

Public Document Pack



Cyngor Sir
CEREDIGION
County Council

Neuadd Cyngor Ceredigion, Penmorfa,
Aberaeron, Ceredigion SA46 0PA
ceredigion.gov.uk

05 March 2024

Dwynwen Jones

Dear Sir / Madam

I write to inform you that a Meeting of the Healthier Communities Overview and Scrutiny Committee will be held HYBRID - NEUADD CYNGOR CEREDIGION, PENMORFA, ABERAERON / REMOTELY VIA VIDEO CONFERENCE on Monday, 11 March 2024 at 10.00 am for the transaction of the following business:

- 1. Welcome and Apologies**
- 2. Disclosures of personal interest (including whipping declarations)**
Members are reminded of their personal responsibility to declare any personal and prejudicial interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct. In addition, Members must declare any prohibited party whip which the Member has been given in relation to the meeting as per the Local Government (Wales) Measure 2011.
- 3. Local Housing Strategy Action Plan (Pages 3 - 68)**
- 4. Local Housing Market Assessment (Pages 69 - 194)**
- 5. Rapid Re-Housing Plan (Pages 195 - 292)**
- 6. Review of Additional Licensing Scheme for Houses in Multiple Occupation (HMO's) (Pages 293 - 350)**
- 7. Independent Reviewing Service, Performance Management Report, quarter 2, 2023-2024 (Pages 351 - 384)**
- 8. Ceredigion Carer's Unit Annual Report 2022.2023 (Pages 385 - 406)**
- 9. To consider the Forward Work Plan (Pages 407 - 412)**
- 10. To consider the minutes of the previous meeting and any matters arising therefrom (Pages 413 - 422)**

Members are reminded to sign the Attendance Register

A Translation Services will be provided at this meeting and those present are welcome to speak in Welsh or English at the meeting.

Yours faithfully

A handwritten signature in black ink, appearing to read 'L Edwards', written in a cursive style.

Miss Lowri Edwards
Corporate Lead Officer: Democratic Services

To: Chairman and Members of Healthier Communities Overview and Scrutiny Committee

The remaining Members of the Council for information only.

CYNGOR SIR CEREDIGION COUNTY COUNCIL

<u>Report to:</u>	Healthier Communities Overview & Scrutiny Committee
<u>Date of meeting:</u>	11 th March 2024
<u>Title:</u>	Local Housing Strategy – Action Plan
<u>Purpose of the report:</u>	For information and detail on the delivery of the Local Housing Strategy

Reason Scrutiny have requested the information:

For information on the developed Action Plan for the Local Housing Strategy – Housing for All (2023 – 2028)

Background

The purpose of the Local Housing Strategy is to set out a clear vision for housing within the county, along with the key priorities which identify and respond to the challenges ahead for the 5 years, 2023 – 2028.

The Strategy recognises the important role that Housing plays together with the influence it has on the health and wellbeing of individuals, families, and the wider community and remains considerate to the Welsh language and culture. It is important that we understand and consider the demands of future generations, their needs, and preferences and how they can be catered for. We need houses that can be adapted, and which can sustain people at different stages of their lifetime. This will go a long way to ensure a healthier population, alongside better use of existing housing stock, and improved standards and living conditions.

We need to provide quality housing which is suitably located which will enable people to live at home for longer; this has the potential to create more resilient and connected communities and should be seen as a key component in delivering the vision set out in the Well-being of Future Generations (Wales) Act 2015. In addition, the Strategy remains considerate of local Strategies, in particular the Ceredigion Corporate Strategy and the Through Age Wellbeing Strategy.

Current Situation

In order to deliver our Local Housing Strategy, we have highlighted that the actions and measures identified will be monitored through the Strategic Housing Partnership and, as and when appropriate, Overview and Scrutiny. This monitoring will be formed through an Action Plan.

The Plan highlights the objectives identified within the Local Housing Strategy, together with the actions and detail as to how we envisage this to be achieved. Each action point has a clear measure/s and will support us in reaching our desired outcomes. As a result, the developed Action Plan is presented to Scrutiny for information. We acknowledge that the Housing Strategy and actions set out within are not achievable solely by the Housing Team and as such, clear partnership working is highlighted within the Plan.

It is anticipated that the Action Plan will be reviewed, amended and updated annually throughout the life of the Strategy. It is the intention that the first progress report will be presented to the Strategic Housing Partnership in April 2024.

Wellbeing of Future Generations:

An Integrated Impact Assessment has not been developed for the Action Plan. However, there is an IIA in place for the overarching Housing Strategy.

Summary of Integrated Impact Assessment:

Long term: Please see IIA for Local Housing Strategy

Collaboration:

Involvement:

Prevention:

Integration:

Recommendation(s):

For information only

Reasons for decision:

Contact Name: Llŷr Hughes / Cerys Purches-Phillips

Designation: Corporate Manager – Housing Services/
Senior Housing Officer – Strategy and Monitoring

Date of Report: 15/01/2024

Acronyms:

N/A

HOUSING FOR ALL — Action Plan (2023 to 2028)

INCREASING SUPPLY AND IMPROVING HOUSING CONDITIONS

1.1 Provide housing that meets our communities' needs

Page 5

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Work with partners to develop accommodation to address needs and emerging trends			
Through the use of the Programme Development Plan ensure spend of Social Housing Grant in developing of new schemes. Using the Housing Register and in collaboration with Partner agencies, recognise true data and develop appropriate solutions in making best use of existing stock	Senior Housing Officer – Affordable Housing Senior Housing Officer – Strategy & Monitoring	<ul style="list-style-type: none"> • Money spent • Number and type of units delivered 	Years 1-5
<u>Progress:</u>			
Identify and enable the delivery of new sites to include Affordable housing			
Through the use of S106 agreements ensure all newly developed sites have an inclusion of Affordable properties	Planning Policy Manager	<ul style="list-style-type: none"> • Number of affordable housing units built 	Years 1-5
<u>Progress:</u>			

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Maximise the funding streams available to build Affordable housing			
Evaluate the current affordable housing products available to maximise options and new initiatives	Senior Housing Officer – Affordable Housing	<ul style="list-style-type: none"> Range of affordable housing tenures available 	Years 1-5
<u>Progress:</u>			
Increase the range of Affordable housing option tenures, including Low-Cost Home Ownership, to enable people to remain in the County			
Deliver the Community Housing Scheme	Planning Policy Manager	<ul style="list-style-type: none"> Number of homes secured through the scheme 	Years 1-5
<u>Progress:</u>			
Continue to deliver the Discount For Sale Planning Gain Affordable Housing	Planning Policy Manager Senior Housing Officer – Affordable Housing	<ul style="list-style-type: none"> 20% of all units are affordable Range of affordable housing tenures available 	Years 1-5
<u>Progress:</u>			
Utilise Grant funding (Land and Building Development Fund) to increase the supply of affordable housing	Senior Housing Officer – Affordable Housing	<ul style="list-style-type: none"> Number of units provided through LBDF 	Year 1
<u>Progress:</u>			

ACTION AND DESCRIPTION		RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Work with partners and community groups to deliver Affordable housing through the use of publicly owned assets				
Liaise with our Estates Department to review Council owned assets	Corporate Manager – Housing	• % of reviews completed of Council owned assets	Year 1	
<u>Progress:</u>				
Liaise with the Health Board to review Health Board owned assets	Senior Housing Officer – Affordable Housing	• % of reviews completed of Health Board owned assets	Year 2	
<u>Progress:</u>				
Consider other public organisations and community groups with assets	Senior Housing Officer – Affordable Housing Senior Housing Officer – Strategy & Monitoring	• Review completed	Years 3-5	
<u>Progress:</u>				
Support the Rural Housing Enabler and community groups to address the shortage of Affordable homes in rural communities				
Further develop and promote Community Land Trusts in the County	Senior Housing Officer – Affordable Housing Senior Housing Officer – Strategy & Monitoring Rural Housing Enabler	• Meeting with Rural Housing Enabler • Community Engagement	Year 1	
<u>Progress:</u>				
Gather additional community data to inform future plans and strategies, uncovering hidden housing needs	Rural Housing Enabler	• Additional needs identified	Years 1-5	
<u>Progress:</u>				

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Consider the evidenced influence of second homes in the County and take measures			
Introduction of the increased second homes premium	Corporate Manager – Revenues and Financial Assessments	<ul style="list-style-type: none"> Number of second homes recorded 	Years 1-5
<u>Progress:</u>			
Consider Commuted Sums and Council Tax Premiums in order to facilitate future development and community schemes			
Utilise the available funding pots to develop the Community Housing Scheme	Corporate Manager – Revenues and Financial Assessments Planning Policy Manager	<ul style="list-style-type: none"> Money spent Number of properties purchased through the Community Housing Scheme 	Years 1-5
<u>Progress:</u>			
Monitor future income and develop additional schemes	Senior Housing Officer – Affordable Housing Senior Housing Officer – Strategy & Monitoring	<ul style="list-style-type: none"> Additional schemes brought forward 	Years 1-5
<u>Progress:</u>			

ACTION AND DESCRIPTION		RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Consider reviewing the level of Council Tax premium on both long term empty properties and second homes to assist the objective of bringing long-term empty homes back into use and to increase the supply of affordable housing and enhancing the sustainability of local communities				
Introduction of the increased Council Tax Premiums for empty properties	Corporate Manager – Revenues and Financial Assessments	• Number of empty properties brought back into use	Years 1-5	
<u>Progress:</u>				
Introduction of the increased Council Tax Premiums for second homes	Corporate Manager – Revenues and Financial Assessments	• Number of second homes recorded	Years 1-5	
<u>Progress:</u>				
Support the local economy and local contractors through the Council's Procurement Policy				
Hold an annual engagement event to increase number of Contractors on the Council Framework for Grants	Senior Housing Officer – Adaptations & Energy Efficiency	• Number of Contractors on the Council Framework	Years 1-5	
<u>Progress:</u>				
Consider alternative procurement arrangements for grants and adaptations	Senior Housing Officer – Adaptations & Energy Efficiency Registered Social Landlords	• Enhancing the options available to undertake adaptation works	Years 1-2	
<u>Progress:</u>				

INCREASING SUPPLY AND IMPROVING HOUSING CONDITIONS

1.2 Ensure residents are living in good quality, suitable and sustainable accommodation

ACTION AND DESCRIPTION	RESPONSIBLE	MEASURES	TIMESCALES
Engage with partners to raise standards through identification of poor housing standards			
Review the Terms of Reference for the Landlord Steering Group	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> Review complete 	Year 1
<u>Progress:</u>			
Hold regular Landlord Steering Groups	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> Quarterly meetings held 	Years 1-5
<u>Progress:</u>			
Identify appropriate frontline Partners and roll out an education package	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> Number of referrals received from Partners 	Year 2
<u>Progress:</u>			

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Work with Landlords and Homeowners to identify and remove high risk hazards (Category 1 HHSRS) to improve housing standards			
Review Ceredigion County Council website to ensure current information is available	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> Review complete Number of Category 1 Hazards eliminated 	Year 1
<u>Progress:</u>			
Promote the availability of the Home Improvement Loans	Senior Housing Officer – Affordable Housing	<ul style="list-style-type: none"> Number of Home Improvement Loans issued 	Years 1-5
<u>Progress:</u>			
Hold regular Landlord Forums	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> Bi-annual meetings held 	Years 1-5
<u>Progress:</u>			
Support communities to secure funding and guidance to improve the energy efficiency and fuel economy of their homes			
Promote ECO4 to ensure residents are aware of the funding opportunities available	Senior Housing Officer – Adaptations & Energy Efficiency	<ul style="list-style-type: none"> Number of declarations issued 	Years 1-2
<u>Progress:</u>			
Explore alternative funding schemes and opportunities to ensure energy efficient homes	Senior Housing Officer – Adaptations & Energy Efficiency	<ul style="list-style-type: none"> Number of households receiving income maximisation and energy efficiency advice 	Years 1-5
<u>Progress:</u>			

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Work with Partners to improve thermal efficiency in the housing stock and reduce fuel poverty			
Improve existing Social Housing properties to WHQS	Registered Social Landlords	<ul style="list-style-type: none"> • % of properties deemed compliant 	Years 1-5
<u>Progress:</u>			
Maximise funding opportunities and enforcement provisions to bring empty dwellings back into use			
Review and update the Empty Property Action Plan	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> • Review complete 	Years 1-5
<u>Progress:</u>			
Explore accessing the Empty Properties Enforcement Fund to facilitate appropriate enforcement action to bring properties back into use	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> • Amount of funding secured • Number of properties brought back into use 	Years 1-5
<u>Progress:</u>			
Continue to promote the Empty Property Loan	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> • Number of Loans issued 	Years 1-5
<u>Progress:</u>			
Continue to promote the National Empty Homes Scheme and develop any other appropriate schemes	Senior Housing Officer – Affordable Housing Senior Housing Officer— Strategy & Monitoring	<ul style="list-style-type: none"> • Number of units brought into use • New schemes identified and developed 	Years 1-5
<u>Progress:</u>			

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Work with Registered Social Landlords and other partners to utilise empty dwelling stock through purchase or leasing arrangements			
Work with RSLs and other partners through the Empty Properties Working Group	Senior Housing Officer – Housing Standards Registered Social Landlords	<ul style="list-style-type: none"> Number of properties brought back into use 	Years 1-5
<u>Progress:</u>			
Ensure Landlords meet legislative requirements through robust enforcement			
Review the Housing Enforcement Policy	Team Manager – Private Rented Sector & Affordable Housing	<ul style="list-style-type: none"> Review complete 	Year 1
<u>Progress:</u>			
Take appropriate enforcement action to address hazards	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> Number of enforcement interventions undertaken Number of hazards removed 	Years 1-5
<u>Progress:</u>			

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Ensure all qualifying Houses in Multiple Occupation in the County are licensed			
Review Fees and Charges	Team Manager – Private Rented Sector & Affordable Housing	<ul style="list-style-type: none"> Review complete 	Year 1
<u>Progress:</u>			
Identify unlicensed HMOs and take action to regulate these properties	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> Number of Licences issued % of HMO Licences issued without conditions Number of unlicensed HMOs investigated 	Years 1-5
<u>Progress:</u>			
Maintain appropriate Additional Licensing Schemes for smaller Houses in Multiple Occupation and residential caravan sites			
Complete the review of the Additional Licensing Scheme	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> Review complete Implemented actions of the Additional Licensing Scheme 	Year 1
<u>Progress:</u>			
Liaise with Partners to maintain licensing of residential caravan sites	Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> % of sites licensed 	Years 1-5
<u>Progress:</u>			

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Expand Leasing Scheme Wales to improve provision of affordable rented accommodation			
Consider promotion opportunities of the Leasing Scheme Wales	Senior Housing Officer – Housing Options	<ul style="list-style-type: none"> Promotion undertaken 	Years 1-5
<u>Progress:</u>			
Secure additional properties to Leasing Scheme Wales in line with Welsh Government targets	Senior Housing Officer – Housing Options	<ul style="list-style-type: none"> Number of properties on the Scheme 	Years 1-5
<u>Progress:</u>			
Work with Partners to deliver a range of adaptations to support independent living and hospital discharge			
Review and streamline procedures in collaboration with partners to deliver a range of adaptations and support hospital discharge	Senior Housing Officer – Adaptations & Energy Efficiency	<ul style="list-style-type: none"> Review complete 	Year 1
<u>Progress:</u>			
Work with partners, including contractors, to deliver adaptations in a timely manner	Senior Housing Officer – Adaptations & Energy Efficiency	<ul style="list-style-type: none"> % of adaptations delivered within target dates Number of adaptations completed 	Year 1
<u>Progress:</u>			
Improve the Accessible Housing Register to maximise opportunities	Senior Housing Officer – Strategy & Monitoring	<ul style="list-style-type: none"> Number of allocations made from the Accessible 	Years 1-5
<u>Progress:</u>			

2. SUPPORTING RESIDENTS IN THEIR OWN HOMES AND COMMUNITIES

2.1 Ensure homelessness is rare, brief and unrepeatable

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Work to prevent homelessness through a range of interventions			
Review and maximise use of temporary Welsh Government funding to prevent homelessness	Team Manager – Housing Options and Support Senior Housing Officer – Housing Options Senior Housing Officer – Strategy & Monitoring	<ul style="list-style-type: none"> • Money spent as a result of Welsh Government funding • Number of households where homelessness is prevented • Number of households moving into suitable accommodation • Allocations of homeless households made into social housing 	Years 1-5
<u>Progress:</u>			

ACTION AND DESCRIPTION		RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Ensure Temporary Accommodation is suitable				
Review and renew lease and management arrangements of Temporary Accommodation	Senior Housing Officer – Housing Options	• Review complete	Year 1	
<u>Progress:</u>				
Maintain standards and compliance within Temporary Accommodation	Senior Housing Officer – Housing Options	• Number of reviews of suitability of Temporary Accommodation	Years 1-5	
<u>Progress:</u>				
Consider provision of appropriate temporary accommodation for selected groups	Senior Housing Officer – Housing Options	• Review complete	Years 2-3	
<u>Progress:</u>				
Develop services to manage the rapid transition to tenancies				
Proceed with the internal governance and official adoption of the Rapid Rehousing Plan	Team Manager – Housing Options and Support	• Full adoption of the Rapid Rehousing Plan	Year 1	
<u>Progress:</u>				
Implement the Rapid Rehousing Plan and address actions within it	Team Manager – Housing Options and Support	• Monitoring outcomes of the Rapid Rehousing Plan	Years 1-5	
<u>Progress:</u>				

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Review the Common Allocations Policy in light of changing demands and legislation			
Review the Common Allocations Policy and address changes in demand and legislation through consultation and governance	Senior Housing Officer – Housing Strategy & Monitoring	<ul style="list-style-type: none"> Review completed and policy implemented 	Years 1-2
<u>Progress:</u>			

2. SUPPORTING RESIDENTS IN THEIR OWN HOMES AND COMMUNITIES

2.2 Provide timely and appropriate support to maintain independent living

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Promote all funding options that are available for Landlords, Tenants and Owner Occupiers to improve their homes			
Develop a rolling programme of press release information, in collaboration with Partners	Senior Housing Officer – Adaptations & Energy Efficiency	<ul style="list-style-type: none"> Number of Grants/Loans issued 	Years 1-5
<u>Progress:</u>			
Ensure presence at relevant events promoting funding opportunities	All Officers	<ul style="list-style-type: none"> Attendance at events 	Years 1-5
<u>Progress:</u>			

ACTION AND DESCRIPTION	RESPONSIBLE	MEASURES	TIMESCALES
Provide support, advice and assistance to Tenants, Landlords and Owner Occupiers to raise standards across all tenures			
Ensure residents of Ceredigion are advised appropriately of their rights	All Officers	<ul style="list-style-type: none"> Number of tenants supported to remain in their homes and sustain tenancies 	Years 1-5
<u>Progress:</u>			
Ensure the Ceredigion County Council website is reflecting up to date information	All Officers	<ul style="list-style-type: none"> Number of tenants supported to remain in their homes and sustain tenancies 	Years 1-5
<u>Progress:</u>			
Appropriate signposting and referrals to Housing Standards and Rent Smart Wales	Senior Housing Officer – Homelessness Senior Housing Officer – Housing Standards	<ul style="list-style-type: none"> Number of referrals made/received Number of positive outcomes 	Years 1-5
<u>Progress:</u>			
Develop and promote support solutions for tenants enabling access to early support to sustain tenancies			
Recommission Support Services in line with published Housing Support Programme	Senior Housing Officer – Housing Support	<ul style="list-style-type: none"> Recommissioning programme complete in line with Welsh Government's HSG allocation for Ceredigion 	Year 1
<u>Progress:</u>			

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Enable people to move to alternative accommodation when appropriate and feasible to do so			
Maximise use of funding to encourage move on	Senior Housing Officer – Housing Options	<ul style="list-style-type: none"> Amount of funding utilised Number of successful move-ons 	Years 1-5
<u>Progress:</u>			
Maximise Leasing Scheme Wales to take full advantage of funding	Senior Housing Officer – Housing Options	<ul style="list-style-type: none"> Number of units recorded on Leasing Scheme Wales 	Years 1-5
<u>Progress:</u>			
Build Private Rented Sector links to maximise opportunities for residents to move into private rented accommodation	Senior Housing Officer – Housing Options	<ul style="list-style-type: none"> Number of homeless households assisted into private accommodation 	Years 1-5
<u>Progress:</u>			
Promote and review the Rent Guarantee Scheme	Senior Housing Officer – Housing Options	<ul style="list-style-type: none"> Number of Rent Guarantees provided to households 	Years 1-5
<u>Progress:</u>			
Develop the Accessible Housing Register to ensure best matches	Senior Housing Officer – Strategy & Monitoring	<ul style="list-style-type: none"> Number of allocations made from the Accessible Housing Register 	Years 1-5
<u>Progress:</u>			
Continue to utilise the Housing Register and Common Allocation Policy to ensure best matches and move on opportunities, first time	Senior Housing Officer – Strategy & Monitoring	<ul style="list-style-type: none"> Number of allocations made from the Common Housing Register 	Years 1-5
<u>Progress:</u>			

ACTION AND DESCRIPTION	RESPONSIBLE OFFICER/POST	MEASURES	TIMESCALES
Seek to support schemes which enable continued independent living in peoples' own homes and communities			
Continue to fund and support appropriate schemes	Senior Housing Officer – Adaptations and Energy Efficiency	<ul style="list-style-type: none"> Number of interventions delivered 	Years 1-5
<u>Progress:</u>			
Maximise grant opportunities to ensure safe hospital discharges	Senior Housing Officer – Adaptations and Energy Efficiency Senior Housing Officer – Housing Standards Registered Social	<ul style="list-style-type: none"> Funding spent on adaptations, including Physical Adaptation Grants / Disabled Facilities Grants 	Years 1-5
<u>Progress:</u>			
Promote access to support services through the internal Housing Support Gateway			
Raise awareness with Professionals of appropriate pathways to housing support	Senior Housing Officer – Housing Support	<ul style="list-style-type: none"> Number of referrals received from a variety of services 	Years 1-5
<u>Progress:</u>			
Ensure website information is up to date	Senior Housing Officer – Housing Support	<ul style="list-style-type: none"> Number of people supported through the Housing Support Gateway 	Years 1-5
<u>Progress:</u>			

HOUSING FOR ALL



PARTNERS



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This document is available in Welsh or English. If you require this document in Welsh or an alternative format, such as large print or a coloured background, please contact cerys.purchases-phillips@ceredigion.gov.uk

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INTRODUCTION

Welcome to our new Housing Strategy, setting out Ceredigion's vision and plans for Housing in the County for the next 5 years, 2023-2028. Housing for All, provides a firm foundation for addressing the priorities facing housing and housing related services in Ceredigion.

The Strategy aims to address the needs and priorities facing the County for the years 2023-2028 which also includes the impact upon the Welsh language and culture, that we recognise can be supported through appropriate housing development. Housing plays a critical role in influencing the health and well-being of the residents of Ceredigion. It is important that we consider the demands of future generations, their needs and preferences and how we can ensure they are catered for when developing this Strategy.

With high house prices and low incomes, Ceredigion is unaffordable to many, making it harder for first time buyers and local people to remain in their communities. In addition, much of the housing stock has low energy efficiency ratings and when factoring in low incomes, there are a significant number of households facing fuel poverty.

With an ageing population, we need houses that can be adapted, which can sustain people at different stages of their lifetime. This will go a long way to ensure a healthier population, alongside better use of existing housing stock, improved standards and living conditions, and supporting people in their own homes, all of which are a priority.

Improving the quality of housing which is suitably located can make it possible for people to live at home for longer; it has the potential to create more resilient and connected communities.

The Housing Strategy links with other strategies and policies, including both Ceredigion County Council Corporate Strategy 2022-2027, and the Through Age Wellbeing Strategy 2021 – 2027.

Ceredigion's Corporate Strategy contains four Wellbeing Objectives:

- Boosting the Economy, Supporting Businesses and Enabling Employment
- Creating Caring and Healthy Communities
- Providing the Best Start in Life and Enabling Learning at All Ages
- Creating Sustainable, Green and Well-connected Communities

The Through Age Wellbeing Strategy aims to ensure:

- Citizens of all ages will have an improved quality of life
- Improved support networks for families and those in need across the County
- Improved wellbeing and health by adopting effective interventions
- Supporting well established networks of community and voluntary groups providing preventative support
- Improved choice and quality of local housing

The Housing Strategy feeds directly into the objectives contained in the strategies, ensuring synergies in approach and direction.

The Covid-19 Pandemic has forced change and challenges on an unprecedented scale, with significant issues being brought to the fore. Challenges faced include economic recession, tackling the national housing crisis and responding to homelessness, whilst continuing to meet the changing needs of Ceredigion. Housing plays a key role in ensuring that our residents and communities are given opportunities to succeed in the challenges ahead.

This Strategy continues to be the focal point for all housing partners and related services to identify, plan and accomplish improved service delivery and enhance the lives of the residents of Ceredigion.

Councillor Matthew Vaux - Partnerships, Housing, Legal and Governance and Public Protection



KEY FACTS

33,557

Total dwellings, including caravans and mobile homes

1715

Dwellings are second homes

3400

Units of Social and Affordable housing for rent

80

Units of temporary accommodation

1750

Households registered on the Common Housing Register (January 2023)

120

Applications to the Common Housing Register each month, on average

280

Social Housing lettings each year, on average

322

Additional Affordable homes, since 2018

74%

Owner Occupied properties, the highest tenure type in the County

9.4%

Social rented accommodation in Ceredigion (16% Wales average)

17%

In private rented accommodation in Ceredigion (14% Wales average)

833

Empty properties

KEY FACTS

690

Licensable Houses in Multiple Occupation

47

Supported living placements

404

Sheltered Scheme accommodation units in Ceredigion

104

Extra Care Scheme units

£31,162

Ceredigion median household income (CACI Paycheck 2021)

£262,535

Average property price in Ceredigion (September 2022)

82.4%

Of properties off mains gas

24.9%

Homes in fuel poverty

11,407

Properties on oil

KEY ACHIEVEMENTS

HOUSING FOR ALL 2018—2023

£540,000

Spent on 10 Houses into Homes loans

£510,853

Spent on 35 Home Improvement loans

£3.5m

Warm Homes Fund, for heating and insulations/ upgrades

£511,982

Gained through Citizen's Advice Bureau Income Maximisation Scheme

£5.3m

Grants spend for adaptations (CCC)

£495,813

Grants spend for adaptations (RSL)

3500

Declarations issued for ECO LA Flex Scheme

£2.5m

Of revenue funding secured through the Community Renewal Fund for 2022/23

9

Awards received for Energy Efficiency Projects

25

Empty properties brought back in to use

210

Units of Social Housing developed

£21.3m

Social Housing Grant spent

56

Units of Extra Care accommodation at the new site, Maes y Mor

Numbers of Affordable housing delivery are increasing annually, and it is anticipated that the significant increases in funding will enable this trend to accelerate.

	2017	2018	2019	2020	2021	2022
Net additional General Market Homes Permitted	1927	2080	2198	2112	2333	2413
Net additional Affordable Homes Permitted	800 – 42%	838 – 40%	875 – 40%	829 – 39%	860 – 37%	901 – 37%
Net additional General Market Homes Completed	1020	1104	1201	1753	1901	2048
Net additional Affordable Homes Completed	432 – 42%	450 – 41%	494 – 41%	521 – 30%	640 – 34%	657 – 32%

The table above shows the Affordable Housing Monitoring Data

As a Local Authority, we have worked closely with developers and landlords to provide a range of Affordable housing within the County.

The Local Authority has utilised the Social Housing Grant and the Intermediate Care Fund, to acquire accommodation within the County to develop specialist premises, working with local partners and across the Through Age Wellbeing model.

Through the use of the Common Allocations Policy and supporting Local Lettings Policies, all allocations through the Housing Register have ensured the right property has been allocated to the right family, maximising downsizing opportunities and enabling people to maintain their independence.

Allocations of Social Housing

2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
262	314	267	278	338

Since 2018, approximately 2,500 people have received support through Housing Support Grant, per year.

The Local Authority has supported 61 Refugee households, over the last 5 years.

Disabled Facility Grants Issued

Year	Disabled Facility Grants (DFG)	Minor adaptations (SWS and C&R)	Total	Total spend
2017 - 18	120	125	245	
2018 - 19	143	149	292	
2019 - 20	136	135	271	
2020 - 21	67 (Covid)	61	128	
2021 - 22	127	128	255	
Total	593	598	1191	£5,309,031.98

WHERE WE WANT TO BE

OUR CHALLENGE

“There will be sufficient, suitable and sustainable accommodation to meet residents’ needs now and in the future”

The challenges faced by the Housing Service remain similar to that of the previous Strategy but compounded by the economic recession, legislative changes and Covid-19 Pandemic recovery.

As a result, despite previous successes, there continues to be a lack of suitable and affordable housing of good quality. This, coupled with the need to tackle homelessness, and support the most vulnerable in our society, means that significant investment and work is required to address this situation.

Ceredigion County Council will work to ensure that local people and Welsh speakers are supported to continue to afford to live in their communities, contributing to the vitality of the Welsh culture and language.

The National Picture	Mixed with local issues	Creates some specific challenges for Ceredigion	So we will...
<p><u>Economic Recession:</u></p> <p>Budget cuts, reduced funding opportunities, higher unemployment, and lower wages</p> <p><u>Legislative change:</u></p> <p>New legal powers and duties</p> <p><u>Pandemic Recovery:</u></p> <p>Cost of materials, skills and labour shortage and impact of housing affordability</p>	<p>High housing costs and low wages</p> <p>Ageing population</p> <p>Homelessness</p> <p>Rurality</p> <p>Poor transport availability</p> <p>Skills and labour shortage (Construction)</p>	<p>Supply and Demand</p> <p>Finance and Affordability</p> <p>Quality</p> <p>Type and Suitability</p> <p>Support</p>	<p>Increase the availability of</p> <p>affordable and</p> <p>safe homes which</p> <p>enable residents to access the right</p> <p>support to maintain independence.</p>

1. INCREASING SUPPLY AND IMPROVING HOUSING CONDITIONS

1.1 Provide housing that meets our communities' needs

Ceredigion does not have a sufficiently wide range of housing stock to meet the changing needs of its residents. The social housing sector is relatively small and does not meet the identified need for one bedroom properties. Past changes in benefit legislation resulted in an identified need for affordable one bedroom and shared accommodation for the under 35's. This is especially true of residents in Temporary Accommodation, highlighting the significant need of smaller properties and further actions that need to be taken in respect of a Rapid Rehousing Transition Plan.

The Local Housing Market Assessment further predicts that the average household size continues to decrease. Although the total population in Ceredigion is expected to continue a decreasing trend, the reduction in size of household means that we expect to see an increased number of households which need accommodating.

Needs are influenced by:

- High housing costs in the County—the average property price has increased by 42% since January 2020
- Lack of availability of suitable affordable housing options, placing increased demand on Temporary Accommodation
- Small social housing sector
- A lack of the right type of properties
- Rural nature of the County and poor transport links
- High proportion of second homes
- Fuel poverty

The Authority is currently reviewing its Gypsy Traveller provision in line with Government guidance and is required to agree the Gypsy Traveller Assessment with Welsh Government.

Due, in part, to the Covid-19 Pandemic; high demand and restricted supply has seen an increasing pressure on housing in the County, causing land and house prices to soar. This was as a direct result of the increased demand and, in part, to increased opportunity to work remotely.

The number of people working in construction in the County has decreased over the last ten years from 2,761 (8.6% of workforce) in 2011 to 2,582 (8.5% of workforce) in 2021. Enterprises are generally small or micro-sized, meaning its more difficult to compete for contracts, particularly larger contracts. With restrictions on development due to phosphate issues and fluctuating costs of materials, the construction and development sector is currently poorly positioned to deliver additional homes within the County. The high build costs will make some housing schemes unviable, therefore, alternative methods of construction may need to be considered.

Outcomes: How we will know we are there

People are provided with housing appropriate to their needs

Sufficient affordable housing to meet needs

To get there we will:

Work with partners to develop accommodation to address needs and emerging trends

Identify and enable the delivery of new sites to include Affordable housing

Maximise the funding streams available to build Affordable housing

Increase the range of Affordable housing option tenures, including Low Cost Home Ownership, to enable people to remain in the County

Work with partners and community groups to deliver Affordable housing through the use of publicly owned assets

Support the Rural Housing Enabler and community groups to address the shortage of Affordable homes in rural communities

Consider the evidenced influence of second homes in the County and take measures, where appropriate

Consider Commuted Sums and Council Tax Premiums in order to facilitate future development and community schemes

Consider reviewing the level of Council Tax premium on both long term empty properties and second homes to assist the objective of bringing long-term empty homes back into use and to increase the supply of affordable housing and enhancing the sustainability of local communities

Support the local economy and local contractors through the Council's Procurement Policy

This will be measured by:

Evidence of housing need

Number of clients from specific groups rehoused in suitable accommodation

Variety of properties developed on new sites

Number of Affordable housing units built

Range of Affordable housing option tenures available in the County

Number of new sites delivered

Number of Affordable housing units supported through Council incentives

1.2 Ensure residents are living in good quality, suitable and sustainable accommodation

A high proportion of the housing stock in Ceredigion is old, difficult to heat and expensive to improve to current safety and energy efficiency standards.

Needs are influenced by:

- A high proportion of pre-1919 homes with poor energy efficiency
- Increasing financial pressures due to energy/heat inefficient housing stock in all tenures leading to a growing affordability issue coupled with rising energy prices
- High number of empty properties in the County
- Growing pressure on housing related support and social care provision, as a result of changing needs linked to the ageing population
- High number of Houses in Multiple Occupation

Together with the cost-of-living crisis and below average earnings, Ceredigion is a prohibitively expensive place to live for many.

Outcomes: How we will know we are there

People live in good quality housing

People live in energy efficient and affordable homes

People live in homes suitable for their needs

To get there we will:

- Engage with partners to raise standards through identification of poor housing standards
- Work with Landlords and Homeowners to identify and remove high risk hazards (Category 1 HHSRS) to improve housing standards
- Support communities to secure funding and guidance to improve the energy efficiency and fuel economy of their homes
- Work with Partners to improve thermal efficiency in the housing stock and reduce fuel poverty
- Maximise funding opportunities and enforcement provisions to bring empty dwellings back into use
- Work with Registered Social Landlords and other partners to utilise empty dwelling stock through purchase or leasing arrangements
- Ensure Landlords meet legislative requirements through robust enforcement
- Ensure all qualifying Houses in Multiple Occupation in the County are licensed
- Maintain appropriate Additional Licensing schemes for smaller Houses in Multiple Occupation and residential caravan sites
- Expand Leasing Scheme Wales to improve provision of affordable rented accommodation
- Work with Partners to deliver a range of adaptations to support independent living and hospital discharge

This will be measured by:

- Number of referrals received from the Health and Wellbeing Sector
- Number of Category 1 hazards which have been eliminated
- Number of properties in receipt of thermal efficiency measures
- Number of households receiving income maximisation and energy efficiency advice
- Number of empty properties brought back into use
- Number of enforcement interventions undertaken
- Percentage of Houses in Multiple Occupation licences issued without conditions
- Number of unlicensed Houses in Multiple Occupation investigated
- Number of licences issued
- Number of properties signed up to the Leasing Scheme Wales
- Number of allocations made from the Older Persons' Register
- Number of allocations made from the Accessible Housing Register
- Number of accessible properties delivered through Welsh Government funding streams
- Number of adaptations completed

2. SUPPORTING RESIDENTS IN THEIR OWN HOMES AND COMMUNITIES

2.1 Ensure homelessness is rare, brief and unrepeatable

In 2019 the Welsh Government published a Strategy setting out the vision of “A Wales where everyone has a safe home that meets their needs and supports a healthy, successful and prosperous life. A Wales where we work together to prevent homelessness and, where it cannot be prevented, ensure it is rare, brief and unrepeatable.” Each Local Authority is required to develop a Rapid Rehousing Transition Plan to meet this vision. The Plan sits under the Housing Strategy and is the focus for minimising temporary housing.

The Rapid Rehousing Transition Plan will focus on:

- Prevention of homelessness
- Avoid repeat presentations to homelessness
- Improving relationships with the Private Rented Sector
- Growing Leasing Scheme Wales

The call on homelessness services has increased in recent years and is set to grow further. The Pandemic has enabled the Local Authority to gain a greater insight into the scale of homelessness, together with unmet support needs. The direction of Welsh Government is to minimise homelessness and changes in legislation are being developed to support the aims.

As mentioned previously, with lower-than-average earnings, Ceredigion residents also face higher-than-average house prices and rents. The Covid-19 Pandemic had a major impact on the housing market and housing affordability locally. The increase in demand combined with the limited stock has caused a mini housing ‘boom’ in the County, leading to an increase in rents. Local Housing Allowance rates are insufficient to meet the market rents in Ceredigion. The Homelessness service has also seen an increase in evictions through Notices served. It is suggested that this can be, in part, attributed to the introduction of the Renting Homes Wales Act 2016.

Demand for Discretionary Housing Payments has increased recently. It remains to be seen how the economic recession will impact on the Homelessness service.

Outcomes: How we will know we are there

Homelessness is prevented, where possible

People are in temporary accommodation solutions for as short a time as possible

People are supported to move to suitable and secure accommodation

To get there we will:

Work to prevent homelessness through a range of interventions

Ensure Temporary Accommodation is suitable

Develop services to manage the rapid transition to tenancies

Review the Common Allocations Policy in light of changing demands and legislation

This will be measured by:

Number of households where homelessness is prevented

Number of households moving in to suitable accommodation

Number of reviews of suitability of Temporary Accommodation

Progression into the Rapid Rehousing model

Number of days spent in Temporary Accommodation

Develop Time Critical Intervention / Housing First support services to manage the rapid transition to tenancies for complex clients

2.2 Provide timely and appropriate support to maintain independent living

Providing support for all ages is a significant challenge. A change in demographics, an ageing population and longer life expectancy, together with the impact of substance abuse, poor mental health and domestic abuse has led to an increasing need for housing support to vulnerable clients to prevent housing crisis.

In addition to the above, accommodation needs are changing as a result of the following:

- The likelihood of obtaining social housing, with a considerably lower proportion of social housing stock
- Increase in household running costs
- Greater desire for independence in later life

The Housing Support Grant forms a key element to meeting the above objective. Early intervention can prevent people from becoming homeless, stabilise their housing situation or help potentially homeless people to find accommodation. Ensuring that, overall, people are supported into the right homes, with the right support to succeed in living independently, meeting a key aim of the Through Age Wellbeing Strategy.

