

Local Housing Market Assessment 2023

City and County of Swansea

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Executive Summary

1. Swansea Council ('the Council') is currently preparing a new Local Development Plan (LDP2) which will supersede the plan that was adopted in February 2019.
2. The Council has commissioned Turley to produce this Local Housing Market Assessment (LHMA) which will estimate the number of additional housing units that may be needed in the future, by tenure, throughout the City and County of Swansea . This will form part of the evidence base for LDP2 – as well as future housing-related strategies – and **follows relatively new guidance from the Welsh Government**, which was published in March 2022 and sets a clear framework for the structure of this report.
3. The LHMA reports on the need for affordable housing both throughout Swansea and in specific housing market areas (HMAs). These have been **defined to reflect the seven Strategic Housing Policy Zones established by the Council when it started to develop its existing plan**, albeit with minor changes having been made to some to reflect new ward boundaries. This report uses the latest available data to explore local trends in each HMA, establishing how their housing markets, socio-economic profiles and demographics compare to each other and to Swansea as a whole.
4. The report also considers some **specific housing needs**, focusing – in accordance with the Welsh Government's guidance – on the need for accessible and adapted housing; the needs of multi-generational and/or larger families requiring larger properties; the need for non-permanent housing; the need for housing with care and support; the need for student accommodation; and the needs of people with physical or cultural needs. Tables are presented – as required by the guidance – to outline local policies and strategies of relevance to each group, summarise the types of properties they need, introduce evidence that can be used to further understand each need, summarise relevant stakeholder engagement and identify key issues.
5. Alongside its new guidance, the Welsh Government released **an LHMA Tool which has been configured to provide a range of additional housing need estimates for Swansea**. These initially relate to each of the Welsh Government's latest official 2018-based projections, as required by its guidance, but scenarios linked to two other projections are also presented given that the Tool allows for the use of up to two user-defined projections. The Council has reviewed the range of projections that have been developed by Edge Analytics – to inform the Economic and Housing Growth Assessment that has been separately produced – and has opted to incorporate two employment-led projections, both of which account for newly revised population estimates.
6. While this report presents standard summary tables showing the outcome of each scenario, once incorporated into the LHMA Tool, it subsequently highlights the Council's decision to use **the "employment-led growth" scenario** as the basis for its additional housing need estimates, partly due to its allowance for a very similar level of population growth to the Welsh Government's principal projection (but from a lower base).

7. This scenario suggests that there will be **a net need for 594 affordable homes per annum** throughout Swansea over the first five years of the LHMA period from 2023 to 2028. This is because the supply appears insufficient to meet a gross annual need – for 1,931 such homes – that is predominantly driven by the existing unmet need, assumed to be cleared within these five years leaving only the newly arising need for 238 homes per annum to be met thereafter to 2038.
8. While there are limitations to the Tool, it implies that **some 92% of the net need over the next five years is for social rented housing**, and of that circa 84% is for properties with one bedroom.
9. The Tool also produces an estimate of the need for market housing, which it assumes will arise each year from households able to afford it. While not an explicit requirement of an LHMA, the Council has requested consideration of the size of housing that could be needed by these households. This report therefore appends analysis which suggests that **circa 57% could need at least three bedrooms if existing occupancy trends persist**. Around 32% could need two bedrooms while the remaining 10% could need only one.

1. Introduction

- 1.1 Swansea Council ('the Council') is currently preparing a new Local Development Plan (LDP2). Once adopted, LDP2 will supersede the plan that was adopted in February 2019.
- 1.2 The Council has commissioned Turley to produce this Local Housing Market Assessment (LHMA) which will estimate the number of additional housing units that may be needed in the future, by tenure, throughout the City and County of Swansea¹. This will form part of the evidence base for LDP2 as well as future housing-related strategies, such as the Local Housing Strategy, the Homelessness Strategy, the Social Housing Grant Prospectus and strategies relating to integrated care services.
- 1.3 The LHMA follows relatively new guidance from the Welsh Government² (WG), which was published on 31 March 2022 – as part of its drive to deliver 20,000 new low-carbon social homes by 2026 – and was accompanied by a template that sets the structure for this report. In line with the WG's desire for LHMA's to omit '*unnecessary content*', this report does not attempt to provide background on the general purpose of LHMA's or the method that should be followed in preparing them, with readers advised to review the guidance for this detail.

National policy background

Section 8 of the Housing Act 1985

- 1.4 Section 8 of the Housing Act 1985³ places a statutory duty on local authorities to periodically assess the level of housing need in their area. It outlines the importance of authorities having a comprehensive understanding of their local housing market(s) and ensuring that they have a robust evidence base for effective strategic housing and planning services. The production of this LHMA falls under this duty, building upon the requirement to review housing needs through a more holistic review of the whole housing market. It is important to acknowledge that there is an expectation that local authorities will rewrite LHMA's every five years and refresh that LHMA once during that five year period (between years two and three) utilising section 87 of the Local Government Act 2003⁴. This is intended to ensure that the evidence base remains up-to-date and reflective of changing market circumstances.

Planning Policy Wales

- 1.5 Planning Policy Wales (PPW) confirms that LHMA's form '*a fundamental part of the evidence base for development plans*', and should be '*considered together with other key evidence...in order to identify an appropriate strategy for the delivery of housing in the plan area*'⁵. It proceeds to state that local authorities should work '*in partnership with local stakeholders*' to produce LHMA's, so as to '*develop a detailed understanding*

¹ All references to Swansea in this report should be taken to mean the City and County, unless otherwise specified

² WG (2022) Undertaking Local Housing Market Assessments (LHMA's) – Guidance, version 1.0

³ 1985 Housing Act - <https://www.legislation.gov.uk/ukpga/1985/68/section/8>

⁴ 2003 Local Government Act - <https://www.legislation.gov.uk/ukpga/2003/26/part/7>

⁵ PPW (Edition 11, 2022) paragraph 4.2.6

of the nature and level of market and affordable housing demand and need in their communities'⁶. It later confirms that the LHMA's estimates of the need for affordable housing should 'support policies and decisions on planning applications', including negotiations on the mix of new development, recognising the importance of appreciating 'the demand for different types of affordable housing...in relation to supply'⁷. PPW also requires development plans to state 'a target for affordable housing', expressed as a number of homes and based on the LHMA, before proceeding to explain how their policies will help to meet any such target⁸.

Future Wales – The National Plan 2040

- 1.6 Future Wales⁹ is strongly influenced by PPW. Policy 7 affirms the commitment of WG to increase the delivery of affordable homes. It requires planning authorities, through their Strategic Development Plans (SDP) and LDPs to develop strong evidence-based policy frameworks to deliver these affordable homes. It references the published range of 'Estimates of additional housing need' (2019-based) which provide national and regional estimates of overall need and the need for affordable homes. It suggests, where these estimates should inform housing requirements to be set out in SDPs and LDPs, that these will differ, with a recognition that the affordability of housing is not uniform across Wales and different responses will be needed in different parts of Wales to meet the needs of local communities.

Independent Review of Affordable Housing Supply

- 1.7 The 2019 Independent Review of Affordable Housing Supply¹⁰ further affirms the importance of LHMA's and their use of the best possible data on housing need and demand to inform housing policy and decisions regarding affordable housing supply. The Review placed significant emphasis on understanding exactly how many homes are needed, in which geographical areas and in what tenures. It confirms that a robust LHMA is the key means for authorities to identify evidence at a local level.

Housing (Wales) Act 2014

- 1.8 The Housing (Wales) Act 2014, Sections 50, 51 and 52, requires local authorities to develop a homelessness strategy every four years¹¹. The LHMA is expected to play a fundamental role in informing this strategy which must include a review of the resources available to the local authority and other bodies associated with supporting people who are or may become homeless.

Equality Act 2010

- 1.9 The guidance confirms that it is essential also for local authorities to consider their equality duties under the Equality Act 2010¹² and the Welsh Public Sector Equality Duties.

⁶ *Ibid*, paragraph 4.2.8

⁷ *Ibid*, paragraph 4.2.27

⁸ *Ibid*, paragraph 4.2.28

⁹ WG (2022) - <https://gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

¹⁰ Independent Review of Affordable Housing Supply - https://gov.wales/sites/default/files/publications/2019-04/independent-review-of-affordable-housing-supply-report_0.pdf

¹¹ Housing (Wales) Act 2014 - <https://www.legislation.gov.uk/anaw/2014/7/contents/enacted>

¹² Equality Act 2010 - <https://www.legislation.gov.uk/ukpga/2010/15/contents>

Development Plans Manual

- 1.10 National planning guidance requires the Development Plans Manual¹³ to be consulted when preparing development plans. The Manual contains guidance on how to prepare, monitor and revise a development plan including guidance on the importance of using robust evidence to ensure plans are effective as set out in PPW.
- 1.11 The Manual identifies how an LHMA should be drawn upon to make *'informed policy decisions'* on where to locate development, such that it influences the spatial distribution of growth having identified *'spatial areas of housing need which should be a key consideration in determining the location of housing growth in the plan'*¹⁴. The Manual subsequently emphasises the *'significance of the LHMA'*, describing the value of this *'core piece of baseline evidence'* in identifying *'a level of housing need, both market and affordable, per annum, both numerically and spatially, as well as the type of need in an area, e.g. tenure mix and house types'*¹⁵. It confirms that the total affordable housing need identified by the LHMA, as well as its commentary on spatial implications and the predominant tenure mix, should be *'clearly stated in the reasoned justification'* to a development plan, also being *'a key consideration when determining the overall level and location of housing'*¹⁶.

Local policy background

- 1.12 The Council has commenced preparation of LDP2. The LHMA is identified in the Welsh Government Development Plans Manual as a core piece of baseline evidence influencing the scale, type and location of growth in a LDP and identifying the level of affordable housing need. The LHMA will also inform the development of the Council's housing policies and strategies.

Governance and consultation

- 1.13 This LHMA has been informed by a process of engagement. Virtual one-to-one discussions have been held with various individuals from the Council alongside individuals from other organisations. Turley has engaged with the following organisations to discuss specific housing requirements:
- **Child and Family Services at Swansea Council:** Multi-Generational and/or Larger Families Requiring Larger Properties, Non-Permanent Housing and Housing, Care and Support Needs
 - **Occupational Therapy Team at Swansea Council:** Accessible and Adapted Housing Provision, Non-Permanent Housing and Housing, Care and Support Needs
 - **Social Services at Swansea Council:** Accessible and Adapted Housing Provision

¹³ WG - <https://gov.wales/sites/default/files/publications/2020-03/development-plans-manual-edition-3-march-2020.pdf>

¹⁴ *Ibid*, paragraphs 5.14 and 5.18

¹⁵ *Ibid*, paragraphs 5.26 and 5.31

¹⁶ *Ibid*, paragraph 5.32

- **University of Wales Trinity Saint David:** Locational Needs for Student Accommodation
- **Swansea University:** Locational Needs for Student Accommodation
- **West Glamorgan Transformation Programme:** Accessible and Adapted Housing Provision, Non-Permanent Housing and Housing, Care and Support Needs

1.14 The feedback and insight provided through this engagement is referenced and drawn upon where appropriate throughout this LHMA.

1.15 The LHMA has been subject to an internal sign-off process in accordance with WG guidance.

2. Overview of Assessment and Methodology

Methodology, inputs and assumptions

- 2.1 The additional housing needs estimates are determined using the LHMA Tool. This Tool uses a formulaic approach to allocate the additional housing need, formed from the existing unmet need and the newly arising need (change in the household projections over the LHMA period), to the different housing tenures. All existing unmet need is allocated to affordable housing and assumed to be covered during the first five years of the LHMA period. The newly arising need is allocated between market and affordable housing using a formulaic approach.
- 2.2 By housing market area (HMA), the LHMA Tool provides default data inputs for rent, house price paid and household projections (used to generate the newly arising need) with local authorities providing the income percentile distributions, existing unmet need and the planned supply and turnover of existing stock. The latter two data inputs are considered over the first five years only of the LHMA period and are fully allocated to affordable housing. This is because it becomes less accurate to predict supply beyond the first five years of the LHMA period. A local authority can have up to 20 HMAs which are defined using wards, middle-layer super output areas (MSOAs) or lower-layer super output areas (LSOAs). Each HMA can have up to 40 wards, MSOAs or LSOAs.
- 2.3 The input data together with a number of assumptions is used to generate an income level above which households would be considered able to meet their needs in the market and a lower income level below which households are considered to be in need of social rent. The intermediate households are those not allocated to market housing or social rent. The LHMA Tool also forecasts how the data inputs may change over the first five years of the LHMA period.
- 2.4 The output tables from the LHMA Tool are used as the starting point for development plans to provide the range of LHMA additional housing need estimates. Appendix 1 sets out where it has been considered necessary to deviate from the methodology and default data and assumptions provided in the Tool, with supporting justification, and also outlines the limitations of certain data sources.

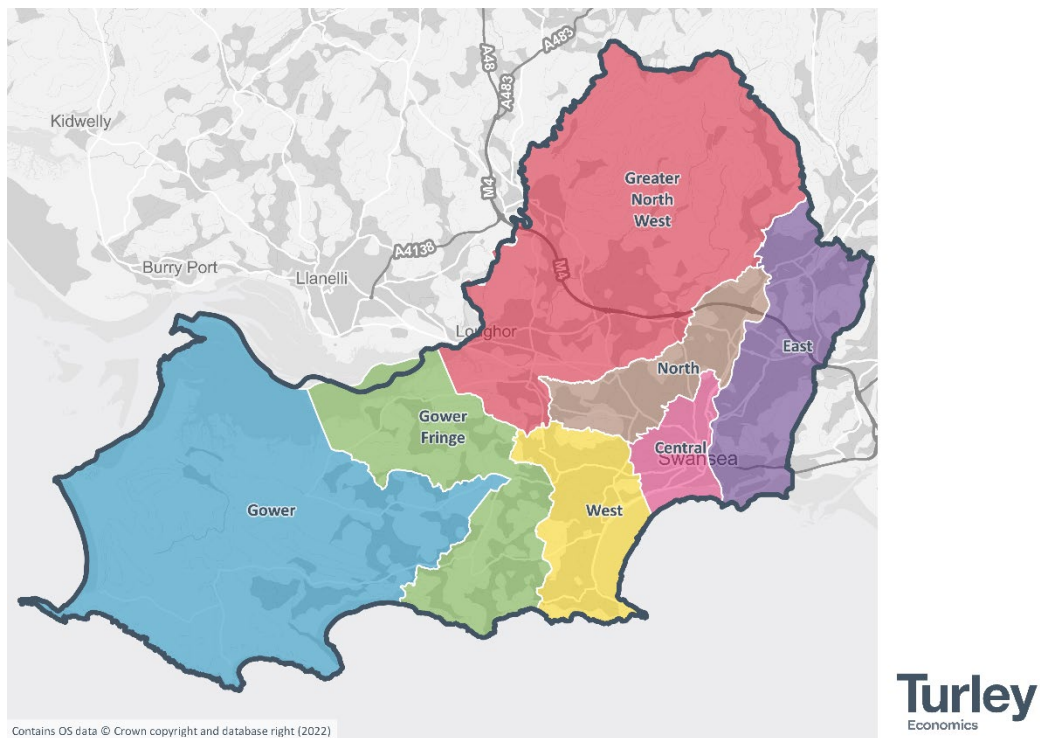
Housing market areas (HMAs)

- 2.5 HMAs are areas that have been defined geographically based on the functional areas where people currently live and would be willing to move home without changing jobs, recognising that housing markets are not constrained by administrative boundaries. A number of key factors need to be taken into account when defining these areas, including the broad price of housing (to consider 'transferability' within the market) and major transport links by road or rail (to take account of commuting patterns).
- 2.6 The WG does not prescribe an approach to defining HMAs, beyond specifying – in the context of its LHMA Tool – that there should be no more than twenty in any

authority¹⁷. HMAs should also be comprised of no more than forty wards, middle super output areas (MSOAs) or lower super output areas (LSOAs). Each such area can be assigned to only one HMA within the LHMA Tool, meaning that they cannot overlap in this application.

- 2.7 Given this lack of firm guidance, the seven Strategic Housing Policy Zones (SHPZs) defined by the Council when it started to develop the existing LDP – shown at Figure 2.1 below – can be reasonably used as an appropriate basis from which to consider distinct sub-authority geographies. Indeed, the LDP explicitly described the SHPZs as ‘housing market areas with similar characteristics’¹⁸.

Figure 2.1: Existing Strategic Housing Policy Zones



Source: Swansea Council

- 2.8 The continued use of these areas as HMAs is, however, complicated by recent changes to ward boundaries, which are now reflected in an LHMA Tool that is no longer compatible with the superseded geographies¹⁹. New data, from the 2021 Census for instance, is also no longer being released for these areas.
- 2.9 Figure 2.2 shows how the new geographies cut across a number of the previously defined SHPZs, complicating the boundary between Gower and Gower Fringe; the East and Greater North West; and the East and Central areas. The new wards do though

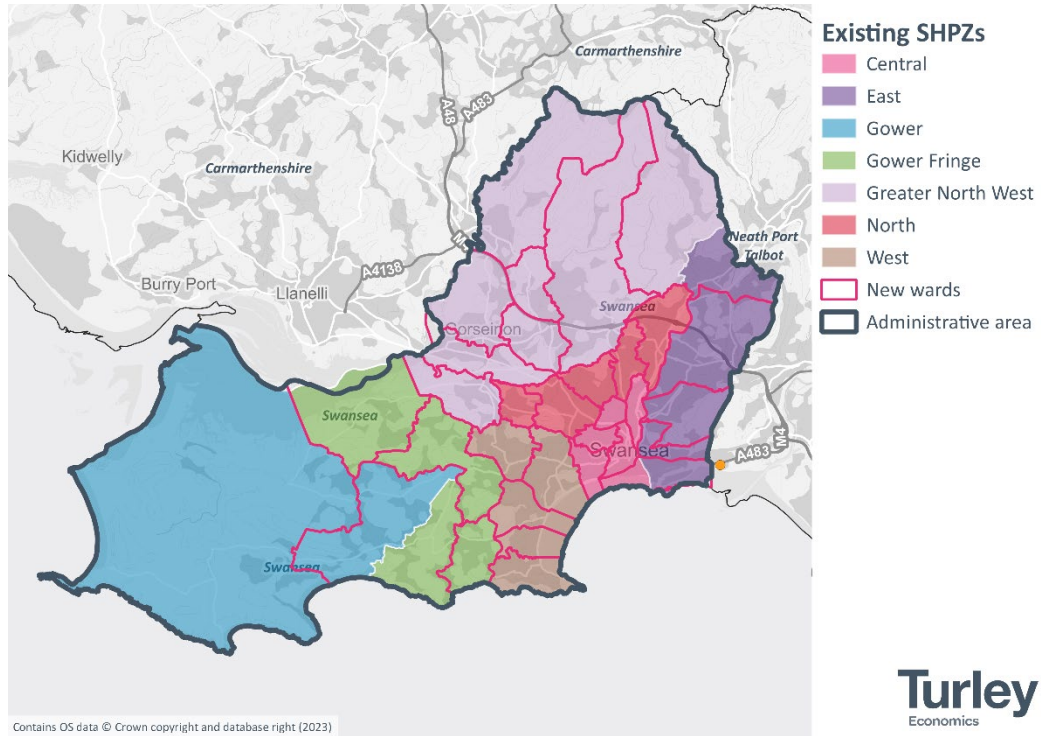
¹⁷ WG (2022) Undertaking Local Housing Market Assessments (LHMAs) – Guidance, version 1.0, p18

¹⁸ Swansea Council (2019) Local Development Plan 2010-2025, paragraph 1.1.19

¹⁹ Following the release of version 2.0 in June 2023

continue to fit within the previously defined North and West SHPZs, which can thus be reasonably left unchanged.

