

Conwy Programme Development Plan

Local Housing Prospectus

April 2023



**Sir Conwy, yr amgylchedd iawn i fod yn ddiogel,
yn iach ac yn annibynnol**

**Conwy County, the right environment to be safe,
healthy and independent**

Contents

	<u>Description</u>	<u>Page number</u>
1	Introduction	3
2	Context	3
3	Strategic Housing Priorities	4
4	Housing Need, Demand and Priorities	4
5	Programme Development Plan Schemes	8
6	Monitoring and Governance	10
	Appendix 1: Local Housing Market Areas	11

1 Introduction

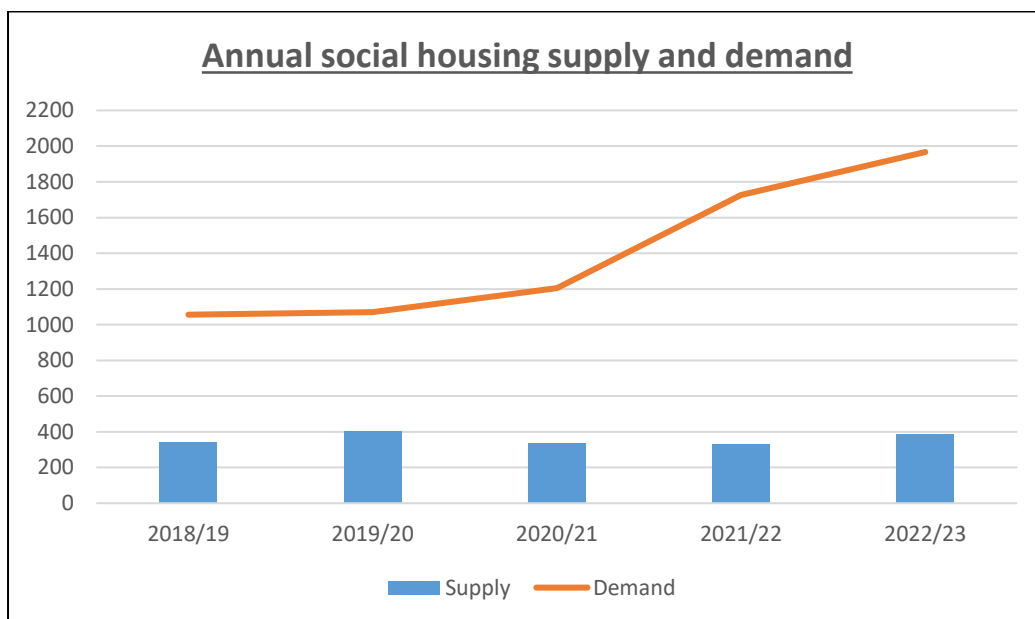
This document provides Registered Social Landlords (RSLs) and other stakeholders with the information they need to make informed decisions about where to search for land and property to deliver new affordable housing.

This Prospectus is updated and published annually.

2 Context

Conwy's 2018 Local Housing Strategy vision is for *'People in Conwy have access to affordable, appropriate and good quality accommodation that enhances their quality of life'*, to achieve this it is important the right homes are delivered in the right places and at the right time.

Due to a number of external factors such as the cost of living, changes in Welsh Government policy and the introduction of new legislation, the demand for affordable housing has been increasing at an alarming rate. The chart below shows the annual supply (*new build delivery via the social housing grant programme and turnover of existing social housing stock*) and demand (*social housing register data at 01 April each year*):



During 2018/19 and 2020/21 there was on average 1110 applicants on the housing register at 01 April of each year, however following the Covid Pandemic the demand for affordable housing soared and between 01 April 2021 and 01 April 2022 the number of applicants on the housing register increased to 1726. This figure on 01 April 2023 was 1967.

On average, 405 units of affordable housing are available to let each year as a result of property turnover and/or new build delivery. These figures demonstrate how demand far outstrips supply. As the gap between the supply and demand of affordable housing widens the need for temporary accommodation increases. Temporary accommodation used by the local authority to accommodate applicants who are owed a housing duty under the homelessness legislation is mainly private sector accommodation including bed and breakfast. The number of households living in (all forms) of temporary accommodation on 31 March 2023 was 319 including 113 children, of which 191 households were in bed and breakfast accommodation including 58 children. This figure has been increasing each year, as a result, there is a need to deliver affordable housing at pace.

