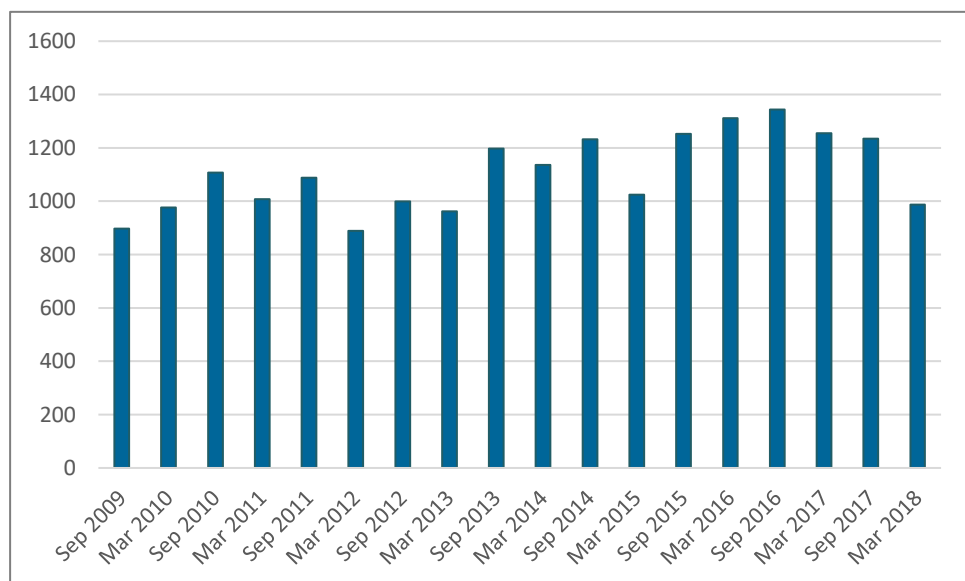


Of course, an examination of house prices in isolation fails to show critical factors affecting prices such as supply and demand, mortgage availability, new builds, the private rental sector etc. One simple and easy way to illustrate this facet, which is related to many of the factors detailed above, is the number of properties that have been either sold or valued. This data is a good general indicator of the local housing market.

In Monmouthshire’s case, Figure 3 shows that over the last two or three years the housing market in the county has been relatively strong, especially from September 2015 onwards. The figure for March 2018 surprisingly bucks the slight upward trend. There could be a number of reasons for this: late registrations of sales and valuations with not all the data included; reticence of potential sellers due to the uncertainty caused by the Brexit negotiations; the severe winter weather could have put people off moving until later in the year; and a reduced number of new build properties available for sale.

It will be useful to examine the data available at the end of 2018 to help clarify the reasons behind the lower numbers for the last period of the graph. Whatever happens over the next 12 months, Monmouthshire’s housing market will be protected from any extreme downturn in the market, because of its location. Households in the most expensive areas of Bristol and Cardiff often chose to relocate to Monmouthshire, keeping property prices high. Of course, this does impact on local people wishing to access the housing market in the county, hence the continued need for affordable housing.

**Figure 3 Number of Properties Driving the Average Property Price within Monmouthshire**



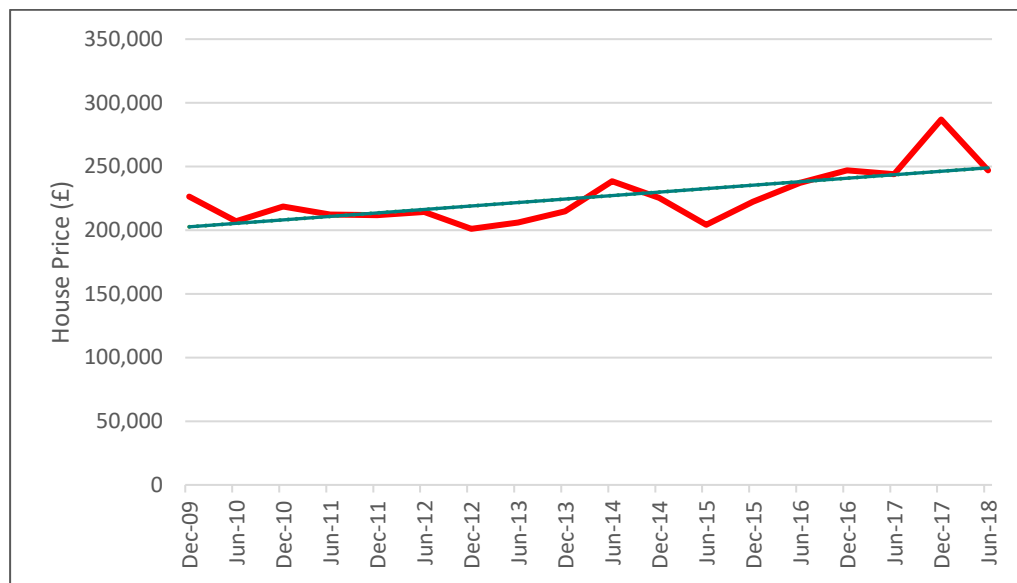
Source: Hometrack July 2018

Within Monmouthshire, there are significant differences in house prices between different areas. Generally, the highest house prices are in the rural areas, but as there can often be periods where there are very few house sales in these parts of the county, it is difficult to provide accurate evidence to illustrate the fact. Therefore rather than attempt to show the average house prices of the rural areas of Monmouthshire, it is much more accurate to illustrate the house prices of the towns.

## 2.2 House Prices in Urban Areas

There are three main towns in Monmouthshire and one other part of the county that is built up as to be urban in nature. In the north east of the county lies **Monmouth**, which is very close to the border with England, has good road transport links and is known for its private schools. Although this area is perceived as wealthy, there are also areas of the town that are much less affluent.

**Figure 4 Average House Prices in Monmouth**



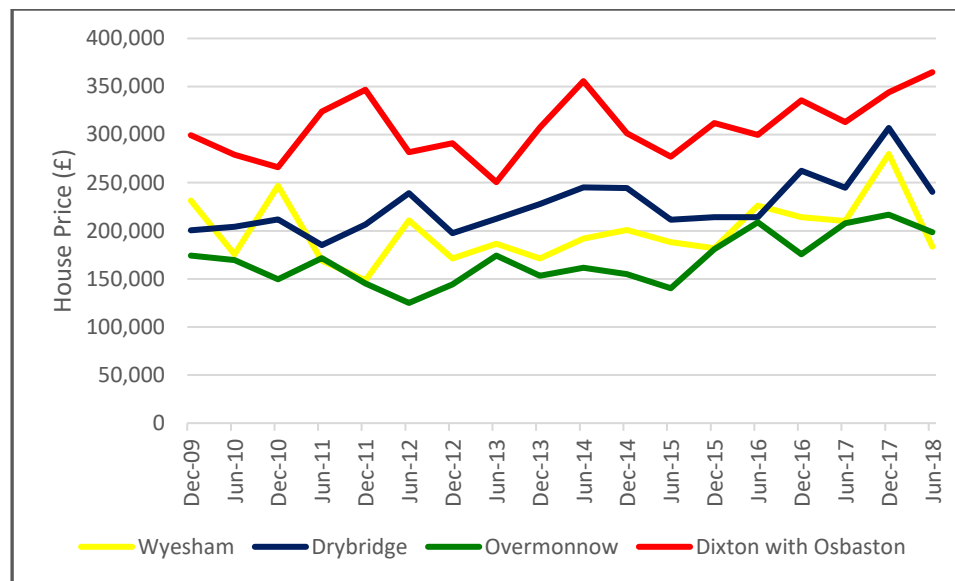
Source: Hometrack July 2018

An examination of average house prices in Monmouth since 2009 indicates an increase of 9.04%. From a Monmouth perspective this might appear disappointingly low compared to some of the other urban areas in the county, but the very good supply of new properties in the town, with 367 new builds completed since 2011 (62 of which were affordable), has meant prices have been strong without the market overheating. A sign that local demand for housing remains strong is that new houses continue to be built and prices remain constant, but of course, if the market does start to drop then new development of properties will slow up.

There are four electoral wards that make up the town of Monmouth: Dixton with Osbaston, Drybridge, Overmonnow and Wyesham. Dixton with Osbaston ward has the highest house prices and Overmonnow ward the lowest. The average house price for each ward in June 2018 was:

Dixton with Osbaston	£308,316
Drybridge	£226,025
Overmonnow	£169,575
Wyesham	£199,298

**Figure 5 Average House Prices in Monmouth by Ward**

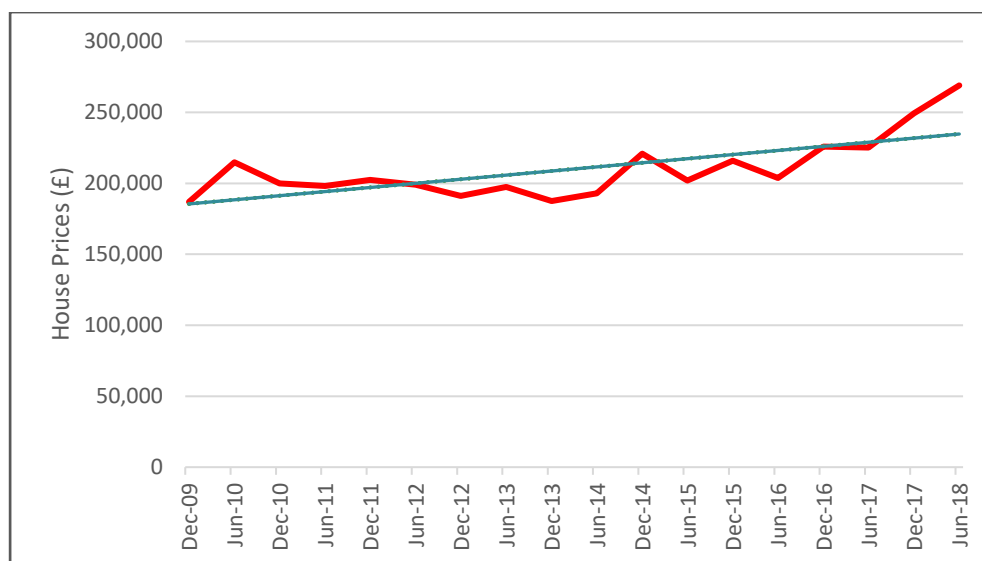


Source: Hometrack July 2018

In the north west of the county lies **Abergavenny**. The town has excellent road and rail transport links and a hospital. The town's proximity to the Brecon Beacon National Park makes walking, cycling and many other outdoor activities readily accessible. The Abergavenny Food Festival and Cycling Festival attract thousands of visitors to the town annually.

All of the above make Abergavenny a sought after place to live and as a result has attracted developers to the town to take up the opportunities presented by the LDP.

**Figure 6 Average House Prices in Abergavenny**



Source: Hometrack July 2018

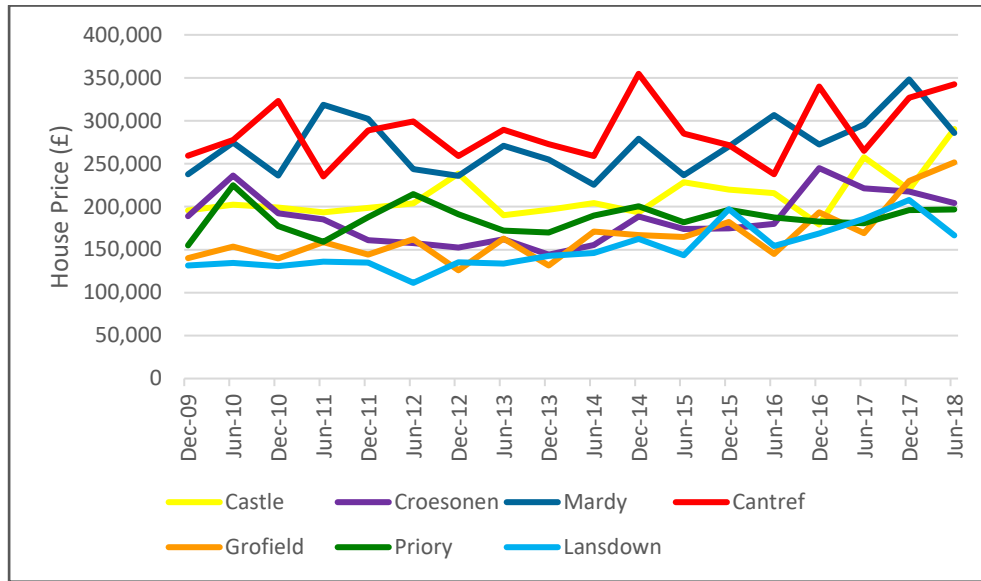
An examination of average house prices in Abergavenny since 2009 indicate an increase of 43.9%. There has been a significant uplift in the average house price for the town between June 2017 and June 2018 with 32% growth.

The most likely reason for the sharp increase in house prices in Abergavenny since June 2017, is the type of properties that have become available for sale. In the period April 2017 to March 2018 there were 61 new open market properties completed in Abergavenny, whereas over the previous 6-year period there has been an average of only 10 new open market properties completed each year. There have been 179 new build properties since 2011 (56 of which were affordable). The main house builders would have completed their market research for Abergavenny and provided new housing to meet the demand. This new housing would have attracted a new build premium. As additional sites are now under construction in the town, house prices are likely to plateau and should follow a similar pattern to the increases experienced in Monmouth.

There are seven electoral wards that make up Abergavenny: Cantref, Castle, Croesonen, Grofield, Lansdown, Mardy and Priory. Highest house prices are in Cantref and Mardy wards. The lowest are in Lansdown and Grofield wards. Average house prices for each ward in June 2018 are shown below:

Mardy	£289,305
Cantref	£278,886
Castle	£212,623
Priory	£186,866
Croesonen	£185,606
Grofield	£166,267

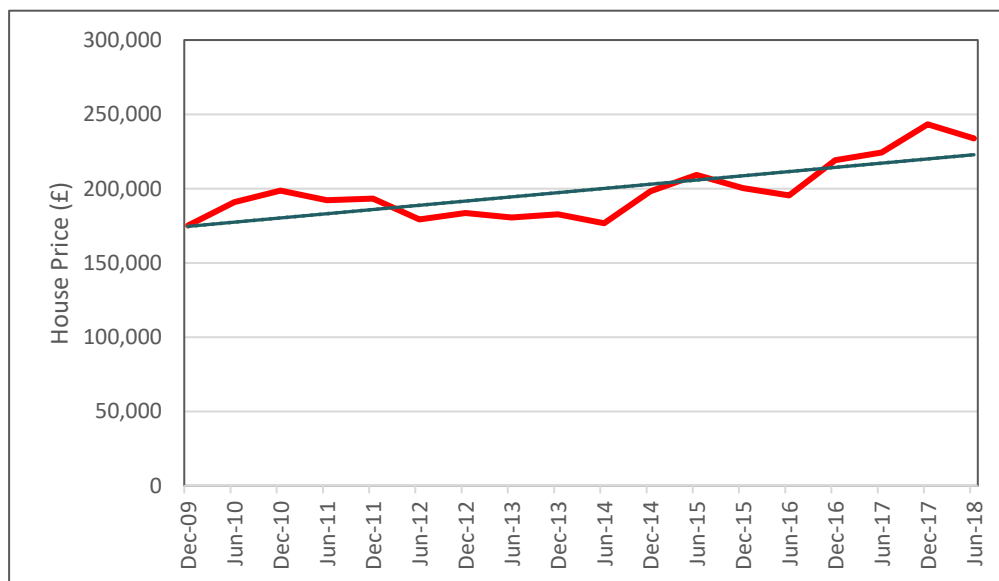
**Figure 7 Average House Prices in Abergavenny by Ward**



Source: Hometrack July 2018

In the south east of the county lies **Chepstow**, which is adjacent to the M48 and very close to the original Severn Bridge. The town sits at the entrance to the Wye Valley and its racecourse holds major events throughout the year. As the town is a short drive from Bristol, a high percentage of residents cross the River Severn daily to work.

**Figure 8 Average House Prices in Chepstow**



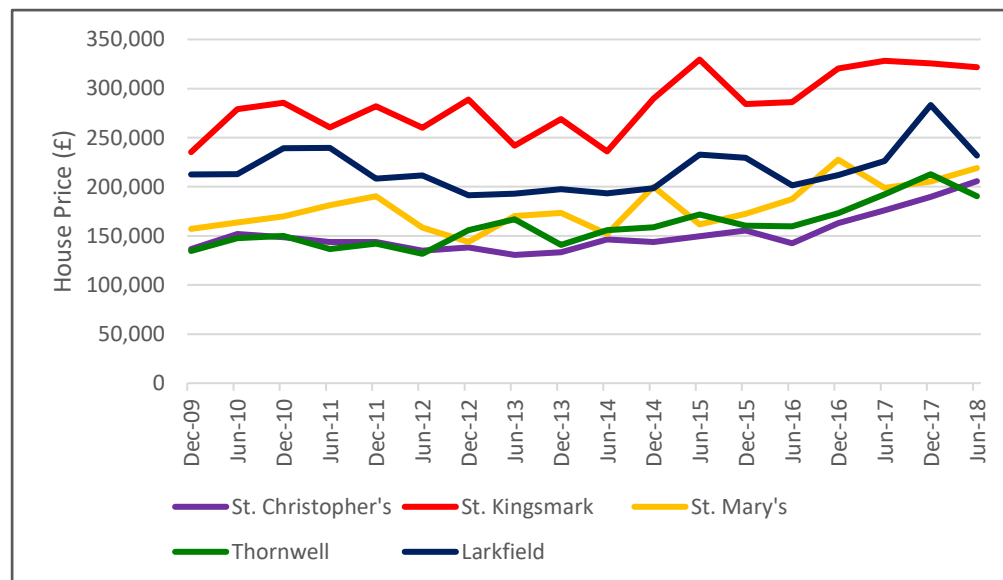
Source: Hometrack July 2018

An examination of average house prices in Chepstow since 2009 shows an increase of 33.4%. More recently, however, between June 2017 and June 2018 prices only rose by 4.2%. This figure may appear surprising following the announcement of the removal of the Severn Crossing tolls, but it is most likely to be explained by a market that had already had significant increases during a period of steady new build development, whereas in 2016, only eight new builds were completed and there were only two completed in 2017. With so few properties being made available for sale, rather than buyers continuing to force prices up, they have started to look further along the M4 corridor. This is evidenced by the rising prices in Caldicot, Magor/Undy and Newport. When new development does take place in Chepstow, it is likely that more buyers will return and house prices should start to increase steadily again

There are five electoral wards that make up Chepstow: Larkfield, St. Christopher's, St. Mary's, St. Kingsmark and Thornwell. St Kingsmark ward has the highest prices and St Christopher's ward the lowest. The average house price for each ward in June 2018 was:

St Kingsmark	£284,651
Larkfield	£217,448
St Mary's	£179,547
Thornwell	£179,514
St Christopher's	£151,864

**Figure 9 Average House Prices in Chepstow by Ward**

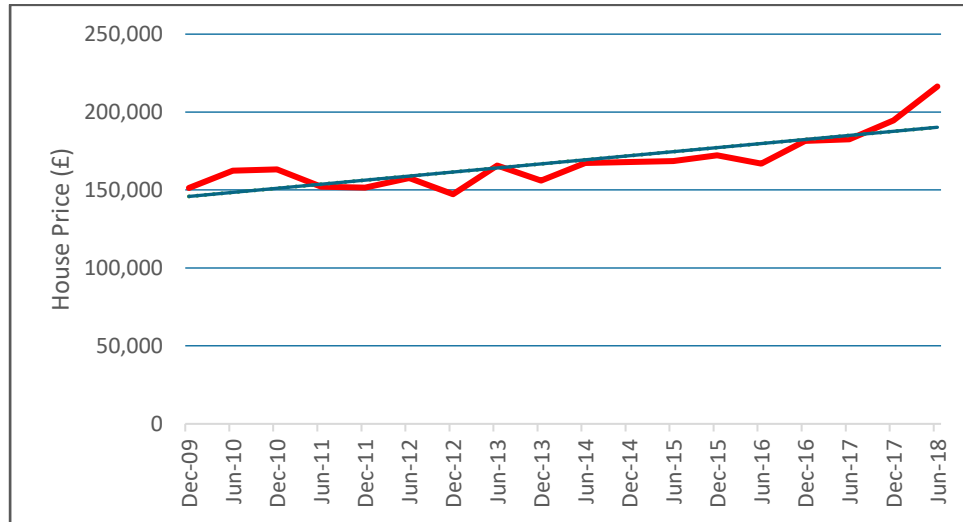


Source: Hometrack July 2018

Also in the southern part of the county between Magor/Undy and Chepstow is **Caldicot**. With east to west traffic mostly accommodated

along the M4, the town does not benefit from through traffic in the same way as Abergavenny and Monmouth do, despite this Caldicot Castle and Country Park is a major tourist attraction. Caldicot's proximity to the UK motorway network is a big plus point for people wanting to live close to the Monmouthshire countryside yet commute to work.