Figure 2.2: Impact of New Ward Boundaries for SHPZs



Source: Turley analysis

- 2.10 Taking each problematic boundary in turn, starting with the one between **Gower and Gower Fringe**, the new boundary means that a decision needs to be made on whether to add the villages of Penmaen and Parkmill to the latter or bring Kittle, Southgate, Pennard and Canisland into the former (if the SHPZs are not to be merged). The availability of data for smaller output areas does show that the eastern area – containing the latter four villages – was by far the most populated as of the 2021 Census, at a density that most closely compared to the rest of Gower Fringe. That said, the population density of the entire area being decided was much lower, if still around four times higher than the rest of Gower.

Table 2.1: Population Density Compared to Gower and Gower Fringe (2021)

	Population	Population density (residents per sqkm)
Penmaen and Parkmill	468	23.9
Kittle, Southgate, Pennard and Canisland	2,648	217.8
Combined area to be assigned	3,116	98.3
Rest of Gower	2,930	24.4
Rest of Gower Fringe	9,551	246.1

Source: Census 2021; Turley analysis

- 2.11 The more populated area also sees more housing market activity, with the Land Registry recording over five times as many sales over the past three years than the lesser populated – but relatively high value – area containing Penmaen and Parkmill. The average price paid in this more populated area does align closely with the average elsewhere in Gower, being around 43% higher than the average elsewhere in the Gower Fringe. The average price paid throughout the entire area to be decided similarly compares more to Gower than Gower Fringe. As such, it is considered reasonable to treat this area as part of the Gower SHPZ, leaving a smaller Gower Fringe which is more densely populated with lower house prices.

Table 2.2: Average Price Paid Compared to Gower and Gower Fringe (2020-22)

	Number of sales	Average price paid
Penmaen and Parkmill	21	£515,506
Kittle, Southgate, Pennard and Canisland	114	£428,990
Combined area to be assigned	135	£442,448
Rest of Gower	146	£440,690
Rest of Gower Fringe	459	£301,031

Source: Land Registry; Turley analysis

- 2.12 Turning to the boundary between the **East and Greater North West**, a decision needs to be made about whether to bring Craig-cefn-parc, Rhyd-y-gwin and Llwynceilyn into the East SHPZ, or move Clydach into the Greater North West. Output area data shows that Clydach is considerably more populated, at a slightly lesser density than the rest of the East but still being over twice as densely populated as the Greater North West. In contrast, the area containing the three villages was home to only 1,190 people as of the 2021 Census, with a population density that was less than a tenth of that recorded in the rest of the Greater North West. This suggests that Clydach is more closely aligned with the East than the villages are with the Greater North West.

Table 2.3: Population Density Compared to East and Greater North West (2021)

	Population	Population density (residents per sqkm)
Clydach	7,311	862.1
Craig-cefn-parc, Rhyd-y-gwin and Llwynceilyn	1,190	40.0
Combined area to be assigned	8,501	222.5
Rest of East	30,376	974.4
Rest of Greater North West	40,454	426.4

Source: Census 2021; Turley analysis

- 2.13 Clydach was also home to more of the sales recorded by the Land Registry over the past three years, with the average price paid comparing to the rest of the East SHPZ while being around 15% lower than the Greater North West. The average price paid in the whole area to be decided does fall roughly midway between the other parts of the East and Greater North West but skews slightly more towards the former. With the more populated Clydach also having a similar population density to that area, this suggests that it would be reasonable to treat the entire area as part of the East SHPZ, removing the three villages from the Greater North West.

Table 2.4: Average Price Paid Compared to East and Greater North West (2020-22)

	Number of sales	Average price paid
Clydach	288	£164,620
Craig-cefn-parc, Rhyd-y-gwin and Llwynceilyn	58	£203,176
Combined area to be assigned	346	£171,083
Rest of East	1,238	£160,428
Rest of Greater North West	1,875	£192,935

Source: Census 2021; Turley analysis

- 2.14 The southern boundary of the newly-expanded East SHPZ has also been affected by the creation of a new ward on the **waterfront**, which stretches to the west into the Maritime Quarter in the Central SHPZ. This western area (Maritime Quarter) had more residents as of the 2021 Census and was more than three times as densely populated as the eastern part of the waterfront (known as SA1). That said, it was not as densely populated as the rest of the Central SHPZ, rather being more similar to – if higher than – the rest of the newly-expanded East.

Table 2.5: Population Density Compared to East and Central (2021)

	Population	Population density (residents per sqkm)
Eastern waterfront (the SA1 area)	2,118	504.6
Western waterfront (Maritime Quarter)	3,002	1,581.4
Combined area to be assigned	5,120	839.9
Rest of East	37,106	566.9
Rest of Central	50,284	4,687.7

Source: Census 2021; Turley analysis

- 2.15 The western waterfront (Maritime Quarter) has also seen more housing market activity over the last three years. Prices have tended to be around 20% lower than the eastern part of the waterfront, which itself has higher values than the rest of the East SHPZ. Indeed, prices across the waterfront area have been higher than recorded elsewhere in either the Central or East SHPZs. While this – as with population – makes no compelling case for including it in one area over another, it is considered reasonable to include the entire waterfront within the Central SHPZ, given the number of residents and level of activity in the west and its relationship with the city centre.

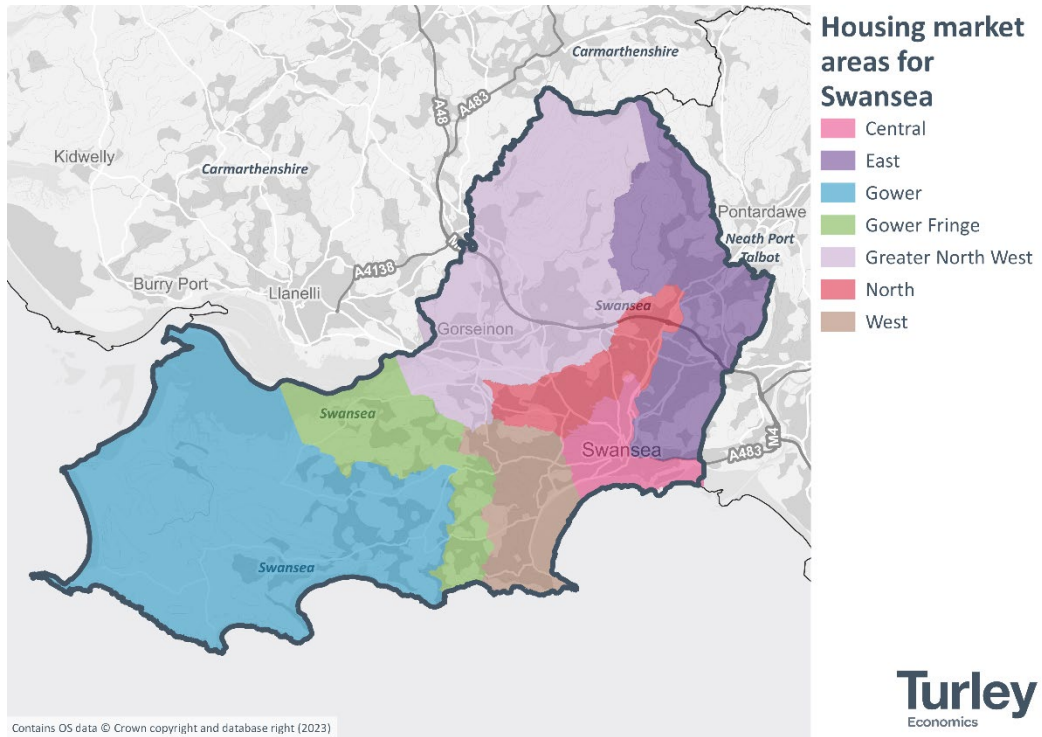
Table 2.6: Average Price Paid Compared to East and Central (2020-22)

	Number of sales	Average price paid
Eastern waterfront (the SA1 area)	87	£226,282
Western waterfront (the Maritime Quarter)	208	£181,116
Combined area to be assigned	295	£194,436
Rest of East	1,509	£159,230
Rest of Central	1,931	£148,506

Source: Census 2021; Turley analysis

- 2.16 Figure 2.3 shows the HMAs that result from these reallocations, with all now aligning with new ward geographies and being compatible with the LHMA Tool.

Figure 2.3: Revised SHPZs as HMAs for Swansea



Source: Turley analysis

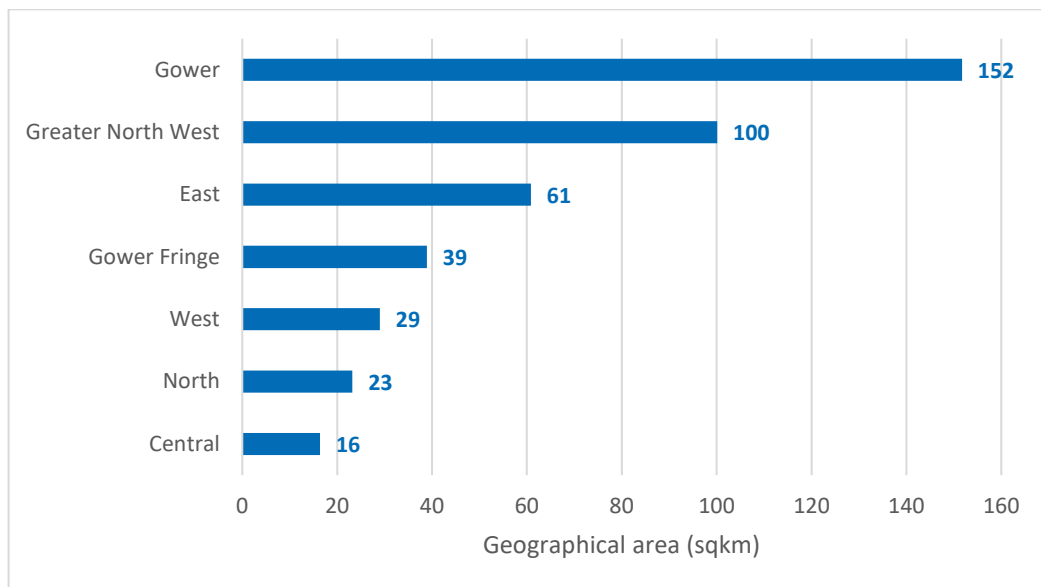
3. Overview of Housing Market and Socio-Economic and Demographic Trends

Housing market analysis by tenure

Geographical size

- 3.1 The administrative area of Swansea extends to cover some 420sqkm, ranking as the 14th largest of the 22 local authorities in Wales²⁰.
- 3.2 Gower is the largest of the seven HMAs within Swansea, extending to circa 152sqkm, with the Greater North West the next largest at 100sqkm. Central (16sqkm), North (23 sqkm) and West (29sqkm) are the smallest of the seven HMAs.

Figure 3.1: Geographic size of HMAs



Source: ONS

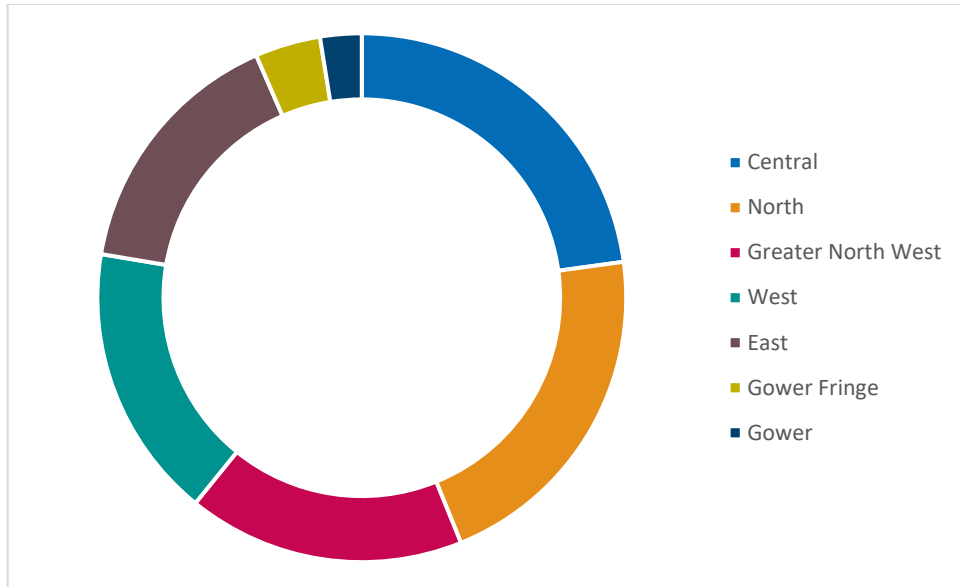
Population

- 3.3 Census 2021 data indicated that there were 239,490 residents living in Swansea in 2021. This made Swansea the 2nd most populous local authority in that year in Wales and the 76th most populous local authority in that year across England and Wales combined.
- 3.4 Census 2021 also provides ward level population estimates, therefore meaning an estimate for each HMA can be produced. The data suggests that 23% of residents lived within the Central HMA, with a further 21% living within the North HMA. No other HMA accommodated more than 20% of the authority’s residents, although the Greater North West and the West both accommodated 17% of the population and the East accommodated 16% of Swansea’s population. Gower and Gower Fringe are

²⁰ ONS (2021) Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland, MYE5

considerably less populated than the other areas, each accommodating only 3-4% of the total population.

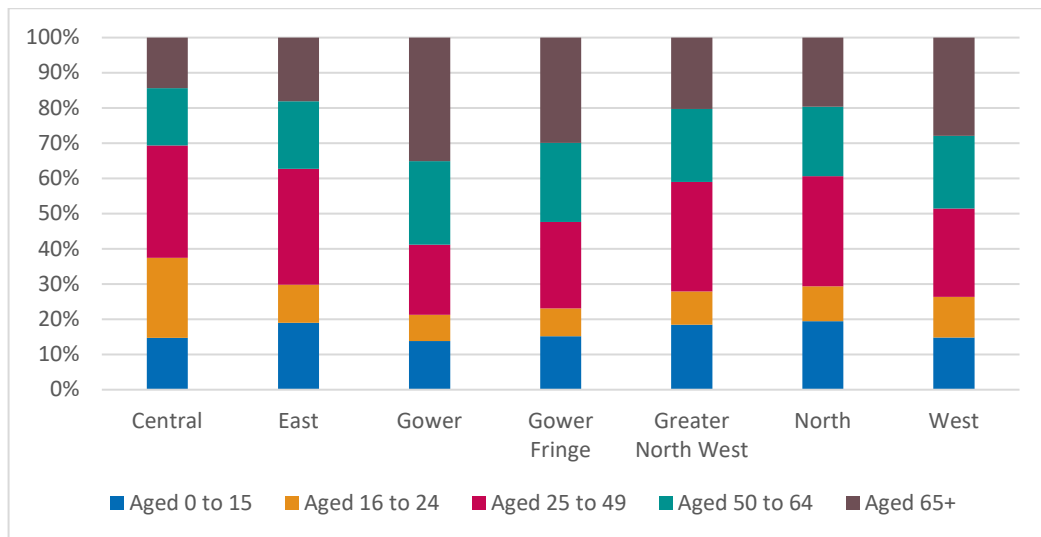
Figure 3.2: Distribution of Swansea population by HMAs (2021)



Source: ONS; Turley analysis

- 3.5 Figure 3.3 shows the age profile in 2021 for each HMA. Overall, there does appear to be a degree of variation between the age profiles across the HMAs. On average, the proportion of the population aged 0-15 is 17.0%, between ages 16 and 24 the average proportion is 13.0%, for the age range 25-49 the average proportion is around 30.1%, 19.4% for the age range 50-64 and 20.5% for the age range 65+.
- 3.6 The North HMA has the highest proportion of people 15 years or under (19.4%). Central has the highest proportion of residents aged between 16 and 24, likely at least partially influenced by its student population, with 22.7% of residents within this age range. East has the largest proportion of residents aged between 25 to 49 (32.9%) and Gower has the largest proportion of residents aged 50 to 64 (23.7%).
- 3.7 The population of Gower is generally the eldest of all the HMAs with 35.1% of the population being aged 65 or above. This is also reflected in Gower having the fewest children, aged 15 years or under, with this age group accounting for only 13.8% of the population. It also has the lowest proportion of young adults aged 16-24 (7.5%) followed closely by Gower Fringe (7.9%). Furthermore, it has the largest proportion of residents aged 50-64, who will age and likely reinforce this trend.

Figure 3.3: Age profile of each HMA (2021)



Source: ONS; Turley analysis

Households

- 3.8 The 2021 Census reported that there were around 105,000 households living in Swansea. The Central HMA accommodated the most households, with around 24,500, whereas Gower accommodated barely a tenth as many (c.2,600).
- 3.9 The average household in Swansea contained around 2.22 residents, and this is reasonably consistent across the HMAs despite there being a degree of variation. The largest households tended to live within the Greater North West HMA, each accommodating an average of 2.30 residents, whereas the smallest households were in the Central HMA potentially as a result of its housing stock.

Table 3.1: Number of households and average household size (2021)

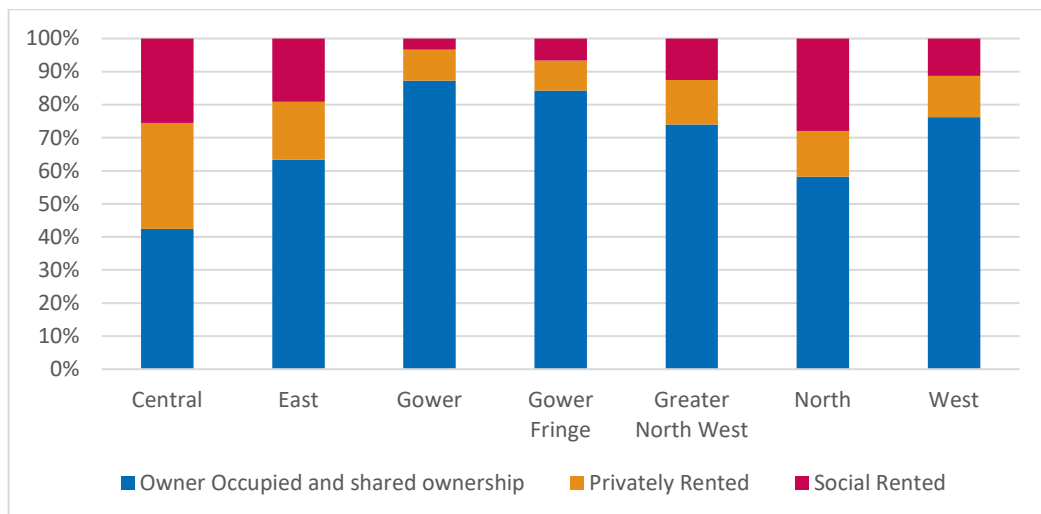
	Population living in households	Number of households ↓	Average household size
Central	52,248	24,463	2.14
North	49,837	22,068	2.26
West	38,198	17,732	2.15
Greater North West	40,215	17,470	2.30
East	37,391	16,456	2.27
Gower Fringe	9,498	4,202	2.26
Gower	5,938	2,591	2.29
Swansea	233,325	104,982	2.22

Source: ONS; Turley analysis

Tenure

- 3.10 Figure 3.4 shows the housing tenure in which households in every HMA lived, as of 2021. The Gower HMA can be seen to have the largest proportion of households that own all, or a share, of their home (87.3%). The age demographics discussed above is anticipated to be a contributing factor to this high percentage. The Central HMA has the lowest rate of homeownership, at 42.4%, potentially a result of a high student population within the HMA and the relatively young population.
- 3.11 Further supporting this theory, the Central HMA has the largest proportion of households privately renting their home (32.1%) presumably at least partially linked to students seeking privately rented accommodation whilst they are at university or when graduating, if they stay in the city. The East HMA had the next most households privately renting, at 17.5%, but this is notably far less than the Central HMA to further emphasise the size of the market in the latter area. The HMAs with the fewest privately renting households are Gower Fringe (9.0%) and Gower (9.4%).
- 3.12 North HMA has the proportionately largest social rented sector (27.9%). The HMA with the fewest households in this tenure is Gower, at 3.3%, while Gower Fringe also has a low number at 6.7%.