Again, as the cost-of-living crisis unfolds, the impact is likely to be felt in this area.

Outcomes: How we will know we are there

People can access the right support to live independently in their own communities

To get there we will:

Promote all funding options that are available for Landlords, Tenants and Owner Occupiers to improve their homes

Provide support, advice and assistance to Tenants, Landlords and Owner Occupiers to raise standards across all tenures

Develop and promote support solutions for tenants enabling access to early support to sustain tenancies

Enable people to move to alternative accommodation when appropriate and feasible to do so

Seek to support schemes which enable continued independent living in peoples' own homes and communities

Promote access to support services through the internal Housing Support Gateway

This will be measured by:

Number of grants and loans issued

Number of people assisted to raise housing standards within their homes

Number of tenants supported to remain in their homes and sustain tenancies

Number of people rehoused through the Common Housing Register

Number of people supported to identify alternative accommodation

Number of people provided with grants to remain in their own homes and communities

Number of people supported through Housing Support Grant

Number of referrals received from a variety of services

THE BIGGER PICTURE

The right houses in the right place will enable people to maintain their independence and remain in their communities for longer, supporting the Welsh language and culture. The Housing Strategy 2023—2028 will aim to realise this by considering the bigger picture, and how working with other services impacts on housing both locally and nationally.

The Corporate Strategy 2022-2027 has been developed through engagement with residents and analysis of evidence. The robust engagement, together with the Local Wellbeing Plan, highlighted that Affordable Housing is a clear concern and priority to the public. The Corporate Wellbeing vision and objectives are shown below:

Ceredigion County Council delivers value for money, sustainable bilingual public services, that support a strong economy and healthy environment, while promoting well-being in our people and our communities

Corporate Well-being Objectives:



Like the Housing Strategy, the Ceredigion Corporate Strategy 2022-2027 acknowledges that housing affordability has been, and continues to be, a major challenge for Ceredigion.

There has been a significant increase in demand for housing in the County, causing property prices to increase by record levels. During the Pandemic, Ceredigion saw a significant growth in property prices as demand outstripped supply. Prices began to increase as soon as the Pandemic reached Wales in March 2020 and grew significantly throughout 2021.

The average property price in Ceredigion in September 2022 was £262,535.

As a result, nationally, Ceredigion has the 4th highest Housing Affordability Ratio behind Monmouthshire, Vale of Glamorgan and Cardiff. This makes it harder for local people and first time buyers to purchase in their chosen communities, especially when considering earnings in Ceredigion are below average. The median annual earnings, by place of residence, was £23,576 in 2021 in Ceredigion.

Further, a study by the Bevan Foundation highlighted that there were no properties advertised in August 2022 at or below Local Housing Allowance (LHA) rates in Ceredigion, of any size. Remarkably, across Wales there were only approximately 6% of properties available at LHA rate, with regional variations. LHA is supposed to cover 30% of properties within an area. With the rates of LHA staying at the 2020 rate for 2023/2024, affordability of private rentals continues to be an issue.

The Through Age Wellbeing Strategy plays a key part in Ceredigion County Council's Corporate Strategy. The Through Age Wellbeing Strategy aims to:

"Enable the delivery of services that will enhance the social, economic, environmental and cultural wellbeing for the people of Ceredigion"

Within the Strategy there are a number of key points with direct links to the Housing Service:

- Increased demand on services, reducing supply (high life expectancy)
- Lowest average earnings
- High levels of alcohol consumption
- Increase in drug and alcohol misuse in communities
- Rising cost of accommodation
- Poor standard of housing conditions
- Many people receive care and support from families

The Covid-19 Pandemic has caused demand on services to increase significantly, not least impacted by a change in homelessness approach. The beginning of the Pandemic, in March 2020, ensured that a homeless response was put in place in recognition of the potential impact that Covid-19 could have on homeless people and especially rough sleepers. The “no-one left out” approach resulted in a significant number of people being brought in to emergency accommodation, showing a clearer picture of the scale of homelessness, together with previously unmet support needs. The Welsh Government and Ceredigion County Council are committed to continuing with this approach.

Many areas of work during the Covid-19 Pandemic were put on hold because face to face visits were suspended. Work is continuing to address the backlog in these areas and the impact is still being felt. Homelessness prevention continued throughout, largely delivered remotely however, changes highlighted above mean Emergency Accommodation remains oversubscribed and move on options are limited.

In addition to the Covid-19 Pandemic impact and recovery, the Housing service has also worked closely with other departments and Partners to support the Home Office Resettlement Scheme in light of the Ukraine War.

The Equality Act 2010 places a duty on Local Authorities to eliminate unlawful discrimination, advance equality of opportunity and to foster good relations between people who share protected characteristics of: disability, age, gender reassignment, sex, race, pregnancy and maternity, sexual orientation, religion or belief or lack of belief. The requirements of Welsh speakers are also protected.

Welsh Language and Culture

Ceredigion continues to be one of the strongholds of the Welsh language within Wales where the language is an integral part of Ceredigion’s society. Welsh and bilingual communities are the foundation of its culture and everyday life. However, communities are changing and this is having an impact on Welsh language and culture; especially as young people, who benefited from Welsh language education within the County, move away. The Welsh Language Communities Housing Plan aims to tackle the challenges facing Welsh speaking communities with a high concentration of second homes and, as a result, the Housing Strategy will continue to be conscious of this Plan and also support the Ceredigion Language Strategy 2023—2028.

In the 2021 Census it was reported that 31,678 (45.3%) of the residents of Ceredigion who are over 3 years old are able to speak Welsh. This was less than the number and percentage reported in the 2011 Census, a decline of 3,286 persons and 2 percentage points. However, Ceredigion remained the Local Authority with the third largest proportion of Welsh speakers, aged 3 and over nationally.

Underpinning the 'Housing For All' Strategy therefore, is the basic principle that the best means of maintaining the vitality of the Welsh language is by sustaining communities. With such a large proportion of the existing population living in rural settlements a strategy that supports rural, as well as urban, communities is vital for the health of the language.

To sustain the culture and enhance the use of the Welsh language in all aspects of everyday life in the County, one of the principle aims of the Strategy is to address affordable housing for local people. The Strategy aims to ensure sufficient opportunities for local people to access affordable or social housing through having a local connection.

Number and percentage of Welsh speakers in Ceredigion by age group 2011 and 2021, according to Census reports:

	3 – 15 years	16-64 years	65+ years	Everyone over 3 years
2011	78.4% (7,175)	41.9% (20,503)	46.4% (7,286)	47.3% (34,964)
2021	71.8% (6,123)	42.4% (18,219)	39.9% (7,347)	45.3% (31,678)

The Social Services and Wellbeing (Wales) Act 2014 requires the Local Authority to develop a range of early intervention and prevention strategies that include collaborative arrangements with communities and the voluntary sector to support independent living. 'Housing for All' aims to meet this requirement through early help and support delivered via our Housing Support Programme which aims to stabilise and sustain housing for people.

Unemployment levels, coupled with low-income levels, has placed increased difficulties on the ability of people to access safe and affordable housing. Poor quality and inaccessible housing are often the cause of falls and trips in the home; it can contribute towards feelings of loneliness and isolation and can cause delayed transfers of care. All these come at an enormous cost to the NHS, Social Services and other public services. Therefore, getting housing right makes financial sense.

The Welsh Government's program "**The Programme for Government – 2021-2026**" sets out how the Government will deliver on 10 wellbeing objectives, designed to reflect priorities for protecting and developing the economy, society, environment and culture. This includes developing services for vulnerable people, a focus on decarbonisation and reforming housing law.

The Renting Homes (Wales) Act 2016 is the biggest change to housing law in Wales for decades. It changed the way all landlords in Wales rent their properties, improving how people rent, manage, and live in rented homes in Wales. The Act makes renting easier and provides greater security for both Tenants and Landlords.

However, this hasn't come without challenges, as landlords perceiving the additional responsibilities weigh up the benefits of continuing in the sector.

The Housing (Wales) Act 2014 aims to improve the supply, quality and standards of housing in Wales. The key elements of the Act are:

- Introduction of a compulsory registration and licensing scheme for private rented sector Landlords and Letting and Management Agents
- Reform of homelessness legislation, which places a stronger statutory duty on Local Authorities to prevent homelessness through advice and assistance, allowing them to use suitable accommodation in the private sector
- Placing a duty on Local Authorities to provide sites for Gypsies and Travellers, where a need has been identified
- Introduction of standards for Local Authorities on rents, service charges and quality of accommodation
- Reform of the Housing Revenue Account Subsidy system
- Giving Local Authorities the power to charge more than the standard rate of Council Tax on long term empty properties and certain types of second homes
- Assisting the provision of housing by Co-operative Housing Associations
- Amendment of the Leasehold Reform, Housing and Urban Development Act 1993

Phosphate Levels

Following new evidence from the Joint Nature Conservation Committee about the damaging effects of phosphates to water ecosystems and species, National Resources Wales (NRW) conducted an assessment of the nine relevant areas in Wales, including the River Teifi in Ceredigion, and in January 2021, published the results. Over 60% of the waterbodies in Wales failed the targets, including the River Teifi. NRW produced an interim planning position statement advising that any proposals for developments within Special Areas of Conservation river catchments, in particular those that will generate increased volume or concentration of wastewater, must now prove that the design will not contribute to increased phosphate levels. As a result, housing in some areas has stopped, which will inevitably impact on the delivery of Affordable homes. The Council are working with all relevant partners to find short and long term solutions to the issue to allow development to proceed and to restore the health of the rivers.

The Local Housing Market Assessment, published in October 2020, considers the whole of the housing market and the differing needs of communities, including older people, students and people with disabilities. In addition, the West Wales Care Partnership has also identified key areas for focus in their Housing and Accommodation Needs Assessment for people with Learning Disabilities and people with Mental Health needs in West Wales, published in February 2022. Also in development is a Regional Strategy for Housing and Care which will provide direction in relation to specialist housing schemes.

These sources of evidence are also used in the development of our Housing Prospectus, which provides direction for our Social Housing Delivery Programme, and in development of new schemes, for specific need.

DELIVERING OUR STRATEGY

Partnership Arrangements

To achieve our housing priorities Ceredigion County Council will need to work closely with others, developing ideas, enabling opportunities and delivering projects. Our key partners in realising the strategy include:

- Resident Social Landlords
- Local developers and construction industry
- Private Landlords
- Third Sector Organisations
- Hywel Dda Health Board

We are all working to achieve the same goals and recognise that it is in everyone's interests for Ceredigion to have homes where people can thrive. We also understand that each of our partners will have their own considerations and that we may not all take the same route to achieve our goal. Given the scale of the challenges we are facing, it is more important than ever to have solid, effective, partnerships built on a foundation of trust and mutual respect.

From the Council's Through Age Wellbeing Strategy we know that "Providing support for all ages and needs is a significant challenge for the Council, with limited resources. The profile of society and demographics have changed considerably over the last decade with a significant increase in the prevalence and impact of substance abuse, poor mental health, domestic abuse and older age groups living in Ceredigion. As a consequence, demand for certain services has increased placing a greater financial pressure on those service areas. In addition, the unemployment levels, coupled with the low income levels has placed increased difficulties on the ability of people to access safe, affordable housing" Therefore, we will continue to work across Council services and support wherever possible to meet identified housing needs and ensure priorities are inclusive, co-produced and client focussed.

We understand that some people living in Ceredigion may have unique needs. We will work in partnership with all of these groups and aim to meet their specific needs on a case by case basis.

Performance and Governance

We will monitor the actions and measures set out within the Strategy on a quarterly and annual basis through the Strategic Housing Partnership, which contains representatives from our key partners. In addition, at appropriate intervals, an update on the progress of the Strategy will be provided to Overview & Scrutiny Committee.

Action Plan

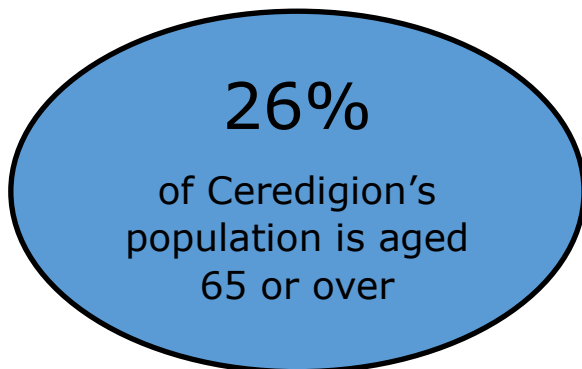
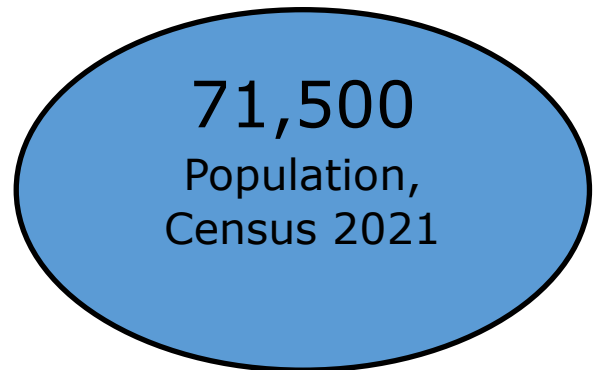
We will prepare an Action Plan setting out our targets, key projects and activities and how we will measure our progress. Delivery against the Plan will be reported to Members and Partners through the Strategic Housing Partnership.

EVIDENCE PAPERS

The wider evidence is presented below. The local and national context, together with the evidence base shown on the following pages have led us to establish our main priorities and objectives for this Strategy.

Demographics

The latest Census results from 2021 show that the population of Ceredigion is 71,500, some 4,492 lower than the population in 2011. Between mid-year 2011 and 2021 the population rose from 75,400 to a peak of 75,800 in 2004, and then reached a new peak of 76,000 in 2012 which has been followed by a slow decline. It is suggested that by 2031 numbers will continue to decrease to 70,445.



According to the latest (2018-based) population projections, this will rise to 30% of the population (21,000 people) by 2030; while the number of people aged 85+ will increase from 2,400 to 3,200.

Data from 2021 Census for Ceredigion

Age Group	Population	%
0-18	12,572	18
18-50	26,168	37
50+	32,728	46
Total	71,468	100*

Figures do not sum to exactly 100% due to computer roundings

A higher share of the population in Ceredigion (26%) is of retirement age than in Wales in general (21%)

Social Housing

9.4%

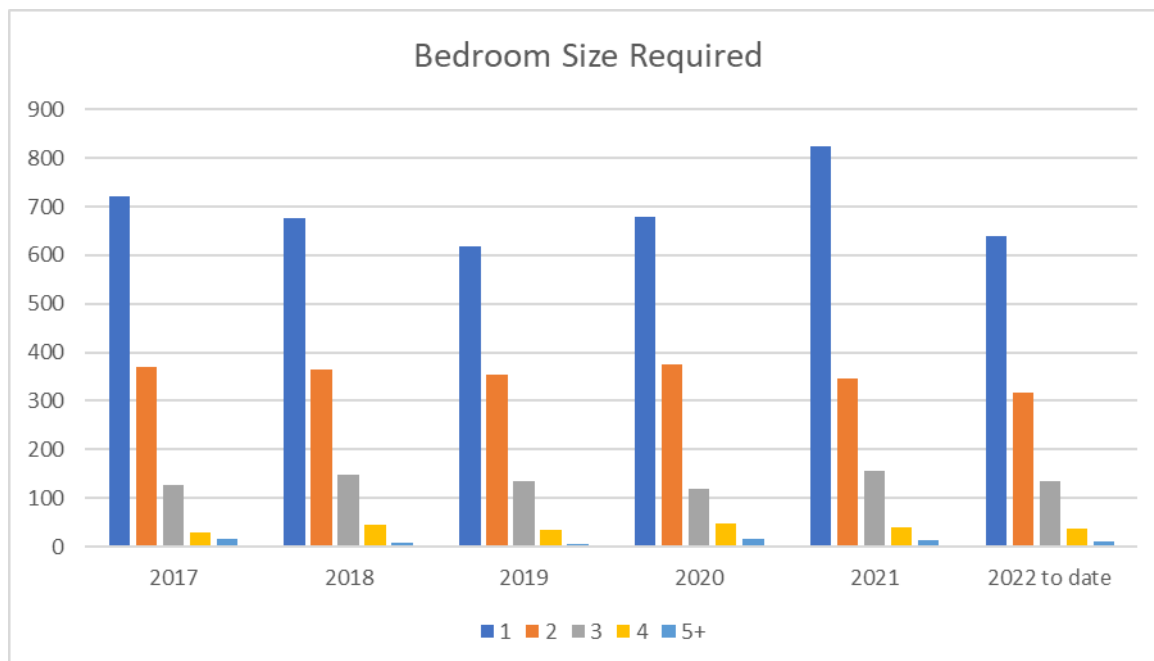
Social Housing
stock, in Ceredigion

At the end of January 2023, there were 1750 Housing Register Applications seeking Social Housing in Ceredigion. An increase from 1400 in 2018. On average there are 280 allocations made per year, leading to a large discrepancy between demand and supply.

Social Housing stock accounts for 9.4% of housing in Ceredigion, compared to 16% Wales average (2020 Dwelling Stock Estimates, Welsh Government) The availability of Social Housing is a barrier to securing affordable housing in the County.

The following table shows the Social Rented property breakdown by bedroom numbers in Ceredigion (RSL Stock data). (Ceredigion 2021)

	No	%
1 Bed Flats / Apartments	469	16
2 Bedrooms	1348	46
3 Bedrooms	1029	35
4 Bedrooms	64	2
5 Bedrooms	6	0.5
6 Bedrooms	3	0.5
Sub total:	2919	
Sheltered Accommodation	404	
Extra Care	104	
Total units:	3427	



The table above shows the demand for bedroom sizes, according to the Common Housing Register

The table above shows a significant demand for 1 bed properties in the County, which has remained through the life of the previous Strategy. There is also an increase in demand for 2 and 4 bed properties. We can see from the table below that the current stock does not match our demand.

Demand for social housing by bedroom size is identified in the table below. There is a mismatch between demand for smaller units and the availability of smaller units within the social housing stock.

Bed size	Current stock	Demand
1 bed	16%	60%
2 bed	46%	24%
3 bed	35%	11%
4 bed	2%	4%
5+ bed	1%	1%

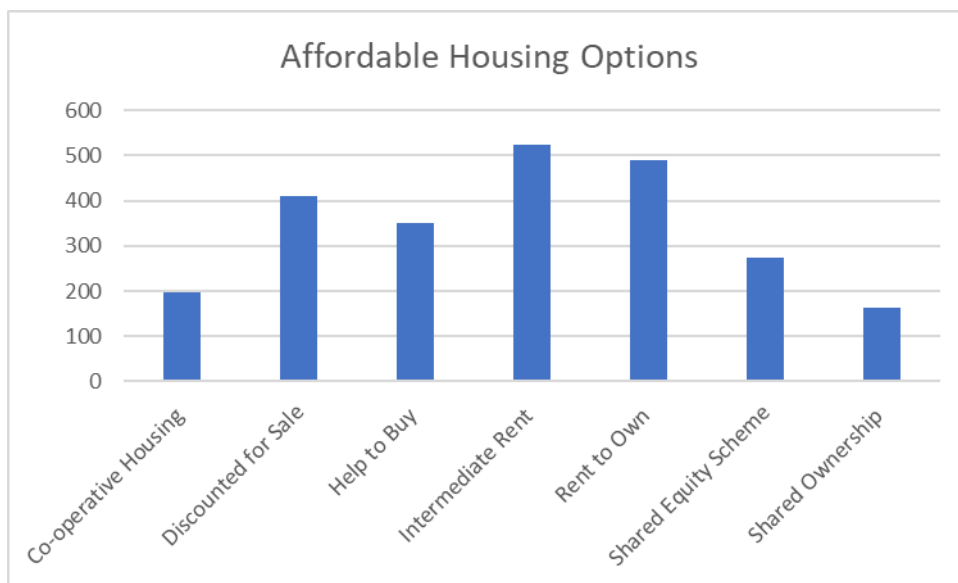
Bedroom size demand compared to current Social Housing Stock

Affordable Housing

The Local Authority Prospectus highlights the need to review the range of Affordable Housing options available and investigate opportunities to create affordable pathways to home ownership. To include:

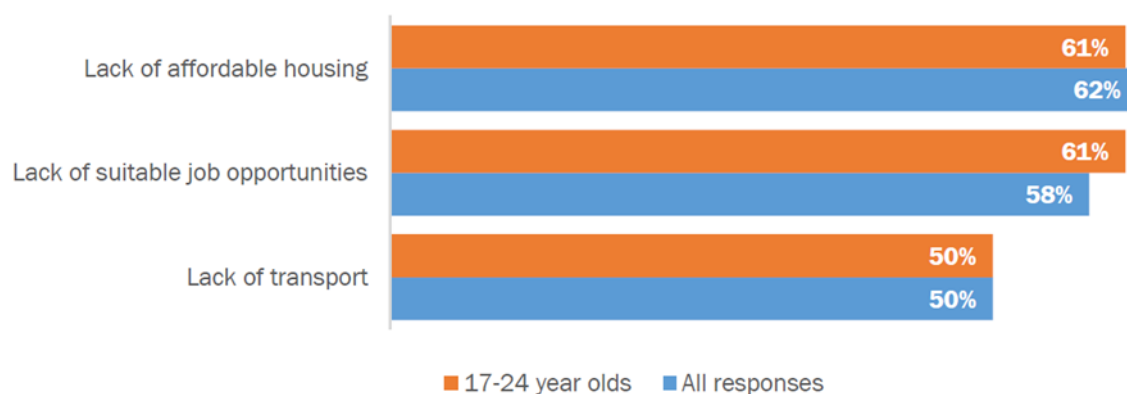
- Shared Ownership
- Shared Equity
- Rent to Own
- Homebuy Scheme
- RSL Shared Equity Scheme
- Help to Buy Wales
- Extra Care

Affordable Housing Options demand, as identified on the Common Housing Register



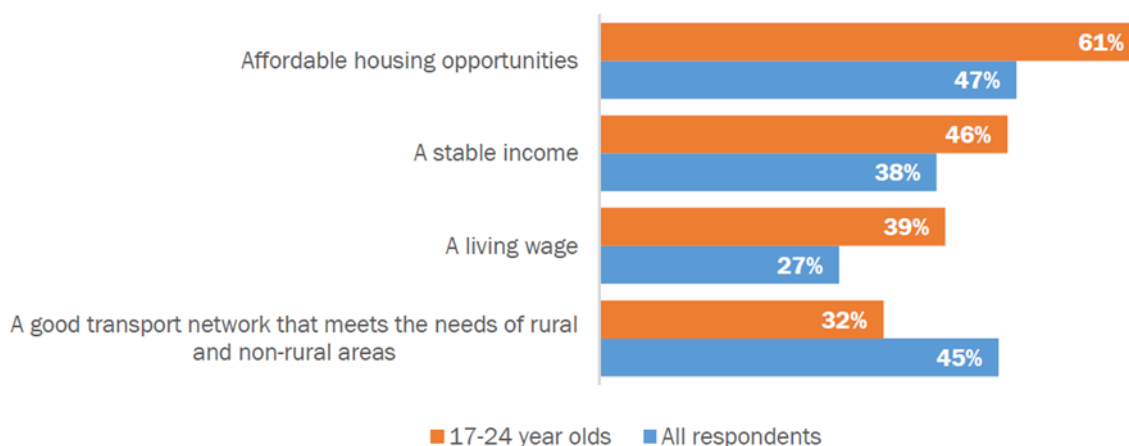
The Local Wellbeing Assessment was carried out in 2022 and identified that the residents of Ceredigion were concerned about affordable housing opportunities.

Looking ahead, what concerns you the most about prosperity in the county?



Source: Ceredigion PSB Well-being Survey

Which three things do you value most in a prosperous community?



Source: Ceredigion PSB Well-being Survey

Thinking about the future, lack of affordable housing was the area of greatest concern for residents. With rising house prices and the increased cost of living providing affordable housing opportunities is still a large focus.

Housing Standards

16.6%

Private rented
properties, in
Ceredigion

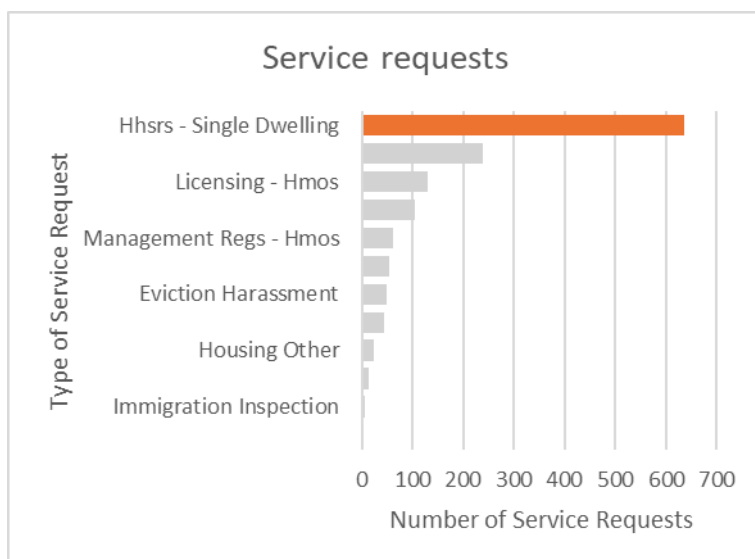
Private rented homes are generally considered to be in worse conditions than other tenures. Ceredigion has a high proportion of privately rented properties, 16.6% compared to a Wales average of 14.2%

The Local Authority recorded 1383 housing related Service Requests between 2017 and 2022. 178 Category 1 Hazards identified under the Housing Health and Safety Rating System (HHSRS) and 62 Enforcement Interventions were required.

1383

Housing related
Service Requests

The table below shows the type of Service Requests received by the Housing Service



The top four Hazards identified during HHSRS Assessments are as follows:

- Damp and Mould
- Excess Cold
- Fire
- Electrical Hazards

Much of the housing stock in Ceredigion, especially in rural areas, is hard to heat because of its age, construction, and lack of mains gas supply. Home adaptations may provide a lifeline in less suitable properties but cannot solve all of the issues. Good quality housing has a strong effect on health for all ages. It is estimated that poor quality housing costs the NHS in Wales >£95m per year (Nicol and Garrett, 2019), being a factor behind issues such as falls and accidents in the home, and health issues caused or worsened by cold and damp living conditions.

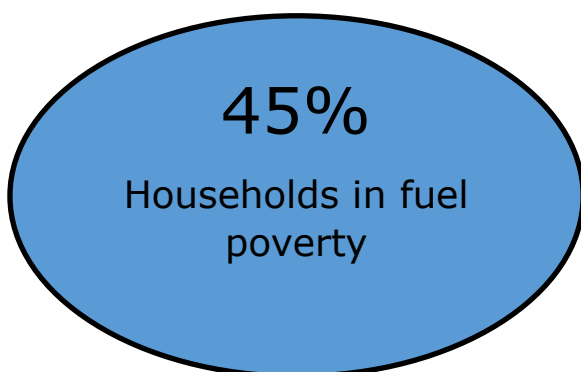
The current means of assessing 'bad housing' is the Housing Health and Safety Rating System (HHSRS), which classifies defects in dwellings by assessing their potential effect on the health and safety of occupants and visitors. The system allows the seriousness of any hazard to be rated, differentiating between minor hazards and those where there is an immediate threat of major harm. Where a hazard scores 1,000 or more on the HHSRS it is deemed to be a Category 1 hazard and any dwelling with such a hazard is considered to be below the minimum acceptable standard for housing and thus classified as 'poor' or 'bad' housing.

Category 1 Hazards

Year	Total No HHSRS Assessments	Total No Category 1 Hazards identified	Improvement Notices Served
2017/18	253	37	2
2018/19	100	52	4
2019/20	223	23	2
2020/21	30	17	0
2021/22	66	22	0

Demand continues for Home Improvement Loans. The Local Authority gives priority to Homeowners and Landlords offering the property to let at affordable/intermediate rent levels, or who offer the housing for social housing or nomination rights.

Fuel Poverty

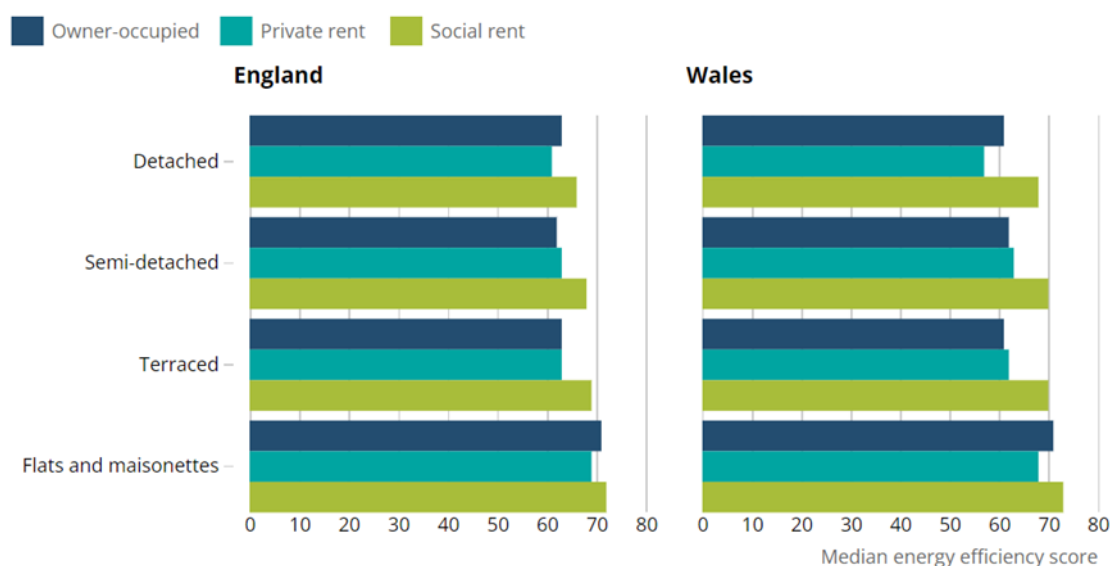


New official Welsh Government fuel poverty estimates say up to 45% of Households in Wales are likely to be struggling to keep warm and safe at home, trapped in fuel poverty.

Energy Efficiency

Several factors affect the energy efficiency of housing, including property type, tenure and when it was constructed. Much of the housing stock in Ceredigion, especially in rural areas is hard to heat because of it's age, construction and lack of mains gas supply.

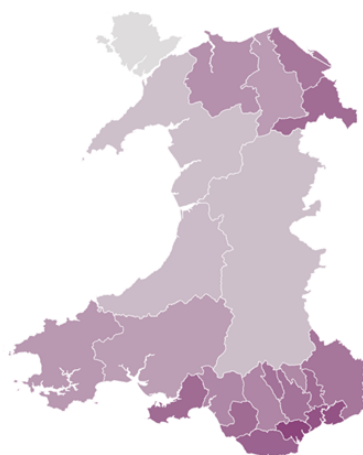
- 82.4% of properties not on mains gas (29,693 properties)
- 6926 properties with an EPC rating of F or G



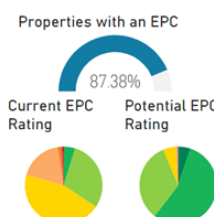
The table above shows median energy efficiency score by tenure and property type, England and Wales, up to March 2022 (Source: Department of Levelling Up)

Rent Smart Wales Data indicates that the average EPC Rating in the RSW registered Private Rented Sector properties in Ceredigion is 58, 4th lowest in Wales.

Cardiff	67
Newport	66
Vale Of Glamorgan	65
Torfaen	64
Bridgend	64
Swansea	64
Wrexham	64
Caerphilly	63
Merthyr Tydfil	63
Monmouthshire	63
Flintshire	63
Rhondda Cynon Taf	62
Neath Port Talbot	62
Blaenau Gwent	62
Conwy	61
Pembrokeshire	60
Denbighshire	60
Cardiganshire	60
Ceredigion	58
Powys	58
Gwynedd	57
Isle Of Anglesey	55



EPC Rating	Properties	%
A (92+)	84	0.0%
B (81-91)	8262	4.7%
C (69-80)	51797	29.6%
D (55-68)	78801	45.1%
E (39-54)	31700	18.1%
F (21-38)	3029	1.7%
G (1-20)	1245	0.7%



Domestic Private Rented Property in Wales are regulated by the Minimum Energy Efficiency Standards. An EPC rating of E or above is required on these properties in order to comply with the law. Energy efficiency schemes assist both home owners, and those in the private rented sector, to improve the energy efficiency of their properties through installation of a variety of energy efficiency measures.

Empty Properties and Second Homes

	2017-18	2018-19	2019-20	2020-21	2021-22	2022/23 as at 06.01.2023
Long Term Empty Properties	226	260	255	189	154	210
Long Term Empty Premiums	736	665	684	720	680	646
Second Homes	90	85	91	82	72	87
Second Homes Premium	1622	1621	1637	1609	1727	1793

The figures above, identified through Council Tax records, show the number of empty properties in Ceredigion.

Empty properties and Second homes are subject to a 25% Council Tax Premium.

There are some fluctuations between empty properties, second homes and commercially let holiday homes subject to business rates.

In January 2023, the following was apparent of Empty Properties within Ceredigion:

Number of empty properties in Ceredigion: 833 (210 Long Term Empties and 646 Long Term Empty Premium)

Aberystwyth – 119 (27 long term, 92 premiums)

Cardigan – 48 (21 long term, 27 premiums)

Lampeter – 29 (8 long term, 21 premiums)

Whilst the numbers of empty properties has reduced over recent years, implementation of the Empty Property Action Plan will allow targeted action to bring empty properties back into use, enhancing the number of affordable homes available within the County.

Houses in Multiple Occupation

Dwellings which contain more than one household are known as Houses in Multiple Occupation (HMOs) and cover a wide range of housing types mainly in the private rented sector. They are often occupied by younger people and can include some vulnerable and disadvantaged groups.

There are two university towns in Ceredigion. As a result, the County has a higher than average number of HMOs in Wales for its population size. As of December 2022 there were 558 licensed HMOs in the County. The Housing Act 2004 requires mandatory licensing of certain types of HMO. Mandatory licensing is required where the HMO is occupied by five or more persons living in two or more separate households. The Housing Act 2004 also provides for licensing to be extended by a local authority to include HMOs not covered by mandatory licensing. An Additional Licensing Scheme was declared in April 2019 in Ceredigion. The use of Additional Licensing has to be consistent with the Local Authority's Housing Strategy and should be co-ordinated with the authority's approach on homelessness, empty properties and antisocial behaviour. The Scheme lasts for a period of 5 years and is due for review before April 2024.

The Additional Licensing Scheme applies in respect of HMOs occupied by three or more persons, forming three or more separate households, regardless of the number of storeys, in the following wards of the County:

- Aberystwyth—North
- Aberystwyth—Central
- Aberystwyth—Penparcau
- Aberystwyth—Rheidol
- Aberystwyth—Bronglais
- Llanbadarn Fawr—Padarn
- Llanbadarn Fawr—Sulien
- Faenor

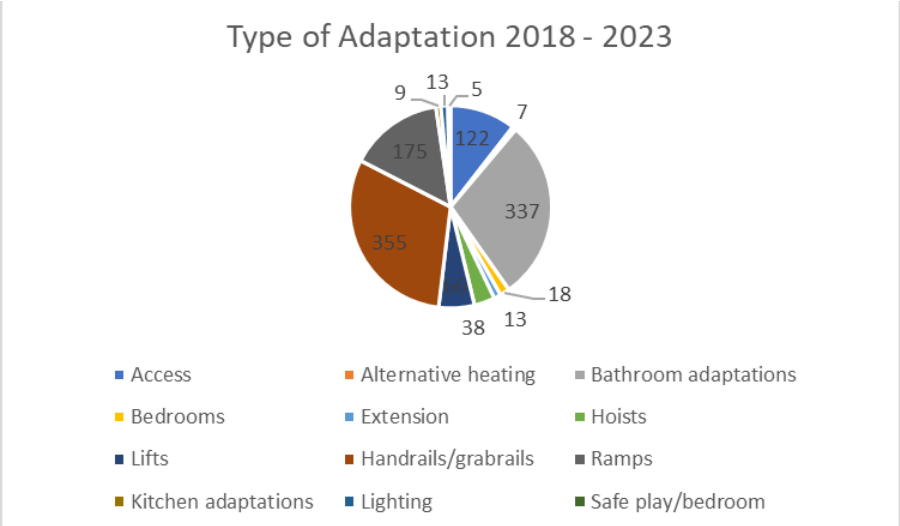
Leasing Scheme Wales

As a result of the “no one left out” approach there has been an increase in investment from Welsh Government in funding areas, together with the launch of the Private Rented Sector Leasing Scheme Wales. Ceredigion County Council have signed up to the Welsh Government’s Leasing Scheme Wales initiative to improve access to properties at an affordable rent.

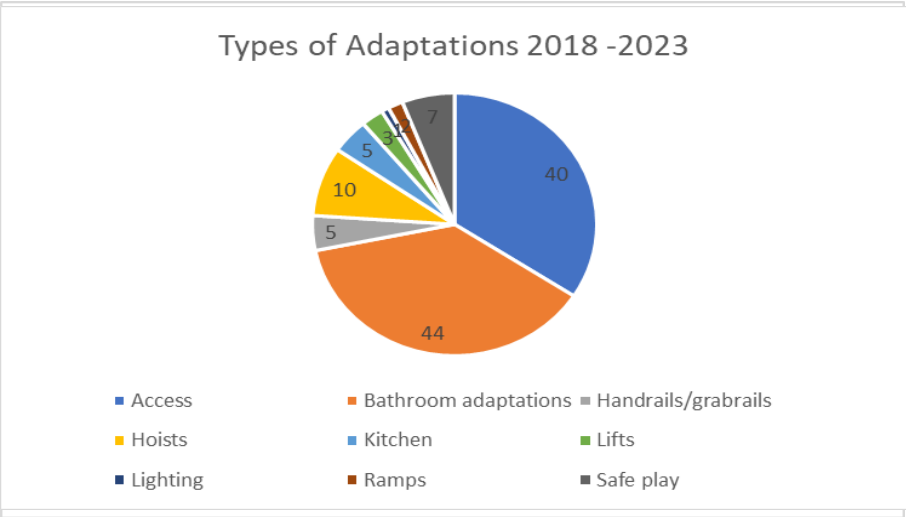
Adaptations

On average 265 large, medium and small adaptations are delivered annually to assist residents to maintain independence in their own homes and facilitate hospital discharge. A range of adaptations are undertaken including extensions, through floor lifts, stairlifts, level access showering facilities, hoists, grab rails, ramps and access to outside space. Adaptations are delivered according to the needs of the client, as recommended by the Occupational Therapist.

