

# Report

## Cabinet Member for Adult and Community Services

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### Part 1

Date: 9 September 2015

Item No:

**Subject** Newport Local Housing Market Assessment 2015 - 2020

**Purpose** To approve the Local Housing Market Assessment for the period 2015 – 2020 prior to submission to the Welsh Government.

**Author** Acting Housing Strategy Manager

**Ward** All

**Summary** The local authority has a statutory duty to produce and maintain an up to date Local Housing Market Assessment. This Assessment forms a crucial part of the evidence base for the work of both the Housing and Planning functions of the Council.

**Proposal** To approve this Assessment and agree for its submission to the Welsh Government.

**Action by** Housing, Regeneration and Property Manager

**Timetable** Immediate

This report was prepared after consultation with:

- Housing Needs Manager
- Planning Policy Manager
- Head of Law and Regulation
- Head of Finance
- Head of People and Business Change

**Signed**

## 1. Background

- 1.1 Section 8 of the Housing Act 1985 places a statutory duty on local authorities to undertake a periodic review of housing need in their area. In order to assist with this and ensure that Local Housing Market Assessments are comparable across local authorities the Welsh Government has produced comprehensive guidance on how Local Housing Market Assessments should be carried out.
- 1.2 In order to establish likely housing need the Assessment looks at three main factors – newly arising need for affordable housing; the existing backlog of need for affordable housing and the anticipated supply of affordable housing. It is anticipated that every year over the period the Assessment covers in addition to annual backlog of 1,302 households and additional 686 households will fall into need. It is predicted that 988 affordable housing units will be supplied each year – either through lets of the existing stock or the creation of new units, giving a net annual affordable housing need of 1,000 units. When you allow for different property types turning over at different rates this falls to a net annual need of 925 affordable housing units a year.
- 1.3 It is important to recognise that this figure is not a target for delivery. Rather it is an indication of the scale of the need for affordable housing in Newport. People’s housing need and aspirations will change over time and are not as rigid as this Assessment may suggest. The local authority also has a number of ways in which it can seek to address this need.
- 1.4 Having an up to date Local Housing Market Assessment is essential to work of both the Housing and Planning functions of the local authority. As well as forming the evidence base for various strategies and plans it ensures we have a strong position from which to negotiate the provision of new units of affordable housing.

## 2. Financial Summary

	Year 1 (Current) £	Year 2 £	Year 3 £	Ongoing £	Notes including budgets heads affected
<b>Costs (Income)</b>					<b>There are no financial implications arising from this report.</b>
<b>Net Costs (Savings)</b>					
<b>Net Impact on Budget</b>					

## 3. Risks

Risk	Impact of Risk if it occurs* (H/M/L)	Probability of risk occurring (H/M/L)	What is the Council doing or what has it done to avoid the risk or reduce its effect	Who is responsible for dealing with the risk?
The local authority does not	H	L	Updated the previous Local Housing Market Assessment in line with Welsh	Housing and Community Regeneration Manager

have an up to date Local Housing Market Assessment			Government guidance.	
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\* Taking account of proposed mitigation measures

#### **4. Links to Council Policies and Priorities**

- 4.1 People in Newport live in a safe and cohesive community – the production of a Local Housing Market Assessment gives the local authority a sound evidence base from which to ensure the continued provision of high quality affordable housing.

#### **5. Options Available**

- 5.1 To approve the Local Housing Market Assessment 2015 – 2020 and agree for it to be submitted to the Welsh Government.
- 5.2 To not agree to the submission of the Local Housing Market Assessment 2015 – 2020 to the Welsh Government.

#### **6. Preferred Option and Why**

- 6.1 Option 1 – the local authority has a statutory duty to produce and maintain a Local Housing Market Assessment.

#### **7. Comments of Chief Financial Officer**

- 7.1 The contents of the report have been noted. There are no direct financial implications resulting from this proposal.

#### **8. Comments of Monitoring Officer**

- 8.1 The Council has a duty to undertake periodic reviews of housing need in its area by virtue of Section 8 of the Housing Act 1985 and it is vital to enable the Council to carry out its important strategic housing role for the Council to have a good understanding of the local housing market. Having a robust Local Housing Market Assessment will assist the Council in its strategic planning for housing and related services. The Assessment has been produced in accordance with the comprehensive guidance published by the WG as referred to in the Report.

#### **9. Staffing Implications: Comments of Head of People and Business Change**

- 9.1 The report does not present any staffing implications. Newport's Single Integrated Plan prioritises safe and cohesive communities. The Local Housing Market Assessment gives the local authority and its partners a sound evidence base from which to support the strategic intentions of the SIP and Corporate Plan.

#### **10. Comments of Cabinet Member**

- 10.1 Cabinet Member has approved the report for circulation.

#### **11. Comments from Non Executive Members**

None received

## **12. Scrutiny Committees**

11.1 N/A

## **13. Equalities Impact Assessment**

12.1 Equalities Impact Assessment has been completed.

## **14. Children and Families (Wales) Measure**

13.1 N/A.

## **15. Background Papers**

Newport Local Housing Market Assessment 2015 – 2020  
Newport Local Housing Market Assessment 2015 – 2020 – Fairness and Equality Impact Assessment



LHMA 2015 - 2020  
Narrative.docx



LHMA 2015 - 2020  
F&EIA.docx

Dated: 9 September 2015