Figure 3.4: Tenure profile of each HMA in 2021



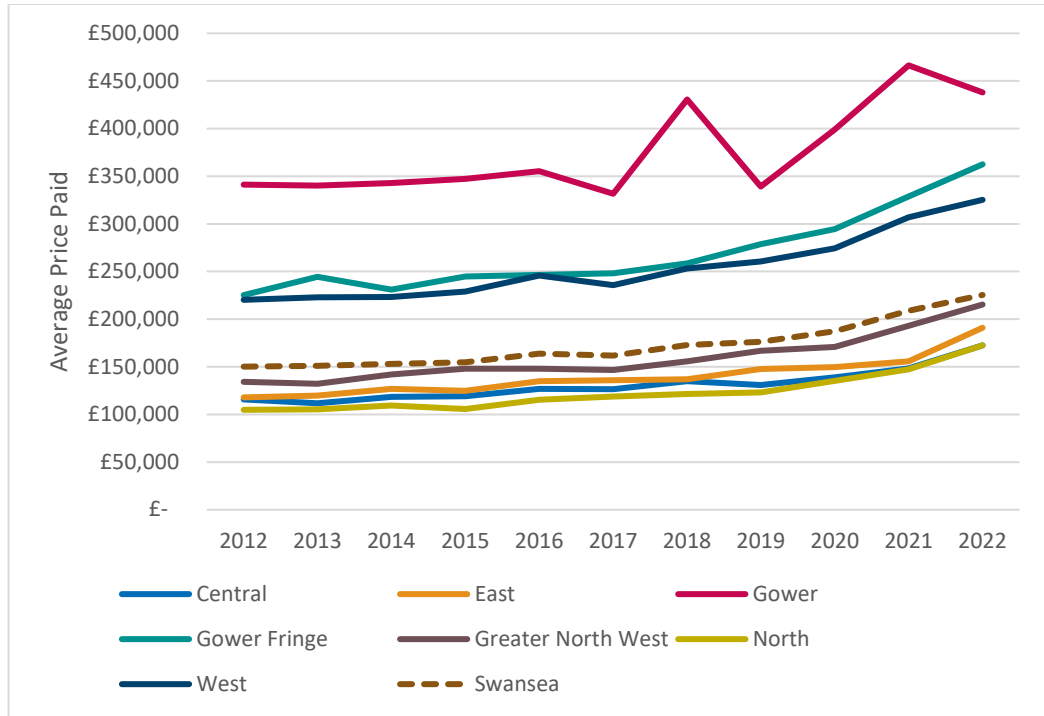
Source: ONS; Turley analysis

Owner occupiers

- 3.13 Figure 3.5 draws upon Land Registry data to show trends in the average price paid and the number of transactions per year from 2012 to 2022, where the latter is the last complete year for which this data is available at the time of writing. The average price paid has increased over this ten-year period, with the most sizeable proportionate increase being in the Gower Fringe which experienced a 67% rise in prices. The average price paid for properties within the North HMA also markedly increased by 65%. The smallest proportionate increase in the average price paid was in the Central HMA, which experienced a 36% increase.
- 3.14 Figure 3.5 also shows that Gower has consistently had the highest average prices over the last ten years. The average price remained broadly stable at around £350,000

between 2012 and 2016, after which there was some volatility in house prices before they settled at around £450,000 in 2022. The lowest average, and consistently so, was in the North HMA. The Central, East and Greater North West HMAs had average prices that were lower than those of Swansea as a whole throughout the decade, whereas the opposite was true for Gower Fringe and the West.

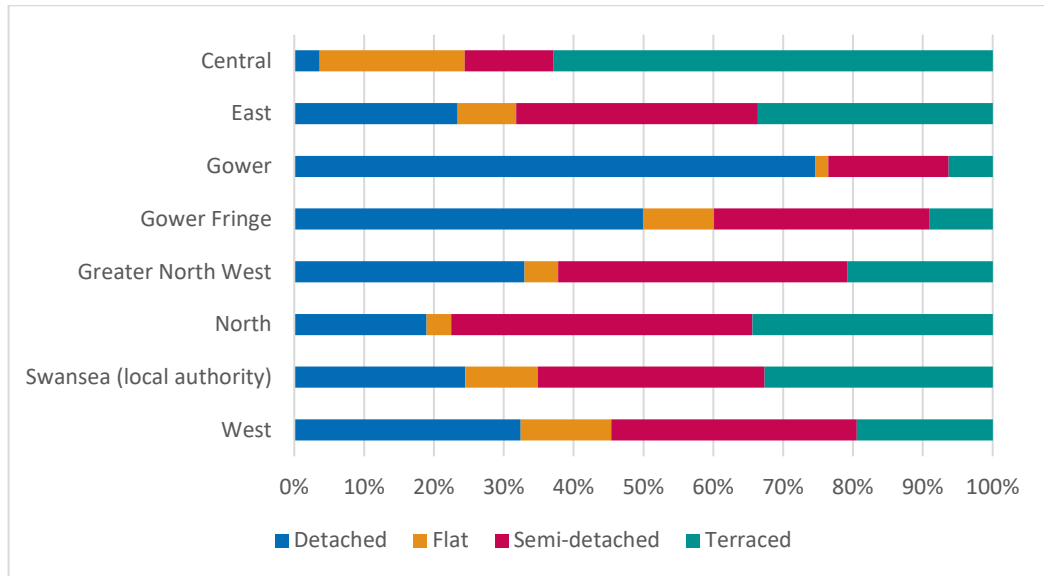
Figure 3.5: Average Price Paid by HMA (2012-22)



Source: Land Registry; Turley analysis

- 3.15 The consistently high prices seen in Gower are likely a reflection of the detached properties that are more frequently sold in that area, to the extent that some 75% of sales recorded over the last decade have involved such a property; the most of any HMA. The Central and North HMAs have in contrast offered few such properties for sale, with 96% and 81% respectively of all sales in these areas instead involving flats, semi-detached or terraced houses.

Figure 3.6: Types of Properties Sold in HMA (2012-22)



Source: Land Registry; Turley analysis

3.16 Table 3.2 shows the number of transactions per year in each HMA from 2012-2022. There has generally been growth in the number of transactions across all of the HMAs over this period, although there has been a degree of variation. The largest increase in relative terms occurred in Gower, which has seen sales rates more than double albeit from a very low base. In 2020, there was a widespread drop in the number of transactions – with Gower being the only exception – which is likely to be a result of the Covid-19 pandemic.

Table 3.2: Number of Transactions by HMA (2012-2022)

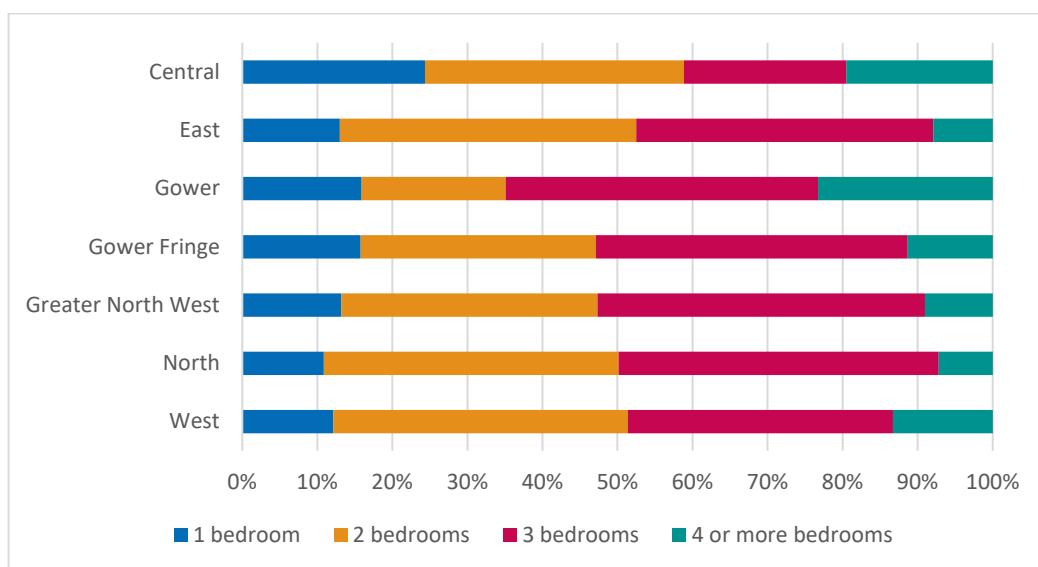
HMA	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Central	450	577	705	758	738	779	740	711	584	787	800
East	351	460	543	579	646	671	566	576	409	552	516
Gower	28	32	52	29	46	62	47	36	47	64	63
Gower Fringe	158	173	194	206	210	206	208	189	170	233	160
Greater North West	530	516	735	659	686	718	731	710	557	728	608
North	350	452	497	504	611	676	608	599	503	653	664
West	481	628	629	665	736	762	772	735	584	857	654

Source: Land Registry; Turley analysis

Private rented sector

3.17 The 2021 Census indicated that there were around 19,200 households privately renting their home in Swansea as of 2021. Figure 3.7 shows the size of properties rented within each HMA. Three-bedroom properties form the largest proportion of privately rented properties across all HMAs other than West and Central, where two-bedroom properties are most prevalent. In addition, the Central HMA has a larger proportion of one-bedroom rental properties, which could be attributed to a larger proportion of people aged 16-24 (including students) living within the HMA. The Central HMA also has a higher proportion of rented properties with at least four bedrooms, which could include students renting HMOs. Gower and the Gower Fringe also have a relatively large number of rented properties with one bedroom, with the former also having several with four bedrooms.

Figure 3.7: Size of properties privately rented by HMA (2021)



Source: Census 2021; Turley analysis

3.18 Rent Officers Wales (ROW) have analysed circa 2,145 rentals throughout Swansea, over the year to April 2023, and confirmed that properties with two bedrooms are most prevalent costing around £580 per month at the midpoint of the market. This was around 10% more than the median cost of a one-bed property, whereas a three-bed property cost around 12% more. Rents at the 30th percentile, also supplied by ROW, were unsurprisingly lower.

Table 3.3: Monthly Cost of Privately Renting in Swansea (2022/23)

	1 bed	2 beds	3 beds	4+ beds
Number of rentals	395	912	725	113
30 th percentile	£470	£525	£560	£795
50 th percentile (median)	£525	£580	£650	£970

Source: Rent Officers Wales

3.19 This data was also broken down to HMAs, albeit this naturally reduced sample sizes to the point where average rents in some areas could not be reliably reported by ROW²¹. This nonetheless suggests that rents are generally highest in Gower and the Gower Fringe, in line with these areas' relatively high house prices which were highlighted at the earlier Figure 3.5.

Table 3.4: Cost of Privately Renting by HMA (2022/23)

HMA		1 bed	2 beds	3 beds	4+ beds	Total
Central	No. rentals	226	361	167	22	776
	30 th percentile	£495	£525	£565	£772	–
	Median	£550	£625	£625	£925	–
East	No. rentals	51	130	103	7	291
	30 th percentile	£525	£504	£550	£739	–
	Median	£550	£550	£615	£795	–
Gower	No. rentals	3	6	10	9	28
	30 th percentile	•	£575	£820	£957	–
	Median	•	£650	£950	£1,200	–
Gower Fringe	No. rentals	4	14	13	4	35
	30 th percentile	•	£573	£690	•	–
	Median	•	£700	£750	•	–
Greater North West	No. rentals	44	106	134	23	307
	30 th percentile	£417	£525	£590	£725	–
	Median	£450	£575	£650	£770	–
North	No. rentals	35	164	158	14	371
	30 th percentile	£425	£495	£550	£670	–
	Median	£438	£525	£625	£725	–
West	No. rentals	32	131	140	34	337
	30 th percentile	£492	£620	£554	£1,000	–
	Median	£538	£695	£728	£1,200	–

Source: Rent Officers Wales

• insufficient data

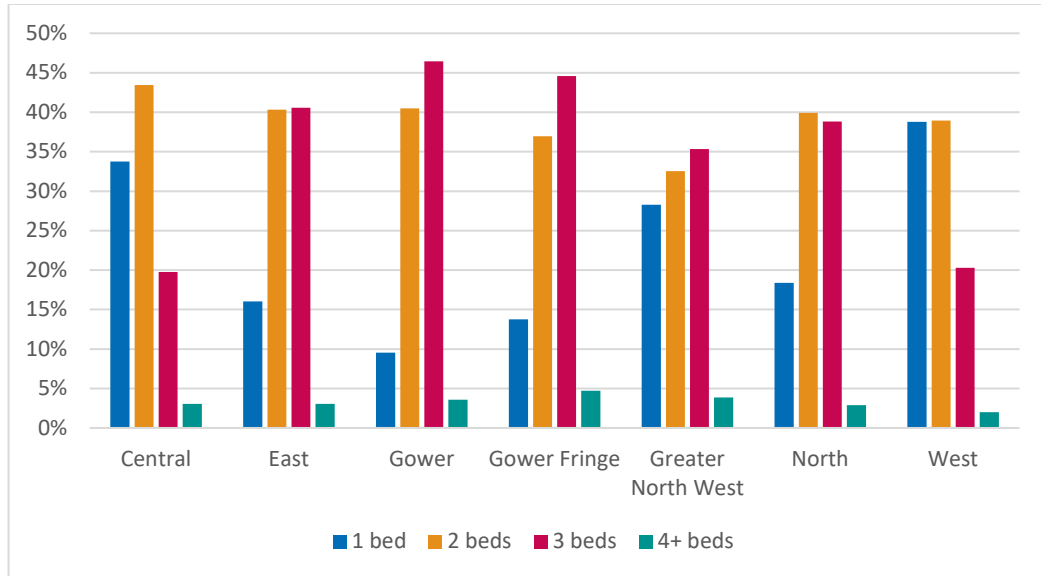
Affordable housing sector

3.20 Some 20,050 households were reportedly living in the social rented sector throughout Swansea as of the 2021 Census. These households most often had two bedrooms but this did vary between HMAs, with three bedroom properties being more commonly occupied in Gower, Gower Fringe, East and the Greater North West. The other HMAs –

²¹ ROW opts not to calculate percentile figures for HMAs that record fewer than five rentals

especially Central and West – had far fewer households renting such large properties, with one-bed homes being much more prevalent than elsewhere.

Figure 3.8: Size of housing occupied in social rented sector by HMA (2021)



Source: Census 2021

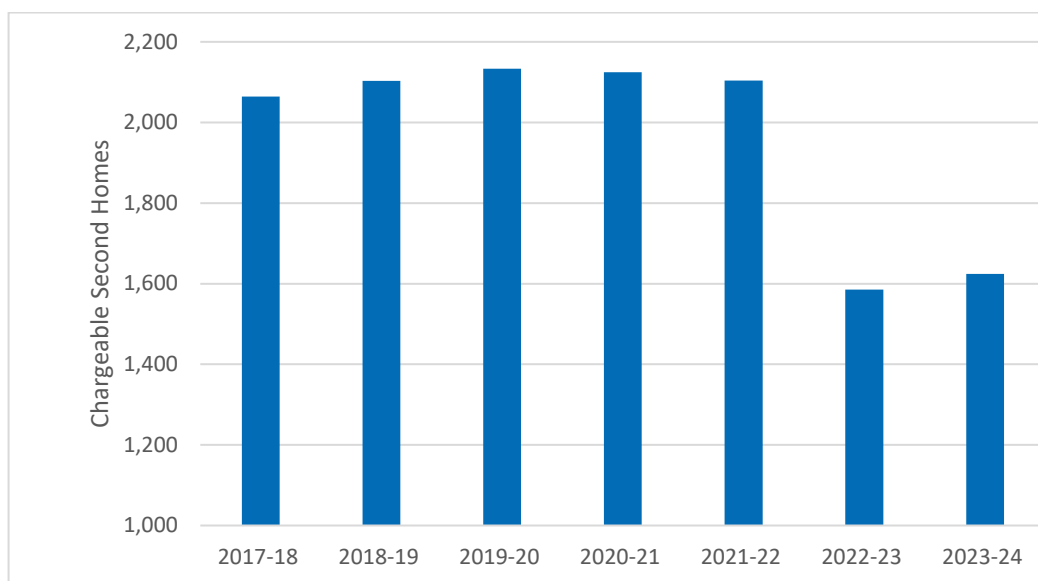
Second homes

- 3.21 Data from the 2021 Census indicates that approximately 15,800 residents of Swansea (6.6% of the total population) had a second home within the UK and 2,100 residents (c. 1% of the total population) had a second home outside the UK.
- 3.22 The 2021 Census also identified the number and location of second addresses in Swansea itself, including those used as holiday homes. It must be noted that the data only includes people who are usually resident in England and Wales and stay at least 30 days a year at a second address, such that it does not include homes that may be let as holiday homes (i.e. the owner themselves never stays there) nor those owned by people who usually reside outside England and Wales. The data therefore has limitations but nonetheless provides useful indications of the scale and geography of second addresses.
- 3.23 Overall, the Census showed that Swansea (465) had the 7th highest number of second addresses used as holiday homes within Wales, just above Carmarthenshire (425). This varied across the County, with Gower (145), Mumbles (135) and the Waterfront (50) wards having the most significant numbers.
- 3.24 These general findings are also reflected by analysis of Valuation Agency (VA) non-domestic rates data for properties that are categorised as ‘apartment houses and premises’ and pay commercial rates (non-domestic) due to them being let for a specified short term period. January 2023 VA data identified 530 such properties in the County, with again the most significant numbers being in the Gower (164) and Mumbles (129) wards; followed by Waterfront (33), Pennard (25) and Castle (24). It

should be noted that there is no requirement for self-catering holiday accommodation to register as non-domestic and so there are also limitations with this dataset too.

- 3.25 A further data source is Council Tax data published by the WG²². This indicates that there are currently 1,624 second homes throughout Swansea, albeit it is important to recognise that not all will be holiday homes with some properties categorised as such, for example, if their owner moves in with relatives or is in the process of selling. This data suggests that circa 1.5% of all dwellings in Swansea are second homes, approaching the rate recorded for Wales as a whole (1.7%).
- 3.26 The number of Council Tax chargeable second homes in Swansea appears to have sharply reduced in recent years, peaking when 2,133 were recorded in 2019/20 but reducing by around 26% by 2022/23. While this was followed by a rise of 2% in 2023/24, the overall number of chargeable second homes is substantially lower than in 2021/22, potentially due to the gradual impact of the second home premium introduced by the Council in April 2021, but also possibly caused by some changing to register as non-domestic properties.