**Figure 10 Average House Prices in Caldicot**



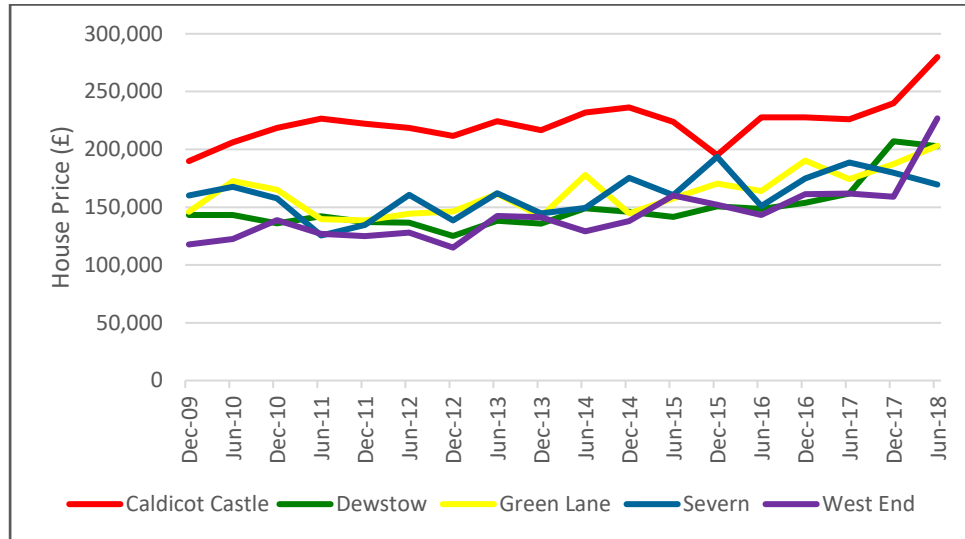
Source: Hometrack July 2018

An examination of average house prices in Caldicot since 2009 indicate an increase of 43%. Between June 2017 and June 2018 prices rose by 18.6%. Since 2011, there have been 214 new build completions (56 of which were affordable).

Five electoral wards make up Caldicot: Caldicot Castle, Dewstow, Green Lane, Severn and West End. Caldicot Castle ward has the highest house prices. West End and Dewstow wards have the lowest prices. Average house prices for each ward in June 2018 are shown below:

Caldicot Castle	£223,476
Green Lane	£162,488
Severn	£160,732
Dewstow	£149,888
West End	£143,807

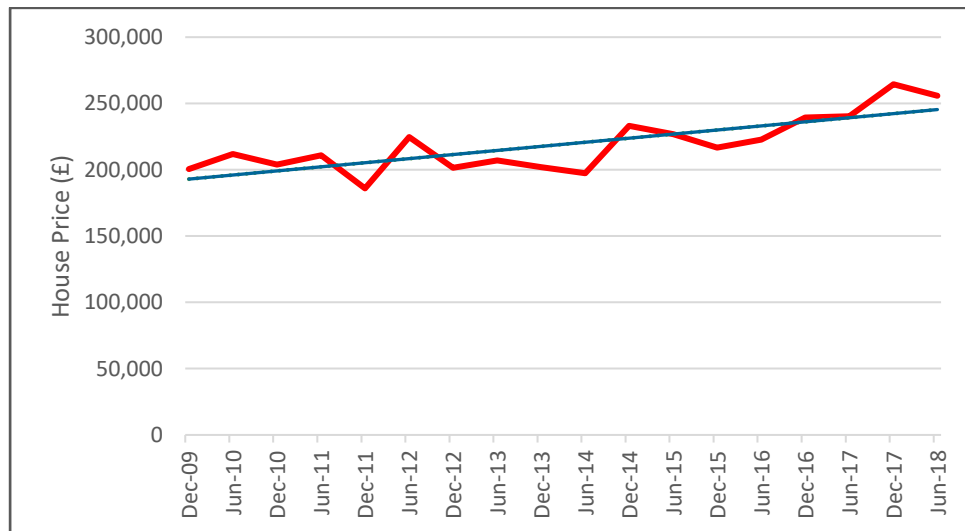
**Figure 11 Average House Prices in Caldicot by Ward**



Source: Hometrack July 2018

In the southern part of Monmouthshire, in close proximity to the M4 lies the urban area known as **Magor with Undy**. This area is roughly half way between Newport and the Severn Crossings and has excellent transport links. Along the M4 in this area are located numerous businesses which utilise the easy access to the United Kingdom’s motorway network for distribution elsewhere.

**Figure 12 Average House Prices in Magor with Undy**



Source: Hometrack July 2018

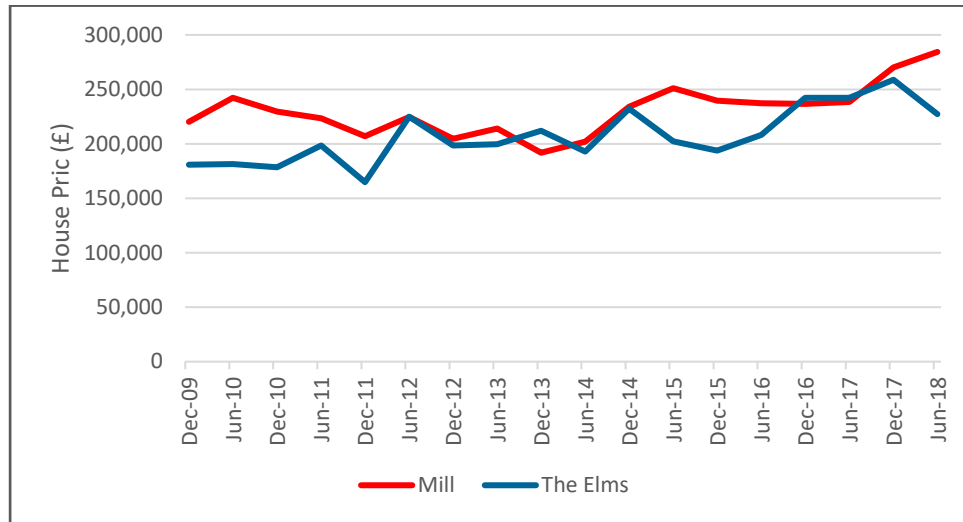
An examination of average house prices in Magor with Undy since 2009 indicate an increase of 27.5%. Between June 2017 and June 2018 prices increased by 6.4%. Since 2011, there have been 118 new build completions (18 of which were affordable).



Two electoral wards make up Magor with Undy: Mill and The Elms. The highest house prices were in Mill ward. Average house prices for each ward in June 2018 are shown below:

Mill	235,687
The Elms	250,595

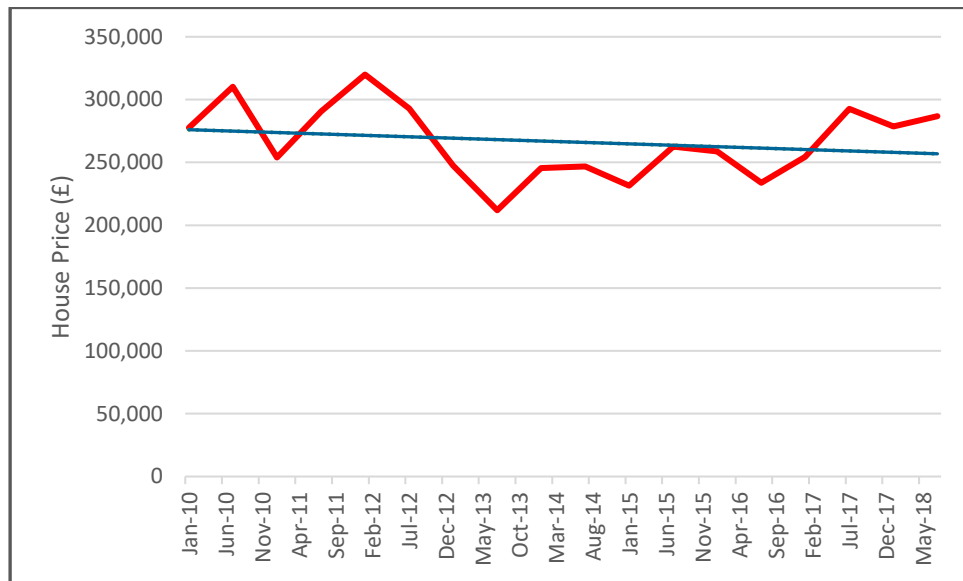
**Figure 13 Average House Prices in Magor with Undy by Ward**



Source: Hometrack July 2018

Almost geographically central to the other towns in Monmouthshire is the town of **Usk**. Unlike the other towns and urban areas of the county, Usk feels very rural in nature, as it is much smaller in scale. Usk is a short distance from the A449 and relatively easy to access via the A4042. This makes the town a desirable place to live. As well as good access to the main road network, Usk also has a lot of local employment including Monmouthshire’s County Hall, Coleg Gwent, Usk/Prescoed Prison and BAE Systems Munitions, Glascoed as well as many agricultural based businesses. The house prices in the town reflect its desirability, although as the amount of data is much less than in the other urban areas there is a fair degree of price fluctuation, which suggests some caution should be given to the figures. Average house price in Usk in July 2018 was £286,748. Since 2011, there have been 15 new build completions (no affordable).

**Figure 14 Average House Prices in Usk**



Source: Hometrack 02/08/17

As can be seen from the various graphs, there are differences between each of the six urban areas in terms of average house price. It is clear that Monmouth is the most expensive area in which to purchase a home. Recently the house prices for Magor with Undy have risen, so currently the cheapest place to purchase a home is in Caldicot. There is quite a range in the average house prices in Abergavenny, which probably reflects the significant differences between certain areas in the town, with some houses being amongst the most expensive in the county. Average house prices in all of the towns are below the average for the county as a whole. This shows that in the rural areas of Monmouthshire house prices are generally a lot higher than in the towns. A major factor in the price differences between urban and rural areas is that the majority of housing stock in rural areas is large and detached so it must be remembered it is not just the location that affects the price.

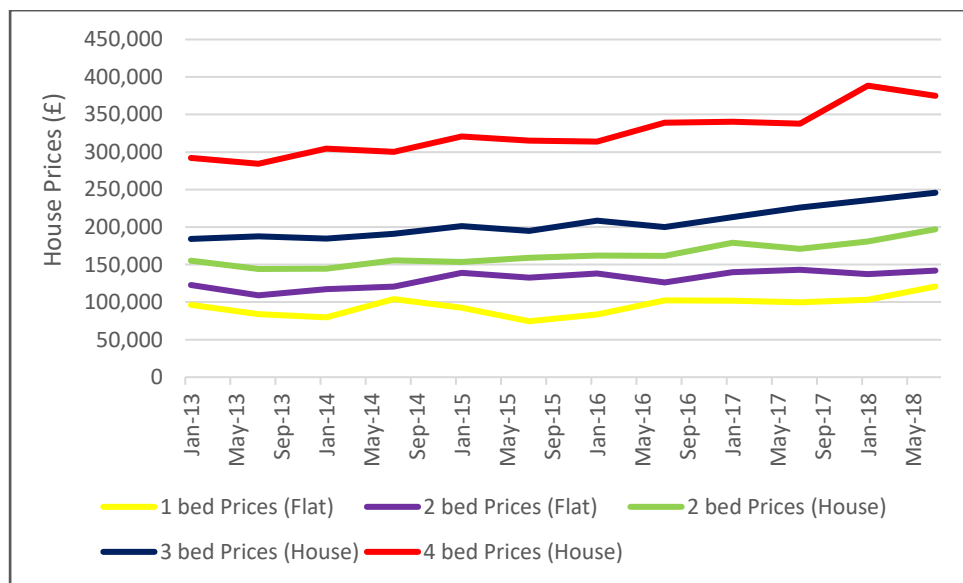
### **2.3 Price by Bed Count and Type**

An examination of the average house price by bed count and type (Figure 15), confirms all house types have increased in price and therefore all have contributed to the 28% overall increase in house prices since January 2010. As the greatest supply of housing is 3 bedroom, there is a premium to be paid for both 2 bedroom and 4 bedroom properties in the county. The current price per bedroom for a 2 bedroom house is £98,541 and for a 4 bedroom house the price per bedroom is £93,754. The price per bedroom for a 3 bedroom house is £81,922. When comparing these figures from the previous LHMA that was produced in 2014, there is a narrowing of the differences between the prices per

bedroom. One of the reasons for this is that not enough new houses are being built and demand is outstripping supply. Therefore, buyers are having to choose from the existing housing stock and as the majority of the stock is 3 bedrooms, prices have risen accordingly.

Looking ahead, a factor that may well impact on the price paid per bedroom is the size of new build properties. With some two bedroom houses being built less than 60 square metres, there could be greater demand for three bedroom ones which provide much more useable space. There will always be continued demand for second hand house sales, which accounted for over 90% of the total market in 2017.

**Figure 15 Average House Price by Bed Count and Type**



Source: Hometrack 07/08/17

## 2.4 Affordability

Average house prices in Monmouthshire are higher than in the rest of Wales. Currently the average is over £20,000 more than the second highest priced local authority, the Vale of Glamorgan.

Monmouthshire's average house price has now risen from £301,572 in March 2018 to £307,600 in September 2018.

For comparison, average house prices in neighbouring authorities are:



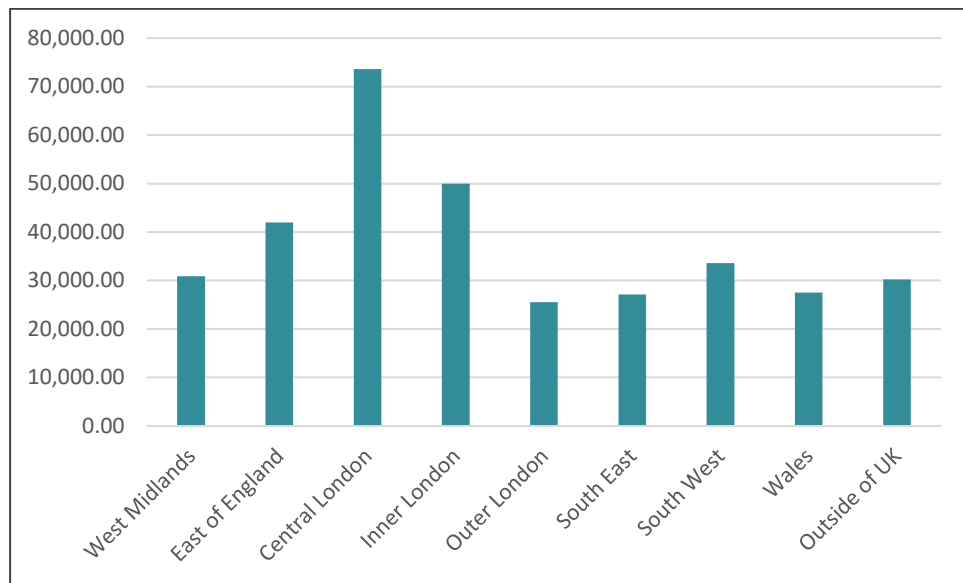
Source: Hometrack September 2018

Although average wages have increased this year, the high house prices in Monmouthshire still puts owning a home beyond the reach of many families who live and work in Monmouthshire. Average earnings for those who work in Monmouthshire are £539.00 per week. This is above the Wales average of £498.40 for the first time in six years, but still significantly below the weekly earnings of people who live in Monmouthshire and travel to work elsewhere. This figure is £619.60 per week.

The hourly rate for full time workers has increased from £12.19 in 2017 to £13.41 in 2018. This is the first time since 2008 that the Monmouthshire hourly rate is higher than the Welsh average. The weekly wage for full time female workers has also increased from £399.90 in 2017 to £495.30 in 2018. Average earnings for female workers have increased by 18.4% since 2012 compared to an increase of only 3.7% for male workers (female workers median £23,709/male workers median £27,726).