Social Housing Grant (SHG) is available to support RSLs to develop and increase the supply of affordable housing in Conwy. In June 2021, Julie James MS, Minister for Climate change, announced a new Welsh Government target to deliver 20,000 new low carbon social homes for rent, intermediate homes for rent and shared ownership homes during this Government. To support this, the Welsh Government allocated an additional £50 million to social housing budget in Wales, bringing the total allocation to £250 million. Over the next three years Conwy's SHG allocation is approximately £11.5 million per annum.

It is recognised however, that new social housing development is not enough to meet current and future demand. The private sector plays an important role in the housing market, enabling people and families to find a home that is right for them. As such funding has been made available to develop and implement initiatives to improve the condition and increase the supply of private sector accommodation at affordable rent levels, this includes unlocking the potential of empty properties. Funding is subject to availability and applicants meeting the eligibility criteria, a list of funding opportunities for private organisations can be found on the Conwy County Borough Council (CCBC) website.

[Summary of loans and grants \(conwy.gov.uk\)](https://conwy.gov.uk)

3 Strategic Housing Priorities

The strategic housing priorities for the next 12 months have been identified as follows:

- a) General needs 1 bed accommodation and larger accommodation in coastal towns (4, 5, 6, 7 and 8 bed) including innovative solutions such as pods, acquisition and refurbishment of existing dwelling(s), conversions and/or shared housing
- b) 1 and 2 bed bungalow/ ground floor adapted properties in coastal towns, where appropriate (i.e land is suitable and ensures the property is accessible)
- c) Development that supports rightsizing initiatives and creates mobility within the existing housing stock.
- d) Sustainable developments (i.e. mixed size and tenure), there will be an expectation that consideration is given to ensure a higher percentage of social housing is available
- e) Town centre regeneration
- f) Development of supported housing schemes for specific groups
- g) Accommodation that supports the effective implementation of Conwy's Rapid Rehousing Transition Plan, such as accommodation that can be used as an alternative to bed and breakfast, including temporary family accommodation
- h) Development of an extra care scheme
- i) Development that meets the housing need set out in CCBC's Social Care Housing Prospectus

4 Housing Demand

The prospectus provides a summary of the housing demand in Conwy using information from the social housing register SARTH, and the intermediate housing register Tai Teg. Information is broken down into Local Housing Market (LHM) areas, appendix 1 provides a breakdown of community councils within each LHM area. The data is correct at the time of reporting and includes applicant's first area choice only.

Table below provides a description of each register and the type of affordable housing tenures available.

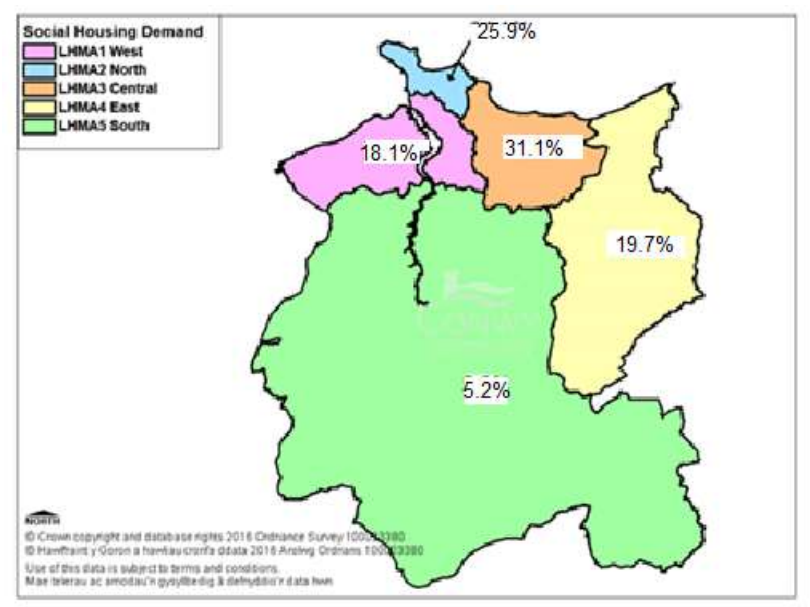
Tenure	Description	Register	
Social rent	Housing that is owned and let by a Registered Social Landlord (RSL). The rent for social housing is set by Welsh Government	Allocated via SARTH in line with The Common Housing Allocations Policy (conwy.gov.uk)	SARTH (Single Access Route to Housing) is the common housing register. The register is a waiting list of people who qualify for social housing. To register applicants must meet the eligibility criteria set out in the allocation policy.
Intermediate rent	Housing that is owned and let by a Registered Social Landlord. Homes are managed and maintained in the same way as social rented homes, but the rent is higher (up to 80% of open market rent).	Allocated via Tai Teg.	Tai Teg is an intermediate housing register. The register is a waiting list of people who qualify for intermediate housing. To register applicants must meet the eligibility criteria: Tai Teg Meini Prawf Tai Teg