Figure 3.9: Number of Chargeable Second Homes in Swansea (2017/18-2023/24)



Source: WG

Empty homes

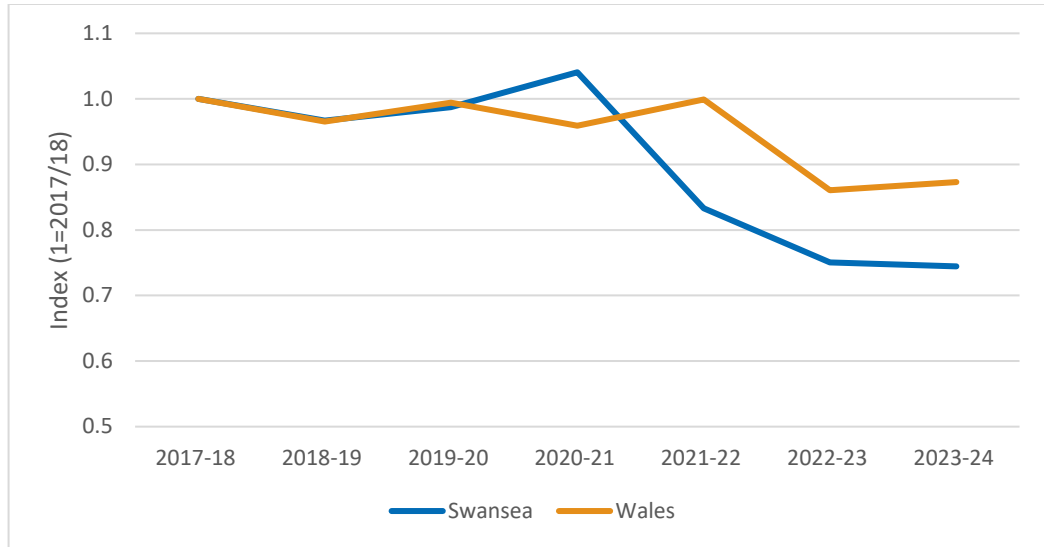
- 3.27 Council Tax data published by the WG indicates that there are currently 1,687 long-term empty properties in Swansea as of 2023/24²³. This equates to circa 1.6% of all homes and precisely aligns with the average for Wales as a whole.
- 3.28 There can be many reasons for a property to be empty, for instance if its owner has moved into a care home while wishing to retain their family home, or if it is being substantially renovated. It is notable that the number of long-term empty properties has declined sharply in each of the last three years with a particularly sharp fall of 20%

²² WG (2023) Council tax dwellings, by local authority (number of dwellings) 2023/24

²³ *Ibid*

between 2020/21 – 2021/22. While Wales also saw a relatively pronounced fall since 2021/22, this was less extreme than the decrease seen in Swansea, which could again be linked to the introduction of a Council Tax premium in April 2020 that has incentivised owners to fill empty homes.

Figure 3.10: Indexed Change in Number of Empty Homes in Swansea (2017/18-2023/24)



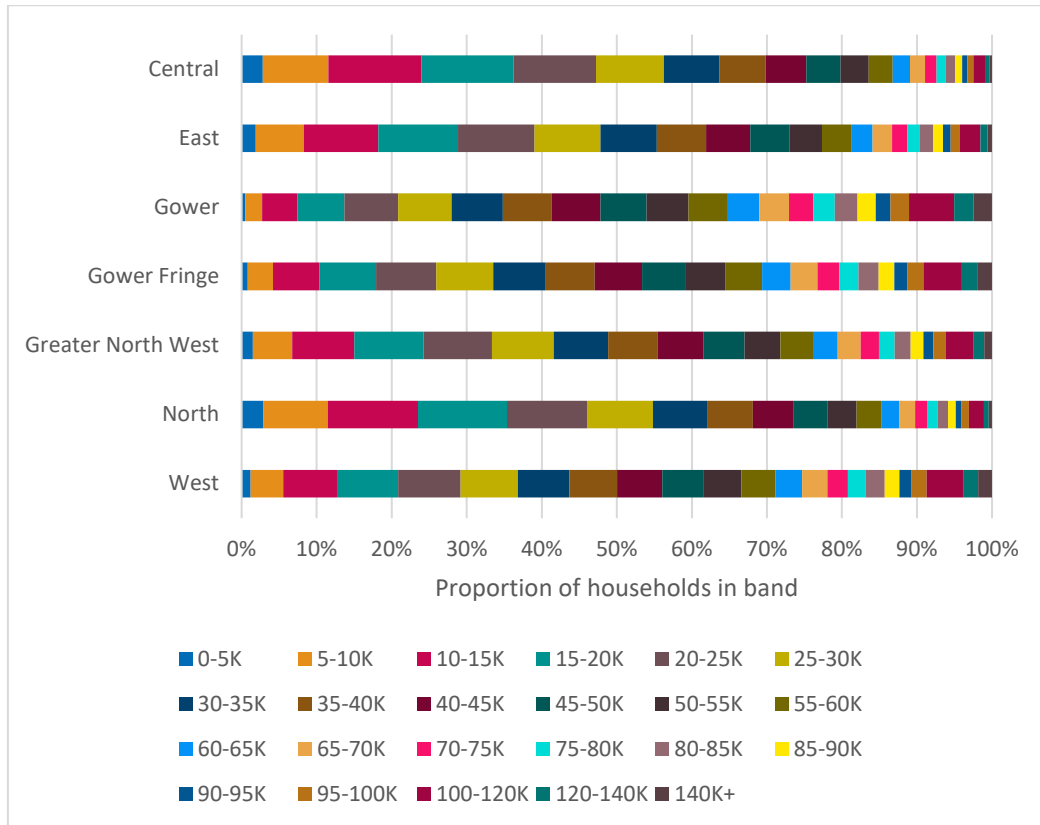
Source: WG

Socio-economic and demographic trends

Household income

- 3.29 Paycheck data, developed by CACI, provides an indication of the variation in household income between the different HMAs. It estimates the proportion of households whose gross income – which can include benefits or pensions – falls within different bands, and thus enables distinctions to be made between different areas, as at Figure 3.11.
- 3.30 The Central HMA can be seen to have the most households in lower income bands, with over half of its households (56%) having an income of less than £30,000 per annum. The only other HMA in which more than half of households have an income of less than £30,000 per annum is North (c.55%). Only 28% of households in Gower have an income of less than £30,000 but nearly half of households (46%) – more than any other HMA – earn over £50,000 per annum. Gower Fringe and West have the next-most households in these higher income bands (41% and 38% respectively). Central has the lowest proportion in higher income bands with only 20% of households having an income of over £50,000 per annum.

Figure 3.11: Household Income by Band (2023)

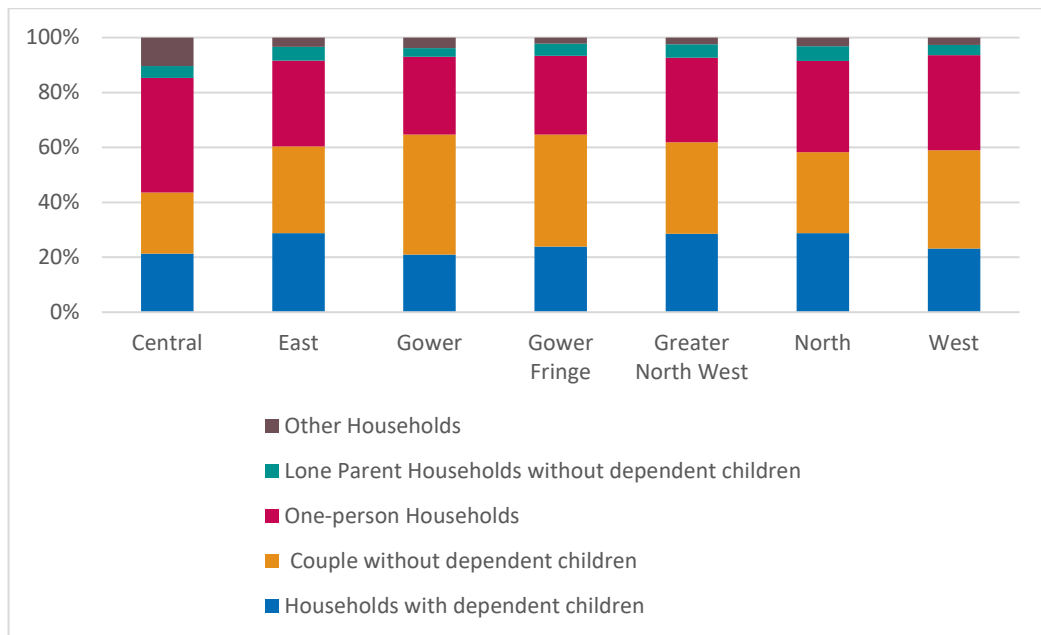


Source: CACI

Household composition

- 3.31 Figure 3.12 shows the types of households living in each HMA, as of the 2021 Census. It highlights that the Central HMA has a significantly larger proportion of one-person households (42%) in comparison to other HMAs, potentially as a result of the area having a younger population as outlined in the earlier Figure 3.3. It also has the joint-fewest households with dependent children (21%) along with Gower, where this trend is contrastingly likely to result from the older age of the population. Gower and Gower Fringe both have relatively large numbers of couples without dependent children compared to other HMAs, at 44% and 41% respectively.
- 3.32 The proportion of households with dependent children lies between 20% and 30% for all HMAs. The East, Greater North West and North have the highest proportion of households with dependent children, accounting for 29% of households in these HMAs.

Figure 3.12: Household Composition (2021)

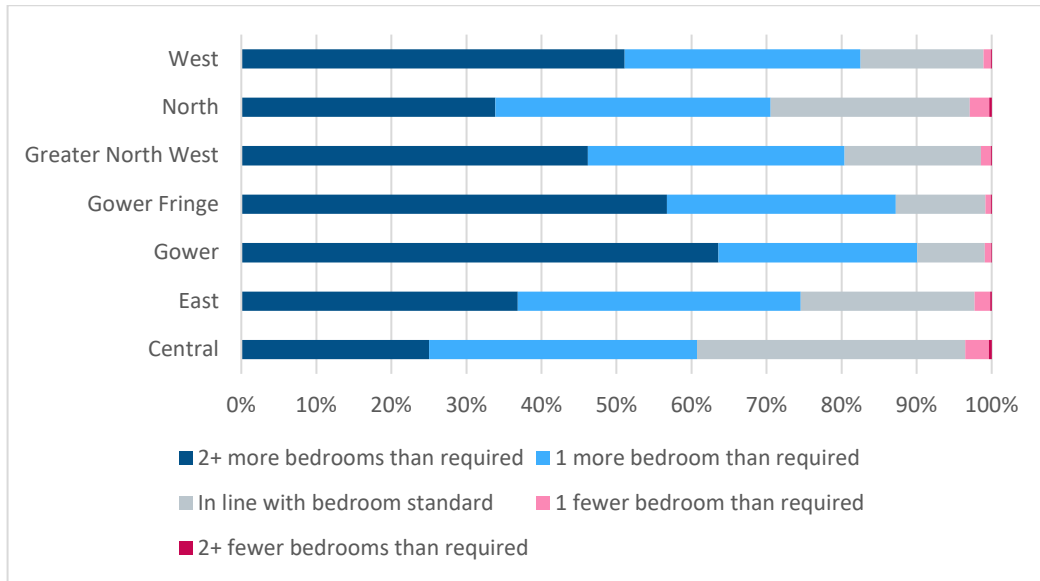


Source: Census 2021

Occupancy ratings

- 3.33 As of the 2021 Census, around three quarters (74%) of households in Swansea lived in properties with at least one more bedroom than were technically required, according to the official bedroom standard which accounts for relationships between occupiers.
- 3.34 The rate of overcrowding varied across HMAs, being highest – if still relatively low – in the Central HMA where around 3.5% of households were overcrowded. Around ten times as many (36%) had the number of bedrooms that they technically needed, contrasting with Gower where this was true of only 9% of households and some 90% - the most of any HMA – had at least one spare bedroom.

Figure 3.13: Occupancy Rating by HMA (2021)

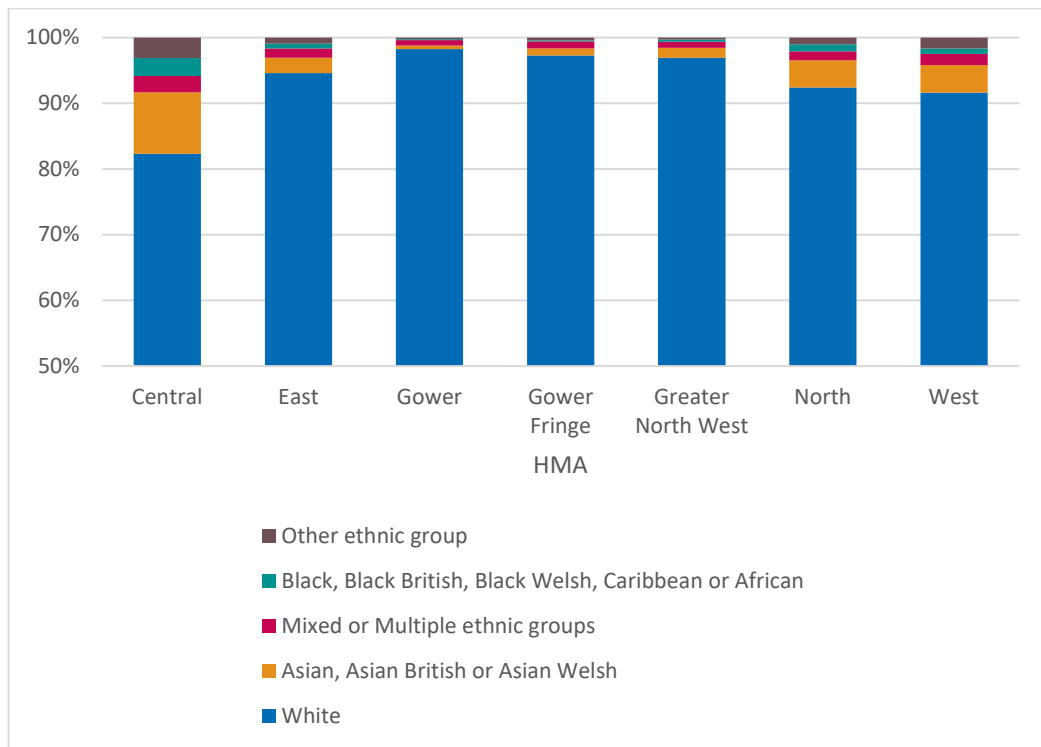


Source: Census 2021; Turley analysis

Ethnicity

- 3.35 Across Swansea, 91% of the population identified themselves as being white as of the 2021 Census. The second largest ethnic group within the city is Asian/Asian British, which accounts for 4.4% of the population. The third largest ethnic group is mixed/multiple ethnic groups (1.6%). Black/African/Caribbean/Black British people account for 1.2% of the population.
- 3.36 The majority of HMAs have a profile that closely compares to Swansea as a whole with the exception of Central, which has a significantly lower proportion of the population that is white. The Central HMA therefore has the highest proportion of its population identifying as non-white and Gower the lowest, with this shown in Figure 3.14.
- 3.37 The Central HMA has the largest percentage of Black/African/Caribbean/Black British people, with around 2.7% of its residents identifying as such. This is over twice the proportion for Swansea as a whole. The HMA with the smallest percentage of people that are Black/African/Caribbean/Black British is Gower, with 0.1%.
- 3.38 The Central HMA also has the largest proportion of people who identify as Asian/Asian British (9.3%). This is significantly higher than the majority of the HMAs and is also higher than the Swansea-wide figure of 4.4%.
- 3.39 The Central HMA also has the highest proportion of the population who identify with multiple ethnic groups (2.5%) with Gower again having the lowest, at 0.8%.
- 3.40 Overall therefore, the Central HMA has a more diverse population in comparison to the other HMAs and Swansea as a whole. In contrast, Gower is identified as the HMA with the least ethnic diversity and has the lowest proportion of non-white residents (only 1.8%). The remaining five HMAs are similar in terms of the overall representation of each ethnic group.

Figure 3.14: Ethnicity of residents in each HMA (2021)

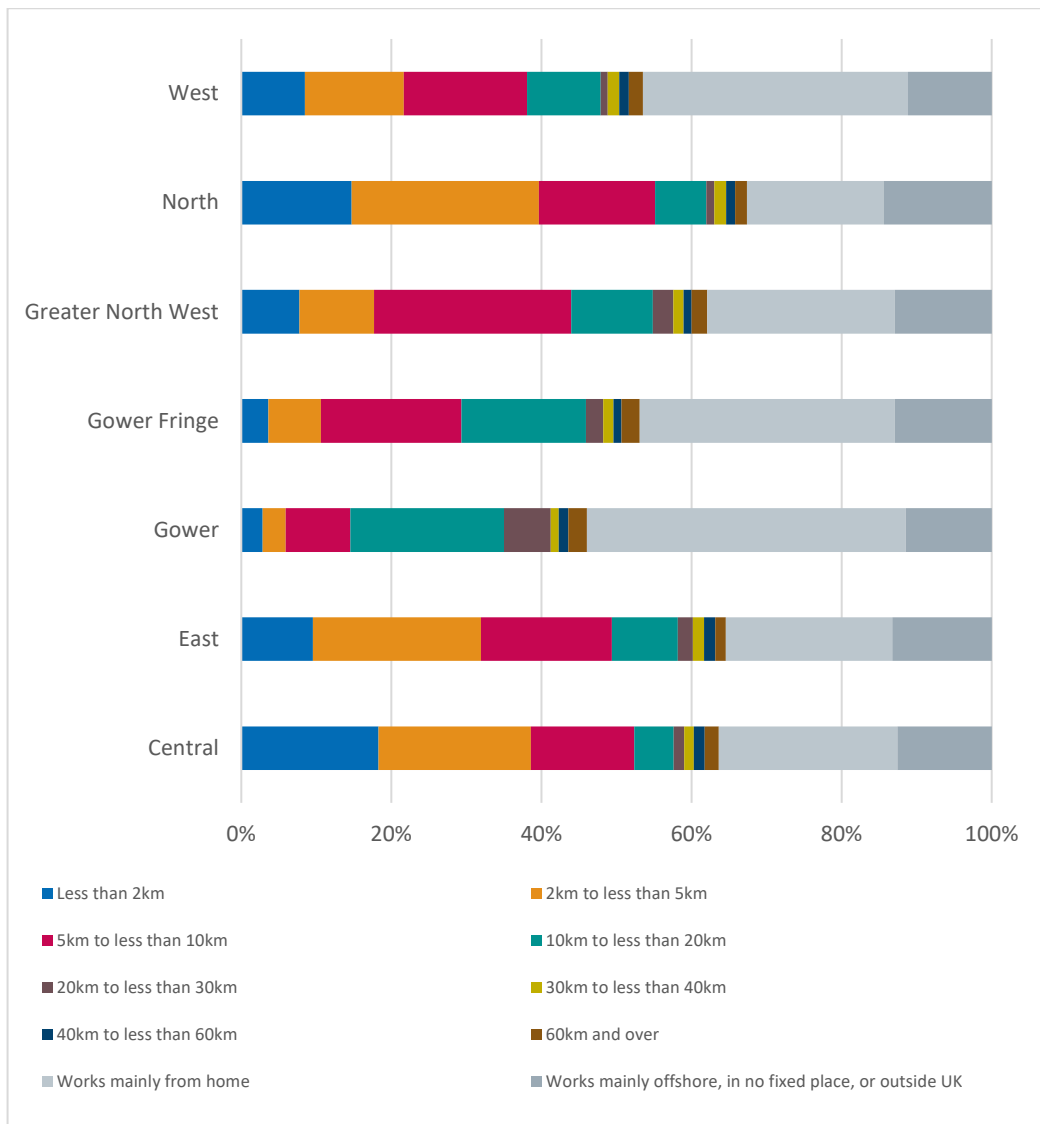


Source: Census 2021; Turley analysis

Commuting patterns

- 3.41 Figure 3.15 shows the distance travelled to work by the employed residents of each HMA, as of the 2021 Census. There is evidently significant variation between each HMA, being particularly prominent in those that have a high proportion of residents commuting less than 5km. The North and Central HMAs have a high proportion of residents doing so (40% and 39% respectively), presumably as a result of their central locations. In contrast, just 6% of Gower residents travelled such a short distance, with far more (c.43%) working mainly from home. In addition, residents of Gower were more likely to commute longer distances compared to their counterparts in other HMAs, mainly travelling 10-20km.