Source: NOMIS September 2018

**Figure 16 Earnings of People who Live in Monmouthshire but Work Elsewhere**

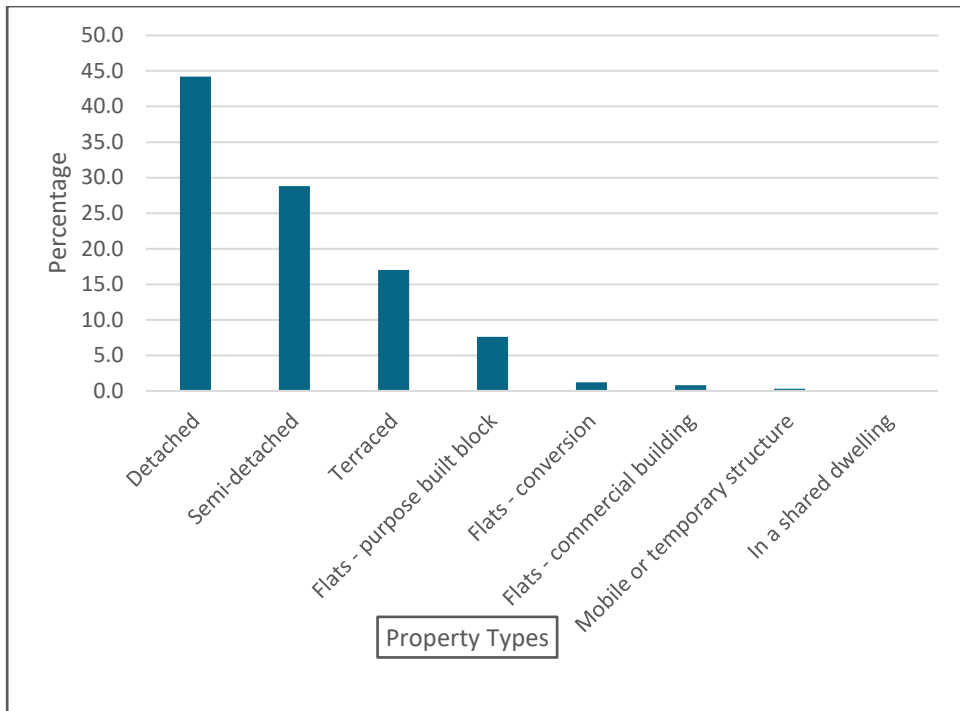


Source: ONS, October, 2018

## 2.5 Property Types and Tenure

Monmouthshire is a predominantly rural county and therefore a large proportion of its housing is situated in rural areas where the dwelling density is much less than in the towns. This is reflected in the property types in the county with the majority being detached. As Figure 17 shows, 44.2% of all property in Monmouthshire is detached. This compares to 27.7% in the rest of Wales. When comparing the other property types with the rest of the country, they are all lower than the Wales average, particularly so terraced properties. Terraced properties account for 27.7% of all housing in Wales, whereas in Monmouthshire only 17% of properties are terraced.

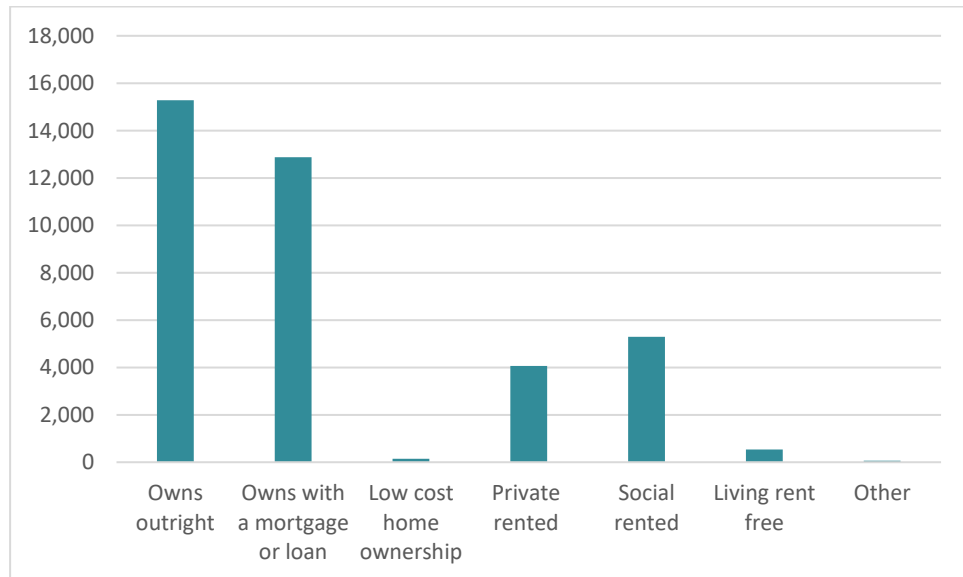
**Figure 17 Property Types**



Source: Hometrack September 2028

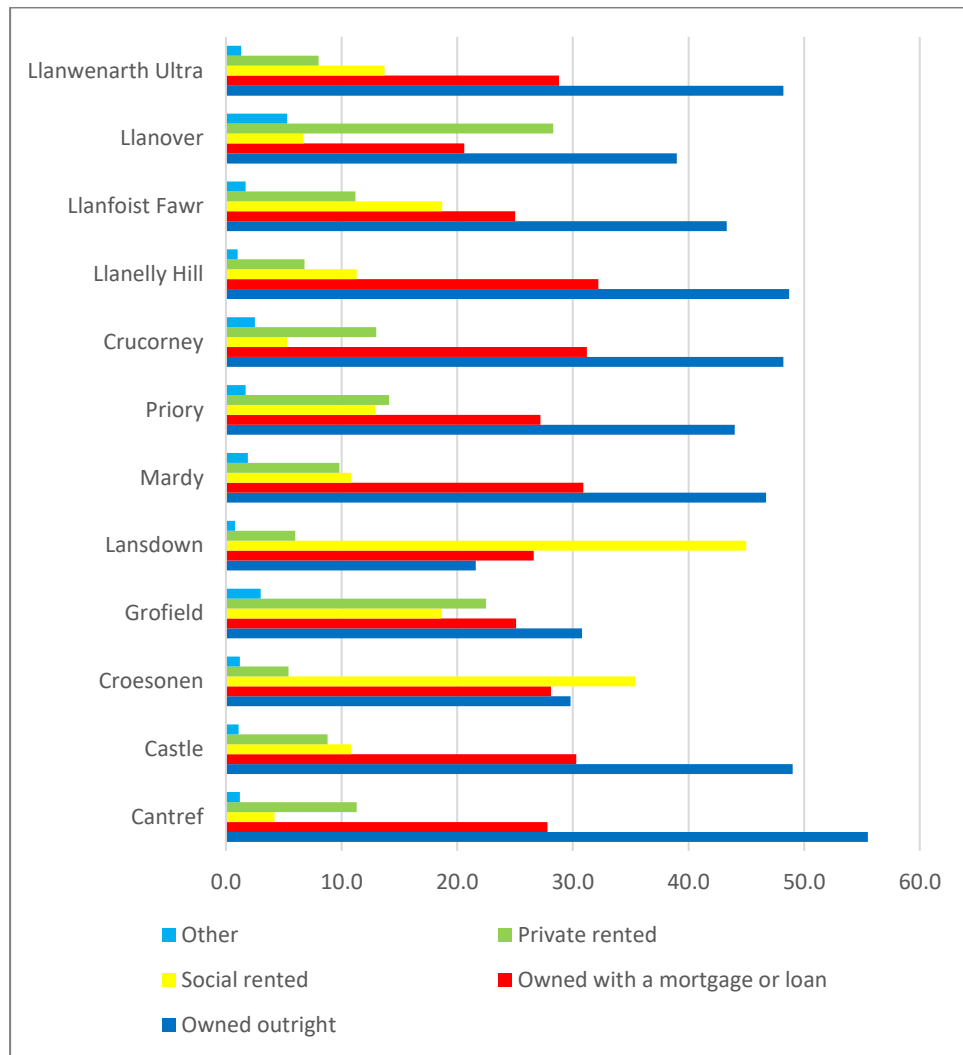
The most common tenure is 'owns outright', of which there are 15,274 (40% of all housing in the area). Figure 18 below gives a profile of the housing stock in Monmouthshire.

**Figure 18 Profile of Housing Stock**



Source: Hometrack September 2018

**Figure 19 Percentage Tenure by Ward – Abergavenny HMA**

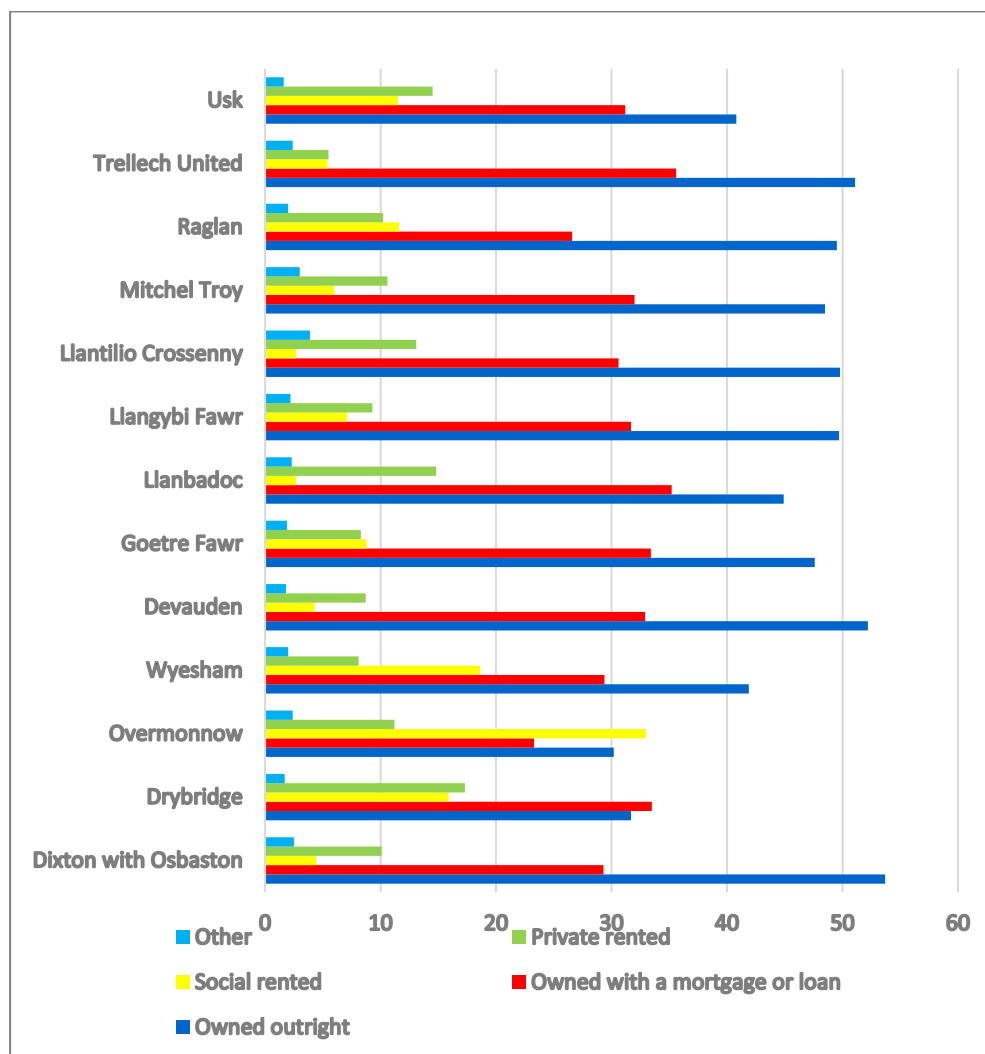


Source: Census 2011

**Table 2**

Ward	All Households
Cantref	904
Castle	821
Croesonen	1041
Grofield	911
Lansdown	952
Mardy	632
Priory	1047
Crucorney	857
Llanelly Hill	1716
Llanfoist Fawr	803
Llanover	922
Llanwenarth Ultra	622

**Figure 20 Percentage Tenure by Ward – Monmouth HMA**



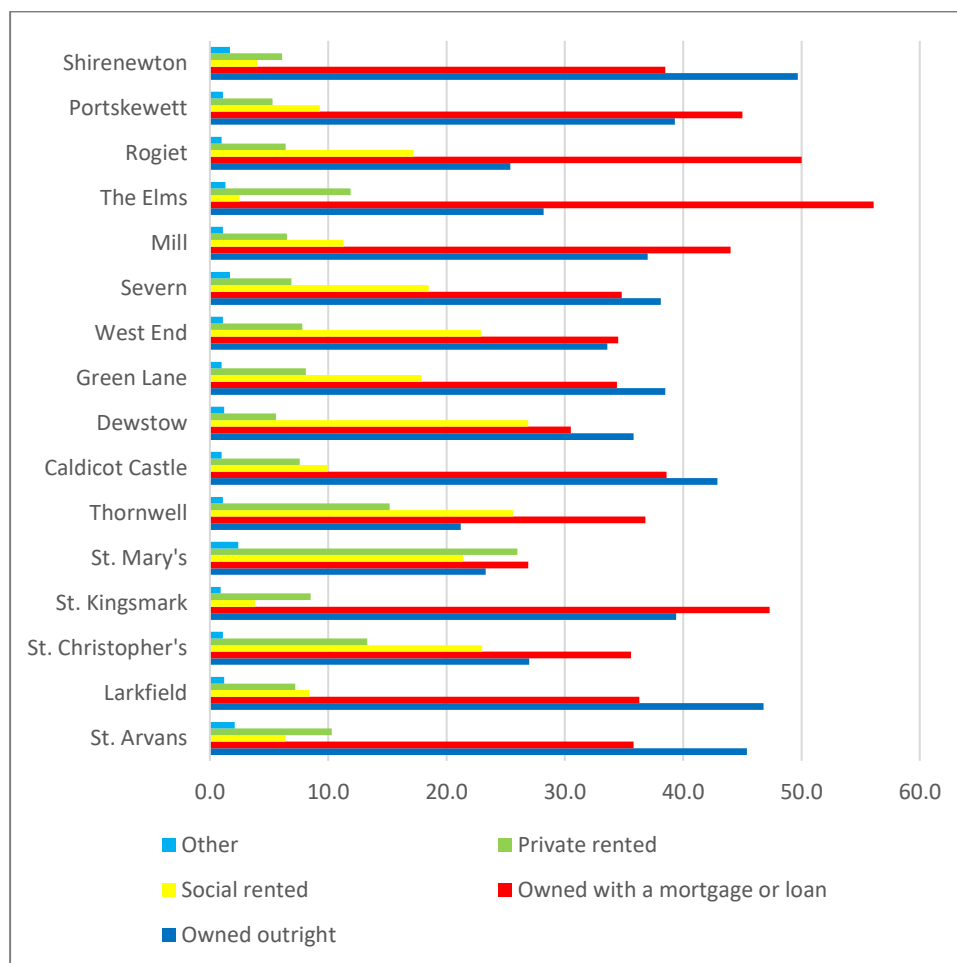
Source: Census 2011

**Table 3**

Wards	All Households
Dixton with Osbaston	1034
Drybridge	1426
Overmonnow	1100
Wyesham	960
Devauden	598
Goetre Fawr	993
Llanbadoc	514
Llangybi Fawr	719
Llantilio Crossenny	697
Mitchel Troy	500
Raglan	852
Trellech United	1064
Usk	1155



**Figure 21 Percentage Tenure by Ward – Chepstow HMA**



Source: Census 2011

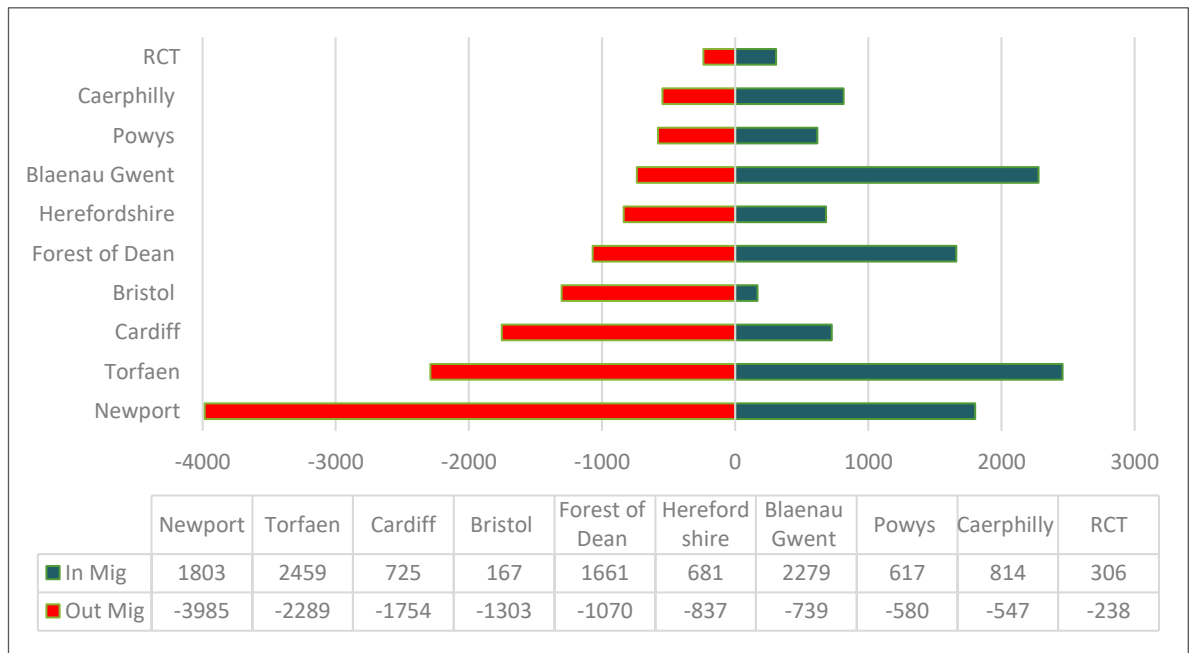
**Table 4**

Wards	All Households
St. Arvans	659
Larkfield	820
St. Christopher's	1028
St. Kingsmark	1198
St. Mary's	964
Thornwell	1158
Caldicot Castle	791
Dewstow	824
Green Lane	860
West End	785
Severn	751
Mill	961
The Elms	1416
Rogiet	698
Portskewett	884
Shirenewton	868

## 2.7 Travel to Work

A closer examination of travel to work flows to and from Monmouthshire show there is a net change of -4,752 between those who come into the county to work and those who travel out. Figure 22 shows the travel to work flows to and from neighbouring areas and this illustrates just how many residents travel out of the county to work. An interesting statistic is that the average distance a Monmouthshire resident travels to work is 21.9 km, whereas the average distance people who work in the county travel is 15.7 km. Both Torfaen and Blaenau Gwent are very close to one of the major employers in Monmouthshire, Nevill Hall Hospital, therefore quite a high percentage of the overall travel to work flows would be to Abergavenny.