- 19% (increased from 17%) of households on the Ceredigion Common Housing Register have requested an adapted property (self reporting across all levels)
- 21% (increased from 14%) of households on the Ceredigion Common Housing Register have requested Older Persons' Accommodation



The table above shows the type of Adaptations installed between 2018 and 2023 through Disabled Facility Grant funding



The table above shows the type of Adaptations installed by Ceredigion Registered Social Landlords between 2018 and 2023

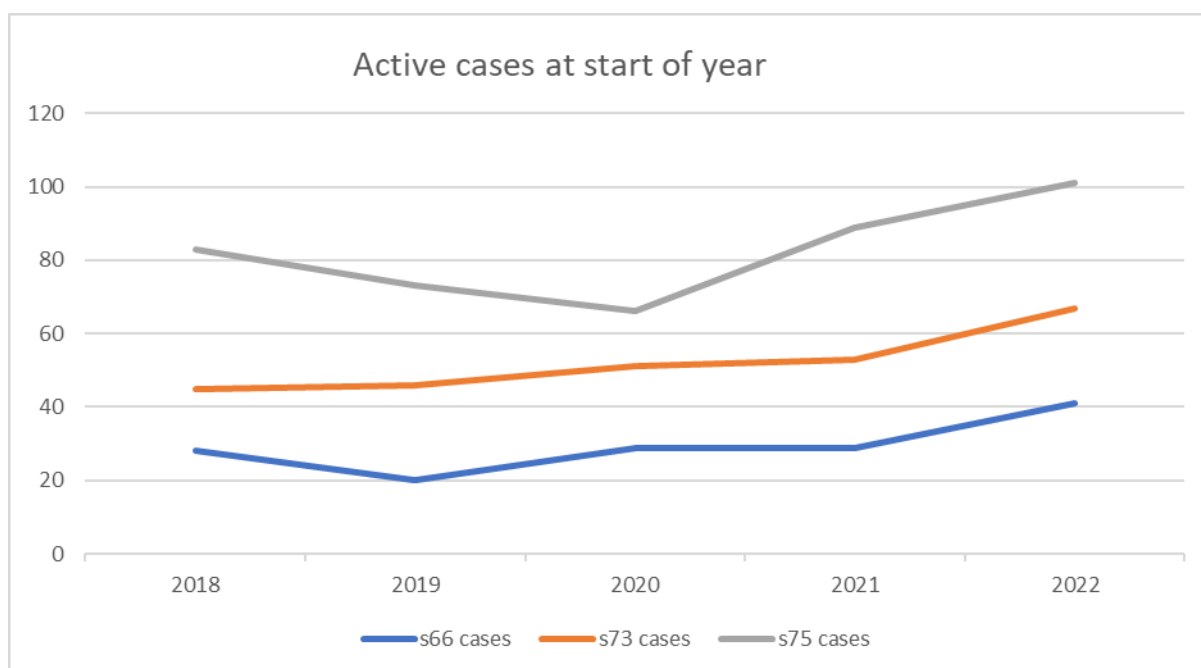
Homelessness

Over the last few years, and during the pandemic, the number of presentations to the homelessness service have remained broadly consistent. However during the pandemic an 'Everyone In' approach followed by changes in legislation by Welsh Government means that the case numbers at full homelessness duty (s75) have increased. The Housing Options team are less able to close cases at an earlier stage, due to lack of suitable housing options for people to move into. In addition the changes in legislation mean that people who were not eligible for support or accommodation at this stage due to not being in priority need are now eligible. This means that we support people for a longer period.

This can be represented by looking at the active case numbers over the last five years. The number of cases at all homelessness duty stages are trending upwards, and, in particular, the s75 cases have markedly increased.

Further information in this area can be found in the Rapid Rehousing Transition Plan.

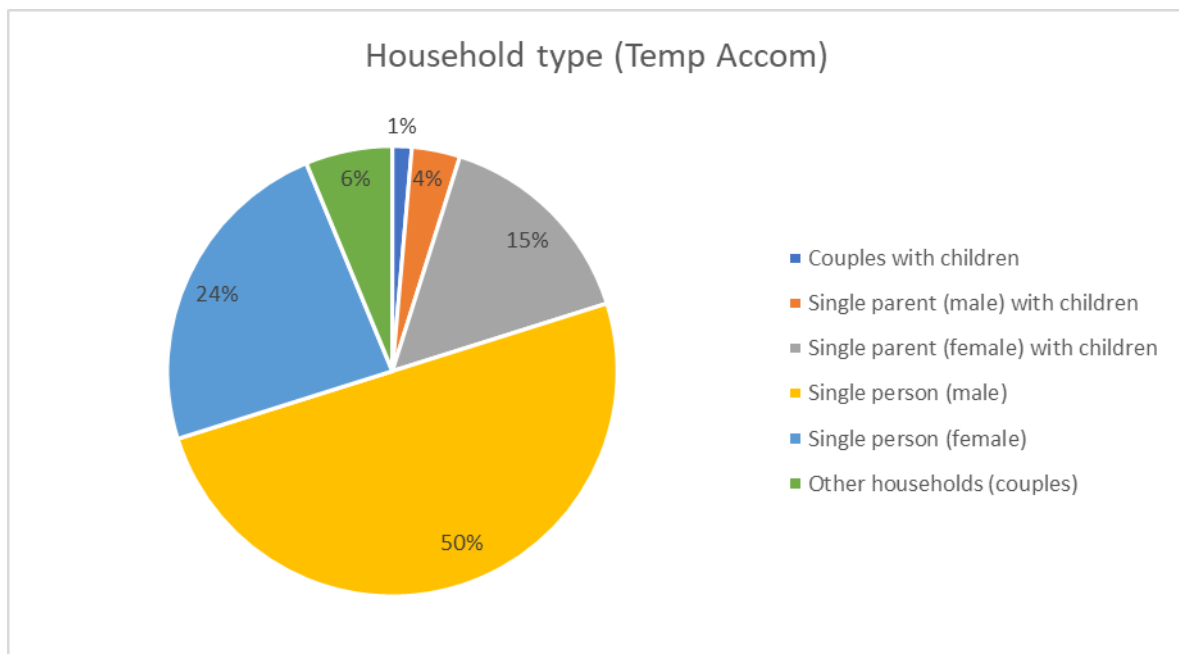
The table below shows active case numbers 2018–2022



Temporary Accommodation

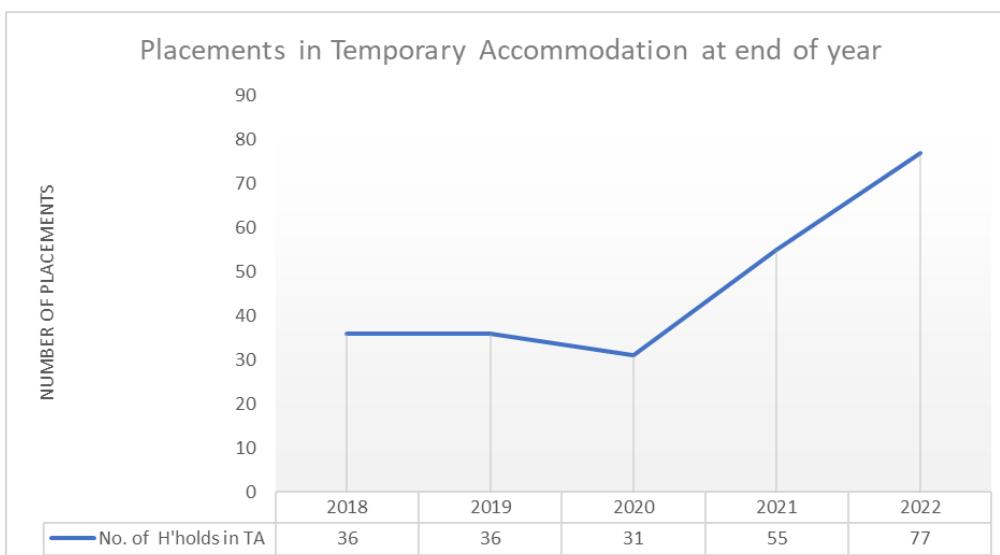
The data below looks at the makeup of households accommodated in temporary accommodation over 2021/2022. During this time 189 placements were made, accommodating 144 households.

Household type placed in temporary accommodation



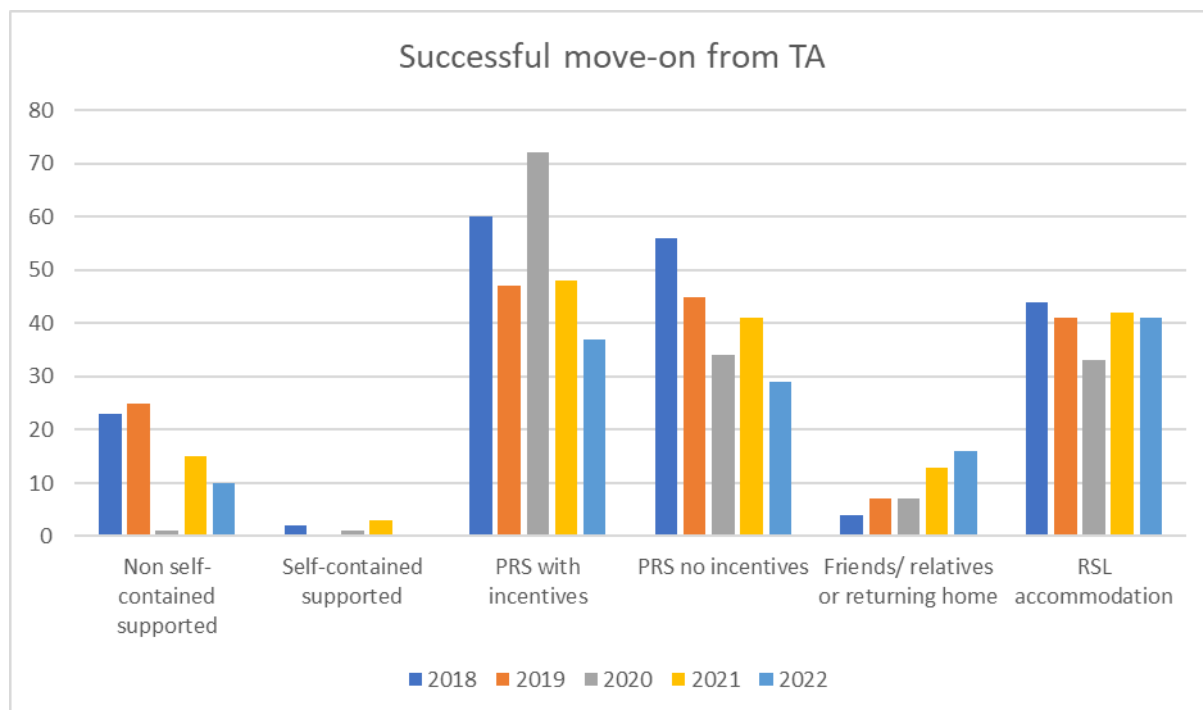
74% of all homeless placements are for single persons. This is in comparison to the Census 2011 data which indicates just 33.1% of the total population of Ceredigion is in a single person household.

Households placed in temporary accommodation



There is an increasing demand on temporary accommodation due to insufficient housing options for people.

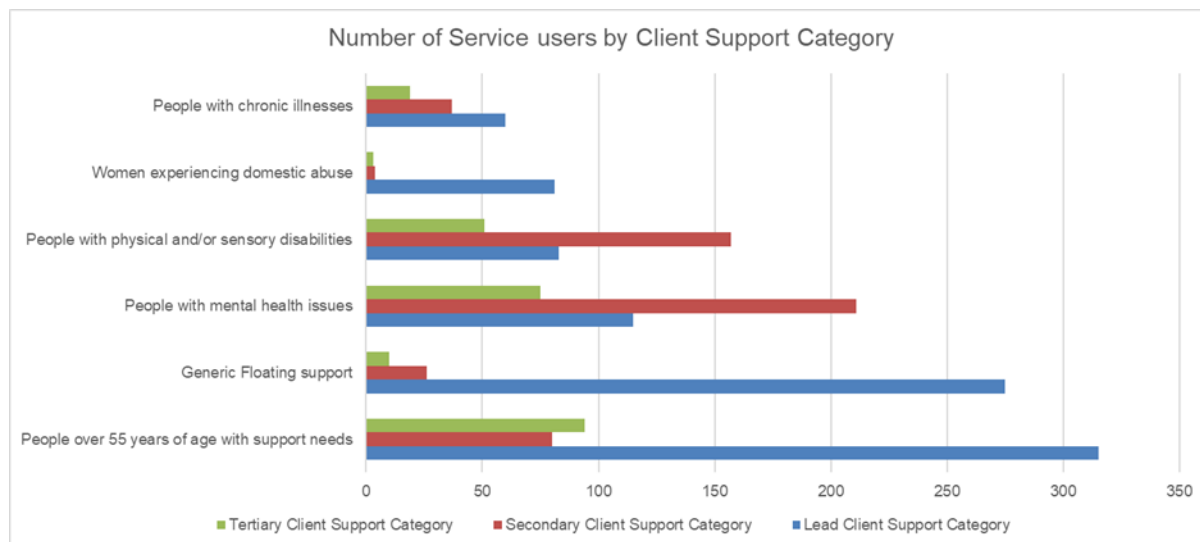
Successful move on from Temporary Accommodation 2018 –2022 (percentage)



The chart above shows the successful result of move on from temporary accommodation for the period 2018–2022. It is becoming increasingly more difficult to move-on homeless households from temporary accommodation to the private rented sector. The drop in numbers in 2020 was impacted by moving home being prevented for the large part due to the Pandemic. This had a knock on effect on the ability to move persons into particularly Registered Social Landlord properties and supported placements.

As a result of the Covid Pandemic, the Council worked hard to accommodate all those at risk, under an 'Everybody In' umbrella. This is shown in the increased number of Households accommodated in temporary accommodation. This has corresponded with a decrease in successfully discharging into the private rented sector. This has led to increased pressures on the Housing Options and Support team, highlighting the need to reconsider the move-on options available, including a review of the Common Allocation Policy.

Housing Support



The table above shows the needs of Service Users (Housing Support Needs Assessment)

Evidenced in the Housing Support Programme Needs Assessment and identified as priorities within the Housing Support Programme Plan, our focus will be to;

- Maintain current provision and enhance the range of specialist accommodation available
- Provide specialist accommodation to house individuals who are unwilling or unable to manage even the most basic accommodation
- Address lack of provision of supported accommodation for clients with complex needs and chaotic lifestyles

GLOSSARY OF TERMS

Accessible Housing Register	A register for applicants who are either mobility impaired or disabled and in need of suitably adapted properties. The Register is managed by the Local Authority on behalf of its partner Registered Social Landlords in Ceredigion.
Affordable Housing	Affordable housing can be generally referred to as "Low Cost Home Ownership". It can also include Discounted for Sale or Shared Ownership/Equity or Intermediate/affordable rented housing.
Affordable Housing Register	A register for applicants who are unable to access open market housing which is suitable for their needs. Applicants may be able to afford Intermediate Rent or Affordable Rent or alternatively qualify to buy one of the Low Cost Home Ownership options. The register is held by the Local Authority and is also available to Registered Social Landlords in Ceredigion.
Common Housing Register	The Housing Register is managed by Ceredigion County Council on behalf of its Registered Social Landlord Partners in order to match suitable applicants to social housing properties.
Community	The 'community' can be defined in a number of ways. It can be used to define a group of residents in a precise location. It can also be used to refer to a group of individuals who share a particular interest or viewpoint. Community is not simply about facilities but also about social networks, in terms of meeting and greeting. The importance that the Welsh language plays in this is significant in order to sustain the vitality of Welsh culture and language in Ceredigion. Evidence suggests that a high density of speakers is necessary for the Welsh language to be used as a normal vibrant community language. (National Welsh Language Survey 2013-15)
Commuted Sums	A Commuted Sum, in the context of the Ceredigion Local Development Plan, is the payment of a capital sum by a developer, to the Local Authority in lieu of on-site provision of affordable housing (where the local planning authority agree this is not possible) or where the construction of whole affordable housing units on site does not meet the developer's full obligation under the affordable housing policy. The payment is a contribution to a fund administered by the authority and used to supplement the development of affordable housing elsewhere in Ceredigion.

Disabled Facilities Grants (DFG)	The Disabled Facilities Grant can be used for adaptations and equipment required to enable a person to maintain independence in their home.
Energy Performance Certificate (EPC)	An Energy Performance Certificate (EPC) is a report that assesses the energy efficiency of a property and recommends specific ways in which the efficiency of your property could be improved.
Empty Property Action Plan	This Plan will help bring empty properties back into use and improve the physical condition of the existing environment, targeting those properties having a detrimental effect.
Fuel Poverty	A fuel poor household is defined as one which needs to spend more than 10% of its income on fuel to maintain a satisfactory heating regime (usually 21 degrees for the main living area, and 18 degrees for other occupied rooms)
Housing Support Grant	The purpose of the Housing Support Grant (HSG), funded by Welsh Government, is to prevent homelessness and support people to have the capability, independence, skills and confidence to access and/or maintain a stable and suitable home.
Housing Health and Safety Rating System (HHSRS)	The Housing Health and Safety Rating System (HHSRS) assesses 29 housing hazards and the effect that each may have on the health and safety of current or future occupants of the property. If a hazard is a serious and immediate risk to a persons' health and safety, this is known as a Category 1 hazard.
Houses in Multiple Occupation (HMO)	A house in multiple occupation is a property rented out by at least three people, who are not from the same household, but share facilities like the bathroom and kitchen.
Local Housing Allowance Rates (LHA)	<p>The Valuation Office Agency Rent Officers determines Local Housing Allowance (LHA) rates used to calculate housing benefit for tenants renting from private landlords.</p> <p>LHA rates are based on private market rents being paid by tenants in the broad rental market area (BRMA). This is the area within which a person might reasonably be expected to live.</p>

Local Housing Market Assessment	The Local Housing Market Assessment provides assistance in determining the level of housing demand in Ceredigion.
Older Person's Register	An Older Person's Register is a register for housing specifically suitable for person's over 55 years of age.
Rent Smart Wales	Rent Smart Wales process landlord registrations and grant licences to landlords and agents who need to comply with the Housing (Wales) Act 2014.
Rapid Rehousing Transition Plan	A Rapid Rehousing Transition Plan is a planning document intended to support local authorities make the transition to a Rapid Rehousing model of homelessness services.
Registered Social Landlords (RSLs)	Registered Social Landlords are private non-profit making organisations also called Housing Associations that provide low cost social housing.
Social Housing	Social Housing is housing that is let at low rents and on a secure basis to people in housing need. It is generally provided by Local Authorities and Housing Associations.
Social Housing Grant	Social Housing Grant is a grant given to Registered Social Landlords by Welsh Government and managed by the Local Authority. The grant aims to provide new affordable housing for rent and low cost home ownership.
Social Housing Prospectus	Local authorities are required to identify their strategic priorities for utilising Social Housing Grant and the Prospectus provides a summary of Ceredigion's housing priorities.

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CYNGOR SIR CEREDIGION COUNTY COUNCIL

Report to: Healthier Communities Overview & Scrutiny

Date of meeting: 11th March 2024

Title: Local Housing Market Assessment

Purpose of the report: To advise of the Draft LHMA prior to sharing with Overview & Scrutiny and Cabinet, with the intention to adopt in line with Welsh Government requirements.

Reason Scrutiny have requested the information:
N/A

Background

The Local Housing Market Assessment (LHMA) is a Statutory requirement of all local authorities, under the Housing Act 1985, placing a duty on Local Authorities to periodically assess the level of housing need in the County. LHMA's are considered as part of the evidence base for preparing Local Development Plans, Strategic Development Plans and Local Housing Strategies. Local authorities are expected to rewrite LHMA's every five years and refresh that LHMA once during that five-year period (between years two and three). Ceredigion are currently at the refresh stage. The deadline for submission is 29th March 2024.

Current Situation

Methodology

Since our last LHMA, which was published in 2020, Welsh Government have developed a Tool to carry out the LHMA to ensure that all local authorities are using a consistent methodology and national data sources and to ensure LHMA's are all on a consistent timetable, Ceredigion County Council in house Research, Housing and Planning Policy teams have used the WG provided tool to undertake this refresh. However, for Ceredigion, the Tool has been problematic and caused us substantial delays in the production of the LHMA. In light of this, a request for an extension of the deadline date was made, though this request was denied.

Versions of the tool did not work for Ceredigion as a result of technical errors with the tool and the declining household projections for Ceredigion. This has subsequently delayed our production of the LHMA. However, Welsh Government made amendments to the tool, and we are now working with version 3.2, which has provided the following headline outputs:

Headline results for LHMA

- The tool estimates that 278 houses will be needed annually between 2022 and 2027 (*gross need*). Of which, 92% (256) will be affordable housing, and 8% (22) will be market housing.
- The first five-year outputs are heavily distorted towards affordable housing and do not align with our expectations. Local data and insight, alongside past trends highlight that the market housing need estimated by the tool is significantly lower than expected, whilst the affordable housing need is higher. The remaining 10-year outputs are much lower, however, the split between affordable and market housing is more plausible.
- The tool estimates that the greatest need within the social rented sector is for 1-bedroom properties. This is in-line with our expectations and is supported by evidence.
- Since the previous LHMA (2019), the estimated annual additional *net* housing need for Ceredigion has reduced by 35, from 202 in 2019 to 167 in 2022. This is plausible given our population decline. However, the change in the distribution of need amongst tenures does not seem realistic. In 2019, market housing comprised of 60% of the annual requirement, compared to as little as 13% for the first 5 years of this LHMA period.

In terms of specific housing requirements, it was identified that:

- Approximately 1,893 households would need to move to an accessible/adapted home by 2037.
- The number of multi-generational households should fall over the LHMA period, which may reduce the number of overcrowded households.
- There is a significant shortfall in temporary accommodation in Ceredigion that will need to be met.
- Ceredigion's population is continuing to age, meaning that there will be a greater need for specialist accommodation by 2037, such as Extra Care (+75), Sheltered Housing (+550), Residential (+71) and Nursing Care Homes (+271).
- The number of students at Aberystwyth University and Lampeter Campus (UWTSD) are projected to increase over the LHMA period. There is an identified need for more private rented accommodation within the Aberystwyth HMA.

Important to note: the above figures are high level estimates of future requirements, based on assumed prevalence rates and models, and therefore should only be used as a guide.

In Summary

The LHMA identifies that we should deliver 145 affordable housing units and 22 market housing units, a year for the first 5 years (*net need*). This would effectively deal with all our backlog of housing need i.e. those who qualify on the housing register. And a further 22 market housing plus 11 affordable housing per year, for the following 10 years. Which manages on-going needs once the back log has been cleared.

However, it must be recognised that this would be a significant challenge and in reality, past build rates tell us the opposite delivery is true, where far fewer affordable properties are delivered and more market housing. It will be a challenge to manage such a situation going forward.

The estimated low annual market housing need is largely due to Ceredigion's projected demographic and household trends over the 15-year period, in addition to the County's lower than average earnings and higher than average house prices and rents. It is important to note, that initially the principal projection (Welsh Government's preferred projection) was used. The principal projection estimates that Ceredigion's population and the number of households will decline between 2022-2037 (a reduction of 1,607 residents and 128 households), which resulted in *no* market housing need. Therefore, we decided to use the higher variant household projection, which is based on high population assumptions. Although this variant assumes a more positive picture, the household growth over the 15-year period is still relatively small (+500 households).

The high annual affordable housing need is mostly due to the large number of applicants on the housing register (1,700), which is causing a backlog of need. In addition, the tool assumes that this backlog will be met within the first five years of the LHMA period, which reflects the higher need for affordable housing (145) between 2022-2027 and the lower need (11) for the remaining 10 years.

However, it is worth noting that due to our replacement Local Development Plan being on pause this LHMA will have limited value to Ceredigion housing and planning policy teams at present. The replacement LDP or SDP will require a full rewrite version of an LHMA, with a full rewrite required by March 2025.

For the next LHMA rewrite our intention is to commission a demographer/planning consultant to produce a range of population and housing growth scenarios for Ceredigion. This will provide further clarity on the housing growth options available to us, which can feed into the WG LHMA tool. It is hoped that the chosen projection will result in a more accurate housing requirement across the LHMA period (i.e., greater need for market housing). Further consideration to this and subsequent costings will be undertaken in due course and part of the commissioning will be to provide a methodological approach for the Council to use in-house longer term, for undertaking the LHMA in future years.

The Draft Local Housing Assessment was presented to Leadership Group on the 6th December 2023. Discussions were had which suggested that the argument around the unexpectedly low market need should be strengthened within the Assessment. For example, in order to support this, Growth Deal figures (job and income creation) should be included as these could potentially lead to an increase in a need for market homes.

In addition, it was requested that a letter be sent to the Welsh Minister for Housing, from Ceredigion's Council Leader, to highlight our concerns with the Tool's methodology and outputs. A formal written response from the Welsh Minister for Housing was received at the beginning of February.

Consultation

Following agreement at Leadership Group, a consultation on the Draft Local Housing Market Assessment began on 14th December with a presentation to the Strategic Housing Partnership, the Consultation ran until 19th January 2024 (5 weeks). The Consultation returned several responses following in person discussions in the Strategic Housing Partnership and subsequently 2 formal written responses were received. No direct questions were asked of respondents, simply to feedback and comment on the Assessment itself. The responses have been shared with a corresponding LHMA Working Group response, within the LHMA. Typing and grammar errors within the written responses have been amended for reader ease, however, the content and context remain as they were submitted.

Consultation findings

As with previous discussions at LG, it was noted within the Consultation responses that the key themes of consultation were:

- Lack of confidence in the Tool's methodology to calculate the housing need
- Lack of confidence of the Tool's housing need estimations (particularly market housing need)
- Limitations of using the 2018-based projections as a key input (these are outdated and do not consider economic plans for the County)

Local Housing Market Assessment Additions

As a result of the consultation, and internal reviewing, the following additions have been made to the LHMA:

- Page 5 (Summary) – two additions were made, to highlight the unexpectedly low market housing need estimations and to ensure the reader is aware of the Tool limitations.
- Page 8-10 – Argument strengthened to highlight the inaccuracy of the tool's estimations and outline the limitations of the methodology, including the figures relating to the Growing Mid Wales Growth Deal.
- Page 32-34 – Map amended to reflect most recent data available (Median House Prices) and a new figure included to outline the household affordability in Ceredigion and Wales. An addition was made within the text to highlight the different median household data used, which results in different household affordability ratios.
- Page 38-39 – An addition was made to outline the limitations of using 2018-based projections.
- Page 60 – An addition was made to outline the potential for duplication across the future specific housing need requirements section, due to different models being used.

With these additions strengthening the Assessment it is viewed that, with agreement, this will be the final document adopted and published, with a rewrite of the LHMA to follow in due course.

Wellbeing of Future Generations:

Has an Integrated Impact Assessment been completed? If, not, please state why.

An Integrated Impact Assessment has not been completed on this occasion. The Assessment is an assessment of housing need and any necessary policies or actions which may follow will form part of the Housing Strategy and/or the Local Development Plan. Both of which have their own IIA's in place. Any future policies or actions will have an IIA completed, as appropriate.

Summary of Integrated Impact Assessment:

Long term:

Collaboration:

Involvement:

Prevention:

Integration:

Recommendation(s):

To approve the LHMA following the end of the consultation period and adopt.

Reasons for decision:

To meet statutory requirement and deadline imposed.

Contact Name: Llŷr Hughes

Designation: Corporate Manager – Housing Services

Date of Report: 06/02/2024

Acronyms:

LHMA

Ceredigion

Local Housing Market
Assessment
2023 - Refresh
(Draft – January 2024)



Cyngor Sir
CEREDIGION
County Council

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Headline Results

167

Estimated annual additional housing *net* need for Ceredigion.



35

Since the previous LHMA (2019) the estimated additional housing need for Ceredigion has reduced by 35 (-17%) *



145

Affordable housing dwellings required (*net*) per year between 2022 and 2027.
(86% of total housing need)



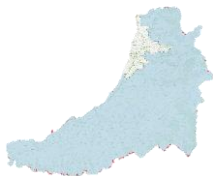
22

Market housing dwellings required per year between 2022 and 2037. **
(14% of total housing need).



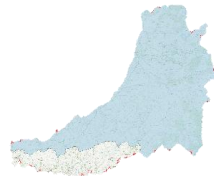
Aberystwyth HMA

Has the greatest annual need (*net*) for affordable housing (65) between 2022 and 2027.
(45% of overall affordable housing net need across 4 HMAs).



Teifi Valley HMA

Has the greatest annual need (*net*) for market housing (7) between 2022 and 2037)
(31% of overall market housing need across 4 HMAs).



Specialist

Accommodation

There is a projected increased need for Extra Care (+75), Sheltered Housing (+550), Residential Care (+71) and Nursing Care Homes (+271) by 2037.



Shortfall in temporary accommodation

There is a significant shortfall in temporary accommodation in Ceredigion which will need to be met.



Multi-generational households

The number of multi-generational households in Ceredigion should fall over the LHMA period, which may reduce the number of overcrowded households.



Accessible and Adapted Housing

Between 1,893 (min) and 5,179 (max) households will need adapted housing between 2022 and 2037.



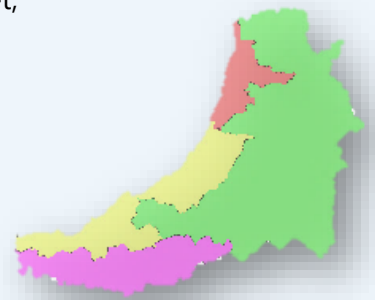
*Care should be taken when comparing figures as different methodologies were used.

** The estimated market dwelling need is much lower than expected and not reflective of the situation in Ceredigion.

Summary

Ceredigion

- This is **Ceredigion's Local Housing Market Assessment (refresh)**, which updates the previous 2019 LHMA, to provide an up-to-date picture of the market, affordable and specific housing needs across the County.
- The **LHMA tool produced by the Welsh Government** has been used to determine the **housing needs** for Ceredigion by **Housing Market Areas (HMAs)** (2022-2037).
- Within the LHMA tool it was possible to choose between using principal, higher or lower household projections (2018-based) as a basis for the calculations. The **higher variant** is the preferred projection, as supported by local evidence.
- Local data and insight alongside past trends, highlight that **the market housing need** estimated by the tool is **significantly lower than expected**, whilst the **affordable need is higher**. This is not reflective of the situation in Ceredigion.
- **Caution should be taken** when using the market need estimations, which are inaccurate due to the **tool's methodological limitation** (assumes that all existing unmet need will be met through affordable housing only), and the use of the **higher variant projection**, which **does not consider** any housing need from plans for **economic growth**.
- Over the 15-year LHMA period (2022-2037), the tool estimates a *net* need for **1,172 dwellings**, **28% (330)** should be **market housing** and **72% (842)** should be **affordable homes**.
- Over the first five years (2022-2027), the tool estimates a *net* need of **167 dwellings** per year. Of the dwellings required, **13% (22)** should be **market housing** and **87% (145)** should be **affordable housing**.
- In terms of bedroom requirements, the tool estimates the greatest need for **affordable housing** is for **1 bed properties**, which is in-line with our expectations and is supported by local evidence.
- In terms of special housing requirements:
 - the number of **multi-generational households** in Ceredigion should **fall**.
 - there is a **significant shortfall in temporary accommodation** in Ceredigion which will need to be met.
 - there will be a greater need for **Extra Care (+75)**, **Sheltered Housing (+550)**, **Residential (+71)** and **Nursing Care Homes (+271)** by 2037.
 - the number of **students** at Aberystwyth University and Lampeter Campus (UWTSD) is expected to **increase**. There is an identified future need for more private rented accommodation in the Aberystwyth HMA.



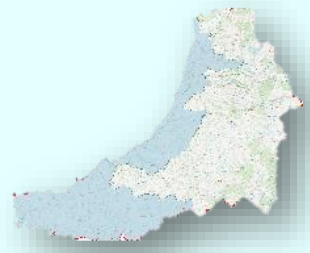
Aberystwyth HMA

- The Aberystwyth HMA is the **smallest HMA (118km²)** and encompasses the town of Aberystwyth and its immediate neighbours.
- For the first five years of the LHMA period, there is a *net* need for **71 dwellings per year** (43% of all need), this is the **highest** estimated need across the four HMAs.
- Aberystwyth HMA has the second highest **market housing** need (**6 or 27%**) and the greatest **affordable housing** *net* need (**65 or 45%**) over the first five years of the LHMA period.



Other HMA

- The Other HMA encompasses the **largest area (1,063km²)** but has the lowest number of households. It includes the northeast of Ceredigion.
- For the first five years of the LHMA period, there is a *net* requirement for **12 dwellings per year**, which is the lowest need out of all four HMAs, equating to 7% of the total overall need.
- Other HMA has the **lowest estimated need** for **market housing (3/14%)** and **affordable housing (9/6%)**.



Coastal HMA

- The Coastal HMA has the **second largest area (332km²)** and encompasses the southwest coastline of Ceredigion.
- For the first five years of the LHMA period, there is a *net* need for **33 dwellings per year**, which is the second lowest out of the four HMAs and equates to 20% of the overall need.
- The estimated annual **market housing** need is **5 (23%)** and **affordable housing** need is **28 (19%)**



Teifi Valley HMA

- The Teifi Valley HMA has the **second smallest area (294km²)** and encompasses Southwest Ceredigion.
- For the first five years of the LHMA period, there is a *net* requirement for **50 dwellings per year**, this is the **second highest** estimated need of the four HMAs and equates to 30% of all need.
- Teifi Valley HMA has the **highest annual market housing need (7 or 31%)**, and the **second highest affordable need (43 or 30%)**.



1. Background

Under the 1985 Housing Act, local authorities are responsible for taking a periodic review of housing need in their area. It is vital that local authorities have a comprehensive understanding of their local housing markets and provide a robust evidence base for effective strategic housing and planning services. To fulfil this requirement, local authorities in Wales must develop Local Housing Market Assessments (LHMAs).

1.1. Additional housing need estimates

This Local Housing Market Assessments (LHMA) estimates the additional housing need likely to be required by Ceredigion, split by housing market areas and tenures. The latest LHMA rewrite was prepared by Opinion Research Services (ORS), on behalf of Ceredigion County Council in 2019 and signed off by Welsh Government in 2020. Utilising section 87 of the Local Government Act 2003, local authorities are expected to rewrite their LHMAs every five years and refresh that LHMA once during that five-year period (between years two and three). As such, this LHMA is a refresh to Ceredigion's 2019 LHMA.

The Welsh Government published the LHMA tool and accompanying guidance in 2022. The Tool is to be used by all local authorities in Wales as the sole basis of evidence for the calculation of housing need. The 'refresh' template set out in the Welsh Government guidance has been used to structure the Assessment. In addition, the previous LHMA has been reviewed in order to provide this up-to-date assessment of general, affordable and special housing needs.

It is important to note that the methodology (Welsh Government LHMA tool) used for this LHMA is different to the methodology adopted in the 2019 LHMA rewrite (ORS model). Therefore, caution should be taken when comparing the two Assessments and the housing need figures. Section 2.1 highlights the differences between the two approaches.

1.2. Latest additional housing need estimates

This section looks at the outputs from the LHMA tool. As requested in the Welsh Government LHMA guidance (appendix A), the following screenshots from the tool have been provided. Within the LHMA tool it was possible to choose between using principal, higher or lower household projections (based on the 2018 projections) as a basis for the calculations.

1.2.1. Household Projections

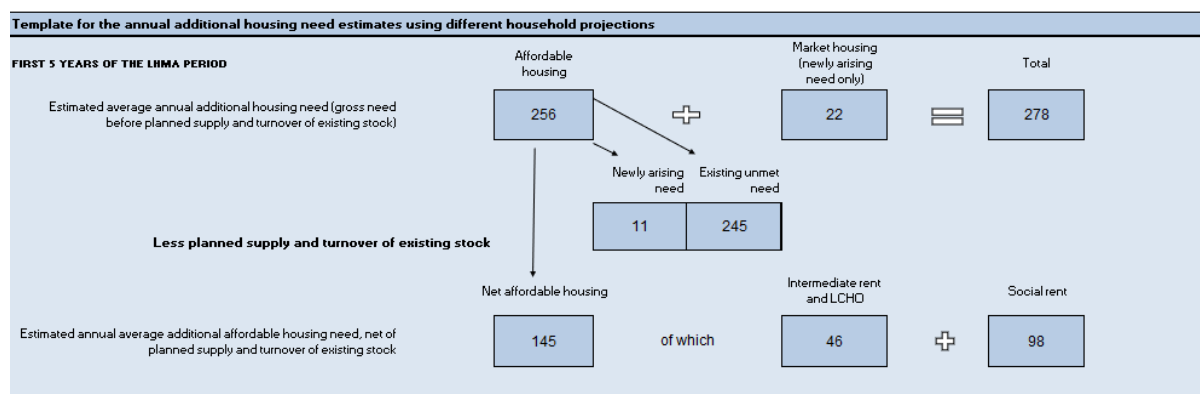
Household projections are a key data input of the LHMA tool, determining the newly arising need over the LHMA period. Section 1.3.9. outlines the different projections according to the Welsh Government 2018-based projections. Looking at past build rates and other sources (e.g., Local Housing Occupancy Survey), there is clearly a current need for additional dwellings, particularly market housing in Ceredigion, and past trends indicate that this need will continue (refer to Section 1.3.13. for further detail). As such, it was agreed by Ceredigion County Council that the higher variant projection is the preferred projection. Although it is acknowledged that the projected number of households (using the higher variant) is relatively low, which combined with lower-than-average earnings and higher than average house prices, is resulting in a lower-than-expected need for market housing over the LHMA period.

The higher variant and principal projections have been run and the section below provides an analysis of the outputs.

1.2.2. Higher variant outputs

Firstly, the outputs from the tool using the *higher variant* are considered. As reflected in Figure 1 below, the estimated annual additional housing *gross need* (before planned supply and turnover of existing stock) for the first five years of the LHMA period (2022-2027), is 278 for Ceredigion. Of these, the tool estimates that 256 (92%) would be affordable housing and 22 (8%) would be market housing.

