

Flintshire County Council

Local Housing Market Assessment Update 2018

Flintshire County Council

Final report
(addendum)
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1. Introduction

- 1.1 The Flintshire County Local Housing Market Assessment (LHMA) Update 2018 has been prepared by arc⁴ to provide an up-to-date analysis of the social, economic, housing and demographic context of the County Council area.
- 1.2 This report updates the evidence base that was set out in the LHMA 2015 that was prepared by arc⁴ in 2014-2015 on behalf of Flintshire County Council, working in conjunction with Wrexham Borough County Council. The LHMA 2015 was overseen by a Housing Market Partnership comprising Council housing and planning officers from both Flintshire and Wrexham Councils. There was engagement with a range of stakeholders throughout the research process including developers/builders, housing association representatives, estate agents and private lettings agents as well as public consultation through both the household survey and through specific Local Development Plan events.
- 1.3 This report sets out the detailed findings from the Local Housing Market Assessment (LHMA) Update 2018 for the Flintshire County area.
- 1.4 To deliver the Flintshire LHMA Update 2018, a multi-method approach has been adopted, comprising:
 - Using the primary household survey data collected in 2014 for the LHMA 2015. A total of 15,198 households were contacted and 2,437 questionnaires were returned and used in data analysis. This represents a 16.0% response rate overall and the total number of questionnaires returned was well in excess of the 1,500 recommended in Government guidance¹ We would normally recommend survey data has a shelf-life of 5 years so the use of the 2014 survey data remains appropriate in this study;
 - An up-to-date review of relevant secondary data, including the 2001 and 2011 Census, house price trends, local lettings data, Welsh Government and Communities and Local Government Statistics;
 - A survey of key stakeholders, based upon an online questionnaire; and
 - An agent review, based upon interviews with estate and letting agents operating within Flintshire and the surrounding area.
- 1.5 Further information on the research methodology is presented within Technical Appendix A.
- 1.6 The findings from the study and its methodological approach of utilising primary, secondary and stakeholder information means that a comprehensive, up-to-date, robust and defensible evidence base for policy development has been completed which conforms to the Welsh Government's Planning Policy Wales advice and guidance.
- 1.7 As well as providing information and results for the Flintshire County Council area as a whole, this report provides information for six internal sub-areas. These sub-areas have been defined by the Flintshire County Council Local Housing Strategy 2012-2017 (*A Quality Home for Everyone*) and are consistent with the previous Housing Market sub-areas produced for the Council in 2012 and used in the LHMA 2015. Evidence collated for

¹ Local Housing Market Assessment Guide, Appendix B, Methodology in local housing surveys, March 2006
<http://gov.wales/desh/publications/housing/marketassessguide/guide.pdf?lang=en>

this Update report suggests that these boundaries still form the most appropriate internal housing market sub-areas (shown on Map 3.1 in Chapter 3).

- 1.8 This assessment does not provide information on housing demand or need at either administrative ward or town and community council level, but is intended to form the strategic basis for determining the appropriate type and level of future housing for Flintshire County.
- 1.9 Whilst this housing assessment provides an informed up-to-date position statement for housing need and demand, it is important to remember that figures calculated under this model should not be used as a definitive measure of housing need or as an absolute target figure. Instead, the model and its output are representative and reflective of any current level of imbalance within the local housing market and so provides an indication of the scale, type and tenure of housing required in order to seek to redress such imbalance.
- 1.10 The Flintshire County LHMA Update 2018 report is structured as follows:
 - Chapter 2 reviews the local policy background to this study and establishes the context within which this research needs to be positioned;
 - Chapter 3 establishes the functional Local Housing Market Area;
 - Chapter 4 assesses the current housing position;
 - Chapter 5 assesses future housing demand and position;
 - Chapter 6 uses primary and secondary data to assess local housing needs; and
 - Chapter 7 concludes the report with a summary of findings, comments and strategic recommendations.

Research methodology

- 1.11 The report includes a technical appendix, which provides detailed material that underpins the needs assessment of the LHMA. The technical appendix material includes:
 - Research methodology (Technical Appendix A);
 - Housing need calculations (Technical Appendix B);
 - Estate Agent review (Technical Appendix C)
 - Monitoring and updating (Technical Appendix D); and
 - Stakeholder feedback (Technical Appendix E).
- 1.12 The Flintshire LHMA Update takes account of the Welsh Government Local Housing Market Assessment Guidance (2006) and supplementary guidance issued in 2014.

2. Local context

Introduction

- 2.1 Flintshire is located in the north east of Wales. Bordering the English County of Cheshire to the east, it serves as the gateway to North Wales and plays a central role in the operation of the sub-region.
- 2.2 The Flintshire Unitary Development Plan (FUDP) states that ‘Flintshire boasts a significant and prosperous industrial heartland, a thriving pattern of settlements supporting a growing population, an effective transport network, and a broad range of landscapes, environments, habitats and species, some of internationally recognised importance’.
- 2.3 Flintshire borders the Dee estuary to the north, Wrexham County Borough to the south and Denbighshire to the west. The largest settlements within the County are Connah’s Quay, Flint, Buckley, Mold, Hawarden, Holywell, Queensferry and Shotton.
- 2.4 The administrative boundaries of Flintshire County and Wrexham County Borough are shown in Map 2.1.
- 2.5 This chapter looks at, in brief, the local strategic context in Flintshire in respect of:
 - Corporate policy;
 - Housing; and
 - Planning.

A detailed map of Flintshire and Wrexham, Wales, showing the River Sever and surrounding areas. The map includes labels for towns like Chester, Wrexham, and Flint, as well as various roads and landmarks.

2.6 The Flintshire Council Plan 2017-2023 sets out the Council's priorities for the County. Under the 'Supportive Council' priority, the following sub-priorities are identified for Flintshire:

- February 2020

- Integrated community social and health services; and
 - Safeguarding.
- 2.7 The importance of housing is therefore a key priority for Flintshire Council.
- 2.8 Flintshire County has a dedicated Regeneration Strategy (2009-2020), which aims to deliver a ‘sustainable, world class, modern economy, based on business enterprise and a highly motivated, well-trained workforce, supported by cutting-edge technology which maximises the area’s physical and human assets.’
- 2.9 Housing is seen as pivotal to delivering the objectives of the Regeneration Strategy. Alongside investment in improving both existing homes and their physical environment, delivering an adequate supply of quality new homes is identified as being essential to the economic success of the County.
- 2.10 The Well-being Plan for Flintshire 2017-2023 has been developed by the Local Service Board (LSB). The Plan identifies five priorities:
- Community safety,
 - Economy and skills,
 - Environment,
 - Healthy and independent living, and
 - Resilient communities.

Strategic housing context

- 2.11 A new Housing Strategy for 2019-2024 has been developed. The vision for the strategy is to work in partnership with key stakeholders to inform and deliver the right type of quality housing and the most appropriate support to meet the housing needs of Flintshire’s population. The Council have identified three strategic priorities for the next five years, which the Council believes will provide the right framework for delivering homes, supporting people and promoting sustainability of place:
- Priority 1: increase supply to provide the right type of homes in the right location;
 - Priority 2: Provide support to ensure people live and remain in the right type of home;
 - Priority 3: Improve the quality and sustainability of our homes.
- 2.12 The Flintshire Strategic Housing and Regeneration Programme (SHARP) has been developed by the Council with their development partner, Wates Residential. The SHARP will deliver 500 new homes across Flintshire by 2021, of which 300 will be affordable rent (owned and managed by North East Wales Homes Limited) and 200 social rent (managed by Flintshire County Council). The programme includes a commitment to create opportunities for local training and employment, including apprenticeships.

Planning policy

- 2.13 The Council's Unitary Development Plan (UDP) aims to '*help shape Flintshire's future in a physical and environmental sense, as well as influencing it in economic and social terms.*' The UDP was adopted in 2011, with a plan period of 2000 to 2015.
- 2.14 The Council is currently working on a new Local Development Plan (LDP) which will focus on delivering sustainable development in the County for a 15-year period 2015 to 2030 and will include:
- Policies that will guide decisions on planning applications;
 - Proposals for the development of housing, retail, employment and other land uses; and
 - Policies that seek to protect and enhance the natural and built environment.
- 2.15 Consultations on Key Messages and Strategic Options (Growth and Spatial Options) were conducted during 2016 and a consultation on the Council's Preferred Strategy took place in November 2017. The Council will publish the Deposit Plan for public consultation in November 2018.

Concluding comments

- 2.16 The main purpose of this chapter has been to consider the general local policy and strategic context within which this research needs to be positioned. The policy framework for housing and planning continues to change, meaning that local flexibility and the ability to adapt to change is important.
- 2.17 The importance of having robust and up-to-date information to help inform decision making at local authority level is essential. In a challenging economic climate, this LHMA Update provides the Council and its partners with an excellent range of material to inform policy debate, contribute to the delivery of a range of housing interventions, help inform and influence strategic responses, and shape local and regional strategic housing priorities to inform future investment plans within the overarching priority of growing Flintshire's economy.

3. Defining the Housing Market Area

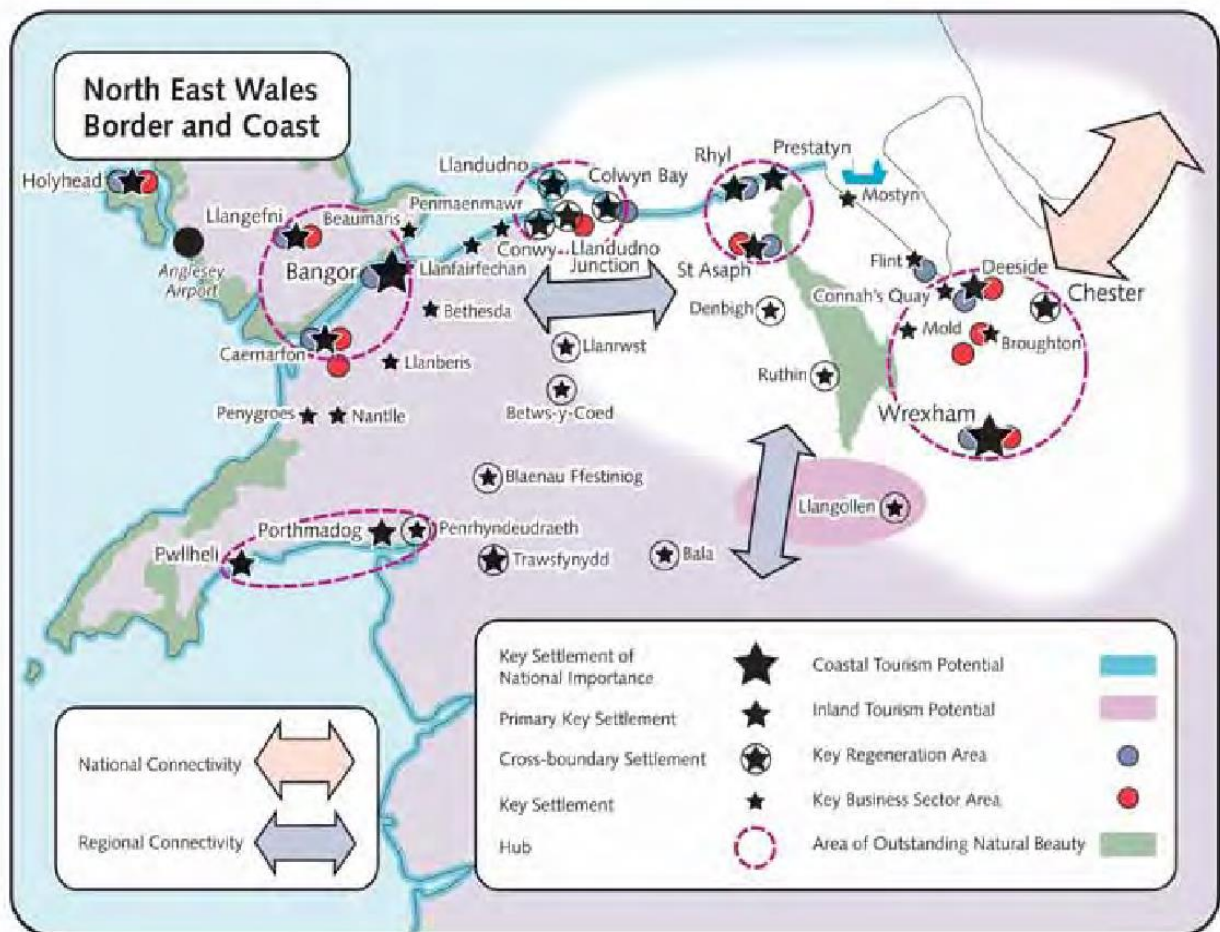
Introduction

- 3.1 The Local Housing Market Assessment Guidance (Welsh Government, March 2006) accepts that whilst previously housing based assessments have been based upon administrative or local authority boundaries, such boundaries are not necessarily reflective of true functional housing market areas. Subsequently Local Housing Market Assessments should be based around an understanding of *‘the area where the majority of households living or seeking to move in the private housing sector are willing to search for alternative accommodation’*².
- 3.2 More simply a Housing Market Area can be defined and recognised as *‘the geographical area within which there are clear links between where people live and work’*³. The implications of such a broad definition include the understanding that housing markets may operate across settlement, local authority and, in this case, potentially national boundaries.
- 3.3 The Wales Spatial Plan 2008 update recognises and reflects the Welsh Government’s understanding of the local housing markets, economic characteristics and functional market boundaries nationally. It then describes six functional areas, one of which covers the North East Wales – Border and Coast spatial area. Each spatial sub-area has been defined as a reflection of the real operational linkages within daily activities for people living and working within an area.
- 3.4 This Plan continues to recognise the very significant contribution to both the Welsh and UK economy the Flintshire/Chester/Deeside economic hub makes, with the prosperity of this area also closely linked with that of North West England, in particular West Cheshire. These cross border links are stated as remaining crucial to the ongoing economic success of the sub-area with future opportunities and development targeted at harnessing, enhancing and maximising the special characteristics (including good quality travel and communication network, quality of environment) of the sub-area.
- 3.5 Taken from the Wales Spatial Plan, Figure 3.1 recognises and reflects the cross border relationship for Flintshire and Wrexham with both Conwy and Denbighshire. However, it further identifies these relationships as being less influenced in relation to travel to work. Accordingly, the Spatial Plan suggests that these areas align more closely with each other and westwards towards the North West Wales and Central Wales Spatial Plan Areas.
- 3.6 Other references which help to understand and define a Housing Market Area include an understanding of the level or proportion of self-containment an area experiences. In this regard the LHMA 2006 Guide (para 2.11) says that the authorities *‘should consider household movement and the factors that impact upon such flows. Functional housing market areas are partly defined by their degree of self-containment i.e. The extent to which people move house within the area. These patterns of movement reflect a variety of economic and social factors including proximity to family and employment’*.

² LHMA Guide 2006 - Para1.5

³ LHMA Guide 2006 - Para 2.3

Figure 3.1 Wales Spatial Plan 2008



Source: Wales Spatial Plan

3.7 This definition and reference is useful as it suggests several different sources of information which can be used to further identify a Housing Market Area. These include:

- House prices and rates of change in house prices;
- Household migration and search patterns; and
- Contextual data (for example travel to work area boundaries, retail and school catchment areas).

3.8 The LHMA 2006 Guide recognises that the use of these types of data sources can help to establish the level of relative self-containment of a housing market. The more moves (migration and travel to work) which take place within an area the greater the level of self-containment and the greater the level of understanding in defining a Housing Market Area (HMA).

3.9 However, there is caution in all approaches and definitions in that:

- HMAs are inherently difficult to define. They are a geographic representation of people's choices and preferences on the location of their home, accounting for life and work patterns. They can be defined at varying geographical scales, from the national scale to sub-regional scale, down to local and settlement specific scales; and

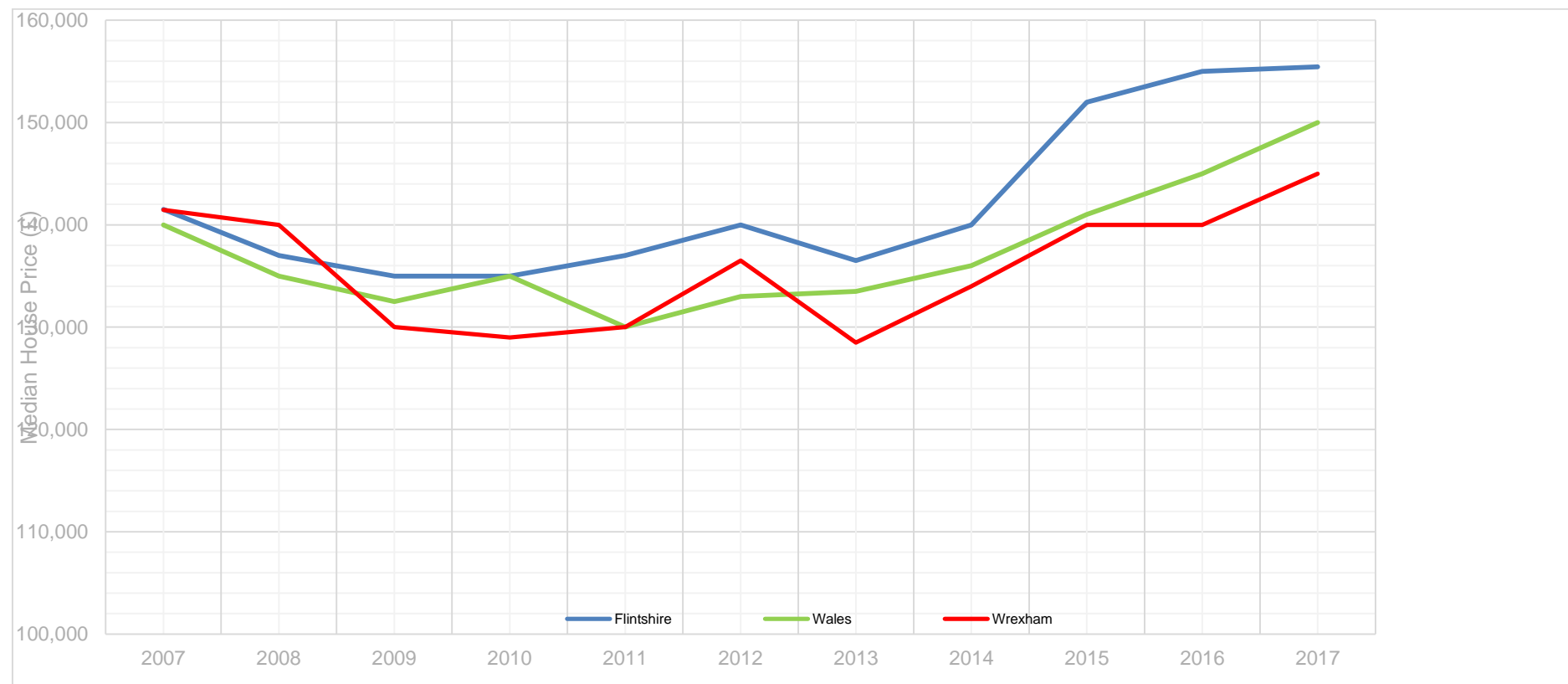
- HMAs are not definitive. As well as a spatial hierarchy of different markets and sub-markets, they will inevitably overlap.
- 3.10 Flintshire County is located within North East Wales and is home to an estimated resident population of 154,927 in 2018⁴. The Borough is bounded by the neighbouring Welsh authorities of Wrexham and Denbighshire as well by Cheshire West and Chester in England. The main population centres are in the towns of Flint, Buckley, Deeside and Mold. The remainder of the population are located in either a westward linear pattern extending along the Flintshire coast, within more rural and dispersed communities to the central and western areas of the County or in more commuter-based villages to the south and east.
- 3.11 In establishing the extent to which Flintshire County is a Housing Market Area, house price, migration, travel to work and contextual data have been assembled.

House prices and rates of change in house prices

- 3.12 Figure 3.2 shows how median house prices across the area have changed over the period 2007 to 2017.
- 3.13 Median prices in Flintshire County have tended to be similar to median prices for Wales, but slightly higher than those for neighbouring Wrexham County. Overall, median prices have increased from £141,500 in 2007 to £155,450 in 2017, an overall increase of around 10.0% during the period. Prices have increased in Flintshire at a higher level than the comparison areas between 2014 and 2017. £140,000 in 2014 and then increased through to 2017 £155,450, (11%), compared with (10%) Wales and (8%) Wrexham.
- 3.14 For the purpose of this assessment the Housing Market Areas (HMAs) have been defined by the Flintshire County Council Local Housing Strategy (2012–2017) and taken from previous HMA's undertaken for the Authority. Evidence collated for this report suggests that these boundaries still form the most appropriate sub-areas within the County.

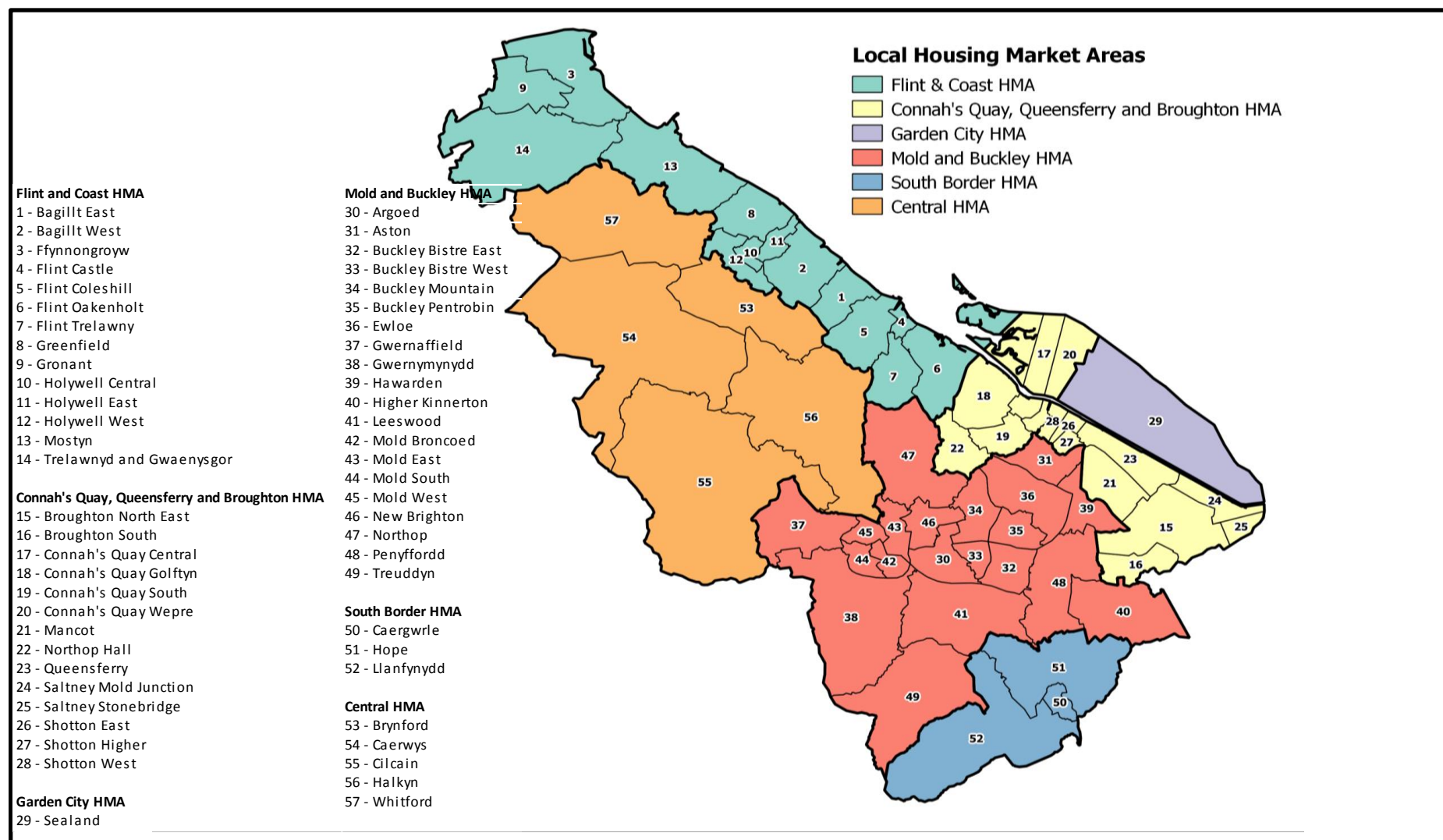
⁴ ONS 2014-based Subnational population projections

Figure 3.2 Median house price trends 2007 to 2017: Flintshire, Wrexham & Wales



Source: Data produced by Land Registry © Crown copyright 2018

Map 3.1 Flintshire Local Housing Market Areas



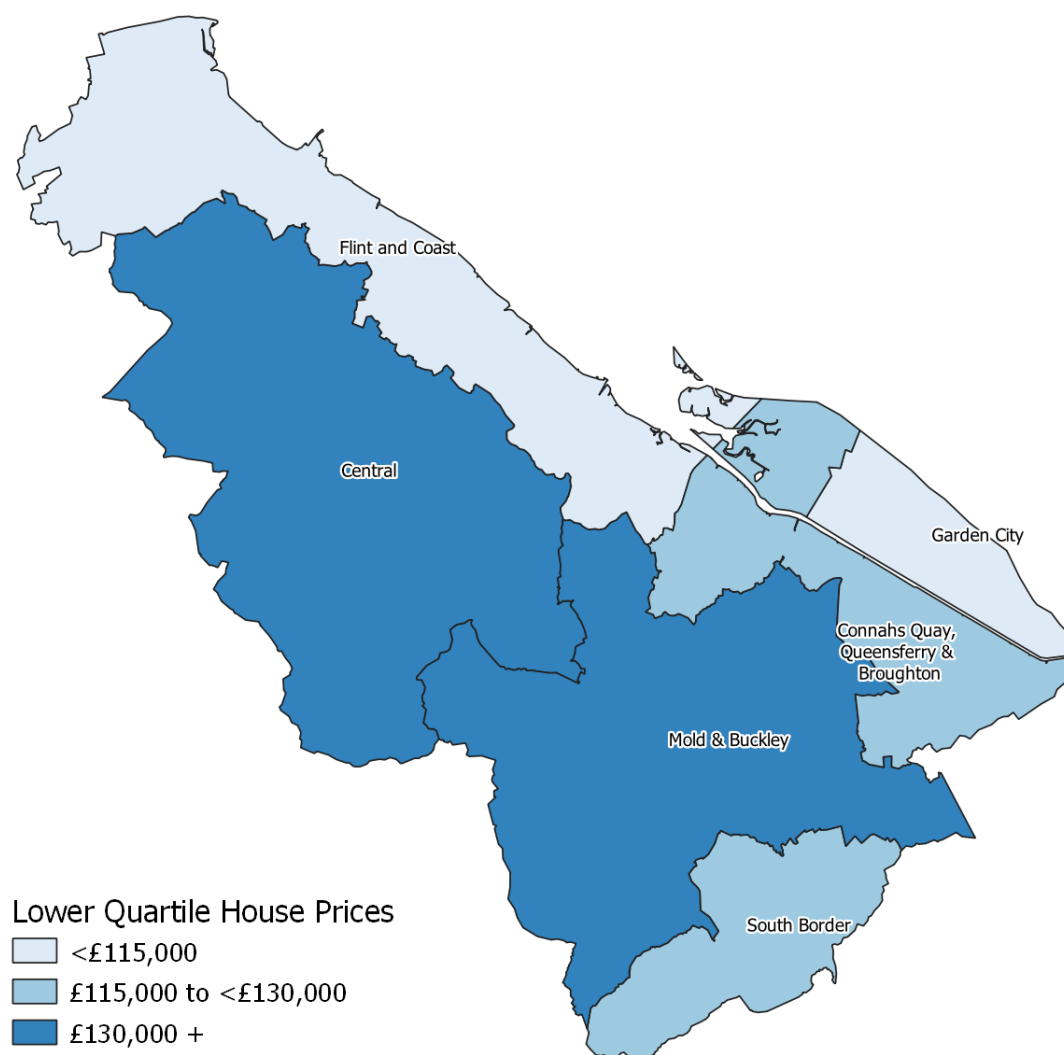
- 3.15 During 2017, the median house price across Flintshire County was £155,450. The lower quartile price was £120,000 and the upper quartile price was £215,000. Table 3.1 summarises house prices by sub-area in 2017. There is notable variation in the number of transactions that take place in each area; however, the highest prices tend to be found in the Central sub-area and in Mold & Buckley and the South Border.