Intermediate home ownership	Housing that is sold at a reduced market value to an eligible person(s).		Tai Teg is hosted by Grwp Cynefin.
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Detailed demand information for each area within the County Borough is available upon request, including a breakdown of house types and bedroom sizes. Requests for information can be made by emailing housingstrategy@conwy.gov.uk.

- Social Housing Demand

The graph below illustrates the percentage of overall demand for social housing in each Local Housing Market area.

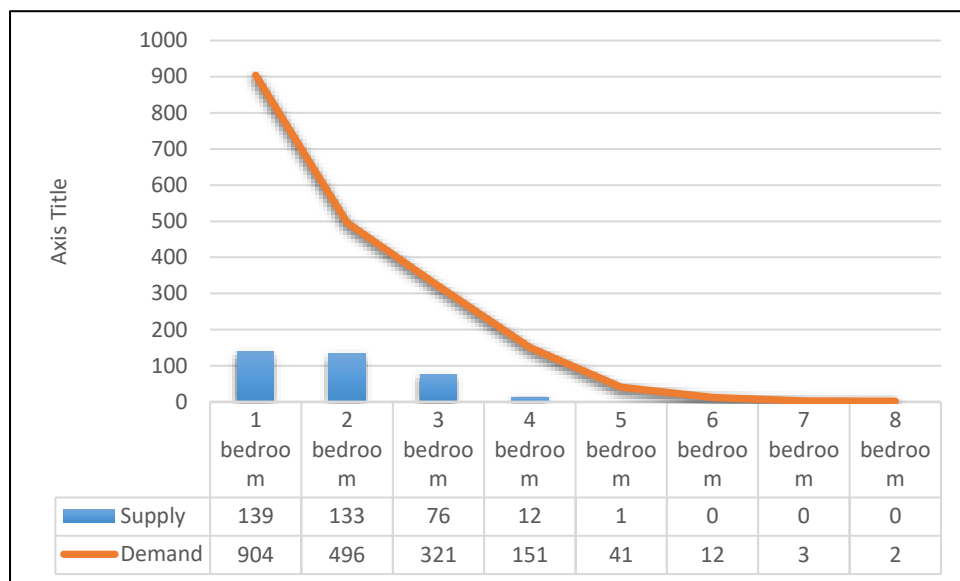


The level (and availability) of housing stock in an area can affect the demand, for this reason we strongly encourage Housing Association development teams to engage with the Rural Housing Enabler to help identify demand in rural areas, in particular areas with low social housing stock.

The chart below shows the top 5 areas in demand broken down into bed sizes.