Figure 3.15: Distance travelled to work by HMA (2021)

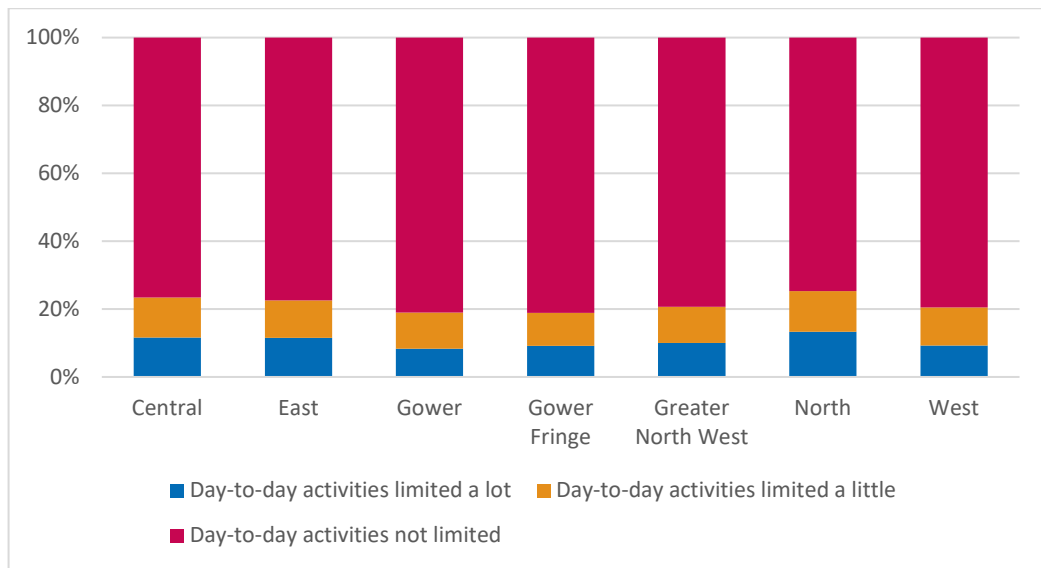


Source: Census 2021; Turley analysis

Disability

- 3.42 Across Swansea as a whole, 78% of residents were not limited in their daily activities as of the 2021 Census, with 11% reporting that their day-to-day activity was limited a little and the same proportion reporting their activities to be limited a lot.
- 3.43 Figure 3.16 provides an equivalent breakdown for each HMA. The areas with the fewest residents limited in their daily activities were Gower and Gower Fringe, with 81% of each area’s residents reporting this to be the case. The North HMA, in contrast, had the most residents reporting their daily activities to be limited a lot (13%) or indeed a little (12%) the latter alongside the Central HMA.

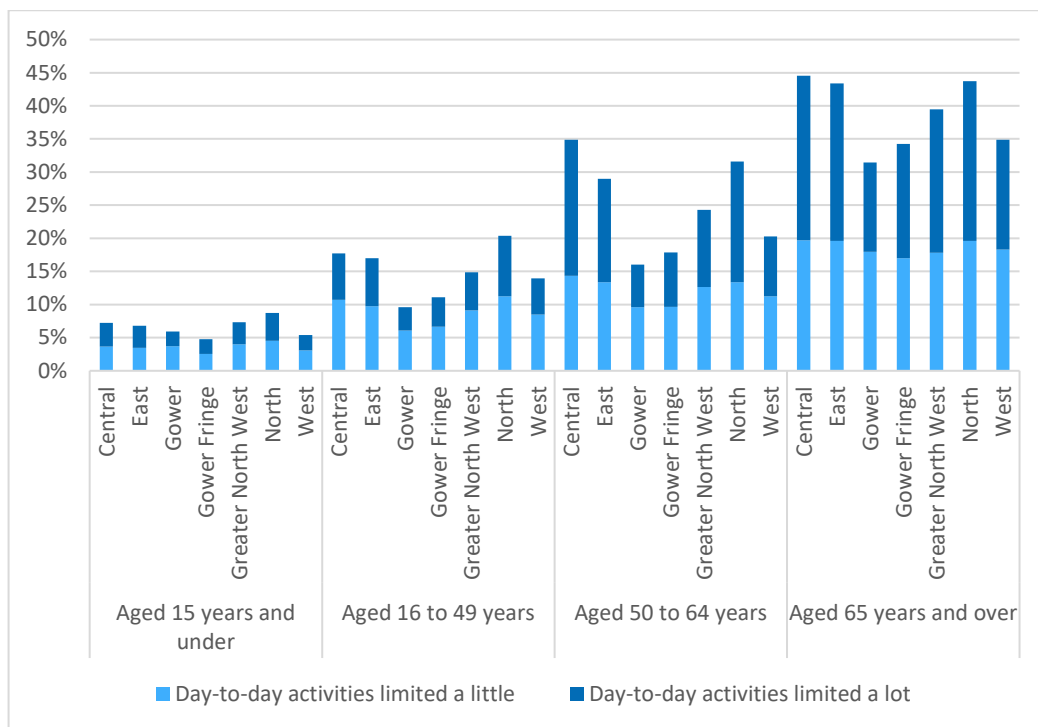
Figure 3.16: Limitations to daily activities by HMA (2021)



Source: Census 2021; Turley analysis

3.44 The Census also provides a breakdown of how this varies by age, which is reasonably consistent across all HMAs as shown by Figure 3.17. No more than 9% of children up to 15 years old were limited to some extent in their daily activities, this being recorded in the North HMA which also had the highest proportion of those aged 16 to 49 saying likewise (20%). Gower had the fewest of the latter group of residents being limited in their daily activities, at only 10%, and it occupied the same position for older age groups in a sign of its residents' general health. The Central HMA had the most residents aged 50 to 64, or 65 and above, who were limited to some extent in their daily activities, at 35% and 45% respectively.

Figure 3.17: Limitations to daily activities by age and HMA (2021)



Source: Census 2021; Turley analysis

- 3.45 Across Swansea as a whole, the Population Needs Assessment (2022-2027) published by West Glamorgan Regional Partnership stated that the number of hospital admissions in hospitals under the Swansea Health Board for people aged 65+ reduced from 15,597 in 2020 to 9,959 in 2021. The Market Stability Report identified that there are currently five care homes within Swansea for older adults, collectively offering a total of 156 beds.
- 3.46 The ADAPT project is a partnership between Swansea Council, Coastal Housing Group Ltd, Caredig and Pobl which aims to streamline the process of applying for adapted and accessible accommodation. Since the pandemic, ADAPT has experienced increased demand for such housing, with 100 applicants currently awaiting wheelchair accessible/adapted accommodation.
- 3.47 During a consultation, ADAPT stated that the biggest difficulty in terms of existing provision is providing adapted properties for larger families (such as 3,4,5 bed bungalows and houses) with ground floor facilities. Providing Occupational Therapists is recommended for already partially adapted stock, however due to recent cuts in social house PAG funding, this is proving to be difficult. As a result, the number of people requiring rehousing to adapted properties is increasing and expected to continue increasing.

Students

- 3.48 Swansea was home to circa 22,678 students, aged 16 or above, as of the 2021 Census. Some 17,954 students were aged 18 or above, with all but a fifth of these individuals – around 14,550 - being no more than 24 years old.

3.49 Over half (56%) of adult students, aged 18 or over, lived in the Central HMA, with the West HMA accommodating roughly a sixth (17%) and no other area housing more than 9%. This meant that almost a fifth (19%) of those residing in the Central HMA were students, as of 2021, dropping to 7% in the Gower HMA and being no higher than 4% elsewhere.

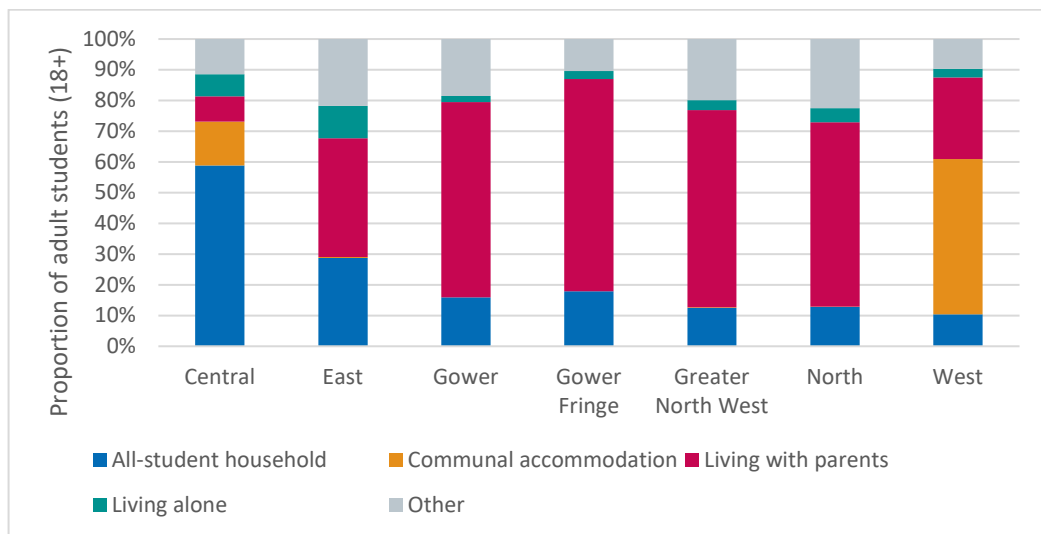
Table 3.5: Distribution of Students Aged 18+ (2021)

HMA	Students aged 18+	Proportion of all students in Swansea	Adult students as proportion of total population
Central	10,076	56%	19%
West	2,996	17%	4%
North	1,612	9%	2%
East	1,581	9%	3%
Greater North West	1,270	7%	3%
Gower Fringe	268	1%	3%
Gower	151	1%	7%
Swansea	17,954	100%	8%

Source: Census 2021

3.50 Adult students living in the Central HMA tended to reside with others in all-student households, to a much greater extent than seen elsewhere. Over half (51%) of adult students in the West HMA lived in communal accommodation provided by a university, but the students in all other areas – except the aforementioned Central HMA – most commonly lived with their parents.

Figure 3.18: Accommodation of Adult Students by HMA (2021)



Source: Census 2021

Specific housing needs requirements

- 3.51 This section adheres to the guidance by introducing specific housing needs and requirements, in a series of tables that combine available data with published strategies and policies.

Table 3.6: Accessible and Adapted Housing Provision

Heading	Summary
Local policies/strategies	The current LDP does not set any specific requirements regarding the provision of accessible or adapted housing, nor does it acknowledge a need for such accommodation. The Population Needs Assessment (2022-2027) published for the entirety of the West Glamorgan Regional Partnership does though outline some of the key issues within Swansea. The Assessment indicated a number of local issues relating to the provision of services and outlined strategies for the future. The Assessment outlines Swansea Council's ambition to reduce the number of Looked After Children in residential settings and look to recruit more foster carers to take up this extra demand in order to meet the overall ambitions of the Welsh Government.
Property needs	This housing needs to be suitable for people with limited mobility, ensuring for instance that the homes are wheelchair accessible.
Suitable for	The property needs to be suitable to accommodate people with disabilities. This includes ensuring properties are wheelchair accessible and where necessary there is low-level care.
Evidence including data sources	Data from the WG outlines the number of grants awarded in each local authority for disability facilities to be installed in homes. The number of dwellings improved in Swansea is reported to have decreased from 946 in 2018/19 to 740 in 2020/21, although this was followed by an increase to 1,072 in 2021/22. The reasons for this volatility in the trend are unclear, as it could either signify volatile demand or a change in the difficulty of accessing grants for dwelling improvements.
External stakeholder consultation and engagement	During engagement with the Director for Social Services at Swansea Council, it was raised that there are increased pressures across all levels of need for support. This includes adaptable housing for people with a range of disabilities both physical and non-physical. The Occupational Therapy Team Lead at Swansea Council also indicated that access to accessible and adapted housing is an issue as there has recently been an uplift in demand for accessible housing.

There has recently been an increase in the number of people requiring properties that are adapted for people with neurological conditions such as motor neurone disease, multiple sclerosis and Parkinsons. The demand for adapted and accessible homes is projected to increase further as a result of the local authority having an ageing population.

During a consultation, ADAPT (partnership between Swansea Council, Coastal Housing Group Ltd, Caredig and Pobl) stated that demand has increased for adapted housing, with 100 applicants currently awaiting wheelchair accessible/adapted accommodation. ADAPT stated that the biggest difficulty in terms of existing provision is providing adapted properties for larger families (such as 3,4,5 bed bungalows and houses). Providing Occupational Therapists is recommended for already partially adapted stock, however due to recent cuts in social house PAG funding, this is proving to be difficult resulting in an increase in the number of people requiring rehousing to adapted properties.

Key issues identified

There is currently a lack of data on the number of homes that are accessible or adapted in some way, which serves to restrict the depth of any analysis.

Table 3.7: Multi-Generational and/or Larger Families Requiring Larger Properties

Heading	Summary
Local policies/strategies	There are believed to be no local policies or strategies that specifically target this group.
Property needs	Properties are required to be large enough to accommodate multiple households, if multiple generations are living together. This may be for cultural reasons or to provide care for elderly relatives, or even to accommodate a young adult child who is unable to afford the costs associated with forming an independent household. Properties may need to be adaptable to individual circumstances, as some larger households may share communal areas but others may prefer distinct spaces (e.g. annex with own lounge, bathroom and cooking facilities)
Suitable for	Larger households, whose specific needs can be expected to vary.
Evidence including data sources	Census 2021 data provides an indication of the number of households with insufficient bedrooms, taking account of the relationships between those living in an individual household. Circa 2,375 households were reported to have at least one fewer bedroom than they required as of 2021, and of these 231 had at least two fewer than were needed. Both figures have fallen since the 2011 Census, when 3,350 households had at least one fewer bedroom than required and 365 had at least two fewer.
External stakeholder consultation and engagement	The Head of Child and Family Services at Swansea Council indicated that the key issues relate to the provision of one-bed and four-bed homes, due to the lack of supply and the demand for these properties having recently increased. It was also identified that another key area was allowing children to live with their families if they no longer live with parents. This can often mean that these relatives need to move to larger accommodation, and there is a large waiting list due to the relative scarcity of supply.
Key issues identified	There is currently a lack of reliable data on the number of multi-generational households and the extent to which their current housing is sufficient. It is also unclear how many large homes with discrete living areas, potentially suited to multi-generational households, exist in Swansea. During the consultation with the Head of Child and Family Services at Swansea Council, it was indicated that larger accommodation for families is in high demand and is difficult to find.

Table 3.8: Non-Permanent Housing

Heading	Summary
Local policies/strategies	<p>One of the aims of the Swansea Housing Support Programme is to strengthen and increase services to prevent homelessness. This includes increasing resources for statutory homelessness services to deal with an increase in demand in the short term. More long-term focuses include monitoring the reasoning behind non-permanent housing, to understand the drivers of homelessness and to develop a simplified pathway for individuals to access temporary supported accommodation. The Swansea Housing Support Programme also aims to develop and adopt a Rapid Rehousing support team and develop partnerships with key stakeholders. The Housing Support Programme aims to <i>'continue to increase the supply of suitable and affordable accommodation'</i> and strengthen support for accommodation provision for young people.</p> <p>The Population Needs Assessment (2022-2027) produced by the West Glamorgan Regional Partnership identified that across Swansea, the number of households threatened with homelessness decreased over the last three years. It also identified an increase over the last five years in the number of Unaccompanied Asylum Seeking Children (UASC). This is further supported in the Market Stability Report which identifies that the number of UASC which the Council will need to be aware of is anticipated to increase. The Market Stability Report identifies that the current advocacy service is able to accommodate the projected increase in demand from UASC.</p>
Property needs	<p>Varied, depending on the profile of the household or the individual (c.60-70% of asylum seekers being single males, who can sometimes be accommodated in HMOs). While expected to receive a specific number of asylum seekers, it is important to note that the Council is not responsible for finding their accommodation as this is arranged by another organisation on behalf of the Home Office, with the Council simply consulted to establish its suitability.</p> <p>Social housing is also considered to house some refugees, on the basis that it is generally more affordable and better managed.</p> <p>A number of residents of Swansea have accommodated Ukrainian refugees within their homes. Swansea Council have engaged with the Ethnic Minorities and Youth Support Team to support these refugees, one method of support is a Ukrainian translator at the Employment Hub in Quadrant</p>

	Shopping Centre. Therefore, accommodation for these refugees should be appropriately located to this Hub.
Suitable for	Asylum seekers, refugees from settlement programmes, Ukrainian families under the WG’s “Homes for Ukraine” scheme will likely require homes of a range of sizes. The “Homes for Ukraine” scheme has resulted in more than 150 people opening up their homes to Ukraine refugees in Swansea.
Evidence including data sources	N/A
External stakeholder consultation and engagement	During engagement with the Director for Social Services at Swansea Council, it was suggested that providing accommodation-based solutions to homelessness as well as extra support for people within this accommodation is increasingly challenging. The Head of Child and Family Services at Swansea Council further emphasised the increase in the number of children aged 16 and 17 that are homeless and therefore require one-bed properties. Furthermore, engagement with the Head of Child and Family Services raised increased pressures arising from an anticipate increase in UASCs, further stretching current resources. Post consultation, the Council confirmed that altogether there have been 27 UASC children under 18yrs come into the service from 2018 – 2023 (April).
Key issues identified	Continued inflow of refugees from various settlement programmes. The Population Needs Assessment and Market Stability Report anticipate a rise in the number of unaccompanied UASCs which Swansea Council will need to address since it is a city of sanctuary. The Council should monitor the risk that people leaving temporary accommodation will become homeless, so appropriate measures should be implemented.

Table 3.9: Housing, Care and Support Needs

Heading	Summary
Local policies/strategies	<p>The Swansea Housing Support Programme aims to work in partnership to strengthen support for people with complex needs, including mental health, learning disabilities, substance misuse and domestic violence services. Policy H10 of the Swansea LDP outlines the policy related to ‘specialist housing’. Specialist housing refers to housing that is occupied by older people or people with disabilities and the policy relates to sheltered housing, residential care and nursing homes and extra-care housing. Specialist housing should be provided when there is a proven need for the amount and type of accommodation proposed and provide access to facilities, services, shops and public transport. The Market Stability Report produced by the West Glamorgan Regional Partnership identified that the market for domiciliary care for children within Swansea is very small in comparison to adult services. This is currently private provision and there is often higher demand than supply, however the sufficiency assessment identified that the potential demand for domiciliary care may be offset by direct payments.</p>
Property needs	<p>Property needs will be extremely diverse amongst this group, which WG indicates should capture those in need of extra care, contemporary sheltered housing, supported living for people with a learning disability and/or ASD and temporary supported housing of the kind discussed in the previous summary table. The breadth of this group makes it challenging to generalise about the particular types of housing required, beyond the comments already made.</p>
Suitable for	<p>Properties should be suitable and equipped for the specific demands associated with those that require care and support. This includes accommodation for young people coming out of care, people with a learning disability and refugees.</p>
Evidence including data sources	<p>While Census data provides an indication of individuals’ health and mobility, there is no single data source showing the number who are explicitly in need of care and support. Some will be referred to the Council, via social services for example, who are consequently able to build a picture of the accommodation needs arising from residents with mental health conditions or learning disabilities for instance</p>
External stakeholder consultation and engagement	<p>During engagement with the Director for Social Services at Swansea Council, it was raised that there are increased pressures on the majority of housing needs. Responding to</p>

the evolving needs of an ageing population was identified as a key issue. Forecasts suggest that the requirement for extra care amongst people with dementia is likely to rise over time. It was proposed that in order to accommodate this increased demand, the Council will explore more innovative approaches rather than traditional models of care. Also, the Director for Social Services identified a further area of concern relating to responding to the Improving Lives Agenda issued by the WG. This means that the Council is required to change the existing approach, however there are currently capacity issues in supplying the adequate level of care for people with learning difficulties. During a consultation with the Deputy Director of the West Glamorgan Transformation Programme, the difficulties of embracing the Improving Lives Agenda even at a regional level were emphasised. There are reportedly pinch points and projected increased demand across all types of needs, specifically highlighting the demand for care for people with dementia is anticipated to be a large increase in demand for older persons accommodation over the next ten years.

Key issues identified

An extremely wide range of households, with varied housing requirements, will be captured by such a broadly defined group making it difficult to neatly summarise the needs of the full range of households with care and support needs. In the Market Stability Report, Swansea Council states that there are risks relating to the sustainability of the domiciliary care workforce, specifically for children domiciliary care. A consultation with West Glamorgan Transformation Programme Deputy Director identified an issue of private providers for children domiciliary care exiting Swansea and moving to England as a result of the not for profit agenda. Swansea Council should monitor this and ensure adequate provision is in place for children's care homes.