**Figure 22 Travel to Work Flows – In and Out Migration**



Source: Census 2011

A large number of people opt to work from home, which obviously helps with transport costs and means much less impact on the environment than travelling by car. In urban areas of Monmouthshire 3.5% of those in employment work from home, whereas in rural areas over 8% of those in employment work from home. If broadband speeds and mobile phone signal were to be improved in the rural areas of the county, this could mean more people opting to work from home thus making Monmouthshire more attractive to potential buyers currently living outside of the county.

The attractiveness of living in Monmouthshire to such a wide area suggests the housing market in which the county sits is very wide. This fact greatly affects the ability of local people to be able to afford to live in the county. According to Hometrack's Intermediate Housing Market statistics, 51.20% of 20-39 year olds living in Monmouthshire are unable to purchase at lower quartile prices for two and three bedroom houses.

An alternative way to consider this information is to examine the lower quartile house price to income ratio in the county, which is currently 9:1. This is a slight improvement since the last Local Housing Market Assessment when it was 10:1, but it is still very unrealistic and way out of reach for so many households.

Although the 9:1 headline figure is very high, there are wards in the county that are well in excess of this average. A closer examination of lower quartile house price to income ratios using Hometrack identifies which wards local people would find it particularly difficult to own a home in.

As table 5 shows, some these ratios are far in excess of the average for the county as a whole, meaning in all of these areas local people on local wages have no hope of owning a home of their own.

**Table 5 Lower Quartile House Price to Income Ratios for a Sample of Rural Wards**

Crucorney	10:1
Llanbadoc	6:1
Raglan	7:1
Mitchel Troy	16:1
Trellech	11:1
St Arvans	9:1
Portskewett	6:1
Goetre	7:1
Llanfoist	7:1
Llanelly Hill	7:1

Source: Hometrack September 2018

## 2.8 Higher Managerial Socio-economic Status

The percentage of Higher Managerial and Professional people living in Monmouthshire is the highest of all the local authorities in Wales and is very similar to councils across the south of England. The house purchasing ability of this socio-economic group is far greater than local people on local incomes, and is one of the reasons why house prices, especially in rural areas are so unaffordable.

With the removal of Severn Bridge tolls at the end of 2018, it is quite likely that there will be further counter-urbanisation from Bristol into Monmouthshire and house prices will be pushed up even higher. The easier indicators to confirm if this is the case will be average house prices, percentage of sale to asking price and time to sell in weeks.

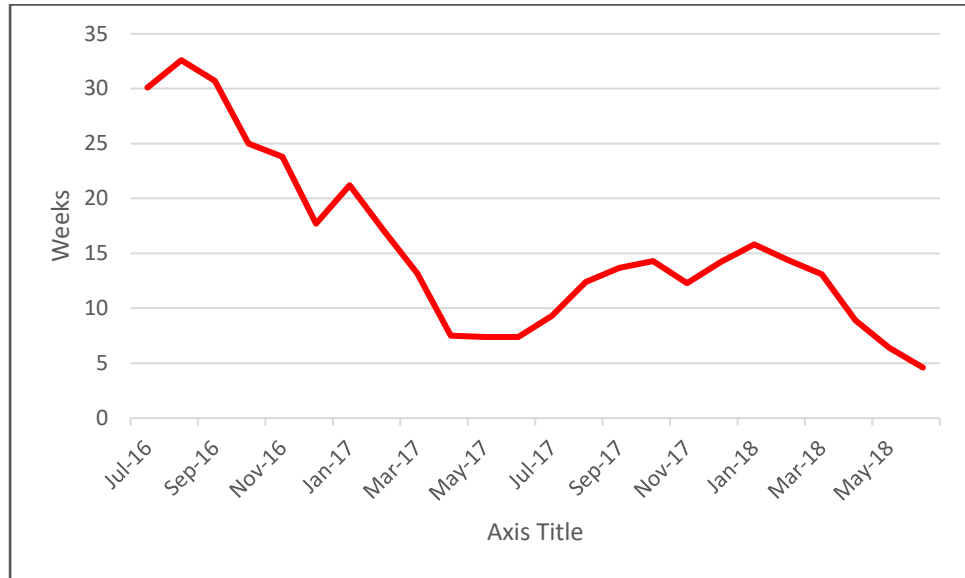
**Figure 23 Percentage of Higher Managerial and Professional Households**



## 2.9 Housing Demand

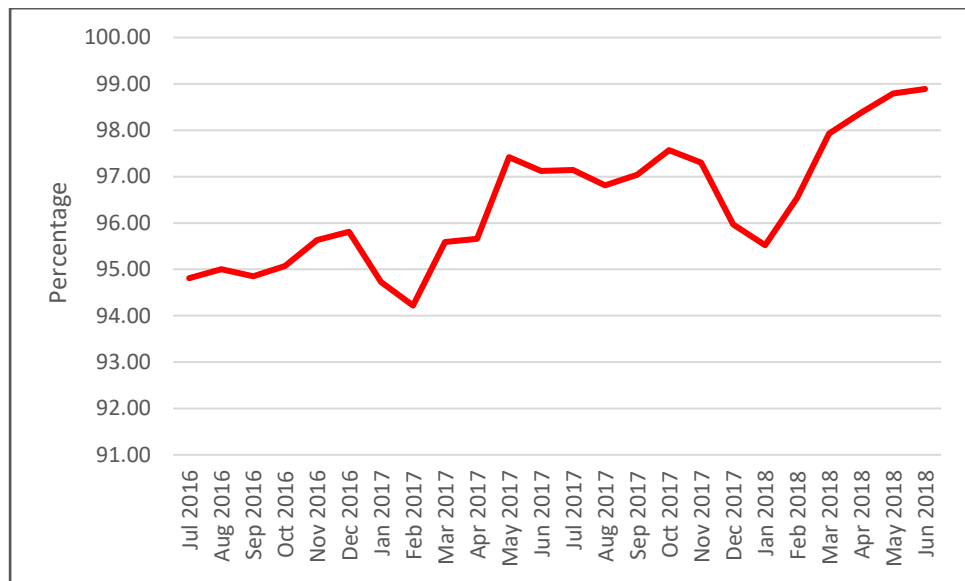
Properties in Monmouthshire take, on average, 4.6 weeks to sell compared to the Wales average of 10.2 weeks. Properties also achieve, on average, 98.4% of their asking price compared to the Wales average of 95%.

**Figure 24 Weeks to Sell**



Source: Hometrack September 2018

**Figure 25 Sales to Asking Price – Percentage Achieved**



Source: Hometrack September 2018

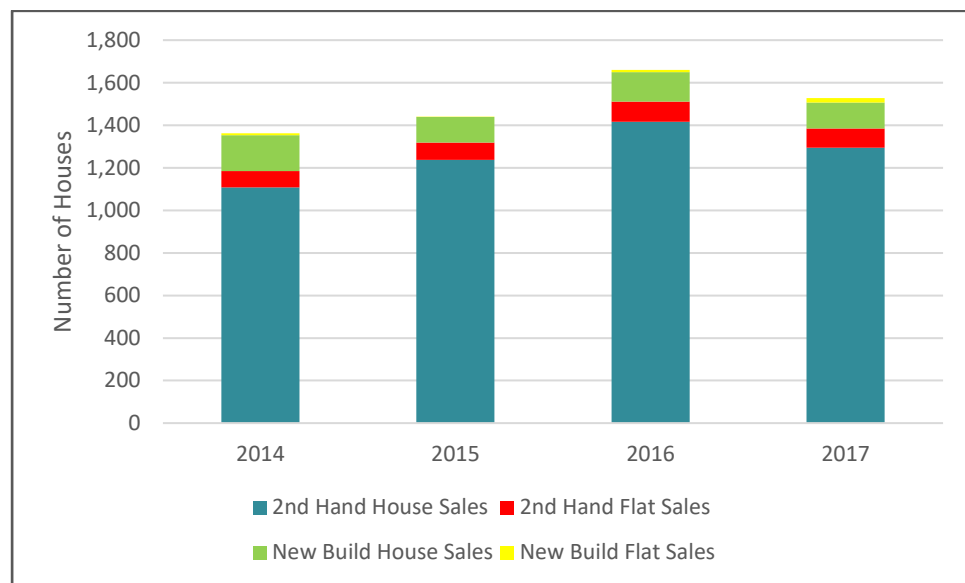
### 2.10 Housing Turnover

Figures 26 and 27 show the annual turnover of private housing stock in Monmouthshire by broad type and age and by property type. The turnover has increased year on year since 2011. The total housing stock turnover in 2011 was 2.5%. This rose to 3.4% in 2014 and 4.2% in 2016. However, the turnover in 2017 has dropped slightly to 3.8%. The continued demand for housing in Monmouthshire is aided by developers building new homes, first time buyers being able to purchase under the Help to Buy scheme and prices being relatively low compared to Bristol and the other side of the Severn Bridge. In 2018 when the Severn Bridge

tolls were reduced, there was an increase in demand in southern parts of Monmouthshire and Newport. When the tolls are removed completely at the end of 2018, this pressure is likely to continue.

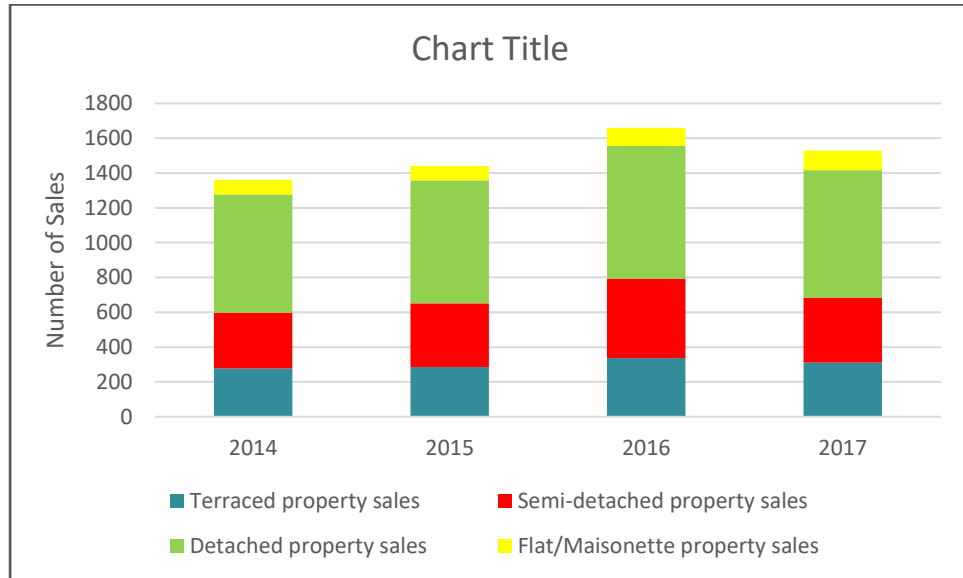
In terms of the type of property sold in Monmouthshire each year, all types of properties have increased year on year. The proportion of detached, semi-detached, terraced and flats sales, therefore, remain relative to each other, with detached property sales dominating the market at 47.9% of all sales, followed by semi-detached properties at 24.4% of the total market. Sales of flats and maisonettes only account for 7.3% of the market.

**Figure 26 Monmouthshire's Annual Housing Turnover by Broad Type and Age**



Source: Hometrack September 2018

**Figure 27 Annual Turnover by Property Type**

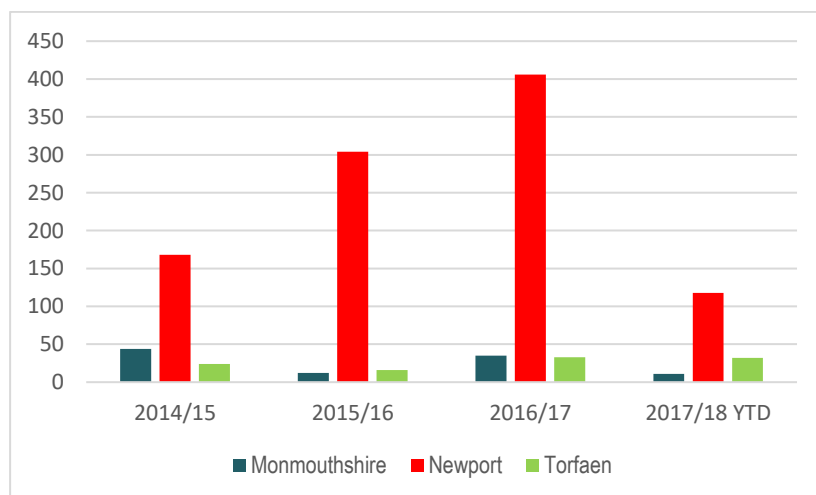


Source: Hometrack September 2018

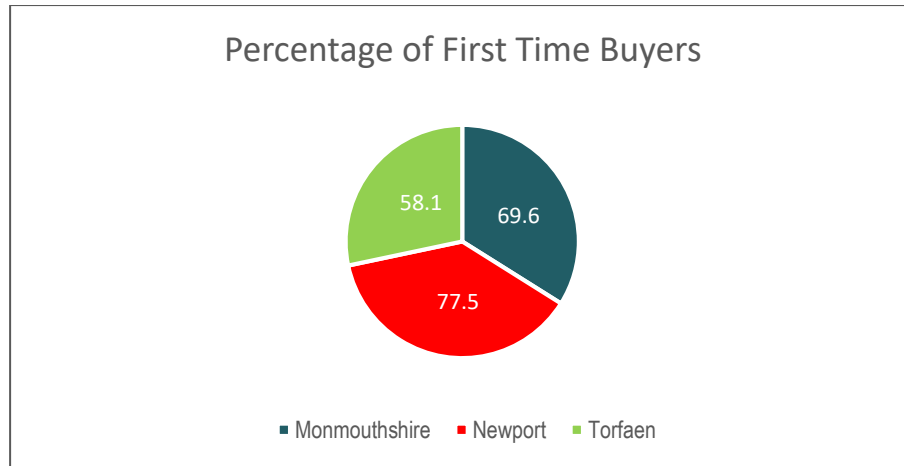
### Help to Buy

Help to Buy Wales is the government’s initiative to help first time buyers and existing home owners purchase a new-build home up to a value of £300,000 with as little as a 5% deposit. It applies to all eligible buyers in Wales. All builders – large and small – are able to register with the scheme. In Phase 2 the Welsh Government is investing up to £290m in a second phase of the shared equity loan scheme, which will aim to support the construction of more than 6,000 additional new homes by 2021, significantly boosting Wales’ building industry and making home ownership achievable for thousands more families.

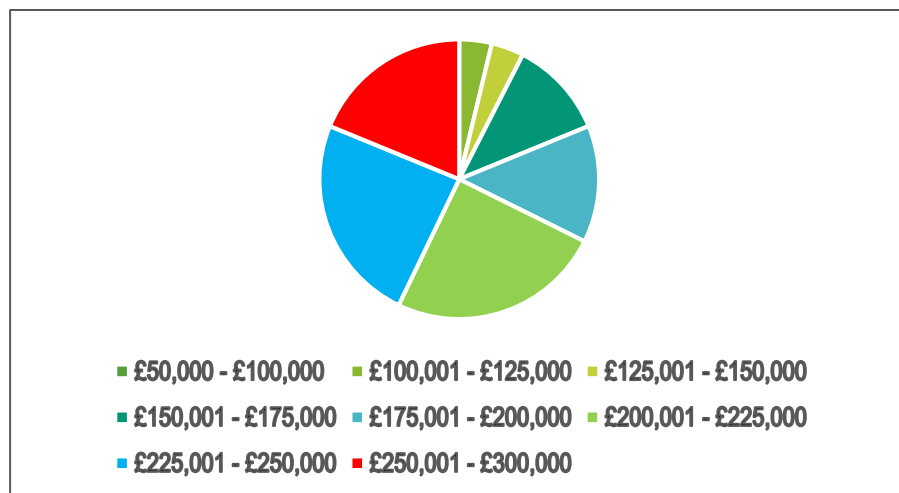
**Figure 28 Completed Purchases by Local Authority and Date**



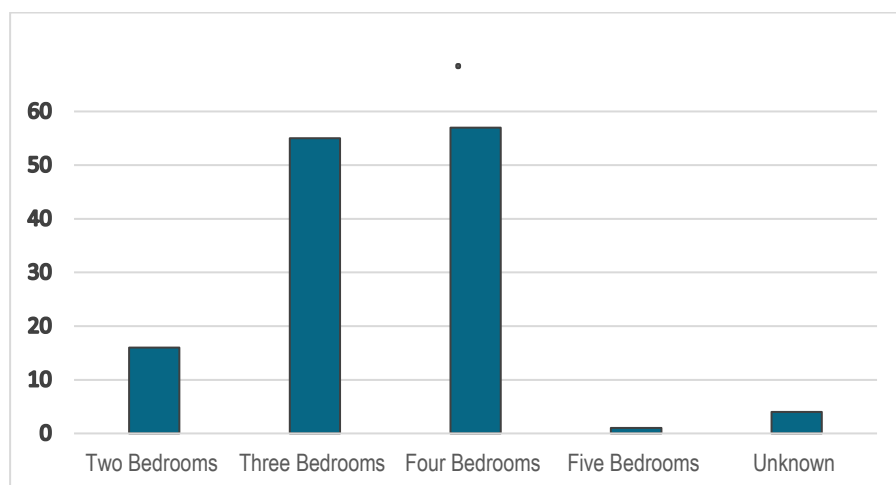
**Figure 29 Percentage of First Time Buyers by Local Authority**



**Figure 30 Completed Purchases in Monmouthshire by House Prices**



**Figure 31 Completed Purchases in Monmouthshire by Number of Bedrooms**



Source of all Help to Buy Stats: Stats Wales, September 2018





## 2.11 Private Rented Sector

The private rented sector is important in meeting the housing requirements of those who are in housing need but cannot access social rented housing and those who cannot afford market housing. Since the change in legislation allowing Local Authorities to utilise the private rented sector to house homeless applicants it has become increasingly important to grow this sector in Monmouthshire.