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	8 Bed
1								Llanfairfechan & Penrhyn Bay
2	Colwyn Bay	Abergele	Colwyn Bay	Abergele	Old Colwyn	Abergele, Colwyn Bay, Conwy, Llandudno Junction, Llanfairfechan, Llanrwst, Penrhyn Bay & Towyn	Llandudno	
3	Abergele	Colwyn Bay	Abergele	Old Colwyn	Abergele & Towyn			
4	Rhos on Sea	Old Colwyn	Old Colwyn	Kinmel Bay	Colwyn Bay, Conwy & Llandudno Junction			
5	Old Colwyn	Llandudno Junction	Conwy	Colwyn Bay	Kinmel Bay, Llanfairfechan, Llanrwst, Llysfaen, Penmaenmawr, Peulwys Estate & Rhos on Sea			

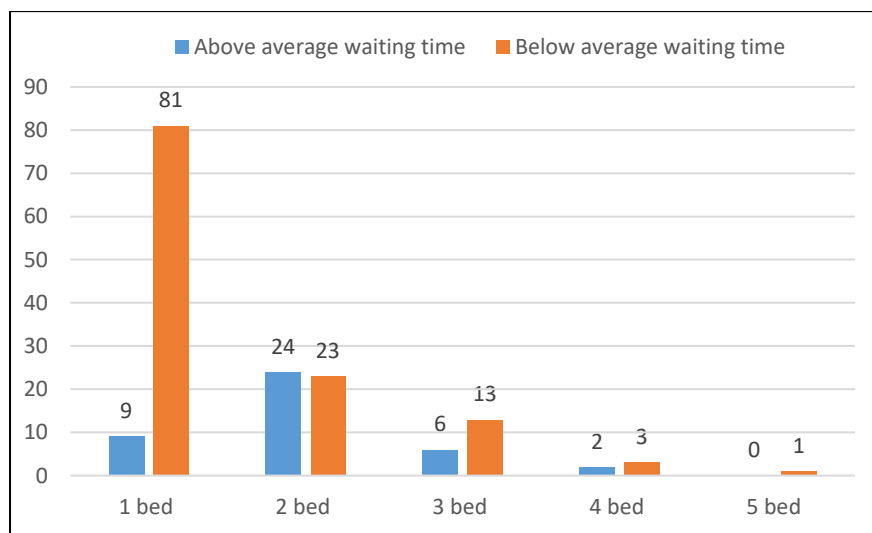
The graph below shows the 2022/23 social housing supply (*new build delivery and turnover of existing stock*) and demand (*social housing register date at 01 April 2023*) broken down into bedroom sizes.



The graph shows the greatest shortage of accommodation is smaller (one bedroom) and larger (4+ bedroom) properties.

- **Specialist Housing**

There are currently 162 applicants in need of (social) adapted accommodation. The graph below illustrates the number of applicants waiting for an adapted property who are above and/or below the average wait time for general needs accommodation, based on 2022/23 turnover data.



The graph shows that 51% of applicants in need of a 2 bed adapted property are waiting longer than applicants in need of a 2 bed general needs property. The graph also shows a significant demand for 1 bed adapted properties. This demand has increase by 64% since 01 April 2022. Overall, there is a need to increase the supply of 1 and 2 bedroom adapted accommodation.

