

Local Housing Market Assessment (LHMA) Amendments

The Local Housing Market Assessment (LHMA) for Flintshire was updated in 2018 by independent consultants Arc 4 who specialise in housing related research and the production of housing market assessments. Flintshire County Council consulted with the public and key stakeholders on the Deposit Local Development Plan (LDP) between the 30th September and the 11th November 2019. As a result of this it was recommended by Welsh Government that the LDP aligned more closely with findings of the most recent LHMA (2018). In response to this feedback the Council have clarified aspects of the LHMA report in order to demonstrate how the LDP aligns with the findings of the LHMA. This report is a summary of necessary amendments to the LHMA report in order to clarify its findings and correct terminology to ensure its results can clearly be interpreted. No amendments have been made to the calculation itself or the data that feeds into this.

Tenure Split

One of the main issues causing confusion around the findings of the LHMA was the tenure split between social rent, intermediate rent and low cost home ownership. The calculation in the original version of the LHMA did not go far enough to detail how the need for affordable housing should be split between the three tenure types, in particular the split between socially rented and intermediate rented housing was not clear. This issue became apparent when feeding this data into the viability assessment which requires the percentage tenure split between affordable housing types in order to calculate the level of viability across individual market areas.

Arc 4 have now clarified the tenure split in section 6.40 of the final report (page 71). This section explains how information from the household survey and data around affordability have been used to work out what percentage of households need which type of affordable housing. The results of this show that 34.2% require socially rented housing, 25.8% need intermediate rented and 40% are eligible for low cost home ownership housing. The original LHMA report had grouped social and intermediate rented together showing a 60% need for rented affordable housing. This caused some confusion as the rented need was described as “social/affordable rented”, giving the impression that the whole of the 60% need was for social rented. This terminology has now been corrected in the final report to read “social/intermediate” to clearly demonstrate that the rental element includes two different tenure types.

To ensure the tenure split can clearly be interpreted within the viability assessment Arc4 have recommended that the rented element of the tenure split is rounded to 30% social and 30% intermediate rented need.