



Affordable Housing in the South Wales Central Region

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Outline

- Housing in Wales – key issues
- Affordability – a rising priority?
- Younger Working Households
- Affordable Solutions?

1. Housing in Wales – key issues

- Homelessness
- Quality
 - councils and housing associations
 - the private sector
- Equality & Diversity
- The supply of Affordable Housing

2. Affordability – a rising priority?

- Under supply- Barker Review
 - 35 000 homes deficit
 - rising homelessness
 - rented housing
- Housing and . . .
 - the Welsh Economy
 - Regeneration
 - Health and well being
 - Education

3. Younger Working Households

- 20 to 39 year olds – a critical group
- Average house price £108 000
- Average price to income ratio 4:1
- Housing Markets don't respect boundaries!

3. Younger Working Households – a critical group

AREA	AVERAGE PRICE	RATIO
Cardiff	£143 000	4.6 : 1
Vale of Glamorgan	£138 000	4.5 : 1
AVERAGE	£108 000	4.0 : 1
Rhondda Cynon Taff	£78 000	3.0 : 1

4. Affordable Solutions

- TAN 2 / Affordable Housing Toolkit
- Land availability
- Innovative construction
- Community Land Trusts
- Social Housing Grant
- Housing and Regeneration
- Partnership

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