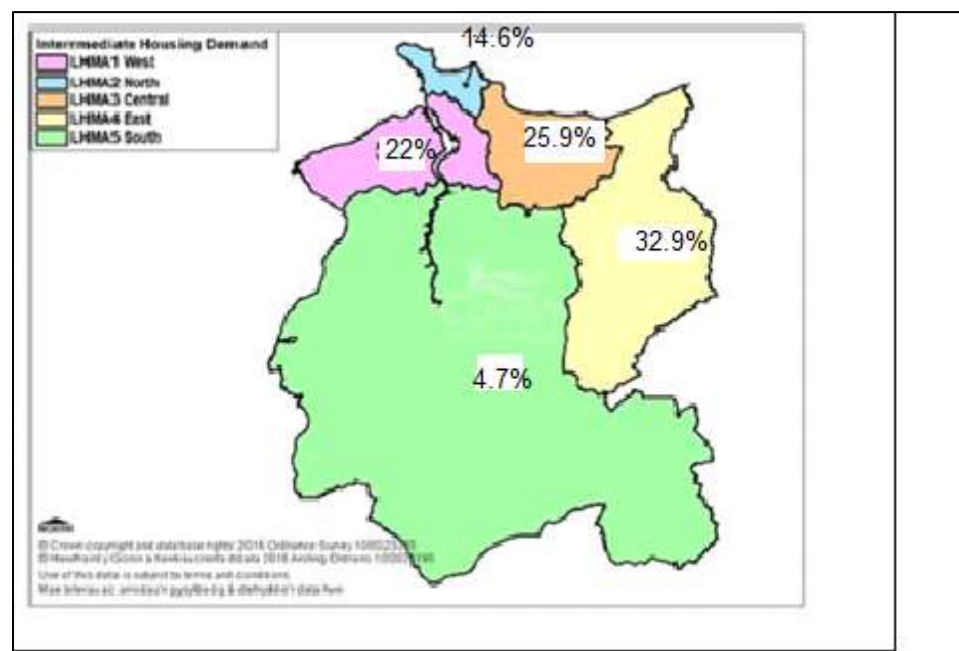
- Supported Housing

The following has been identified as priority areas for supported housing within the next 12 months:

Priority 1	Accommodation that supports the effective implementation of Conwy's Rapid Rehousing Transition Plan, such as accommodation that can be used as an alternative to bed and breakfast or accommodation that increases housing options for people in supported housing ready to move on, such as shared housing
Priority 2	Self-contained housing for people with complex housing needs
Priority 3	Accommodation for people fleeing domestic abuse
Priority 4	Self-contained housing for young people

- Intermediate Housing Demand

The graph below illustrates the percentage of overall demand for intermediate housing in each Local Housing Market area.

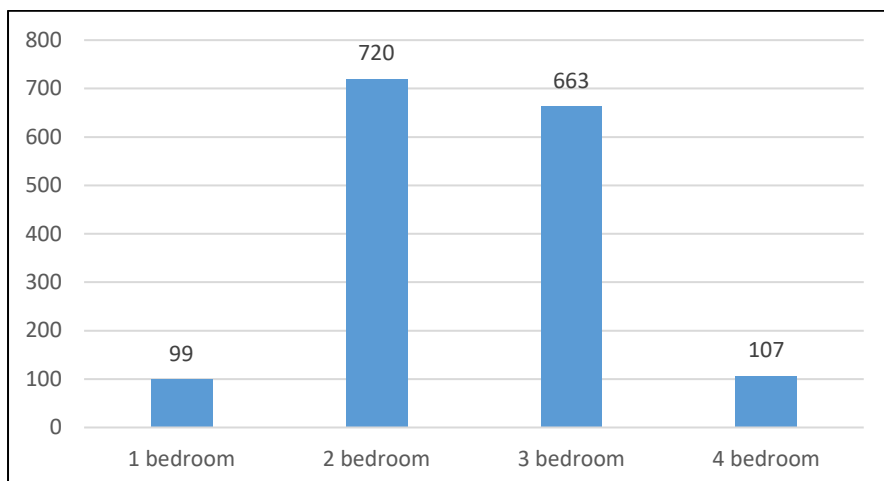


New housing development in an area can affect the demand for intermediate housing, for this reason we strongly encourage RSL Development teams to engage with the Rural Housing Enabler to help identify demand in rural areas in particular areas where there has been low levels of new housing development.

The chart below show the top 5 areas in demand broken down into bed sizes.

	<u>1 Bed</u>	<u>2 Bed</u>	<u>3 Bed</u>	<u>4 Bed+</u>
1				Abergele
2	Abergele	Llandudno	Llandudno	Llandudno
3	Llandudno	Colwyn Bay	Kinmel Bay	Colwyn Bay
4	Llanrwst	Llandudno Junction	Llandudno Junction	Kinmel Bay
5	Kinmel Bay, Llanddulas, Llandudno Junction & Rhos on Sea	Kinmel Bay	Colwyn Bay	Conwy Town & Old Colwyn

The graph below shows the intermediate housing demand broken down into bedroom size:



5 Programme Development Plan (PDP) Schemes

The PDP is a year 3 development plan used to manage the allocation of Welsh Government (WG) Social Housing Grant (SHG).