During a consultation with the Head of Child and Family Services at Swansea Council, it was suggested that further support for children in terms of education, economic opportunities and employment should be provided if children no longer live with their parents and have complex needs to ensure that these children have wrap around care to facilitate independent living in the future. This also includes mitigation of potential negative factors such as substance abuse, drugs and alcohol are in place when people are placed in supported accommodation.

Table 3.10: Locational Needs for Student Accommodation

Heading	Summary
Local policies/strategies	Policy H11 of the Swansea LDP outlines a desire for new purpose built student accommodation to be located within the Swansea Central Area. The LDP acknowledges the community cohesion issues that can be generated from students moving into HMOs where there are concentrations. Therefore, Swansea Council state that it is preferable to meet the demands of students with modern purpose built accommodation which is more suited for the needs of Swansea Central Area. Development outside of the Swansea Central Area will not be supported unless the exception criteria is met.
Property needs	The Swansea LDP outlines a need for properties to have good access to services, facilities and public transport to university buildings. This accords with living within the city centre.
Suitable for	Undergraduates and postgraduates, who may differ in terms of age and life experience. Some may be older having studied at undergraduate level elsewhere, whereas others will be younger and living away from home for the first time so may want to live in accommodation that helps them to form new social networks. This is believed to particularly be the case amongst students enrolled at Swansea University, a large proportion of whom tend to request accommodation – which is currently guaranteed for first years - even if they are from the local area.
Evidence including data sources	Both UWTSU and Swansea University annually report on their student numbers, which are published – after a slight delay – by the Higher Education Statistics Agency (HESA). This is split between undergraduates and postgraduates, and between full and part time students, and can also be tracked over time. Outside of the decennial census, there is more limited publicly available data on the number of students living on campus, in other student accommodation or at home, albeit Council Tax data can be used to monitor the number of all-student households who are exempt. Forecasts of future growth in student numbers are not publicly available, and the Council should therefore continue to liaise with both universities to build an understanding of the scale of future growth and determine the implications for Swansea.
External stakeholder consultation and engagement	Representatives from both universities were engaged to inform this LHMA.

Key issues identified	<p>All student accommodation at UWTSD is in the process of becoming completely privately owned meaning the university will offer no student accommodation (but will offer endorsements to private providers). The majority of students on the Swansea campus commute to the university each year and thus the demand for student accommodation is unlikely to vary in future years. This is despite the university targeting an increase in the number of international students as well as expanding areas of the Swansea campus to increase the number of courses offered and students attending the university. It was indicated that this would not result in a requirement for more student accommodation but rather existing vacant units in student accommodation being occupied. In addition, the university's estate strategy is under review and therefore the Council will need to maintain a dialogue with UWTSD as it develops its new estate strategy and transitions to solely privately delivered accommodation, but it can be reasonably assumed that no further bedspaces are needed to meet the demand that exists – in at least a quantitative sense – at present.</p> <p>Students enrolled at Swansea University continue to favour its smaller Singleton Park campus, offering 1,100 beds, rather than the newer Bay campus – over the local authority border in Neath Port Talbot – which opened in 2016 and offers some 2,500 bedspaces in total. The latter is perceived to be relatively isolated and in need of better connections into Swansea, where the majority study – with the Bay campus being home only to the School of Management and the Faculty of Science and Engineering – and there is a better offer of amenities and work opportunities. This popularity means that there is now a shortage of accommodation at Singleton Park, leading the University to restrict the number of second-year students living there.</p> <p>Swansea University has observed the development of new purpose-built student accommodation (PBSA) in recent years, predominantly in Swansea city centre, and believes this to be a reflection of market trends and a desire for better quality accommodation amongst students in this area. It has recently signed a three-year contract to accommodate 800 students in the PBSA of one provider, again in the city centre, as a way of growing its presence there and recovering the capacity that will be lost with the impending sale of the existing student village in Swansea with 600 bedspaces. This is believed to be a trial that will be monitored over the coming years, as the first phase of a broader student accommodation strategy which is likely to involve the redevelopment and enhancement of Singleton</p>
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Park towards the end of this decade, albeit plans are at a very early stage. The University believes that such an increase would be validated by forecast growth in student numbers, notwithstanding the difficulties in predicting how students' behaviour and preferences may change.

Swansea University is currently facing a particular challenge in attempting to accommodate international students, some of whom have tended to bring families thus putting pressure on the limited stock that is available. It has sought to discourage such students from bringing their families, and has no plans to develop new family accommodation due to the associated need for safeguarding and an awareness that the situation can rapidly change.

Table 3.11: Locational Needs for People with Physical or Cultural Needs

Heading	Summary
Local policies/strategies	Policy H7 of the Swansea LDP outlines the framework for any new proposals of a Gypsy and Traveller site, but there are believed to be no other policies or strategies that specifically address the locational needs of people with physical or cultural needs.
Property needs	Properties may need to be located close to shops, places of worship and services, as suggested by the WG's guidance.
Suitable for	Households who need to live in a specific location for some form of physical or cultural reason
Evidence including data sources	There is no evidence to suggest that a substantial number of households in Swansea have specific physical or cultural needs that mean they need to live in a certain location. Such insight could only be realistically obtained via a survey, which has not been part of this LHMA.
External stakeholder consultation and engagement	Stakeholders had no specific comments on the locational needs of people with physical or cultural needs.
Key issues identified	There is generally a lack of data, or stakeholder perspectives, on the locational needs of people with physical or cultural needs

4. Range of Additional Housing Need Estimates

- 4.1 In accordance with the LHMA template, this section presents a series of summary tables that have been drawn from the LHMA Tool. These initially relate to **each of the latest WG projections**, in line with the guidance, but scenarios linked to two other projections are also presented given that the Tool allows up to two user-defined projections to be run. The Council has reviewed the range of projections that have been developed by Edge Analytics as part of the Economic and Housing Growth Assessment (EHGA) and opted to use the **two employment-led scenarios**, with household membership rates adjusted in each case.
- 4.2 These projections form the basis for the newly arising need and relate to households, so slightly differ from the EHGA's reporting of the need for dwellings after applying a vacancy rate. The EHGA presents no equivalent of the "existing unmet need" that features in the Tool, effectively – and not unreasonably – assuming that these households are already occupying homes like the rest of the existing population in Swansea. Providing more suitable accommodation for such households can therefore free up homes, underlining why there is a complex relationship between the existing and newly arising need such that the former should not be simply added to the overall housing need estimated in the EHGA.
- 4.3 The scenarios can be seen to suggest a need for **526 to 627 affordable homes per annum** over the first five years of the plan period, with supply appearing insufficient under any scenario to meet a gross need that is largely driven by a substantial existing need which is assumed by the WG methodology to be cleared in that first five years. Section 5 explains which scenario has been chosen by the Council as the basis for its additional housing need estimates.

Average annual additional housing need estimates using the Welsh Government PRINCIPAL household projections								
FIRST 5 YEARS OF THE LHMA PERIOD								
Estimated average annual additional housing need (gross need before planned supply and turnover of existing stock)	Affordable housing		Market housing (newly arising need only)		Total			
	1916		351		2267			
	↓ Less planned supply and turnover of existing stock ↓ Net affordable housing 582		↘ Newly arising need 223 ↙ Existing unmet need 1693		Intermediate rent and LCHO 42 + Social rent 541			
Estimated annual average additional affordable housing need, net of planned supply and turnover of existing stock	582		of which		42 + 541			
Basis of the household projections								
Principal								
Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period								
LHMA Report Table 1: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply)								
The first table provides the additional affordable housing need estimates on the following basis: *at HMA level *by tenure (LCHO, intermediate rent and social rent) *annual estimate for the first 5 years of the LHMA period *the estimates have been reduced to allow for turnover of existing affordable stock and planned supply.								
HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent (a) + (b) + (c) + (d) = (e)	Intermediate rent	LCHO	Affordable Housing (h) = (e) + (f) + (g)
Additional housing need estimates by tenure	453	17	19	52	541	42	0	582
Central	183	-	16	19	219	10	-	229
East	74	15	2	9	100	5	-	105
Gower	-4	2	1	-	6	2	-	8
Gower Fringe	12	0	-	-	12	3	0	15
Greater North West	41	-	-	0	42	-	-	42
North	100	-	-	19	119	10	0	129
West	39	-	0	4	43	12	-	55
LHMA Report Table 2: Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)								
The second table provides the additional total housing need estimates on the following basis: *includes market and affordable housing *at HMA level *by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent) *annual estimate for the first 5 years of the LHMA period								
HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)	
	Social rent	Intermediate rent and LCHO	Affordable Housing (c) = (a) + (b)	Owner occupier	Private rented sector	Market Housing (f) = (d) + (e)	Additional housing need (g) = (c) + (f)	
Additional housing need estimates by tenure	1,847	69	1,916	170	181	351	2,267	
Central	597	19	615	41	30	70	686	
East	289	9	299	30	29	59	357	
Gower	11	2	13	3	6	9	23	
Gower Fringe	32	3	35	6	9	16	50	
Greater North West	217	9	227	30	36	66	293	
North	541	13	554	36	35	71	625	
West	159	13	172	25	36	61	233	

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
Detailed breakdown of the additional total housing need estimates over the remaining 10 years of the LHMA period							
LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period							
The third table provides the additional housing need estimates on the following basis:							
*at HMA level							
*by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent)							
*annual estimate for the remaining 10 years of the LHMA period							
*the estimates are based solely on newly arising need (it is assumed any existing unmet need is met during the first 5 years)							
*the affordable housing need estimates in should be combined with the affordable housing need in Table 1 to produce a 15-year estimate of affordable housing.							
No further allowance has been made for supply at this point as it becomes less accurate to predict committed supply and turnover beyond year 5.							
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing	Owner occupier	Private rented sector	Market Housing	Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
Additional housing need estimates by tenure	154	69	223	170	181	351	574
Central	42	19	61	41	30	70	131
East	23	9	32	30	29	59	91
Gower	3	2	5	3	6	9	15
Gower Fringe	5	3	7	6	9	16	23
Greater North West	22	9	31	30	36	66	97
North	37	13	50	36	35	71	121
West	22	13	35	25	36	61	96

Headline 15-year Affordable Housing Need Estimate

Table 4: Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

Table 4 provides the additional affordable housing need estimates on the following basis:

*at HMA level

*by tenure (intermediate housing and social rent)

*annual estimate for the 15 years of the LHMA period

*the affordable housing need estimates are a combination of the additional estimates from table 1 (net estimates) and table 3.

(no further allowance has been made for supply and turnover of existing stock as it becomes less accurate to predict beyond year 5)

	Average annual estimates			15-year estimates		
	(a)	(b)	(c)	Social rent	Intermediate rent and LCHO	Affordable Housing
Additional housing need estimates by tenure	283	60	343	4,243	896	5,138
Central	101	16	117	1,514	238	1,751
East	49	8	57	728	122	850
Gower	4	2	6	66	31	97
Gower Fringe	7	3	10	109	41	150
Greater North West	29	6	35	428	94	522
North	64	12	76	961	181	1,142
West	29	13	42	438	189	627

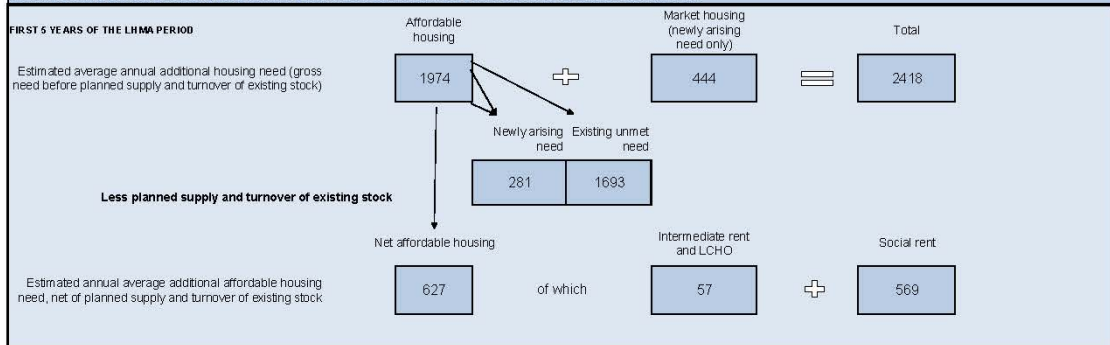
Data items / Key assumptions

	Basis	2022/23	2023/24	2024/25	2025/26	2026/27
Change in income growth	Default	2.33%	2.76%	2.84%	2.77%	3.58%
Change in house prices	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
Change in private rent prices	Default	5.04%	1.77%	1.67%	1.86%	2.49%
Change in income distribution growth	No change	0.00%	0.00%	0.00%	0.00%	0.00%

Number of years to clear existing unmet need	5 years
Market housing affordability criteria	30%
Social rent affordability criteria	35%

Data item	Data Sources	Basis of the data
Income data by HMA	Paycheck	2022

Average annual additional housing need estimates using the Welsh Government HIGHER VARIANT household projections



Basis of the household projections: Higher Variant

Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period

LHMA Report Table 1: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply)

The first table provides the additional affordable housing need estimates on the following basis:
 *at HMA level
 *by tenure (LCHO, intermediate rent and social rent)
 *annual estimate for the first 5 years of the LHMA period
 *the estimates have been reduced to allow for turnover of existing affordable stock and planned supply.

HMA	(a) one bedroom	(b) two bedrooms	(c) three bedrooms	(d) four+ bedrooms	(e) Social rent (a) + (b) + (c) + (d) = (e)	(f) Intermediate rent	(g) LCHO	(h) Affordable Housing (h) = (e) + (f) + (g)
Additional housing need estimates by tenure	475	20	23	52	569	57	0	627
Central	189	-	18	19	227	15	-	242
East	77	17	3	9	106	8	-	114
Gower	4	2	1	-	7	3	-	10
Gower Fringe	13	1	-	-	13	3	0	17
Greater North West	45	0	-	0	45	-	-	45
North	105	-	-	19	124	13	0	137
West	42	-	1	4	47	15	-	62

LHMA Report Table 2: Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

The second table provides the additional total housing need estimates on the following basis:
 *includes market and affordable housing
 *at HMA level
 *by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent)
 *annual estimate for the first 5 years of the LHMA period

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing (c) = (a) + (b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing	(g) Additional housing need (g) = (c) + (f)
Additional housing need estimates by tenure	1,888	87	1,974	215	229	444	2,418
Central	608	24	631	51	38	89	720
East	295	12	307	37	37	74	381
Gower	12	3	15	3	8	11	26
Gower Fringe	33	3	37	8	12	20	56
Greater North West	223	12	235	38	46	83	318
North	551	17	567	46	44	90	657
West	165	17	182	31	46	77	259

Detailed breakdown of the additional total housing need estimates over the remaining 10 years of the LHMA period
LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

The third table provides the additional housing need estimates on the following basis:
 *at HMA level
 *by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent)
 *annual estimate for the remaining 10 years of the LHMA period
 *the estimates are based solely on newly arising need (it is assumed any existing unmet need is met during the first 5 years)
 *the affordable housing need estimates in should be combined with the affordable housing need in Table 1 to produce a 15-year estimate of affordable housing.
 No further allowance has been made for supply at this point as it becomes less accurate to predict committed supply and turnover beyond year 5.

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing	(d) Owner occupier	(e) Private rented sector	(f) Market Housing	(g) Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
Additional housing need estimates by tenure	195	87	281	215	229	444	725
Central	53	24	77	51	38	89	166
East	29	12	41	37	37	74	115
Gower	4	3	7	3	8	11	18
Gower Fringe	6	3	9	8	12	20	29
Greater North West	28	12	40	38	46	83	123
North	46	17	63	46	44	90	153
West	28	17	45	31	46	77	122

Headline 15-year Affordable Housing Need Estimate

Table 4: Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

Table 4 provides the additional affordable housing need estimates on the following basis:

*at HMA level

*by tenure (intermediate housing and social rent)

*annual estimate for the 15 years of the LHMA period

*the affordable housing need estimates are a combination of the additional estimates from table 1 (net estimates) and table 3.

(no further allowance has been made for supply and turnover of existing stock as it becomes less accurate to predict beyond year 5)

HMA	Average annual estimates			15-year estimates		
	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing
			(c) = (a) + (b)			(c) = (a) + (b)
Additional housing need estimates by tenure	319	77	396	4,792	1,154	5,947
Central	111	21	132	1,665	311	1,976
East	55	11	65	818	159	977
Gower	5	3	8	79	39	118
Gower Fringe	8	3	12	126	52	178
Greater North West	34	8	41	503	118	621
North	72	16	88	1,083	233	1,317
West	35	16	51	518	241	759

Data items / Key assumptions

	Basis	2022/23	2023/24	2024/25	2025/26	2026/27
Change in income growth	Default	2.33%	2.76%	2.64%	2.77%	3.58%
Change in house prices	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
Change in private rent prices	Default	5.04%	1.77%	1.67%	1.86%	2.49%
Change in income distribution growth	No change	0.00%	0.00%	0.00%	0.00%	0.00%

Number of years to clear existing unmet need	5 years
Market housing affordability criteria	30%
Social rent affordability criteria	35%

Data item	Data Sources	Basis of the data
Income data by HMA	Paycheck	2022

Average annual additional housing need estimates using the Welsh Government LOWER VARIANT household projections								
FIRST 5 YEARS OF THE LHMA PERIOD								
Estimated average annual additional housing need (gross need before planned supply and turnover of existing stock)	Affordable housing		Market housing (newly arising need only)		Total			
	1839		231		2070			
	Less planned supply and turnover of existing stock 146 (Newly arising need) + 1693 (Existing unmet need)							
Estimated annual average additional affordable housing need, net of planned supply and turnover of existing stock	Net affordable housing		Intermediate rent and LCHO		Social rent			
	526		21		505			
Basis of the household projections: Lower Variant								
Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period								
LHMA Report Table 1: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply)								
The first table provides the additional affordable housing need estimates on the following basis: *at HMA level *by tenure (LCHO, intermediate rent and social rent) *annual estimate for the first 5 years of the LHMA period *the estimates have been reduced to allow for turnover of existing affordable stock and planned supply.								
HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent	Intermediate rent	LCHO	Affordable Housing
					(a) + (b) + (c) + (d) = (e)			(h) = (e) + (f) + (g)
Additional housing need estimates by tenure	424	15	14	52	505	21	0	526
Central	175	-	14	19	208	4	-	212
East	69	13	0	9	92	2	-	94
Gower	3	2	0	-	5	1	-	7
Gower Fringe	11	-	-	-	11	2	-	13
Greater North West	37	-	-	0	38	-	0	38
North	93	-	-	19	112	5	0	117
West	35	-	-	4	39	7	-	46
LHMA Report Table 2: Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)								
The second table provides the additional total housing need estimates on the following basis: *Includes market and affordable housing *at HMA level *by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent) *annual estimate for the first 5 years of the LHMA period								
HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)	
	Social rent	Intermediate rent and LCHO	Affordable Housing	Owner occupier	Private rented sector	Market Housing	Additional housing need	
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)	
Additional housing need estimates by tenure	1,794	45	1,839	112	119	231	2,070	
Central	582	12	594	27	20	46	641	
East	282	6	288	19	19	38	326	
Gower	10	1	12	2	4	6	18	
Gower Fringe	31	2	32	4	6	10	42	
Greater North West	210	6	216	20	24	43	259	
North	528	9	537	24	23	47	584	
West	151	9	160	16	24	40	200	

Detailed breakdown of the additional total housing need estimates over the remaining 10 years of the LHMA period

LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

The third table provides the additional housing need estimates on the following basis:
 *at HMA level
 *by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent)
 *annual estimate for the remaining 10 years of the LHMA period
 *the estimates are based solely on newly arising need (it is assumed any existing unmet need is met during the first 5 years)
 *the affordable housing need estimates in should be combined with the affordable housing need in Table 1 to produce a 15-year estimate of affordable housing.
 No further allowance has been made for supply at this point as it becomes less accurate to predict committed supply and turnover beyond year 5.