Table 3.1 2017 house prices in Flintshire County by sub-area				
Sub-area	2017 Price (£)			
	Lower Quartile (25%)	Median	Upper Quartile (75%)	No. of transactions
Central	148,000	210,000	295,000	183
Connah's Quay, Queensferry and Broughton	117,000	144,000	185,000	774
Flint & Coast	100,000	130,000	184,000	539
Garden City	105,000	120,000	275,000	49
Mold & Buckley	135,000	170,000	240,000	929
South Border	130,000	170,000	265,950	114
Flintshire County Total	120,000	155,450	215,000	2,588

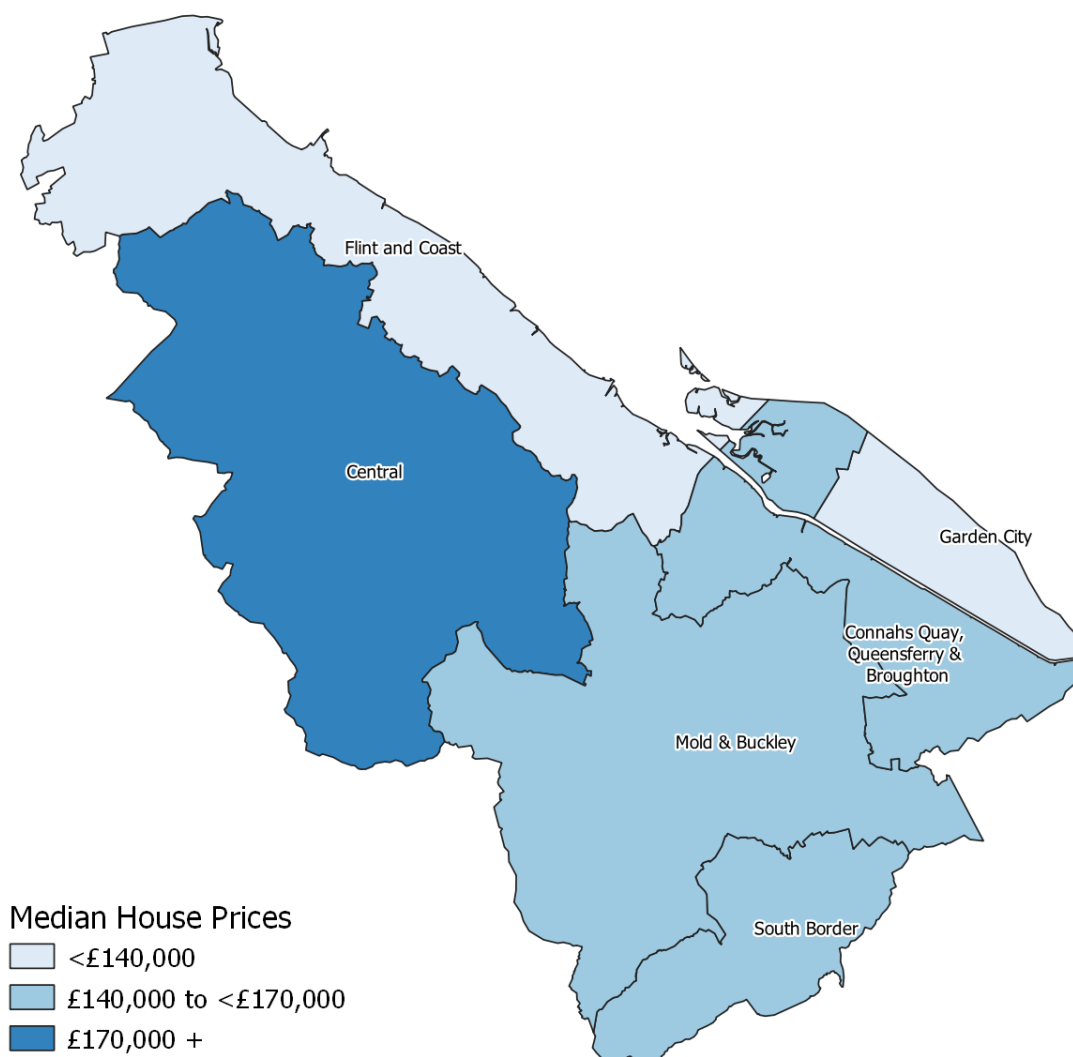
Source: Data produced by Land Registry © Crown copyright 2018

- 3.16 The following maps highlight the lower quartile and median 2017 house prices by sub-area.

Map 3.2 Lower Quartile House Prices by Sub-Area



Map 3.3 **Median House Prices by Sub-Area**



Relative affordability

- 3.17 The relative affordability of open market dwellings in Flintshire County is compared with the other local authorities in Wales in Tables 3.2 and 3.3.
- 3.18 Table 3.2 presents lower quartile house prices compared with lower quartile gross earnings of full-time workers as a ratio. It sets out the ratio over the past three years: 2015, 2016 and 2017 and ranks the local authorities from the highest (least affordable) to the lowest (most affordable) by 2017 ratio value.
- 3.19 In terms of relative affordability based on lower quartile prices and incomes, Flintshire is moderately affordable compared with other local authorities, being ranked eleventh out of a total of 22 local authority areas. Flintshire is slightly less affordable than both neighbouring Wrexham and the Welsh average, with a lower quartile income to lower quartile house price ratio of 6.24, i.e. lower quartile house prices were 6.24 times the lower quartile gross earnings in 2017. This compares with a Wrexham lower quartile ratio of 5.95 and a Welsh average of 5.78.

Table 3.2 Relative affordability of lower quartile (LQ) prices by Welsh local authority (residence based) 2017

District	2015	2016	2017
Monmouthshire	7.51	7.67	8.23
Ceredigion	7.13	7.27	8.01
Vale of Glamorgan	7.00	6.79	6.96
Cardiff	6.72	6.70	6.87
Powys	6.57	6.30	6.81
Conwy	6.45	6.52	6.63
Pembrokeshire	7.11	6.86	6.50
Isle of Anglesey	6.55	6.46	6.37
Denbighshire	6.28	6.09	6.27
Gwynedd	6.60	6.30	6.24
Flintshire	6.34	6.20	6.24
Newport	5.63	5.75	6.06
Wrexham	5.76	5.81	5.95
Wales	5.70	5.73	5.78
Bridgend	5.17	5.67	5.44
Swansea	5.17	5.58	5.41
Carmarthenshire	5.00	5.20	4.98
Torfaen	5.15	5.00	4.90
Caerphilly	4.53	4.71	4.65
Neath Port Talbot	4.10	4.29	4.12
Merthyr Tydfil	3.80	3.74	3.63
Rhondda Cynon Taf	3.66	3.71	3.60
Blaenau Gwent	3.19	3.34	3.19

Source: ONS House Price to residence-based earnings ratio

- 3.20 In terms of relative affordability based on median prices (Table 3.3), Flintshire County is also moderately affordable, being ranked twelfth out of the 22 authorities. The median income to house price ratio in 2017 was 5.74, slightly more affordable than Wrexham (ratio of 5.77) and slightly less affordable than the Welsh average (ratio of 5.64).

Table 3.3 Relative affordability of median prices by Welsh local authority (residence based) 2017			
District	2015	2016	2017
Ceredigion	7.66	7.47	7.58
Monmouthshire	6.86	6.59	7.12
Powys	6.64	6.56	6.99
Cardiff	6.37	6.54	6.67
Pembrokeshire	6.76	6.90	6.66
Isle of Anglesey	6.52	6.70	6.49
Vale of Glamorgan	6.62	6.14	6.49
Gwynedd	6.40	6.58	6.10
Conwy	5.39	5.88	5.96
Newport	5.82	6.10	5.92
Wrexham	5.34	5.56	5.77
Flintshire	5.49	5.42	5.74
Denbighshire	6.09	5.78	5.71
Wales	5.61	5.67	5.64
Bridgend	5.25	5.48	5.39
Swansea	5.34	5.39	5.31
Carmarthenshire	5.34	5.50	5.08
Caerphilly	4.89	4.96	4.91
Torfaen	4.85	4.97	4.56
Neath Port Talbot	4.12	4.33	4.39
Rhondda Cynon Taf	4.16	4.33	4.11
Merthyr Tydfil	4.08	3.98	3.95
Blaenau Gwent	3.39	3.48	3.15

Migration and self-containment

- 3.21 Data reported in the 2011 Census suggests that 67.3% of households who moved in the year preceding the Census originated from within Flintshire County.
- 3.22 Table 3.4 summarises the origins of households based on 2011 Census data. Of the 11,494 households moving into Flintshire, 8,006 (67.3%) originated from Flintshire, 8.8% from Cheshire West and Chester and 3.9% from Wrexham. In total 9,515 (80.0%) originated from Flintshire, Wrexham and Cheshire West and Chester.

Table 3.4 Origin of moving households		
Origin of moving household	Number	%
Flintshire	8006	67.3
Cheshire West and Chester	1045	8.8
Wrexham	464	3.9
Denbighshire	430	3.6
Wirral	169	1.4
Liverpool	118	1.0
Conwy	112	0.9
Elsewhere	1150	13.0
Total	11,494	100

Source: 2011 Census

- 3.23 Data from the 2014 Household Survey indicates that around 14,338 households living in Flintshire County had moved home in the five years preceding the survey. Of these households, 9,745 (68.0%) originated within Flintshire, 676 (4.7%) originated within Wrexham and 3,917 (27.3%) originated from outside the area, as summarised in Table 3.5.
- 3.24 Table 3.5 also summarises the origins of households moving to a property within Flintshire County by sub-area. This indicates that in four of the six sub-areas at least 60% of households moved from within Flintshire. The exceptions were Central (54.0%) and South Border (55.7%). It is worth noting Flint & Coast has the highest proportion of people moving from elsewhere in the North West of England and elsewhere in the UK. Flint & Coast and Mold & Buckley had the highest retention levels, with over 50% of households moving from within the same sub-area. By comparison, only 21.7% of households moving in Garden City originated from Garden City.

Table 3.5 Summary of household moves in preceding 5 years

Origin	Current sub-area of residence						Total
	Central	Connahs Quay	Flint & Coast	Garden City	Mold & Buckley	South Border	
Within Flintshire							
Central	31.3	1.2	5.0	0.0	0.0	1.2	3.2
Connahs Quay Queensferry Broughton	3.0	56.7	1.6	31.0	7.1	0.0	22.7
Flint and Coastal	10.6	3.6	59.4	0.0	3.4	1.2	14.5
Garden City	0.0	1.2	0.0	21.7	0.0	1.2	0.9
Mold & Buckley	8.3	10.2	2.4	11.1	54.4	20.1	24.7
South Border	0.7	0.0	0.0	0.0	2.1	31.9	2.1
Summary: Flintshire	54.0	72.9	68.3	63.8	67.0	55.7	68.0
Elsewhere							
Wrexham	0.0	2.4	0.0	2.2	7.9	25.8	4.7
Denbighshire	21.0	0.5	7.6	3.4	2.6	0.0	3.8
Conwy	0.0	1.2	0.0	0.0	1.0	0.0	0.8
Elsewhere in Wales	2.5	3.6	0.0	0.0	0.0	0.7	1.4
Cheshire West and Chester	9.3	9.2	0.8	24.8	11.9	3.8	8.7
Shropshire	2.5	0.5	2.1	0.0	0.0	0.0	0.7
Merseyside including Wirral	1.4	2.4	1.7	1.2	2.0	0.0	2.0
Elsewhere in North West England	4.8	0.0	9.5	4.6	1.6	6.8	3.0
Elsewhere UK	3.3	5.6	9.1	0.0	5.5	2.6	5.9
Outside UK	1.2	1.5	0.9	0.0	0.5	4.5	1.1
Summary: Outside Flintshire	46.0	26.9	31.7	36.2	33.0	44.2	32.1

Source: 2014 Household Survey

Characteristics of in-migrant households

3.25 The 2014 Household Survey identified around 4,600 households who had moved into Flintshire County in the preceding five years. Information relating to in-migrant households includes:

- A majority (71.1%) moved into a house, particularly detached (29.7%) and semi-detached (32.5%), but few moved into terraced houses (8.9%); a further 17.8% moved into a bungalow; 9.1% to a flat/apartment and 2.0% to other property types;
- 34.5% moved into smaller properties with one or two bedrooms; 42.9% moved into properties with three bedrooms and 22.7% into properties with four or more bedrooms;
- 60.6% moved into owner occupied properties; 35.5% into private renting and 4.0% moved into affordable (social rented/affordable ownership tenure) dwellings;
- Overall, 36.5% of migrant households moved to Mold and Buckley, 28.3% into Connahs Quay, Queensferry and Broughton, 19.0% into Flint and Coast, 8.1% into Central, 5.5% into South Border and 2.5% into Garden City sub-areas;
- 38.1% of in-migrant Household Reference People (Heads of Household) were aged 16-39, a further 34.2% were aged 40-59 and 27.8% were aged 60 or over;

- The majority of Heads of Household of in-migrant households were in employment (64.9%) with a further 21.5% retired, 7.1% permanently sick/disabled and 2.3% looking after the home;
 - 34.3% of households had a weekly income of less than £300, 21.1% had an income of between £300 and £500 each week and 44.6% had an income of at least £500 each week; and
 - The main reasons for moving were to be closer to work/new job (19.7%), to be closer to family/friends to give/receive support (11.7%) and wanting to buy a larger property (11.5%).
- 3.26 In summary, 32.0% of households moving in the past five years originated from outside Flintshire County. Of this number, 4.7% originated from Wrexham County Borough and 27.3% from outside of the study area. Most moved into the private housing sector, with around 60.6% moving into owner occupation and 35.5% into private renting. Moving to be closer to work/new job and closer to family/friends were key migration drivers. 72.3% of in-migrant households had a Household Reference Person aged under 60 and 27.8% were aged 60 and over; overall 64.9% were in employment and 55.4% had an income (of Household Reference Person and partner) of less than £500 each week.

Residential mobility within Flintshire County

- 3.27 The household survey identified that the vast majority (68.0%) of households moving within the preceding five years had moved within Flintshire County (around 9,700 households).
- 3.28 Households moving within Flintshire County were doing so for a variety of reasons. Those most frequently reported were wanting a larger property (21.5%), being forced to move (8.8%) and to move to a better neighbourhood (5.5%).
- 3.29 Table 3.6 reviews the tenure choices of households moving within Flintshire County. Owner-occupiers are most likely to remain in the same tenure (69.8%), while only 21.0% of private renters and 4.4% of affordable housing tenants remained in the same tenure. 51.5% of private renters moved into affordable (mainly social rented) accommodation and 95.6% of affordable housing tenants moved into private rented accommodation. Respondents who had previously lived with family and friends (i.e. newly forming households) moved into all major tenures, but especially affordable accommodation (43.0%).

Table 3.6 Residential mobility – movement between different tenures						
Current Tenure	Previous Tenure					Total
	Owned	Social/Intermediate Rented	Private Rented	Previously living with family/friends	Other	
Owned	69.8	0.0	27.4	28.7	0.0	41.5
Social/Intermediate	17.6	4.4	51.5	43.0	0.0	29.6
Private Rented	12.6	95.6	21.0	28.2	0.0	28.9
Total	100.0	100.0	100.0	100.0	100.0	100.0
<i>Base</i>	4039	1328	3029	1208		9628

Source: 2014 Household Survey

3.30 Table 3.7 considers the profile of dwellings being moved into by households moving within Flintshire County. Households are moving into a variety of dwelling types and sizes, most notably to: two (36.4%) and three (37.5%) bedroom dwellings; and 47.2% of households moved into detached and semi-detached houses.

Table 3.7 Residential mobility – profile of properties moved into by type and size						
No. Bedrooms	Property type (%)					Total
	Detached house	Semi-detached house\town house	Terraced house	Bungalow	Flat/ Apartment	
One	0.1	0.0	1.0	3.5	11.3	15.9
Two	3.6	7.9	8.4	10.2	6.1	36.4
Three	9.0	17.5	7.6	3.5	0.0	37.5
Four	7.0	0.6	0.7	0.3	0.1	8.6
Five or more	1.4	0.0	0.0	0.2	0.0	1.5
Total	21.2	26.0	17.7	17.6	17.5	100.0
<i>Base (valid responses)</i>		9,742				

Source: 2014 Household Survey

Households planning to move

- 3.31 Around 10,400 households plan to move in the next five years. Table 3.8 summarises the moving intentions of households based on the first preference they stated. Overall, 76.1% of households intend on remaining in Flintshire County and 23.9% intend to move out. This would suggest a strengthening of Flintshire as a broadly self-contained housing market.
- 3.32 Of the 23.9% of households planning to move out, only 0.4% were planning to move to Wrexham County Borough. 5.2% were planning to move to Cheshire West and Chester, 2.6% to Denbighshire and 4.9% to elsewhere in the UK.
- 3.33 The main reasons why households plan to move out of the Flintshire County area were wanting a larger or better property (21.7%), needing a smaller property (16.8%) and needing housing suitable for older/disabled person(s) (11.9%).

Table 3.8 First choice destination of households planning to move in next five years

Destination location	% stating as first preference
Flintshire	
Flint, Holywell & Coast	15.7
Chester Hinterland	5.6
Rural West Flintshire	11.9
Mold	14.3
Eastern Settlements	9.0
Ewloe	8.0
Queensferry & Connah's Quay	11.7
Wrexham	
Wrexham Town	0.0
North East Wrexham	0.2
South East Wrexham	0.0
Ceiriog Valley	0.0
West Wrexham	0.2
Elsewhere	
Denbighshire	2.6
Conwy	1.9
Gwynedd	0.8
Isle of Anglesey	1.8
Elsewhere in Wales	1.5
Cheshire West and Chester	5.2
Shropshire	1.0
Merseyside (includes Wirral)	0.6
Elsewhere in North West England	1.8
Elsewhere UK	4.9
Outside UK	1.4
Total	100.0
Base	10,171

Source: 2014 Household Survey

Commuting patterns

- 3.34 The 2011 Census provides an analysis of travel to work patterns and the extent to which residents in Flintshire County travel to other areas, together with details of how many people commute into the Council area.
- 3.35 Table 3.9 presents this data and indicates that 63.1% of people who live in Flintshire County also work within the administrative area. 15.4% of working residents commute out of Flintshire County into Cheshire West and Chester, 6.6% to Wrexham and 4.2% to Denbighshire. By comparison, 60.9% of the Flintshire County workforce also live in the Council area. Of those working in Flintshire, 39.1% commute into the County from other administrative areas: 12.7% live in Cheshire West and Chester, 7.0% live in Wrexham, 5.5% in Denbighshire and 4.6% in Wirral.

Table 3.9 Flintshire County 2011 Census commuting flows: workers (aged 16-74)			
Where do people who live in Flintshire CB work?			
Live	Work	Number	%
Flintshire County	Flintshire	43,733	63.1%
	Cheshire West and Chester	10,693	15.4%
	Wrexham	4,568	6.6%
	Denbighshire	2,879	4.2%
	Wirral	991	1.4%
	Conwy	790	1.1%
	Liverpool	639	0.9%
	Other	4,983	7.2%
Workers		69,276	
Where to people who work in Flintshire CB live?			
Live	Work	Number	%
Flintshire	Flintshire County	37,036	60.9%
Cheshire West and Chester		7,729	12.7%
Wrexham		4,242	7.0%
Denbighshire		3,353	5.5%
Wirral		2,828	4.6%
Conwy		1,048	1.7%
Liverpool		476	0.8%
Other		4,141	6.8%
Jobs		60,853	

Source 2011 Census

- 3.36 In terms of defining market areas, the ONS provides a definition of travel to work areas as follows:

'The current criterion for defining TTWs is that generally at least 75% of an area's resident workforce in the area and at least 75% of the people who work in the area also live in the area...however, for areas with a working population in excess of 25,000, self-containment rates as low as 66.7% are accepted'⁵

- 3.37 On this basis, it is concluded that Flintshire County is broadly self-contained in terms of the travel-to-work patterns of its own resident working population, with just over 63% of the employed population working within the area. Flintshire is also broadly self-contained in terms of the residential location of its workforce, with almost 61% of the Borough's workers also residing within the Council area.

⁵ <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/articles/commutingtoworkchangetotraveltoworkareas/2001to2011>

Concluding comments

- 3.38 The purpose of this chapter has been to consider the general housing market context of Flintshire County and its inter-relationships with other areas. By reviewing migration and travel to work patterns, a picture of the market dynamics of Flintshire County emerges.
- 3.39 Analysis of 2011 Census migration data suggests that 67.3% of households move within the Flintshire area. This rises to 80% when also considering Wrexham and Cheshire West and Chester.
- 3.40 In terms of travel to work, 63.1% of residents in employment work within the Flintshire County area. A further 15.4% work in Cheshire West and Chester and 6.6% work in Wrexham. 60.9% of people working within Flintshire also live in the area; a further 12.7% live in Cheshire West and Chester and 7.0% in Wrexham.
- 3.41 Whilst recognising that both of these measures fall just short of the typical 70% threshold level, Flintshire County can be described as a broadly self-contained housing market when considering both migration and travel-to-work patterns.
- 3.42 The analysis indicates a strong connection with the neighbouring areas of Wrexham and Cheshire West and Chester. Flintshire is part of the wider functional economic area including Wrexham and Cheshire West and Chester but experiences a moderate degree of self-containment. Therefore, Flintshire County can be described as a self-contained housing market both in terms of migration and travel to work. The County is considered to be an appropriate Housing Market Area for the purposes of Local Plan policy making.

4. Understanding the current housing position

Introduction

- 4.1 The purpose of this chapter is to explore the housing market dynamics of Flintshire County focusing on: current stock profile and condition, tenure characteristics, overcrowding and under-occupancy and understanding the key market drivers. The analysis within this chapter will help to understand the past and current underlying market trends and conditions and will help inform the understanding of current and future housing market drivers (covered in detail in Chapter 5).

Estimates of current dwellings in terms of size, type, condition, tenure

- 4.2 According to the 2011 Census, there were 65,795 dwellings and 63,781 households in Flintshire.
- 4.3 2017 Council Tax data for Flintshire County shows there to be a total of 67,090 dwellings (Table 4.1). This does not include those dwellings recorded as 'other' or 'unknown'.
- 4.4 StatsWales 2017 data indicates that there were 137 vacant properties during the year 2016-17.