Conwy Housing Strategy Manager prepares/reviews the PDP once a quarter and submits a copy to Welsh Government for final approval.

Welsh Government PDP submission deadlines are as follows:

Q1	27 th May 2023	Q2	15 th August 2023	Q3	15 th November 2023	Q4	27 th January 2024
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For a scheme to be considered for SHG, RSLs are required to complete a 'PDP submission form'. This form captures the information needed to score and prioritise a scheme and includes the information needed to enter a scheme on to the PDP (if successful). For this reason **incomplete forms will not be accepted**.

PDP submission forms must be submitted no later than 14 days before Q1 submission deadline, to be considered in the (current) main programme. However, to ensure the PDP remains flexible to meet emerging and/or urgent strategic priorities and can accommodate time limited development opportunities, PDP submission forms will be accepted throughout the year and scored once a quarter (14 days before the quarter submission deadline).

The operational process is set out below:

1. When a potential housing scheme has been identified the RSL must have an initial discussion with Conwy Housing Strategy Manager and make a request for a Social Housing Grant (SHG) by completing the PDP submission form.
2. Application forms must be completed in full and sent via email to HousingStrategy@Conwy.gov.uk
3. Once received, the scheme will be scored using the scoring matrix and ranked.
4. Results of the scoring and position within the PDP will be sent to the RSL.
5. SHG will be allocated accordingly.

Scoring Matrix

(1) Sustainable development that meets housing need (30% weight)

	RSL has gathered all relevant housing need data and engaged with the rural housing enabler team where applicable.	Housing mix meets housing need and has been approved by Conwy Housing Strategy team.	Higher % of social housing.
Mixed development (size and tenure) <i>Will also be applied to acquisitions.</i>	2 points.	5 points.	2 points.
Social care/Supported Housing development that has been approved by the relevant Officer.	9 points		

(2) Strategic Housing Priorities (30% weight)

	Included within the development and no. of units has been approved by Conwy Housing Strategy team.	Consideration has been given to include within the development but valid justification submitted to exclude.
General needs 1 bed accommodation.	5 points.	5 points.
General needs larger accommodation (4, 5, 6, 7 and 8 bed).	5 points.	5 points.
1 or 2 bed bungalow/ ground floor adapted properties in coastal towns, where appropriate (i.e land is suitable and ensures the property is accessible).	5 points.	5 points.
Development supports rightsizing initiatives and creates mobility within the existing housing stock.	5 points.	5 points.
Acquisition that meets one of the above.	20 points.	
Social care/Supported Housing development that has been approved by the relevant Officer.	20 points.	

(3) Deliverability (40% weight)

	Pre application submitted	Pre application approved	Full Planning application submitted	Full Planning application approved
Planning permission	2 points.	5 points.	5 points.	10 points.
Welsh Government approval	2 points.	5 points.	5 points.	10 points.

Where applications receive the same score, applications will be prioritised in date order.

6 Monitoring and Governance

The PDP will be monitored quarterly by the local authority (LA) and Welsh Government.

The local authority is responsible for:

- Ensuring development is demand led and helps to meet local strategic housing priorities.
- Preparing the PDP for WG approval.
- Ensuring the full allocation of SHG is spent and the LA is prepared to accept additional funding at the end of the financial year (if available).

Welsh Government is responsible for:

- Ensuring a fair system is in place when allocating SHG.
- Approving the PDP and ensuring SHG has been allocated appropriately against the local authority criteria.
- Ensuring the full allocation of SHG is spent and the LA is prepared to accept additional funding at the end of the financial year (if it is available).