A desktop study of the residential rental market within Monmouthshire was undertaken during October 2017. The study represents a snapshot in time using Hometrack's comprehensive database of properties advertised to let within Monmouthshire during the period September 2016 to September 2017 and looked at the following:

- Rental activity within Monmouthshire
- Distribution of properties and rental values by known bedroom category
- Rental values and Local Housing Rates
- Affordability

The following statements caveat the study:

- The collation of information and data on private rental activity, costs and affordability is not as reliable as collating data on housing sales due to the lack of data currently available. As a result the data is not robust and, therefore, only for a very broad analysis of the rental market in Monmouthshire and,
- The data does not differentiate between rents for furnished/unfurnished properties, nor for whether utility bills and council tax are included/not included within the value of rent.
- The report concentrated on properties where the bedroom category was known as this demonstrates aptly the availability and cost of family type properties in Monmouthshire.

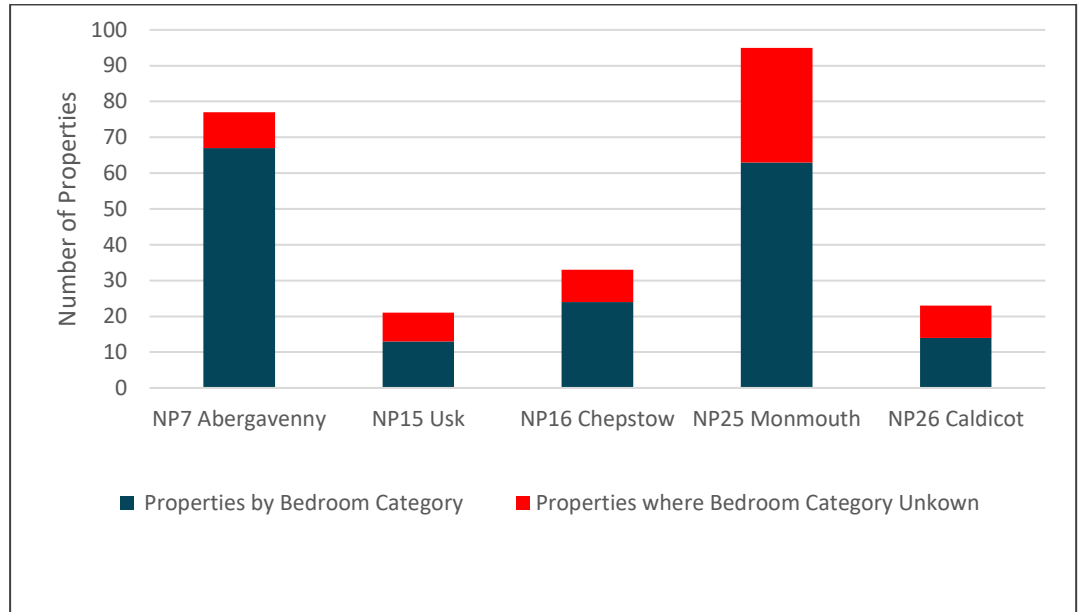
### **Rental Activity**

#### **(a) Sample Size**

The report looked at 249 properties that were advertised as being available to rent during the period September 2016 – September 2017, of which 160 were identified by bedroom category and 89 properties where the bedroom category was unknown.

The following graph shows the spread of the properties within the four main areas of Monmouthshire.

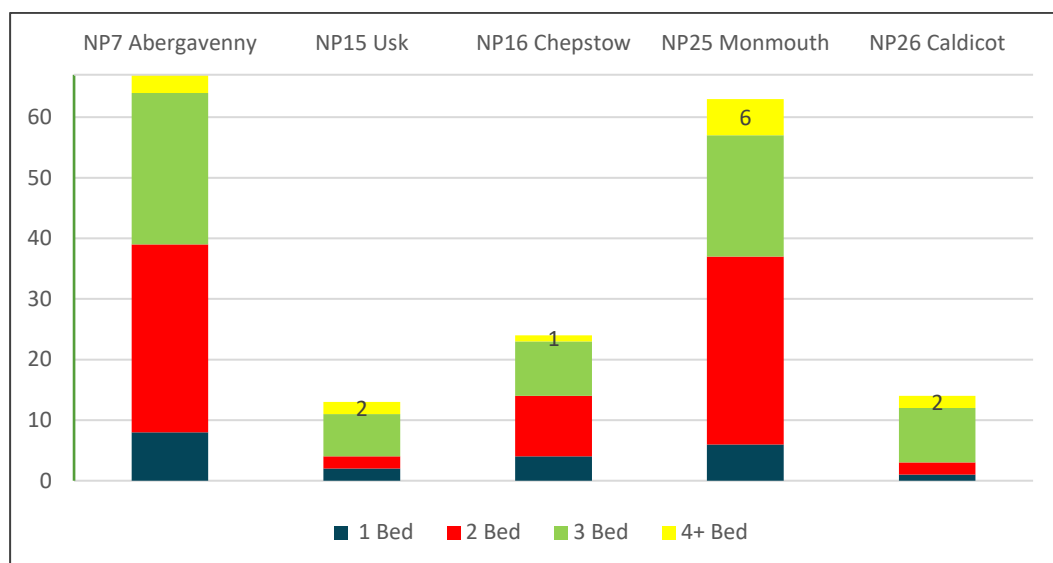
**Figure 32 Number of Properties by Postal Code**



**(b) Mix of Property for Rent by Bedroom Category**

The figure below shows the mix of listings over the last 12 months by known bedroom category. The largest share was two bedroom properties with 42% (76), followed by three bedroom properties with 39% (70). One and four bedroom properties taking 12% (21) and 8% (14) of the share respectively.

**Figure 33 Number of Properties by Bedroom Category and Postal Code**



**Current Rental Values (per Calendar Month)**

Rents for 2 bedroom properties range from £375 to £1175 per calendar month and rents for 3 bedroom properties range from £550 to £1095 per calendar month.

**Table 6 Local Housing Allowance Rates - 2017/2018**

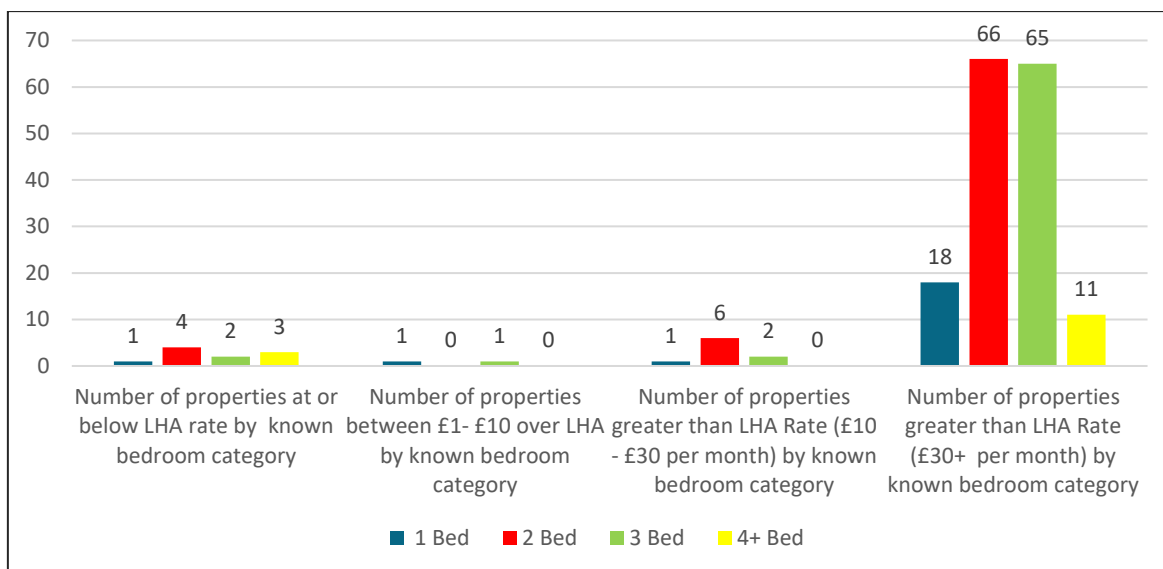
Local Housing Allowance (per Month)		
Type of Accommodation	Weekly	Monthly
Shared Accommodation	£54.08	£216.32
1 Bed	£90.90	£363.60
2 Bed	£115.07	£460.28
3 Bed	£133.85	£535.40
4 Bed	£173.08	£692.32

**Table 7 Number of Properties Below and Above LHA**

Bedroom	Lowest Value	Highest Value	Median	Sample Size	No. of properties at or below LHA rate	No. of properties between £1 - £10 over LHA Rate	No. of properties between £10 - £30 over LHA Rate
1	£375.00	£675.00	£520.00	21	1	1	1
2	£425.00	£1,175.00	£595.50	76	4	0	6
3	£550.00	£1,095.00	£737.50	70	2	1	2
4+	£375.00	£1,100.00	£862.50	14	3	0	0

From Table above and the graph below it can be seen that across all properties where the bedroom category is known, only seven properties fall within the local housing allowance rate applicable to their bedroom category.

**Figure 34 Number of Properties Below or Above LHA**



### Affordability

When it comes to households being able to afford to rent privately, a comparison was made between the minimum gross annual household incomes required to be able to meet the rent liability for median rental values across the bedroom categories.

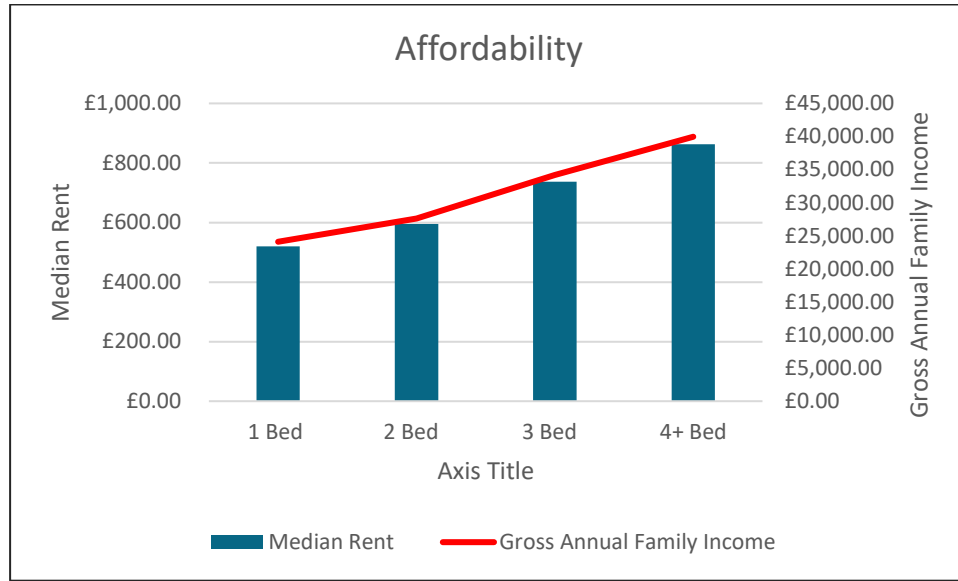
It is assumed that a maximum of 35% of net income can be spent on renting and that net income is 74% of gross income (accounting for tax and NI contributions). The calculation method and assumptions are in line with guidance on calculating affordability issued by the Homes and Communities Agency.

Table 8 below shows the gross family income required for different property sizes for both the lower quartile and median rents.

**Table 8 Affordability – Gross Family Income Based on LQ and Median Rents by Known Bedroom Category**

Property Type	Median Rent	Gross Income
1 Bed	£520.00	£24,093
2 Bed	£595.50	£27,591
3 Bed	£737.50	£34,170
4 Bed	£862.50	£39,961

**Figure 35 Income Required to be Able to Afford Median Rent**



With gross median earnings for people working in Monmouthshire being £25,360.40 and for people residing in Monmouthshire but working outside the county being £32,416.80 it is clear that private rented properties will be unaffordable for a large number of households (Source: Nomis Official Labour Market Statistics).

# Vulnerable Groups

3.1 BME Applicants

3.2 Gypsies and Travellers

3.3 Accommodation for Older People

3.4 Adapted Housing

3.5 Housing and Mental Health



### 3. Vulnerable Groups

#### 3.1 Black and Minority Ethnic Applicants

The number of Black and Minority Ethnic (BME) applicants on Monmouthshire's Common Housing Register is very low with 90.38% of households on the register being white British. This correlates with the 2011 Census figures for the county. Tables 4 and 5 below show the BME make-up of the housing register and Monmouthshire as a whole.

**Table 9 BME Groups on Housing Register**

<b>Ethnic Group</b>	<b>Percentage</b>
White; English/Welsh/Scottish/Northern Irish/British	90.38%
White; Irish	0.34%
White; Other White	1.80%
Eastern European	0.17%
Mixed/Multiple Ethnic Groups; White and Black Caribbean	0.38%
Mixed/Multiple Ethnic Groups; white and Black African	0.18%
Mixed/Multiple Ethnic Groups; White and Asian	0.08%
Mixed/Multiple Ethnic Groups; Other Mixed	0.04%
Asian/Asian British; Indian	0.08%
Asian/Asian British; Pakistani	0%
Asian/Asian British; Bangladeshi	0.14%
Asian/Asian British; Chinese	0.11%
Asian/Asian British; Other Asian	0.18%
Black/African/Caribbean/Black British; African	0.30%
Black/African/Caribbean/Black British; Caribbean	0.05%
Other Ethnic Group; Arab	0.04%
Other Ethnic Group/ Any Other Ethnic Group	0.19%
Not stated	5.55%

Source: Monmouthshire Homeseach – October 2017

**Table 10 BME Groups – Monmouthshire**

<b>Ethnic Group</b>	<b>Percentage</b>
White; English/Welsh/Scottish/Northern Irish/British	96.10%
White; Irish	0.43%
White; Gypsy or Irish Traveller	0.10%
White; Other White	1.49%
Mixed/Multiple Ethnic Groups; White and Black Caribbean	0.19%
Mixed/Multiple Ethnic Groups; white and Black African	0.06%
Mixed/Multiple Ethnic Groups; White and Asian	0.25%
Mixed/Multiple Ethnic Groups; Other Mixed	0.18%
Asian/Asian British; Indian	0.27%
Asian/Asian British; Pakistani	0.06%
Asian/Asian British; Bangladeshi	0.04%
Asian/Asian British; Chinese	0.21%
Asian/Asian British; Other Asian	0.40%
Black/African/Caribbean/Black British; African	0.09%
Black/African/Caribbean/Black British; Caribbean	0.05%
Black/African/Caribbean/Black British; Other Black	0.02%
Other Ethnic Group; Arab	0.08%
Other Ethnic Group/ Any Other Ethnic Group	0.07%

Source: Census 2011

### **3.2 Gypsies and Travellers**

Monmouthshire County Council conducted their Gypsy and Traveller Assessment (GTAA) during late summer – early autumn of 2015, and it was approved by Welsh Government in 2016. The Council adopted the GTAA in February 2016. The study assessed the need for additional authorised gypsy, traveller and travelling show people site provision in the County. This required the identification of whether there should be any extra site provision on public or private sites and whether or not there was any need to plan for the provision of transit sites/emergency stopping places.

Monmouthshire has a very low gypsy and traveller population, however, the GTAA found the population to be higher than previously identified through the 2011 census. The assessment estimated an unmet need for eight pitches to 2021, based on overcrowding, unauthorised occupation and the likelihood of cultural aversion to conventional housing. We are currently in the process of identifying suitable land to meet this additional need.



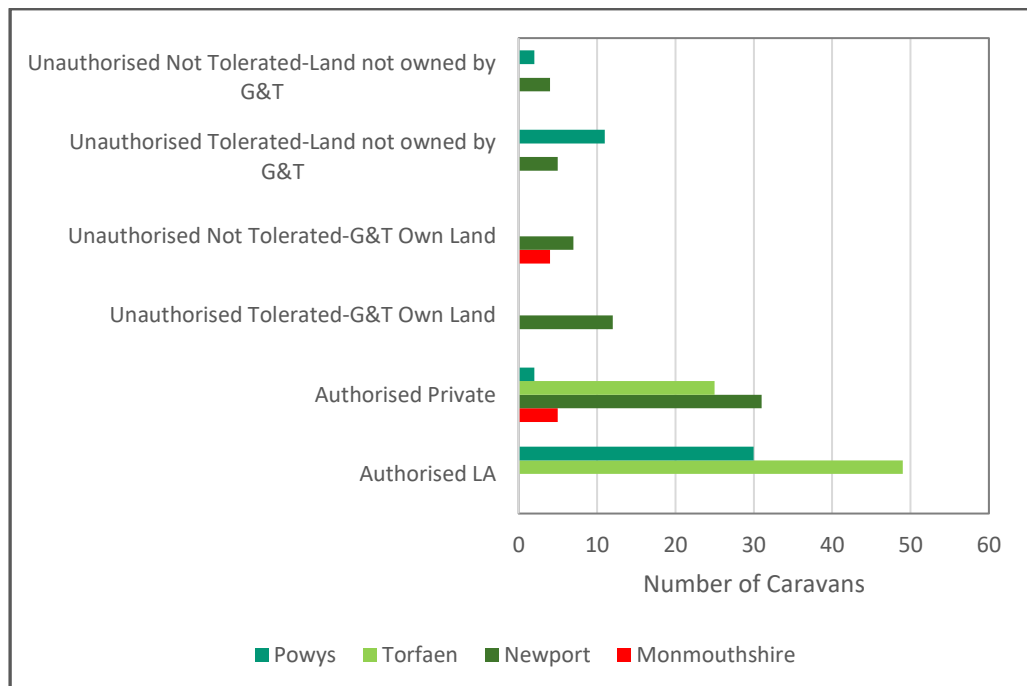
Monmouthshire also has two authorised private sites (7 pitches and 1 pitch), and one unauthorised private site. This site is currently the subject of a planning appeal for the development of four pitches.

With regard to a transit site, it is understood that the Welsh Government will be looking at travel patterns of the Gypsy and Traveller community in order to secure the provision of transit sites at a regional level.

A key data source relating to gypsy and traveller communities is the Gypsy and Traveller Caravan Survey conducted by each local authority in Wales. This is a count of caravans rather than households and is updated on a monthly basis.

Figure 36 shows the authorised and unauthorised gypsy and traveller caravan count for Monmouthshire and neighbouring Welsh local authorities between July 2017 and January 2018. It is evident from the figures that in comparison with other authorities Monmouthshire appears to have a very low gypsy and traveller population. The Welsh Gypsy & Traveller count carried out on 19<sup>th</sup> July 2018 reported 1064 caravans. There are currently 130 sites across Wales. Comparing July 2017 and July 2018 for all Wales the number of caravans on authorised sites has increased by 6%. In Wales 6% of caravans are on unauthorised sites owned by Gypsies and Travellers and 10% on unauthorised sites not owned by Gypsies and Travellers. There has been a 32% increase across Wales on the number of caravans on unauthorised sites.