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing (c) = (a) + (b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing (f) = (d) + (e)	(g) Additional housing need (g) = (c) + (f)
Additional housing need estimates by tenure	101	45	146	112	119	231	377
Central	28	12	40	27	20	46	86
East	15	6	21	19	19	38	60
Gower	2	1	4	2	4	6	10
Gower Fringe	3	2	5	4	6	10	15
Greater North West	14	6	21	20	24	43	64
North	24	9	33	24	23	47	79
West	15	9	23	16	24	40	63

Headline 15-year Affordable Housing Need Estimate

Table 4: Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

Table 4 provides the additional affordable housing need estimates on the following basis:
 *at HMA level
 *by tenure (intermediate housing and social rent)
 *annual estimate for the 15 years of the LHMA period
 *the affordable housing need estimates are a combination of the additional estimates from table 1 (net estimates) and table 3.
 (no further allowance has been made for supply and turnover of existing stock as it becomes less accurate to predict beyond year 5)

HMA	Average annual estimates			15-year estimates		
	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing (c) = (a) + (b)	Social rent	Intermediate rent and LCHO	Affordable Housing (c) = (a) + (b)
Additional housing need estimates by tenure	236	37	273	3,536	567	4,093
Central	88	9	97	1,317	141	1,458
East	41	5	46	610	73	683
Gower	3	1	5	48	20	68
Gower Fringe	6	2	8	87	27	114
Greater North West	22	4	26	332	62	394
North	53	7	61	801	112	913
West	23	8	31	340	121	461

Data items / Key assumptions

	Basis	2022/23	2023/24	2024/25	2025/26	2026/27
Change in income growth	Default	2.33%	2.76%	2.84%	2.77%	3.58%
Change in house prices	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
Change in private rent prices	Default	5.04%	1.77%	1.67%	1.86%	2.49%
Change in income distribution growth	No change	0.00%	0.00%	0.00%	0.00%	0.00%

Number of years to clear existing unmet need	5 years
Market housing affordability criteria	30%
Social rent affordability criteria	35%

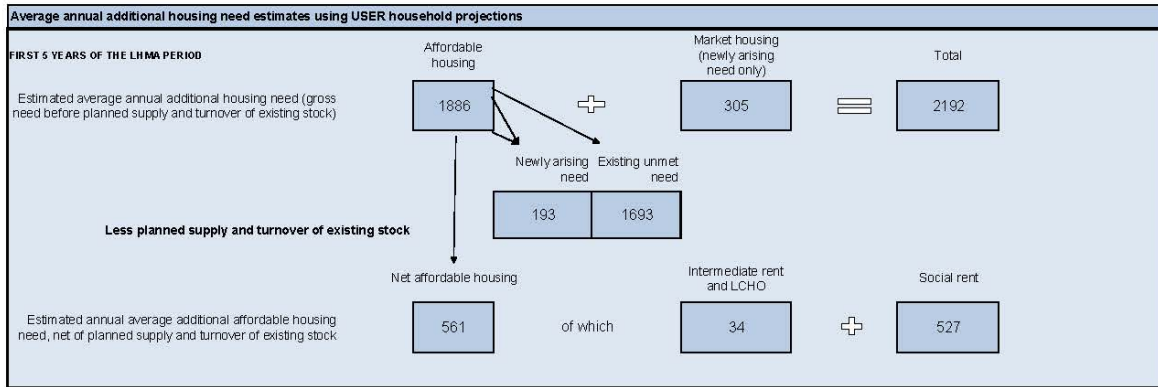
Data item	Data Sources	Basis of the data
Income data by HMA	Paycheck	2022

House price paid data by HMA	Land Registry Data	Calendar year
Rent prices	n/a	Financial year
Household projection basis	Lower Variant	

Percentage of households considered for owner occupier tenure that go on to buy	50%
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HMA assumptions

HMA	FTB property price	FTB property value to income ratio	Min. income for intermediate rent	Max. income for intermediate rent
Central	£ 98,883	4.3	£ 19,152	£ 25,899
East	£ 108,771	4.3	£ 19,065	£ 24,322
Gower	£ 276,873	4.3	£ 27,875	£ 38,676
Gower Fringe	£ 182,934	4.3	£ 22,683	£ 30,647
Greater North West	£ 132,500	4.3	£ 19,912	£ 25,395
North	£ 105,063	4.3	£ 18,669	£ 23,818
West	£ 183,923	4.3	£ 22,272	£ 31,280



Basis of the household projections: User Projections 1

Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period

LHMA Report Table 1: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply)

The first table provides the additional affordable housing need estimates on the following basis:

*at HMA level

*by tenure (LCHO, intermediate rent and social rent)

*annual estimate for the first 5 years of the LHMA period

*the estimates have been reduced to allow for turnover of existing affordable stock and planned supply.

HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent (a) + (b) + (c) + (d) = (e)	Intermediate rent	LCHO	Affordable Housing (h) = (e) + (f) + (g)
Additional housing need estimates by tenure	443	16	17	52	527	34	0	561
Central	180	-	15	19	215	8	-	222
East	72	14	1	9	97	4	0	101
Gower	4	2	0	-	6	2	-	8
Gower Fringe	12	-	-	-	12	2	-	14
Greater North West	40	-	-	0	40	-	-	40
North	98	-	-	19	117	8	0	124
West	38	-	-	4	41	10	-	51

LHMA Report Table 2: Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

The second table provides the additional total housing need estimates on the following basis:

*includes market and affordable housing

*at HMA level

*by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent)

*annual estimate for the first 5 years of the LHMA period

HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)
	Social rent	Intermediate rent and LCHO	Affordable Housing (c) = (a) + (b)	Owner occupier	Private rented sector	Market Housing (f) = (d) + (e)	Additional housing need (g) = (c) + (f)
Additional housing need estimates by tenure	1,827	60	1,886	148	157	305	2,192
Central	591	16	607	35	26	61	668
East	286	8	295	26	25	51	345
Gower	11	2	13	2	6	8	21
Gower Fringe	32	2	34	5	8	13	47
Greater North West	214	8	223	26	31	57	280
North	536	12	548	31	30	62	609
West	156	11	168	22	31	53	221

Detailed breakdown of the additional total housing need estimates over the remaining 10 years of the LHMA period

LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

The third table provides the additional housing need estimates on the following basis:
 *at HMA level
 *by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent)
 *annual estimate for the remaining 10 years of the LHMA period
 *the estimates are based solely on newly arising need (it is assumed any existing unmet need is met during the first 5 years)
 *the affordable housing need estimates in should be combined with the affordable housing need in Table 1 to produce a 15-year estimate of affordable housing.
 No further allowance has been made for supply at this point as it becomes less accurate to predict committed supply and turnover beyond year 5.

HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)
	Social rent	Intermediate rent and LCHO	Affordable Housing	Owner occupier	Private rented sector	Market Housing	Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
Additional housing need estimates by tenure	134	60	193	148	157	305	499
Central	37	16	53	35	26	61	114
East	20	8	28	26	25	51	79
Gower	3	2	5	2	6	8	13
Gower Fringe	4	2	6	5	8	13	20
Greater North West	19	8	27	26	31	57	85
North	32	12	43	31	30	62	105
West	19	11	31	22	31	53	84

Headline 15-year Affordable Housing Need Estimate

Table 4: Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

Table 4 provides the additional affordable housing need estimates on the following basis:

*at HMA level

*by tenure (intermediate housing and social rent)

*annual estimate for the 15 years of the LHMA period

*the affordable housing need estimates are a combination of the additional estimates from table 1 (net estimates) and table 3.

(no further allowance has been made for supply and turnover of existing stock as it becomes less accurate to predict beyond year 5)

HMA	Average annual estimates			15-year estimates		
	(a)	(b)	(c)	Social rent	Intermediate rent and LCHO	Affordable Housing
	Social rent	Intermediate rent and LCHO	Affordable Housing			
			(c) = (a) + (b)			(c) = (a) + (b)
Additional housing need estimates by tenure	285	51	316	3,975	766	4,740
Central	96	13	109	1,439	201	1,640
East	46	7	52	683	103	786
Gower	4	2	6	59	27	86
Gower Fringe	7	2	9	100	36	136
Greater North West	26	5	32	392	81	474
North	60	10	70	901	154	1,055
West	27	11	38	401	163	564

Data items / Key assumptions

	Basis	2022/23	2023/24	2024/25	2025/26	2026/27
Change in income growth	Default	2.33%	2.76%	2.84%	2.77%	3.58%
Change in house prices	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
Change in private rent prices	Default	5.04%	1.77%	1.67%	1.86%	2.49%
Change in income distribution growth	No change	0.00%	0.00%	0.00%	0.00%	0.00%

Number of years to clear existing unmet need	5 years
Market housing affordability criteria	30%
Social rent affordability criteria	35%

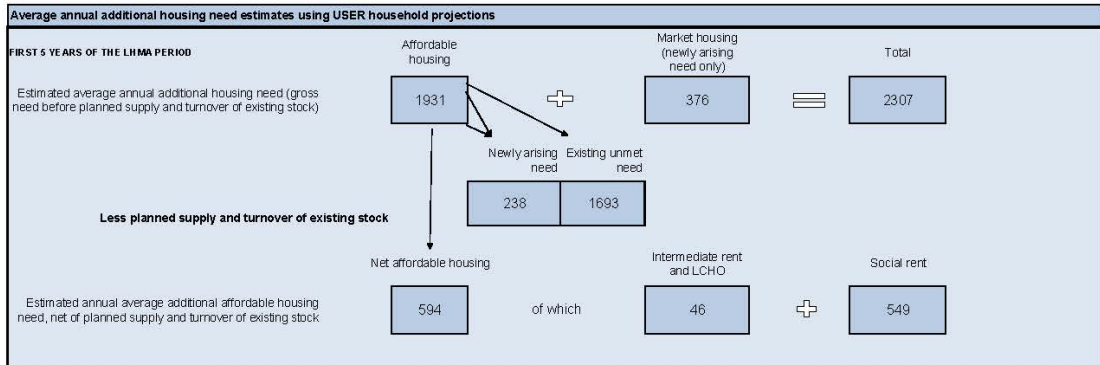
Data item	Data Sources	Basis of the data
Income data by HMA	Paycheck	2022

House price paid data by HMA	Land Registry Data	Calendar year
Rent prices	n/a	Financial year
Household projection basis	User Projections 1	

Percentage of households considered for owner occupier tenure that go on to buy	50%
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HMA assumptions

HMA	FTB property price	FTB property value to income ratio	Min. income for intermediate rent	Max. income for intermediate rent
Central	£ 98,888	4.3	£ 19,162	£ 25,699
East	£ 108,771	4.3	£ 19,065	£ 24,322
Gower	£ 276,873	4.3	£ 27,875	£ 38,676
Gower Fringe	£ 182,934	4.3	£ 22,683	£ 30,647
Greater North West	£ 132,503	4.3	£ 19,912	£ 25,395
North	£ 105,063	4.3	£ 18,669	£ 23,818
West	£ 183,923	4.3	£ 22,272	£ 31,280



Basis of the household projections: User Projections 2

Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period

LHMA Report Table 1: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply)

The first table provides the additional affordable housing need estimates on the following basis:
 *at HMA level
 *by tenure (LCHO, intermediate rent and social rent)
 *annual estimate for the first 5 years of the LHMA period
 *the estimates have been reduced to allow for turnover of existing affordable stock and planned supply.

HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent (a) + (b) + (c) + (d) = (e)	Intermediate rent	LCHO	Affordable Housing (h) = (e) + (f) + (g)
Additional housing need estimates by tenure	460	18	20	52	549	46	0	594
Central	185	-	17	19	221	12	-	232
East	75	15	2	9	101	6	-	108
Gower	4	2	1	-	7	2	-	9
Gower Fringe	12	0	-	-	13	3	-	15
Greater North West	42	-	-	0	43	-	0	43
North	102	-	-	19	121	10	0	131
West	40	-	0	4	44	12	-	57

LHMA Report Table 2: Estimated annual additional total housing need estimates by HMA and tenure (gross need, before turnover and supply)

The second table provides the additional total housing need estimates on the following basis:
 *includes market and affordable housing
 *at HMA level
 *by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent)
 *annual estimate for the first 5 years of the LHMA period

HMA	(a)	(b)	(c)	(d)	(e)	(f)	(g)
	Social rent	Intermediate rent and LCHO	Affordable Housing (c) = (a) + (b)	Owner occupier	Private rented sector	Market Housing (f) = (d) + (e)	Additional housing need (g) = (c) + (f)
Additional housing need estimates by tenure	1,858	74	1,931	182	194	376	2,307
Central	600	20	620	43	32	75	695
East	291	10	301	32	31	63	364
Gower	12	2	14	3	7	10	24
Gower Fringe	32	3	35	7	10	17	52
Greater North West	219	10	229	32	39	71	300
North	543	14	558	39	37	76	633
West	161	14	175	27	39	65	240

Detailed breakdown of the additional total housing need estimates over the remaining 10 years of the LHMA period

LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period

The third table provides the additional housing need estimates on the following basis:

*at HMA level
 *by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent)
 *annual estimate for the remaining 10 years of the LHMA period
 *the estimates are based solely on newly arising need (it is assumed any existing unmet need is met during the first 5 years)
 *the affordable housing need estimates in should be combined with the affordable housing need in Table 1 to produce a 15-year estimate of affordable housing.
 No further allowance has been made for supply at this point as it becomes less accurate to predict committed supply and turnover beyond year 5.

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing	(d) Owner occupier	(e) Private rented sector	(f) Market Housing	(g) Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
Additional housing need estimates by tenure	165	74	238	182	194	376	614
Central	45	20	65	43	32	75	140
East	24	10	35	32	31	63	97
Gower	4	2	6	3	7	10	16
Gower Fringe	5	3	8	7	10	17	25
Greater North West	23	10	33	32	39	71	104
North	39	14	53	39	37	76	129
West	24	14	38	27	39	65	103

Headline 15-year Affordable Housing Need Estimate

Table 4: Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA

Table 4 provides the additional affordable housing need estimates on the following basis:

*at HMA level
 *by tenure (intermediate housing and social rent)
 *annual estimate for the 15 years of the LHMA period
 *the affordable housing need estimates are a combination of the additional estimates from table 1 (net estimates) and table 3.
 (no further allowance has been made for supply and turnover of existing stock as it becomes less accurate to predict beyond year 5)

HMA	Average annual estimates			15-year estimates		
	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing	Social rent	Intermediate rent and LCHO	Affordable Housing
			(c) = (a) + (b)			(c) = (a) + (b)
Additional housing need estimates by tenure	293	64	357	4,391	964	5,355
Central	104	17	121	1,554	257	1,811
East	50	9	59	752	132	883
Gower	5	2	7	69	33	103
Gower Fringe	8	3	10	113	44	157
Greater North West	30	7	37	448	100	548
North	66	13	79	995	195	1,189
West	31	14	44	459	203	663

Data items / Key assumptions

	Basis	2022/23	2023/24	2024/25	2025/26	2026/27
Change in income growth	Default	2.33%	2.76%	2.84%	2.77%	3.58%
Change in house prices	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
Change in private rent prices	Default	5.04%	1.77%	1.67%	1.86%	2.49%
Change in income distribution growth	No change	0.00%	0.00%	0.00%	0.00%	0.00%

Number of years to clear existing unmet need	5 years
Market housing affordability criteria	30%
Social rent affordability criteria	35%

Data item	Data Sources	Basis of the data
Income data by HMA	Paycheck	2022

House price paid data by HMA	Land Registry Data	Calendar year
Rent prices	n/a	Financial year
Household projection basis	User Projections 2	

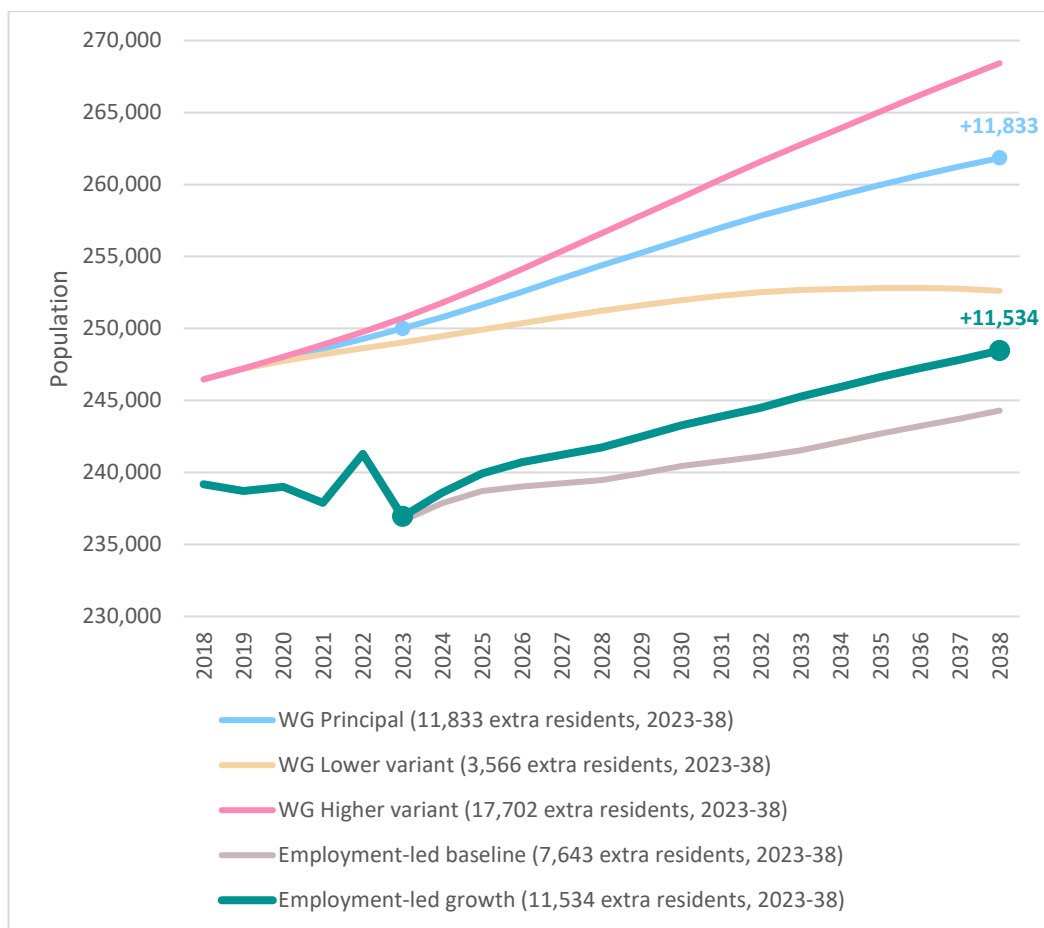
Percentage of households considered for owner occupier tenure that go on to buy 50%

HMA assumptions				
HMA	FTB property price	FTB property value to income ratio	Min. income for intermediate rent	Max. income for intermediate rent
Central	£ 90,883	4.3	£ 19,152	£ 25,699
East	£ 108,771	4.3	£ 19,065	£ 24,322
Gower	£ 276,873	4.3	£ 27,875	£ 38,676
Gower Fringe	£ 182,934	4.3	£ 22,683	£ 30,647
Greater North West	£ 132,503	4.3	£ 19,912	£ 25,395
North	£ 105,063	4.3	£ 18,669	£ 23,818
West	£ 183,923	4.3	£ 22,272	£ 31,280

5. LHMA Additional Housing Need Estimates

- 5.1 The Council has reviewed the five scenarios summarised in the previous section and decided to use the **second user projection** – the “**employment-led growth**” scenario – as the basis for its additional housing need estimates.
- 5.2 This would support economic growth – as documented in the EHGA – and envisages an almost identical level of population growth to the principal WG projection but from a lower base, with the 2021 Census having found the population of Swansea to be smaller such that historic estimates have been revised since the WG projections were developed.