Table 4.1 Dwelling stock by sub-area	
Sub-area	Total Dwellings
Central	4,640
Connahs Quay, Queensferry & Broughton	19,380
Flint & Coast	14,600
Garden City	1,270
Mold & Buckley	24,520
South Border	2,680
Total	67,090

Source: 2017 Council Tax

Property size and type

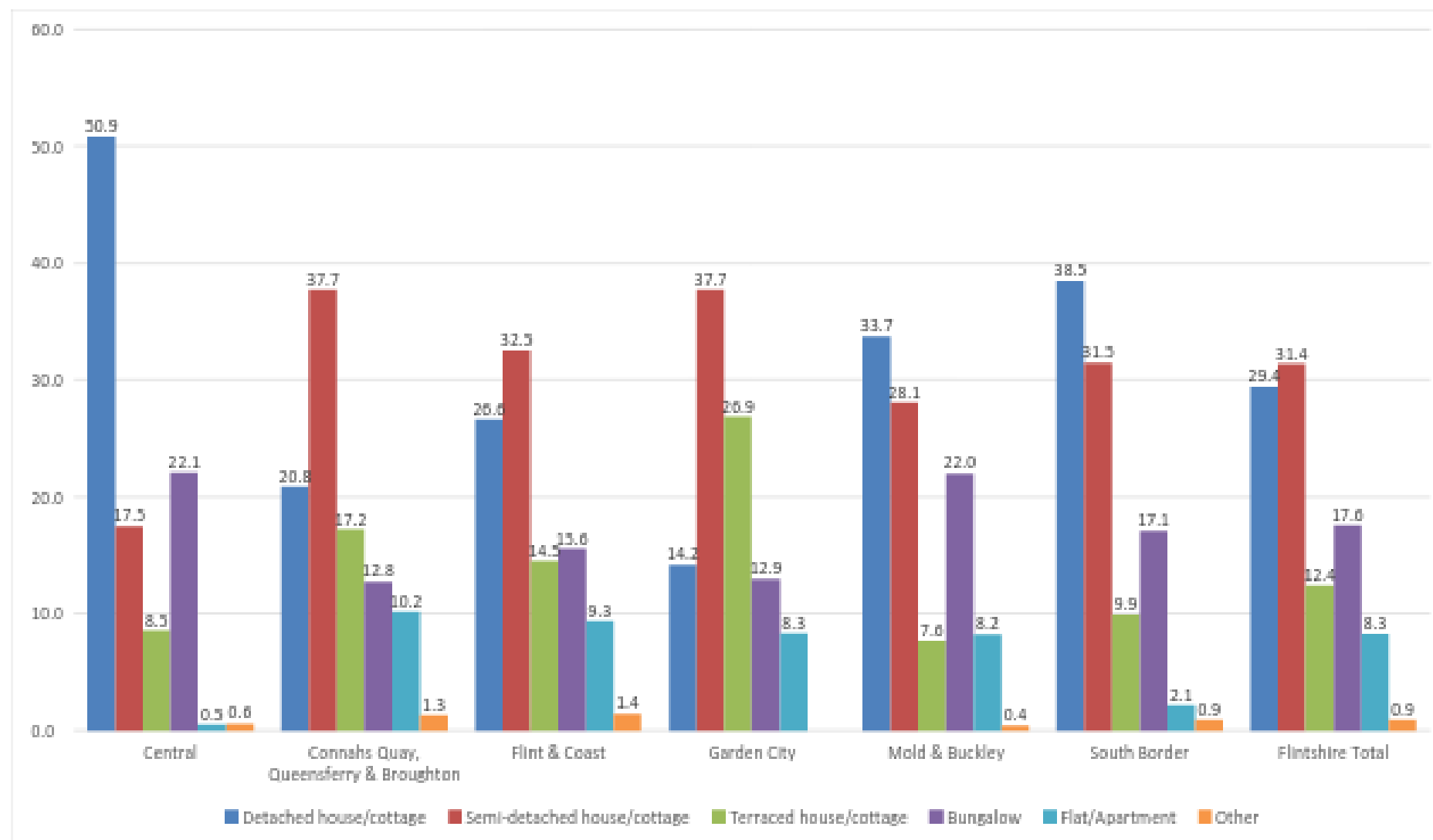
- 4.5 Table 4.2 reviews the profile of occupied dwelling stock by size and type across Flintshire. Overall, the vast majority (73.2%) of properties are houses, 17.6% are bungalows, 8.3% are flats/apartments and 0.9% are other types of property including park homes/caravans. Of all occupied properties, 7.2% have one bedroom/studio, 23.9% have two bedrooms, 48.0% have three bedrooms and 20.8% have four or more bedrooms.

Table 4.2 Property type and size of occupied dwellings across Flintshire

Property Type	No. Bedrooms (Table %)					Total	Base (Valid response)
	One	Two	Three	Four	Five or more		
Detached house	0.1	1.7	11.1	13.4	3.1	29.4	18,782
Semi-detached house	0.1	5.0	24.2	2.0	0.2	31.4	20,038
Terraced house / town house	0.7	5.6	5.6	0.5	0.0	12.4	7,929
Bungalow	1.7	7.6	6.7	1.4	0.1	17.6	11,207
Flat / apartment	4.4	3.6	0.2	0.1	0.0	8.3	5,267
Caravan / park home	0.1	0.3	0.0	0.0	0.0	0.3	199
Other	0.2	0.2	0.1	0.1	0.0	0.6	377
Total	7.2	23.9	48.0	17.5	3.3	100.0	63,799
<i>Base (Valid response)</i>	4607	15273	30639	11133	2147	63,799	

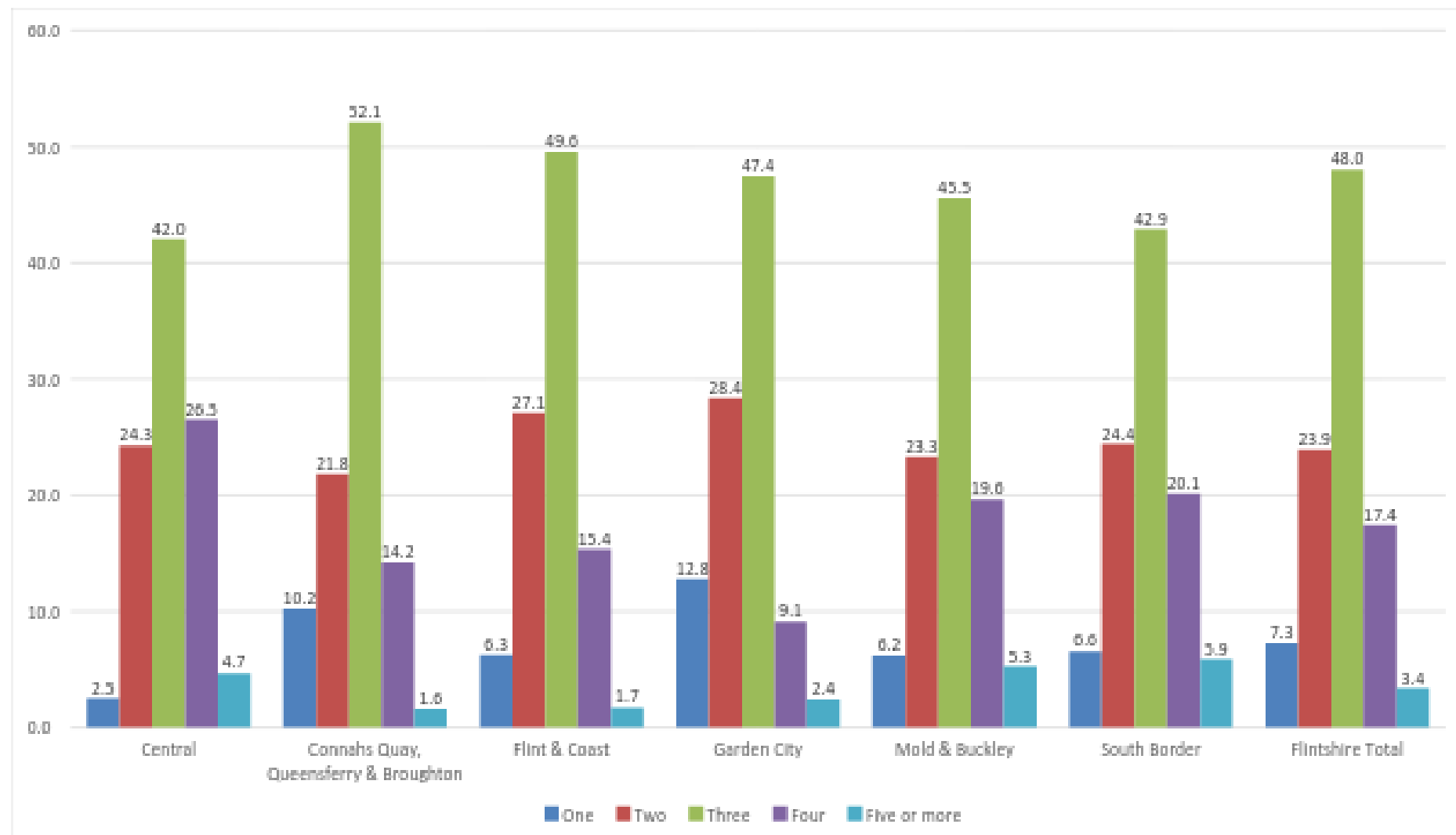
Source: 2014 Household Survey

- 4.6 How property type varies by sub-area is illustrated in Figure 4.1 and variations in number of bedrooms by sub-area in Figure 4.2.
- 4.7 Notable sub-area variations include the relatively high proportion of detached houses (including cottages) in the Central sub-area, at just over half of all dwellings. An above-average (29.4%) of detached houses are also found in Mold & Buckley and South Border sub-areas. These areas also have a significant proportion of bungalows. There is a predominance of semi-detached houses (including cottages) in Connah's Quay, Flint & Coast and Garden City. In terms of property size, there is a general predominance of three-bedroom dwellings across all sub-areas. There is an above-average proportion of homes with four or more bedrooms in Central, Mold & Buckley and South Border sub-areas. This market typology is reflective of the rural attractive nature of the sub-areas as well as the commuting links into neighbouring employment centres in Cheshire West.

Figure 4.1 Property type by sub-area (%)


Source: 2014 Household Survey

Figure 4.2 Property size by sub-area (%)



Source: 2014 Household Survey

Property condition

- 4.8 The 2014 Household Survey reviewed the extent to which households were satisfied with the state of repair of their dwellings. Overall 79.8% of respondents expressed satisfaction (37.8% were very satisfied and 42.1% were satisfied); 12.5% were neither satisfied nor dissatisfied; a total of 7.7% expressed degrees of dissatisfaction, of whom 6.1% were dissatisfied and 1.6% were very dissatisfied. Table 4.3 explores how the level of dissatisfaction varied by dwelling tenure, age and type.
- 4.9 Data indicates that households in Garden City (10.4%) were more likely to express dissatisfaction. Levels of dissatisfaction were highest amongst unfurnished private renters (17.9%) and those who rent from Flintshire County Council (16.9%). In terms of property type and age, dissatisfaction was highest amongst respondents living in terraced houses/town houses (17.1%) and in flats/apartments (13.6%) and amongst residents in properties built before 1964.

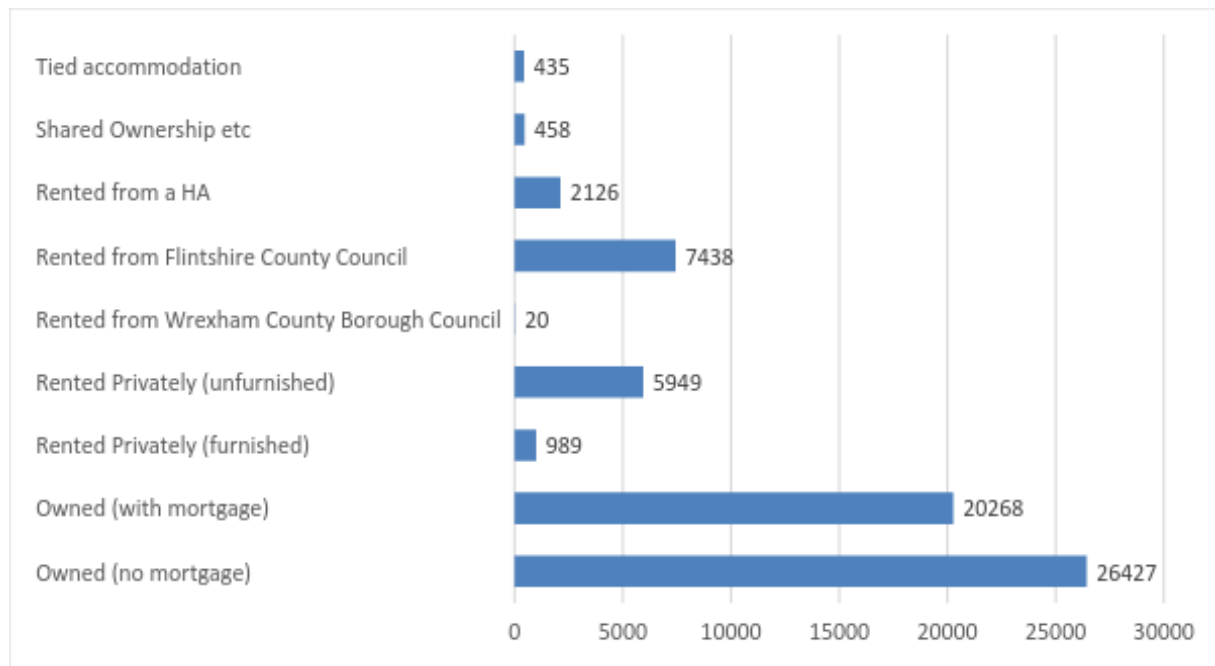
Table 4.3 Dissatisfaction with state of repair by sub-area, property tenure, age and type			
Sub-area	No. Dissatisfied	% Dissatisfied	Base
Central	247	5.5	4,476
Connahs Quay, Queensferry & Broughton	1,495	8.0	18,576
Flint & Coast	1,025	7.3	14,001
Garden City	130	10.4	1,250
Mold & Buckley	1,814	7.8	23,309
South Border	148	5.9	2,496
Tenure	No. Dissatisfied	% Dissatisfied	Base
Owned (no mortgage)	940	3.6	26,425
Owned (with mortgage)	1,506	7.4	20,268
Rented Privately (furnished)	13	1.3	989
Rented Privately (unfurnished)	1,064	17.9	5,950
Rented from Flintshire County Council	1,264	16.9	7,458
Rented from a HA	73	3.4	2,125
Shared Ownership etc	0	0.0	458
Tied accommodation	0	0.0	435
Property Type	No. Dissatisfied	% Dissatisfied	Base
Detached house / cottage	653	3.5	18,782
Semi-detached house / cottage	1,549	7.7	20,155
Terraced house / town house / cottage	1,354	17.1	7,936
Bungalow	528	4.7	11,207
Flat / Apartment	717	13.6	5,266
Caravan / Park Home	7	3.5	199
Other	22	5.8	377
Property Age	No. Dissatisfied	% Dissatisfied	Base
Pre 1919	932	10.7	8,714
1919-1944	753	10.0	7,548
1945-1964	1,354	11.9	11,369
1965-1984	1,205	6.6	18,305
1985-2004	315	2.8	11,240
2005 onwards	0	0.0	3,182
Total	4,861	7.7	63,232

Source: Household Survey 2014

Property tenure

- 4.10 The tenure profile of the Flintshire County area is summarised in Figure 4.3. Variations in broad tenure groups by sub-area are summarised in Figure 4.4. Overall, based on survey evidence, 72.8% of occupied dwellings are owner-occupied, 11.5% are private rented (including tied accommodation), 14.9% are rented from a social housing provider and 0.7% are affordable ownership tenure dwellings.

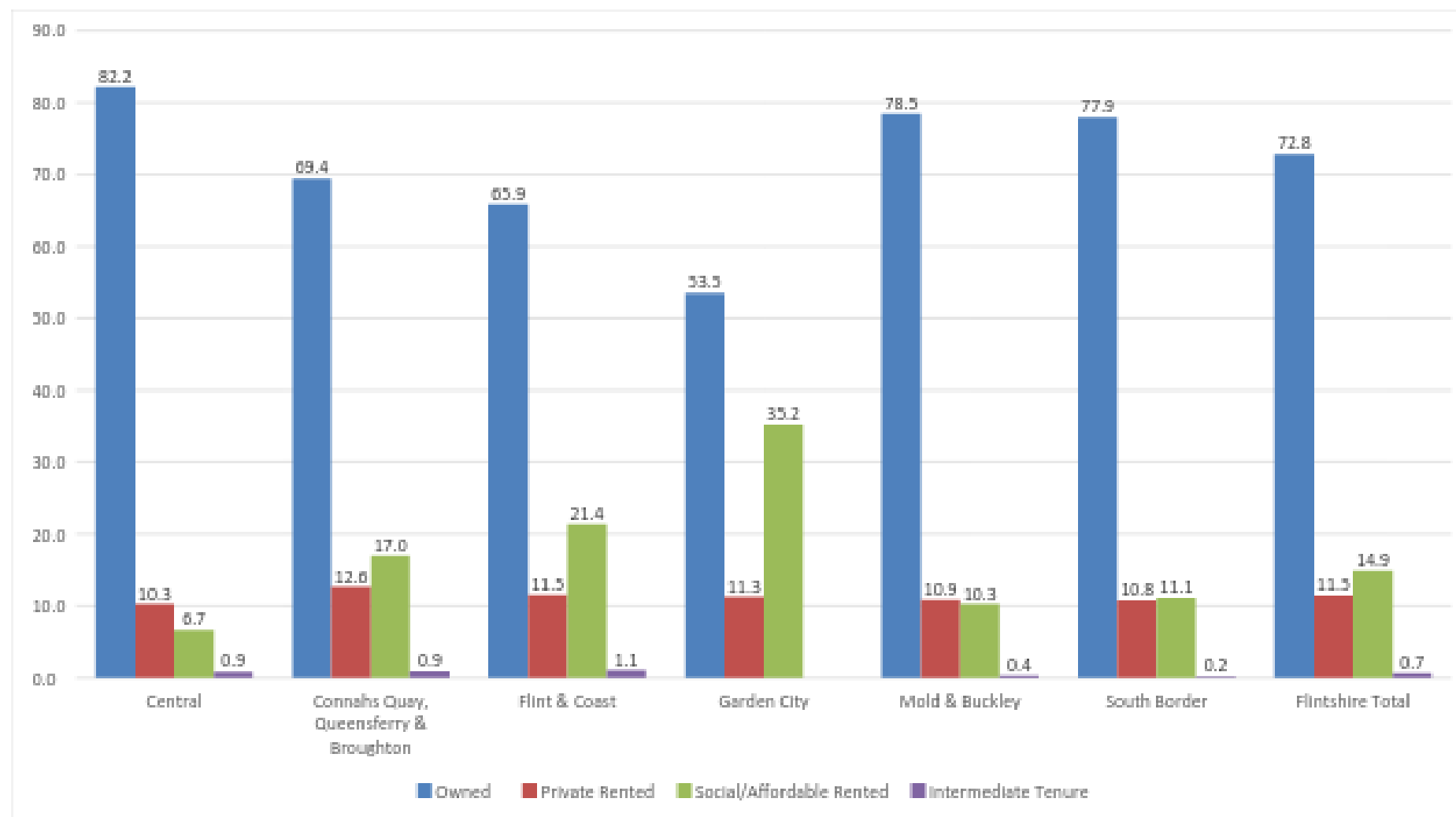
Figure 4.3 Flintshire County: tenure profile of occupied dwellings



Source: 2014 Household Survey

- 4.11 Tenure profile varies across Flintshire (Figure 4.4). The proportion of owner-occupied dwellings is highest in Central sub-area (82.2%) and social renting is highest in Garden City (35.2%). The level of private renting is relatively consistent across the sub-areas, ranging between 10.3% (Central) and 12.6% (Connahs Quay, Queensferry & Broughton).

Figure 4.4 Flintshire tenure profile by sub-area (%)



Source: 2014 Household Survey

Owner-occupied sector

- 4.12 The 2014 Household Survey found that 72.8% (46,695) of households across Flintshire are owner occupiers. 41.2% of all households (26,427) own outright and 31.6% of all households (20,268) have a mortgage.
- 4.13 The household survey provides the following information on owner occupied stock:
- Most owner-occupied properties are houses, with 37.2% detached, 32.3% semi-detached and 18.3% bungalows; a further 10.2% are terraced/town houses, 1.3% flats and 0.7% other property types;
 - 54.1% of properties have three bedrooms, 27.3% have four or more bedrooms, 17.5% have two bedrooms, and 1.2% have one bedroom;
 - Around 14.4% of owner-occupied stock was built pre-1919, 29.1% was built between 1919 and 1964; 32.1% was built between 1965 and 1984 and 24.4% has been built since 1985; and
 - 84.8% of owner-occupier households are satisfied or very satisfied with the quality of their accommodation, 9.9% are neither satisfied nor dissatisfied and 5.3% expressed degrees of dissatisfaction.
- 4.14 Over the period 2000 to 2017, lower quartile and median house prices across Flintshire County have increased significantly, as summarised in Table 4.4.
- 4.15 It is interesting to note that in 2000, a household income of £11,314 was required for a lower quartile price to be affordable (based on a 10% deposit and 3.5 times income multiple for a mortgage). By 2017 this had increased to £30,857. By comparison, an income of £15,416 was required for a median priced property to be affordable in 2000 compared with £39,973 in 2017.

Table 4.4 Lower Quartile and median price and income required to be affordable				
Flintshire County	House Price (£)		Income to be affordable*	
	2000	2017	2000	2017
Lower Quartile	£44,000	£120,000	£11,314	£30,857
Median	£59,950	£155,450	£15,416	£39,973

Source: Data produced by Land Registry © Crown copyright 2018

*Assuming a 10% deposit and 3.5x income multiple is required for a mortgage

- 4.16 A range of socio-economic and demographic information on residents has been obtained from the Household Survey. Some interesting observations relating to owner-occupiers include:
- In terms of household type, 26.4% of owner occupiers are couples with children, 29.7% are older (65 or over) singles and couples, 19.6% are couples (under 65 with no children), 14.3% are singles (under 65), 6.2% are lone parents and 3.6% are other household types;

- The majority of Household Reference People (Heads of Household) living in owner occupied dwellings are in employment (59.7%) and a further 34.1% are wholly retired from work. The proportion retired is considerably higher for outright owners (55.5%);
- Incomes amongst owner occupiers tend to be high, with 49.0% receiving at least £500 each week. That said, incomes amongst outright owners tend to be lower than for mortgaged owners, with 34.9% receiving less than £300 each week compared with 11.5% of mortgaged owners. This reflects the different age profile and economic status of outright owners;
- In terms of length of residency, 42.7% of owner occupiers have lived in the same property for 20 years or more (and the figure is 61.7% for outright owners).

Stakeholder views on the owner occupied sector

- 4.17 Accompanying the main household survey, a range of stakeholders (i.e. key notable contacts/professionals including estate and letting agents, housing associations and house builders) within the local area were contacted and asked for their considered views and opinions on the current housing market in Flintshire and Wrexham. Whilst these comments and opinions do not form part of the empirical or quantitative evidence, they do provide a qualitative flavour or feel for the market informed by those working professionally within the sector. The following paragraphs provide a summary of responses where these relate to the private housing market.
- 4.18 Stakeholders were aware of the new development activity in Wrexham and Flintshire, but the overall consensus supported the view that this was limited in scale.
- 4.19 The current demand profile identified for new properties by stakeholders was broad and includes:
- Buy to let;
 - Family housing in exclusive locations; and
 - Two, three and four bed family houses.
- 4.20 Respondents identified demand for new housing as coming from existing residents as well as new households seeking to move into the area.
- 4.21 In terms of the preferred locations for housing there was more support for:
- Rural / semi-rural / Greenfield locations;
 - Brownfield sites in villages;
 - Sustainable locations where there is a proven need for housing; and
 - Respondents were less supportive towards the principal of large strategic sites, citing previous issues over deliverability and viability. Instead developers and purchasers preferred to see a selection of small to medium size sites across smaller settlements.
- 4.22 There were a range of responses when stakeholders were asked what type of new homes should be built, including:
- A mix of house types;

- Two- and three-bedroom houses;
 - Three- to five-bedroom detached family homes;
 - Homes for older people;
 - Extra care housing for older people; and
 - Limited / no demand for flats in Flintshire.
- 4.23 Respondents felt that the market for new build privately owned homes would continue to grow and demand would continue to increase.

Private rented sector

- 4.24 The Welsh Government recognises that the role of the private rented sector (PRS) has become an increasingly more important housing choice to support economic mobility as well as providing a more flexible form of tenure for households. Nationally, around 14% (or 180,000) of all households in Wales currently rent privately, with this level anticipated to grow further to around one in every five households (20%) renting privately by 2020.
- 4.25 At this level of continued growth, private rented accommodation will be the second most used accommodation and, even with the expected repeal of Right-to-Buy legislation in Wales, will grow significantly beyond the level of affordable housing.
- 4.26 The private rented sector (PRS) is typically diverse in nature and occupancy and so is often home to students, single people and those seeking short term housing solutions. However, due to factors including the economic downturn, comparatively low levels of house building, a continued loss of social housing through Right-to-Buy as well as factors such as the deregulation of pensions and an increase in individual buy-to-let investors, the PRS is increasingly being used as a longer-term housing option for many.
- 4.27 A report 'The Modern Private Rented Sector'⁶ provides a useful overview of the sector. Drawing upon 2001 Census data, it suggests that the private rented sector has five key roles:
- A traditional housing role for people who have lived in the private rented sector for many years;
 - Easy access housing for the young and mobile;
 - Providing accommodation tied to employment;
 - A residual role for those who are unable to access owner occupation or social renting; and
 - An alternative to social rented housing (for instance those wanting to move to a different area but unable to do so through their social housing provider).
- 4.28 Given the range of roles of the private rented sector, there is considerable diversity in the characteristics of private renting tenants. Evidence from the 2001 Census (Rhodes, 2006) indicates that households living in private rented accommodation:

⁶ 'The Modern Private Rented Sector' David Rhodes, 2006 University of York with CIH/JRF

- Tend to have younger Heads of Household;
- Are ethnically diverse;
- Singles, lone parents and other multi-adult households are over-represented compared with other tenures;
- People in professional and higher technical occupations are over-represented compared with other tenures;
- Are more likely to be highly mobile geographically and turnover rates are high; and
- Are more likely to accommodate international migrants.

4.29 The report '*The Private Rented Sector: its contribution and potential*'⁷ identified that the private rented sector is complex and distinct sub-markets include:

- Young professionals;
- Students, whose needs are increasingly being met by larger, branded, institutional landlords;
- The housing benefit market, where landlord and tenant behaviour is largely framed by housing benefit administration;
- Slum rentals at the very bottom of the PRS, where landlords accommodate often vulnerable households in extremely poor quality property;
- Tied housing, which is a diminishing sub-sector nationally but still has an important role in some rural locations;
- High-income renters, often in corporate lettings;
- Immigrants whose most immediate option is private renting;
- Asylum seekers, housed through contractual agreements with Government agencies;
- Temporary accommodation, financed through specific subsidy from the Department for Work and Pensions; and
- Regulated tenancies, which are a dwindling portion of the market.

4.30 In recognition of the level of growth in this sector and its relative importance moving forward, the Welsh Government has published new private sector legislation aimed to directly support this increasingly vital sector of the housing market. The Homes for Wales white paper announced that it will seek to establish a system of stewardship to housing where methods of intervention, responsibility and opportunity will reach out to and across the entire housing industry.

4.31 The Housing (Wales) Act (2014) includes several elements relating to the PRS including:

- Tenancy Reform;
- A national PRS registration and accreditation scheme; and
- The ability to discharge homelessness duties into the PRS.

⁷ The Private Rented Sector: its contribution and potential' Julie Rugg and David Rhodes, Centre for Housing Policy The University of York 2008

- 4.32 The 2014 Household Survey found that the private rented sector accommodates around 11.5% (7,373) of households across Flintshire. Of these households, 5,949 rent unfurnished properties, 989 rent furnished accommodation and 435 rent with their job (tied accommodation).
- 4.33 Table 4.5 summarises the number of private rented dwellings by sub-area and indicates that most existing private rented accommodation is located within the sub-areas of Mold & Buckley and Connah's Quay, Queensferry & Broughton. Most private rented accommodation (80.7%) is unfurnished accommodation. The Garden City, South Border and Central sub-areas each contain less than 7% of the private rented accommodation available across the County.