Figure 1: Annual additional housing need estimates using the higher variant projection.



**Figures may not sum due to rounding within the tool*

(Source: Ceredigion County Council – Welsh Government Local Housing Market Assessment Tool V 2.3, 2023)

The need figures for the first 5 years are misleading and not in-line with our expectations, particularly the estimated market dwelling requirements. Local data and insight alongside past

trends, highlight that the market housing need estimated by the tool is significantly lower than expected, whilst the affordable need is higher.

The market housing requirement estimated by the tool is a cause for concern. The tool estimates that as little as 22 open-market properties are required per year between 2022 and 2037, which is considerably lower than expected and not an accurate estimation of the future market housing need for Ceredigion.

There are three key factors which suggest that the tool's market dwelling estimations are inaccurate, these are:

- A methodological limitation of the Welsh Government Local Housing Market Assessment (LHMA) tool
- The 2018-based housing projections used to determine newly arising need
- Local qualitative and quantitative evidence

LHMA tool – methodological limitation

The tool has an underlying methodological limitation which impedes the accuracy of the estimated market housing need requirements for Ceredigion. The tool combines the existing unmet need (which is only for affordable housing), with the newly arising need (which includes both affordable and market housing). As such, the total need figures are heavily distorted towards the affordable sector, particularly within the first five years of the LHMA period (as this is when the tool assumes all existing need should be met). This limitation is exacerbated further in rural local authorities with a declining population (like Ceredigion), as market housing need is based solely on population and household projections.

Household projections – newly arising need

The Welsh Government 2018-based household projections are estimating a lower household growth than expected. Whilst we recognise that the 2018-based are the most recent projections available at the time of writing, they were produced five years ago and can be considered outdated. As reflected in Section 1.3.9 Number of Households, the 2018-based projections do not take account of the recent reduction in average household size (as recorded by the 2021 Census), which if considered, could result in a higher growth in the number of households.

The 2018-based projections estimate the future number of households in Ceredigion *if* a set of assumptions (based on demographic trends) are to continue, they do not however attempt to predict the impact of future policies or changing economic circumstances. Therefore, this input does not consider any need arising from the Council's corporate direction, which is to boost the local economy, nor does it consider any emerging need from on-going investments into the area, such as Growing Mid Wales, the Levelling Up Fund, or the Shared Prosperity Fund.

It is anticipated that the Council's Corporate Strategy and on-going economic investment to the area will increase the number of jobs across the County, which has the potential to translate into a higher household growth. For example, the Growing Mid Wales Growth Deal is projected to create 500-600 net additional full time equivalent jobs in Ceredigion, which estimates a gross value added (GVA) between 215,000,000 and £262,500,000 by 2032.¹ Not only does this challenge the tenure affordability element of the tool, but also the projected household growth as estimated by the Welsh Government household projections.

¹ Ceredigion County Council (2023) – Economic and Community Development Service.

We acknowledge the option to use our own ‘user projections’ within the tool, however, during the LHMA our scope to produce alternative and robust projections was very limited, and any deviation from the default projections would need to be justified. The next full LHMA rewrite will seek to address these issues by considering a range of different growth scenarios e.g., employment-led and dwelling-led projections.

Local evidence – quantitative and qualitative

Evidence from past build rates and responses to the Housing Occupancy Survey (refer to Section 1.3.15), tells us the opposite distribution of tenure and delivery is true. The evidence demonstrates a greater need for market homes and a lower need for affordable homes, compared to the tool’s estimations. Over the last five years, on average, 144 market houses have been built annually, which greatly exceeds the tool’s estimated need for 22 market houses annually. As reflected in the responses to the Housing Occupancy Survey, a number of these are occupied by residents. To further support this discrepancy, qualitative evidence from our consultation on the Draft LHMA highlights that there is a strong demand for market dwellings in Ceredigion (refer to Appendix 5 – Consultation Responses).

It is acknowledged that the County has a declining population, higher-than-average house prices and lower than average incomes (refer to Section 1.3.10), which is resulting in a smaller proportion of these *additional* households being able to afford open-market prices. However, we would not expect these characteristics to result in a need as little as 22 market dwellings per year. Particularly as the build rate of market dwellings per year is 144 and local evidence tells us that these are occupied.

In terms of affordable need, both the *net* and *gross* affordable need over the first five years,² are higher than expected. On average, 43 affordable dwellings are built per year (2018-2023), which is far less than the estimated annual *gross* and *net* need for affordable housing (256 and 145 dwellings respectively). However, when the annual affordable need estimates are averaged over the 15-year period (refer to Figure 5), the annual affordable need reduces to 56 per year, which is plausible. It should be noted that the tool only considers 3-year plans of affordable stock, and not the 5-years as specified within the guidance (as the Registered Social Landlords operate on 3-year plans). This has therefore resulted in a higher *net* affordable need. It is recognised that the funding for the Social Housing Grant (SHG) is increasing, which could make the delivery of the *net* affordable housing need more plausible.

Figure 2 below shows a detailed breakdown of the estimated annual additional affordable housing need by HMA and tenure. These results are the *net* need, which considers the turnover of existing stock and planned supply.

² Net affordable need: takes into consideration the planned supply and existing stock – this data was collected from our Registered Social Landlords and Ceredigion County Council.

Figure 2: Detailed breakdown of the additional housing net need estimates over the first 5 years of the LHMA period.

Basis of the household projections								
Higher Variant								
Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period								
LHMA Report Table 1: Estimated annual additional affordable housing need by HMA and tenure (net need, net of turnover of existing stock and planned supply)								
The first table provides the additional affordable housing need estimates on the following basis: * at HMA level * by tenure (LCHO, intermediate rent and social rent) * annual estimate for the first 5 years of the LHMA period * the estimates have been reduced to allow for turnover of existing affordable stock and planned supply.								
HMA	(a) one bedroom	(b) two bedrooms	(c) three bedrooms	(d) four+ bedrooms	(e) Social rent (a) + (b) + (c) + (d) = (e)	(f) Intermediate rent	(g) LCHO	(h) Affordable Housing (h) = (e) + (f) + (g)
Additional housing need estimates by tenure	71	8	8	11	98	7	39	145
Aberystwyth	34	0	5	5	44	3	19	65
Other	5	0	-	1	6	1	2	8
Coastal	12	5	3	2	23	1	4	28
Teifi Valley	20	2	-	4	26	2	15	43

**Figures may not sum due to rounding within the tool.*

(Source: Ceredigion County Council – Welsh Government Local Housing Market Assessment Tool, V2.3, 2023).

The bedroom figures and distribution across the HMAs are in-line with our expectations. The results show that there is a greater need for 1-bedroom properties compared to 2, 3 and 4+ bedroom properties in Ceredigion. The greatest need for affordable housing is within the Aberystwyth HMA, which is allocated 45% (65) of the total affordable housing need. These figures are supported by evidence in the Housing Strategy,³ Housing Register and Prospectus.⁴

Figure 3 below outlines the annual additional total housing *gross* need estimates by HMA for the first 5 years of the LHMA period.⁵ This data indicates that annual housing requirements (affordable and market) is greatest in the Aberystwyth HMA (122), followed by the Teifi Valley HMA (83), the Coastal HMA (55) and lastly the Other HMA (19).⁶

Figure 3: Estimated annual additional total housing need by HMA and tenure (gross need).

Figure 2: Estimated annual additional total housing need by HMA and tenure (gross need, before turnover and supply)

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

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

*includes market and affordable housing

*at HMA level

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

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

	(a)	(b)	(c)	(d)	(e)	(f)	(g)
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing	Owner occupier	Private rented sector	Market Housing	Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
Additional housing need estimates by tenure	189	67	256	9	14	22	278
Aberystwyth	88	27	115	3	4	6	122
Other	10	5	15	1	2	4	19
Coastal	38	12	50	2	3	5	55
Teifi Valley	53	22	75	3	5	7	83

**Figures may not sum due to rounding in the tool.*

(Source: Ceredigion County Council – Welsh Government Local Housing Market Assessment Tool, V2.3, 2023).

In terms of affordable housing, there is a greater need for social rented properties per year (189) compared to Intermediate Rent or Low-Cost Home Ownership (LCHO) properties (67),

³ Ceredigion County Council (2023). Housing for All 2023-2028. Available at: [Housing for All \(ceredigion.gov.uk\)](https://www.ceredigion.gov.uk/housing-for-all)

⁴ Ceredigion County Council (2022). LA Prospectus (PDP) – Ceredigion

⁵ These dwelling estimates are a *gross* need, as the calculations do not take into consideration the planned supply and existing turnover of stock.

⁶ Figures may not sum due to rounding in the tool.

estimating 74% and 26% of the total overall affordable need respectively. Whilst within the market sector, there is a greater need for houses in the private rented sector, compared to the owner occupier sector.

The need figures for the remaining 10 years are low (see Figure 4 below), however, the split between market housing and affordable housing is more realistic. It is estimated that 67% of the total housing need will be market housing (a requirement of 22 dwellings per year) and 33% will be affordable housing (a requirement of 11 dwellings per year) between 2027 and 2037. This distribution amongst the tenures aligns more closely with local data and previous trends. The change in distribution is expected due to the tool's assumption that all existing unmet need is met within the first 5 years.

Figure 4: Detailed breakdown of the additional total need estimates over the remaining 10 years of the LHMA period.

Detailed breakdown of the additional total housing need estimates over the remaining 10 years of the LHMA period							
LHMA Report Table 3: Estimated annual additional housing need estimates by HMA and tenure for the remaining 10 years of the LHMA period							
The third table provides the additional housing need estimates on the following basis:							
* at HMA level							
* by tenure (owner occupier, private rented sector (PRS), LCHO, intermediate rent and social rent)							
* annual estimate for the remaining 10 years of the LHMA period							
* the estimates are based solely on newly arising need (it is assumed any existing unmet need is met during the first 5 years)							
* the affordable housing need estimates in should be combined with the affordable housing need in Table 1 to produce a 15-year estimate of affordable housing.							
No further allowance has been made for supply at this point as it becomes less accurate to predict committed supply and turnover beyond year 5.							
HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing	(d) Owner occupier	(e) Private rented sector	(f) Market Housing	(g) Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
Additional housing need estimates by tenure	8	3	11	9	14	22	33
Aberystwyth	3	1	4	3	4	6	11
Other	1	0	2	1	2	4	5
Coastal	1	1	2	2	3	5	7
Teifi Valley	2	1	3	3	5	7	10

**Figures may not sum due to rounding within the tool*

(Source: Ceredigion County Council – Welsh Government Local Housing Market Assessment Tool, V2.3, 2023)

The tool also provides the overall additional *net* housing need by HMA and tenure over the full 15 years of the LHMA period (see Figure 5 overleaf). Between 2022 and 2037, the tool suggests that the total *net* need for affordable houses would be 834 (56 per year). Of these, 68% (569) would need to be social rent properties and 32% (265) should include Intermediate rent and LCHO properties. Although not included in the table below, the estimated market housing requirement over the full 15 years of the LHMA period is 330 dwellings.

Figure 5: Estimated annual overall additional affordable housing need by HMA (net need) over the 15 years of the LHMA.

Headline 15-year Affordable Housing Need Estimate						
Table 4: Estimated annual overall additional affordable housing need by HMA and tenure (net need) over the 15 years of the LHMA						
Table 4 provides the additional affordable housing need estimates on the following basis:						
*at HMA level						
*by tenure (intermediate housing and social rent)						
*annual estimate for the 15 years of the LHMA period						
*the affordable housing need estimates are a combination of the additional estimates from table 1 (net estimates) and table 3. (no further allowance has been made for supply and turnover of existing stock as it becomes less accurate to predict beyond year 5)						
	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
HMA	Social rent	Intermediate rent and LCHO	Affordable Housing	Social rent	Intermediate rent and LCHO	Affordable Housing
			(c) = (a) + (b)			(c) = (a) + (b)
Additional housing need estimates by tenure	38	18	56	569	265	834
Aberystwyth	17	8	25	248	120	369
Other	3	1	4	41	17	58
Coastal	8	2	11	126	32	159
Teifi Valley	10	6	17	153	96	249

**Figures may not sum due to rounding in the tool.*

(Source: Ceredigion County Council – Welsh Government Local Housing Market Assessment Tool, V2.3, 2023)

The breakdown of the data items and key assumptions utilised within the LHMA tool are outlined in Figure 6 below.

Figure 6: Data items, key assumptions and HMA assumptions utilised within the LHMA tool.

Data items / Key assumptions						
	Basis	2022/23	2023/24	2024/25	2025/26	2026/27
Change in income growth	Default	2.33%	2.76%	2.84%	2.77%	3.58%
Change in house prices	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
Change in private rent prices	Default	5.04%	1.77%	1.67%	1.86%	2.49%
Change in income distribution growth	Greater Inequality	1.00%	1.00%	1.00%	1.00%	1.00%
Number of years to clear existing unmet need	5 years					
Market housing affordability criteria	30%					
Social rent affordability criteria	35%					
Data item	Data Sources	Basis of the data				
Income data by HMA	Paycheck	2022				
House price paid data by HMA	Land Registry Data	Calendar year				
Rent prices	Rent Officers Wales	Calendar year				
Household projection basis	Higher Variant					
Percentage of households considered for owner occupier tenure that go on to buy	60%					
HMA assumptions						
HMA	FTB property price	FTB property value to income ratio	Min. income for intermediate rent	Max. income for intermediate rent		
Aberystwyth	€ 180,956	4.5	€ 21,245	€ 23,000		
Other	€ 177,990	4.5	€ 18,051	€ 20,000		
Coastal	€ 222,487	4.5	€ 18,035	€ 20,000		
Teifi Valley	€ 174,005	4.5	€ 16,922	€ 19,000		

(Source: Ceredigion County Council – Welsh Government Local Housing Market Assessment Tool, V3.2, 2023)

As reflected above, all the default assumptions provided within the tool were used. The highest proportion of households considered for owner occupier tenure that go on to buy (from the range deemed appropriate by Welsh Government) was used (60%). This was chosen as there

is a relatively high proportion of owner-occupiers in Ceredigion, in addition to retirees, and research shows that older people are more likely to own their home outright.⁷

It is acknowledged that the first-time buyer property prices quoted above are very low for Ceredigion. According to the tool, the highest price for a first-time buyer property was in the Coastal HMA (£222,487) whilst the lowest was in the Teifi Valley HMA (£174,005). There is more information evidencing this in Section 1.3.8.

The following tables have been included to summarise the above overview of outputs and provide further insight into the issues and challenges that have arisen from using the tool. It is acknowledged that the inclusion of this table is only a requirement for the LHMA rewrite (and not refresh), however, it is hoped that this information will add value to the assessment, particularly as this is the first time that the tool has been used.

Table 1 below outlines the key issues identified with the calculations and outputs, which is a summary of the above section, and Table 2 highlights the data inputs used and any issues that have arisen.

Table 1: Issues identified with calculations and outputs from the LHMA tool (higher variant).

Key data inputs	Key issues identified with calculations / outputs
1. Market housing need covering owner occupier and private rented sector	1.The market housing need is significantly lower than expected. 2.The private rented sector need is slightly greater than the need for owner-occupier housing, which is different to the expectation.
2. Affordable housing need covering social rent and immediate housing	1.The affordable housing need is higher than expected. 2.The distribution between the social rent and intermediate tenures is logical, with a greater need for social rent compared to LCHO. 3.The bedroom size requirement in the social rented sector aligns with our expectations and is supported by local evidence.
3. Scenario testing tables	1. N/A.
4. Five-year outputs / ten-year outputs	1.The first five-year outputs are too large of a proportion; it seems unrealistic that all existing unmet need will be met within the first 5 years. 2.The first five-year outputs are heavily distorted towards affordable housing and do not align with our expectations. In addition, the distribution does not align with local policy. Ceredigion's LDP policy directs that 20% of all dwellings within a development are affordable and is based on detailed viability evidence. ⁸ 3.The need figures for the remaining 10 years are very low, however, the split between affordable and market housing is more logical.

⁷ ONS (2023). Living longer: changes in housing tenure over time. Available at: [Living longer - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/livinglonger)

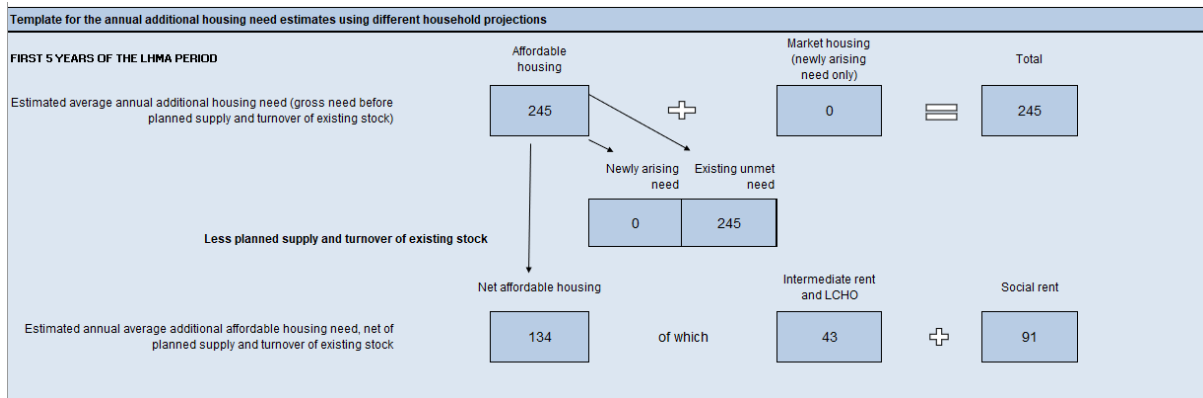
⁸ Ceredigion County Council (2007). Local Development Plan – Volume 1 Strategy and Plans.

Table 2: Key issues identified within the tools data inputs.

Key data inputs	Key issues identified with the data inputs
1. Housing Market Areas (HMAs)	1. There are differences between the HMAs used in this assessment and the 2019 LHMA, as they are based on different ward boundaries. Therefore, care should be taken when comparing the Teifi Valley and Coastal HMAs across periods (further information in Appendix 1).
2. Household data	1. All household projections (principal, higher and lower) that were inputted in the tool resulted in a lower number of market housing dwellings over the LHMA period than expected. It's acknowledged that the 2018-based projections are based on previous 5-year trends and are therefore dated and should be used with caution. They do not consider more recent trends, such as the decline in the household size in Ceredigion reflected in the most recent Census (2021).
3. Rent data	1. The rent data was provided by calendar year by Rent Officers Wales. As this is the default rent data, this has been used.
4. Income data	1. CACI Paycheck Income data was used. The 2023 data was used; however, the tool does not allow users to change from 2022 (this is why it appears as 2022 within Figure 6).
5. House price paid data	1. The Land Registry data was used – 2020, 2021 and 2022 (which was automated within the tool).
6. Existing unmet need	<p>1. Data based on the Council's Common Housing Register and Affordable Housing Register was used, in addition to information on concealed households and homeless households in temporary accommodation (from the 2021 Census and Stats Wales).</p> <p>2. Allocating households to the appropriate tenures (social, intermediate and LCHO) was challenging as there are overlaps between the income thresholds within our local policy, in addition to a wider criterion used to allocate need.</p> <p>3. A key limitation of the tool is that all the existing unmet need is allocated to affordable housing, which significantly overstates the affordable housing need and understates market housing need for Ceredigion. There may be households within that unmet need that can afford market housing.</p>
7. Existing stock and planned supply	1. The tool requires 5-year plans for planned supply, however, Ceredigion's Registered Social Landlord's (RSLs) operate on 3-year plans. Therefore, this may have inflated the net affordable annual need figures slightly.

1.2.3. Principal Projection outputs

The outputs from the tool using the principal household projections are included in the tables overleaf. An overview of the results is provided at the end of the section.



Basis of the household projections: Principal

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

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

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

HMA	(a) one bedroom	(b) two bedrooms	(c) three bedrooms	(d) four+ bedrooms	(e) Social rent (a) + (b) + (c) + (d) = (e)	(f) Intermediate rent	(g) LCHO	(h) Affordable Housing (h) = (e) + (f) + (g)
Additional housing need estimates by tenure	66	6	8	11	91	5	38	134
Aberystwyth	32	-	5	5	41	2	18	61
Other	4	-	-	1	5	0	2	7
Coastal	11	5	3	2	21	1	4	26
Teifi Valley	19	1	-	4	24	2	15	40

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

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

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing (c) = (a) + (b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing (f) = (d) + (e)	(g) Additional housing need (g) = (c) + (f)
Additional housing need estimates by tenure	182	63	245	-	-	-	245
Aberystwyth	85	26	111	-	-	-	111
Other	9	5	14	-	-	-	14
Coastal	37	12	48	-	-	-	48
Teifi Valley	51	21	72	-	-	-	72

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

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

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

*at HMA level

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

*annual estimate for the remaining 10 years of the LHMA period

*the estimates are based solely on newly arising need (it is assumed any existing unmet need is met during the first 5 years)

*the affordable housing need estimates in should be combined with the affordable housing need in Table 1 to produce a 15-year estimate of affordable housing.

No further allowance has been made for supply at this point as it becomes less accurate to predict committed supply and turnover beyond year 5.

HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing	(d) Owner occupier	(e) Private rented sector	(f) Market Housing	(g) Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
Additional housing need estimates by tenure	-	-	-	-	-	-	-
Aberystwyth	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Coastal	-	-	-	-	-	-	-
Teifi Valley	-	-	-	-	-	-	-

Headline 15-year Affordable Housing Need Estimate

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

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

*at HMA level

*by tenure (intermediate housing and social rent)

*annual estimate for the 15 years of the LHMA period

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

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

	Average annual estimates			15-year estimates		
HMA	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing	(a) Social rent	(b) Intermediate rent and LCHO	(c) Affordable Housing
			(c) = (a) + (b)			(c) = (a) + (b)
Additional housing need estimates by tenure	30	14	45	456	215	671
Aberystwyth	14	7	20	206	100	306
Other	2	1	2	25	10	35
Coastal	7	1	9	106	22	128
Teifi Valley	8	6	13	119	83	202

Data items / Key assumptions

	Basis	2022/23	2023/24	2024/25	2025/26	2026/27
Change in income growth	Default	2.33%	2.76%	2.84%	2.77%	3.58%
Change in house prices	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
Change in private rent prices	Default	5.04%	1.77%	1.67%	1.86%	2.49%
Change in income distribution growth	Greater Inequality	1.00%	1.00%	1.00%	1.00%	1.00%

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

Data item	Data Sources	Basis of the data
Income data by HMA	Paycheck	2022
Rent price paid data by HMA	Land Registry Data	Calendar year
Rent prices	Rent Officers Wales	Calendar year
Household projection basis	Principal	

Percentage of households considered for owner occupier tenure that go on to buy	60%
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HMA assumptions

HMA	FTB property price	FTB property value to income ratio	Min. income for intermediate rent	Max. income for intermediate rent
Aberystwyth	£ 180,956	4.5	£ 21,245	£ 24,159
Other	£ 177,990	4.5	£ 18,051	£ 21,007
Coastal	£ 222,487	4.5	£ 18,035	£ 21,007
Teifi Valley	£ 174,005	4.5	£ 16,922	£ 19,957

(Source: Ceredigion County Council – Welsh Government Local Housing Market Assessment Tool, V3.2, 2023)

The tool's outputs using the principal household projections do not reflect the current situation in Ceredigion. As reflected in Section 1.3.9, the principal household projections estimate a 0.4% decline in households over the LHMA period, equating to 128 less households in 2037. This input is having a significant impact on the annual additional housing need for Ceredigion, particularly the market housing figures.

The estimated average annual additional housing need (*gross need*) for Ceredigion over the first 5-years of the LHMA period is 245. Of those, 100% are allocated to affordable housing and 0% to market housing. Given that on average 144 market houses are completed annually, this estimated *no* need for the County is not realistic and is contrary to our expectations (as reflected in the section above). Again, the tool's assumption that all existing unmet need is allocated to affordable housing is significantly impacting the estimated market need figures.

For the remaining 10-years of the LHMA period, the tool estimates that there is no need. This is because all of the additional housing need is derived from the existing unmet need, and as the tool assumes this is met within the first 5-years, there is no requirement for the remaining 10 years. Again, this does not align with our expectations and is a limitation of the tool's assumptions.

1.3. Housing Market and Socio-economic and Demographic Trends

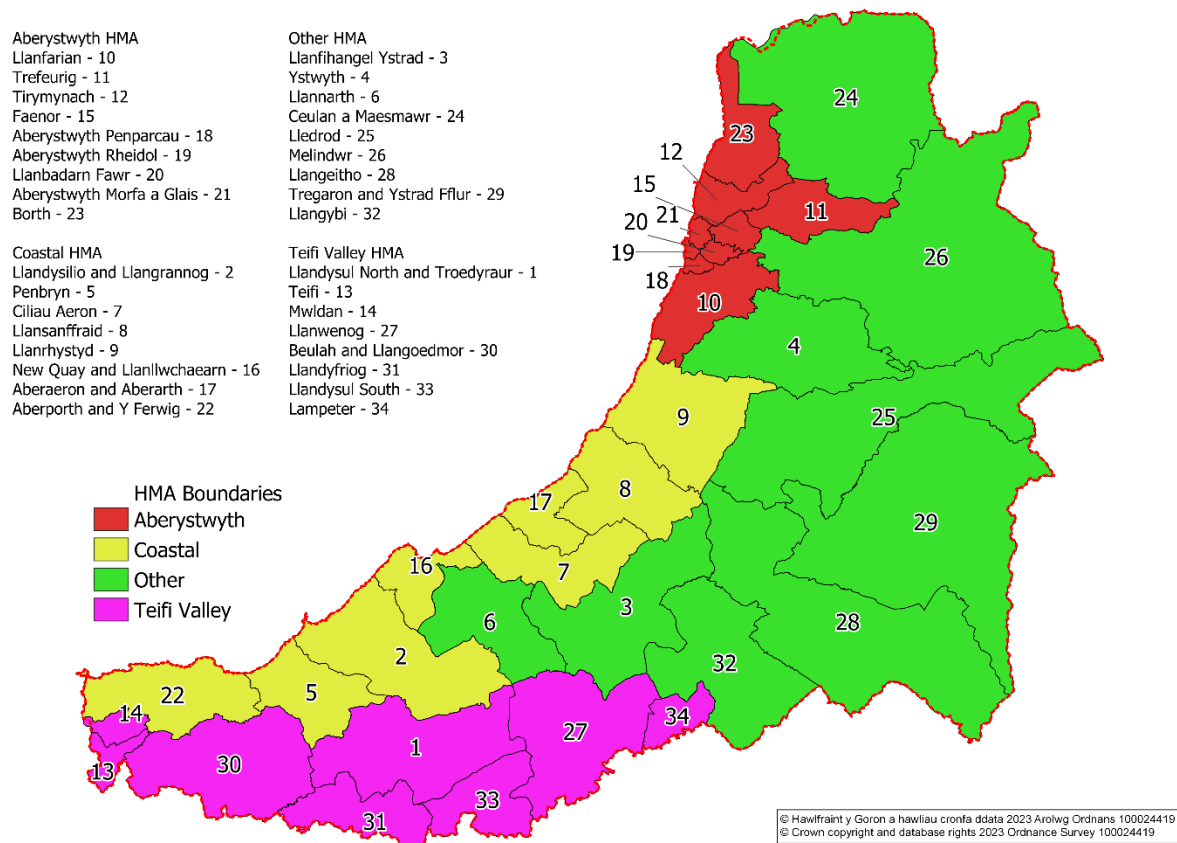
This section will outline any changes considered worthy of noting in the housing market, including any changes in socio-economic and demographic trends since the previous LHMA in 2019. Due to the recent publication of the 2021 Census results, most datasets have been revised since the LHMA rewrite, resulting in an up-to-date profile of Ceredigion's HMAs. As the HMA boundaries have changed since the previous LHMA (due to electoral ward boundary changes which the HMAs are based on), care should be taken when making comparisons between the Coastal and Teifi Valley HMA.

1.3.1. Geographical size

This update considers housing data and need across four Housing Market Areas (HMAs) in Ceredigion. The four HMAs are: Aberystwyth (118 Km²), Coastal (332 Km²), Teifi Valley (294Km²) and Other (1,063 Km²), which were defined on the basis of their unique socio-economic and demographic characteristics (refer to Figure 7). These HMAs are formed through the aggregation of wards; and are therefore based on ward boundaries.

There is a slight difference between the Coastal and Teifi Valley HMAs used within this assessment compared to the 2019 LHMA, due to the changes made to the electoral ward boundaries in 2022. The Coastal HMA has gained 29 Km² from the Teifi Valley HMA and means that the Coastal HMA now encompasses all of Ceredigion's southwest coast. Please refer to Appendix 1 for further information on the changes to the HMAs.

Figure 7: Housing Market Areas (HMAs) in Ceredigion



(Source: Ceredigion County Council 2023)

1.3.2. Demography

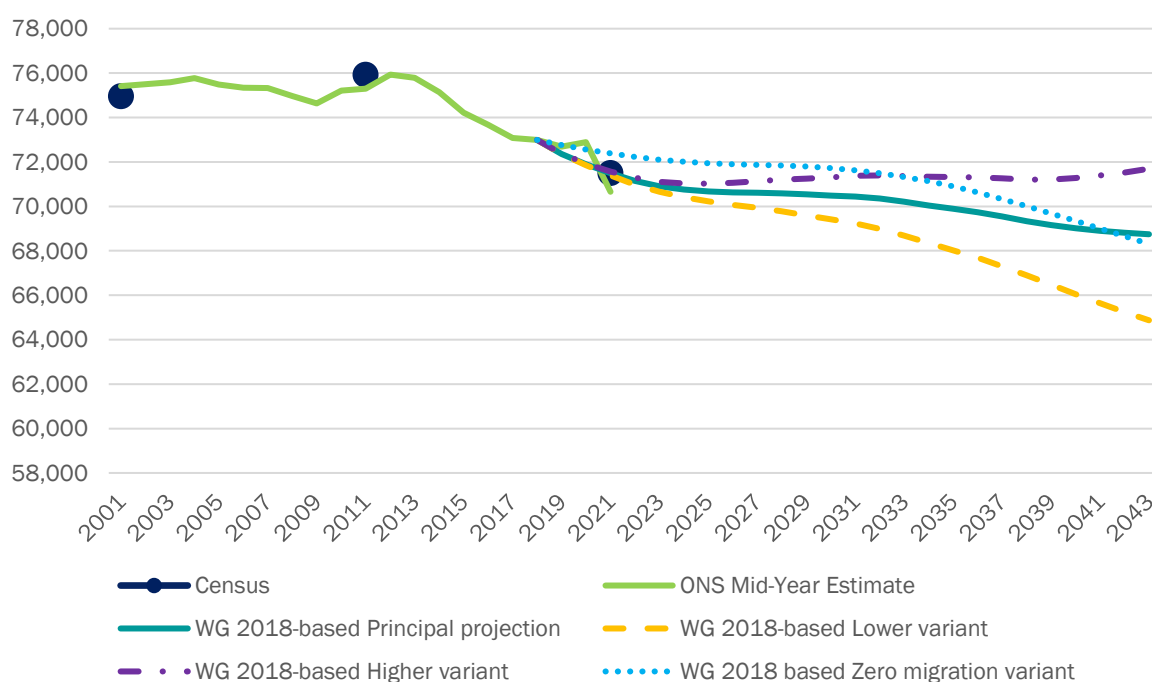
This section will provide an overview of the population (including a breakdown of population characteristics) by housing market area, and any notable demographic trends which have occurred in Ceredigion since the previous LHMA.

According to the 2021 Census, the population of Ceredigion is 71,500, which is a decrease of 5.9% since the previous census held in 2011.⁹ This is notably lower than the 1.4% growth recorded for Wales. Similarly, the latest Mid-Year-Estimates (MYEs) series demonstrates an overall population decline in Ceredigion, from its peak of 76,000 in 2012 to 70,660 in 2021 (refer to Figure 8).¹⁰

⁹ Stats Wales (2022). Usual resident population by age and local authority. Available at [Usual resident population by age and local authority \(gov.wales\)](https://gov.wales/usual-resident-population-by-age-and-local-authority)

¹⁰ The stark difference between the 2021 Census population estimates and the 2021 mid-year population estimates (-810 residents/1.1%) is to certain extent, expected. This is due to the unusual nature of the period in question (between March and June 2021). The seasonality in migration patterns and the unique pandemic circumstances alongside the roll out of the vaccination programme increased the sensitivity of the migration component. What looks like a stark change in the population of Ceredigion over the three-month period, could be interpreted as little evidence of little, or effectively no change, in the population.

Figure 8: Ceredigion: 2018-based Population Projections with Census and MYE



(Source: ONS, 2001, 2011 and 2021 Census; Welsh Government, Population Projections)

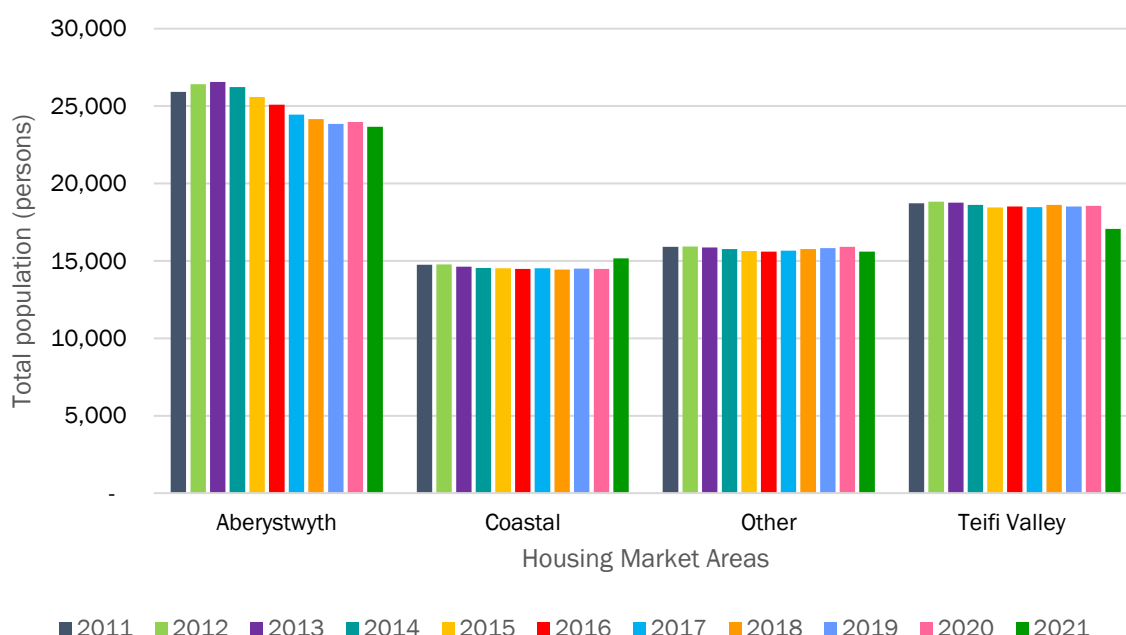
According to the latest population projections (2018-based), this trend of population decline is expected to continue (refer to Figure 8), a reduction of 2.3% (1,610 residents) over the 15-year LHMA period.

The different scenarios in Figure 8 clearly show the impact that alternative migration, fertility, and mortality assumptions can have on the future projections. The 2018-based population projections suggest a small increase of 27 residents (higher variant) and decrease of 3,674 residents (lower variant) in Ceredigion over the same period (2022-2037). Variant projections provide an indication of the inherent uncertainty of demographic behaviour, especially for long-term projections.

Figure 9 below highlights the overall population estimates for each HMA from 2011-2021. Out of the four HMAs, Aberystwyth has the greatest population (23,660) in 2021, followed by Teifi Valley (17,060), Other (15,590), and Coastal (15,160).¹¹ Across all four HMAs there is an overall pattern of gradual decline over the decade, which follows the County-wide trend (refer to Figure 9). The Aberystwyth HMA demonstrates the most significant fall in population, declining by 8.7% (2,261) over the decade, from 25,920 in 2011 to 23,660 in 2021. Whilst there was only a small reduction in population across the other three HMAs (Coastal, Other and Teifi Valley) over the same period.

¹¹ ONS (2022) – Census: TS007 – Age by single year. Available at: [TS007 - Age by single year - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk)

Figure 9: Total population estimates 2011-2021 by HMA.



(Source: ONS, Mid-Year Estimates (2011-2020)¹²; ONS, Census 2021 Population Estimates.¹³)

*Caution should be taken when interpreting the 2020-2021 population trend, as the 2021 data uses the revised HMA boundaries which are based on the new electoral ward boundaries.

According to recent data (refer to Table 3 below) the population of Ceredigion is older than the national picture. Approximately 47.0% residents in the County are aged 50 years and over, of which 11.8% are aged 75 years and over. This is significantly greater than the Welsh average of 41.8% and 9.8%. The population proportions of children and working age groups are smaller in Ceredigion compared to the national equivalents. In 2021, 13.1% of children in the County were under the age of 15 (compared to 16.6% nationally), whilst 61.0 % were aged 15-64, compared to 62.2% nationally.

¹² NOMIS (2011-2020). Population estimates – small area based by single year of age. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/) (Accessed: 19.06.23).

¹³ ONS (2022). Usual resident population by age and local authority. Available at: [Age by single year - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/)

Table 3: Age profile for Ceredigion and Wales by 5-year age groups – 2021 Census.