**Figure 36 Gypsy & Traveller Caravan Sites - Monmouthshire and Surrounding Area: 18 July, 2018**



### 3.3 Accommodation for Older People

Monmouthshire is an attractive place to live, is readily accessible and attracts a relatively high level of in-migration. Especially among people seeking a pleasant location for retirement. Due to the continual growth of life expectancy, there is a trend towards longer periods of frailty and an increased demand for suitable housing.

Downsizing is a key driver for thinking about moving and research undertaken by the Council and by partner RSLs has shown that bungalows are by far the most desirable type of accommodation, both for older people who can afford to meet their own housing need and for those on the housing register. Small flatted developments in market towns are also popular.

**OAP Flats, Abergavenny**

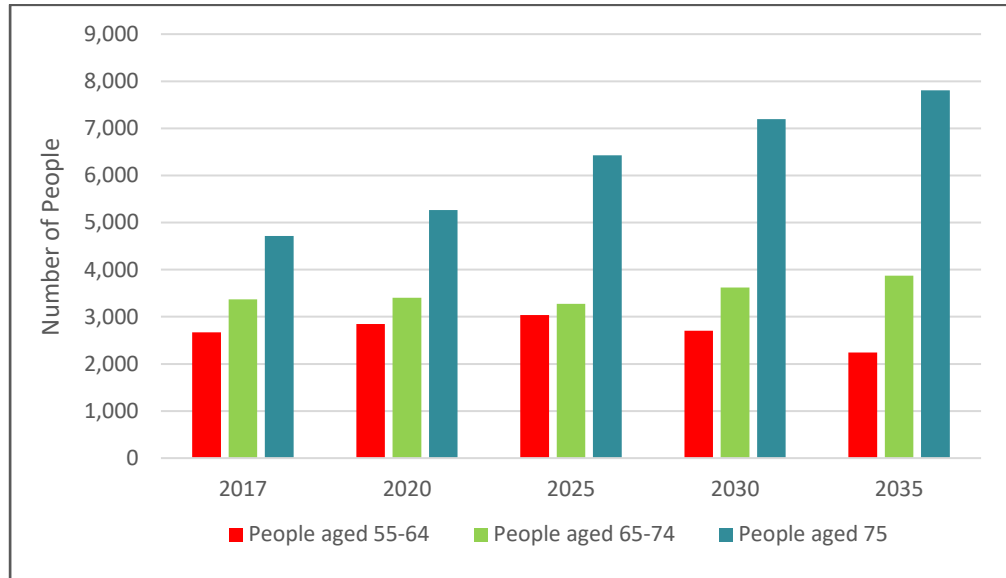


The Council plans to negotiate some affordable bungalows on all future development sites. Developers being more willing to offer a product that meets older people's reasonable aspirations and expectations could address the lack of specialist accommodation in the private sector.

The LHMA identified a need for an additional 55 affordable homes per year for older people using data from bands 1 to 4 of the Common Housing Register (CHR). However, this figure is likely to be higher if older people from band 5 of the CHR were included in the calculation. Households in band 5 are not considered to be in housing need as they are homeowners, have sufficient resources or are adequately housed tenants. There are 181 homeowners over the age of 60 in band 5, and it is fair to assume that a proportion of those will have health issues in the future that will mean that they have to move to more suitable

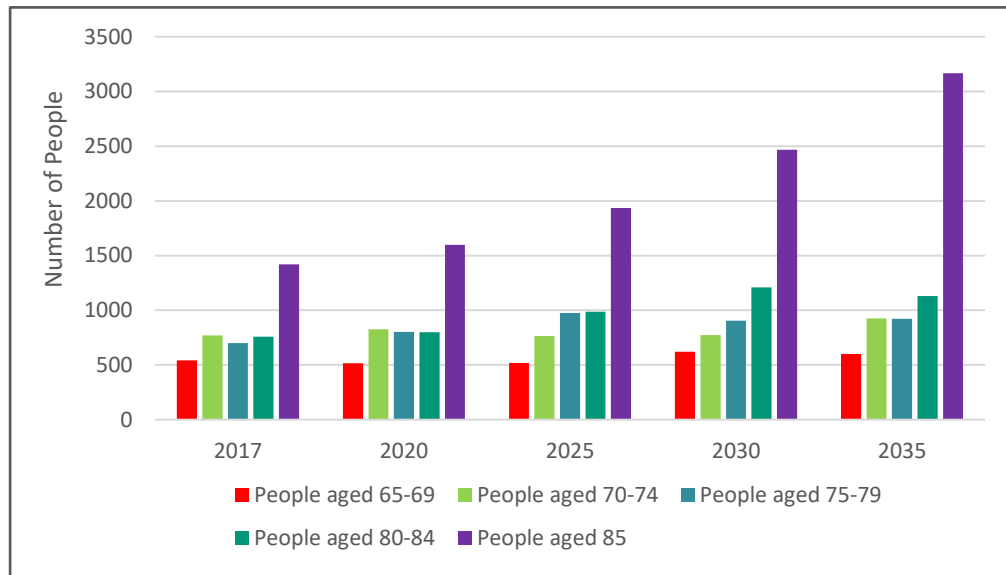
accommodation such as a bungalow or ground floor flat. Although they may be homeowners, they may not have enough equity in their home to source suitable single storey or adapted accommodation without assistance.

**Figure 37 Residents of Monmouthshire with a Limiting Long Term Illness - Predicted to 2035**



Source: Daffodil, September 2018

**Figure 38 Residents of Monmouthshire unable to manage at least one activity on their own - Predicted to 2035**

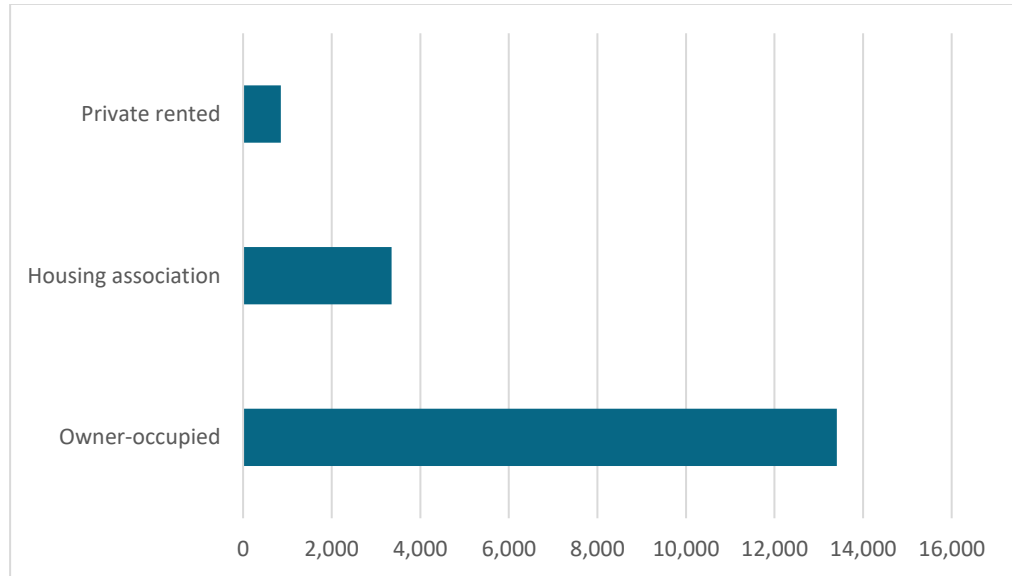


Source: Daffodil, September 2018

The committed supply of OAP housing over the next five years is 78 units and the average relets of housing association homes is 95 per year.

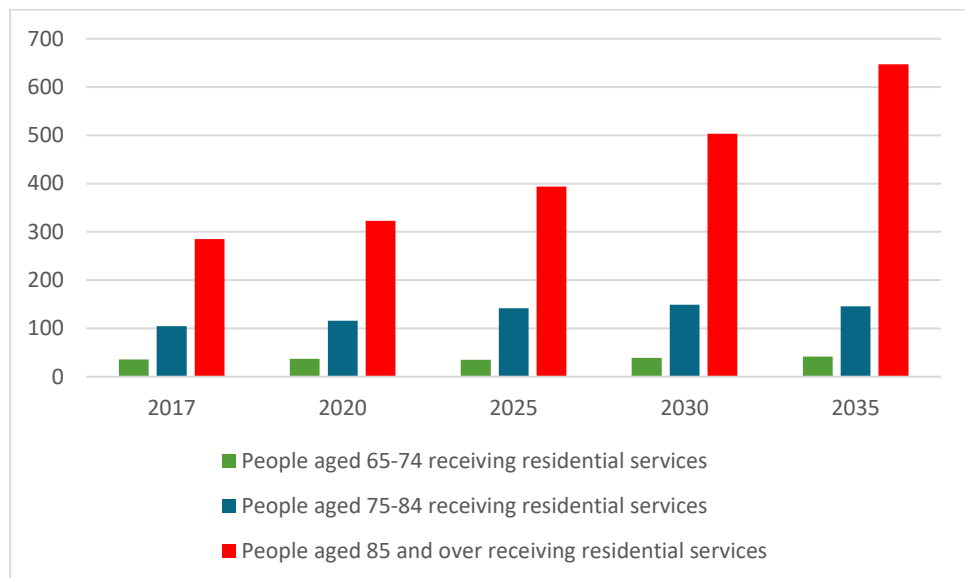
There is an over-supply of unsuitable OAP units in some areas of the county, but this is likely to be addressed over the next few years as our RSL partners reconfigure and replace existing sheltered accommodation that is no longer fit for purpose.

**Figure 39 Housing Tenure of People Aged 65 and Over**



Source: Daffodil, September 2018

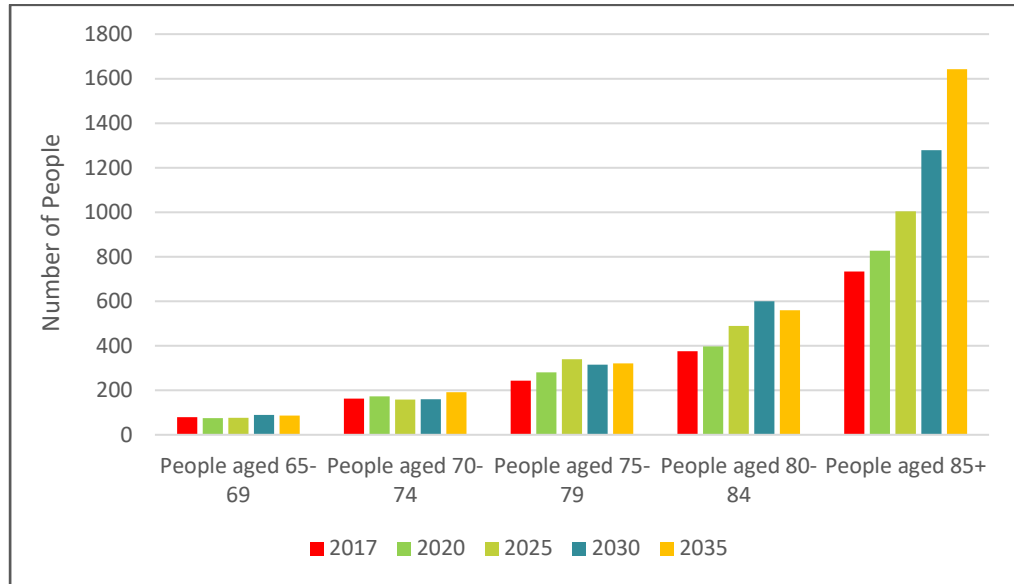
**Figure 40 People Over the Age of 65 Receiving Residential Care in Monmouthshire**



Source: Stats Wales, Knowledge and Analytical Services, Welsh Government: Adults receiving services by local authority, client category and age group, Table CARE0006

When considering older persons housing needs it is important to factor in the increasing number of older people with dementia, particularly women. Figure 41 shows the expected increase in people with dementia until 2035.

**Figure 41 Residents of Monmouthshire Aged 65+ Predicted to Have Dementia – Projected to 2035**



Source: Daffodil, September 2018

Monmouthshire County Council is in the process of commissioning a specialist Care Home for dementia sufferers and this will be built within the next 5 years.

### 3.4 Adapted Housing

The LHMA has identified that there will be a need for five units of purpose built adapted accommodation per year. This is likely to be an underestimate as it is known that many people requiring adapted accommodation do not register due to the lack of suitable adapted units within the county. The majority of need for adapted properties is for low-level adaptations rather than purpose built accommodation and this is being driven by Monmouthshire's ageing population. In the last five years, six fully adapted and eleven lifetime homes bungalows have been delivered in Monmouthshire.

### 3.5 Housing and Mental Health

Housing is a particular issue for people with mental ill health, as poor housing conditions and unstable tenancies can exacerbate mental health problems, while periods of illness can in turn lead to tenancy breakdown. Minimising exposure to risk factors such as domestic abuse, overcrowding and homelessness can reduce the prevalence of mental illness. The number of people with mental ill health in Monmouthshire presenting as homeless is shown in Table 6 below. In addition, Monmouthshire Gateway Housing Support Service manages delivery of support services to people who are homeless or threatened with homelessness. During 2017/2018 the Gateway received a total of 1,428 referrals, of which 34.24% identified that mental health issues were their lead area of need. April – end October 2018 saw 760 referrals received with 36.18% identifying mental health as a lead need.

**Table 11 People with Mental Health Issues Presenting as Homeless**

Year	Presenting as Homeless	Mental Health Issues	Percentage
2012/2013	220	33	15%
2013/2014	170	15	11%
2014/2015	112	12	10%
2015/2016	Data unavailable		
2016/2017	205	27	13%
2017/2018	186	56	30%

In Monmouthshire, housing officers are working closely with social care and mental health practitioners to improve access to secure affordable housing for people suffering from mental ill-health by ensuring that those in housing need are registered on Homesearch. By working together, Monmouthshire County Council Housing and Social Care, Aneurin Bevan Health Board and partner RSLs can make transition from hospital to supported tenancies easier. Six apartments have been provided in

Abergavenny to allow mental health clients currently in hospital to live independently with support provision. Four units for people with learning disabilities have been delivered in Monmouth and another five in Abergavenny. The five units in Abergavenny are supported housing, and we are currently seeking a site in the south of the county to make similar provision.

**Supported Housing for people with a learning Disability, Abergavenny**



**Table 12 People Aged 16 and Over Predicted to Have a Mental Health Problem – Projected to 2035**

	2017	2020	2025	2030	2035
People aged 16 and over predicted to have a common mental disorder	12,444	12,502	12,580	12,588	12,515
People aged 16 and over predicted to have a borderline personality disorder	349	350	352	353	351
People aged 16 and over predicted to have an antisocial personality disorder	265	266	268	267	265
People aged 16 and over predicted to have psychotic disorder	309	311	313	313	311
People aged 16 and over predicted to have two or more psychiatric disorders	5,541	5,568	5,603	5,603	5,567

# Backlog of Need

4.1 Definition

4.2 Total Backlog







## 4. Backlog of Need

### 4.1 Definition

The backlog of affordable housing need can be defined as the current number of households 'lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without assistance' (LHMA Guide, 2006, paragraph 6.5). Monmouthshire operates a Common Housing Register that is utilised by all housing associations operating in the County. All applicants for all tenures are registered on one list, which ensures that there is no double counting. This register also captures homeless households that the local authority has a statutory duty to assist.

Housing registers include a proportion of applicants who are not in housing need and the guidance recommends that a reduction be made to account for this. For the purposes of this assessment, those households with sufficient financial resources to satisfy their housing need on the open market and those households considered to be adequately housed were excluded.

### 4.2 Total Backlog

Tables 7 – 9 display the following data:

Table 7 shows the gross backlog of households in affordable housing need per annum until 2022.

Table 8 shows a further breakdown of this need by bedroom size and property type.

Table 9 shows the backlog of households in need of intermediate rented housing and low cost home ownership by ward/sub market area and number of beds.