Table 4.5 Profile of private rented sector in Flintshire County

Sub-area	Tenure						Total	
	Rented Privately (furnished)		Rented Privately (unfurnished)		Tied accommodation			
	Count	% of PRS	Count	% of PRS	Count	% of PRS	Count	% of PRS
Central	41	0.6	389	5.3	30	0.4	460	6.2
Connahs Quay, Queensferry & Broughton	348	4.7	1885	25.6	116	1.6	2349	31.9
Flint & Coast	198	2.7	1311	17.8	108	1.5	1617	21.9
Garden City	14	0.2	125	1.7	2	0.0	141	1.9
Mold & Buckley	336	4.6	2052	27.8	149	2.0	2537	34.4
South Border	52	0.7	187	2.5	30	0.4	269	3.6
Total	989	13.4	5949	80.7	435	5.9	7373	100.0

Source: 2014 Household Survey

- 4.34 Most private rented properties (67.4%) are houses (of which 32.6% are semi-detached, 22.5% are terraced/town houses and 12.3% are detached); a further 22.1% are flats, 10.2% are bungalows and 0.3% are other property types. 16.2% of privately rented properties have one bedroom/bedsit, 47.8% have two bedrooms, 31.3% have three bedrooms and 4.6% have four or more bedrooms. Further analysis of private rented stock and household characteristics can be found at Appendix B.
- 4.35 The characteristics of tenants are diverse and in particular the private rented sector accommodates singles under 65 (32.2%), lone parents (23.0%), couples with children (16.8%) and couples (under 65 with no children) (14.1%).
- 4.36 35.1% have lived in their accommodation for less than two years. In terms of income, 43.2% of privately renting households receive less than £300 gross each week, 34.1% receive between £300 and £500 each week and 22.6% receive at least £500 each week, indicating that the private rented sector tends to accommodate lower income households. 64.8% of Household Reference People (Heads of Household) living in private rented accommodation are employed, 10.1% are carers or looking after the home, 8.4% are wholly retired from work, 8.2% are permanently sick/disabled and 4.4 % are unemployed.

- 4.37 In terms of private rented sector prices, Table 4.6 presents Zoopla data for Flintshire County for 2010-2017. This indicates that median rents have risen slightly during the eight-year period, with a rise also in lower quartile and median rents. Lower quartile rents have risen from £494 per month in 2010 to £550 per month in 2017. Median rents have also risen, from £546 pcm in 2010 to £624 pcm in 2017. It is worth also noting that there has been considerable variation in the number of rental transactions each year.

Table 4.6 Private sector rental prices in Flintshire 2010-2017				
Year	Price per calendar month (£)			
	Lower quartile	Mean	Median	No. Rentals
2010	494	622	546	146
2011	524	660	572	422
2012	524	621	576	1128
2013	524	627	576	656
2014	524	622	585	984
2015	524	630	594	471
2016	524	646	598	422
2017	550	672	624	662

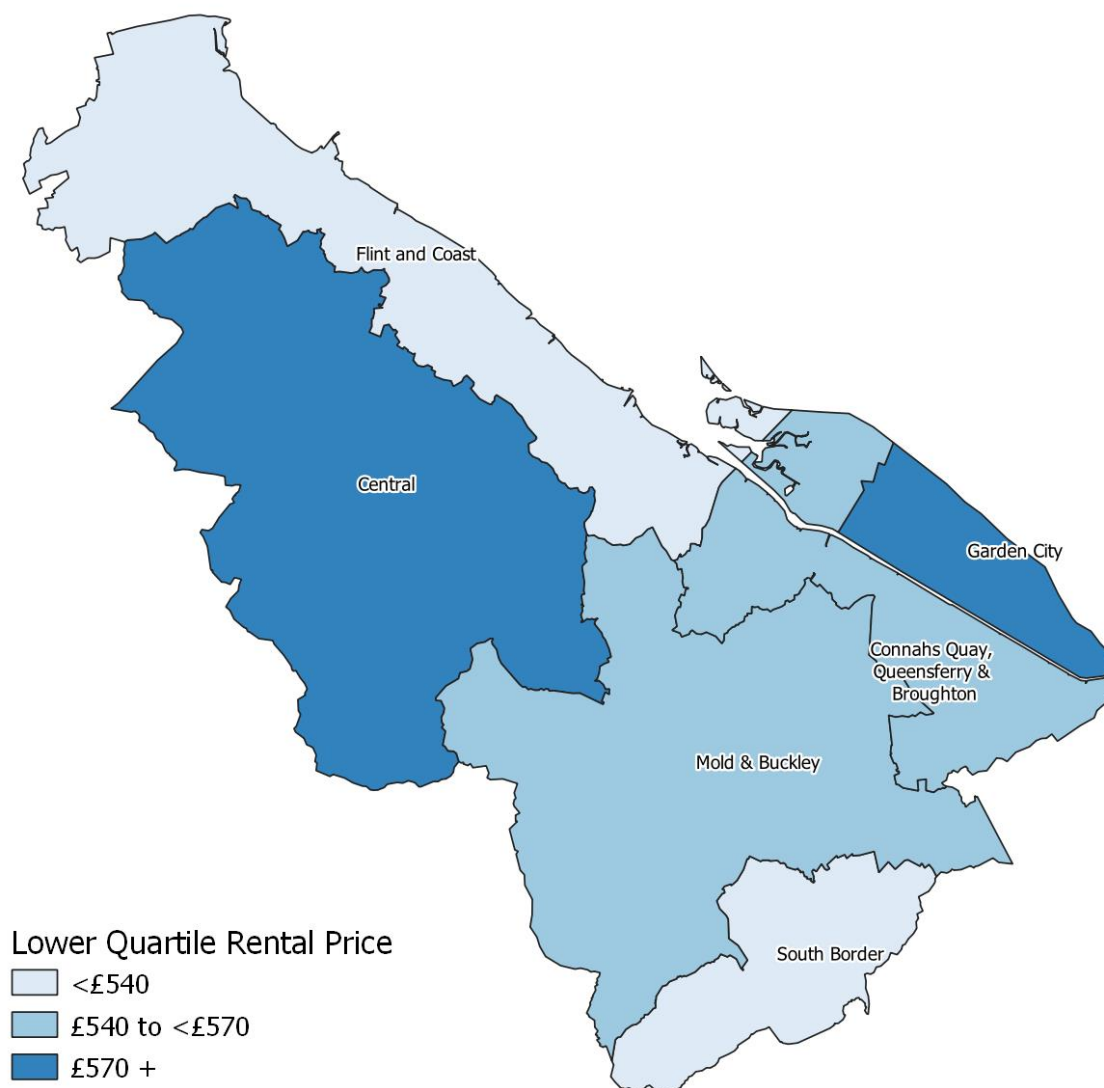
Source: Zoopla 2018

- 4.38 Rental prices by sub-area during 2017 are set out in Table 4.7. There is a significant variation between sub-areas in the number of lettings during the year; in particular, it is considered that the low number of lettings in the Garden City means that the data for this sub-area is likely to be distorted by one or two particularly high or low rental values. Overall, the highest rental prices are found in the Central sub-area, where median rents are £663 pcm compared with the average of £624 pcm.

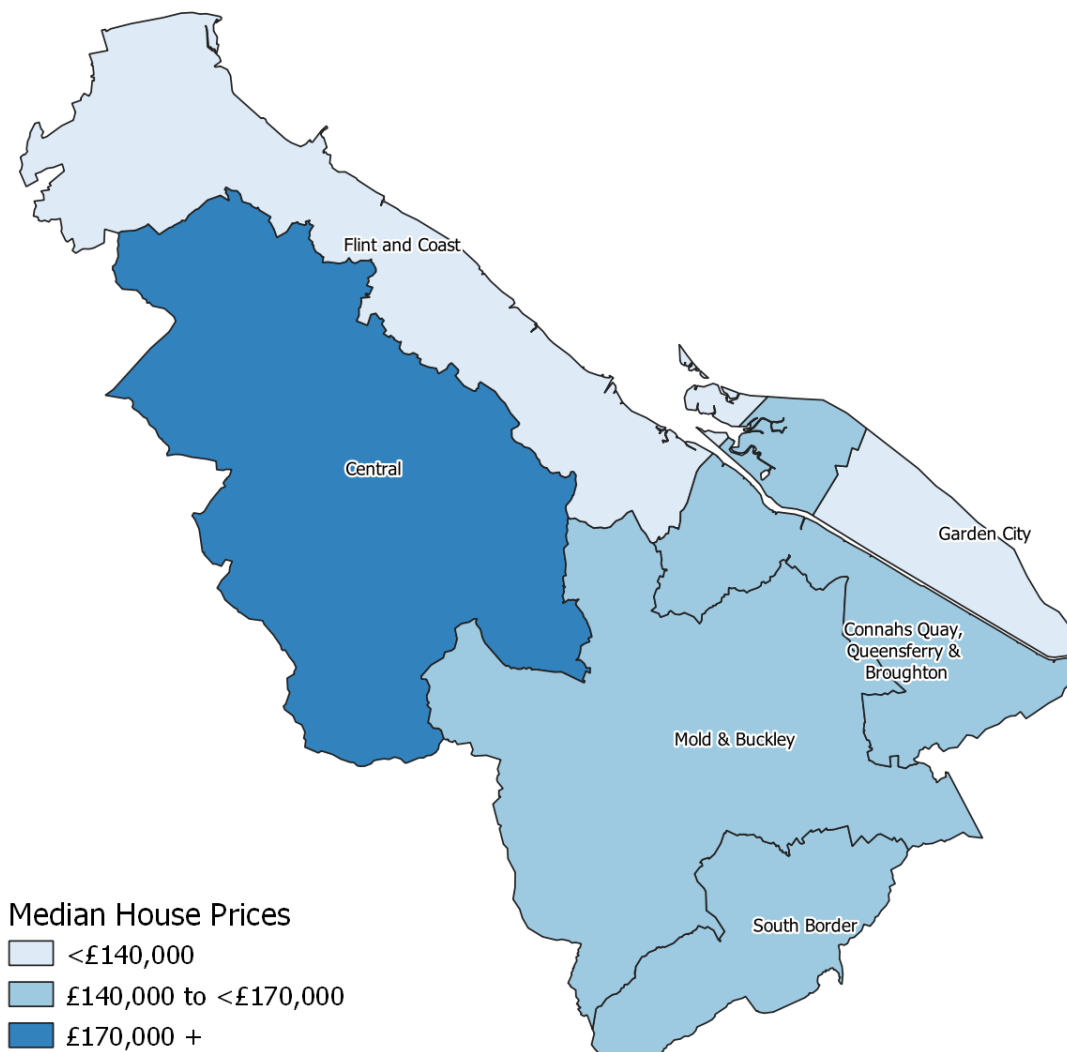
Table 4.7 Private sector rental prices in Flintshire by sub-area 2017				
Sub-area	Price per calendar month (£)			
	Lower quartile	Mean	Median	No. Rentals
Central	598	730	663	50
Connahs Quay, Queensferry & Broughton	559	623	624	165
Flint & Coast	524	646	576	141
Garden City	594	1438	1200	7
Mold & Buckley	550	679	650	273
South Border	524	738	596	26
Total	550	672	624	662

Source: Zoopla 2018

Map 4.1 Lower Quartile Rents by Sub-Area



Map 4.2 Median Rents by Sub-Area



- 4.39 How private rental prices compare with Local Housing Allowance rates are considered in Table 4.8. Local Housing Allowance rates set the amount of housing benefit a household receives and is based on the number of bedrooms needed.

Table 4.8 Local Housing Allowances rates in Flintshire			
Weekly LHA (£)	Broad Rental Market Area		
	Flintshire	North Clwyd	West Cheshire
Shared	£61.01	£58.47	£64.48
One bedroom	£81.36	£80.00	£99.06
Two bedrooms	£111.57	£103.56	£120.82
Three bedrooms	£127.85	£123.58	£138.08
Four bedrooms	£170.67	£150.00	£186.47
Monthly LHA (£)	Broad Rental Market Area		
	Flintshire	North Clwyd	West Cheshire
Shared	£264.38	£253.37	£279.41
One bedroom	£352.56	£346.67	£429.26
Two bedrooms	£483.47	£448.76	£523.55
Three bedrooms	£554.02	£535.51	£598.35
Four bedrooms	£739.57	£650.00	£808.04
Actual Market Rents (2017)			
LQ	£550.00		
Median	£624.00		

Stakeholder views on the private rented sector

- 4.40 The majority of respondents identified the size of the private rented sector in the study area as being ‘about right’. Only one respondent identified the private rented sector as too small, saying that more high quality units are required.
- 4.41 Overall there was thought to be a fairly limited knowledge of the private rented sector in Wrexham and Flintshire. Respondents provided a variety of views including descriptions whereby the private rented sector was recognised as comprising of “a lot of below standard properties” or as being “characterised by smaller older housing stock”. These perhaps more traditional or negative views of the sector were balanced with an understanding that the sector also contained a significant number of “buy to let properties on recent new developments often offered by smaller or first time landlords” as well as student accommodation particularly around the Wrexham Town Centre area.
- 4.42 Although private rented accommodation was recognised as playing a part across all sub-areas within the survey area, there was general recognition and understanding that the majority of stock within this sector was concentrated around the main settlements. It was noted that demand was driven by migrant workers, students, low income households and young couples. Movement particularly between the private rented and social rented sectors was also noted.
- 4.43 Accordingly, respondents identified that the recent changes in the economy and welfare reform have had the following on-the-ground impacts upon the sector:

- Rents have increased;
 - Properties continue to be let regardless of changes in the economy and welfare reform, so demand is high;
 - Young couples are entering the sector as they continue to find it difficult to obtain the funds for a deposit to purchase a house; and
 - RPs are mindful of the Bedroom Tax in terms of unit size and, generally, are looking at taking on smaller units as a consequence.
- 4.44 The condition of accommodation within the sector was identified as an issue within this sector by one respondent.
- 4.45 The environment (location) and the quality of the property were identified by several respondents as key drivers of demand for private rented homes.
- 4.46 One respondent identified that Help to Buy had had an impact on buy to let activity, with buy to let activity having slowed recently.
- 4.47 The key strategic messages about the sector are:
- The need for more financial assistance for landlords to help them improve properties and attract better / suitable tenants;
 - The overall need for more properties within the sector; and
- 4.48 A desire / request to keep intervention / legislation to a minimum to avoid further cost, imposition and red tape.

Affordable sector

- 4.49 The 2014 Household Survey found that there are around 10,042 households who live in an affordable property across Flintshire, accounting for 15.6% of all occupied dwellings. This includes 9,584 (14.9%) in social rented properties and 458 (0.7%) in affordable ownership (e.g. shared ownership) accommodation.
- 4.50 Houses account for 48.0% of occupied affordable dwelling stock, 30.4% are flats/apartments and 19.6% are bungalows. Affordable dwellings tend to have one (29.2%), two (36.4%), or three (31.9%) bedrooms, with only 2.4% having four or more bedrooms.
- 4.51 34.1% are older singles and couples, a further 23.6% of households living in affordable dwellings are singles under 65, 12.6% are lone parents, 15.9% are couples with children, 12.2% are couples with no children and 1.7% are other household types.
- 4.52 28.9% of Household Reference People living in affordable housing are in employment. A further 33.9% are wholly retired from work, 21.3% are permanently sick/disabled, 8.7% are unemployed and 7.4% look after the home/are caring for someone.
- 4.53 Incomes are generally low, with 70.6% receiving an income of less than £300 gross each week and 53.6% receiving less than £200 gross each week.

Stakeholder views on affordable housing

- 4.54 Accommodation standards within the affordable housing sector were generally considered to be higher than those in the private rented sector, although a proportion of social rented properties still require improvement and investment in order for them to attain Decent Homes standards (WHQS).
- 4.55 In general, demand for affordable housing remains high across all areas and stock types. However, it was noted that smaller bedsit accommodation is often more difficult to let, and that some older retirement / sheltered housing schemes may require major remodelling and investment in order to improve standards and make the homes more desirable.
- 4.56 Antisocial behaviour was not felt to be a problem overall, however, with instances and incidents generally limited to the more densely populated developments and areas. Overall housing association respondents commented that their housing tenants were broadly satisfied with the accommodation offer.
- 4.57 In terms of key messages for the LHMA in respect of affordable housing, stakeholders identified the following:
- Detailed demand data for different areas;
 - Need for more provision of affordable housing; and
 - That affordable housing be seen as a tenure of choice and not one of last resort.

Concluding comments

- 4.58 The purpose of this chapter has been to explore the current housing market dynamics affecting and influencing the housing market within Flintshire County. This chapter has provided detail on the current profile of dwellings by type, tenure and size along with property condition and property prices.
- 4.59 Almost three out of every four properties in Flintshire County are houses (73.3%), whereas around one in every six are bungalows (17.5%) and around one in every twelve (8.2%) are apartments/flats. Consequently, over two-thirds (68.8%) of existing properties contain three or more bedrooms.
- 4.60 Around 72.8% of all households own their own home. Whilst there has been a period of rapid house price inflation between 2000-2004 (with an almost doubling of values in this period) and a further sustained period of house price inflation from 2004-2007, since then house prices have remained fairly static over the past five years with more modest levels of growth.
- 4.61 11.5% of all households rent privately. This is below the average for England and Wales (Census 2011) but does show an increase from the previous Census period. The growth of this sector is anticipated to expand (with proportionate reduction in the level of owner occupation) with some forecasting that private renting will soon become the second accommodation of choice for many non-owners. There would therefore appear to be some scope within the existing market for further private rented growth, especially where this tenure may be used in part to accommodate local housing need.

- 4.62 15.6% of the housing stock is affordable accommodation and the highest proportions of this stock are located within the Garden City (35.2%) and Flint & Coast (21.4%) sub-areas. The image and view of the sector remains, however, far from positive and so particular focus and policy assistance is recommended to assist and support landlords and tenants alike moving forward.

5. Understanding the future housing market

Introduction

- 5.1 In order to understand the future housing need and demands for housing, local planning authorities are required to consider a range of data sources and information which identify how key drivers of the local market and underlying trends will impact upon the structure of households and population over a fifteen-year period and beyond.
- 5.2 The Welsh Government's Local Housing Market Assessments Guide (March 2006) sets out a traditional methodology to calculate housing need and is detailed within Chapter 6 of this report. Whilst this model is still considered to be robust and credible, it does however fail to capture and consider all elements of a functioning local housing market, in particular the emerging and increasingly important role of the private rented sector as well as how household numbers and types are forecast to change over time.
- 5.3 In recognising this short-coming, the Welsh Government firstly commissioned the Essex Report on Affordable Housing in Wales (2008) and subsequently published the Modelling of Housing Need and Demand for Wales (2006-2026) report. Both publications recommended a focus upon modelling both housing need and demand using household projections.
- 5.4 The Welsh Government through its Getting Started with Your Local Housing Market Assessment (2012) guide further recognised the need to use information relating to the local demographic structure of a housing market area using its own local authority housing projections '*based on assumptions about future births, deaths and migration*'. The use of this data can be used to provide a starting point to establish future household growth.

Key market drivers

- 5.5 Essentially, there are three key primary drivers influencing the current (and future) housing market: demographic, economic and dwelling stock characteristics, as summarised in Table 5.1.

Table 5.1 Primary market drivers

Primary Driver	Attributes	Impact on overall demand through:
Demography	Changing no. of households, household structure, ethnicity	Household Projections
Economy	Jobs, income, activity rates, unemployment	Economic Migration
Housing stock and aspirations	Quality vs. aspirations, relative prices, accessibility, development programmes	Residential migration

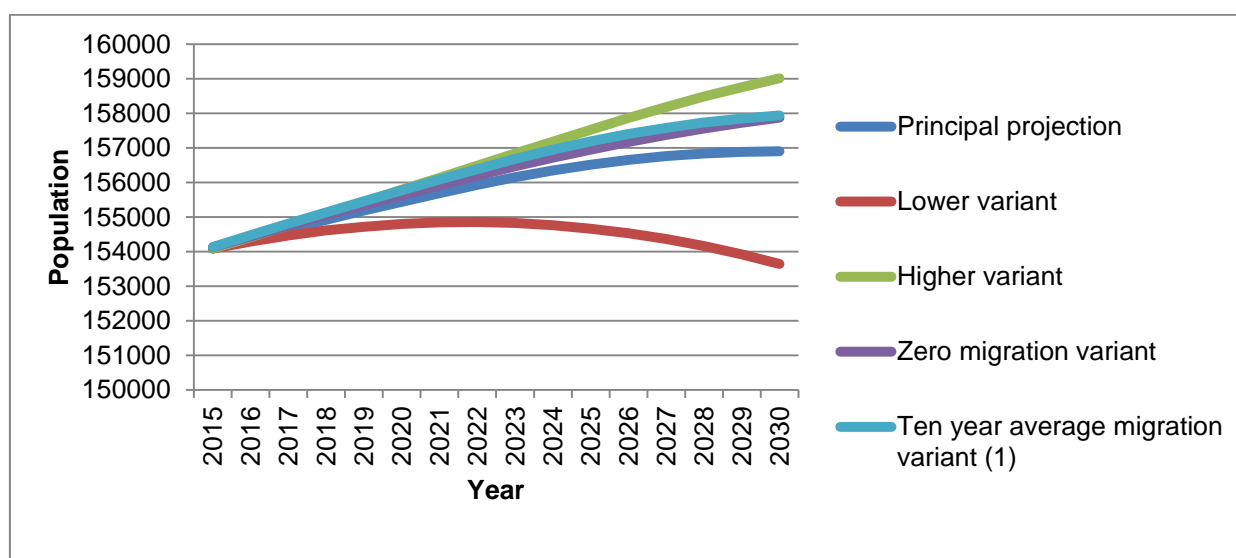
Source: arc⁴

Demography

5.6 The following demographic drivers will continue to underpin the operation of the Flintshire County Housing Market Area:

- A small increase in the population, as illustrated by Figure 5.1. Government 2014-based population projections suggest an increase of between 2,811 (Principal projection) and 4,926 (Higher variant) residents by 2030 from a 2015 base of 154,088 people. By contrast, the Lower variant projects a decreasing population, falling by -444 between 2015 and 2030.
- When looking at the data over a longer period to 2039, Government 2014-based population projections suggest an increase of between 1,771 (Principal projection) and 6,584 (Higher variant) residents by 2039 from a 2015 base of 154,088 people. By contrast, the Lower variant projects a decreasing population, falling by -4480 between 2015 and 2039.

Figure 5.1 Population Projections Flintshire 2015 - 2030



Source: Stats Wales 2014-based Population Projections

- Subnational population projections (Table 5.2) indicate an overall population increase of 1.8% over the Local Plan Period from 154,086 in 2015 to 156,900 by 2030;
- Within this overall population increase during the Plan Period, Subnational population projections estimate that the number aged 65 or more will increase by 32.8% from 31,112 in 2015 to 41,327 in 2030. However, the number of residents aged under 65 will decrease by a significant 6.0% from 122,974 in 2015 to 115,573 in 2030; and
- As a proportion of the population, those aged 65+ will increase from around one-fifth (20.2%) of the population in 2015 to over one-quarter (26.3%) in 2030 and the proportion of elderly people aged 80+ will increase from 8.5% to 14.0% of the whole population.

Table 5.2 Projected population change to the end of the Local Plan Period, 2015 to 2030

Age Group	2015	2030	Change 2015-2030	% change 2015-30
0-14	26,596	25,822	-774	-2.9%
15-39	43,995	41,834	-2,161	-4.9%
40-64	52,383	47,917	-4,466	-8.5%
65+	31,112	41,327	10,215	+32.8%
Total	154,086	156,900	2,814	+1.8%
% of the total population				
aged 65+	20.2%	26.3%		
aged 80+	8.5%	14.0%		

Source: Stats Wales

- The 2014 Household Survey indicates that the following range of household groups currently live in Flintshire: singles under 65 (17.9%); couples with children (14.0%); couples (under 65 with no children) (17.8%); couples with adult children (9.7%); singles aged 65 or over (12.1%); couples 65 or over (16.1%); lone parents (4.4%); lone parents with adult children (4.7%) and other household types (3.3%).

Household projections for Flintshire

- 5.7 Stats Wales produces a dataset of household projections for local authorities in Wales by household type from the base year of 2014, through the projection period to 2039.
- 5.8 As with the population projections above, these projections indicate what may happen depending on different scenarios. The household projections for five-yearly intervals up to 2039 are set out in Table 5.2. These projections suggest a range of between 250 and 305 additional households during the period 2015-2030, representing 3,757-4,569 additional households per year over the period. Converted into dwelling requirement results in a range of between 3,877 and 4,715 dwellings per annum.

Table 5.2 Flintshire Household Projections			
Year	Principal Projection	Higher Variant	Ten Year Average
2014	64,897	64,897	64,897
2019	66,435	66,533	66,549
2024	67,852	68,167	68,094
2029	68,838	69,552	69,220
2034	69,244	70,511	69,703
2039	69,189	71,198	69,863
Total Household increase 2014-2039	4,292	6,301	4,966
Annual Change 2014-2039	172	252	199
Plan Period 2015-30	3,757	4,569	4,146
Dwellings	3,877	4,715	4,279
Plus 10% Contingency	4,307	5,239	4,754
Annualised Dwelling Requirement	287	349	317

Source: Stats Wales

Economy

5.9 The following economic drivers underpin the operation of the Flintshire County Housing Market Area:

- 55.7% of Household Reference People are economically active and are in employment according to the 2014 Household Survey; a further 31.1% are retired; 6.0% are permanently sick/disabled; 4.3% are either looking after the home or provide full-time care; 2.2% are unemployed and available for work; and 0.7% are in full-time education/training;
- 63.1% of residents in employment work in Flintshire County. A further 15.4% work in Cheshire West and Chester and 6.6% work in Wrexham County Borough (2011 Census);
- According to the ONS Annual Survey of Hours and Earnings, lower quartile earnings in 2017 across Flintshire were £19,560 each year which compares with £19,230 for Wales. Median incomes were £26,989, compared with a median for Wales of £26,327;
- The household survey found that there is considerable income polarisation across Flintshire, with 32.1% of households receiving less than £300 each week, 27.5% receiving between £300 and £500 each week and 40.5% receiving at least £500 each week;
- Information from StatsWales indicates that in the year ending 31st March 2018 the economic activity rate in Flintshire was 79.1%. This compares with an average of 76.5% across Wales. The rate has fluctuated slightly over recent years; for example, in the preceding year (to 31st March 2017) the rate was 73.9%, down from 76.6%;

- GVA per head in 2016 stood at £26,374 in Flintshire. This was above the Welsh average of £19,140;
- In 2017 average weekly earnings in Flintshire stood at £535.50, significantly higher than the Welsh average of £498.40; and
- In 2017 Flintshire had a rate of 12.0% of children living in workless households, compared with the average of 13.9% across Wales.