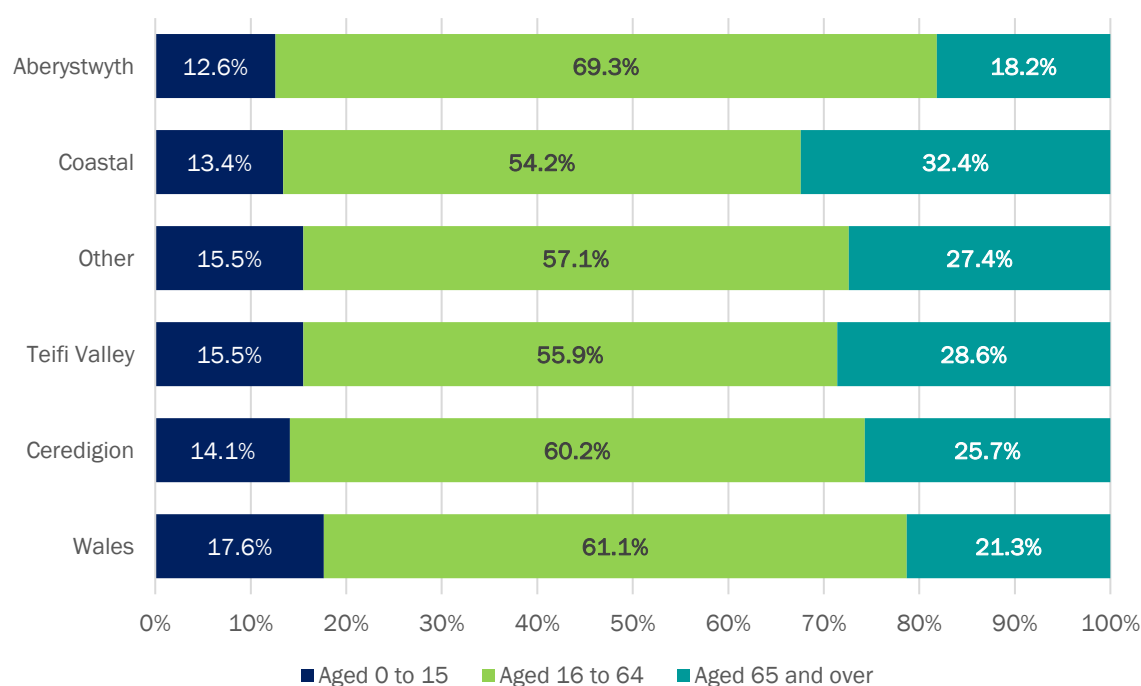
	Ceredigion		Wales	
	number	%	number	%
All usual residents	71,475	100.0	3,107,493	100.0
Aged 4 years and under	2,709	3.8	155,086	5.0
Aged 5 to 9 years	3,288	4.6	175,925	5.7
Aged 10 to 14 years	3,424	4.8	182,702	5.9
Aged 15 to 19 years	4,792	6.7	175,770	5.7
Aged 20 to 24 years	6,366	8.9	187,675	6.0
Aged 25 to 29 years	3,652	5.1	186,460	6.0
Aged 30 to 34 years	3,455	4.8	196,215	6.3
Aged 35 to 39 years	3,268	4.6	186,231	6.0
Aged 40 to 44 years	3,170	4.4	175,351	5.6
Aged 45 to 49 years	3,707	5.2	186,077	6.0
Aged 50 to 54 years	4,752	6.6	215,680	6.9
Aged 55 to 59 years	5,364	7.5	222,672	7.2
Aged 60 to 64 years	5,140	7.2	199,606	6.4
Aged 65 to 69 years	4,930	6.9	177,641	5.7
Aged 70 to 74 years	5,012	7.0	181,337	5.8
Aged 75 to 79 years	3,718	5.2	131,497	4.2
Aged 80 to 84 years	2,379	3.3	88,994	2.9
Aged 85 years and over	2,349	3.3	82,574	2.7

(Source: Census 2021.)

Figure 10 demonstrates the variation of age profiles within Ceredigion. The HMA of Aberystwyth has the greatest proportion of working age residents (aged 16-64) and lowest proportion of residents aged 65 and over. Whilst, the Coastal HMA has the greatest proportion of residents over the age of 65 and lowest proportion of working age residents. In terms of the proportion of children, the Other and Teifi Valley HMAs are slightly higher than the County's average (14.1%), but lower than the Welsh average (16.5%). Whilst the Aberystwyth and Coastal HMAs comprise of a lower percentage of children compared to both the Ceredigion average and Welsh average.

This age composition is unsurprising given that the Aberystwyth HMA attracts around 7,845 to 8,000 students to the area annually and traditionally the coastal areas have been very popular places for people to retire to.

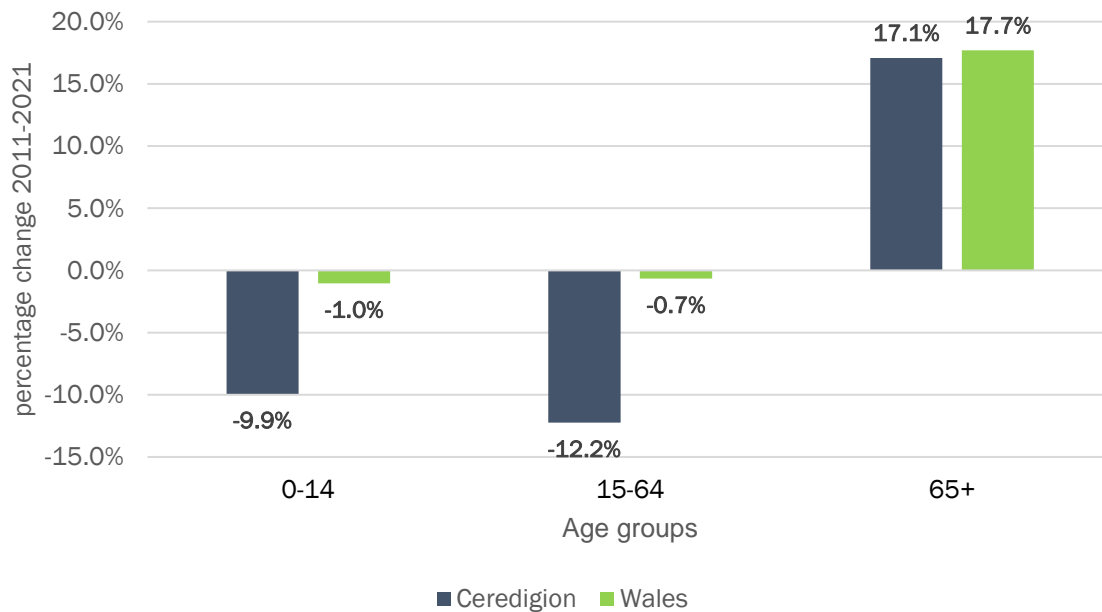
Figure 10: Estimated Age Profile - Housing Market Area, Ceredigion and Wales 2021.



(Source: Census 2021)

Ceredigion's population is ageing. During the period between the 2011 and 2021 Census, the size of the 65 and over age group increased by 17.1%, which is similar to the national increase (17.7%). In contrast, the population aged 64 and under has reduced, a decline of 9.9% for children below 15 and a 12.2% decline for adults aged 15-64. These demographic trends in the County can be attributed to the declining fertility rates, outward migration of younger people, an increase in life expectancy and the 1960s "baby boomers" entering retirement age. The trend of ageing is replicated nationally, however, the patterns in the lower age groups across Wales are not as evident. Figure 11 below highlights the change in the age profile in Ceredigion and across Wales between 2011 and 2021 according to the Census.

Figure 11: Change in number of residents in each age band between 2011 to 2021.



(Source: Census 2011 & Census 2021)

According to the Welsh Government's 2018-based projections, this trend of population ageing is set to continue. By 2037 the Welsh Government projects that one in three people in Ceredigion will be aged 65 and over, an increase from approximately one in four in 2021.¹⁴ Whilst, by 2037 the number of children (aged 15 and under) and working age population (aged 16 -64) are set to decrease by 6.2 percentage points and 0.7 percentage points respectively.

As reflected in Ceredigion County Council's Housing for All Strategy (2023-2028),¹⁵ the ageing population will have an impact on the type of housing need in the future. There will be a growing need for houses that can be adapted, which can support people at different stages of their life.

1.3.3. Ethnicity

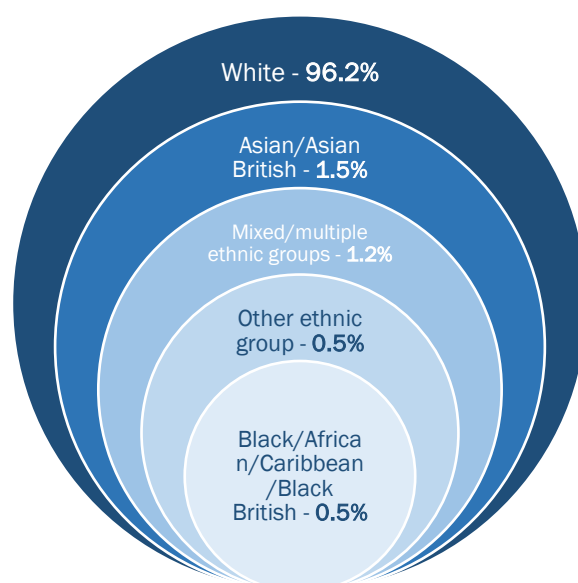
According to the 2021 Census data, Ceredigion's population largely comprises of people noting their ethnicity as 'White' (96.2%). The rest of the population is made up of those identifying as Asian/Asian British (1.5%), Mixed/multiple ethnic groups (1.2%), Other ethnic groups (0.5%) and Black/African/Caribbean/Black British (0.5%).¹⁶

¹⁴ ONS (2022) – Census: TS007 – Age by single year. Available at: [TS007 - Age by single year - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/TS007-Age-by-single-year).

¹⁵ Ceredigion County Council (2023). Housing for All 2023-2028. Available at: [20a9485dcf070e3d73006dcace32d11c-Housing-Strategy-2023-2028.pdf \(amazonaws.com\)](https://amazonaws.com/20a9485dcf070e3d73006dcace32d11c-Housing-Strategy-2023-2028.pdf)

¹⁶ ONS (2022) – Census: TS021 - Ethnic Group. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/TS021-Ethnic-Group)

Figure 12: Percentage of ethnic groups present in Ceredigion (2021)



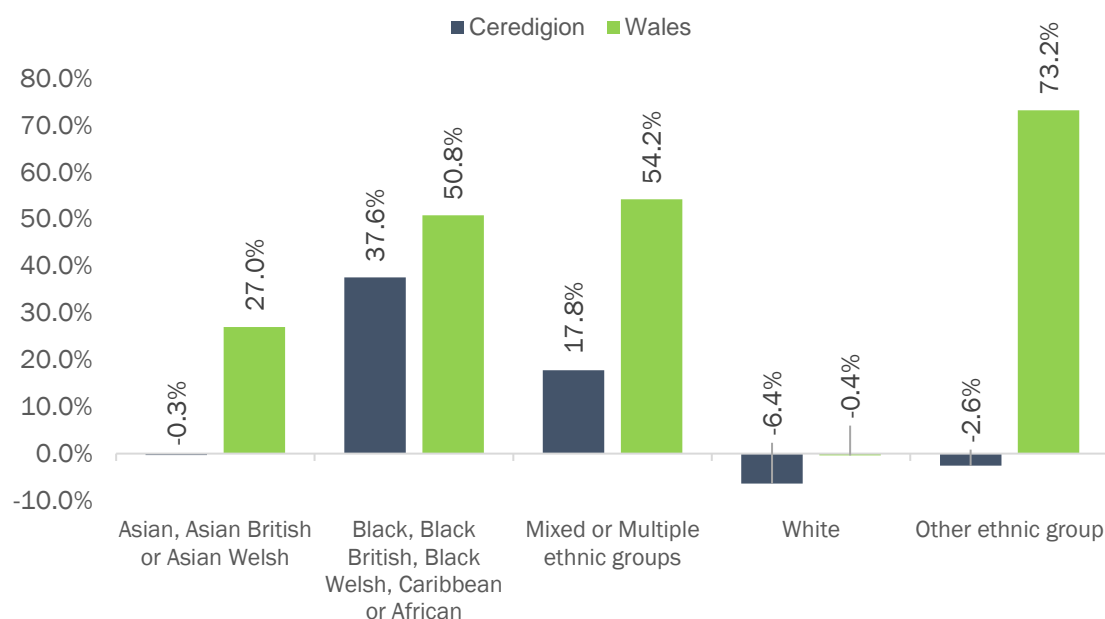
(Source: Census 2021)

Figure 13 below demonstrates how the percentage of different ethnic groups has changed between 2011 and 2021. In Ceredigion, the greatest increase was seen in the Black, Black British, Black Welsh, Caribbean or African ethnic group (+37.6%), whilst the White ethnic group saw the greatest decrease (-6.4%). When comparing Ceredigion data with the national data, we can see similar trends for most ethnic groups, however, they differ when we look at the Asian, Asian British or Asian Welsh ethnic group and the Other ethnic group. Ceredigion experienced a decrease of -0.3% within this group, whilst Wales saw a 27.0% increase. Additionally, the Other ethnic group saw a decrease of -2.6% in Ceredigion, but across Wales there was a significant increase of 73.2%.^{17 18}

¹⁷ ONS (2022) – Census: TS021 - Ethnic Group. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis/Official-Census-and-Labour-Market-Statistics)

¹⁸ ONS (2011) – Census: QS201EW – Ethnic Group. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis/Official-Census-and-Labour-Market-Statistics)

Figure 13: Percentage change in number of different ethnic groups between 2011 and 2021.



(Source: Census 2011 & Census 2021)

Table 4 below demonstrates the percentage of people identifying by each ethnic group in all 4 HMAs in Ceredigion.

Out of the four HMAs the Aberystwyth HMA is the most ethnically diverse¹⁹ area. The Aberystwyth HMA had the highest proportion of residents identifying with Asian, black or mixed ethnic groups (5.5%) however, the lowest percentage of those identifying as White (93.6%) or 'other' ethnic groups (0.0%). The ethnicity of the other three HMA's (Coastal, Other, Teifi Valley) are fairly similar. The Coastal HMA has the greatest proportion of people identifying as White (98.5%).^{20 21}

Table 4: Percentage of different ethnic groups by HMA (2021).

	Aberystwyth	Coastal	Other	Teifi Valley
Asian, Asian British or Asian Welsh	2.8%	0.5%	0.3%	1.2%
Black, Black British, Black Welsh, Caribbean or African	1.0%	0.1%	0.3%	0.2%
Mixed or Multiple ethnic groups	1.7%	0.7%	0.8%	1.1%
White	93.6%	98.5%	98.4%	97.1%
Other ethnic group	0.8%	0.2%	0.1%	0.5%

(Source: Census 2021)

¹⁹ 'Ethnically diverse' here refers to the percentage of the population that is not from the white ethnic group.

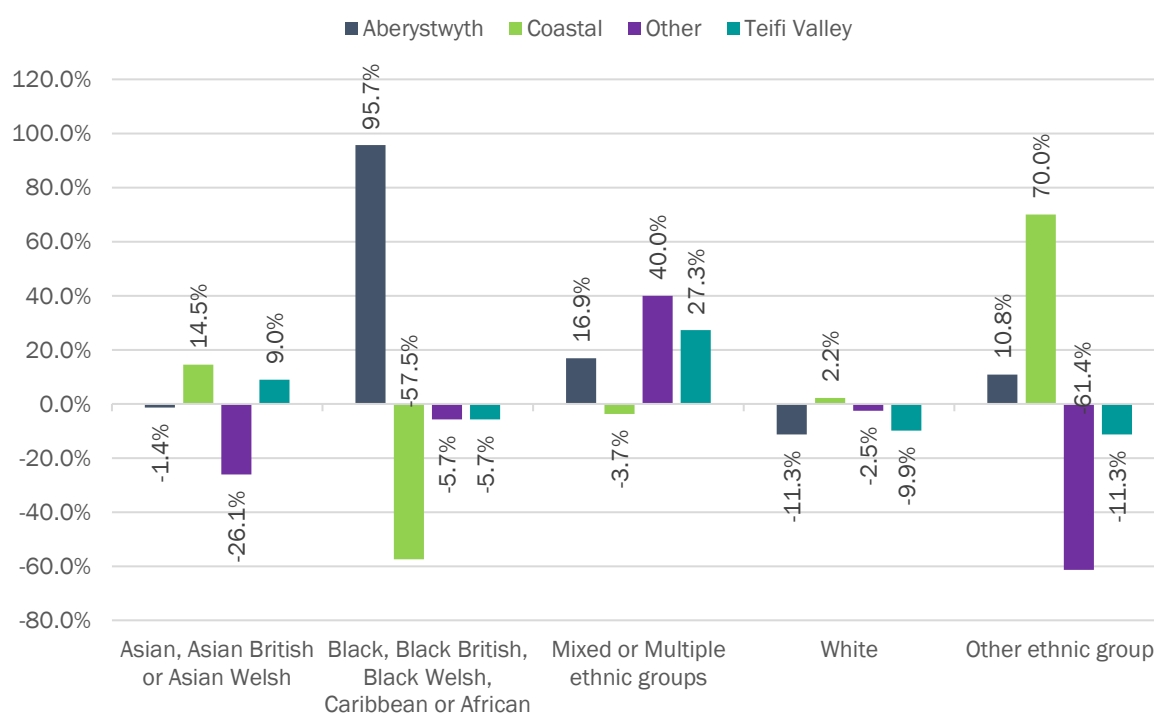
²⁰ ONS (2022) – Census: TS021 - Ethnic Group. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

²¹ ONS (2022) – Census: TS021 - Ethnic Group. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

The greater diversity of the Aberystwyth HMA can be attributed to the town of Aberystwyth itself, which is referred to as the business centre of the County and is home to a university and regional hospital. The town attracts a diverse range of people to the area from across the UK and overseas to work, live and study.

Figure 14 below demonstrates the percentage change in the number of people identifying as various ethnic groups by HMA in Ceredigion, between the 2011 Census and the 2021 Census. At a first glance, there is a notable increase for certain ethnic groups in Ceredigion, however, the number of residents within these groups was so low in 2011 the chart distorts the significance of the change. The greatest increase was seen in the Aberystwyth HMA where there was a 95.7% (+132) increase in the number of people identifying as Black, Black British, Black Welsh, Caribbean or African. Whilst the most significant decrease was seen in the Other HMA, where the number of those identifying as 'other' ethnic group fell by -61.4% (-35).^{22 23}

Figure 14: Percentage change in number of different ethnic groups between 2011 and 2021, by HMA.



(Source: Census 2011 & Census 2021)

**Please note the boundary changes to the HMA's. The 2023 HMA's now include the newest 2022 ward boundaries, whereas the 2019 HMA's included the 2011 ward boundaries. Changes have been made to the Coastal and Teifi valley HMA's and therefore are not comparable between years.*

1.3.4 Disability

Providing appropriate housing is important to ensure that those with a long-term health problem or disability have the opportunity to live independently and forms a key part of the

²² ONS (2022) – Census: TS021 - Ethnic Group. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

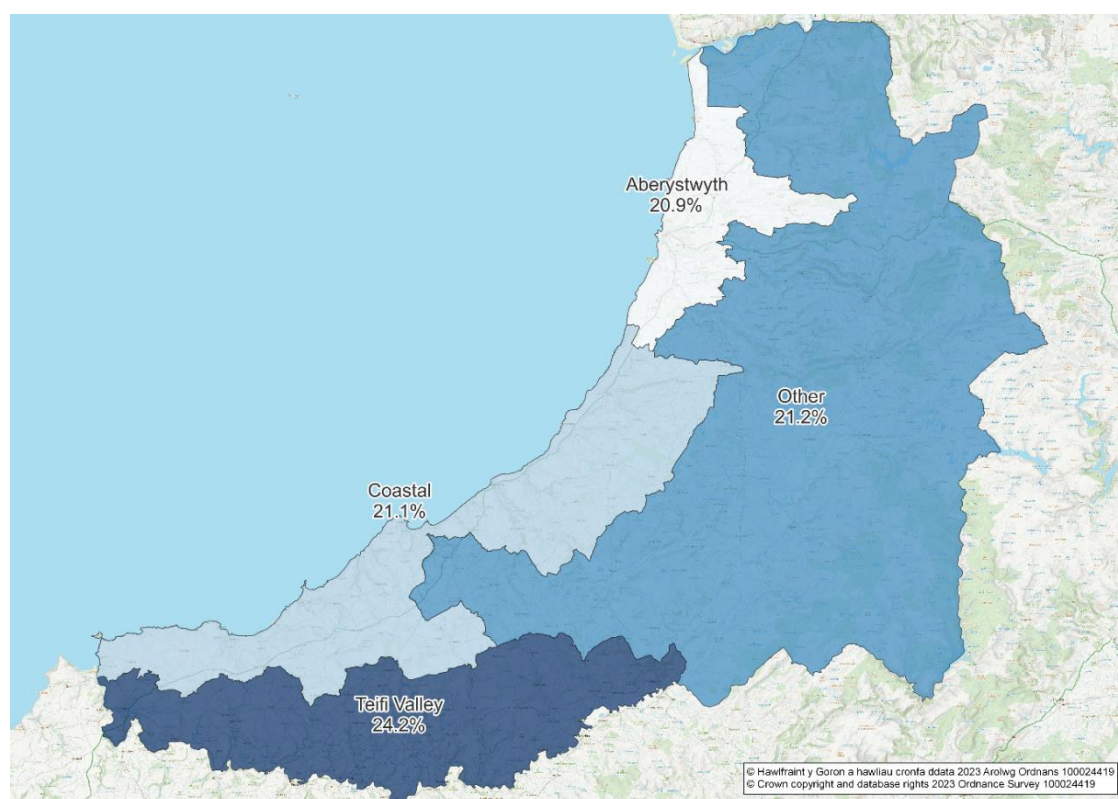
²³ ONS (2011) – Census: QS201EW – Ethnic Group. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

Council's prevention agenda. If someone suffers from a long-term health problem or disability, it may mean that they would be unable to use stairs or common facilities in their home to their full extent. Under the Equality Act (2010), an individual is disabled if they have a physical or mental impairment that has a substantial and long-term negative effect on their ability to carry out normal day-to-day activities. *Caution should be taken when comparing disability data between the two censuses, as disability was assessed in a different way and therefore is only broadly comparable.*

According to the latest Census data (2021), 21.9% of Ceredigion's population comprised of people classed as having a long-term health problem or disability, which is very similar to the national average (21.6%).²⁴ Since the 2011 Census, the percentage of people with a long-term health problem or disability has increased slightly, by 0.3 percentage points.²⁵

Within Ceredigion, the proportions of people with a health problem or disability varies. As reflected in Figure 15 overleaf, just under a quarter of the Teifi Valley Housing Market Area (HMA) (24.2%) have a long-term health problem or disability, which is the highest percentage out of the four HMA's. Aberystwyth HMA has the lowest percentage of people with a long-term health problem or disability (20.9%). This could be attributed to the younger age profile of the Aberystwyth HMA, largely driven by the high proportion of students residing in the area. Additionally, Aberystwyth town may not have the most appropriate housing for those with mobility issues, as there are many flats with stairs and terraced houses, which can be difficult to adapt, making it a less desirable location to reside for people with a long-term health problem or disability.

Figure 15: Percentage of those with long-term health problem or disability by HMA.



(Source: Census 2021)

²⁴ ONS (2022) – Census: TS038 – Disability. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomisweb.co.uk](https://nomisweb.co.uk/).

²⁵ Ibid.

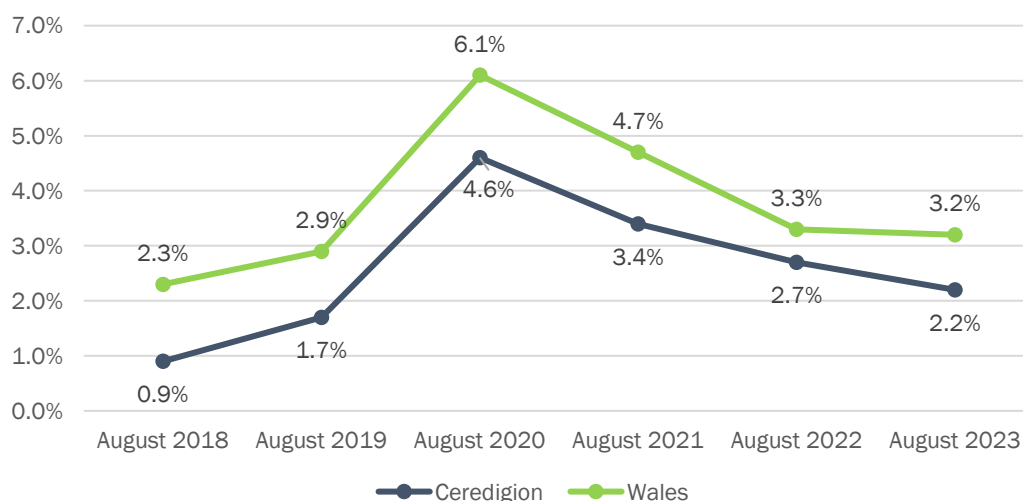
It is expected that the number of older people in Ceredigion will increase in the future. There tends to be higher levels of disability, health and mobility problems amongst older people, meaning there will likely be an increased requirement for specialist housing options.

1.3.5 Employment

Claimant Count data provides an insight into the proportion of the working age population claiming Jobseekers Allowance (JSA), in most cases claiming this allowance means that they are unemployed. Figure 16 below shows us the proportion of the working age population (aged 16-64) that were claiming JSA between 2018 and 2023, in Wales and in Ceredigion. This data shows that the claimant count has been increasing since 2018 before reaching a peak in 2020. We can attribute the increase in 2020 to the economic impact of the COVID-19 Pandemic through national lockdowns, trading restrictions and large proportions of the workforce in key sectors such as tourism and hospitality being furloughed and some businesses closing completely.²⁶ Since then the percentage of people claiming JSA has decreased, however, remains above 2019 levels.

The Claimant Count in Ceredigion has always been slightly lower than the Welsh average. In August 2023, the proportion of people claiming job seekers allowance in Ceredigion was 2.2%, whilst the national average was 1 percentage point higher (3.2%).²⁷ *Claimant Count statistics are not available by wards and therefore cannot be analysed at HMA level.*

Figure 16: Percentage of people claiming Jobseekers Allowance (2018 – 2023).



Source: ONS (2018-2023).

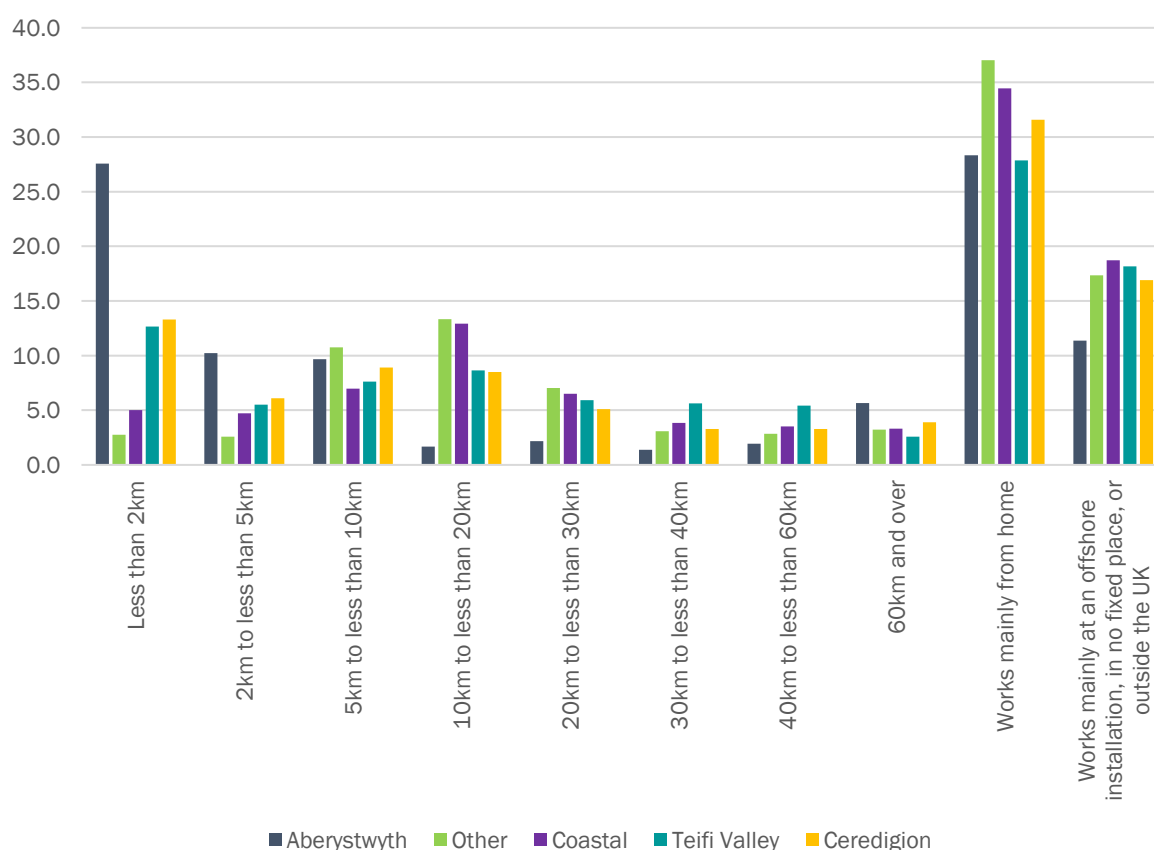
²⁶ ONS - Claimant Count (2018, 2019, 2020, 2021, 2022 & 2023). [Online]. Available at: [Claimant Count - Data Sources - home - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/claimant-count)

²⁷ ONS - Claimant Count (2018, 2019, 2020, 2021, 2022 & 2023). [Online]. Available at: [Claimant Count - Data Sources - home - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/claimant-count)

1.3.6 Commuting Patterns

Commuting to work patterns are considered a key factor when identifying housing market areas. As reflected in Figure 17 below, just under a third of the workforce mainly work at or from home (31.6%),²⁸ this has increased from 20.9% since the 2011 Census.²⁹ On average, the distance travelled to work has decreased for Ceredigion residents. This change is partly attributed to the COVID-19 Pandemic response, which resulted in an increase in the number of employees working from home. However, it is recognised that the population continues to change and therefore the figure is likely to be slightly lower today as some will have returned to the office/workplace. There were 467 million vehicle miles travelled on roads in Ceredigion in 2022, which although increasing since the Pandemic, is still lower than the peak of 507 million in 2019, or 92% of the pre-pandemic level.

Figure 17: Distance travelled to work.



(Source: Census 2021)

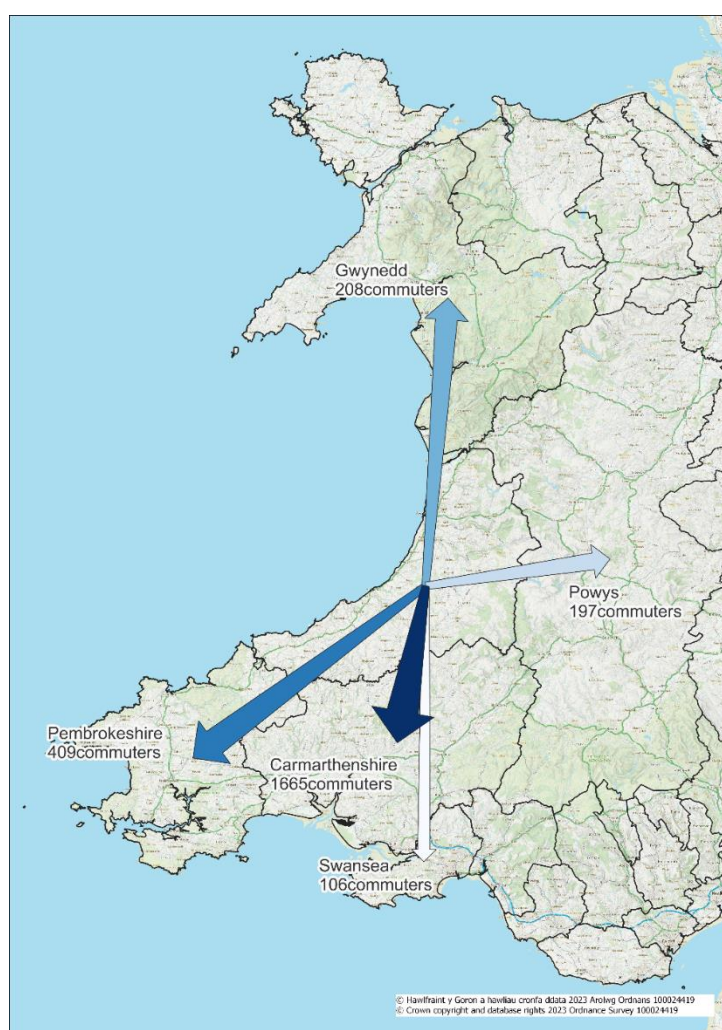
Across the HMAs, commuting distances are relatively similar. The exception being within the Aberystwyth HMA, which has by far the greatest proportion of residents that travel the shortest distance (less than 2km). This is expected as the Aberystwyth HMA includes the main town of Aberystwyth, which is the centre of employment in Ceredigion.

²⁸ ONS (2022) Census – TS058 – Distance Travelled to Work. [Online]. Accessible at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/MarketStatistics/Nomis-OfficialCensusandLabour)

²⁹ ONS (2011) Census – QS702EW – Distance Travelled to Work. [Online]. Accessible at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/MarketStatistics/Nomis-OfficialCensusandLabour)

The 2021 origin destination workplace flow data outlines commuter location patterns for Ceredigion. The majority of Ceredigion's workforce work within the County (88.5%). The top five commuter locations for Ceredigion are Carmarthenshire (5.5%/1,665), Pembrokeshire (1.6%/ 409), Gwynedd (0.7%/208), Powys (0.6%/197) and Swansea (0.3%/106), most of which are neighbouring local authorities.³⁰ The commuting patterns are slightly different to 2011, when less people recorded their workplace in Ceredigion (again, this could be due to the COVID-19 pandemic response). Furthermore, the Isle of Anglesey appeared in the top five commuting locations in 2011, but this was replaced with Swansea in 2021. However, caution should be taken when comparing the two datasets. It is unclear how representative the census statistics are of travel to work patterns on Census Day itself. The map below demonstrates the top five commuter locations of Ceredigion's workforce.

Figure 18: Top 5 places of work of the Ceredigion Workforce (2021).



(Source: ONS 2023)

³⁰ ONS (2023). ODWP01EW – Location of usual residence and place of work. Available at: [Origin-destination data, England and Wales: Census 2021 - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/data/England-and-Wales/Census-2021-Nomis-Official-Census-and-Labour-Market-Statistics)

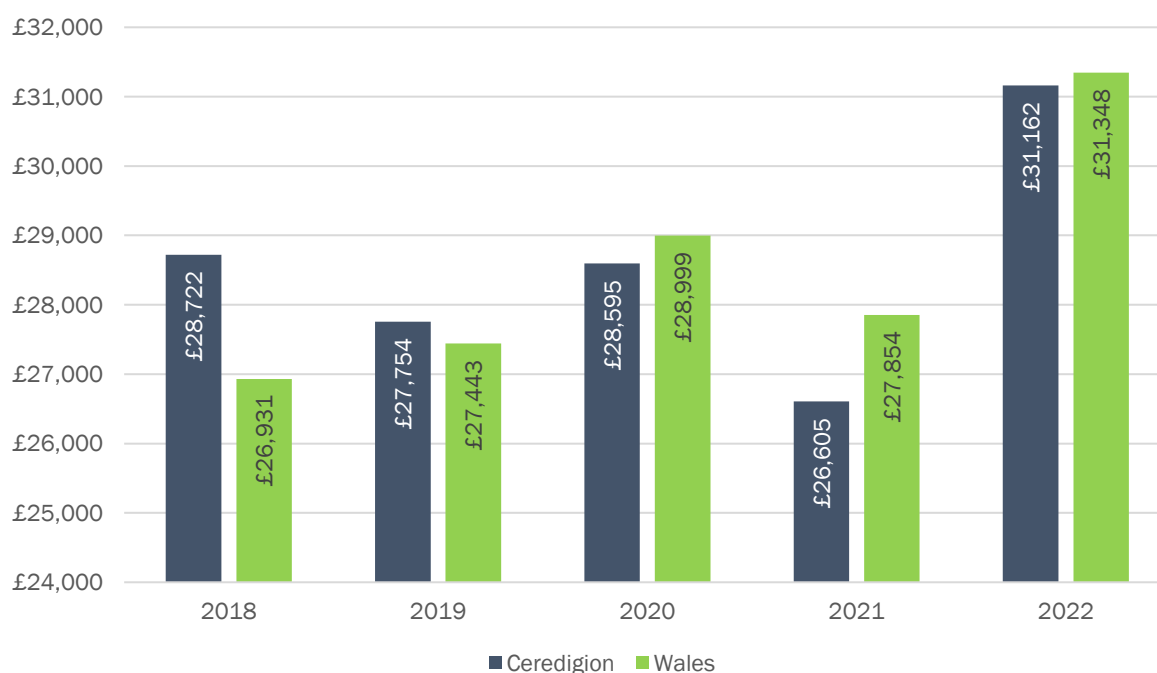
1.3.7 Earnings and Incomes

Levels of earnings and incomes tend to impact the type of accommodation households reside in. There are multiple sources of earnings and income data available. (*Earnings refer to money earned from employment, whereas income includes earnings, pensions, and other investments*).

The following figures from the Office for National Statistics (ONS), assess individual earnings. According to the 2022 ONS Annual Survey of Hours and Earnings, Ceredigion's full-time employees (resident based) have a median earned gross earnings of £29,119, this is lower than the national figure of £30,846, but noticeably below that of the UK as a whole, £33,279.³¹

By using CACI Paycheck data, it is possible to specifically look at household incomes in Ceredigion. Figure 19 below demonstrates the median household income levels between 2018 and 2022. In 2018 and 2019, median incomes in Ceredigion were higher than the national averages across Wales. Since 2020, Ceredigion's median annual incomes have been lower than the national averages, with the largest difference in 2021, where the median income in Ceredigion was £1,249 less than the national average.

Figure 19: Median income in Wales and Ceredigion (2018 – 2022).



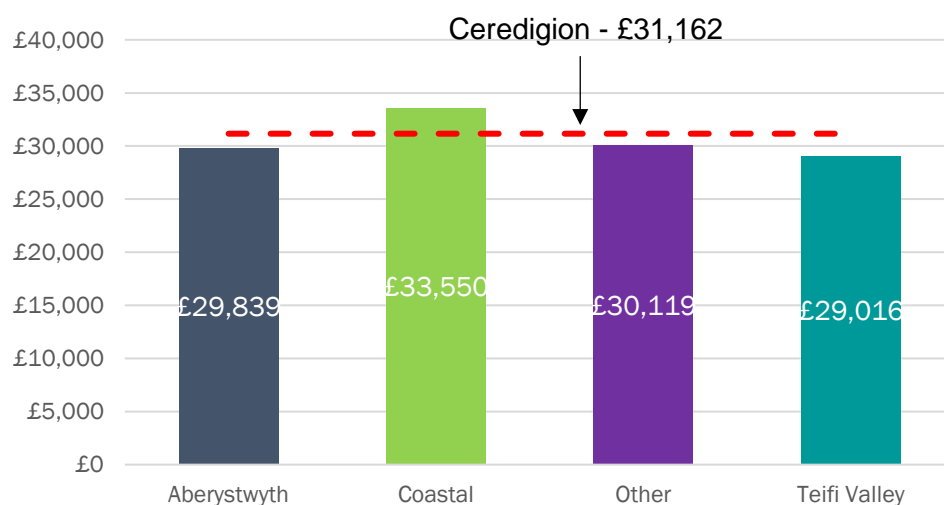
(Source: CACI Paycheck 2018 – 2022)

Data from CACI Paycheck also enables us to drill down and look at household incomes by HMA (refer to Figure 20). Household incomes vary slightly across the four HMAs. The Coastal HMA has the highest median household income (£33,550), this is around £2,388 higher than the Ceredigion average in 2022. The Teifi Valley area had the lowest median income in 2022

³¹ ONS (2022). Annual Survey of Hours and Earnings. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

(£29,016), £2,146 lower than the County's average.³² Whilst the Aberystwyth and Other HMA median household incomes are fairly similar, £29,839 and £30,119 respectively.