Figure 5.1: Comparing Assumed Population to Official Projections

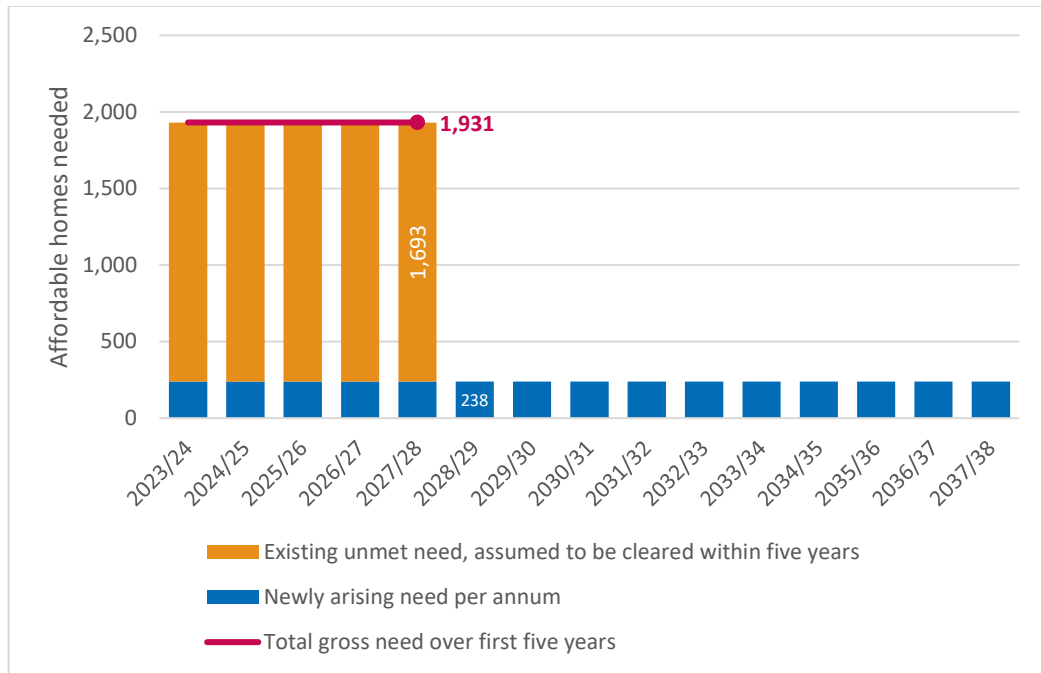


Source: WG; Edge Analytics

- 5.3 The chosen scenario is so closely aligned with the WG projection that the annual need for dwellings reported in the EHGA is actually identical in the two scenarios – at circa 634 dwellings per annum – when household membership rates are consistently adjusted to enable a partial return to the historic trend.
- 5.4 The growth projection scenario favoured by the Council suggests that there will be a net need for **594 affordable homes per annum** throughout Swansea over the period

from 2023 to 2028. This results from the supply appearing insufficient to meet a gross annual need for 1,931 such homes, predominantly driven by the existing unmet need which is assumed by the WG methodology to be cleared **within five years** (by 2028) leaving only the newly arising need – for 238 affordable homes per annum – to be met thereafter to 2038.

Figure 5.2: Influence of Existing Unmet Need on Total Gross Need



Source: Turley analysis

- 5.5 While there are limitations to the Tool – outlined at **Appendix 1** – it implies that some 92% of the net affordable housing need over the first five years is for social rented housing with the remainder for intermediate tenures. It suggests that some 84% of that social rented need is for properties with only one bedroom. The Council is though advised to keep this under review when applying it to individual developments, taking account of any changes to the housing register as well as the local context and the views of those with knowledge of the need for affordable housing in particular areas.
- 5.6 The Tool has also been used to develop estimates of the local need in individual HMAs, which can be used to inform the creation of sustainable and balanced communities. They can be used as a starting point for evidence, alongside for example the latest relevant local information such as the Council and Registered Social Landlord (RSL) waiting lists – which constantly change – and the recent delivery of affordable housing in a particular area.
- 5.7 The Tool also produces an estimate of the need for market housing, which it assumes will arise each year from households able to afford it. The Council has requested consideration of the size of housing that could be required by these households, and while acknowledged to fall beyond the scope of an LHMA – according to guidance from the WG – this has nonetheless been briefly explored in **Appendix 2**.

5.8 As noted in the LHMA Guidance, these figures represent an estimate of the total future amount of housing need in the County. There are caveats and limitations to the tool and data which are noted in **Appendix 1**.

6. Quality Assurance Statement

- 6.1 This LHMA has been proofread and checked, both by Turley and the Council, before being submitted to the WG for approval. Quoted figures match tables throughout and all figures are both arithmetically correct and consistently rounded, explaining why **some may initially appear not to sum**. Data is fully sourced and all figures and charts are consistently labelled.

Appendix 1: Key Issues Tables

Table 1.1 Key Data Inputs

Key data inputs	Key issues identified with the data inputs
Housing market areas (HMAs)	None , having been redefined to align with new ward geographies
Household data	<p>1. It has been necessary for the Council to select only two of the household projections developed in the EHGA, albeit only for reporting purposes with the Council having the option of considering further scenarios by running the Tool itself.</p> <p>2. Household projections relate to the entirety of Swansea, rather than having been developed for individual HMAs. It has therefore been necessary to make broad assumptions on the future distribution of household growth, based on the distribution of the existing population as recorded by the 2021 Census. An assumption could have alternatively been based on the planned distribution of new housing, according to the adopted LDP, but this will evidently be reviewed as part of LDP2 so is considered to be a less reliable measure at the present time. This is not to say that the chosen approach does not have limitations, as it has the potential for instance to underestimate need in the Gower and Gower Fringe due to their relatively small populations, taking no account of whether individuals will <i>need</i> to live in these areas in future.</p> <p>3. The Council’s allocations policy cannot be directly converted into assumptions on the number of bedrooms needed by different types of household units, as defined in the Tool. Data from the 2021 Census has therefore been used to identify the property sizes most often occupied by each type of household, in the social rented sector, with these existing prevalence rates only adjusted where they are known to conflict with the Council’s policies²⁴. It is acknowledged that such an approach, even with these adjustments, risks extrapolating a degree of underoccupancy where the 2021 Census found that 41% of households living in the social rented sector throughout Swansea had at least one more bedroom than they technically needed according to the Office for National Statistics. This cannot be simply rectified in running the LHMA Tool, however, so should instead be a consideration when interpreting its outcomes which could to some extent overstate the need for larger affordable homes.</p>

²⁴ Assuming that one-person households will only be eligible for one-bed properties, for instance, despite the 2021 Census indicating that only 52% of such households live in a property of this size

Rent data	1. The sample of rental properties in some HMAs is understood to have been prohibitively small, leaving Rent Officers Wales unable to calculate percentile or median figures for certain property sizes in these areas. Equivalent figures for the whole of Swansea have been used in such instances.
Income data	None
House price paid data	1. The Tool is preloaded with data from the Land Registry, understood to relate to 2022, but this arguably could have been more up-to-date and reflective of more recent trends in the market.
Existing unmet need	<p>1. Data supplied by the Council on applications for affordable housing in Swansea potentially counts applicants more than once if they express a preference for more than one area. This could not be rectified in developing this LHMA, due to limitations when extracting the data, but the Council may wish to further consider this issue with a view to addressing it through a future refresh.</p> <p>2. The HMAs in which applicants live has not been consistently recorded in the data supplied by the Council, with nearly a quarter (23%) having not been assigned to an HMA. In order to populate the Tool, these applicants have been distributed based on the spread of those whose current place of residence are known.</p> <p>3. The Council believes that households generally only apply for affordable housing in the areas where there is known to be stock. This means that the housing register could be skewed by the distribution of the existing stock, potentially underestimating need in areas like Gower and Gower Fringe which both have little affordable housing at present.</p> <p>4. Data supplied by the Council provides no indication of whether households are able to access intermediate rent or LCHO, making it impossible to isolate those in need of such accommodation from other applicants as encouraged by the Tool. It also provides no indication of whether applicants are technically able to afford market housing. The lack of detail on household income restricts any independent evaluation of these areas, so it has been necessary to assume – as a worst-case scenario – that all applicants need social rented accommodation.</p>
Existing stock and planned supply	<p>1. The Council has supplied only a single year's data on relets, for the period to 31 March 2023. While it notes that the guidance suggests using three years' data, the Council is concerned that this would give a false impression due to the impact of COVID-19.</p> <p>2. The location of around five relet properties is not specified in the data shared by the Council, and these have therefore been</p>

allocated to HMAs based on the known distribution of other lettings.

3. The **size of affordable housing to be delivered through the committed supply** is not always known, and an assumption has therefore been made based on RSLs' other schemes where this information is reported²⁵.

4. One RSL provided only **limited information on the geographic location** of their emerging schemes, which has been overcome by making an assumption based on the distribution of the schemes on which they report.

5. While the Tool allows users to estimate the **turnover of intermediate rent and LCHO properties**, there is a lack of reliable data with which to do so, making it necessary to assume that no such properties become available in this manner.

²⁵ One RSL has given no indication of unit sizes for any of its emerging schemes, and in this case an assumption was made based on the profile of other RSLs' developments.

Table 1.2 Input Assumptions

Key input assumptions	Key issues identified with the input assumptions
Affordability criteria	1. There is a lack of local data with which to consider whether it would be justified to depart from the default assumptions, which have consequently been applied across all HMAs.
First time buyer (FTB) assumptions	1. There is a lack of local data with which to consider whether it would be justified to depart from the default assumptions, for one HMA or all. A suggestion of the working group (25 th percentile) has therefore been consistently used across all HMAs.
Percentage of households eligible for owner occupier tenure that decide to go on and buy	1. There is a lack of local data with which to make such an assumption, as the guidance suggests was the case even at the national level ²⁶ . It confirms that the technical working group considered an assumption in the range of 40-60% to be reasonable, and the midpoint of this range (50%) has therefore been used.
Five-year financial forecast for key variables – income, rent and house prices	1. There is a lack of local data with which to consider whether it would be justified to depart from the default assumptions, which have consequently been applied across all HMAs.
Calculation of intermediate housing (IR and LCHO)	1. There is a lack of local data on which to base any split between intermediate rent and LCHO within the Tool, or even outside where the guidance indicates that this would need to take account of ' <i>savings/deposits and credit ratings</i> ' but no such insight is available ²⁷ .

²⁶ Welsh Government (March 2022) Undertaking Local Housing Market Assessments (LHMAs) – Guidance, version 1.0, p24

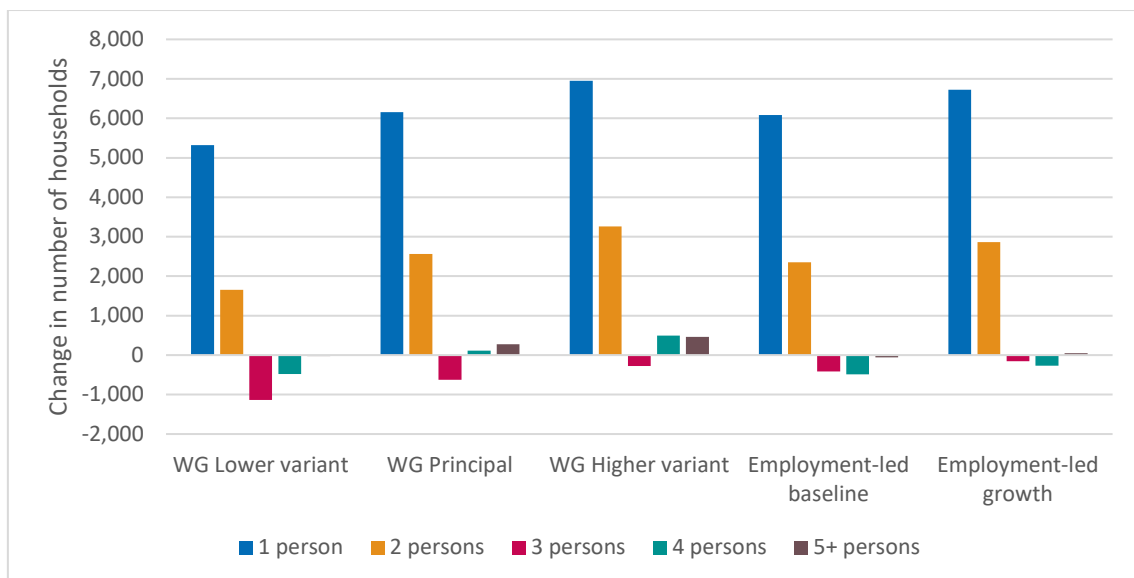
²⁷ *Ibid*, p25

Appendix 2: Estimating the Size of Market Housing Required

The Council has requested further consideration of the size of market housing that may be required in Swansea.

The official WG projections, and Edge Analytics' modelling of further scenarios, make assumptions on the size of all additional households, albeit these are only available for Swansea as a whole preventing similar analysis for individual HMAs. The projections are broadly consistent in suggesting that most additional households will contain only one person, albeit each one also anticipates growth in the number of households containing two people. While both the principal and higher WG projection also envisage some growth in the number of larger households, containing four or more people, the number of such households is contrastingly implied to remain broadly stable in the scenarios developed by Edge Analytics.

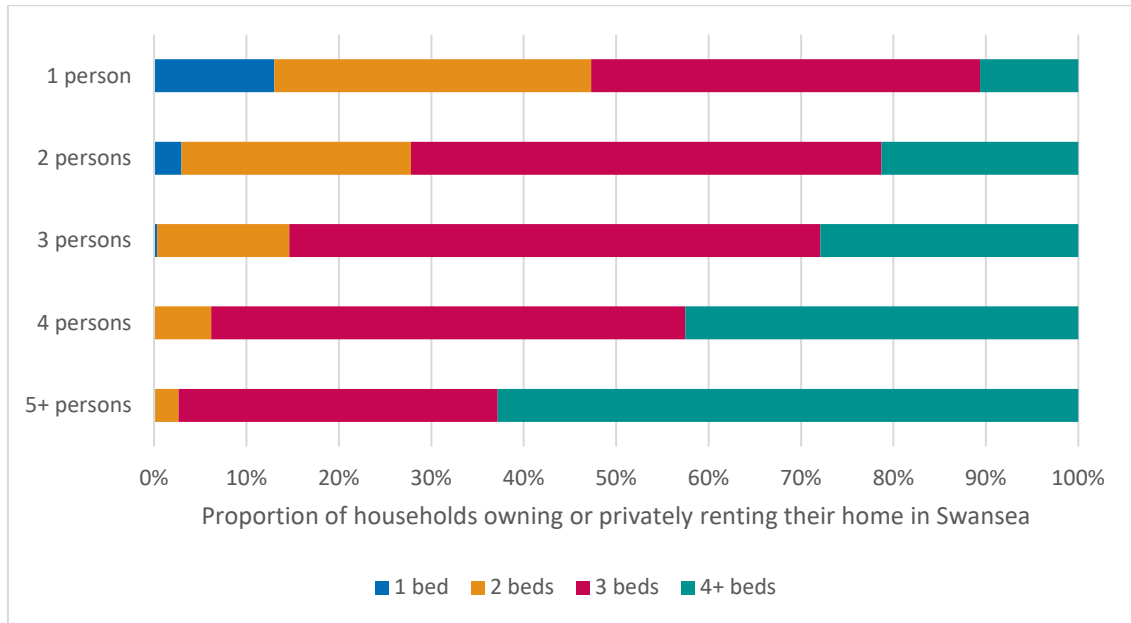
Figure 2.1 Size of Additional Households in Swansea (2023-38)



Source: WG; Edge Analytics

While the above provides an indication of the number of people in additional households, it cannot be simply assumed that people living alone will require one bedroom, nor that households containing two people will need two bedrooms for example. The 2021 Census showed that many of the people living alone in market housing in Swansea actually occupied larger housing, with around 53% having at least *three* bedrooms. Only 13% had a single bedroom, albeit this did make these households the most likely to occupy such small housing with the tendency to do so reducing amongst larger households. Those containing four people, for example, overwhelmingly had three or more bedrooms, and some 63% of those containing at least five people had four or more bedrooms.

Figure 2.2 Size of Market Housing Occupied by Number of Residents in Household (2021)



Source: Census 2021

If these evidenced local tendencies endure, and households of different sizes continue to occupy the size of market housing chosen by their predecessors, then around 44% of the additional households envisaged to need market housing in the Council’s preferred scenario could need three bedrooms. Slightly fewer (32%) could need two bedrooms and only 10% would need one, whereas 13% would need at least four. Table 2.1 shows that these figures slightly vary between the five scenarios, but all are consistent in suggesting that the prevailing need will be for market housing with three bedrooms.

Table 2.2 Estimating the Size of Market Housing Needed in Swansea (2023-38)

	1 bed	2 beds	3 beds	4+ beds	Total
Lower variant	14%	38%	41%	7%	100%
WG principal	10%	32%	43%	15%	100%
Higher variant	9%	29%	44%	17%	100%
Employment-led baseline	11%	35%	43%	11%	100%
Employment-led growth*	10%	32%	44%	13%	100%

Source: WG; Edge Analytics; Census 2021; Turley analysis

* Council’s preferred scenario

Appendix 3: Analysis of Change in the Additional Housing Need Estimates

Annual additional housing need estimates Over the first five years of the LHMA period	Column index	Current LHMA	Previous LHMA
Total housing need estimate	(a)	2,307	c.1,140 ²⁸
Market housing	(b)	376	c.647
Affordable housing	(c)	1,931	c.493
Percentage split of additional housing need by market and affordable housing	(b)/(a):(c)/(a)	16:84%	57:43%
Annual planned supply and turnover of existing stock for affordable housing	(e)	1,337	–
Affordable housing need – net of planned supply and turnover of existing stock	(f) = (c)-(e)	594	c.493
Annual additional housing need estimate split by tenure:			
Owner occupier	(g)	182	–
Private rented sector	(h)	194	–
LCHO – net basis	(i)	0	–
Intermediate rent – net basis	(j)	46	c.140
Social rent – net basis	(k)	549	c.353
One bedroom social rent	(l)	460	c.120
Two bedrooms social rent	(m)	18	c.127
Three bedrooms social rent	(n)	20	c.100
Four+ bedrooms social rent	(o)	52	c.7
Market housing percentage split:			
Owner occupier estimate	(g)/(b)	48%	–
Private rented sector estimate	(h)/(b)	52%	–
Affordable housing need percentage split:			
LCHO	(i)/(f)	0%	0%

²⁸ ORS (2015) Swansea Local Housing Market Assessment 2013: Update 2015, Report of Findings, Figure 4. Total, if rounded, figure of 17,100 divided by 15 years

Intermediate rent	(j)/(f)	8%	28%
Social rent	(k)/(f)	92%	72%
Social housing need percentage split by number of bedrooms			
	1 bed	84%	34%
	2 beds	3%	36%
	3 beds	4%	28%
	4+ beds	9%	2%

Data input and key assumptions Over the first five years of the LHMA period	Current LHMA	Previous LHMA
Number of HMAs and basis of defining HMAs (ward, MSOA, LSOA)	Seven HMAs based on wards	Seven HMAs based on wards
Selected household projection basis	Employment-led growth scenario, incorporating revised population estimates	Dwelling-led to reflect plans for 17,100 new homes over the plan period
Annual newly arising need	238	–
Rent data – state default or source used	Default	–
House price paid data – state default or source used	Default	–
Income data – state source used	CACI Paycheck	–
Annual existing unmet housing need	1,693	–
Market housing affordability criteria	30%	–
Social rent affordability criteria	35%	–
Percentage of those considered appropriate for owner occupier that go on to buy	50%	–
Average FTB property price for the LA	£98,883 - £276,873	–
FTB property value to income ratio for the LA	4.29	–
Five-year financial forecast – OBR or alternative source	OBR	–
Split of intermediate housing need – method 1, 2 or 3	1	–

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