Housing Stock and Aspirations

5.10 In terms of dwelling stock, the 2014 Household Survey reports that, across the Flintshire County area:

- 73.3% of properties are houses, 17.5% are bungalows, 8.2% are flats/apartments, and 0.9% are other property types (e.g. caravans);
- 7.3% have one bedroom/studio, 23.9% have two bedrooms, 48.0% have three bedrooms and 20.8% have four or more bedrooms;
- 14.4% of properties were built before 1919, a further 12.5% were built between 1919 and 1944, 18.8% between 1945 and 1964, 30.3% between 1965 and 1984, 18.6% between 1985 and 2004 and 5.3% have been built since 2005;
- 72.8% of properties are owner-occupied, 14.9% are rented from a social landlord, 11.5% are private rented/tied accommodation and 0.7% are affordable ownership tenure;
- More detail on the current housing stock is provided in Chapter 4.

Market signals

- 5.11 Expectation established through the Local Housing Market Assessment Guide (Welsh Government March 2006) is that local planning authorities should be fully aware and informed as to how the local housing market is functioning and performing. Particular attention and focus should centre upon the degree to which local housing demand may be pressurised (where and what type of pressures there are), as well as understanding the areas and impacts of low demand.
- 5.12 The Local Housing Market Assessment Guide (March 2006) suggests a range of market indicators relating to price (e.g. house prices, rents and affordability ratios) and quantity (e.g. overcrowding and rates of development) which should be considered. The market indicators (listed below in Table 5.3) provide both a 'pen portrait' of the nature of the local housing market in Flintshire as well as providing a basis for regular monitoring (see Technical Appendix D). The incorporation of housing waiting list data can also be a useful reference over time.

Table 5.3 Housing market signals in Flintshire								
Price/transaction indicators	2010	2011	2012	2013	2014	2015	2016	2017
Lower Quartile House Prices	£105,000	£107,500	£110,000	£108,000	£111,000	£118,000	£120,000	£120,000
Median House Prices	£134,998	£136,995	£140,000	£136,500	£140,000	£152,000	£155,000	£155,450
Lower Quartile Rents (per calendar month)	£494	£524	£524	£524	£524	£524	£524	£550
Median Rents (per calendar month)	£546	£572	£576	£576	£585	£594	£598	£624
House Price Ratio (Median Price to Median Earnings) (resident-based)	5.5	5.6	5.5	5.3	5.2	5.5	5.4	5.8
Rental Affordability Ratio (Lower quartile rents to lower quartile earnings) (resident based)	32.5%	35.2%	34.5%	35.2%	31.6%	33.7%	31.8%	33.7%
ONS LQ Earnings to LQ Price	5.87	5.98	5.93	6.16	5.63	6.34	6.20	6.24
ONS Median Earnings to Median Price	5.45	5.58	5.52	5.39	5.20	5.49	5.42	5.74
No. Property sales	1,306	1,363	1,391	1,949	2,343	2,534	2,671	2,588
Quantity indicators	2010	2011	2012	2013	2014	2015	2016	2017
Total dwelling stock (at 1 April)	65,436	65,795	65,996	66,249	66,552	66,882	67,279	67,747
Total vacant dwellings (at October)	233	191	277	177	175	195	143	137
Total vacancy rate (at October)	0.36%	0.29%	0.42%	0.27%	0.26%	0.29%	0.21%	0.20%
Long-term vacant dwellings (at October)	33	47	129	59	54	54	6	34
Long-term vacancy rate (at October)	0.05%	0.07%	0.20%	0.09%	0.08%	0.08%	0.01%	0.05%
Overcrowding (2011 Census)		5.30%						

Sources: Data produced by Land Registry © Crown copyright 2018; Zoopla Rental Data; Annual Survey of Hours and Earnings; Local Authority Housing Statistics; Stats Wales; 2011 Census

- 5.13 In terms of price/transaction indicators, a key message from Table 5.3 is that property prices for both purchase and rent have increased during the eight-year period. The number of property sales has increased significantly. The House Price Ratio (HPR) measures the affordability of house prices based on earnings. This has ranged between 5.2 and 5.8. The Rental Affordability Ratio (RAR) measures the affordability of rents based on earnings. This has fluctuated slightly throughout the period, varying between 31.6% and 35.2%.
- 5.14 In terms of quantity indicators, there has been a growth in the total number of dwellings from 65,436 in 2010 to 67,747 in 2017. There has been a fall in the number of vacant properties, with the total vacancy rate increasing from 0.36% in 2010 to 0.20% in 2017. There has been some fluctuation in the number of long-term vacant properties during the period, although the long-term vacancy rate stood at 0.05% in 2017, which is the same as it was in 2010.
- 5.15 According to the 2011 Census, 5.3% of households were overcrowded. This compares with 2.9% across Wales.
- 5.16 In conclusion, a review of market signal data would suggest there are no particular issues which would warrant an adjustment to dwelling targets. However, the data should be collected and monitored on a regular basis to ensure the Council has up-to-date information from which to review dwelling targets.

Past trends in housing delivery

- 5.17 Over the past ten years 2008/09 to 2017/18, there has been an average annual completion rate of 373 dwellings (Table 5.4). Whilst there has been some fluctuation in the number of annual completions, there has been an overall trend of increased total housing completions. There has also been a significant increase in the delivery of affordable housing completions.

Table 5.4 Dwelling completions Flintshire County 2008-09 to 2017-18			
Year	Private	Affordable	Total
2008-09	107	74	181
2009-10	100	24	124
2010-11	180	115	295
2011-12	204	71	275
2012-13	246	57	303
2013-14	340	138	478
2014-15	400	96	496
2015-16	495	43	538
2016-17	415	84	499
2017-18	294	249	543
10-year Average	278	95	373

Source: StatsWales

Development in neighbouring areas

- 5.18 On the understanding that Flintshire County operates as part of a wider sub-regional functional economic area and there being an important link between housing and economic performance, it is appropriate to consider the extent of the scale of housing development in neighbouring areas. Table 5.5 provides a comparison of the number of new/additional housing delivery over the past three years for Flintshire and its neighbouring local authorities.

Table 5.5 Housing completions in Flintshire and neighbouring LAs 2015-16 to 2017-18				
Local Authority	Year			Total
	2015-16	2016-17	2017-18	
Flintshire	511	472	428	1,411
Wrexham	181	260	133	574
Powys	142	127	167	436
Denbighshire	142	96	137	375
Cheshire West & Chester	1,220	1,330	1,620	4,170
Shropshire	940	1,600	1,370	3,910

Source: StatsWales & MHCLG Table 253

Suggested future development profile of market dwellings

- 5.19 The current stock of open market dwellings is summarised in Table 5.6. Table 5.7 then suggests an annual range of dwellings to be built to reflect the current stock profile, household aspirations and expectations.

Table 5.6 Open market dwelling stock and preferences

Dwelling type/size	Dwelling stock, likes and expectations		
	Current Private Stock %	Like %	Expect %
Detached house/cottage 1-2 Beds	2.1	6.9	3.4
Detached house/cottage 3 Beds	12.4	19.3	14.7
Detached house/cottage 4 or more Beds	19.4	25.1	15.9
Semi-detached house/cottage 1-2 Beds	4.4	2.6	11.6
Semi-detached house/cottage with 3 Beds	25.4	5.6	13.1
Semi-detached house/cottage 4 or more Beds	2.4	1.6	2.0
Terraced house/cottage 1-2 Beds	6.2	2.2	5.2
Terraced house/cottage 3 Beds	5.2	1.3	1.0
Terraced house/cottage 4+ Beds	0.5	0.0	0.0
Bungalow 1-2 Beds	7.7	15.5	14.8
Bungalow 3+ Beds	9.5	14.1	9.7
Flat/Apartment 1 Bed	2.1	1.0	1.8
Flat/Apartment 2 Beds	1.9	3.7	4.5
Flat/Apartment 3+ Beds	0.2	1.0	1.9
Other 1-2 Beds	0.4	0.0	0.2
Other 3 Bed	0.3	0.0	0.1
Total	100.0	100.0	100.0
<i>Base</i>	<i>53,825</i>	<i>8,738</i>	<i>7,628</i>

Source: 2014 Household Survey

Note: Like refers to what the household aspires to; expect refers to what they are most likely to move to which takes account of a households understanding of what is available that they can afford

Table 5.7 Open market dwelling stock and preferences

Dwelling type/size summary	% Profile of new dwelling stock based on:		
	Current stock	Like	Expect
House 1/2 Beds	12.7	11.7	20.2
House 3 Beds	43.0	26.2	28.8
House 4 or more Beds	22.3	26.7	17.9
Bungalow	17.2	29.6	24.5
Flat	4.2	5.7	8.2
Other	0.7	0.0	0.3
Total	100.0	100.0	100.0
<i>Base</i>	<i>53,825</i>	<i>8,738</i>	<i>7,628</i>

Source: 2014 Household Survey

Note: Like refers to what the household aspires to; expect refers to what they are most likely to move to which takes account of a households understanding of what is available that they can afford

- 5.20 This analysis would suggest that on the basis of household aspirations (likes), the demand for the delivery of three- and four-bedroom detached houses and bungalows (all sizes) is highest. Development more reflective of household expectation would result in an increased emphasis on developing smaller one- to three-bedroom dwellings houses, with an increase in delivery of semi-detached properties.

5.21 Table 5.8 considers the current dwelling stock profile of open market dwellings by sub-area and then the extent to which this varies from the stock profile based on the aspirations and expectations of households planning to move (using sub-area level data). Where cells are colour-coded: a green spot indicates that the current proportion of dwelling stock is greater than the aspiration/expectation for that dwelling stock; a red spot indicates that the proportion of dwelling stock is lower than the aspiration/expectation. Therefore, a red spot suggests there is a lack of that particular type of dwelling type and size in that sub-area.

Table 5.8 Comparison between current dwelling stock and market aspirations/expectations

Current stock relative to aspirations	Sub-Area						
	Central	Connahs Quay, Queensferry & Broughton	Flint & Coast	Garden City	Mold & Buckley	South Border	Flintshire
Detached house/cottage 1-2 Beds	● -0.5	● -6.8	● -5.3	● -6.4	● -4.2	● -3.0	● -4.9
Detached house/cottage 3 Beds	● 0.7	● -9.0	● -7.8	● -15.1	● -6.4	● -2.9	● -6.8
Detached house/cottage 4 or more Beds	● 2.6	● -10.9	● -5.7	● -10.7	● -3.7	● -2.0	● -5.7
Semi-detached house/cottage 1-2 Beds	● 0.6	● 2.4	● -1.0	● 4.8	● 2.3	● 6.6	● 1.7
Semi-detached house/cottage with 3 Beds	● 7.7	● 26.2	● 25.6	● 25.2	● 15.0	● 12.4	● 19.8
Semi-detached house/cottage 4 or more Beds	● -0.2	● 0.5	● -0.3	● -0.2	● 1.9	● 1.4	● 0.9
Terraced house/cottage 1-2 Beds	● 2.8	● 4.8	● 5.7	● 10.2	● 2.5	● 3.3	● 4.0
Terraced house/cottage 3 Beds	● 1.2	● 8.0	● 4.8	● 16.4	● 0.8	● 0.9	● 3.9
Terraced house/cottage 4+ Beds	● 0.5	● 1.1	● 0.0	● 0.5	● 0.2	● 0.5	● 0.5
Bungalow 1-2 Beds	● -7.7	● -8.9	● -7.3	● -10.3	● -7.1	● -7.6	● -7.8
Bungalow 3+ Beds	● -3.1	● -8.4	● -6.6	● -12.0	● -0.7	● -7.1	● -4.6
Flat/Apartment 1 Bed	● -0.8	● 2.6	● 0.6	● 0.7	● 0.7	● 0.2	● 1.1
Flat/Apartment 2 Beds	● -3.7	● -2.4	● -2.5	● -2.0	● -0.6	● -3.2	● -1.8
Flat/Apartment 3+ Beds	● -0.8	● -0.7	● -1.0	● -1.0	● -1.0	● -0.5	● -0.9
Other 1-2 Bed	● 0.0	● 0.8	● 0.8	● 0.0	● 0.0	● 0.3	● 0.4
Other 3 Bed	● 0.6	● 0.4	● 0.0	● 0.0	● 0.3	● 0.7	● 0.3
Current stock relative to expectations	Sub-Area						
	Central	Connahs Quay, Queensferry & Broughton	Flint & Coast	Garden City	Mold & Buckley	South Border	Flintshire
Detached house/cottage 1-2 Beds	● 3.1	● -3.2	● -1.7	● -2.9	● -0.7	● 0.6	● -1.3
Detached house/cottage 3 Beds	● 5.3	● -4.4	● -3.2	● -10.5	● -1.8	● 1.7	● -2.3
Detached house/cottage 4 or more Beds	● 11.7	● -1.7	● 3.4	● -1.6	● 5.4	● 7.1	● 3.5
Semi-detached house/cottage 1-2 Beds	● -8.4	● -6.6	● -10.0	● -4.2	● -6.8	● -2.4	● -7.3
Semi-detached house/cottage with 3 Beds	● 0.1	● 18.7	● 18.0	● 17.6	● 7.5	● 4.8	● 12.2
Semi-detached house/cottage 4 or more Beds	● -0.7	● 0.1	● -0.8	● -0.7	● 1.5	● 1.0	● 0.4
Terraced house/cottage 1-2 Beds	● -0.2	● 1.8	● 2.8	● 7.3	● -0.4	● 0.4	● 1.0
Terraced house/cottage 3 Beds	● 1.5	● 8.3	● 5.1	● 16.7	● 1.1	● 1.2	● 4.2
Terraced house/cottage 4+ Beds	● 0.5	● 1.1	● 0.0	● 0.5	● 0.2	● 0.5	● 0.5
Bungalow 1-2 Beds	● -7.0	● -8.2	● -6.6	● -9.6	● -6.5	● -6.9	● -7.1
Bungalow 3+ Beds	● 1.4	● -3.9	● -2.2	● -7.6	● 3.7	● -2.7	● -0.2
Flat/Apartment 1 Bed	● -1.5	● 1.8	● -0.2	● -0.1	● 0.0	● -0.6	● 0.3
Flat/Apartment 2 Beds	● -4.5	● -3.2	● -3.2	● -2.8	● -1.3	● -4.0	● -2.6
Flat/Apartment 3+ Beds	● -1.6	● -1.5	● -1.9	● -1.9	● -1.9	● -1.4	● -1.7
Other 1-2 Bed	● -0.2	● 0.6	● 0.6	● -0.2	● -0.2	● 0.1	● 0.2
Other 3 Bed	● 0.5	● 0.2	● -0.1	● -0.1	● 0.1	● 0.5	● 0.1

Stakeholder observations

- 5.22 Stakeholders were asked to identify what they perceive to be the local housing market drivers in Wrexham and Flintshire, these include:⁸
- Demographics, population and household growth, and change;
 - In-migration;
 - Economic growth (commuting);
 - Low wages economy;
 - Transport links; and
 - Shortage of housing supply.
- 5.23 Whilst demand for housing will primarily stem from population growth, other notable influences upon future demand include:
- The plans for a Northern Gateway mixed use area and associated demand for housing linked to future employment growth / employees;
 - A supply of suitable smaller properties available to enable older people to downsize and free up larger (three bed plus) homes for families;
 - Entry level products to help young people access the market; and
 - The relative attractiveness of the area where house prices remain less expensive than neighbouring areas.
- 5.24 Stakeholders also provided their views on the potential / actual market weaknesses in Flintshire. These included:
- A lack of housing stock (supply) and suitable land for new development;
 - Lack of properties suitable for adaptation;
 - Lack of accommodation suitable for older people;
 - Repetition of estates – more emphasis should be given to individual design and attention to detail;
 - More diversity and choice required;
 - Stagnant house prices;
 - Imbalanced housing stock – lower proportion of detached properties;
 - Financial concerns regarding the viability of development sites linked to Section 106 costs;
 - Low levels of greenfield sites coming forward for development; and
 - Little / low confidence in the local economy to encourage further house building.

⁸ Stakeholder views were given in response to an on-line survey covering both Wrexham Borough County Council and Flintshire County Council areas.

Concluding comments

- 5.25 The purpose of this chapter has been to explore how key drivers of the local market and underlying trends impact upon the structure of households and population moving forward.
- 5.26 This chapter has therefore considered the following three key primary drivers influencing the current and future housing market:
- Demographic information;
 - Economic information; and
 - Dwelling stock information.
- 5.27 In line with 2014-based population projections, Flintshire County is forecast to see an increase in the number of households over the Plan Period 2015 to 2030. Within these forecasts there will be significant growth in older age groups (65+ years) as well as growth in the proportion of smaller households.
- 5.28 Around three quarters of all residents in Flintshire County are in work. This is one of the highest employment rates in Wales albeit there is a high level of reliance upon the public sector for jobs. There is a noticeable level or degree of polarisation within employment/earnings across Flintshire with over one third of all households receiving less than £300 per week and one third receiving more than £500 per week.
- 5.29 Median incomes in Flintshire County (£26,988) in 2017 are just above the national average for Wales (£26,339)⁹.
- 5.30 Over the past eight years, house prices have risen to an all-time high in 2017. The House Price Ratio (HPR) and the Rental Affordability Ratio (RAR) have fluctuated slightly and shown a small overall increase during the period, indicating worsening affordability for local residents.
- 5.31 The delivery of new build housing (all tenures) within the County has increased during the past ten years, with an overall average of 310 dwelling completions per annum. There has also been a significant increase in the delivery of affordable housing completions in recent years.
- 5.32 Following household projections (2014-2039) and translating the various scenarios into dwellings requirements, suggests that an additional range of between 3,877 and 4,569 dwellings is required each year. It is important to note that dwelling figures may vary from alternative projections provided through, for example, the POPGROUP model and they do not form any recommended or endorsed estimate of the required dwellings numbers and have been provided for information only.

⁹ ONS ASHE data 2017

6. Housing Need

Introduction

- 6.1 This chapter presents the results of the four stages of the needs assessment model. The four stages identified in the Welsh Assembly Government Local Housing Market Assessment Guide 2006¹⁰ and 2014 Supplementary Guidance are:

Stage 1: Current Need,
Stage 2: Available stock to offset need,
Stage 3: Newly arising need and
Stage 4: Supply of affordable units.

- 6.2 This chapter will deal with each stage individually and, within each of the four stages, outline the number of detailed calculations (22 in total) which feed into the model.
- 6.3 An annual estimate of housing need is then calculated from these 22 steps and the type of accommodation most appropriate to meet this need is presented. Further analysis using the latest housing register (2017) apportions the overall need by sub-area and number of bedrooms.

What is housing need?

- 6.4 Although there is no set definition of the term, 'Housing Need' is generally accepted as an indicator of the existing deficit of accommodation for households that do not have access to housing that meets certain normative standards. This measure mainly refers to the level of need for more or improved social housing, although more recently this has been extended to include other types of affordable housing (as defined below).
- 6.5 Both LHMA guidance and Technical Advice Note 2 (TAN2) accepts 'Housing Need' as a general term used to provide an estimate of the requirement for affordable housing in an area. TAN2 (June 2006) defines housing need as *'households lacking their own housing or living in housing which is judged to be inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some financial assistance'*.

What is housing demand?

- 6.6 Again, there is no set definition of housing 'demand', however, this term is generally understood to be a market driven concept which relates to the type and number of houses that households will choose to occupy based on preference and ability to pay. The term 'housing requirement' is sometimes used to combine these two measures to generate an overall picture of the housing market.

¹⁰ Local Housing Market Assessment Guide 2006 – Table 6.2

What is affordable housing?

- 6.7 Affordable housing for the purposes of the land use planning system, is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. However, it is recognised that some schemes may provide for staircasing to full ownership. Where this is the case there must be secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing¹¹.
- 6.8 Affordable housing includes social rented housing owned by local authorities and Registered Social Landlords and affordable ownership housing where prices or rents are above those of social rent but below market housing prices or rents (PPW Para 9.2.14 – July 2014).

Stage 1: Current need

- 6.9 This includes an assessment of housing suitability and affordability and also considers homeless households before arriving at a total of current need estimate (gross).

Step 1: Existing households in need of alternative housing

- 6.10 A working definition of housing need is ‘the quantity of housing required for households who are unable to access suitable housing without financial assistance’. The LHMA Guidance suggests types of housing that should be considered unsuitable, as summarised in Table 6.1. Modelling assumes a total of 6,197 existing households in need of alternative housing (or around 9.2% of all households are in need of alternative housing).

¹¹ TAN 2 – Para 5.1

Table 6.1 Summary of current housing need across Flintshire County

Category	Factor	Flintshire Total
Homeless households or with insecure tenure	N1 Under notice, real threat of notice or lease coming to an end	421
	N2 Too expensive and in receipt of housing benefit or in arrears due to expense	517
Mismatch of housing need and dwellings	N3 Overcrowded according to the 'bedroom standard' model	1,488
	N4 Too difficult to maintain	1,783
	N5 Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household	757
	N6 Household containing people with mobility impairment or other special needs living in unsuitable accommodation	1,968
Dwelling amenities and condition	N7/8 The dwelling fails to meet the requirements of the Housing, Health and Safety Rating System (HHSRS) and vulnerable households do not have the resources to carry out works to meet the standards. Therefore, financial assistance may be required	194
Social needs	N9 Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	184
Total no. households in need (with one or more housing need)		6,197
Total Households		67,090
% households in need		9.2%

Note: A household may have more than one housing need. The total of represents the total number of households with one or more needs and avoids double counting of households with more than one need
Source: 2014 Household Survey

Step 2: Current non-households in need

6.11 This is based on the number of households who were previously homeless. Over the past five years, a total of 577 households moved into housing having been previously homeless or living in temporary accommodation. It is assumed that these households include:

- Families (including single parents) currently living within another household;
- Couples over 16 currently living within another household;
- Single adults over 25 currently living within an unrelated household. This would include those renting a room only within another household; and
- Households unable to live together because of a lack of housing.

Step 3: Removing those that can afford to meet their housing needs in the open market

- 6.12 This includes an assessment of those households who can meet their need through in-situ solutions, i.e. they have sufficient equity/savings or ability to resolve elements of unsuitability within their current accommodation.
- 6.13 This also includes an assessment of affordability based upon the incomes of all households in need of alternative accommodation. Where a household is considered likely to be able to afford to buy a home that costs 3.5x the gross household income for a single earner household or 2.9x for dual income households then they are not considered (under the model) to be in housing need. Analysis also takes account of existing equity and savings/help from parents. Table 6.2 summarises the house prices used in analysis.

Table 6.2 Lower quartile market prices 2017 across Flintshire	
Sub-area	Lower quartile price (£)
Central	148,000
Connahs Quay, Queensferry & Broughton	117,000
Flint & Coast	100,000
Garden City	105,000
Mold & Buckley	135,000
South Border	130,000
Total	120,000

Source: Data produced by Land Registry © Crown copyright 2018

- 6.14 A household should be able to afford market rented housing where the rent payable would constitute no more than 25% of their gross household income. Table 6.3 summarises rental prices used in analysis.

Table 6.3 Lower quartile private rents 2017 across Flintshire	
Sub-area	Lower quartile rents (£ pcm)
Central	598
Connahs Quay, Queensferry & Broughton	559
Flint & Coast	524
Garden City	594
Mold & Buckley	550
South Border	524
Total	550

Source: Zoopla 2018

- 6.15 An analysis of incomes and equity/access to savings identifies that 3,082 households could afford open market solutions.

Step 4: Total current housing need

- 6.16 Having identified the scale of housing need in Steps 1 and 2 and then by assessing the ability of households to access the open market in Step 3, a total of 3,894 existing households is calculated to be in housing need, i.e. those wanting/needing to move to offset their need and who could not afford open market solutions.

Stage 2: A: Available stock to offset need

- 6.17 This considers the stock available to meet the current need (identified above) and includes surplus, vacant properties and any committed new supply of affordable dwellings.

Step 5: Removing current occupiers of affordable housing in need

- 6.18 This is an important consideration in establishing the net levels of affordable housing need as the movement of these households will have a nil effect in terms of additional housing need. The total number of such households is 818.

Step 6: Surplus stock

- 6.19 A certain level of voids is normal within council and housing association stock to allow for transfers and works on properties. However, if the rate is in excess of approximately 3% and properties are vacant for considerable periods of time, these should be counted as surplus stock. According to StatsWales, a total of 137 social rented dwellings were vacant and available for letting which equates to around 0.20% of dwelling stock, therefore no surplus stock is assumed in this analysis.

Step 7: Committed supply of new affordable housing

- 6.20 This includes new (and conversions) social rented and affordable ownership housing which are already planned to be built over the time period of the assessment. Data from StatsWales indicates that over the five year period 2013/14 to 2017/18 there were a total of 610 affordable dwellings built, representing an average annual rate of 122. The modelling assumes this level of development over the next two years, i.e. 244 dwellings annually.

Step 8: Units taken out of management

- 6.21 This involves estimating the numbers of social rented or affordable ownership units that will be taken out of management each year as affected households will be in need of alternative accommodation. None are assumed in this analysis.

Step 9: Total available stock to meet current need

- 6.22 This is the total stock available, or predicted to become available, over the assessment time period. It is the sum of Steps 5 to 7 minus Step 8. The total available stock to meet current need is 1,062.

Step 10: Total unmet need

- 6.23 This is the current number of households who are in housing need and unable to meet their needs in the market. It is calculated by subtracting Step 9 (total available stock to meet current need) from Step 4 (total current gross housing need). This calculation assumes a one-to-one relationship between households and dwellings. The total unmet current need is 2,832.

Step 11: Quota to reduce levels of current need

- 6.24 Modelling assumes that current need is met over a five year period. Therefore, a quota of 20% is used.