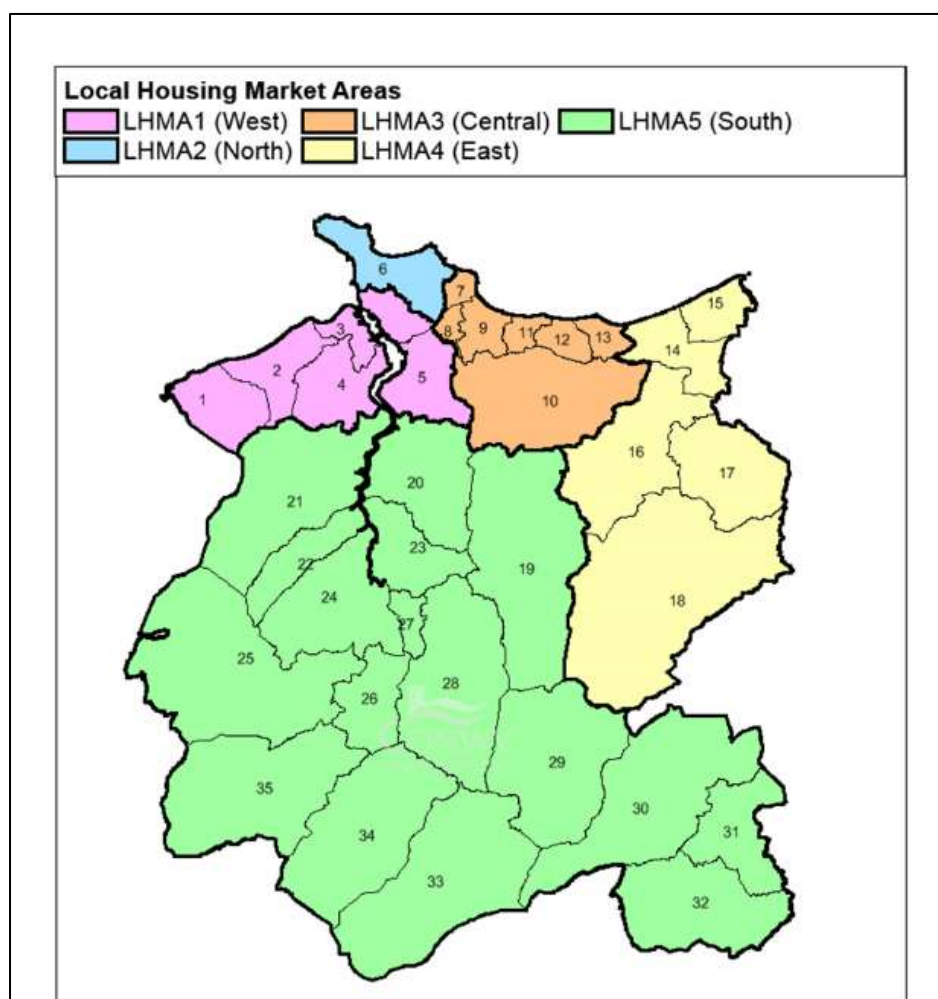
It is important that the information within the PDP is up-to-date.

To support effective communication between all stakeholders the following is in place:

- Six weekly 1-2-1 meetings between the LA and RSL, to discuss potential schemes and monitor progress of schemes in the programme.
- Quarterly stakeholder meetings with all partners including Welsh Government, to discuss the PDP and provide relevant updates.

Appendix 1 - Local Housing Market Areas

The map below shows the Local Housing Market Areas covering Conwy and the Community Councils within them.



Community Council Areas:

1. Llanfairfechan	13.Llanddulas & Rhyd y Foel	25.Capel Curig
2. Penmaenmawr	14.Abergele	26.Betws y Coed
3. Conwy	15.Kinnel Bay & Towyn	27.Llanrwst
4. Henryd	16.Llanfairtalhaiarn	28.Bro Garmon
5.LLansanffraid Glan Conwy	17.Llanefydd	29.Pentrefoelas
6.Llandudno	18.Llansannan	30.Cerrigydrudion
7.Rhos on Sea	19.Llangernyw	31.Llanfihangel Glyn Myfyr
8.Mochre	20.Eglwysbach	32.Llangwm
9. Colwyn Bay	21.Caerhun	33.Ysbyty Ifan
10.Betws yn Rhos	22.Dolgarrog	34. Bro Machno
11.Old Colwyn	23.Llandoged & Maenan	35.Dolwyddelan
12.LLysfaen	24.Trefriw	