Figure 20: Median household income in Ceredigion and by HMA (2022).



(Source: CACI Paycheck 2022)

With high house prices and low incomes, Ceredigion is unaffordable to many, making it challenging for first time buyers to get onto the property ladder, people to access safe and affordable housing, and for residents to remain in their communities. Ceredigion County Council's Housing Strategy 2023-2028 outlines these challenges and has actions to alleviate these issues.

1.3.8 Housing Affordability

The issue of housing affordability remains one of the key challenges both locally and nationally. Ceredigion is known for having lower than average incomes but higher than average house prices. One way of understanding the significance of this impact on households is by looking at the affordability ratio (by dividing median house prices by household income). This section looks specifically at the affordability ratio in Wales, Ceredigion and by HMA currently, and any changes since the previous LHMA.

To calculate household affordability across the various geographical areas, different median house price data has been utilised.³³ The ONS House Price Statistics for Small Areas (HPSSAs)³⁴ is used to calculate affordability for Wales and Ceredigion, whilst the Land Registry Price Paid data by ward level (utilised within the tool) is used for the HMA affordability.³⁵³⁶ The median household income used for both calculations is CACI Paycheck.

³² CACI Paycheck (2022).

³³ Note: this is because the full data file for the Land Registry price paid data could not be downloaded.

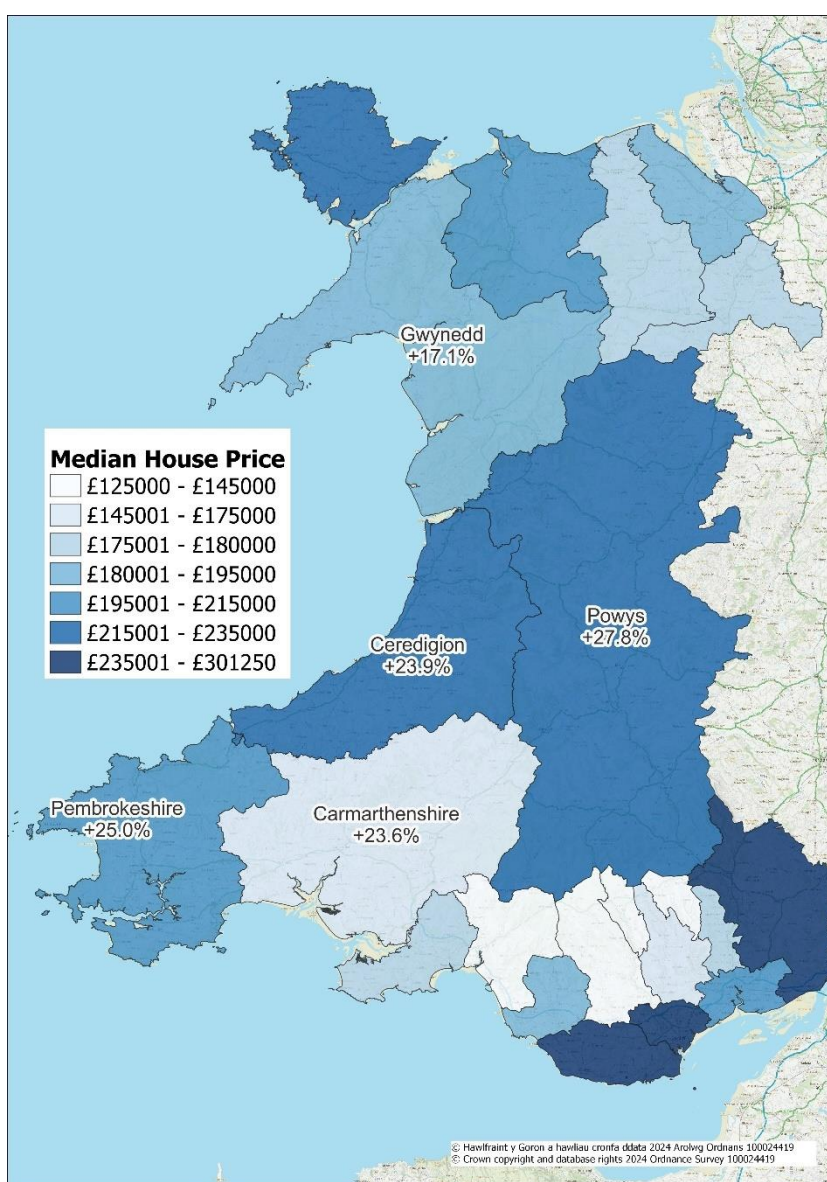
³⁴ ONS (2023). House price statistics for small areas in England and Wales. Available at: [House price statistics for small areas in England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/house-price-statistics)

³⁵ Welsh Government (2023). LHMA: documents – Wales Land Registry data 2022. Available at: [Local housing market assessment \(LHMA\): guidance for local authorities | GOV.WALES](https://gov.wales/local-housing-market-assessment)

Due to the different sources being used, the HMA household affordability cannot be directly compared with the Ceredigion or Wales level figures.

Figure 21 displays the median house prices and the growth rates of Ceredigion and its neighbouring local authorities from year ending September 2019 to 2022. According to the ONS, house prices across Wales have increased by 18.8% to £190,000 from September 2019 to September 2022. The region outperformed England, which saw the median house price increase by 13.6% to £275,000. Since 2019, house prices have increased in all 22 local authorities in Wales. Despite the recent higher interest rates, the sharp rise in rents, together with high rates of inflation, house prices are continuing to rise.

Figure 21: Median House Prices across Wales and % change in prices in West Wales between 2019 and 2022.



(Source: ONS, 2023)³⁷

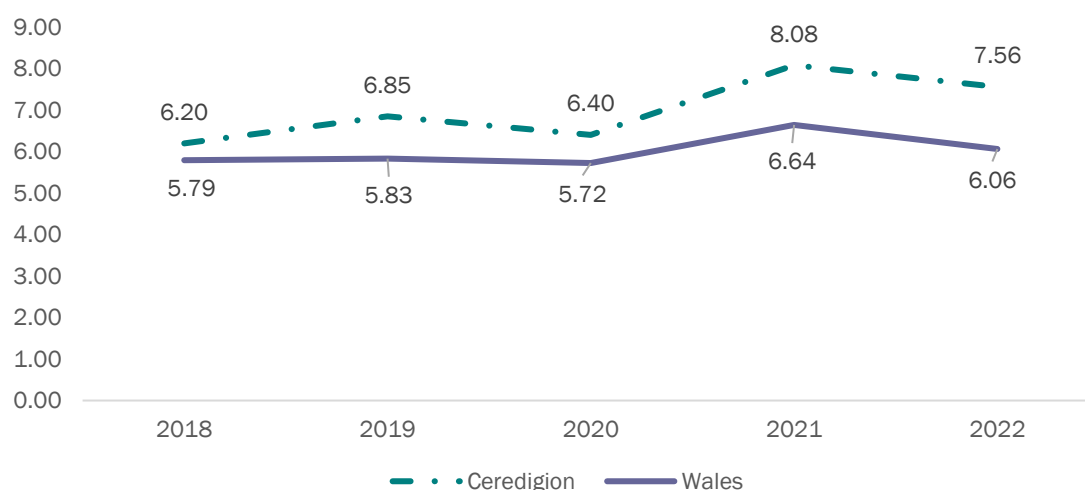
³⁷ ONS (2023). House price to workplace-based earnings – median house prices by local authority and nation. Available at: [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/house-price-to-workplace-based-earnings-ratio)

Ceredigion experienced the eighth largest median house price increase of Welsh local authorities since 2019, with house prices rising by 23.9% (+45,000) from £190,000 in September 2019 to £235,500 in September 2022. Out of the neighbouring local authorities, Ceredigion has the highest median house price, and the County experienced the third greatest increase in median house prices, behind Powys (+27.8%) and Pembrokeshire (+25.0%). To some extent this can be attributed to pandemic-related impacts, such as the desire to move to rural locations, the heightened demand for larger properties and pent-up buyer demand from lockdowns, in addition to the extension of the stamp duty holiday.

In addition to higher-than-average house prices, Ceredigion residents' incomes are below the national average (as reflected in Section 1.3.7 above). Although median incomes have experienced an increase in recent years from £27,750 in 2019 to £31,160 in 2020, they remain slightly below the Welsh average (£31,350).

Figure 22 below outlines the change in the ratio of median house prices with median household incomes since 2018. In 2022, the median house prices were 7.56 higher than the median earnings in Ceredigion. The equivalent for Wales was 6.06. The chart highlights that over the last five years the ratio has grown slightly, remaining consistently above the national average.

Figure 22: Household affordability ratio 2018-2022, Ceredigion and Wales.



Source: ONS (2023) and CACI Paycheck 2018-2022.

Table 5 below outlines the latest household affordability ratio by HMA. In 2022, the Coastal HMA had the highest affordability ratio of 8.4, meaning that households would be expected to pay 8.4 times more than their income for a property. The Aberystwyth HMA had the lowest affordability ratio of 7.5 and is the most affordable area in Ceredigion to buy a home. ^{38 39}

³⁸ CACI Paycheck (2022).

³⁹ HM Land Registry (2023). Open Data. [Online]. Available at: [HM Land Registry Open Data](#)

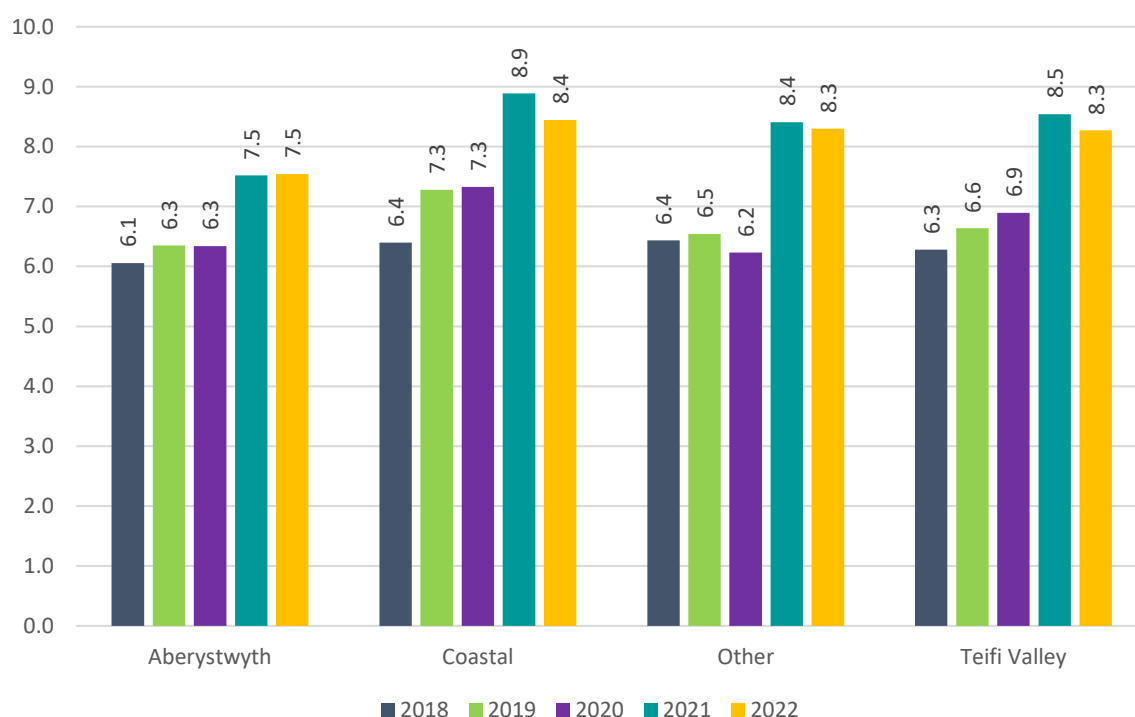
Table 5: Household affordability ratio by HMA in Ceredigion (2022).

HMA	Median House Price (2022)	Gross Median Household Income	Affordability Ratio
Aberystwyth	£225,000	£29,840	7.5
Coastal	£283,250	£33,550	8.4
Other	£250,000	£30,120	8.3
Teifi Valley	£240,000	£29,020	8.3

(Source: CACI Paycheck 2022 & Land Registry Data)⁴⁰⁴¹

Figure 23 below shows the affordability ratio by HMA, between 2018 and 2022. These trends show us that it has become less affordable to buy a house in all areas since 2018.

Figure 23: Household Affordability ratio by HMA between 2018-2022.



*Please note the boundary changes to the HMA's. The 2023 HMA's now include the newest 2022 ward boundaries, whereas the 2019 HMA's included the 2011 ward boundaries. Changes have been made to the Coastal and Teifi valley HMA's and therefore are not comparable between years.

(Source: CACI Paycheck 2018,2019,2020,2021,2022 & Land Registry Data)

The affordability ratio in almost all areas reached a peak in 2021, this is unsurprising considering the significant increase in house prices during this time. The highest affordability

⁴⁰ ONS (2023). Median house prices by ward: HPSSA dataset 37. Available at: [Median house prices by ward: HPSSA dataset 37 - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/houseprices/datasets/median-house-prices-by-ward-hpssa-dataset-37)

⁴¹ ONS (2023). Median house prices for administrative geographies: HPSSA dataset 9. Available at: [Median house prices for administrative geographies: HPSSA dataset 9 - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/houseprices/datasets/median-house-prices-for-administrative-geographies-hpssa-dataset-9)

ratio was seen in the Coastal HMA, in 2021, where households needed to pay up to 8.9 times more than their wages for a property.^{42 43}

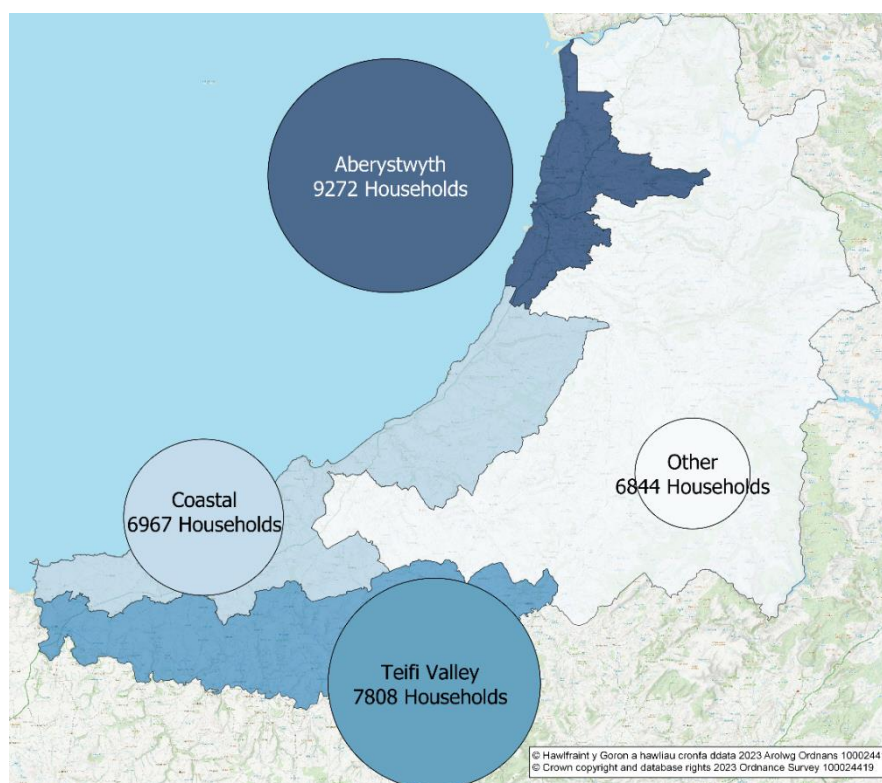
The declining affordability of the housing market in Ceredigion has historically been a significant issue, becoming even more prevalent during the post-pandemic cost of living crisis and housing crisis. Data from our Housing Register highlights how acute the situation is in Ceredigion, by the end of January 2023, there were 1,750 Housing Register applications seeking affordable housing in Ceredigion, up from 1,400 in 2018.

1.3.9 Number of Households

According to the 2021 Census, Ceredigion has approximately 30,893 households. When we look at the national figures, Ceredigion's household total amounts to around 2.3% of all households in Wales (1,347,114).⁴⁴

As reflected in Figure 24, the distribution of households across all HMAs is fairly even. The Aberystwyth HMA has the highest number of households across the four HMA's, with a total of 9,272 households. This amounts to just under one third (30.0%) of all households in Ceredigion. The area with the least number of households is the Other HMA, which comprises of 6,844 households, and around 22.2% of all households in Ceredigion.

Figure 24: Number of households by Housing Market Area (2021).



(Source: Census 2021)

⁴² CACI Paycheck (2018, 2019, 2020, 2021, 2022).

⁴³ HM Land Registry (2023). Open Data. [Online]. Available at: [HM Land Registry Open Data](https://www.hm-land-registry.gov.uk/open-data/)

⁴⁴ ONS (2022) - Census: TS041 – Number of Households. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

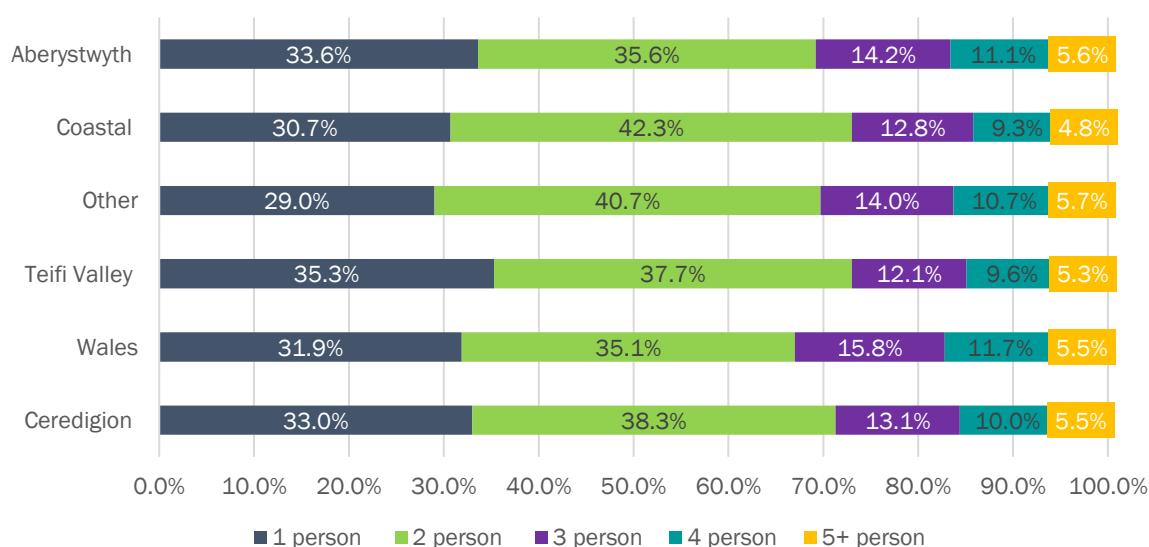
The 2021 Census revealed that the number of households in Ceredigion fell by 2.2% since 2011, from around 31,600 in 2011 to 30,900 in 2021. By comparison, the number of households in Wales grew by 3% in the same period.⁴⁵ On average, the number of households has decreased, however at a much slower rate than the population decrease (5.9%)⁴⁶, this implies that the average size of households⁴⁷ is slightly falling across Ceredigion.

Since 2011, the average household size in Ceredigion has decreased from 2.3 in 2011 to 2.2 in 2021. This reflects the recent increase in one-person households within the County. By comparison, the average household size in Wales remains unchanged since 2011 (2.3 residents per household).⁴⁸

Figure 25 below highlights the size of households within Ceredigion compared to the County and the national average. In 2021, one third of households (33.0%) in Ceredigion included only one person, which is higher than the national average of 31.9%.

Analysing the data by HMA, shows that there is some variation between areas. In both the Aberystwyth HMA and the Teifi Valley HMA, over a third of households contain only one person (33.6% and 35.3% respectively), whereas the Coastal and Other HMA's comprise of a lower proportion of 1 person households (30.7% and 30.9% respectively). The Aberystwyth HMA has the highest proportion of larger households (with 4+ people), around 16.7%. This is expected given the high proportion of students in the area that occupy houses in multiple occupation (HMOs).

Figure 25: Household size - HMA, Ceredigion and Wales (2021)



(Source: Census 2021)

⁴⁵ ONS (2022) – Census: TS041 – Number of Households. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/).

⁴⁶ ONS (2022). How life has changes in Ceredigion: Census 2021. [Online]. Available at: [How life has changed in Ceredigion: Census 2021 \(ons.gov.uk\)](https://ons.gov.uk/census/2021).

⁴⁷ Average household size is the average number of people per household. It is calculated by dividing the overall number of usual residents in households by the overall number of households.

⁴⁸ ONS (2022). How life has changes in Ceredigion: Census 2021. [Online]. Available at: [How life has changed in Ceredigion: Census 2021 \(ons.gov.uk\)](https://ons.gov.uk/census/2021).

Household projections provide an indication of the future number of households and their composition. They are based on population projections and assumptions about households from the 2001 and 2011 Censuses. The projections are a key data input of the LHMA tool and used to calculate the newly arising need over the LHMA period.

According to the latest household principal projections (2018-based), in Ceredigion, it is estimated that the number of households will decline by 0.4% (-129) from 30,704 to 30,575 over the 15-year LHMA period (see Figure 26 below). By comparison, the total number of households at a Wales level is projected to increase by 5.6% between 2022 and 2037.⁴⁹

Figure 26: Welsh Government household projections 2018-based and 2014-based - Ceredigion (2018 to 2037).



(Source: Stats Wales 2020)

The two other projections (variant projections) are based on alternative scenarios of fertility, mortality and migration compared to the principal projection. The higher variant is based on high fertility, life expectancy and migration assumptions, whilst the lower variant is based on low fertility, life expectancy and migration assumptions.

The higher variant is the only projection that estimates a growth in the number of households in Ceredigion over the LHMA plan period by 1.6%, albeit relatively low (+500 households). Both the principal projection and lower variant projection estimates a reduction of households, by 128 and 897 households respectively (between 2022-2037).

Although the higher variant has been used as the 'preferred projection' within the tool, the 2018-based household projections are now dated, and therefore should be used with

⁴⁹ Stats Wales (2020). Household projections by variant and year. Available at: [Household projections by variant and year \(gov.wales\)](https://gov.wales/household-projections-by-variant-and-year)

caution. Household projections tend to become increasingly uncertain the further they are carried forward. The 2018-based do not consider the most recent reduction in the average household size, a decline from 2.3 in 2011 to 2.2 in 2021. This reflects the decrease in fertility rates and increase in the number of people living alone in Ceredigion. A decrease in household size could lead to the number of households to remain growing for quite some time, even after the population decline has started.

The previous LHMA utilised the 2014-based household projections, which estimated an overall growth in households, by 6.9% (+2,215 households) between 2018 and 2033. This is significantly different to the most recent 2018-based projections. The differences between the 2014-based and 2018-based reflect the change in demographic trends seen during this time period. Additionally, the differences reflect a change made to the methodology between the two sets of projections, and the change of the base year of the projections.⁵⁰ As such, the estimated number of market housing need, derived from the *newly arising need* is expected to be significantly lower than the 2019 LHMA estimations.

1.3.10 Household Composition

The majority of households in Ceredigion are made up of single-family households (60.4%), this is slightly lower than the national average of 63.1%. Within the single-family household composition in Ceredigion, 10.9% are cohabiting couple families, 8.7% are lone parent families and 0.5% are classed as an other single-family household.⁵¹

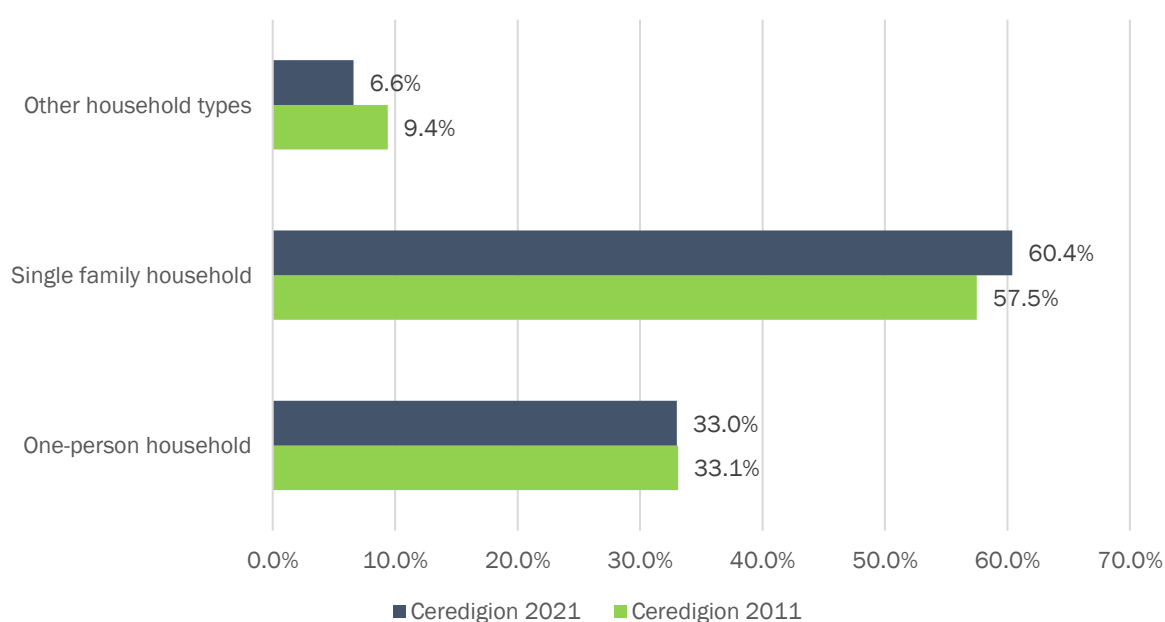
Ceredigion has a slightly higher percentage of one-person households (33.0%) compared to the Wales average of 31.9%. The composition of households has changed slightly over the last 10 years. There has been a 2.9 percentage point increase in single-family households since 2011 (57.5%), a 2.8 percentage point decrease in the percentage of other household types in Ceredigion, whilst the percentage of one-person households since 2011 remains unchanged (0.1 percentage point decrease).⁵²

⁵⁰ Welsh Government (2020). Local authority household projections for Wales: 2018-based (revised). Available at: [Local authority household projections for Wales: 2018-based \(revised\) \(gov.wales\)](#)

⁵¹ ONS (2022) – Census: TS003 – Household Composition. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)

⁵² ONS (2011) – Census: KS105EW – Household Composition. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](#)

Figure 27: Household Composition in Ceredigion (2011 & 2021).



(Source: Census 2011 and Census 2021)

Table 6 below demonstrates the percentage of various household compositions by HMA, Ceredigion and Wales. The Coastal HMA has the highest percentage of single person households over the age of 65 (18.3%), this is higher than Ceredigion (16.5%) and the National average (14.6%).⁵³ The Coastal HMA also has the highest percentage of households made up of couples aged over 65 (16.5%), whilst the Aberystwyth HMA has the lowest percentage (9.5%). This is unsurprising when we consider the University in the Aberystwyth HMA, which tends to draw in younger people aged between 18-25 years old.⁵⁴ All four of Ceredigion's HMAs have a lower percentage of households made up of couples with children, compared to the national average, with the Teifi Valley HMA having the lowest percentage (19.1%).⁵⁵

Table 6: Percentage of household composition by Housing Market Area (2021).

HMA	Single person over 65	Other single person	Couple both aged over 65	Other couples without children	Couple with children	Lone parent	Other
Wales	14.6%	17.3%	10.2%	16.5%	23.8%	12.0%	5.6%
Ceredigion	16.5%	16.5%	12.8%	18.2%	20.2%	8.7%	7.1%
Aberystwyth	14.7%	20.4%	9.5%	16.6%	19.2%	8.7%	10.9%
Coastal	18.3%	13.1%	16.5%	19.5%	19.4%	7.4%	5.7%
Other	15.1%	13.8%	13.4%	20.8%	23.0%	8.2%	5.5%
Teifi Valley	18.3%	17.3%	12.9%	16.9%	19.1%	10.0%	10.7%

(Source: Census 2021)

⁵³ ONS (2022) – Census: TS003 – Household Composition. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

⁵⁴ Ibid.

⁵⁵ Ibid.

1.3.11 Occupancy Rating

The table below demonstrates the occupancy rating in bedrooms according to the 2021 Census in Ceredigion and Wales. Additionally, the table includes the change in the number of people in these different groups since the previous Census in 2011.

In Ceredigion, it is more common to have an under-occupied house than an over-occupied property. In 2021, 80.3% of households in Ceredigion were under-occupied, compared to 76.4% nationally. Just 1.4% of households in Ceredigion are overcrowded (430 houses), compared to 2.2% nationally.⁵⁶

Table 7: Occupancy rating Ceredigion and Wales – 2011 and 2021

Occupancy rating	Ceredigion	Wales	Change in number in Ceredigion since 2011	Change in number in Wales since 2011
2 or more spare bedrooms	47.3%	41.7%	3.1%	8.3%
1 spare bedroom	33.0%	34.7%	-1.6%	0.9%
No spare bedrooms	18.3%	21.4%	-8.6%	2.0%
1 bedroom too few	1.2%	1.9%	-49.8%	-22.6%
2 or more bedrooms too few	0.2%	0.3%	-43.5%	-18.5%
Total	100.0%	100.0%	-	-

(Source: Census 2011 & Census 2021)

The number of overcrowded houses in Ceredigion has reduced between 2011 and 2021, and this is the case across all HMAs. There is a notable decrease in the proportion of overcrowded households over the decade, by 392 (47.8%) from 820 in 2011 to 428 in 2021. These differences are far greater than those seen nationally between 2011 and 2021.^{57 58}

Table 8: Occupancy rating by HMA (2021).

	Aberystwyth	Coastal	Other	Teifi Valley
2 or more spare bedrooms	40.5%	53.7%	51.6%	46.0%
1 spare bedroom	33.1%	31.8%	33.9%	33.3%
No spare bedrooms	24.7%	13.4%	13.2%	19.5%
1 bedroom too few	1.5%	1.0%	1.1%	1.1%
2 or more bedrooms too few	0.3%	0.1%	0.2%	0.2%

(Source: Census 2021)

Amongst the HMAs, overcrowded households are more common in the Aberystwyth HMA (136/ 1.8% of all households), and least common in the Coastal HMA (79/ 1.1% of all households).

⁵⁶ ONS (2022) – Census TS052 - Occupancy Rating for bedrooms. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

⁵⁷ ONS (2022) – Census TS052 - Occupancy Rating for bedrooms. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

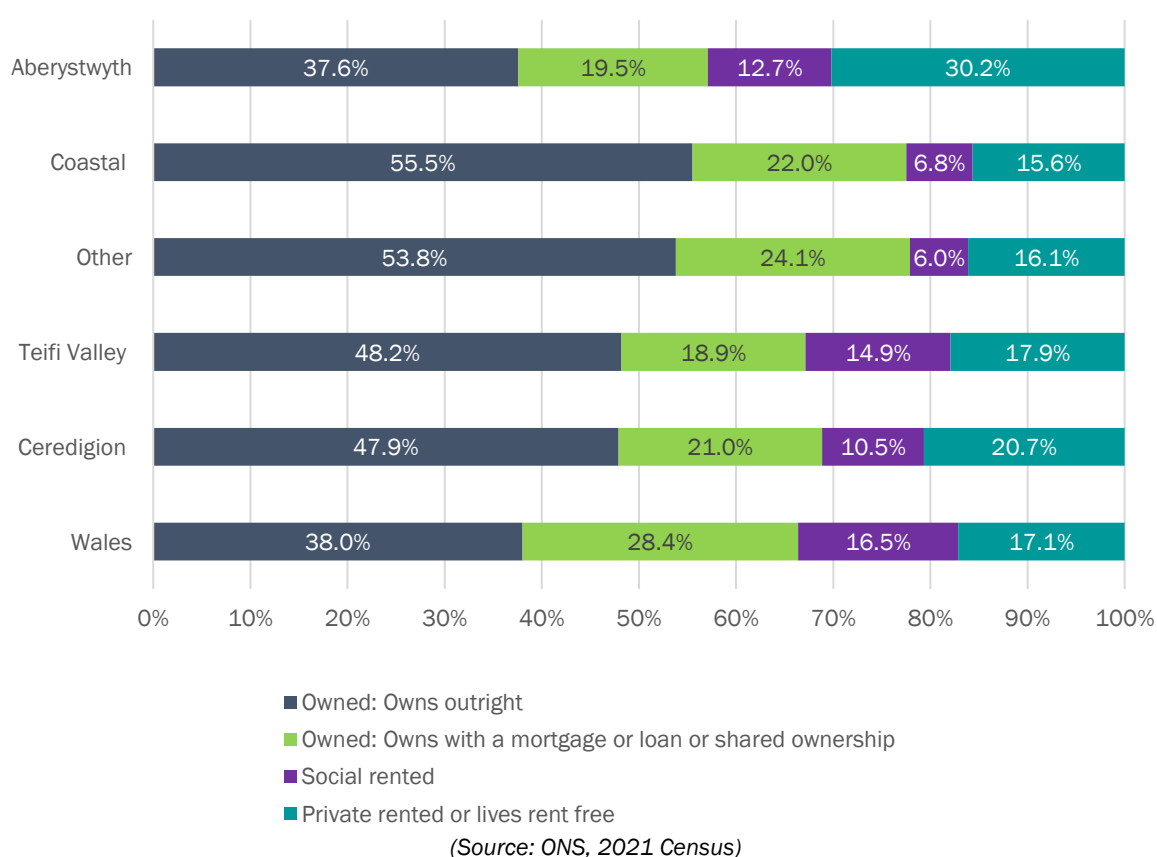
⁵⁸ ONS (2011) – Census QS412EW – Occupancy Rating (bedrooms). [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

1.3.12 Households by Tenure

Figure 28 below compares the tenure of households in Ceredigion in 2021 with that recorded for Wales. The majority of households in Ceredigion owned their home outright or with a mortgage or loan (or shared ownership) in 2021 (68.9%), which is higher than the Welsh average (66.4%). Of those, just under half (47.9%) were owned outright and just under a quarter (21.0%) were owned with a mortgage or loan (or shared ownership) compared to 38.0% and 28.4% respectively at a national level. Under a quarter of households rented privately or lived rent free (20.7%) in Ceredigion, which is higher than the national average of 17.1%. Whereas the percentage of households in the social rented sector in Ceredigion in 2021 (10.5%) was significantly lower than the national average of 16.5%.⁵⁹

Notably, Ceredigion is the local authority in Wales with the smallest social housing sector (10.5%).⁶⁰ Consequently, many households that are eligible for social housing are unable to access it due to limited supply within the County, pushing them into the private sector where rents are much higher.⁶¹

Figure 28: Tenure within Ceredigion and across Wales – 2021.



⁵⁹ ONS (2022) – Census TS054 - Tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis-official-census-and-labour-market-statistics)

⁶⁰ ONS (2022) – Census TS054 - Tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis-official-census-and-labour-market-statistics)

⁶¹ Ceredigion County Council (2022) Social Housing Register.

Breaking this down by HMA highlights a notable variation in Ceredigion's tenure profile. The Aberystwyth HMA has by far greatest proportion of households in the private rented sector or living rent free (30.2%). The remaining three HMA's (Teifi Valley, Other and Coastal) have fairly similar proportions of households living in the private rented sector or living rent free.⁶² Over three quarters of the households residing in the Coastal HMA and Other HMA own their houses, and of these, over half own their houses outright. On the other hand, the Aberystwyth HMA has the lowest proportion of households in the owner-occupier sector (57.1%), which is significantly lower than the national average (66.4%).⁶³

The greatest proportion of households living in the social rented sector reside in the Teifi Valley HMA (14.9%), however this percentage is below the national average (16.5%). Whilst the smallest social rented sector is found in the Other HMA (6.0%), which is significantly lower than the average across Wales (16.5%).⁶⁴

Since 2001, changes to the tenure composition have occurred in Ceredigion, particularly in terms of the balance between owner-occupiers and those privately renting (see Figure 28 and Table 9 below).

Table 9: Households by tenure: Ceredigion (2001-2011).

Tenure of household	Total households			Net change	
	2001	2011	2021	2001-2011	2011-2021
Owner occupied	21,590	21,320	21,180	-260	-150
Social rented	3,720	3,200	3,240	-520	+40
Private rented	4,170	6,280	6,370	+2,110	+100
Shared ownership	90	110	100	+20	-10
Living rent free/other	1,410	660	10	-760	-650
TOTAL	30,970	31,560	30,890	+590	-670
Owner occupied	69.7%	67.6%	68.6%	-2.1%	+1.0%
Social rented	12.0%	10.1%	10.5%	-1.9%	+0.4%
Private rented	13.5%	19.9%	20.6%	+6.4%	+0.7%
Shared ownership	0.3%	0.3%	0.3%	0.0%	0.0%
Living rent free/other	4.6%	2.1%	0.0%	-2.5%	-2.1%

(Source: Census 2001, Census 2011 & Census 2021)

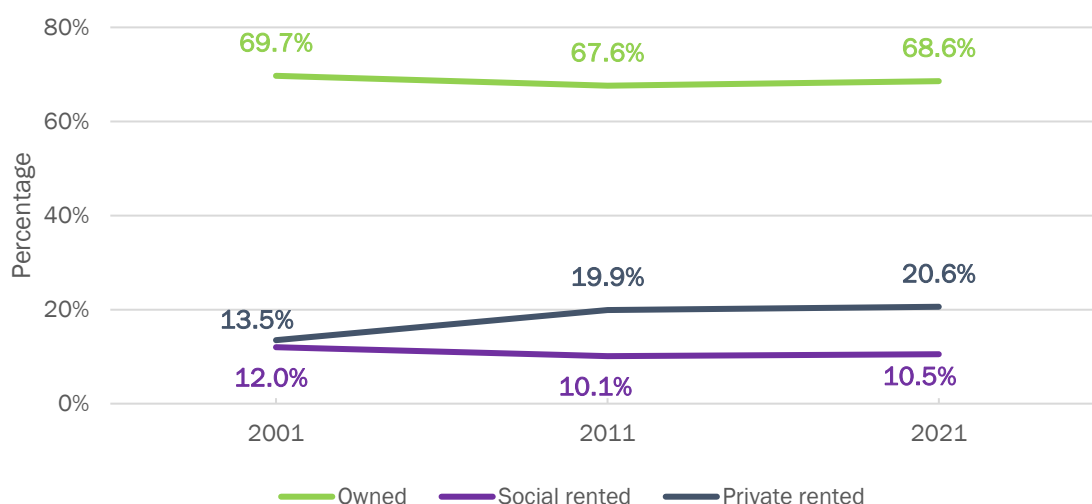
*Figures may not sum due to rounding

⁶² ONS (2022) – Census TS054 - Tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

⁶³ Ibid.