Step 12: Annual requirement to reduce the level of current unmet need

- 6.25 This is the number of affordable units that will be needed each year to address levels of unmet housing need over the time period agreed in Step 11. It is obtained by multiplying the current need (Step 10) by the quota (Step 11). This results in an annual requirement of 566 dwellings.

Stage 3: N: Newly arising need

- 6.26 As well as considering the current number of households in housing need, the model also requires that consideration is given to newly arising (or future) housing need. Broadly, this includes newly forming households and existing households who will fall into need.

Step 13: New household formation

- 6.27 The needs analysis assumes an annual household formation rate of 268. This is based on the number of households actually forming in the five years preceding the 2014 Household Survey.

Step 14: Proportion unable to buy or rent in the market

- 6.28 Analysis of lower quartile market prices relative to the income/savings and lower quartile private rents relative to the income of households who have formed in the past five years suggests that 81.8% could not afford lower quartile house prices or private sector rents.
- 6.29 Therefore, the total number of newly-forming households who could not afford open market prices or rents across Flintshire County is calculated to be 220 each year.

Step 15: Existing households falling into need

- 6.30 This is based on the number of households who fell into housing need in the five years preceding the Household Survey and moved into affordable dwellings. This equates to an annual need from 101 households.

Steps 16 and 17: In and out-migrants unable to afford market housing

- 6.31 The Household Survey identifies in-migrant households who have moved into Flintshire and into affordable housing in the last five years (a total of 85 or 17 each year). The survey also identifies those households who are planning to move out of the area and cannot afford market prices (2 each year).

Step 18: Total newly arising need

- 6.32 This is the annual gross level of newly arising housing need for affordable housing. It is calculated by adding together newly forming households unable to afford market housing (Step 13 times Step 14), existing households falling into need (Step 15) and in-migrants unable to afford market housing (Step 17), then subtracting out-migrants unable to afford market housing (Step 16). Total newly arising need is calculated to be 336 each year.

Stage 4: Supply of affordable units

- 6.33 This stage calculates the future supply of affordable housing units based upon recent lettings data (i.e. the supply through re-lets) from current social and affordable ownership affordable housing stock.

Step 19: Net supply of social re-lets

- 6.34 Over the five year period 2013/14 to 2017/18, StatsWales data reports a total of 3,319 lettings were made which excluded transfers and exchanges. This represents 664 annual lettings to households requiring affordable housing who previously did not live in affordable dwellings.

Step 20: Annual supply of affordable ownership housing

- 6.35 As there was no secondary data available it is assumed for this model that there are 0 (zero) affordable ownership dwellings made available for relet/re-sale.

Step 21: Total affordable supply

- 6.36 This is the predicted sum of annual supply of affordable units (i.e. both social rented and affordable ownership housing). Total affordable supply is 664 dwellings each year.

Step 22: Net shortfall or surplus

- 6.37 This is the overall level (i.e. shortfall or surplus) of affordable housing that would need to be provided each year in order to meet housing need over the chosen time period. It is calculated by subtracting the supply of affordable housing (Step 21) from the annual need (Step 12 plus Step 18). Analysis would suggest an annual shortfall of 238 affordable dwellings across Flintshire County. This compares with 246 in the previous LHMA.
- 6.38 Table 6.4 summarises the different steps taken in assessing housing need and evidencing the extent to which there is a surplus or shortfall in affordable housing across Flintshire County. Please note that in Stage 1, Step 1.4 reports the total number of households in need and avoids double counting as in some cases households have more than one housing need. Table 6.5 provides a further breakdown of the data by sub-area.

Table 6.4 Needs Assessment Summary for Flintshire County		
Element and step in calculation	Calculation	Flintshire
Total households >>>		67,090
C. CURRENT NEED		
1. Existing households in need of alternative housing		6,197
2. plus Current non-households in need		577
3. minus cases where they can afford to meet their needs in the market		2,880
4. equals Total current housing need	1+2-3	3,894
A. AVAILABLE STOCK TO OFFSET NEED		
5. Current occupiers of affordable housing in need		818
6. plus Surplus stock		0
7. plus Committed supply of new affordable units		244
8 minus planned units to be taken out of management		0
9. equals Total available stock to meet current need	5+6+7-8	1,062
10. equals Total Current Need	4-9	2,832
11. times quota progressively to reduce level of current need		20%
12. equals Annual need to reduce level of current need	10x11	566
N: NEWLY ARISING NEED		
13. New household formation (gross p.a.)		268
14. times proportion unable to buy or rent in the market		81.8%
15. plus existing households falling into need		101
16. minus potential out-migrants unable to afford market housing		2
17. plus in-migrants unable to afford market housing		17
18. equals newly-arising need	14+15-16+17	336
S. SUPPLY OF AFFORDABLE UNITS per year		
19. Net supply of social re-lets		664
20. plus supply of affordable ownership housing available for re-let or resale at sub-market levels		0
21. equals Affordable supply		664
NET SHORTFALL OR SURPLUS		
22. Overall shortfall or surplus (annual imbalance)		238

Source 2014 Household Survey; RP Lettings and Sales data

Table 6.5 Housing calculations need by sub-area

Element and step in calculation	Calculation	Sub-area						
		Central	Connahs Quay, Queensferry & Broughton	Flint & Coast	Garden City	Mold & Buckley	South Border	Total
Total households >>>		4640	19380	14600	1270	24520	2680	67090
C. CURRENT NEED								
1. Existing households in need of alternative housing		493	2049	1161	159	2094	241	6197
2. plus Current non-households in need		20	348	79	32	84	14	577
3. minus cases where they can afford to meet their needs in the market	%	62.3%	30.2%	45.9%	8.9%	50.6%	57.8%	43.5%
	No.	320	723	569	17	1103	147	2880
4. equals Total current housing need	1+2-3	193	1674	671	174	1075	108	3894
A. AVAILABLE STOCK TO OFFSET NEED								
5. Current occupiers of affordable housing in need		13	382	176	115	118	14	818
6. plus Surplus stock		0	0	0	0	0	0	0
7. plus Committed supply of new affordable units		17	70	53	5	89	10	244
8 minus planned units to be taken out of management		0	0	0	0	0	0	0
9. equals Total available stock to meet current need	5+6+7-8	30	452	229	120	207	24	1062
10. equals Total Current Need	4-9	163	1221	442	54	868	84	2832
11. times quota progressively to reduce level of current need	Policy judgement	20%	20%	20%	20%	20%	20%	20%
12. equals Annual need to reduce level of current need	10x11	33	244	88	11	174	17	566
N: NEWLY ARISING NEED								
13. New household formation (gross p.a.)		15	105	41	13	82	12	268
14. times proportion unable to buy or rent in the market		81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%
15. plus existing households falling into need		1	42	22	6	24	6	101
16. minus potential out-migrants unable to afford market housing		2						2
17. plus in-migrants unable to afford market housing		3	7		8			17
18. equals newly-arising need	(13x14)+15-16+17	14	134	55	25	91	17	336
S. SUPPLY OF AFFORDABLE UNITS per year								
19. Net supply of social re-lets		46	192	144	13	243	27	664
20. plus supply of intermediate housing available for re-let or resale at sub-market levels	19+20							
21. equals Affordable supply		46	192	144	13	243	27	664
NET SHORTFALL OR SURPLUS	12+18-21							
22. Overall shortfall or surplus (annual imbalance)		0	186	-1	23	22	7	238

Size of affordable dwelling: number of bedrooms

- 6.39 On the basis of the number of bedrooms required of households requiring affordable housing and the range of dwelling sizes moved into by newly-forming households over the past five years, the range of dwellings by bedroom size can be calculated (Table 6.6). This indicates that a broad range of dwelling stock is needed: 45.6% of need is for smaller 1-2 bedroom general needs dwellings, 28.3% 3-bed general needs, 12% 4+ bed general needs and 14.0% older person stock. It is recommended that the dwelling sizes required by sub-area are considered using the latest housing register evidence if development is planned in those areas.

Table 6.6 Tenure preferences of existing households in need and newly-forming households requiring affordable housing			
Designation	No. Bedrooms	Flintshire %	No. dwellings
Under 65	1	14.0	33
	2	31.6	75
	3	28.3	67
	4	8.7	21
	5	3.3	8
65+	1	10.1	24
	2	1.4	3
	3	2.4	6
	4	0.1	0
	5	0.0	0
TOTAL		100.0	238
Base (Step12 plus Step18)		902	
Base (Net annual shortfall)			228

Tenure split

- 6.40 In terms of the split between social rented and affordable ownership tenure products, the Household Survey identified tenure preferences of existing and newly-forming households and also the extent to which affordable ownership tenure products could be afforded.
- 6.41 Table 6.7 indicates that both existing households in need and newly-forming households stated strongest preferences for social/intermediate renting. Overall, analysis would suggest a tenure split of 30% social and 30% intermediate rental, and 40% affordable ownership tenure.

Table 6.7 Tenure preferences of existing households in need and newly-forming households requiring affordable housing

Tenure	Existing households in need (%)	Newly-forming households (%)	Total (%)
Social/intermediate Rented	68.1	49.5	61.3
Affordable ownership	31.9	50.5	38.6
Total	100.0	100	100
<i>Base (annual requirement)</i>	<i>486</i>	<i>279</i>	<i>765</i>

Source: 2014 Household Survey; annual requirement based on 2018 updated modelling

- 6.42 The extent to which existing households in need and newly-forming households could afford affordable ownership tenure products of different values is explored in Table 6.8. This indicates that around 37.1% of households requiring affordable housing could afford an affordable ownership tenure product of at least £100,000.

Table 6.8 Affordability of affordable ownership tenure prices by existing households in need and newly-forming households requiring affordable housing

Tenure	Existing households in need (%)	Newly-forming households (%)	Total (%)
Afford at least £80,000	47.7	43.3	46.1
Afford at least £100,000	41.5	29.5	37.1
Afford at least £120,000	37.1	27.4	33.6
<i>Base (annual requirement)</i>	<i>486</i>	<i>279</i>	<i>765</i>

Source: 2014 Household Survey; annual requirement based on 2018 updated modelling

- 6.43 Having established a broad 60% rental, and 40% affordable home ownership split, further analysis has considered the split between social and intermediate rented housing. This analysis is based on the principles outlined in Government guidance¹² which consider household income and local house prices. Household income from the 2014 household survey has been compared with rental prices to establish the number of households who could afford alternative rental products and therefore establish an appropriate split.

¹² Getting Started with your Local Housing Market Assessment Guidance Nov 2014

Table 6.9 Monthly rent by type of rent			
Rent (monthly)	Weekly (£)	Monthly (£)	Source
Social rent	85.91	372.28	StatsWales (2017 data)
Private rent (mean)		603.00	StatsWales (2018 data)
Intermediate rent		483.20	Derived from Private rent data (80% of mean rent)

6.44 Household income data is based on evidence from the LHMA. The income profile for all households and households in need is set out in Table 6.10

Table 6.10 Household income (all households and households in need)				
Weekly	Monthly	Annual	All households	households in need)
£90	£390	£4,680	4.1	6.8
£125	£542	£6,500	6.6	6.5
£175	£758	£9,100	8.4	9.6
£225	£975	£11,700	7.7	7.5
£275	£1,192	£14,300	7.4	8.3
£325	£1,408	£16,900	7.1	7.2
£375	£1,625	£19,500	5.5	7.8
£425	£1,842	£22,100	7.4	9.2
£475	£2,058	£24,700	6.8	4
£525	£2,275	£27,300	3.5	4.2
£575	£2,492	£29,900	5.1	5.7
£625	£2,708	£32,500	3	1.5
£675	£2,925	£35,100	3.1	4
£725	£3,142	£37,700	3.5	4.8
£775	£3,358	£40,300	3.1	0.9
£1,000	£4,333	£52,000	17.7	12.1
Total			100.0	100.0

Source: 2014 Household Survey

6.45 Logically, intermediate rent is less likely to be affordable than social rent and analysis has been carried out which considers splits based on household who could or could not afford the cost of social renting and intermediate renting.. Analysis focuses on the incomes of households in need. Applying the income profile to rental prices, Table 6.11 establishes the proportions who could afford particular tenures.

Table 6.11 Households in need who could afford social and intermediate rent					
Rent	Monthly cost (£)	Monthly income required	% households in need who <u>could afford</u> rent	Rebased to 100%	Applied to 60% rented requirement
Social rent	372.28	£1,489	65.8 (assumes income of £325 or more is needed)	57.0 (65.8*100/115.3)	34.2 (57/100*60)
Intermediate rent	475.20	£1,933	49.5 (assumes income of £450 or more is needed)	43.0 (49.5*100/115.3)	25.8 (43/100*60)
			115.3		

- 6.46 This results in a split of 34.2% social rent and 25.8% intermediate rent which can be reasonably rounded to 30% social rented and 30% intermediate tenure. These proportions were subsequently used as a basis for economic viability testing of new affordable housing provision.

Estimates of household groups who have particular housing requirements

Introduction

- 6.47 There are a range of household groups who have particular housing requirements and this section focuses on the needs of older people and people requiring specialist support.

Older people

- 6.48 A major strategic challenge for the Council is to ensure a range of appropriate housing provision, adaptation and support for the area's older population.
- 6.49 Tables 6.12 and 6.13 focus on the population distribution by age group (Census 2011) and the forecast change in population by age up to 2030. In common with many other local authorities across both England and Wales, the proportional growth in the number of older people is expected and forecast to rise significantly over the next seven years and beyond.

Table 6.12 Percentage of Population by Age Group				
Age Group	Wales	Flintshire	Denbighshire	Wrexham
50+	37.7%	37.7%	41.6%	36.1%
55+	31.2%	31.1%	35.0%	29.7%
60+	25.1%	24.8%	28.6%	23.5%
65+	18.4%	17.6%	21.0%	16.9%
70+	12.9%	12.1%	14.8%	11.7%
75+	8.6%	7.6%	9.7%	7.7%
80+	5.0%	4.3%	5.8%	4.5%
85+	2.4%	2.1%	2.8%	2.1%
90+	0.8%	0.7%	1.0%	0.8%

Source: ONS – Table QS103EW Census 2011 – Age by Single Year

Table 6.13 Projected Population by Age Groups			
Age Group	2015	2030	% difference from 2015 to 2030
Under 15	28,334	27,590	-2.63
16-64	94,642	87,983	-7.04
65+	31,112	41,326	+32.8
90+	1,283	2,972	+131.6

Source: StatsWales Population Projections 2014-based

- 6.50 The majority of older people (65.6%) want to stay in their own homes with help and support when needed (Table 6.14). 22.2% would consider buying on the open market, 19.7% would rent sheltered accommodation, and 12.9% would rent extra care housing. This evidence suggests a need to continue to diversify the range of older persons' housing provision. Additionally, providing a wider range of older persons' accommodation has the potential to free-up larger family accommodation.

Table 6.14 Property type preferences	
Housing option	% would consider
Continue to live in current home with support when needed	65.6
Buying a property on the open market	22.2
Rent a property from a private landlord	8.6
Rent from Housing Association	12.3
Sheltered accommodation - To Rent	19.7
Sheltered accommodation - To Buy	10.1
Sheltered accommodation - Part Rent/Buy	5.5
Extra care housing - To Rent	12.9
Extra care housing - To Buy	6.2
Extra care housing - Part Rent/Buy	2.9
Residential care home	3.6
Co-housing	9.3
Base (total households responding)	34,554

Source: 2014 Household Survey

- 6.51 The range of assistance required from older person households is explored in Table 6.15. Particularly noted is the need for help with gardening (43.9% of older households stated this help is needed either now or in the next five years), repair/maintenance (37.8% stated this help is needed either now or in the next five years), and help with cleaning (26.4%).
- 6.52 In terms of adaptations (Table 6.16), most frequently mentioned for older people were bathroom adaptations (20.2%), better heating (13.4%), and internal handrails (12.2%). Resources for aids and adaptations remain tight, particularly for households in the private sector. Alternative sources of funding, such as equity loans, should be considered to finance remedial measures required by older person households.

General support requirements

- 6.53 The 2014 Household Survey provided evidence of the need for particular adaptations across all households. Particularly noted is a need for better heating, more insulation, double glazing and adaptations to bathrooms (Table 6.16).
- 6.54 Overall, 10.7% of all properties across Flintshire County had been adapted or purpose-built for a person with a long-term illness, health problem or disability. 7.4% of households said they required care or support to enable them to stay in their current home. 62.6% of households stated that there was sufficient space for a carer to stay overnight if this was needed – across the social rented sector this fell to 40.9%.
- 6.55 The Household Survey also provides information on the need for other forms of assistance, highlighting the particular need for help with repair and maintenance of the home and gardening (Table 6.15) across all households.

Table 6.15 Assistance required			
Assistance required	Age group (% of households)		Total %
	Younger	Older	
Help with cleaning home	8.1	26.4	13.0
Help with gardening	12.8	43.9	21.2
Help with other practical tasks	5.7	21.6	10.0
Help with personal care	4.2	10.1	5.8
Help with repair and maintenance of home	19.5	37.8	24.4
Want company / friendship	5.8	9.9	6.9
<i>Base</i>	<i>43613</i>	<i>16157</i>	<i>59770</i>

Source: 2014 Household Survey

Table 6.16 Adaptations required either now or in next 5 years by age group

Adaptation required	Age group (% of households)		Total %
	Younger	Older	
Adaptations to Bathroom	11.4	20.2	13.8
Adaptations to kitchen	8.1	6.7	7.7
Better heating	20.4	13.4	18.5
Community alarm service	3.9	7.0	4.7
Double glazing	16.4	8.1	14.2
Downstairs WC	4.6	7.9	5.5
External handrails	4.4	9.8	5.8
Improvements to access	4.6	6.1	5.0
Increase the size of property	12.0	1.4	9.2
Internal handrails	5.4	12.2	7.3
Lever door handles	2.2	1.8	2.1
More insulation	20.0	8.4	16.9
Room for a carer	2.4	2.1	2.3
Security alarm	10.0	7.7	9.4
Stair lift/vertical lift	4.0	9.7	5.5
Wheelchair adaptations	2.5	5.5	3.3
<i>Base</i>	<i>43613</i>	<i>43613</i>	<i>43613</i>

Source: 2014 Household Survey

Households previously homeless

- 6.56 The Household Survey identified 577 households who had been previously homeless or living in temporary accommodation and had moved to their present accommodation in the past five years.
- 6.57 Table 6.17 presents a range of information relating to the characteristics of previously homeless households and the dwelling choices that they have made. 66.4% of households previously homeless have moved into social/intermediate rented accommodation and 33.6% have moved into the private sector. Almost half (48.2%) have moved into one-bedroom dwellings, with the remainder in two (21.8%) and three- (30.0%) bedroom dwellings.
- 6.58 The incomes of previously homeless households are generally low with 85.6% receiving less than £200 each week, 2.8% receiving between £200 and £300 each week, and 11.6% receiving at least £300 each week. 52.0% are singles under 65, 22.1% are couples with children under 18 and 14.6% are lone parents with children under 18.

Table 6.17 Characteristics of households previously homeless

Household Type	%	Property Type	%
Single Adult (under 65)	52.0	House	46.5
Single Adult (65 or over)	3.8	Flat	32.0
Couple only (both under 65)	7.6	Bungalow	18.0
Couple with child(ren) under 18	22.1	Other	3.5
Lone parent with child(ren) under 18	14.6		
Total	100.0	Total	100.0
Current tenure	%	Origin	%
Owner Occupied	-	Within Flintshire County	96.5
Private Rented	33.6	From outside Flintshire County	3.5
Social/Intermediate Rented	66.4		
Total	100.0	Total	100.0
Current income (Gross weekly)	%	Property size	%
Under £200	85.6	0/1 Bed	48.2
£200 to <£300	2.8	2 Beds	21.8
£300+	11.6	3 Beds	30.0
Total	100.0		100.0

Base: 577 households previously homeless

Source: 2014 Household Survey

Black, Asian and Minority Ethnic households (BAME)

- 6.59 The 2014 Household Survey indicates that 96.5% of Household Reference People describe themselves as 'White British' and 3.5% describe themselves as having other ethnicities. Of these, 1.8% are White Central/Eastern European, 1.3% other White groups, 0.1% have a mixed ethnicity, 0.2% are Black/Black British and none are Asian/Asian British.
- 6.60 The two most ethnically diverse sub-areas are Garden City (7.4% of Household Reference People have an ethnicity other than White British) and Connahs Quay, Queensferry & Broughton (6.0%).
- 6.61 Information on BAME households based on the 2014 Household Survey includes:
- 50.0% live in Connahs Quay, Queensferry & Broughton, 24.3% live in Mold & Buckley and 16.5% live in the Flint & Coast sub-areas;
 - 45.5% are owner occupiers, 44.8% rent privately and 9.7% live in affordable housing (social rented or affordable ownership tenures);
 - 34.8% had a gross income of less than £300 each week, 32.9% received between £300 and £500 each week and 32.3% received more than £500 each week;
 - 357 BAME households were in some form of housing need (16.2%); with overcrowding and sharing of facilities being the key reasons; and
 - 19.4% were dissatisfied with the state of repair of their homes.
- 6.62 The 2011 Census identified 95 people with Gypsy and Traveller ethnicity living in 38 households.

Summary

- 6.63 This chapter addresses all of the requirements to undertake an assessment of housing need in accordance with the *Local Housing Market Assessment Guide* (Welsh Government - March 2006) and *Getting Started with your Local Housing Market Assessment – A Step by Step Guide* (Welsh Government - March 2012). This chapter has provided a compliant and clear definition of housing need and affordable housing along with a step-by-step explanation of what information is required and input into the housing needs assessment model to calculate the degree of housing need.
- 6.64 Analysis reveals that there is an annual shortfall of 238 affordable dwellings across Flintshire County.
- 6.65 It is important to stress that housing assessments are essentially a snapshot in time and as such the figure calculated under this model should not be used as a definitive measure of housing need or as an absolute target figure. Instead the model and its output are representative and reflective of the current level of imbalance within the local housing market and so indicative of the scale, type and tenure of housing required in order to seek to redress such imbalance. It is also important to note that this model operates on the principle that the calculated backlog of need is cleared within a five-year period.
- 6.66 In terms of the preferred affordable housing tenure split, existing households in need and newly-forming households stated the strongest preferences for social/intermediate renting. Overall, analysis would suggest a tenure split of 30% social and 30% intermediaterental, and 40% affordable ownership tenure.
- 6.67 In terms of affordable housing by size (no. beds), analysis indicates a broad range of need: 45.6% of need is for smaller 1-2 bedroom general needs dwellings, 28.3% 3-bed general needs, 12% 4+ bed general needs and 14.0% older person stock.
- 6.68 It is important to note that this assessment is made using the bedroom standard and in doing so matches the number of people within a household in need to the exact number of bedrooms to meet that need. Whilst this is a logical approach and additionally whilst welfare reform may also influence an increasing need for smaller housing, we would advise caution against the development of one-bedroom accommodation for outright and affordable ownership sale, and similarly express some caution over the development of one-bedroom affordable housing for rent.
- 6.69 In terms of affordable ownership affordable housing for sale, the analysis reveals that around 37.1% all households in need can afford an affordable ownership affordable house at around the £100,000 level or below. Care needs to be taken through the negotiation of affordable homes to ensure that such affordable ownership products are affordable (all housing costs) to these households and at no more than these values.
- 6.70 Around 20% of all households in need are older people (65+ years). Whilst this proportion may seem low, it is reflective of the high levels of owner occupation amongst older people and therefore the ability under the assessment model to meet their own housing needs in situ or through the sale / release of equity.
- 6.71 It is also evident that the vast majority of older people wish to stay within their existing homes. For most this is an informed and appropriate choice where current and future housing needs can be addressed through in situ solutions (including adaptations).

However, there is some concern regarding a lack of choice within the market especially for owner occupiers who are unable to find suitable downsizing properties and options. Whilst this concern falls outside of the strict definition of housing need, the impact and influence of this potential lack of fluidity within the market has repercussions upon the overall operation of the housing market and the ability of households to trade up into properties released by older people.

- 6.72 For those older person households wishing to remain in their own homes but requiring adaptations, then, in terms of frequency the most required / requested adaptations are for bathroom adaptations, better heating and internal handrails. Similarly, the need for domiciliary assistance is weighted towards gardening, general repairs and maintenance and household cleaning.

7. Key Findings and Conclusion: bringing the evidence together

Introduction

- 7.1 This document has been prepared to equip the Council and their partners with robust, defensible and transparent information to help inform strategic decision-making and the formulation of appropriate housing and planning policies. The work also takes account of the Welsh Government LHMA guidance (2006 and 2012), Planning Policy Wales (July 2014) and Technical Advice Note 2 (2006), as well as more recent national consultation documents, the Housing (Wales) Bill 2014 and relevant local strategies.
- 7.2 The LHMA will help the Council plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. Specifically, the LHMA identifies the size, type and tenure of affordable housing imbalance (shortfall) by sub-area and considers and presents the range of household forecasts and future associated dwelling forecasts.
- 7.3 Information within this LHMA is presented on an overall area basis (in this case for Flintshire County) as well as for six internal sub-areas. These six sub-areas were used in order to provide consistent detail and analysis with previous research and current strategy documents.
- 7.4 This concluding chapter summarises key messages from the research findings, structured around a commentary on the current and future housing markets, the interactions of Flintshire County with other areas and relates findings to key local strategic issues.

Defining the housing market area

- 7.5 Analysis of 2011 Census migration data suggests a high level of self-containment within Flintshire County, with 67.3% of people moving during the preceding year originating within the area. This rises to 80% when Wrexham and Cheshire West and Chester are included.
- 7.6 In terms of travel to work, 63.1% of residents in employment work within the Flintshire County area and 60.9% of people working within the area also live in the area. This indicates that Flintshire is broadly self-contained from a commuting perspective.
- 7.7 Whilst part of a wider functional economic area including both Wrexham and Cheshire West and Chester, Flintshire County can be described as a broadly self-contained housing market both in terms of migration and travel to work. This means that, on its own, it is considered to be an appropriate Housing Market Area for the purposes of Local Plan policy making.

Understanding the current housing position

- 7.8 This study provides up to date information on the housing stock in the Flintshire County area and how the stock profile varies by sub-area and is presented in data tabulations within and accompanying this report.