**Table 12 Gross Backlog of Affordable Housing Need/Annum**

Ward/Sub Market Area	Gross Annual Social Rented Housing Need	Gross Annual Intermediate Rented Housing Need	Gross Annual LCHO Housing Need
Abergavenny	106.20	1.80	3.40
Caerwent	4.40	0.00	0.00
Caldicot	64.40	2.80	3.80
Chepstow	88.60	0.80	4.00
Crucorney	3.40	0.00	0.00
Devauden	5.40	0.00	0.00
Goytre Fawr	0.20	0.60	0.60
Llanbadoc	11.80	0.00	0.00
Llanelly Hill	8.20	0.00	0.60
Llanfoist Fawr	1.20	0.20	0.40
Llangybi Fawr	1.80	0.00	0.00
Llanover	1.20	0.00	0.00
Llantilio Crossenny	0.00	0.00	0.00
Llanwenarth Ultra	0.00	0.00	0.00
Magor/Undy	14.00	0.40	0.60
Mitchel Troy	3.80	0.00	0.20
Monmouth	57.60	2.20	3.00
Portskewett	3.80	0.20	0.20
Raglan	8.80	0.00	0.00
Rogiet	9.40	0.00	0.20
Shirenewton	2.40	0.00	0.00
St Arvans	3.00	0.00	0.00
Trellech United	5.20	0.00	0.00
Usk	11.00	0.40	1.20
<b>Total</b>	<b>415.80</b>	<b>9.40</b>	<b>18.20</b>

Figures are number of households

**Table 13 Backlog of Social Rented Housing Need by Ward/Sub Market Area and Property Type**

Ward	1 Bed	1 Bed	1 Bed	2 Bed	2 Bed	2 Bed	3 Bed	3 Bed	3 Bed	4 Bed	4 Bed	5 Bed	Grand Total
	AH	GN	OAP	AH	GN	OAP	AH	GN	OAP	AH	GN	GN	
Abergavenny	2.60	49.80	10.80	0.80	27.00	3.00	0.40	10.20	0.40	0.00	0.80	0.40	106.20
Caerwent	0.00	2.00	0.60	0.00	1.40	0.00	0.00	0.20	0.00	0.00	0.20	0.00	4.40
Caldicot	1.40	24.20	4.80	0.20	24.60	0.60	0.00	8.00	0.20	0.00	0.20	0.20	64.40
Chepstow	0.60	40.00	7.00	0.80	26.00	1.80	0.20	10.80	0.20	0.00	1.00	0.20	88.60
Crucorney	0.00	0.80	0.20	0.00	1.20	0.00	0.20	1.00	0.00	0.00	0.00	0.00	3.40
Devauden	0.00	2.40	0.60	0.00	1.20	0.00	0.00	1.00	0.00	0.00	0.20	0.00	5.40
Goetre Fawr	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
Llanbadoc	0.40	4.80	0.80	0.00	4.00	0.20	0.00	1.20	0.20	0.00	0.20	0.00	11.80
Llanelly Hill	0.00	3.60	0.60	0.00	2.20	0.40	0.00	0.80	0.20	0.00	0.40	0.00	8.20
Llanfoist Fawr	0.00	0.60	0.40	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	1.20
Llangybi Fawr	0.00	1.00	0.20	0.00	0.40	0.00	0.20	0.00	0.00	0.00	0.00	0.00	1.80
Llanover	0.00	0.60	0.00	0.00	0.40	0.00	0.00	0.00	0.20	0.00	0.00	0.00	1.20
Llantilio Crossenny	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Llanwenarth Ultra	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Magor/Undy	0.20	5.00	2.60	0.00	4.40	0.00	0.00	1.80	0.00	0.00	0.00	0.00	14.00
Mitchel Troy	0.20	1.00	0.40	0.00	1.20	0.00	0.00	0.80	0.00	0.20	0.00	0.00	3.80
Monmouth	0.60	22.80	7.60	0.80	14.80	0.80	0.00	8.60	0.40	0.00	1.20	0.00	57.60
Portskewett	0.00	1.00	0.60	0.00	1.60	0.00	0.00	0.60	0.00	0.00	0.00	0.00	3.80
Raglan	0.00	3.00	2.20	0.20	2.00	0.20	0.00	1.00	0.00	0.00	0.20	0.00	8.80
Rogiet	0.00	4.00	0.80	0.00	2.40	0.20	0.00	2.00	0.00	0.00	0.00	0.00	9.40
Shirenewton	0.00	0.80	0.80	0.00	0.40	0.00	0.00	0.40	0.00	0.00	0.00	0.00	2.40
St Arvans	0.00	1.00	0.40	0.00	1.40	0.00	0.00	0.20	0.00	0.00	0.00	0.00	3.00
Trellech United	0.00	1.40	0.60	0.00	2.00	0.00	0.00	1.20	0.00	0.00	0.00	0.00	5.20
Usk	0.00	3.80	3.20	0.00	3.00	0.40	0.00	0.60	0.00	0.00	0.00	0.00	11.00
<b>Total</b>	<b>6.00</b>	<b>173.60</b>	<b>45.40</b>	<b>2.80</b>	<b>121.60</b>	<b>7.60</b>	<b>1.00</b>	<b>50.40</b>	<b>2.00</b>	<b>0.20</b>	<b>4.40</b>	<b>0.80</b>	<b>415.80</b>

**Key**

- AH = Adapted Housing
- GN = General Needs Housing
- OAP = Older Persons Housing

**Table 14 Backlog of Intermediate Rent and LCHO Need by Ward/Sub Market Area and Number of Beds**

Ward/Sub Market Area	IR 1 Bed	IR 2 Bed	IR 3 Bed	LCHO 2 Bed	LCHO 3 Bed
Abergavenny	0.80	1.00	0.00	2.20	1.20
Caerwent	0.00	0.00	0.00	0.00	0.00
Caldicot	2.20	0.40	0.20	3.00	0.80
Chepstow	0.40	0.40	0.00	2.20	1.80
Crucorney	0.00	0.00	0.00	0.00	0.00
Devauden	0.00	0.00	0.00	0.00	0.00
Goytre Fawr	0.20	0.40	0.00	0.40	0.20
Llanbadoc	0.00	0.00	0.00	0.00	0.00
Llanelly Hill	0.00	0.00	0.00	0.40	0.20
Llanfoist Fawr	0.00	0.20	0.00	0.40	0.00
Llangybi Fawr	0.00	0.00	0.00	0.00	0.00
Llanover	0.00	0.00	0.00	0.00	0.00
Llantilio Crossenny	0.00	0.00	0.00	0.00	0.00
Llanwenarth Ultra	0.00	0.00	0.00	0.00	0.00
Magor/Undy	0.40	0.00	0.00	0.40	0.20
Mitchel Troy	0.00	0.00	0.00	0.20	0.00
Monmouth	1.20	0.60	0.40	2.40	0.60
Portskewett	0.20	0.00	0.00	0.00	0.20
Raglan	0.00	0.00	0.00	0.00	0.00
Rogiet	0.00	0.00	0.00	0.20	0.00
Shirenewton	0.00	0.00	0.00	0.00	0.00
St Arvans	0.00	0.00	0.00	0.00	0.00
Trellech United	0.00	0.00	0.00	0.00	0.00
Usk	0.20	0.20	0.00	1.00	0.20
<b>Total</b>	<b>5.60</b>	<b>3.20</b>	<b>0.60</b>	<b>12.80</b>	<b>5.40</b>

**Key**

IR = Intermediate Rent

LCHO = Low Cost Home Ownership

# Newly Arising Need

- 5.1 Definition
- 5.2 Household Projections
- 5.3 New Households Priced Out  
of the Market
- 5.4 Existing Households Falling  
into to Need



## 5. Newly Arising Need

### 5.1 Definition

Newly arising need is defined as the projected number of households in housing need that will form during the LHMA period. This involves making an estimate of the future change in the number of new households that will form on an annual basis. The WG Guidance documents recommend that the most recent WG Household Projections be used provided that they are fit for purpose. The guidance also states that it is important to use the same data sources as those used for an authority's Local Development Plan (LDP).

### 5.2 Household Projections

**Table 15 2014 Based Household Projections**

Overall Change	2018	2019	2020	2021	2022	2023	Change
1 person	11440	11563	11685	11807	11944	12063	623
2 person (no children)	14365	14469	14575	14669	14761	14849	484
2 person (1 adult, 1 child)	898	890	883	876	869	863	-35
3 person (no children)	2788	2795	2802	2803	2797	2792	4
3 person (2 adults, 1 child)	2539	2527	2513	2502	2491	2480	-59
3 person (1 adult, 2 children)	595	596	597	599	601	602	7
4 person (no children)	907	914	921	926	928	929	22
4 person (2+ adults 1+ children)	3771	3732	3693	3661	3630	3604	-168
4 person (1 adult, 3 children)	201	202	204	205	207	209	8
5 + person (no children)	253	261	268	273	278	282	29
5 + person (2+ adults, 1+ children)	1870	1848	1828	1810	1792	1777	-93
5 + person (1 adult, 4+ children)	83	85	86	88	90	91	8
<b>Total</b>	<b>39710</b>	<b>39883</b>	<b>40055</b>	<b>40218</b>	<b>40388</b>	<b>40541</b>	<b>831</b>

Figures may not sum due to rounding

As can be seen in Table 10, much of this change is accounted for amongst smaller households, for example, 623 one-person households and 484 two-person households with no children. However it should not be assumed that there will be an equivalent increase in the demand for

smaller affordable properties as some of these newly forming households will satisfy their own need in the private sector and may chose a larger property than they actually need should their financial circumstances allow.

Welsh Government household projections are only available at local authority level and in order to disaggregate population growth to ward level a further set of calculations is required using household census data. The 2011 Census data was used to calculate the proportion of households residing within each ward. These proportions were then applied to the 831 figure to provide an estimated breakdown of emerging households at electoral ward level. Table 12 shows the figures disaggregated to ward level.

After disaggregating the household projection figures to electoral wards, a further calculation was required to convert these figures into property types. The Common Housing Register Allocations Policy shown in Table 11 below was then used to determine the number of bedrooms suitable for each household category.

**Table 16 Allocations Policy**

Accommodation Size	Household Types	Change
1 bedroom	1 person	596
	2 person (no children)	575
2 bedroom	2 person (1 adult, 1 child)	-51
	3 person (no children)	86
	3 person (2 adults, 1 child)	-88
3 bedroom	3 person (1 adult, 2 children)	-3
	4 person (no children)	68
	4 person (2+ adults, 1+ child)	-234
4 bedroom	4 person (1 adult, 3 children)	5
	5+ person (no children)	46
5 bedroom	5+ person (2+ adults, 1+ children)	-116
	5+ person (1 adult, 4+ children)	5
<b>Total</b>		<b>889</b>

The results of this exercise are shown in Table 13.

**Table 17 Household Projections Disaggregated to Wards**

Wards	Census-All Households	Census Household Area Proportions	Total Growth	Annual Growth
Abergavenny	6308	0.16	137.11	27.42
Caerwent	728	0.02	15.82	3.16
Caldicot	4011	0.10	87.18	17.44
Chepstow	5168	0.14	112.33	22.47
Crucorney	857	0.02	18.63	3.73
Devauden	598	0.02	13.00	2.60
Goetre Fawr	993	0.03	21.58	4.32
Llanbadoc	514	0.01	11.17	2.23
Llanelly Hill	1716	0.04	37.30	7.46
Llanfoist Fawr	803	0.02	17.45	3.49
Llangybi Fawr	719	0.02	15.63	3.13
Llanover	922	0.02	20.04	4.01
Llantilio Crossenny	697	0.02	15.15	3.03
Llanwenarth Ultra	622	0.02	13.52	2.70
Magor/Undy	2377	0.06	51.66	10.33
Mitchel Troy	500	0.01	10.87	2.17
Monmouth	4520	0.12	98.24	19.65
Portskewett	884	0.02	19.21	3.84
Raglan	852	0.02	18.52	3.70
Rogiet	698	0.02	15.17	3.03
Shirenewton	868	0.02	18.87	3.77
St Arvans	659	0.02	14.32	2.86
Trellech United	1064	0.03	23.13	4.63
Usk	1155	0.03	26.10	5.02
<b>Total</b>	<b>38233</b>	<b>1</b>	<b>831</b>	<b>166.2</b>

Footnote:

Census-All Households Figures divided by Total of All Households Figure (38,233) = Area Proportions.

Area Proportion figures multiplied by projected change 2018-2023 figure of 831 = Total Growth.

Total Growth divided by 5 gives Annual Growth.



**Table 18 Projected Household Increase 2018-2023 Disaggregated by Ward**

Ward	Social Rent Need	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Abergavenny	37.62	50.10	-4.06	-6.26	1.70	-3.86
Caerwent	1.89	2.52	-0.20	-0.31	0.09	-0.19
Caldicot	22.17	29.53	-2.39	-3.69	1.00	-2.27
Chepstow	22.11	29.44	-2.39	-3.68	1.00	-2.27
Crucorney	2.50	3.33	-0.27	-0.42	0.11	-0.26
Devauden	1.10	1.46	-0.12	-0.18	0.05	-0.11
Goytre Fawr	5.08	6.76	-0.55	-0.84	0.23	-0.52
Llanbadoc	0.91	1.21	-0.10	-0.15	0.04	-0.09
Llanelly Hill	6.43	8.56	-0.69	-1.07	0.29	-0.66
Llanfoist Fawr	3.07	4.09	-0.33	-0.51	0.14	-0.31
Llangybi Fawr	1.55	2.06	-0.17	-0.26	0.07	-0.16
Llanover	2.52	3.35	-0.27	-0.42	0.11	-0.26
Llantilio Crossenny	1.90	2.53	-0.21	-0.32	0.09	-0.19
Llanwenarth Ultra	2.21	2.95	-0.24	-0.37	0.10	-0.23
Magor/Undy	5.75	7.65	-0.62	-0.96	0.26	-0.59
Mitchel Troy	1.22	1.63	-0.13	-0.20	0.06	-0.13
Monmouth	22.04	29.35	-2.38	-3.67	0.99	-2.26
Portskewett	2.96	3.94	-0.32	-0.49	0.13	-0.30
Raglan	4.53	6.04	-0.49	-0.75	0.20	-0.46
Rogiet	2.84	3.78	-0.31	-0.47	0.13	-0.29
Shirenewton	1.19	1.58	-0.13	-0.20	0.05	-0.12
St Arvans	1.35	1.79	-0.15	-0.22	0.06	-0.14
Trellech United	1.70	2.26	-0.18	-0.28	0.08	-0.17
Usk	5.04	6.71	-0.54	-0.84	0.23	-0.52
<b>Total</b>	<b>159.66</b>	<b>212.63</b>	<b>-17.24</b>	<b>-26.56</b>	<b>7.20</b>	<b>-16.36</b>

The figures in Table 13 are the projected newly arising need 2018-2023 and do not take into account the backlog of housing need.



### 5.3 New Households Priced Out of the Market

We cannot assume that all of the newly emerging households will require affordable housing, as many households will prefer to meet their own housing need in the private sector, through either buying their own home or renting in the private sector. An important part of the LHMA, therefore, is to calculate the proportion of households priced out of the housing market, which gives you the number of additional new households in need of affordable housing.

Household income data from CACI Paycheck was used together with house price and market rent information from Hometrack to help estimate how many newly forming households will be in housing need for social rent, intermediate rent and low cost home ownership. Two entry-level house prices were calculated for the county using Hometrack property price data. The Welsh Government guidance figure of 3.5 times the gross household income of a single earner household was used to calculate the amount that first time buyers could expect to borrow (WAG, March 2006, 6.13).

The annual growth figures in Table 14 below for Abergavenny, Caldicot, Chepstow, Monmouth and Magor/Undy are an average of the annual growth figures for the wards in each of those housing market areas.

**Table 19 Number of Emerging Households Priced out of Housing Market Entry Level**

Ward	Total Growth	Able to afford a mortgage	In need of LCHO	In need of IR	In need of SR
Abergavenny	137.11	43.19	43.27	12.90	37.62
Caerwent	15.82	8.38	4.40	1.15	1.89
Caldicot	87.18	22.75	31.59	10.69	22.17
Chepstow	112.33	37.54	40.99	11.74	22.11
Crucorney	18.63	6.90	7.48	1.70	2.50
Devauden	13.00	7.77	3.35	0.80	1.10
Goytre Fawr	21.58	8.47	8.03	0.00	5.08
Llanbadoc	11.17	5.80	3.00	0.68	0.91
Llanelly Hill	37.30	13.39	11.54	3.49	6.43
Llanfoist Fawr	17.45	7.19	5.50	1.73	3.07
Llangybi Fawr	15.63	8.90	4.16	1.04	1.55
Llanover	20.04	8.24	6.19	3.28	2.52
Llantilio Crossenny	15.15	6.21	5.79	1.27	1.90
Llanwenarth Ultra	13.52	4.83	5.20	1.32	2.21
Magor/Undy	51.66	25.48	17.10	3.40	5.75
Mitchel Troy	10.87	4.90	3.95	0.84	1.22
Monmouth	98.24	32.96	32.60	10.59	22.04
Portskewett	19.21	7.35	7.16	1.72	2.96
Raglan	18.52	7.52	6.46	0.00	4.53
Rogiet	15.17	5.25	5.62	1.53	2.84
Shirenewton	18.87	11.48	5.33	0.89	1.19
St Arvans	14.32	7.23	4.84	0.95	1.35
Trellech United	23.13	13.08	7.16	1.25	1.70
Usk	25.10	9.52	8.68	2.24	5.04
<b>Total</b>	<b>831.00</b>	<b>314.35</b>	<b>279.39</b>	<b>75.20</b>	<b>159.66</b>

Table does not sum due to rounding of figures

Table 14 shows the total projected household growth for each ward together with the number of households able to afford a mortgage and the number of households priced out of the market (Source: CACI 2015 and Hometrack 25/2/25)

#### 5.4 Existing Households Falling into Need

The LHMA also needs to take account of existing households that may fall into need each year due to homelessness. WG guidance states that this should be estimated by looking at recent trends. Ministry of Justice data is available at Local Authority level and can be used to identify the number of mortgage and landlord possession claims leading to orders. The analysis of this data together with the average homelessness figure allows an annual average figure to be established and projected forward for each year of the LHMA period.

Over the period 2013/14 to 2017/18 there were 277 mortgage possession claims and 320 landlord possession claims leading to orders. During the same period, there were 287 homeless presentations. The homeless presentations divided by 5 gives an average of 57.40 existing households falling into need each year until 2023. To give an estimation of distribution at ward level the census ward level proportions were applied to the 57.50 figure and an indicative breakdown of bedroom size required was factored in by applying the proportionate demand identified from the Common Housing Register. The results are shown in Table 15.

**Table 20 Number of Existing Households Falling into Need per Annum**

Ward	1 Bed	2 Bed	3 Bed	4 Bed	Total
Abergavenny	4.32	3.10	1.22	0.82	9.47
Caerwent	0.50	0.36	0.14	0.10	1.09
Caldicot	2.75	1.97	0.78	0.52	6.02
Chepstow	3.54	2.54	1.00	0.68	7.76
Crucorney	0.59	0.42	0.17	0.11	1.29
Devauden	0.41	0.29	0.12	0.08	0.90
Goytre Fawr	0.68	0.49	0.19	0.13	1.49
Llanbadoc	0.35	0.25	0.10	0.07	0.77
Llanelly Hill	1.18	0.84	0.33	0.22	2.58
Llanfoist Fawr	0.55	0.39	0.16	0.11	1.21
Llangybi Fawr	0.49	0.35	0.14	0.09	1.08
Llanover	0.63	0.45	0.18	0.12	1.38
Llantilio Crossenny	0.48	0.34	0.13	0.09	1.05
Llanwenarth Ultra	0.43	0.31	0.12	0.08	0.93
Magor/Undy	1.63	1.17	0.46	0.31	3.57
Mitchel Troy	0.34	0.25	0.10	0.07	0.75
Monmouth	3.10	2.22	0.87	0.59	6.79
Portskewett	0.61	0.43	0.17	0.12	1.33
Raglan	0.58	0.42	0.16	0.11	1.28
Rogiet	0.48	0.34	0.14	0.09	1.05
Shirenewton	0.59	0.43	0.17	0.11	1.30
St Arvans	0.45	0.32	0.13	0.09	0.99
Trellech United	0.73	0.52	0.21	0.14	1.60
Usk	0.79	0.57	0.22	0.15	1.73
<b>Total</b>	<b>26.20</b>	<b>18.80</b>	<b>7.40</b>	<b>5.00</b>	<b>57.39</b>

# Affordable Supply

6.1 Social Housing Stock

6.2 Social Housing Lettings

6.3 Committed Supply



## 6. Affordable Housing Supply

WG guidance suggests that the supply of affordable housing expected over the next five years should be considered in order to counterbalance demand from newly arising and backlog need. The two main strands to this analysis are projected lets and committed supply.

