

Affordable Housing in the Mid & West Wales Region

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Outline

- Housing in Wales – key issues
- Affordability – a rising priority?
- Younger Working Households
- Affordable Solutions?
- A new National Housing Action Plan

1. Housing in Wales – key issues

- Homelessness
- Quality
 - councils and housing associations
 - the private sector
- Equality & Diversity
- Supply / 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	(RANK)	AVERAGE PRICE (2 & 3 bed)	RATIO
Ceredigion	(1)	£128 000	5.7 : 1
Pembrokeshire	(2)	£121 000	5.6 : 1
Gwynedd	(3)	£112 000	5.1 : 1
Powys	(4)	£115 000	4.9 : 1
AVERAGE		£108 000	4.0 : 1
Carmarthenshire	(17)	£ 95 000	3.5 : 1

4. Affordable Solutions

- TAN 2 / Affordable Housing Toolkit
- Land availability
- Innovative construction
- Community Land Trusts
- Social Housing Grant
- Housing and Regeneration
- Local ownership
- *A Patchwork solution?*

5. A new National Housing Action Plan

- building on *Better Homes*
- 3 themes
 - Housing Supply
 - Quality
 - Homelessness and Support
- the potential of housing
- strategy - (capacity) - delivery

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