- 7.9 Analysis revealed that around three out of every four properties in Flintshire County are houses (73.3%), and over two-thirds of all properties (68.8%) contain three or more bedrooms.
- 7.10 Whilst the most prevalent dwelling types were three-bedroom semi-detached and four or more bedroom detached houses, there are some significant sub-area variations including a significantly higher than average proportion of detached dwellings located within the Central, South Border and Mold & Buckley sub-areas.
- 7.11 Around 15% of the stock in Flintshire is social rented. There is a low level of existing affordable ownership for sale affordable accommodation (i.e. shared ownership), potentially limiting choice in certain higher value sub-areas. The highest proportions of this stock are located within the Garden City (35.2%) and Flint & Coast (21.4%) sub-areas.
- 7.12 On the whole, residents are satisfied with the condition and state of repair of their homes. Typically, owner-occupiers (representing 72.8% of all households) are the most satisfied and private renters the least. The highest level of dissatisfaction with current property was recorded within the Garden City sub-area where around one in every ten households were dissatisfied or unhappy with their accommodation.
- 7.13 The 2014 Household Survey found that 11.5% of all households rent privately. This is 4% below the 2011 Census figures (England and Wales), yet does represent significant growth in the sector since the 2001 Census and growth in PRS is expected to continue.

Understanding the Future Housing Market

- 7.14 This study has explored how the key drivers of the local market and underlying trends impact upon the structure of households and population moving forward. The key primary drivers influencing the current and future housing market have been assessed as:
- Demographic influence and change;
 - Economic performance; and
 - Quality, quantity, availability and affordability of dwelling stock.
- 7.15 In line with 2014-based population projections, Flintshire County is forecast to see a slight increase in the total population during the Plan Period 2015-2030. However, there will be an overall decline (-7,401) in the number of people aged under 65 years and a significant growth (+10,215) in the number of people aged 65+ years. In terms of households, it is projected an increase of 3,757 households over the Plan Period.
- 7.16 According to the 2014 Household Survey just over half (55.7%) of Household Reference People (HRP) are economically active and are in employment with a further 31.1% retired.
- 7.17 Median incomes in Flintshire County (£26,989) in 2017 are just above the national average for Wales (£26,327)¹³.

¹³ ONS ASHE data December 2017

- 7.18 Over the past five years, house prices dipped but have risen since 2015 to an all-time high in 2017. The House Price Ratio (HPR) and the Rental Affordability Ratio (RAR) have increased slightly during the period 2010-2017, indicating a slight worsening in affordability for local residents.
- 7.19 The rate of new build housing (all tenures) has increased over the past ten years, including a significant increase in the delivery of affordable housing in the last few years.

Housing Need

- 7.20 This study has directly and compliantly followed all of the requirements and steps in order to provide an assessment of housing need in accordance with the Local Housing Market Assessment Guide (Welsh Government – March 2006) and Getting Started with your Local Housing Market Assessment – A Step by Step Guide (Welsh Government – March 2012).
- 7.21 Analysis through the needs assessment model reveals that there is an annual shortfall of 238 affordable dwellings across Flintshire County.
- 7.22 It is important to stress that housing assessments are essentially a snapshot in time and, as such, the figure calculated under this model should not be used as a definitive measure of housing need or as an absolute target figure. Instead, the model and its output are representative and reflective of the current level of imbalance within the local housing market and so indicative of the scale, type and tenure of housing required in order to seek to redress such imbalance. It is also important to note that this model operates on the principal that the calculated backlog of need is cleared within a five year period.
- 7.23 In terms of the preferred affordable housing tenure split, existing households in need and newly-forming households stated strongest preferences for social/intermediate renting. Overall, analysis would suggest a tenure split of 30% social and 30% intermediate rental, and 40% affordable ownership tenure.
- 7.24 In terms of affordable housing by size (number of beds), 45.6% of need is for smaller 1-2 bedroom general needs dwellings, 28.3% 3-bed general needs, 12% 4+ bed general needs and 14.1% older person stock.
- 7.25 Around 37.1% of all households in need can afford an affordable ownership affordable house priced at £100,000 or less (or the equivalent total housing costs).
- 7.26 Around 20% of all households in need are older people (65+ years), and further variation and choice within the housing market (market and affordable) is recommended.

Monitoring and updating housing assessments

- 7.27 This Local Housing Market Assessment provides a robust element of the required evidence base to support the development of housing and planning policy over the next five years and potentially beyond.
- 7.28 Guidance indicates that such comprehensive assessments should not be required more frequently than every five years, however, the fluidity of the housing market may require

earlier and potentially more regular updates (not including major households surveys) including on an annual basis.

- 7.29 By including information and source details for key local market signals, it is possible for the commissioning authority to update this housing needs assessment model on an annual basis. The mechanism and guide to undertake this are detailed and contained within Technical Appendix C.

Concluding comments and recommendations

- 7.30 Appropriate housing and planning policies have a fundamental role to play in the delivery of thriving, inclusive and sustainable areas. These policies need to be underpinned with high quality data. This study has provided a wealth of up-to-date social, economic, demographic and housing data for Flintshire County.
- 7.31 This research has reflected upon the housing market attributes of Flintshire County and interactions with other areas, notably Flintshire and neighbouring English local authorities. The report outlines the scale of future strategic challenges which include the ongoing delivery of new market and affordable housing to address need and support economic growth, diversifying the range of affordable tenures available to local residents, improving the condition and energy efficiency of existing stock and addressing the requirements of older people and vulnerable groups.

Introduction to Technical Appendices

- Technical Appendix A: Research methodology
- Technical Appendix B: Housing need
- Technical Appendix C: Agent review
- Technical Appendix D: Monitoring and updating
- Technical Appendix E: Stakeholder consultation

Technical Appendix A: Research Methodology

Overall approach

- A.1 This report updates the evidence base that was set out in the LHMA 2015 that was also prepared by arc⁴ in 2014-2015 on behalf of Flintshire County Council, working in conjunction with Wrexham County Borough Council. The Flintshire LHMA 2015 was overseen by a Housing Market Partnership comprising Council housing and planning officers from both Flintshire and Wrexham Councils. There was engagement with a range of stakeholders throughout the research process including developers/builders, housing association representatives, estate agents and private lettings agents as well as public consultation through both the Household Survey and through specific Local Development Plan events.
- A.2 This report sets out the detailed findings from the Local Housing Market Assessment (LHMA) Update 2018 for the Flintshire County area.
- A.3 To deliver the Flintshire LHMA Update 2018, a multi-method approach has been adopted, comprising:
- Using the primary Household Survey data collected in 2014 for the LHMA 2015. A total of 15,198 households were contacted and 2,437 questionnaires were returned and used in data analysis. This represents a 16.0% response rate overall and the total number of questionnaires returned was well in excess of the 1,500 recommended in Government guidance;
 - An up-to-date review of relevant secondary data, including the 2001 and 2011 Census, house price trends, local lettings data, Welsh Government and Communities and Local Government Statistics; and
 - An agent review was undertaken in August 2018, based upon interviews with estate and letting agents operating within Flintshire and the surrounding area.
- A.4 Household Survey data is available down to postcode level. In the LHMA Update report, data are presented for the Flintshire Council area and six constituent sub-areas.

Baseline dwelling stock information and survey sample errors

- A.5 Table A1 summarises total dwelling stock and the number of households contacted by survey area, achieved response rates and sample errors.

Weighting and grossing

- A.6 In order to proceed with data analysis, it is critical that survey data is weighted to take into account non-response bias and grossed up to reflect the total number of households. Weighting for each survey area was based on:
- 'Tenure': the proportion of affordable (social rented and affordable ownership tenure) private rented sector and open market dwellings based on 2011 Census data;

- ‘Age of Household Reference Person’: based on the proportions of household reference people aged under 65 and 65 or over by sub-area.

A.7 Ultimately, the survey element of the assessment is sufficiently statistically robust to undertake a detailed analysis and underpin core outputs of the study down to the survey areas presented in Table A1. Furthermore, the survey findings are enhanced and corroborated through analysis of secondary data and stakeholder consultation.

Table A1 Households surveyed, response rates and sample errors					
Sub-area	Total Households	Total Sampled	Achieved Sample	Response Rate (%)	Sample confidence
Central	4,476	2,863	523	18.3	+/-4.0%
Connahs Quay, Queensferry & Broughton	18,576	2,863	401	14.0	+/-4.8%
Flint & Coast	14,001	2,863	385	13.4	+/-4.9%
Garden City	1,250	1,250	174	13.9	+/-6.9%
Mold & Buckley	23,309	2,863	537	18.6	+/-4.2%
South Border	2,496	2,496	417	16.7	+/-4.4%
Total	64,108	15,198	2,437	16.0	+/-2.0%

Source: Council Tax Data; 2011 Census

1. Where ‘sample’ is indicated in the column, this means that a random sample of households were selected for that area and issued with a survey in both Welsh and English.
2. Sample error is based on the 95% confidence interval which is the industry standard to establish result accuracy.

Technical Appendix B: Housing need calculations

Summary of contents

C. CURRENT NEED

1. Existing households in need of alternative housing
2. plus Current non-households in need
3. minus cases where they can afford to meet their needs in the market
4. equals Total current housing need

A. AVAILABLE STOCK TO OFFSET NEED

5. Current occupiers of affordable housing in need
6. plus Surplus stock
7. plus Committed supply of new affordable units
8. minus planned units to be taken out of management
9. equals Total available stock to meet current need
10. equals Total Current Need
11. times quota progressively to reduce level of current need
12. equals Annual need to reduce level of current need
13. New household formation (gross p.a.)
14. times proportion unable to buy or rent in the market
15. plus existing households falling into need
16. minus potential out-migrants unable to afford market housing
17. plus in-migrants unable to afford market housing
18. equals newly-arising need

S. SUPPLY OF AFFORDABLE UNITS per year

19. Net supply of social re-lets
20. plus supply of affordable ownership housing available for re-let or resale at sub-market levels
21. equals Affordable supply

NET SHORTFALL OR SURPLUS

22. Overall shortfall or surplus (annual imbalance)

Introduction

- B.1 Local Housing Market Assessment Guidance sets out the approach to assessing housing need. Housing need generally refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without assistance.
- B.2 Affordable housing is housing provided to those whose needs are not met by the market. Affordable housing should:
- Meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and house prices; and
 - Include provision for the home to remain affordable for future eligible households, or if a home ceases to be affordable or stair casing to full ownership takes place, any subsidy should generally be recycled to provide replacement housing.
- B.3 Affordable housing includes social and intermediate rental, and affordable ownership housing.
- B.4 Affordable ownership housing is that where prices or rents are above those of social rented housing, but below market housing prices or rents. This can include equity sharing schemes (for example, Homebuy). Affordable ownership housing differs from low cost market housing, which the Assembly Government does not consider to be affordable housing. Affordable ownership housing can help existing tenants to move out of the social/intermediate rental sector (and release the unit for use by another).
- B.5 Housing needs analysis and affordable housing modelling has been prepared in accordance with Government guidance at county and sub-area level. Modelling has used 2014 Household Survey and secondary data along with the latest housing register data. In summary, the model reviews in a step-wise process:

1. C: Current housing need (gross backlog)

Minus

2. A: Available stock to offset need

Plus

3. N: Newly arising need (future)

Minus

4. S: Supply of affordable units (future)

Equals

5. Net shortfall (or surplus)

Of affordable units each year

Stage 1: C:Current need

Step 1. Existing households in need of alternative housing

- B.6 A working definition of housing need is ‘the quantity of housing required for households who are unable to access suitable housing without financial assistance’. The LHMA Guidance suggests types of housing that should be considered unsuitable, as summarised in Table B1. Modelling assumes a total of 6,197 existing households in need of alternative housing.

Table B1 Summary of current housing need across Flintshire County		
Category	Factor	Flintshire Total
Homeless households or with insecure tenure	N1 Under notice, real threat of notice or lease coming to an end	421
	N2 Too expensive, and in receipt of housing benefit or in arrears due to expense	517
Mismatch of housing need and dwellings	N3 Overcrowded according to the 'bedroom standard' model	1,488
	N4 Too difficult to maintain	1,783
	N5 Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household	757
	N6 Household containing people with mobility impairment or other special needs living in unsuitable accommodation	1,968
Dwelling amenities and condition	N7/8 The dwelling fails to meet the requirements of the Housing, Health and Safety Rating System (HHSRS) and vulnerable households do not have the resources to carry out works to meet the standards. Therefore financial assistance may be required	194
Social needs	N9 Harassment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	184
Total no. households in need (with one or more housing need)		6,197
Total Households		67,090
% households in need		9.2%

Note: A household may have more than one housing need.

Source: 2014 Household Survey

Step 2. Current non-households in need

B.7 This is based on the number of households who were previously homeless. Over the past five years, a total of 577 households moved into housing having been previously homeless or living in temporary accommodation. It is assumed that these households include:

- Families (including single parents) currently living within another household;
- Couples over 16 currently living within another household;
- Single adults over 25 currently living within an unrelated household. This would include those renting a room only within another household; and
- Households unable to live together because of a lack of housing.

Step 3. Removing those that can afford to meet their housing needs in the open market

B.8 This involves applying affordability criteria to the incomes of all households in need of alternative accommodation. A household is considered likely to be able to afford to buy a home that costs 3.5x the gross household income for a single earner household or 2.9x for dual income households. Analysis also takes account of existing equity and savings/help from parents. Table B2 summarises the house prices used in analysis.

B.9 A household should be able to afford market rented housing where the rent payable would constitute no more than 25% of their gross household income. Table B3 summarises rental prices used in analysis.

Table B2 Lower quartile market prices (2017) across Flintshire County	
Sub-area	Lower quartile price (£)
Central	148,000
Connahs Quay, Queensferry & Broughton	117,000
Flint & Coast	100,000
Garden City	105,000
Mold & Buckley	135,000
South Border	130,000
Total	120,000

Source: Data produced by Land Registry © Crown copyright 2018

Table B3 Lower quartile private rents 2017 across Flintshire	
Sub-area	Lower quartile rents (£ pcm)
Central	598
Connahs Quay, Queensferry & Broughton	559
Flint & Coast	524
Garden City	594
Mold & Buckley	550
South Border	524
Total	550

Source: Zoopla 2018

- B.10 An analysis of incomes and equity/access to savings identifies that 2,880 households could afford open market solutions.

Step 4. Total current housing need

- B.11 Having identified the scale of housing need in Steps 1 and 2 and assessed the ability of households to access the open market in Step 3, there are a total of 3,894 existing households in need, wanting to move to offset their need and who could not afford open market solutions.

Stage 2: A: Available stock to offset need

Step 5. Removing current occupiers of affordable housing in need

- B.12 This is an important consideration in establishing the net levels of affordable housing need as the movement of these households will have a nil effect in terms of additional housing need. The total number of such households is 818.

Step 6. Surplus stock

- B.13 A certain level of voids is normal within Council and Housing Association stock to allow for transfers and works on properties. However, if the rate is in excess of approximately 3% and properties are vacant for considerable periods of time, these should be counted as surplus stock. According to StatsWales, a total of 137 social rented dwellings were vacant and available for letting which equates to around 0.20% of dwelling stock, therefore no surplus stock is assumed in this analysis.

Step 7. Committed supply of new affordable housing

- B.14 This includes new (and conversions) social rented and affordable ownership housing which are already planned to be built over the time period of the assessment. Data from StatsWales indicates that over the five year period 2013/14 to 2017/18 there were a total of 610 affordable dwellings built, representing an annual rate of 122. In 2017/18, there

was a marked increase in the delivery of affordable housing which has skewed the data. The modelling therefore assumes this average level of development over the next two years, i.e. 244 dwellings.

Step 8. Units taken out of management

- B.15 This involves estimating the numbers of social rented or affordable ownership units that will be taken out of management each year as affected households will be in need of alternative accommodation. None are assumed in this analysis.

Step 9. Total available stock to meet current need

- B.16 This is the total stock available, or predicted to become available, over the assessment time period. It is the sum of Steps 5 to 7 minus Step 8. The total available stock to meet current need is 1,062.

Step 10. Total unmet need

- B.17 This is the current number of households who are in housing need and unable to meet their needs in the market. It is calculated by subtracting Step 9 (total available stock to meet current need) from Step 4 (total current gross housing need). This calculation assumes a one-to-one relationship between households and dwellings. The total unmet current need is 2,832.

Step 11. Quota to reduce levels of current need

- B.18 Modelling assumes that current need is met over a five year period. Therefore, a quota of 20% is used.

Step 12. Annual requirement to reduce the level of current unmet need

- B.19 This is the number of affordable units that will be needed each year to address levels of unmet housing need over the time period agreed in Step 11. It is obtained by multiplying the current need (Step 10) by the quota (Step 11). This results in an annual requirement of 566 dwellings.

Stage 3: N: Newly arising need

Step 13. New household formation

- B.20 The needs analysis assumes an annual household formation rate of 268. This is based on the number of households actually forming in the five years preceding the 2014 household survey.

Step 14. Proportion unable to buy or rent in the market

- B.21 Analysis of lower quartile market prices relative to the income/savings and lower quartile private rents relative to the income of households formed in the past five years, suggests that 81.8% could not afford lower quartile house prices or private sector rents.
- B.22 Therefore, the total number of newly-forming households who could not afford open market prices or rents across Flintshire County is calculated to be 220 each year.

Step 15. Existing households falling into need

- B.23 This is based on the number of households identified in the household survey who fell into housing need in the five years preceding the household survey and moved into affordable dwellings. This equates to an annual need from 101 households.

Steps 16 and 17. In and out-migrants unable to afford market housing

- B.24 The household survey identifies in-migrant households who have moved into the Borough and into affordable housing in the last five years (A total of 85 or 17 each year). The survey also identifies those households who are planning to move out of the Borough and cannot afford market prices (2 each year).

Step 18. Total newly arising need

- B.25 This is the annual gross level of newly arising housing need for affordable housing. It is calculated by adding together newly forming households unable to afford market housing (Step 13 times Step 14), existing households falling into need (Step 15) and in-migrants unable to afford market housing (Step 16), then subtracting out-migrants unable to afford market housing. Total newly arising need is calculated to be 336 each year.

Stage 4: S: Supply of affordable units

Step 19. Net supply of social re-lets

- B.26 Over the five year period 2013/14 to 2017/18, StatsWales data reports a total of 3,319 lettings were made which excluded transfers and exchanges. This represents 664 annual lettings to households requiring affordable housing who previously did not live in affordable dwellings.

Step 20. Annual supply of affordable ownership housing

- B.27 As there was no secondary data available it is assumed for this model that there are 0 (zero) affordable ownership dwellings made available for re-let/re-sale.

Step 21. Total affordable supply

- B.28 This is the predicted sum of annual supply of affordable units (i.e. both social rented and affordable ownership housing). Total affordable supply is 664 dwellings each year.

Net shortfall or surplus

- B.29 This is the overall level (i.e. shortfall or surplus) of affordable housing that would need to be provided each year in order to meet housing need over the chosen time period. It is calculated by subtracting the supply of affordable housing (Step 21) from the annual need (Step 12 plus Step 18). Analysis would suggest an annual shortfall of 238 affordable dwellings across Flintshire County where this level of need is cleared over 5 years.
- B.30 Tables B4 and B5 provide a full breakdown of all of the stages of the model together with the calculation steps applicable to each stage. These tables provide a breakdown for the Flintshire County area.

Sub-area variations

- B.31 Having established a net affordable housing need of 56 each year, Table B5 provides analysis by sub-area. It is recommended that new development in the sub-areas takes into account the range of bedroom need evidenced in the latest housing register information.

Table B4 Needs Assessment Summary for Flintshire County		
Element and step in calculation	Calculation	Flintshire
Total households >>>		67,090
C. CURRENT NEED		
1. Existing households in need of alternative housing		6,197
2. plus Current non-households in need		577
3. minus cases where they can afford to meet their needs in the market		2,880
4. equals Total current housing need	1+2-3	3,894
A. AVAILABLE STOCK TO OFFSET NEED		
5. Current occupiers of affordable housing in need		818
6. plus Surplus stock		0
7. plus Committed supply of new affordable units		244
8 minus planned units to be taken out of management		0
9. equals Total available stock to meet current need	5+6+7-8	1,062
10. equals Total Current Need	4-9	2,832
11. times quota progressively to reduce level of current need		20%
12. equals Annual need to reduce level of current need	10x11	566
N: NEWLY ARISING NEED		
13. New household formation (gross p.a.)		268
14. times proportion unable to buy or rent in the market		81.8%
15. plus existing households falling into need		101
16. minus potential out-migrants unable to afford market housing		2
17. plus in-migrants unable to afford market housing		17
18. equals newly-arising need	(13*14)+15-16+17	336
S. SUPPLY OF AFFORDABLE UNITS per year		
19. Net supply of social re-lets		664
20. plus supply of affordable ownership housing available for re-let or resale at sub-market levels		0
21. equals Affordable supply		664
NET SHORTFALL OR SURPLUS		
22. Overall shortfall or surplus (annual imbalance)		238

Source 2014 Household Survey; RP Lettings and Sales data

Table B5 Housing needs assessment by sub-area

Element and step in calculation	Calculation	Sub-area						
		Central	Connahs Quay, Queensferry & Broughton	Flint & Coast	Garden City	Mold & Buckley	South Border	Total
Total households >>>		4640	19380	14600	1270	24520	2680	67090
C. CURRENT NEED								
1. Existing households in need of alternative housing		493	2049	1161	159	2094	241	6197
2. plus Current non-households in need		20	348	79	32	84	14	577
3. minus cases where they can afford to meet their needs in the market	%	62.3%	30.2%	45.9%	8.9%	50.6%	57.8%	43.5%
	No.	320	723	569	17	1103	147	2880
4. equals Total current housing need	1+2-3	193	1674	671	174	1075	108	3894
A. AVAILABLE STOCK TO OFFSET NEED								
5. Current occupiers of affordable housing in need		13	382	176	115	118	14	818
6. plus Surplus stock		0	0	0	0	0	0	0
7. plus Committed supply of new affordable units		17	70	53	5	89	10	244
8 minus planned units to be taken out of management		0	0	0	0	0	0	0
9. equals Total available stock to meet current need	5+6+7-8	30	452	229	120	207	24	1062
10. equals Total Current Need	4-9	163	1221	442	54	868	84	2832
11. times quota progressively to reduce level of current need	Policy judgement	20%	20%	20%	20%	20%	20%	20%
12. equals Annual need to reduce level of current need	10x11	33	244	88	11	174	17	566
N: NEWLY ARISING NEED								
13. New household formation (gross p.a.)		15	105	41	13	82	12	268
14. times proportion unable to buy or rent in the market		81.8%	81.8%	81.8%	81.8%	81.8%	81.8%	81.8%
15. plus existing households falling into need		1	42	22	6	24	6	101
16. minus potential out-migrants unable to afford market housing		2						2
17. plus in-migrants unable to afford market housing		3	7		8			17
18. equals newly-arising need	(13x14)+15-16+17	14	134	55	25	91	17	336
S. SUPPLY OF AFFORDABLE UNITS per year								
19. Net supply of social re-lets		46	192	144	13	243	27	664
20. plus supply of intermediate housing available for re-let or resale at sub-market levels	19+20							
21. equals Affordable supply		46	192	144	13	243	27	664
NET SHORTFALL OR SURPLUS								
22. Overall shortfall or surplus (annual imbalance)	12+18-21	0	186	-1	23	22	7	238

Technical Appendix C: Agent review

C.1 Based upon agent interviews and observations:

- The housing market is mostly self-contained although there are connections with Chester City and to a lesser extent Denbighshire and Wrexham;
- The connection with Denbighshire and Wrexham is weak as the area between them and Flintshire is mostly rural;
- There are two main character areas. The first is the southern bank of the River Dee, a relatively narrow area either side of the A548 with the major towns of Flint, Connah's Quay, Shotton and Queensferry. The second is the rest of rural Flintshire south west of the A55 with the towns of Buckley and Mold the latter being the county town;
- Churn in the re-sale and private rented sectors is low due to uncertainty about Brexit;
- Agents think that down-scaling or relocation of the Airbus Industrie plant at Broughton would have a massive impact on the local economy and that of the sub-region; and
- Investment in the private rented sector is unlikely to keep up with demand as some landlords are disinvesting.

Detailed evidence

C.2 The following is based upon the perceptions of estate and lettings agents.

Buckley and the county town of Mold

- C.3 Agents described their area of operation as mostly within rural Flintshire up to the borders with Wrexham and Denbighshire. There were relatively few transactions near or to, or over the border as the boundary mostly cut through rural areas.
- C.4 They described a market that mostly houses local people with relatively few incomers. Locals would include new households, investors and owner occupiers that were rightsizing. The area supported a wide range of house types and sizes across the towns (Mold and Buckley) and the many villages, from entry level terraced homes to premium homes. A deciding factor for those seeking a home was often the quality of the local primary school. The main lack of supply was for bungalows, much sought after by older households seeking to downsize.
- C.5 We were told that prices were affordable to many local first time buyers some of whom were by-passing terraced entry level housing and moving into semi-detached homes.
- C.6 One of the agents we interviewed were sales agents for Whitley Homes which had built several phases of new homes in Mold and Buckley. We were told that although

these tended to be larger, more aspirational homes they had mostly sold to local households or older households seeking to return to the area.

- C.7 We were told that there was strong demand for self and custom build plots especially in the villages. We saw much evidence of this and small scale, multi plot, speculative development on our drive through the area.
- C.8 Letting agents described high levels of demand that was growing. The gap between supply and demand was due to both low levels of churn and some of the smaller landlords disinvesting as returns were being affected by changes to the tax system affecting the sector. Agents doubted that the relatively low levels of investment by landlords would keep pace with demand. They told us that in the current climate few vacancies were being made available to benefit claimants.

Flint

- C.9 Agents based here with a county wide area of operation, told us that demand peaked from re-locating households when Wrexham Prison became operational and some staff were seeking to live in a rural location in Flintshire. Otherwise around 80% of transactions were from local households or those with a strong connection to the area.
- C.10 Agents remarked that the Persimmon new build scheme on the eastern edge of town had attracted many first time buyers and some resale housing priced under £100,000 could be slow to sell unless they were of interest to investors. Agents thought that the town had a high proportion of social and private renters and drew our attention to the recent town centre regeneration.
- C.11 A specialist letting agent told us that demand was rising for 2 and 3-bedroom homes and there was upward pressure on rents. Recently 3-bedroom house rents had increased from £575pcm to £650pcm. The agent said that 1-bedroom and 4-bedroom homes would take longer to let. We were also told that many non-agent lettings were undertaken directly by landlords and social media was facilitating some very rapid lettings. The agent remarked that rising demand was in part due to lack of supply and that those on benefits would be very unlikely to secure a tenancy. He told us the universal credit was ‘poisoning’ the market for landlords. ‘One off’ landlords were selling up and those professional landlords that were buying would not pay asking prices, seeking to pass on stamp duty costs to the vendor.
- C.12 We met with the sales agent for the above-mentioned persimmon homes development ‘The Oaks’ at Oakenholt. The agent confirmed that sales had been overwhelmingly to households previously resident at Mold, Flint and Connah’s Quay, and most utilised Help to Buy.