⁶⁴ Ibid.

Figure 29: Percentage of households by tenure in Ceredigion (2001-2021).



(Source: Census 2001, Census 2011 & Census 2021)

The tenure changes highlighted in Table 10 and Figure 29 show:

- From 2001-2011:** the number and percentage of owner occupiers decreased slightly from 21,590 (69.7%) to 21,320 (67.6%) (a reduction of 260 households/ -2.1 percentage points), whilst the number of private rented households increased from 4,170 (13.5%) to 6,280 (19.9%), a gain of 2,110 households or 6.4 percentage points. The number of social tenants reduced by 520 households, a decrease of 1.9 percentage points. Notably, the Right to Buy was abolished throughout Wales in 2019, which may lead to future increases in the social rented sector.^{65 66}
- From 2011-2021:** the percentage of owner occupier housing in Ceredigion increased slightly, from 67.6% (21,320) in 2011 to 68.6% (21,180), however, remains below the 2001 level of 69.7%. Although, proportionately more households own their home in 2021, the actual number is 150 less due to population decline over this period. Market conditions (e.g., rising property prices, cost of living crisis, rising interest rates) have hindered households' progression up the ladder in recent years. Having said that, Ceredigion was the only local authority in Wales to experience an increase in the proportion of owner occupiers between the 2011 and 2021 Census. At the same time, the rate of private and social rented homes also increased slightly (by 0.7 and 0.4 percentage points respectively), while rent-free households decreased from 660 in 2011 to 10 in 2021 (a loss of 650 households/ down 2.1 percentage points).^{67 68 69}

⁶⁵ ONS (2001) Census – KS018 Tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis-official-census-and-labour-market-statistics)

⁶⁶ ONS (2011) Census – WD403EW Tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis-official-census-and-labour-market-statistics)

⁶⁷ ONS (2001) Census – KS018 Tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis-official-census-and-labour-market-statistics)

⁶⁸ ONS (2011) Census – WD403EW Tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis-official-census-and-labour-market-statistics)

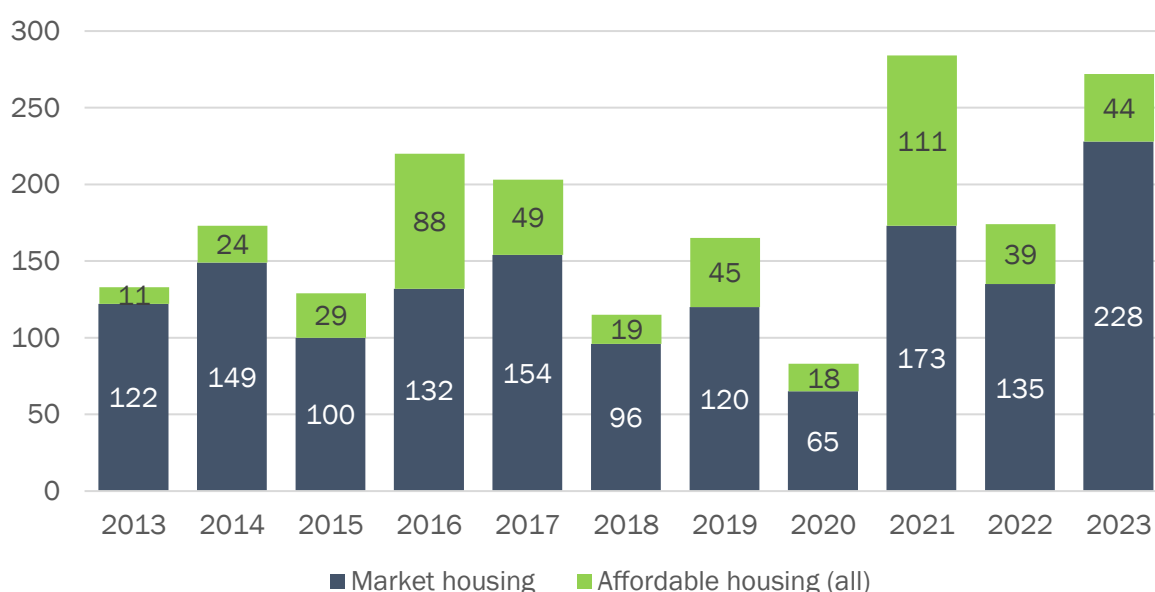
⁶⁹ ONS (2022) – Census TS054 - Tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis-official-census-and-labour-market-statistics)

1.3.13 Dwelling Completions by Tenure

Dwelling completions alongside other information (such as, the Local Housing Occupancy Surveys) can be used to assess the levels of housing supply and demand within the County. Although a section on dwelling completions is not required under the Welsh Government guidance, this information feeds into the analysis of the additional housing needs estimated by the LHMA tool (refer to Section 1.2), and the justification for utilising the higher variant household projection.

As reflected in Figure 30 below, the number of new dwellings completed over the decade has varied, however, the last three years have experienced a slight increase (2021-2023). Over the last decade, the number of market housing completions has remained largely above 100 per year (except 2020, which is largely due to the COVID-19 restrictions). Over the last five years, 144 market houses per year have been built on average, compared to 64 affordable homes.⁷⁰ The number of market housing completions every year has greatly exceeded the number of affordable housing completions.

Figure 30: Past build rates of affordable and market housing - Ceredigion (2013-2023).



(Source: Ceredigion County Council 2023)

Since the previous LHMA in 2019, a total of 601 market homes and 212 affordable homes have been completed. Market housing completions increased by 90% to 228 between 2019-2023, and accounted for almost three quarters (74%) of all completions. Whilst the number of affordable housing completions has remained fairly similar (except during 2021 which saw the greatest level of completions over the decade), and accounted for 26% of all completions between 2019 to 2023.

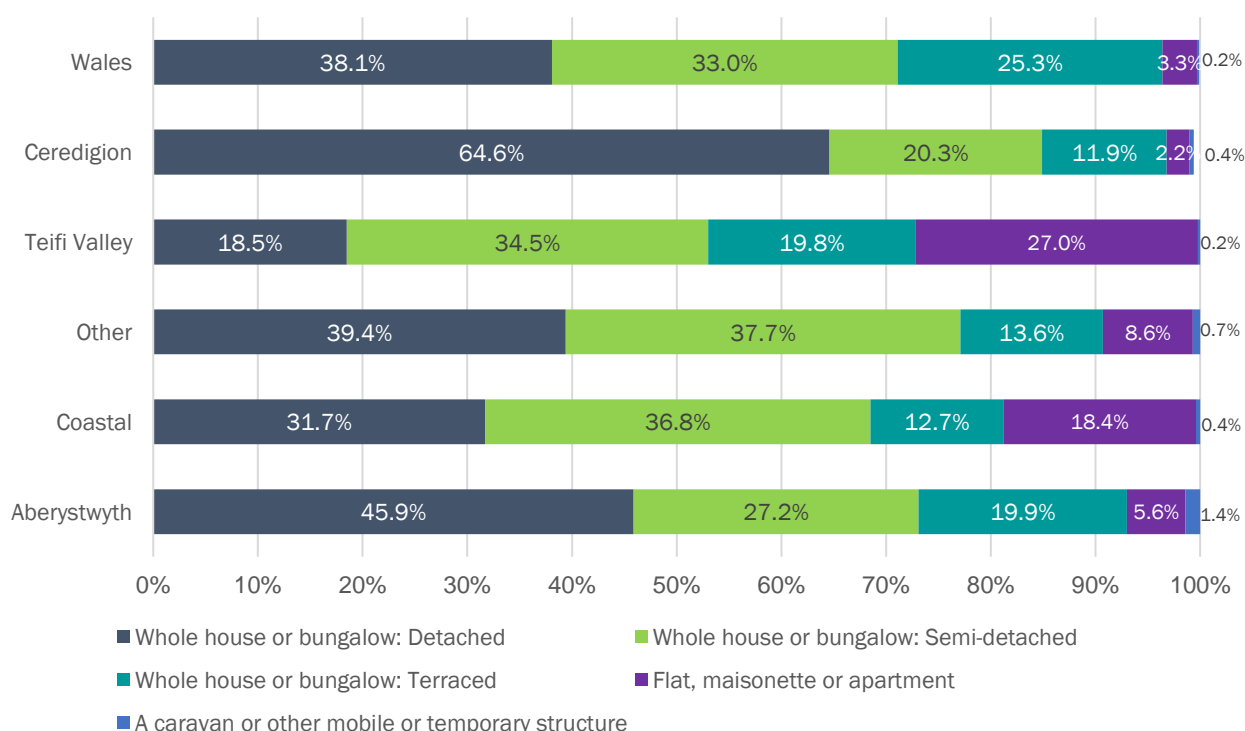
Our Housing Occupancy Survey's (2018, 2019 and 2020) highlight that a large majority of these completed dwellings are being occupied by local residents, however, it should be acknowledged that the survey's response rate in recent years has been fairly poor.

⁷⁰ Affordable homes include Social rent, Intermediate rent and LCHO (Discounted For Sale).

1.3.14 Owner Occupier Position

Over half (64.6%) of Ceredigion's owner-occupied households reside in detached houses or bungalows. This is far greater than the average in Wales (38.1%). Just 2.2% of households reside in a flat, maisonette or apartment and just 0.4% in a caravan or other mobile temporary structure, in Ceredigion.⁷¹ Figure 31 below, showcases the percentages of accommodation type for owner occupiers, in Wales, Ceredigion and by HMA in Ceredigion.

Figure 31: Tenure by Accommodation Type – Owner-occupied sector.



(Source: Census 2021)

*Note: figures may not sum due to rounding.

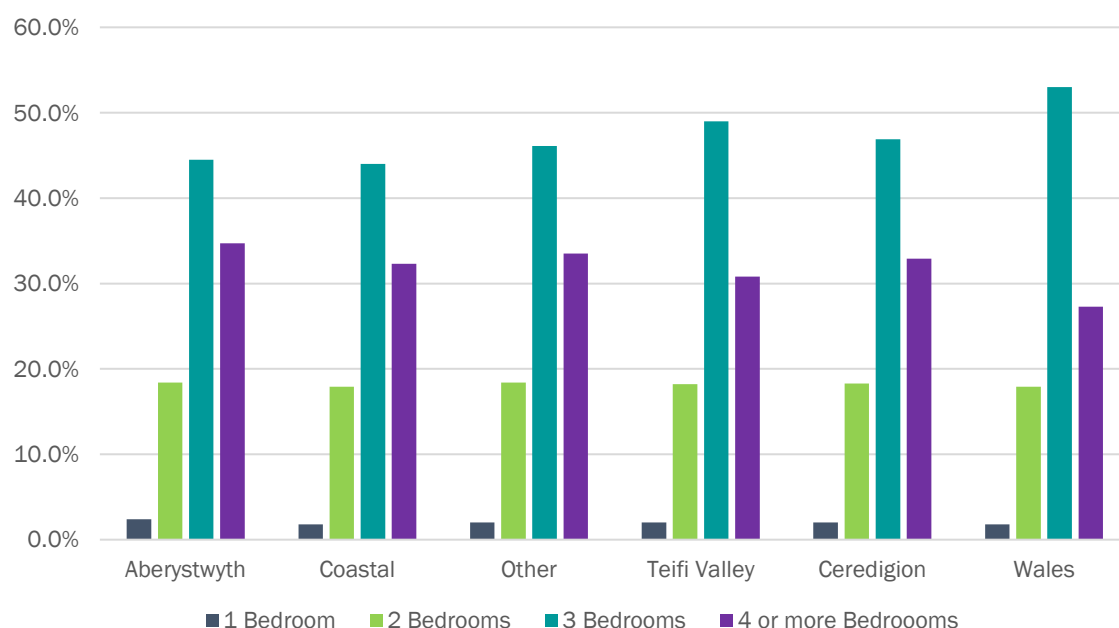
The only HMA in which a detached house is not the most common form of accommodation for owner-occupiers is the Teifi Valley HMA, semi-detached houses are most common here (34.5%). The Teifi Valley area is also the HMA with the highest percentage of owner-occupiers residing in a flat, maisonette or apartment (27.0%). The other and Coastal HMAs are the areas with the highest percentage of owner occupiers residing in a semi-detached house or bungalow, with 37.7% and 36.8% respectively.⁷²

⁷¹ ONS (2022) – Census RM0003 - Tenure by Accommodation Type. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

⁷² ONS (2022) – Census RM0003 - Tenure by Accommodation Type. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

Just under half (46.9%) of owner-occupiers in Ceredigion reside in a home with 3 bedrooms, with 32.9% residing in a home with 4 or more bedrooms. 18.3% of owner-occupiers reside in a 2-bedroom home, whilst just 2.0% live in a 1-bedroom home, although it should be noted that this is marginally higher than the Welsh average of 1.8%.⁷³ Figure 32 below represents the size of accommodation resided in by owner-occupiers' households, in Wales, Ceredigion and by each HMA in Ceredigion.

Figure 32: Number of Bedrooms by Accommodation Type – Owner-occupied sector.



(Source: Census 2021)

The size profile of owner-occupiers doesn't vary greatly across all HMA's in Ceredigion. In all four areas, 3 bedroomed homes are most common, followed by 4-bedroom, 2 bedroom and lastly, 1-bedroom homes.⁷⁴

Table 10 below demonstrates the average property price by dwelling type in 2022 in Ceredigion and Wales, according to the Land Registry. Overall, the average property price in Ceredigion is 14.7% higher than the national average. Although, detached and semi-detached properties in Ceredigion are lower than the national average price, whilst terraced house are 19.0% higher than the Welsh average and flats are 3.5% higher.⁷⁵

⁷³ ONS (2022) – Census RM136 - Tenure by Number of Bedrooms. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

⁷⁴ ONS (2022) – Census RM136 - Tenure by Number of Bedrooms. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

⁷⁵ HM Land Registry (2023). Open Data. [Online]. Available at: [HM Land Registry Open Data](https://www.gov.uk/government/open-data)

Table 10: Average property price and number of sales by dwelling type (2022).

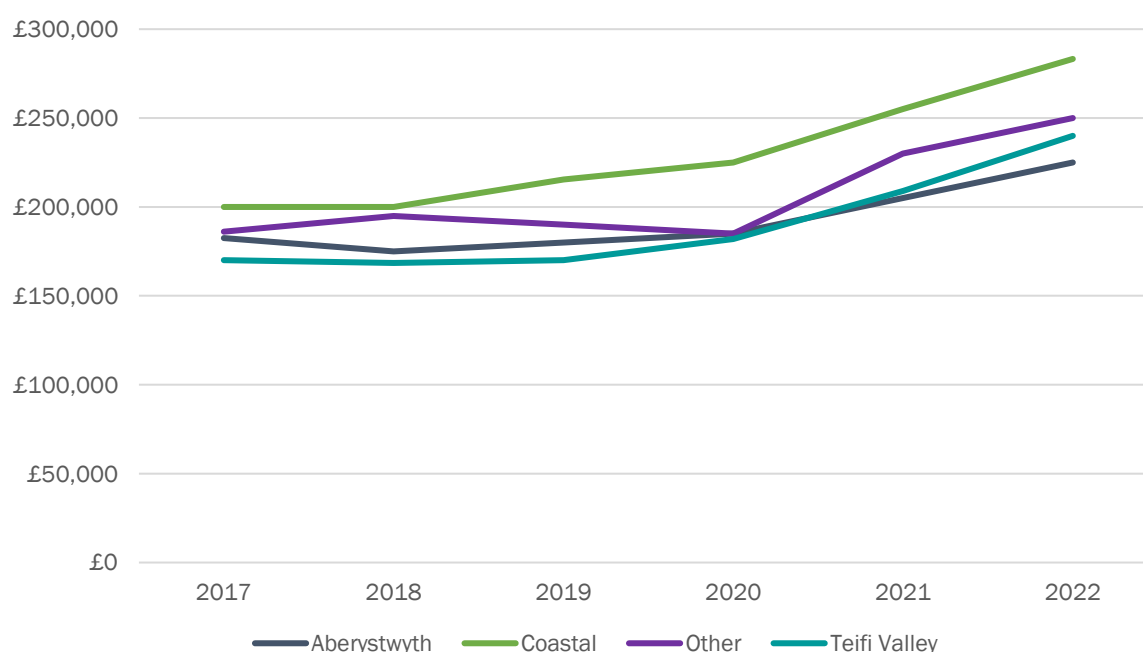
Dwelling Type	Ceredigion		Wales	
	Average Price	No. of Sales	Average Price	No. of Sales
Detached	£339,765	441	£360,622	11,695
Semi-detached	£214,969	195	£218,721	12,270
Terraced	£204,272	213	£171,572	14,721
Flats	£158,565	45	£153,214	3,395
Overall average price	£271,142	894	£236,379	42,081

(Source: Land Registry)

The number of sales by dwelling type varies in Ceredigion and Wales. For example, across Wales, terraced houses see the highest number of sales in 2022 (14,721), whilst in Ceredigion, detached houses saw the highest number of sales (441). Flats were the least sought after in Ceredigion (45) and across Wales (3,395), in 2022, this is unsurprising when we consider that flats are more common in the rental sector.⁷⁶

As shown in Figure 33 and Table 11 below, the Coastal HMA has continuously had the highest median house price compared to all other HMAs, whilst the median house prices in the Teifi Valley HMA has remained the lowest over this period (2017-2022). As of 2022, the Coastal HMAs median house price was £283,250, this is just over £12,000 higher than Ceredigion's average house price (£271,142), in 2022, and almost £44,000 higher than Teifi Valleys median house price (£240,000).⁷⁷

Figure 33: Median House Prices by HMA between 2017 and 2022.



(Source: Land Registry)

⁷⁶ HM Land Registry (2023). Open Data. [Online]. Available at: [HM Land Registry Open Data](https://www.gov.uk/government/data-and-data-sets/hm-land-registry-open-data)

⁷⁷ Ibid.

Table 11: Difference in Median House Prices between 2017 and 2022.

HMA	Median House Price 2017	Median House Price 2022	% Difference
Aberystwyth	£182,500	£225,000	+23.3%
Coastal	£200,000	£283,250	+41.6%
Other	£186,094	£250,000	+34.3%
Teifi Valley	£170,000	£240,000	+41.2%

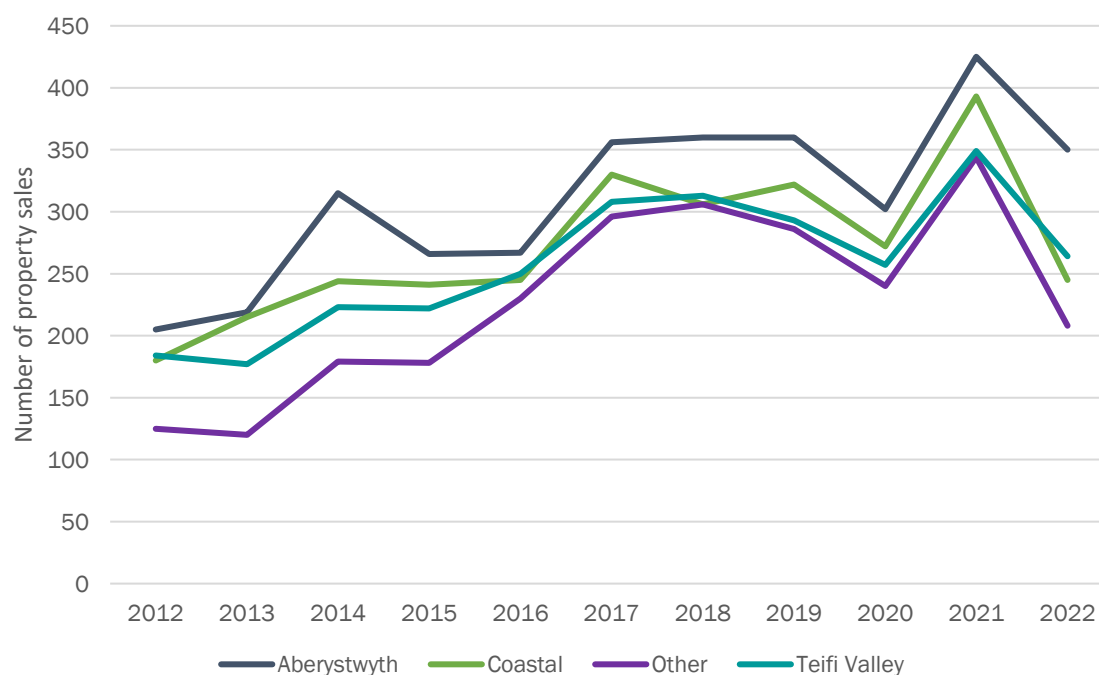
(Source: Land Registry)

It is unsurprising that the Coastal area has the highest median house prices in Ceredigion considering the area is home to Aberporth, New Quay and Aberaeron, which are extremely desirable places to live given their coastal location. Additionally, the Coastal HMA has the highest percentage of second homes in Ceredigion, with 41% of second homes located within this HMA. As is alluded to in Section 1.3.17. on second homes, there is often a link between second homes and higher house prices, as second homes tend to be in more picturesque areas which by their nature have higher house values.

Additionally, the Coastal HMA has experienced the highest percentage increase in its median house prices since 2017 (+41.6%), closely followed by the Teifi Valley area which as seen a +41.2% increase between 2017 and 2022. The Other HMA and the Aberystwyth area have seen lower percentage increases, +34.3% and +23.3% respectively, but these are still considerable increases.⁷⁸

The number of property sales in all HMAs have followed similar trends as Ceredigion, as shown in Figure 34 below.

Figure 34: Number of Sales by Housing Market Area 2012-2022.



(Source: HM Land Registry)

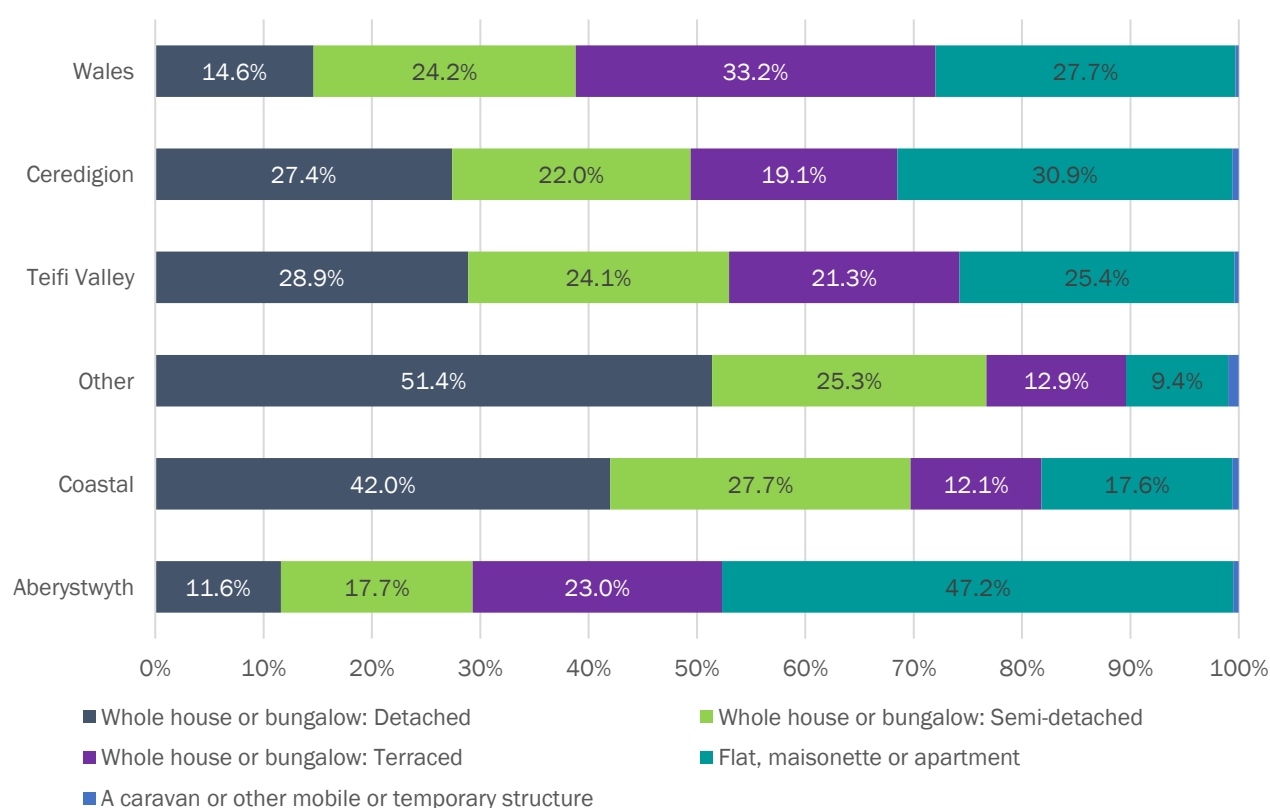
⁷⁸ HM Land Registry (2023). Open Data. [Online]. Available at: [HM Land Registry Open Data](https://data.hmlandregistry.gov.uk/)

Amongst the HMAs, the Other HMA has continuously had the lowest number of property sales, apart from in 2018, where the number of property sales in the Coastal HMA dipped below the Other HMA level. Meanwhile, the Aberystwyth HMA has consistently had the highest number of property sales in Ceredigion. Similar to Ceredigion's overall trends, all HMAs experienced a peak in the number of property sales in 2021, followed by a large decrease in 2022.⁷⁹ This peak can be attributed to the extension of the Stamp Duty Land Tax Holiday to July 2021, as buyers rushed to complete their house purchases ahead of the deadline.

1.3.15 Private Rented Sector

Figure 35 below demonstrates the type of accommodation resided in by private rented households in Wales, Ceredigion and by HMA. In Ceredigion, there is a fairly even split of those residing in a detached dwelling (27.4%), those residing in a semi-detached dwelling (22.0%), a terraced dwelling (19.1%) and those residing in a flat, maisonette or apartment (30.9%), this differs for those residing in a caravan or other mobile or temporary structure, where 0.6% of private renters reside.⁸⁰

Figure 35: Tenure by Accommodation Type – Private Rental Sector



(Source: Census 2021)

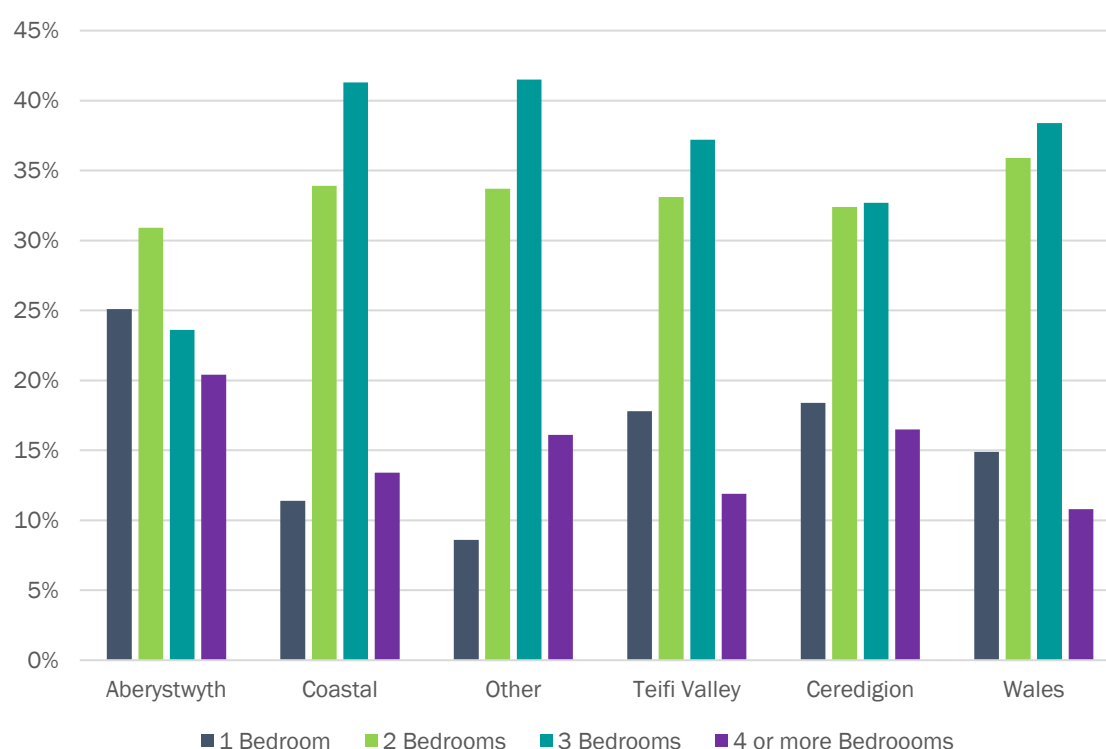
⁷⁹ Ibid.

⁸⁰ ONS (2022) – Census RM0003 - Tenure by Accommodation Type. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

The characteristics of accommodation type in the private rented sector across the HMAs varies. There is a relatively low percentage of private renters residing in a detached or semi-detached dwelling (11.6%) in the Aberystwyth HMA, whilst almost half (47.2%) of private renters reside in a flat, maisonette or apartment. The Other HMA has a very different make-up, with over half 51.4% residing in a detached dwelling and just 9.4% residing in a flat, maisonette or apartment, this is not surprising given that the Other HMA is more rural and significantly less densely populated than the Aberystwyth HMA.

In Ceredigion, the majority of private renting households reside in 2- or 3-bedroom dwellings. Figure 35 below shows the size of accommodation resided in by private rented households in Ceredigion. Contrary to owner-occupier households, there is a greater proportion of households residing in 1-bedroom dwellings in the private rented sector (18.4%), than in dwellings with 4 or more bedrooms (16.5%).⁸¹

Amongst the HMAs, with the exception of the Aberystwyth HMA, the most common privately



rented household size is a 3-bed. The Aberystwyth HMA is the only area where the majority of private rented households reside in 2-bedroom households (30.9%). The Aberystwyth area has a notably high percentage of households within the private rental sector residing in 1-bedroom dwellings (25.1%). This area also sees the highest percentage of dwellings with 4 or more bedrooms within the private rental sector (20.4%) out of all four HMAs. This characteristic is unsurprising when we consider that a fair amount of those renting within the private sector are university students, who tend to rent larger properties/HMOs.⁸² **Figure 36: Number of Bedrooms by Accommodation Type – Private Rental Sector.**

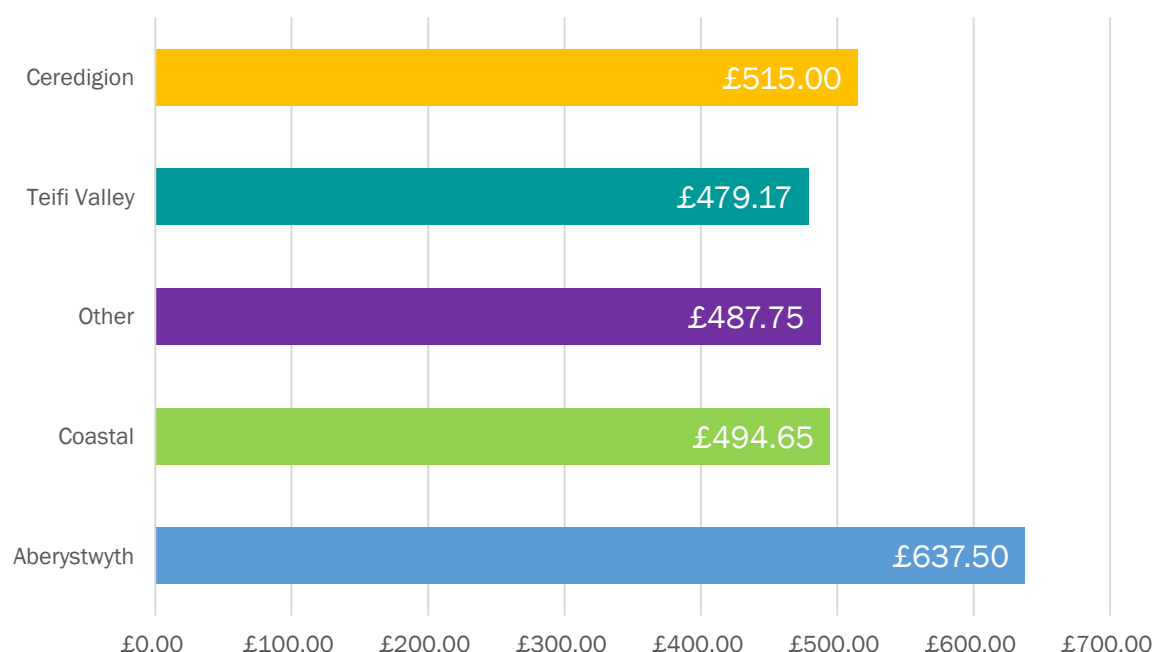
(Source: Census 2021)

⁸¹ ONS (2022) – Census RM136 - Tenure by Number of Bedrooms. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/Statistics/Nomis-OfficialCensusandLabourMarketStatistics/nomisweb.co.uk)

⁸² ONS (2022) – Census RM136 - Tenure by Number of Bedrooms. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/Statistics/Nomis-OfficialCensusandLabourMarketStatistics/nomisweb.co.uk)

HMA rent data by bedroom size was provided by Rent Officer Wales for the purpose of undertaking the LHMA. This data is used in the LHMA tool and uses the calendar year for 2022. The data shows the number of rentals at the 30th percentile position. The Aberystwyth area has the highest monthly rental costs, with a median rent of £637.50 per month, this is almost £125 more than the median rent across Ceredigion. The lowest median rent is across the Teifi Valley area (£479.17) which is lower than the average median rent for Ceredigion.⁸³

Figure 37: Median monthly rent – Private Rental Sector



(Source: Rent Officers Wales, Welsh Government)

Welsh Government also provided information on the number of lettings recorded in each HMA in 2022, an additional input of the LHMA tool. As reflected in Table 12 below, the Aberystwyth and Teifi Valley HMAs see the highest number of private rents in Ceredigion with 479 and 429 respectively, whilst the lowest number of lettings occurred in the Other HMA (113 rents). These figures are unsurprising when we consider the overall tenure of each HMA as demonstrated above.⁸⁴

Table 12: Number of total rents – Private Rental Sector (2022).

Area	Total Rents
Aberystwyth	479
Coastal	227
Other	113
Teifi Valley	429
Ceredigion	1,248

(Source: Rent Officers Wales, Welsh Government)

⁸³ Welsh Government (2023) Rent Officers Wales – Private Rents.

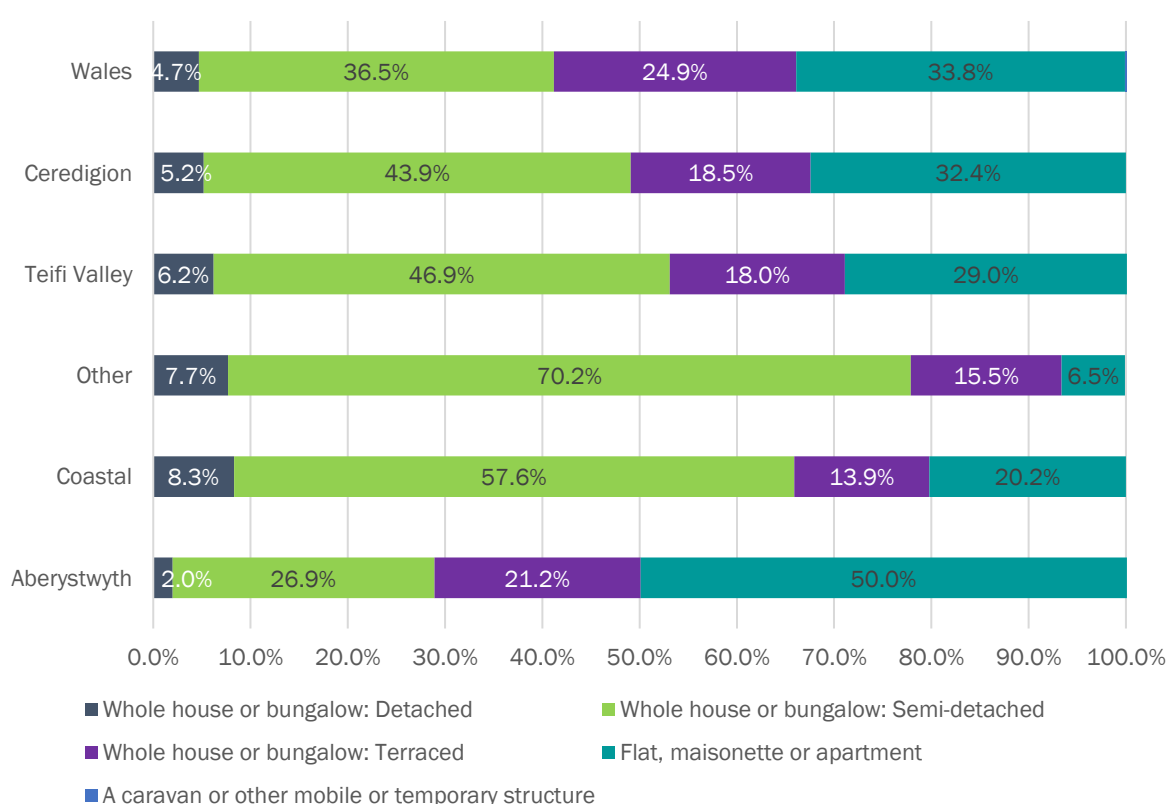
⁸⁴ Ibid.