### 6.1 Existing Affordable Housing Stock (RSLs)

Tables 21 – 27 show the housing stock held by RSLs in Monmouthshire. The stock for each RSL has been split between general needs and OAP and disaggregated to ward level. Table 28 shows the disabled/adapted housing stock owned and managed by MHA and Melin Homes. Charter Housing currently has no adapted housing in Monmouthshire.

**Table 21 MHA General Needs Stock**

Ward	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Abergavenny	217	262	295	27	0	<b>801</b>
Caerwent	0	6	19	0	1	<b>26</b>
Caldicot	70	246	186	7	0	<b>509</b>
Chepstow	63	85	196	9	0	<b>353</b>
Crucorney	0	6	11	0	0	<b>17</b>
Devauden	0	2	3	0	0	<b>5</b>
Goytre Fawr	19	5	24	2	0	<b>50</b>
Llanbadoc	0	2	4	0	0	<b>6</b>
Llanelly Hill	12	19	73	0	0	<b>104</b>
Llanfoist Fawr	3	40	16	6	0	<b>65</b>
Llangybi Fawr	0	0	10	0	0	<b>10</b>
Llanover	1	8	12	0	0	<b>21</b>
Llantilio Crossenny	0	0	10	0	0	<b>10</b>
Llanwenarth Ultra	0	25	26	2	0	<b>53</b>
Magor/Undy	0	3	20	0	0	<b>23</b>
Mitchel Troy	0	11	6	0	0	<b>17</b>
Monmouth	112	117	177	12	0	<b>418</b>
Portskewett	9	6	11	0	0	<b>26</b>
Raglan	0	12	17	2	0	<b>31</b>
Rogiet	1	0	26	0	0	<b>27</b>
St Arvans	0	1	18	0	0	<b>19</b>
Shirenewton	2	9	9	0	0	<b>20</b>
Trellech United	4	9	15	0	0	<b>28</b>
Usk	16	3	13	0	0	<b>32</b>
<b>Total Stock</b>	<b>529</b>	<b>877</b>	<b>1197</b>	<b>67</b>	<b>1</b>	<b>2671</b>

**Table 22 MHA OAP Stock**

Ward	OAP			Sheltered		Total
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	
Abergavenny	89	26	0	48	35	198
Caerwent	17	3	0	0	0	20
Caldicot	83	12	0	16	15	126
Chepstow	6	0	0	52	20	78
Crucorney	8	6	0	0	0	14
Devauden	8	6	0	0	0	14
Goytre Fawr	5	9	0	0	0	14
Llanbadoc	0	0	0	0	0	0
Llanelly Hill	27	5	0	0	0	32
Llanfoist Fawr	11	0	0	0	0	11
Llangybi Fawr	14	13	0	0	0	27
Llanover	27	7	0	0	0	34
Llantilio Crossenny	0	10	0	0	0	10
Llanwenarth Ultra	19	0	0	0	0	19
Magor/Undy	5	1	0	41	0	47
Mitchel Troy	0	13	0	0	0	13
Monmouth	47	21	0	14	6	88
Portskewett	31	0	0	0	0	31
Raglan	30	24	1	0	0	55
Rogiet	16	14	0	0	0	30
St Arvans	11	5	0	0	0	16
Shirenewton	7	0	0	0	0	7
Trelleck United	0	0	0	18	0	18
Usk	0	6	0	49	2	57
<b>Total</b>	<b>461</b>	<b>181</b>	<b>1</b>	<b>238</b>	<b>78</b>	<b>959</b>

**Table 23 Melin Homes General Needs Stock**

Ward	1 Bed	2 Bed	3 Bed	4 Bed	6 Bed	Total
Abergavenny	32	61	56	4	0	153
Caerwent	12	2	6	2	0	22
Caldicot	31	35	48	6	0	120
Chepstow	24	26	31	5	0	86
Crucorney	0	4	4	0	0	8
Goytre Fawr	6	9	7	1	0	23
Llanelly Hill	9	4	1	2	0	16
Llanfoist Fawr	16	7	9	4	0	36
Magor/Undy	16	9	12	3	0	40
Monmouth	43	69	38	4	0	154
Portskewett	4	2		0	0	6
Rogiet	25	11	7	3	1	47
<b>Total Stock</b>	<b>218</b>	<b>239</b>	<b>219</b>	<b>34</b>	<b>1</b>	<b>711</b>

**Table 24 Melin Homes OAP Stock**

Ward	OAP		Sheltered			Total	
	1 Bed	2 Bed	Bedsit	1 Bed	2 Bed		3 Bed
Abergavenny	11	13	20	16	2	1	<b>63</b>
Caerwent	3	10	0	0	0	0	<b>13</b>
Caldicot	1	4	0	0	0	0	<b>5</b>
Goytre Fawr	0	2	0	0	0	0	<b>2</b>
Llanfoist Fawr	0	5	0	0	0	0	<b>5</b>
Llanover	0	5	0	0	0	0	<b>5</b>
Monmouth	1	7	0	28	2	1	<b>39</b>
<b>Total Stock</b>	<b>16</b>	<b>46</b>	<b>20</b>	<b>44</b>	<b>4</b>	<b>2</b>	<b>132</b>

**Table 25 Charter Housing Association General Needs Stock**

Ward	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Abergavenny	26	48	41	0	0	1	116
Caldicot	6	0	26	4	0	0	36
Chepstow	83	96	132	17	0	0	328
Crucorney	0	5	6	0	0	0	11
Llanfoist Fawr	6	33	26	4	0	0	69
Magor/Undy	8	9	9	2	0	0	28
Monmouth	36	18	46	5	0	0	105
Portskewett	2	3	2	0	0	0	7
Raglan	0	8	0	0	0	0	8
Rogiet	13	19	16	2	0	0	50
Trellech United	2	6	8	1	0	0	17
Usk	6	4	4	1	0	0	15
<b>Total</b>	<b>188</b>	<b>249</b>	<b>316</b>	<b>36</b>	<b>0</b>	<b>1</b>	<b>790</b>

**Table 26 Charter Housing Association (Derwen) OAP Stock**

Ward	OAP			Sheltered		Total
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	
Abergavenny	0	0	0	22	1	23
Caldicot	12	19	0	0	0	31
Usk	0	0	0	15	11	26
<b>Total</b>	<b>12</b>	<b>19</b>	<b>0</b>	<b>37</b>	<b>12</b>	<b>80</b>



**Table 27 Other RSL Housing Stock**

<b>Muir Group</b>				
<b>Ward</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>Total</b>
Caldicot	0	17	0	17
<b>Aelwyd Housing Association</b>				
<b>Ward</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>Total</b>
Magor/Undy	16	0	0	16
<b>United Welsh Housing Association</b>				
<b>Ward</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>Total</b>
Llanelly Hill	41	6	8	55
<b>Total Other RSL</b>	<b>57</b>	<b>23</b>	<b>8</b>	<b>88</b>

**Table 28 Combined RSL Disabled/Adapted Housing Stock**

<b>Ward</b>	<b>MHA</b>				<b>Melin Homes</b>			<b>Total</b>
	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5 Bed</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	
Abergavenny	5	3			1		1	<b>10</b>
Caerwent						2		<b>2</b>
Caldicot	4	6	1				2	<b>13</b>
Chepstow	6	2		1				<b>9</b>
Llanfoist Fawr			1					<b>1</b>
Llanwenarth Ultra							1	<b>1</b>
Magor/Undy						1		<b>1</b>
Monmouth	4					5		<b>9</b>
Raglan	3					1		<b>4</b>
Rogiet						1		<b>1</b>
<b>Total</b>	<b>22</b>	<b>11</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>10</b>	<b>4</b>	<b>51</b>

## 6.2 Social Housing Lettings

Past letting trends were analysed over the previous 3 years – 2015, 2016 and 2017 – and an average was taken in order to predict the likely number of lets that will come forward each year of the LHMA period (WAG, 2006b, para. 6.53). Like the housing register data used in calculating the backlog of need, this lettings data did not contain transfers.

**Table 29 Lettings Data from 2015 – 2017**

<b>Year</b>	<b>Number of Lets</b>
2015	436
2016	433
2017	411
<b>Average (mean)</b>	<b>426.67</b>

### **6.3 Committed Supply**

In addition to projected lets, the anticipated quantity of affordable housing 'already planned to be built over the time period of the assessment' should also be considered (WAG, 2006b, para. 6.81). Data sources used to determine this were:

- Social Housing Grant Programme
- Joint Housing Land Availability Study
- Local Development Plan

Planning applications granted permission subject to S106 agreements and other RSL schemes were also included, and only schemes highly likely to be delivered over the next five years were considered. The relevant data was formatted by ward, property size and property type. Table 16 shows the committed supply of affordable housing over the next five years.

Over the next five years, the total number of properties planned is as follows:

- Neutral tenure affordable housing 772

Of these 142 will be delivered through the Social Housing Grant Programme and 630 through S106 obligations.

**Table 30 Committed Supply of Affordable Housing over the next 5 years**

Ward	General Needs				OAP		AH	Total
	1 Bed	2 Bed	3 Bed	4 Bed	1 Bed	2 Bed	2 Bed	
Abergavenny	55	63	20	5	28	24	1	196
Caldicot	12	34	11	0	0	5	1	63
Chepstow	22	14	1	1	0	0	0	38
Crucorney	2	8	5	0	0	0	0	15
Devauden	0	7	2	0	0	0	0	9
Goetre Fawr	4	14	5	0	0	0	0	23
Llanbadoc	0	2	0	0	0	0	0	2
Llanfoist Fawr	10	23	10	2	0	3	0	48
Llanover	0	4	1	0	0	0	0	5
Llantilio Crossenny	0	3	1	0	0	0	0	4
Magor/Undy	16	32	12	2	0	4	1	67
Mitchel Troy	0	4	5	0	0	0	0	9
Monmouth	34	63	27	4	0	12	0	140
Portskewett	31	36	19	0	0	2	6	94
Raglan	8	13	5	0	0	0	0	26
Rogiet	0	0	0	0	0	0	0	0
St Arvans	0	2	1	0	0	0	0	3
Shirenewton	2	7	3	0	0	0	0	12
Trellech United	0	9	2	0	0	0	0	11
Usk	4	3	0	0	0	0	0	7
<b>Total</b>	<b>200</b>	<b>341</b>	<b>130</b>	<b>14</b>	<b>28</b>	<b>50</b>	<b>9</b>	<b>772</b>

# Key Findings

7.1 Social Rented Housing

7.2 Low Cost Home Ownership

7.3 Intermediate Rent





## 7. Key Findings

The net shortfall of affordable housing is calculated by taking the backlog of need (Housing Register data divided by five for each year of the LHMA period) and adding existing households falling into need and newly arising need. The committed supply of affordable housing is deducted from this figure leaving the estimated annual shortfall. It would, however, be inaccurate to assume that each unit would only be occupied once over the next five years and not allowing for turnover could potentially inflate the requirement for new affordable housing. Current levels of turnover were calculated by dividing average lets over the last three years by existing social rented stock and the related ward level turnover for each property type was factored into the net shortfall for each ward to determine the annual affordable dwelling requirement.


### 7.1 Social Rent

The backlog of housing need from Monmouthshire's Common Housing Register is 2,079. Dividing this figure by 5 for each year of the LHMA gives an annual figure of 415.80. Existing households falling into need due to homelessness has been calculated as an additional 133.39 households per year and newly arising need as 159.66. The newly arising need figure is calculated using the Household Projections for Monmouthshire (2014). This gives a gross need of 708.85. The combined lets and committed supply figure is 587.06. This gives a net need of 121.79 which then needs to be multiplied by the turnover rate (the average turnover rate used is 0.8402) to give the annual social rented need for Monmouthshire. This figure is 102.32.

### 7.2 Low Cost Home Ownership (LCHO)

The annual backlog for LCHO is 18.20 and the newly arising need is calculated as 279.39. This gives a gross need of 297.59. When the committed supply of 13.40 is deducted this gives a net annual need of 284.19.

CACI Paycheck income data is used to compare with local house prices to help estimate how many newly forming households will be in housing need for low cost home ownership. The figure arrived at using this methodology is 279.39 per year, however, we have no way of knowing how many of these households will require assistance from the local authority in the form of affordable housing. In the past, not many of these households have registered a need for LCHO. Some have received assistance through the Welsh Government Help to Buy Scheme, some have received parental assistance and some have moved to cheaper areas such as Newport, Torfaen and Blaenau Gwent. This figure is



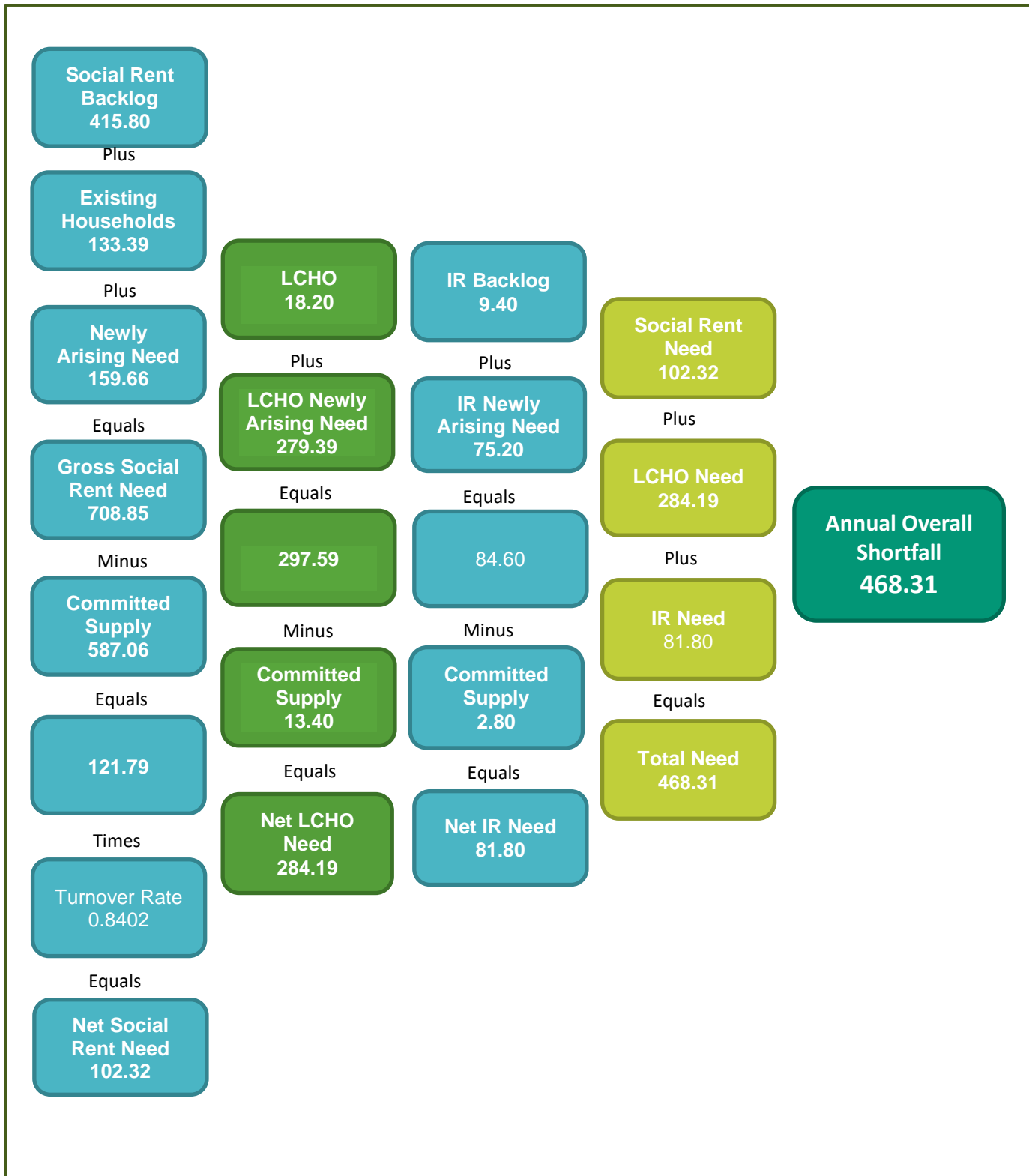
higher than that of the previous assessment in 2015 (157.15). This is due to the considerable increase in house prices.

### **7.3 Intermediate Rent**

The annual backlog for Intermediate Rent is 9.40 and the newly arising need is 75.20. This gives a gross need of 84.60. Deducting the committed supply of 2.80 units per year gives an annual need figure of 81.80.

These overall annual calculations are shown in Figure 42.

**Figure 42 Affordable Housing Annual Shortfall**



# Conclusions







## 8. Conclusions

This LHMA has utilised the Welsh Government Guidance to estimate the housing requirements within Monmouthshire from 2017 to 2023. A variety of secondary data was used including figures from Homesearch (Monmouthshire Common Housing Register), WG household projections, residential possession orders, homelessness data, house prices, incomes, dwelling stock turnover and committed supply. In depth analysis of these sources has produced a robust update of previous findings.

The annual shortfall of affordable housing in Monmouthshire from 2017 – 2023 is 468.31. The highest need across all wards is for one and two bedroom properties. The figure of 468.31, however, should not be taken as an annual target for the delivery of affordable housing as new build homes are not the total solution to the supply of affordable homes in the County. The Council is working with private landlords to increase the supply of private rented homes and also to bring empty homes back into use. The figure is simply an indication of current projected need for affordable housing within the county and sets a benchmark that the Council can work towards.

Due to the increase in the number of households predicted to be unable to buy on the open market it would be sensible to review Monmouthshire's affordable housing delivery options during the revision of the LDP.

The affordable housing target remains the LDP target of 960 units over the plan period 2011 - 2021 and Council officers are working hard with the development industry to secure the delivery of strategic site allocations, as these will make the largest contribution to housing delivery in the longer term. The Council has also been looking at a range of mechanisms to bring forward affordable housing, including the allocation of small sites in rural areas which will deliver 60% affordable housing, rural exception sites, the use of public sector land assets and supporting direct delivery by RSL partners through the Social Housing Grant Programme.

This assessment pulls together all the available data in order to produce an accurate and detailed picture of housing need in Monmouthshire. There are many factors that impact on the supply and demand for housing and these will be reviewed on a regular basis in order to update the LHMA. This will ensure that both the Local Authority and its partners have a clear understanding of housing need in Monmouthshire and that they are able to work together to ensure the best outcomes possible for Monmouthshire residents.



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