Connah’s Quay, Shotton and Queensferry

- C.13 All agents agreed that South of the River Dee there were strong similarities between the 3 towns in that they lined the A548, were of similar appearance, had similar house prices and served a local economy. The difference is that at the eastern end, Queensferry is home to larger retail and industrial parks being situated close to the A494/A550 leading to Chester and the M56.

- C.14 Agents pointed out that the industrial environment of the corridor quickly gives way to a more typical Flintshire landscape and housing market to the south.
- C.15 We were told that prices along the corridor were similar to those of the town of Flint and all were lower than the county town of Mold. Because of the variation in house types and environment housing supply was remarkably diverse, agents were unable to pinpoint gaps. They told us however that bungalows were always quick to sell.
- C.16 Again, agents said that sales and lettings were seriously down over previous years but those that were being offered for sale or rent would be taken very quickly.
- C.17 80% of resales were bought by local people but there was a higher proportion of incomers to the rental market due to the needs of the local labour market.
- C.18 We were told that the letting market was facing problems as small landlords were choosing to disinvest. Demand fluctuated because some European workers had either left the area or left the sector for home ownership. Agents explained that the value of the currency was a key factor and international workers would seek to work in the better value labour markets. Those that decided to stay were getting better value in the home ownership than the rental market.
- C.19 A specialist letting agency based in Shotton mostly let room and HMO based accommodation. It worked across Deeside and Chester. The agent told us that single person Eastern Europeans continued to place high demand on this sector as they needed to build up a profile that enabled them to move across to the self-contained private rented sector. There was a tradition of communicating work opportunities to friends and relatives and the HMO sector could offer a quick solution to accommodation needs. There was plenty of demand for workers in local construction and manufacturing.
- C.20 We should be clear that no agent interviews took place in Queensferry on either side of the River Dee as we could find none. The nearest agents were in Shotton and Harwarden.

Technical Appendix D: A framework for updating the housing needs model and assessment of affordable housing requirements

Introduction

- D.1 Having invested considerable resources in obtaining an excellent range of primary and secondary data, it is vital that this information be used to the maximum effect and updated on a regular basis. The purpose of this appendix is to establish a framework for updating the housing needs model and affordable housing requirements. In addition, it recommends the regular monitoring and review of housing market activity and regular reflections on the wider strategic context.
- D.2 The Local Housing Market Assessment Guide (Welsh Government 2006) recognises that Local Housing Market Assessments provide a sound and robust platform for housing and planning policy over an initial 5-10 year period and potentially beyond. This guidance, therefore, recognises and recommends that comprehensive assessment exercises be undertaken no more frequently than every five years but that there are particular areas of the assessment which will require frequent updating. These areas for update include details on the changing demand for housing (number and type), housing need and household moves.

Updating of baseline housing needs and affordable housing requirements

- D.3 A baseline assessment of housing need across Flintshire County has been derived from the Household Survey. This information should be taken as a baseline from which annual reviews of key aspects of the model proceed. In line with the Welsh Government Guidance, it is recommended that the baseline information has a shelf-life of five years (with a recommended refresh of household information after 2019/20 through primary surveying).
- D.4 Key elements of the needs assessment model can be readily updated on an annual basis to reflect:
- Changes in house prices and rental costs;
 - Capacity of the social rented sector; and
 - Availability of affordable ownership tenure housing.

Changes in house prices and rental costs

- D.5 It is recommended that the annual purchase of address-level house prices to complement the existing dataset continues. This will result in an annual refresh of house price data by survey area and provide an indication of changing lower quartile

prices. In turn, these can be applied to Step 3 of the needs assessment model which considers the extent to which households in need can afford open market prices. As part of this analysis, updated information on private rented sector rents needs to be secured. Several websites can provide a snapshot of private rents and help inform this element of the update.

- D.6 Lower quartile prices and private sector rents should also be compared with the income profile of newly-forming households at Step 3 of the needs assessment model.

Capacity of the social rented sector

- D.7 The capacity of the social rented sector needs to be reviewed annually using LA/StatsWales lettings data (Step 19).

Availability of affordable ownership tenure housing

- D.8 Sales data can identify the availability of affordable ownership tenure housing (Step 20).

Annual adjustments to affordable requirements

- D.9 Datasets can be provided from which annual reviews of affordable requirements can proceed. This will point to any adjustment in net requirements by survey area, designation and property size.

Updating of contextual information

- D.10 This report has presented a range of contextual information relating to the economy, demography (including population projections and migration) and dwelling stock. This information should be updated where possible and in particular progression with economic growth and diversification should be carefully monitored.

Reflections on the general strategic context and emerging issues

- D.11 As part of its strategic housing function, all LAs need to understand the general strategic housing market context and respond to emerging issues. Given the dynamic nature of housing markets, the Central and Local Government policy agenda and bidding for resources, any update of housing needs must be positioned within a wider strategic context.
- D.12 Ongoing stakeholder consultation and engagement with local communities is also vital to maintain up-to-date intelligence on housing market issues.

Concluding comments

- D.13 It is vital that mechanisms are in place to derive robust, credible and defensible estimates of housing need and affordable requirements across Flintshire County. We believe that this study provides a robust evidence base which has the capacity to be updated.
- D.14 Having established a baseline position on affordable housing and advice on open market provision to reflect aspirations, it is essential that housing market activity is regularly monitored. This is highly relevant given current housing market uncertainty. A range of methods have been suggested to ensure that housing need and affordability modelling is revised on an annual basis. Annual reviews should also take into account the changing strategic context and impact on housing market activity.

Technical Appendix E: Stakeholder comments

- E.1 Stakeholders were invited to participate in a questionnaire survey aimed at identifying a range of information, including establishing the key perceived housing market issues in Flintshire. Stakeholders were asked to respond to any of the questions within the survey that they felt related to their area of knowledge or experience. A total of 19 separate responses to the stakeholder consultation were obtained. This is a qualitative summary of the views expressed by stakeholders responding to the online survey.

Priorities

- E.2 Stakeholders were asked to rank a range of housing priorities as high, medium or low, their responses are summarised in Table D.1

Table E.1 Ranking of priorities by stakeholders			
Proposed priorities (base number of responses in brackets)	Low	Medium	High
Building homes to buy on the open market (12)	25%	25%	50%
Building affordable homes to rent (12)	8.3%	8.3%	83.3%
Building affordable homes to buy (shared ownership, shared equity) (12)	16.7%	16.7%	66.7%
Building executive homes (12)	58.3%	16.7%	25%
Building properties designed for older people (11)	9.1%	36.4%	54.6%
Building properties designed for people with specialist needs (12)	16.7%	50%	33.3%
Improving the quality of existing stock (12)	0%	41.7%	58.3%

- E.3 Building affordable homes to rent was ranked as the highest priority by stakeholders, with 83.3% of respondents considering this as a high priority. Building affordable homes to buy (shared ownership etc.) was also ranked as a high priority by stakeholders at 66.7%. Additionally, improving the quality of existing stock (58.3%), building properties designed for older people (54.6%) and building homes to buy on the open market (50%) were all ranked as high priorities by respondents.
- E.4 Building properties designed for people with specialist needs was considered as medium priority by respondents and improving the quality of existing stock was ranked as medium priority by 41.7% of respondents.
- E.5 The lowest priority was given to building executive homes as 58.3% of respondents ranked this as low priority.

E.6 Stakeholders gave a range of reasons for identifying these priorities, including:

- Flintshire cannot currently demonstrate 5 years worth of deliverable housing supply indicating that there is a shortage of houses. It is important that the district can provide housing for both first time buyers looking to move onto the property ladder and for those who are struggling to pay market rent rates;
- More housing for older people is required because we are living in an ageing population;
- There is great demand for properties for people with specialist needs and cost implications associated with not being able to re-house people into the specialist properties they require;
- Existing housing stock does not comply with the 'Lifetime home' standards and is generally very difficult to adapt;
- There is a serious lack of affordable homes for people in the local area. LHA rates compared to local rents often price people out of the private rented sector, and Landlords refuse to take people on Universal Credit or Housing Benefit;
- The current stock is aged and does not necessarily match how today's residents choose to live. Stock needs to be refreshed to provide the basis for more modern living e.g. more open plan living, larger kitchens and lounge areas and low maintenance gardens;
- Insufficient numbers of specialist housing and the cost of adapting existing is very expensive and is often not ideally located, increasing the waiting time for those already on the housing register;
- There is a national shortage of all types of housing and priority should be to increasing delivery across all sectors of the market;
- Market house building is needed to cross subsidise affordable housing; and
- There are many people who are living in appropriate housing that require specialist adaptations, everything possible should be done to keep people independent in their own homes rather than residential care wherever possible.

E.7 Asked what other key housing priorities there are in Flintshire, stakeholders identified the following, in addition to those above:

- Single person accommodation; and
- Larger properties i.e. with more than 4 bedrooms.

The current and future housing market in Flintshire and housing market drivers

Housing market demand

- E.8 Stakeholders were asked to identify what they perceive to be the main drivers of housing demand in Flintshire. Drivers identified included:
- Population;
 - Industry;
 - Inward migration;
 - Economy; and
 - Employment.
- E.9 Stakeholders were asked whether these drivers vary across the Council areas and if so, how. Respondents expanded on their answers in the following ways:
- These drivers will likely be higher in more sustainable locations;
 - Drivers do vary across Flintshire – demand is greatest in certain areas i.e. Mold, Buckley, Deeside. These areas offer work opportunities and a variety of easily accessible amenities; however housing stock is limited but highly sought after;
 - Our proximity to the English counties presents inward migration due to house price cost differential however, our economy is strong albeit more manufacturing based than would be ideal, this mix is however changing;
 - The demand for social affordable housing is currently outstripping supply perhaps reflective also of an economic position impacted by prolonged austerity, wage freeze and specific socio-economic influences;
 - Lack of availability in key areas where people want to live;
 - Housing should be located where there is demand, and where people want to live. This is normally in locations either with good employment opportunities or with good commuter links;
 - Economy will drive housing need in main urban and employment areas. In more rural hinterlands demand will be driven by household growth from the resident population and in-migration for lifestyle reasons; and
 - Increase in ageing population and differing population characteristics of the different areas – important to increase the number of economically active persons available in Flintshire to contribute towards a vibrant economy and towards the retention of frontline services.
- E.10 The survey asked stakeholders to identify the current weaknesses of the housing market across the study area. These were identified as:
- Homes for first time buyers and sustainable locations;
 - Limited stock and range of stock in the more heavily populated areas;
 - Construction industry capacity, land availability and location infrastructure;
 - Lack of supply;

- Planning is becoming too difficult, which is resulting in less homes being built. This then increases house prices and prices out first time buyers; and
 - Limited opportunity for increasing supply and very few sites of a size in which national housebuilders would be able/willing to develop. The lack of suitable allocations and an up to date Local Plan is affecting supply of housing in Flintshire. The Council should take a proactive approach to attracting investment in the housing market of the area.
- E.11 Respondents were asked what the general characteristics of demand are in the area and what types of households are driving demand. Those that were mentioned included:
- young professionals;
 - elderly persons;
 - properties purchased by landlords who are then renting the properties;
 - families;
 - one bedroom demand as a market response to the bedroom tax and linked welfare reforms;
 - first and second movers;
 - local people, but also those who work along the A55 corridor or even the wider motorway network towards Manchester, as Flintshire is generally cheaper than other parts of England;
 - one respondent referred to the 7 Flintshire Public Services Board Community Areas (2017) and spoke of household characteristics and demand in these areas, such as: Area 1: demand of family houses of 2, 3 and 4 bedrooms, due to one-person households being lower than national average; Area 2: demand of family houses of 3 and 4 bedrooms, with a higher proportion of households with children than national average; Area 3: providing sufficient levels of affordable housing provision is important; There is a demand within Areas 4, 5 and 6 to accommodate the higher proportion of 'older people' within these areas; Area 7 – significant demand for additional development recently.
- E.12 Respondents were asked about house price trends within the area and the anticipated future trends. Respondents generally spoke of the increasing house price trends in line with economic growth and one respondent spoke of the upwards trend due to people moving to the area as it is cheaper than other areas. In relation to the impacts of changes in mortgage finance on the local market, one respondent spoke of mortgages being more difficult to secure and the resultant continued increase in the private rented sector. One respondent envisages that Area 1, 4, 6 and 7 will continue to see increase in house prices unless additional housing developments come on stream and deliver an appropriate quantum of development to meet the current needs of the areas.
- E.13 Asked whether affordability is an issue in the study area, three respondents said 'yes' and three respondents said 'no'. Only one of the respondents, who said 'no', expanded on their answer by saying that housing is still affordable in Flintshire, as the higher

prices are still generally reasonable. One respondent referred to certain areas of Flintshire experiencing market stress and median house prices being well in excess of the Wales average (in particular, Areas 1, 4, 6 and 7) and this can only be addressed by increasing the supply of housing in an effort to ease the affordability issues in the area.

New development

- E.14 Respondents were asked whether there is much new build development taking place at the moment. One respondent said ‘yes’, one respondent said ‘no’, a couple said ‘some’, whilst others replied with ‘not enough’. Two respondents specifically pointed out the lack of an up to date Local Plan which limits opportunities for developers and further reduces delivery, as well as the disapplication of paragraph 6.2 TAN1. One developer commented that there is a pent-up demand in the market for additional housing and the lack of housing will exacerbate the affordability issues and will result in a significant undersupply of affordable housing being delivered to meet needs.
- E.15 In terms of demand profile for new build homes, several respondents stated that demand is ‘good’. One respondent specifically stated that this is for 2 and 3 bed properties with newer demand for one bed properties. Another respondent stated that one of their own developments in Flintshire achieved a reasonable sales rate with particular demand for new build family homes of at least 3 bedrooms in size.
- E.16 Respondents were asked whether the demand for new build housing is from households currently living within the area or from people seeking to move into the area. Five respondents replied by saying that demand is from both existing residents and people seeking to move into the area. One respondent said that it appears to be from people within the area. Another respondent suspects that demand is coming from Cheshire and particularly the Chester catchment, with demand also flowing from within Flintshire.
- E.17 In terms of recommended locations for new build housing, several stakeholders suggested that new homes should be built in the most sustainable locations where demand is present, as well as this, travel links were mentioned. One respondent noted the two key strategic sites within the Growth Deal within Flintshire (Warren Hall and Northern Gateway), however stated that there should also be development within local villages. Another respondent listed a number of areas including: Hawarden, Ewloe, Mold, Northop, New Brighton, Buckley, Broughton and Saltney.
- E.18 One development comment was that it is important that Flintshire ensures that the deliverability of sites it allocates through the LDP process are properly examined.
- E.19 With respect to which housing types should be built, the following were mentioned:
- A mix which reflects market demands;
 - Affordable bungalows;
 - Larger size properties for large families;
 - 2/3 bedroom together with specialist need housing;

- Semi-detached and detached properties;
 - A range of housing – building new houses can release existing stock, so therefore new housing developments shouldn't have specific mixes;
 - Houses (detached and semi-detached) of 3 and 4 bedrooms; and
 - Purpose built accommodation for 65+ population group.
- E.20 Some of the stakeholders expressed an interest in developing new build housing in the Flintshire area. Reasons for this included that:
- The company views Flintshire as an area with growth potential;
 - Awareness of the need for housing in Flintshire;
 - To meet a need and deliver social and affordable housing in Flintshire;
 - Nice area;
 - An attractive market with a pent-up demand for new build properties; and
 - Several stakeholders stated that they are based in the area and are one of the main developers in the area.
- E.21 One developer commented that Flintshire Council should take a proactive approach to the delivery of housing in their area to help towards addressing housing supply issues within Wales. Interests in developing within this local authority include the provision of suitable family housing to encourage the working demographic back in to the area. New housing development will only compliment the economy of the Flintshire area and the wider North Wales region.
- E.22 Stakeholders were asked what type of land they are holding/developing (e.g. Brownfield/Greenfield). Two respondents replied 'both'; one respondent replied 'both, with the majority of our current social housing being built on Brownfield sites'; two respondents replied with mainly Greenfield sites; and one respondent said that they are interested in delivering homes on both Brownfield or Greenfield land, but are currently being hampered from delivering the quantity of homes they would like to in Flintshire by the lack of allocations and sites with outline planning permission of a scale suitable to their business model.
- E.23 Barriers to development were identified as including:
- Planning policy;
 - Land reluctance from current residents;
 - Affordability and site viability, as unlike registered social landlords we are having to develop our sites without grant;
 - Land availability;
 - A time-expired Unitary Development Plan; and
 - One respondent noted a greater emphasis on the viability and deliverability of potential plots for development will need to be considered when updating the LHMA and the local plan. To reduce barriers to delivering housing quickly in Flintshire, the provisions of para 6.2 of TAN1 need to be reapplied.

- E.24 Respondents were asked how they envisage the market for new build dwellings will develop over the short and medium term. The majority of respondents stated that they envisage it to increase, with a few caveats such as: this will be dependent upon the economy; if supply is possible; and TAN1 changes will soon halt development if para 6.2 is not reapplied.
- E.25 Six respondents said that they are developing affordable housing products.
- E.26 Regarding housing markets in the Housing Market Assessment, key messages which stakeholders would like to see include:
- A true reflection of the housing needs/demands in the area;
 - That current housing stock does not meet the needs of today's population;
 - An acknowledgment of the challenges and pressures the social housing market has in delivering effectively its range of housing products. Increased flexibilities for local authorities when it comes to them building their own housing i.e. grant assistance;
 - Growth;
 - Do not influence what market demands are and try and dictate too much what housing should be built;
 - There is a need for more of all ranges of housing; and
 - The requirement to boost housing supply now; take a proactive approach towards suitable and sustainable development sites in the absence of an up to date Local Plan; Flintshire Council re-applying the weight afforded to a lack of a 5 year supply would be a good starting point

Private rented sector

- E.27 Regarding the private rented sector, stakeholders were asked about its size in Flintshire, and whether they felt it is too big, too small or about right. Three stakeholders felt that its size is *'about right'*, whereas one respondent expressed that it is *'too big'*.
- E.28 There was limited feedback from stakeholders regarding the typical characteristics of the PRS in Flintshire. One respondent reported that it is typically 2/3 bedroom terraced properties. In terms of locations, PRS stock is found in *'urban areas'* and *'generally within the areas close to bus/train links and amenities'*.
- E.29 Demand for PRS was considered to be strongest in areas close to bus routes and amenities, and lowest in rural isolated areas. One respondent made the observation that there is likely to be an increased demand for PRS when the Wylfa nuclear power station project commences. One factor identified which would influence demand for rental properties is market conditions.
- E.30 In terms of buy-to-let, one stakeholder reported that it meets a specific demand profile and creates opportunities for those who would otherwise be unable to access housing.

- E.31 Stakeholders were asked what types of households are seeking private rented housing. One respondent stated that it is those tenants who do not wish to be on social housing (due to stigma, stereotypical images), but are unable to secure a mortgage to purchase a property. Another respondent noted that it is a mixture of different types of households.
- E.32 When asked about changes in the economy and welfare impacts on the PRS market, one respondent noted that welfare reforms have been highly negative and divisive causing PRS to '*slowly dry up*' such as Rentsmart Wales and Universal Credit. Another respondent noted that mortgages are harder to obtain resulting in higher demand on the private rented market, yet landlords are unwilling to accept tenants in receipt of benefits. An overall impact of these changes was noted, namely the increase in the number of people privately renting.
- E.33 Another question asked to stakeholders was whether there are any stock condition issues in the PRS. One respondent replied in the positive, stating that landlords appear to carry out the minimum amount of maintenance/upgrade of work. Another respondent pointed to the quality issues in relation to accommodation addressed through Rent Smart Wales, and the creation of other issues such as landlords disengaging from supporting homeless provision due to the higher standards imposed by Rent Smart.
- E.34 When asked about demand for PRS housing from ethnic minority groups, one respondent said that there appears to be high demand here as it is easy to obtain and ethnic minority groups are less likely to demand good quality housing/standards.
- E.35 Stakeholders were also asked about the extent of movement between the PRS and other tenures. One respondent expressed that those that can obtain a mortgage will buy; renting is often seen as a temporary solution; and renting in the social housing market is more secure and usually a cheaper alternative. Another respondent mentioned that welfare reforms and the current economic climate is having an impact on the level of homeless presentations into Flintshire County Council's housing service.
- E.36 Stakeholders were asked what they felt the key messages are that they want to be considered regarding the PRS. The following were mentioned:
- Landlords to be more accountable to assure quality of property and competitive rent; providing longer term contracts; and
 - That there is a significant role to be played in supporting the Council in providing PRS units.

Affordable housing

- E.37 Respondents were asked whether the Welsh Housing Quality Standards' (WHQS) targets have been achieved. There was limited response in relation to this question, with multiple respondents stating, '*not applicable*'. However, a representative from Flintshire County Council reported that '*we will meet these in 2020*'.

- E.38 The survey asked respondents to broadly state their approximate stock profile. One respondent replied with mostly 2 and 3 bed houses, some with a second reception room; flats; 1 and 2 bed bungalows; with 3 bed bungalows, 4+ bed houses and bed sits being rare. Another respondent said that their stock profile consists of a high proportion of sheltered, 2 and 3 bedroom properties. Another stated that their stock consists of a 'range' of property type.
- E.39 Four of the stakeholders reported that their organisation is developing affordable housing, such as for affordable rent, affordable ownership rent and affordable home ownership. Two of these stated that this includes all three mentioned tenures, another respondent stated that it varies depending on the site, and the other said that they believe their affordable housing stock to be for affordable rent.
- E.40 Where relevant to the respondent, it was asked what type of households are purchasing their affordable home ownership products. Two respondents replied by saying it varies. Another respondent said that it is generally young families.
- E.41 Respondents were asked what is popular and unpopular in terms of stock type, size, tenure and area. One respondent said that popular areas include: Mold, Buckley, Shotton, Northop, Northop Hall, Connah's Quay, Flint, Hawarden – close to A55, public transport and rail links. They continued to say that 2 bedroom houses have become more popular due to welfare reform, and that there is demand for social housing due to the cost of rent and security of tenure. Another respondent says that 1 and 2 bed units are unpopular. Whilst another stated that larger homes are popular.
- E.42 Characteristics of people moving into and out of the respondents' housing stock included:
- Deteriorating health conditions – unable to continue to work, loss of income, requiring an adapted property; and
 - People moving into stock off the waiting list, young families or single parents, low waged or people not currently in work.
- E.43 When asked whether there are any housing related Black and Minority Ethnic (BME) issues, all responding stakeholders reported being unaware or unsure.
- E.44 Two respondents noted that anti-social behaviour is a problem within the affordable stock in Flintshire and said that this is generally linked to certain neighbourhoods and properties. However, no specific areas or properties were mentioned. Stakeholders reported good levels of customer satisfaction.
- E.45 Asked what they considered the key messages should be regarding affordable housing, the following were mentioned:
- Affordable homes required that reflects demand and doesn't make deliverable sites unviable;
 - Acknowledgment of the growing need; and
 - There needs to be more affordable housing.

Specialist Housing

- E.46 Several of the stakeholder survey respondents are directly involved in the specialist housing sector. They work with a range of client groups including: people with physical disabilities; people with learning disabilities; those with drug and alcohol related issues.
- E.47 Stakeholders were asked how housing and political changes have affected their ability to deliver services to Supporting People groups over recent years. One stakeholder commented that the implementation of the underoccupancy tax has impacted on the flexibility of stock allocation. Another respondent commented that it has made the environment that they work in more challenging.
- E.48 Stakeholders were asked what changes, if any, were they seeing in their client groups. One respondent mentioned that the issue of joint custody in children is increasing which is problematic when both parents' houses require adaptation for the child, or the general issue of needing a second bathroom in both properties. Another respondent mentioned that vulnerable people fleeing domestic violence is an issue, as well as the increasing use of drugs.
- E.49 Barriers to the development of further supported housing and/or support services were identified as:
- Insufficient opportunity to build specialist properties;
 - The numbers of readily available adapted properties and also the availability of larger homes; and
 - Planning issues.
- E.50 Stakeholders were asked about their biggest housing stock shortages for independent living. The following were noted: large bungalows (3+ bedroom); ability to deliver properties for step up and step down care; specialist accommodation for people with dementia.
- E.51 In relation to the question regarding key issues around physical adaptations of property, one respondent mentioned several issues including: people are outgrowing their homes and it is not always possible to widen doorways/corridors to accommodate the size of the person; it can be very challenging to accommodate those with highly complex health needs that require specialist equipment and health care; people are often reluctant to adapt their properties; older people are unwilling to pay to adapt as they wish to will their property when they die; and it is often not technically feasible nor financially viable to adapt a property. Another respondent mentioned the length of time it takes to deliver adaptations.
- E.52 One respondent reported an increase in demand for support services over the past three years among elderly people and particularly those with dementia.
- E.53 Stakeholders were asked what type/size of housing should be built to meet the requirements of older people. One respondent mentioned Extra Care schemes, and stated that there are now three of these schemes in Flintshire which are all full and often the waiting lists are closed as demand exceeds supply. Another respondent

mentioned 1 or 2 bedroom bungalow complexes, whilst another respondent expressed that there should be a range of type of property, as older people don't always want a bungalow as is typically thought.

- E.54 As well as this, stakeholders were asked what type, size and location of housing should be built to meet the requirements of people with additional needs. One respondent mentioned small group homes/bungalows. Another mentioned accommodation ideally close to the centre of existing towns, with additional accommodation for live in support staff. Another respondent stated that they should be inclusive within wider developments.
- E.55 In terms of additional comments and key messages in relation to supported living, independent living and older people's housing, respondents mentioned:
- Joint departmental working – working together to meet the best needs of the person;
 - Need to develop solutions for those living and dealing with dementia and to respond positively to an ageing population; and
 - There needs to be an acknowledgement that the number, market and provision of private care homes is very fragile.