1.3.16 Social Rented Sector

As shown in Figure 38 below, the majority of Ceredigion's social rented sector households reside in semi-detached dwellings (43.9%), with the minority residing in caravan, mobile home or other temporary structure (0.0%), followed by detached dwellings (5.2%).⁸⁵

Amongst the HMAs, the Other HMA has the highest percentage of those residing in a semi-detached dwelling (70.2%), this area also sees the lowest percentage of those residing in a flat, maisonette or apartment (6.5%). The make-up of the Aberystwyth area differs greatly to this, where half (50.0%) of social rented households in the Aberystwyth area reside in a flat, maisonette or apartment.⁸⁶

Figure 38: Tenure by Accommodation Type – Social Rental Sector.



(Source: Census 2021)

Figure 39 below, shows the accommodation size for households within the social rental sector, in Wales, Ceredigion and by HMA. The majority of households within the social rental sector in Ceredigion reside in dwellings with 2 bedrooms (41.7%), followed by dwellings with 3 bedrooms (32.9%) then dwellings with 1 bedroom (21.4%) and lastly, dwellings with 4 or more bedrooms (3.8%).⁸⁷

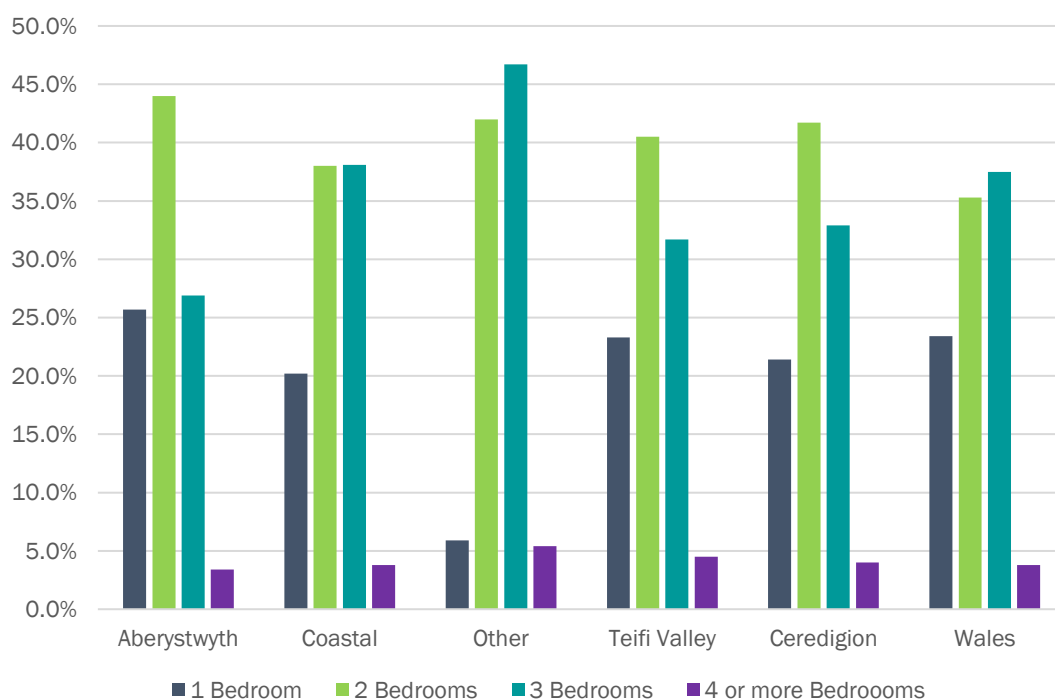
⁸⁵ ONS (2022) – Census RM0003 - Tenure by Accommodation Type. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis/Official%20Census%20and%20Labour%20Market%20Statistics/nomisweb.co.uk)

⁸⁶ ONS (2022) – Census RM0003 - Tenure by Accommodation Type. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis/Official%20Census%20and%20Labour%20Market%20Statistics/nomisweb.co.uk)

⁸⁷ ONS (2022) – Census RM136 - Tenure by Number of Bedrooms. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis/Official%20Census%20and%20Labour%20Market%20Statistics/nomisweb.co.uk)

Similarly, the majority of households within the social rental sector across the four HMAs reside in 2- or 3-bedroom homes, however, a higher percentage of households reside in 1-bedroom dwellings in the Aberystwyth, Coastal and Teifi Valley HMA, compared to the Other area.⁸⁸

Figure 39: Number of Bedrooms by Accommodation Type – Social Rental Sector.



(Source: Census 2021)

Table 13 below demonstrates the weekly social rents by bedroom size in Ceredigion, in flats and houses.

Table 13: Weekly Social Rents by bedroom size in Ceredigion (2023).

Property Size	Rent Figure - Flat	Rent Figure - House
1 bed	£86.80	£90.25
2bed	£113.40	£119.25
3bed	£138.50	£148.00
4bed	N/A	£174.50

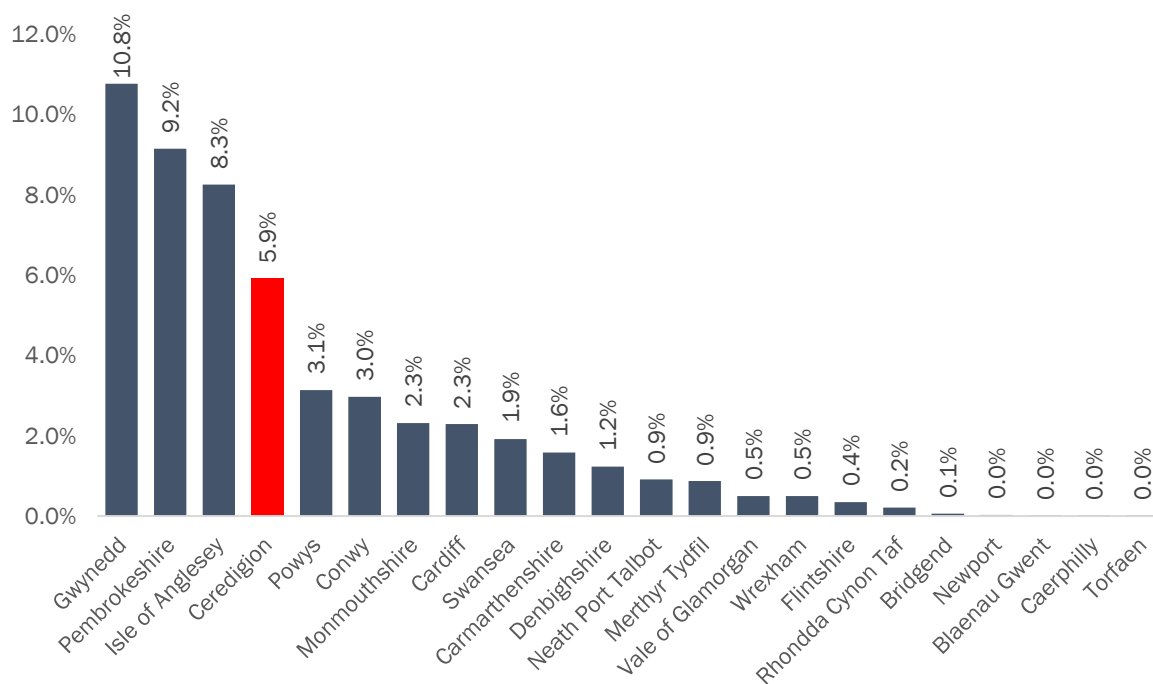
(Source: Ceredigion County Council 2023)

⁸⁸ Ibid.

1.3.17 Second Homes

Ceredigion has the fourth highest rate of holiday let and second home ownership (5.9%) of all local authorities in Wales.⁸⁹ The County has lower rates of second home ownership and holiday lets than its neighbouring coastal authorities Gwynedd (10.8%) and Pembrokeshire (9.2%), but higher rates compared to non-coastal authorities.

Figure 40: Percentage of Second Homes by Local Authority.



(Source: Welsh Government)

The table below shows the total number of known second homes in Ceredigion since 2018. Overall, the number of second homes has remained fairly consistent since 2018, peaking in 2022 at 1,846, then reducing back to 1,750 in 2023.⁹⁰

Table 14: Number of Second Homes in Ceredigion by Housing Market Area 2018-2023.

HMA	2018	2019	2020	2021	2022	2023
Aberystwyth	368	385	382	370	453	447
Other	456	427	322	392	394	332
Coastal	696	723	717	683	734	719
Teifi Valley	225	224	233	216	265	252
Ceredigion	1,745	1,759	1,654	1,661	1,846	1,750

(Source: Ceredigion County Council – Council Tax Department)

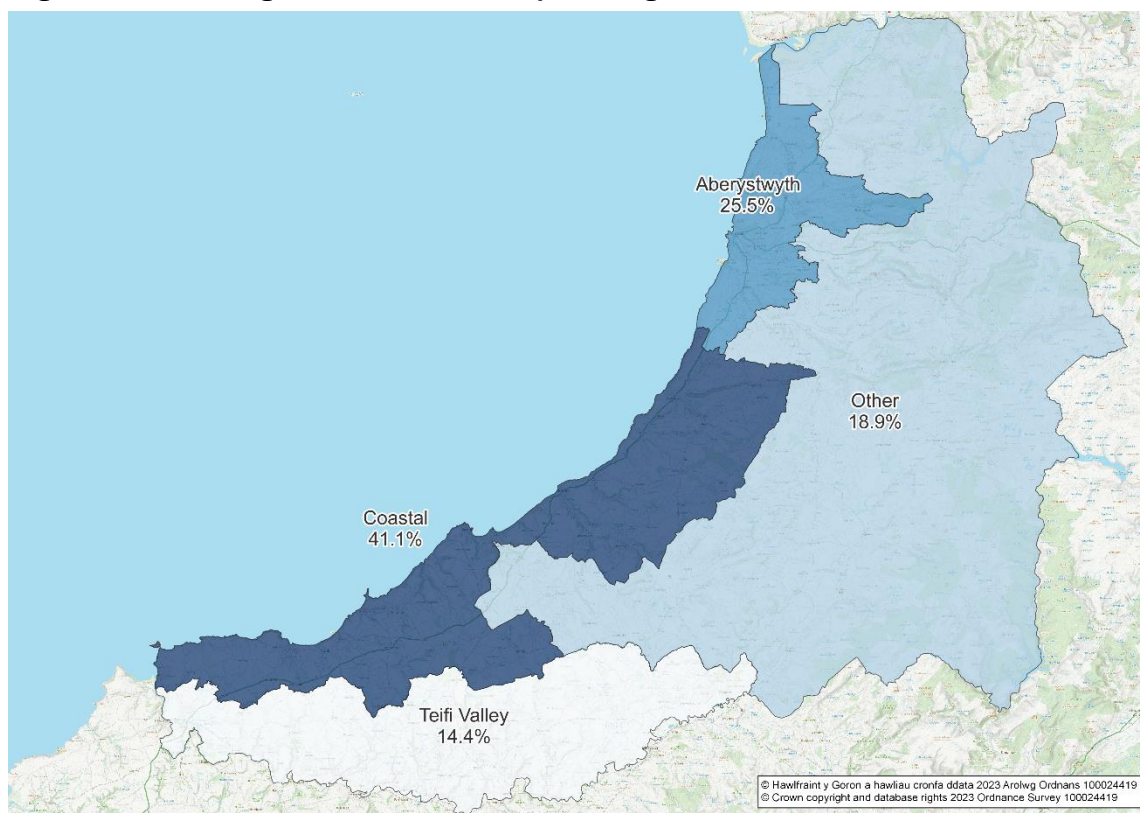
The following map illustrates the percentage of second homes by Housing Market Area in 2023. This data demonstrates that the Coastal HMA has the highest percentage of second homes (41.1%) and Teifi Valley has the lowest (14.4%).⁹¹

⁸⁹ Ceredigion County Council (2021) *Ceredigion Second Homes and Holiday Lets Data*. [C. Ceredigion second homes and holiday lets data.pdf](#)

⁹⁰ Ceredigion County Council (2018-2023) Council Tax Data.

⁹¹ Ibid.

Figure 41: Percentage of Second Homes by Housing Market Area 2023.



(Source: Ceredigion County Council – Council Tax Department)

The Coastal HMA has recurrently had the highest number of second homes, which is expected due to the desirable coastal locations (such as, Aberaeron, New Quay and Gwbert, located within the Coastal HMA) drawing second homeowners to the area. Second homes tend to be in traditional tourism economic dependant areas, which naturally have higher house values given their location.⁹²

Second homes bring a number of benefits to Ceredigion; however, they also are associated with drawbacks. They form part of the non-serviced accommodation market which annually from 2007 to 2018 has accounted for between 70% and 73% of tourism economic impact in Ceredigion (£233.83 million according to STEAM 2018).⁹³ On the other hand, second homes are associated with a reduced availability of residential housing with potential negative impacts on affordability, impacts on services and amenities of local communities, a lack of permanent population to support local facilities, and local impacts on Welsh language rates.⁹⁴ The higher the number of second homes in a county, the greater these impacts tend to be.

The Welsh Government's Report – Second and Holiday Homes and the Land Use Planning System⁹⁵, did not find a correlation between the location of holiday homes and house prices. Instead, the findings suggested that the urban-rural migration on a permanent basis is the key driver of housing demand and subsequently unaffordable house prices. However, analysing the household affordability ratio's by HMA's suggest there may be a link.

⁹² Ceredigion County Council (2021) *Ceredigion Second Homes and Holiday Lets Data*. [C. Ceredigion second homes and holiday lets data.pdf](#)

⁹³ Ibid.

⁹⁴ Welsh Government (2021) Research on Second homes: evidence review summary. [Research on second homes: evidence review summary | GOV.WALES](#)

⁹⁵ Ibid.

Table 15: Affordability Ratio by HMA (2022).

HMA	Median House Price (2022)	Median Household Income	Affordability Ratio
Aberystwyth	£225,000	£29,839	7.5
Coastal	£283,250	£33,550	8.4
Other	£250,000	£30,119	8.3
Teifi Valley	£240,000	£29,016	8.2

**Figures may not sum due to rounding.
(Source: Land Registry, ONS & CACI Paycheck)*

Table 15 above outlines the affordability ratio by HMA. There may be a correlation between the location of holiday home and house prices in the Coastal HMA, however, it is difficult to be certain (as other variables such as household income also play a key role).

The Coastal HMA has the highest affordability ratio, which means that local residents would need to pay 8.4 times their annual income for a property in the Coastal HMA. The Coastal HMA also has the highest percentage of second homes (41.1%). This said, when looking at the Aberystwyth HMA; this area has the lowest affordability ratio of 7.5, but the second highest percentage of second homes in the county (25.5%).

With increasing numbers of second homes / holiday homes and people moving to Ceredigion, the Welsh language could be at risk. Additionally, if second homes are having an impact on housing affordability, this could result in Welsh speaking residents moving out of the County to find a more affordable home. Ceredigion is one of the heartlands of the Welsh language and has the third highest proportion of Welsh speakers in Wales (according to the 2021 Census),⁹⁶ the prospect of increasing numbers of second homes are sparking concerns for the Welsh language and its future in the County.

Addressing the issues of second homes, holiday homes ownership and the conversion of residential properties to holiday lets, in addition to increasing the supply and range of affordable homes are priorities of the Council's Corporate Strategy 2022-2027. As a result of the Ceredigion Second Homes and Holiday Lets Report,⁹⁷ the Council is currently consulting with the public on potential increases to second home and empty property council tax premiums. The consultation asks residents their opinions on the future levels of council tax premiums, including what impacts any change could have on local communities, the Welsh language, tourism, and the economy.

1.3.18 Empty Homes

An Empty Home is a dwelling which has been unoccupied for a period of 6 months or more and is liable for Council Tax⁹⁸ Whilst a Long-Term Empty Property is a dwelling which is vacant and substantially unfurnished for continuous period of at least 1 year. For these properties an additional 25% Council Tax Premium is charged.

⁹⁶ ONS (2022) – Census TS033 – Welsh language skills (speaking). [Online] Accessible at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk/).

⁹⁷ Ceredigion County Council (2021) *Ceredigion Second Homes and Holiday Lets Data*. [C. Ceredigion second homes and holiday lets data.pdf](#)

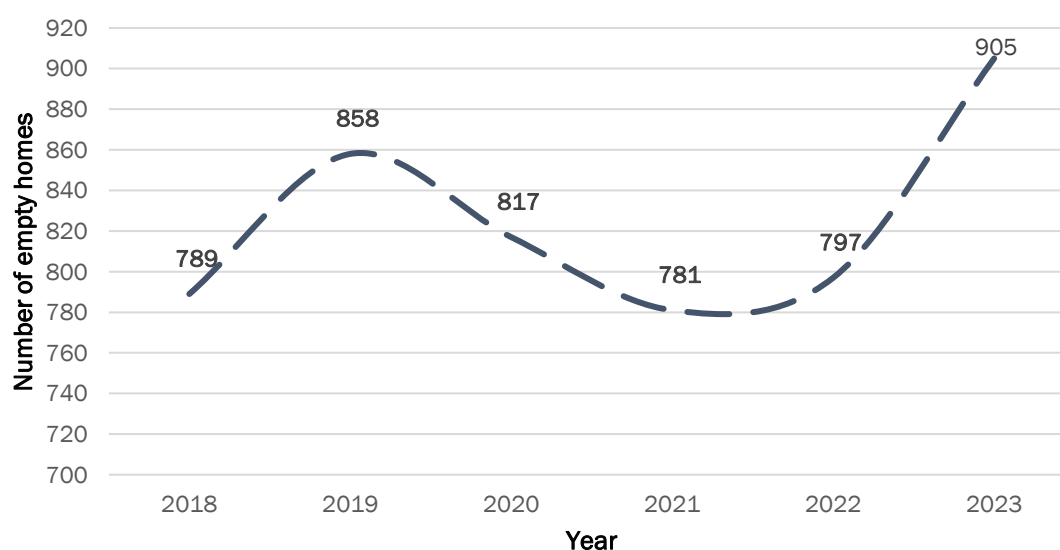
⁹⁸ CLILC and WLGA (2020). Measuring local authority performance 2019-2020. Accessible at: [Measuring local authority performance 2019-20 - Data Cymru](#)

Whilst in some cases empty properties are returned to occupation after a short time. The properties that are left empty for long periods can have detrimental impacts on the local residents and communities. They attract anti-social behaviour, pose environmental health problems and contribute to a general decline in communities. Most importantly, they are an underused community asset when there is a shortage of housing across the County and could be occupied by someone who is in need.⁹⁹ Ceredigion County Council recognises that bringing empty properties back into the community plays a key role in helping increase the much-needed affordable housing for residents across the County.

Data from Council Tax shows that 2.7% of the total chargeable dwellings (33,856) in Ceredigion were empty as at August 2023, which equates to 905 dwellings. Of these, over half (68.7% or 622) were charged the Long-Term Empty Premium, which means they had been empty for more than six months. The proportion of empty properties in the County is slightly above the national average. In 2023 1.6% of the total chargeable dwellings (1,411,082)¹⁰⁰ across Wales were empty, which equates to 22,457 dwellings.¹⁰¹

Since the last LHMA (2019), there has been a gradual increase in the number of empty homes (includes Long Term Empty Premium, Long Term Empty Class C and Standard 50% empty). As reflected in Figure 42 below, the number of empty homes were declining and reached their lowest point in 2021 (781), however, since then have increased, particularly over the last year. Between 2022 and 2023 there has been an increase of 108 empty homes which amounts to a 13.6% increase.¹⁰²

Figure 42: Number of Empty Homes in Ceredigion 2018-2023.



(Source: Ceredigion County Council (2018-2023) – Council Tax Department)

As reflected in Table 16 below, the increase of empty properties between 2022 to 2023 is largely due to an increase in Long-Term Empty Class C (i.e., properties which are vacant

⁹⁹ Welsh Assembly Government (2010) *Empty Homes Good Practice Guidance*. [empty-homes-good-practice-guidance.pdf \(gov.wales\)](https://gov.wales/empty-homes-good-practice-guidance.pdf)

¹⁰⁰ Stats Wales (2023). Council tax dwellings, by local authority (number of dwellings). Available at: [Council tax dwellings, by local authority \(number of dwellings\) \(gov.wales\)](https://gov.wales/council-tax-dwellings)

¹⁰¹ Stats Wales (2023). Chargeable empty and second homes, by local authority (number of dwellings). Available at: [Chargeable empty and second homes, by local authority \(number of dwellings\) \(gov.wales\)](https://gov.wales/chargeable-empty-and-second-homes)

¹⁰² Ceredigion County Council (2018-2023). Council Tax Data.

and substantially unfurnished for a period of less than 6 months and is exempt from council tax), which equates to 87% (+94) of the total increase.

Table 16: Change in Number of Empty Homes 2022 and 2023.

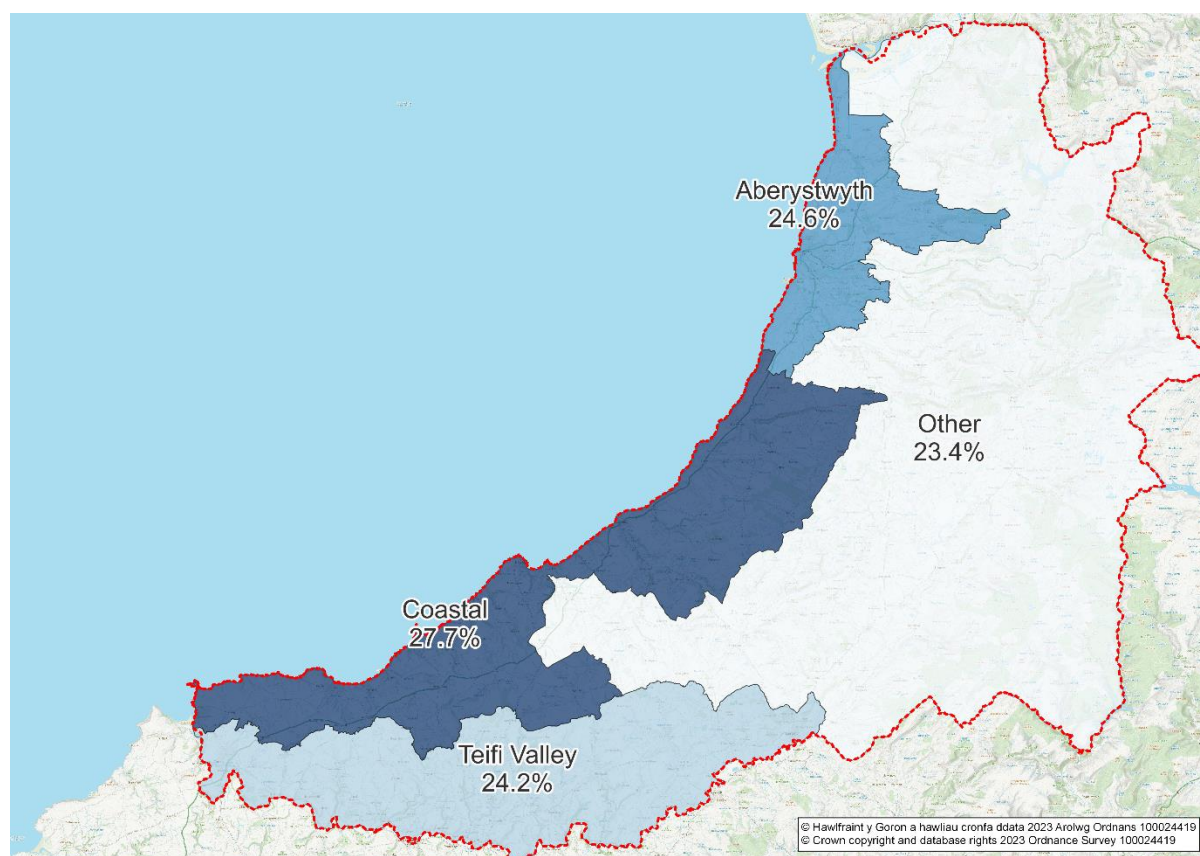
Type	2022	2023	Difference (number)	Proportional increase (%)
Long Term Empty Class C	132	226	+94	87%
Long Term Empty Premium	619	622	+3	3%
Standard 50% Empty	46	57	+11	10%
Total	797	905	+108	100%

(Source: Ceredigion County Council, Council Tax Department (2023))

Residential properties become empty for a wide variety of reasons; however, the most common reasons include unresolved ownership, abandonment, dilapidation, inheritance, property holding, care holding and/or lack of knowledge/options.¹⁰³

The figure below highlights the distribution of empty properties across Ceredigion's HMAs. Empty properties are fairly evenly dispersed across the counties HMAs; however, they are more commonly located in the Coastal HMA (251 or 27.7%).

Figure 43: Percentage of Empty Properties by HMA (2023).



(Source: Ceredigion County Council (2023) – Council Tax Department)

Empty homes remain a challenging issue in Ceredigion and across Wales. However, There are a number of schemes and initiatives to tackle the problem, such as, financial support (for example, the Welsh Government's National Empty Grants Scheme, Houses to Homes, Leasing Scheme Wales, and reduced/zero rate VAT) and council tax premiums (when the

¹⁰³ National Assembly for Wales (2019). Empty properties. Available at: [Empty properties \(senedd.wales\)](https://www.senedd.wales/empty-properties)

property has been vacant for 12 months there is a 25% extra charge on top of the normal level of council tax). There is an Empty Property Action Plan in place to deal with priority empty properties.

Similar to local authorities across Wales, the Council is in the process of consulting with the public on the future level of these Council Tax Premiums, including what impacts any change could have on the local communities, the Welsh language, tourism and the economy. This is as a result of a change in legislation¹⁰⁴ to tackle the national issue, which has meant that from April 2023, local authorities can set council tax premiums up to 300% (prior to this it was up to 100%).

1.4. Specific Housing Needs Requirements

The LHMA tool provides an estimate of overall housing need. To understand the specific housing need requirements within the overall estimates, an additional exercise was undertaken outside the tool.

In accordance with the Welsh Government guidelines on the LHMA, a variety of data sources have been used (both primary and secondary data). This exercise has been undertaken through a collaborative approach with key stakeholders and Council staff, with a diverse set of expertise in housing, planning, equalities, social care, economics and statistics.

Primary data was collected by firstly engaging with stakeholders (Strategic Housing Partnership) and Council Services to gather data and information on specific housing needs, and then consulting on the findings to fill data and knowledge gaps. Stakeholders were engaged with throughout the production of the LHMA and their input into this section has been key. In addition, secondary data was utilised, this includes open source local and national secondary data from StatsWales, Office for National Statistics (ONS), Department for Work and Pensions (DWP) and National Social Care Data Portal for Wales.

The section below provides an overview of the following specific housing requirements:

- Accessible and adapted housing provision
- Multi-generational and/or larger families requiring larger properties
- Non-permanent housing
- Housing, care and support needs
- Locational needs for student accommodation

The locational needs for people with physical or cultural needs is not assessed as there is no data on these topics. However, notably, these needs are taken into consideration as part of a wider decision-making process when housing social rented tenants.

It is acknowledged that datasets may be limited in certain areas, due to incompleteness or because they do not exist. These data gaps will be fed back to colleagues, our key stakeholders and to the Welsh Government for future considerations. There is also the potential for duplication of the future households/units/bed need across the specific housing requirements due to the different models used.

¹⁰⁴ Welsh Government (2023). Council Tax and empty and second homes: Guidance. Available at: [Council Tax on empty and second homes \[HTML\] | GOV.WALES](#)

This chapter provides a qualitative and quantitative snapshot of the current and future housing market, identifying the housing needs of residents and an indication of the future requirements to best provide for the population. The outputs are provided at HMA level where possible, however, in areas where there are gaps in data or where it is not reasonable to provide data at this geographical level, the outputs are at local authority level.

For further information on our engagement with external stakeholders (refer to Appendix 2 and Appendix 4), and Appendix 3 for the key issues identified within each of the sections.

1.4.1. Accessible and Adapted Housing

This section will identify properties that meet the needs of people with limited mobility and/or dexterity, need for low level care, and wheelchair users. The accessible and adapted type may include:

- low level appliances
- full wheelchair accessible (fully adapted property)
- part wheelchair (meets some wheelchair standards)
- lifetime homes
- step free
- max three steps.

Planning Policy Wales highlights that:

‘Planning authorities should promote residential mixed tenure communities with ‘barrier free’ housing, for example, built to Lifetime Homes standards to enable people to live independently and safely in their home for longer’.

(Welsh Government, Planning Policy Wales, 2021, p. 56).¹⁰⁵

Objective 1.2 in Ceredigion County Council’s Housing Strategy 2023-2028,¹⁰⁶ aims to: ‘ensure residents are living in good quality, suitable and sustainable accommodation’ (p.15). Some of the actions required to reach this objective includes the Council working with its partners to deliver a range of adaptations to support independent living and hospital discharge and expanding Leasing Scheme Wales to improve provision of affordable rented accommodation.

The Adopted Local Development Plan for Ceredigion (2013) also includes policy LU02 which requires all residential developments to be built to Lifetimes Homes standards as far as is reasonably practical. This is to ensure properties built since 2013 are able to be adapted to the requirements of ageing and disability.

People with disabilities

According to the 2021 Census, 21.9% of Ceredigion residents are classed as disabled under the Equality Act (ranging from everyday activities being limited a little, to limited a lot), this amounts to approximately 15,637 people in the County (refer to Section 1.3.4 for more detail).

¹⁰⁵ Welsh Government (2021). Planning Policy Wales: Edition 11. [Online]. Available at: [Planning Policy Wales - Edition 11 \(gov.wales\)](#).

¹⁰⁶ Ceredigion County Council (2023). Housing For All 2023-2028. [Online]. Available at: [20a9485dcf070e3d73006dcace32d11c_Housing_Strategy_2023-2028.pdf \(amazonaws.com\)](#).

Ceredigion recorded a slightly higher proportion of disabled residents than the Welsh national average (21.6%). It should be acknowledged that not everyone within this group will require accessible or adapted homes. The 6,686 residents (9%) who reported that their day-to-day activities were limited a lot, will likely include the majority of individuals that require accessible and adaptable provision.

Current type and level of needs and provision

People living with different disabilities can have very different housing needs. Many people live in the private and owner-occupier sector; however, information on housing need within these tenures is limited.

The Council's Accessible Housing Register provides information on the number of residents who require accessible properties within the affordable sector. The following information has been obtained from an analysis of the Accessible Housing Register as of July 2023, outlining the level of current need by HMA across this sector:

Table 17: Households requiring accessible properties by HMA and number of bedrooms, according to the Accessible Housing Register.

HMA	Number of bedrooms				
	1	2	3	4	Total
Aberystwyth	127	39	14	7	187
Other	10	3	1	0	14
Coastal	30	17	5	2	54
Teifi Valley	86	29	13	6	134
Total	253	88	33	15	389

(Source: Ceredigion County Council – Accessible Housing Register 2023)

As shown in Table 17, 389 people are in need of accessible homes in the social rented sector, which equates to 2% of the disabled population (according to Census 2021 data). The need is greatest in the Aberystwyth HMA (187 people/ 48%), followed by the Teifi Valley HMA (134 people /34%), Coastal HMA (54 people/14%) and lastly the Other HMA (14 people/ 4%). The greatest need across all four HMA's is for 1 bed accessible/adapted properties, accounting for approximately 65% of the overall need.

Analysing the Accessible Housing Register further highlights the types of need (i.e., accessibility requirements) within the social rented sector by Housing Market Area (HMA).

Figure 44: Aberystwyth HMA - Accessibility Requirements

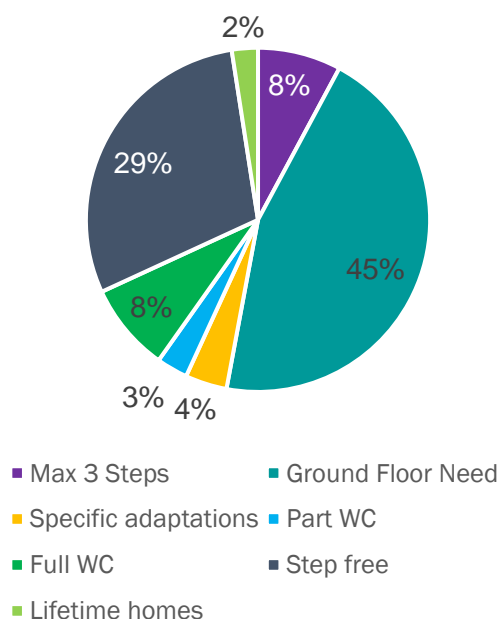


Figure 45: Coastal HMA - Accessibility Requirements

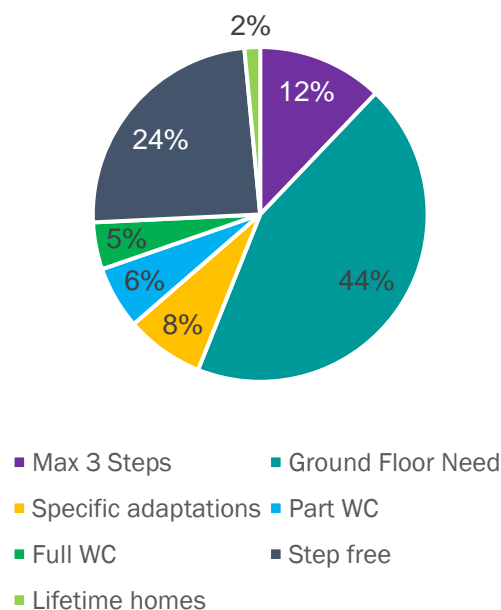


Figure 46: Other HMA - Accessibility Requirements

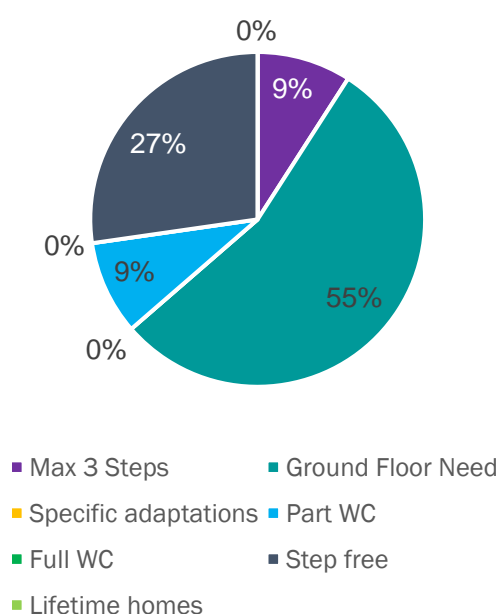
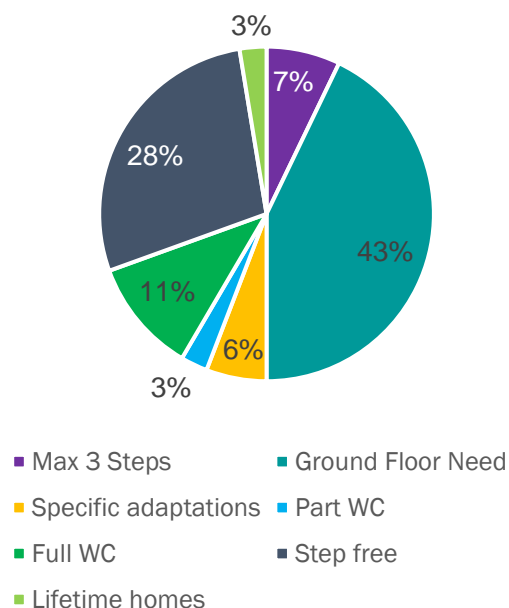


Figure 47: Teifi Valley HMA - Accessibility Requirements



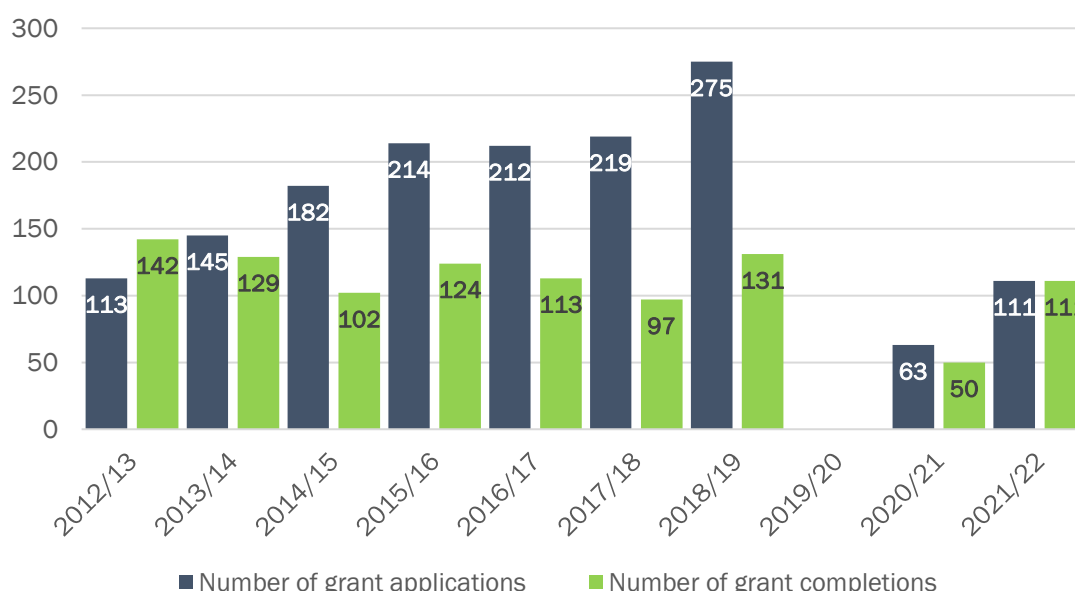
(Source: Ceredigion County Council – Accessible Housing Register 2023)

Across the four HMA's, the type of accessibility need is similar. The greatest need is for ground floor properties (accounting for 46% of the total need), followed by step free properties (27%). Whilst max steps (9%) and lifetime homes (2%) are needed the least. The above highlights that there is a current under-supply of accessible homes (particularly ground floor properties) across Ceredigion's social housing sector.

Physical Adaptation Grants (PAGs) are grants provided by the local authority to housing association tenants with a disability to help with the costs of adapting property. Between 2018 and 2023, 117 adaptations were completed, the majority comprised of bathroom adaptations (44 adaptations/38%), followed by access adaptations (40 adaptations/34%).¹⁰⁷ However, it is important to note that the number of PAGs depends on funding, and therefore wouldn't be a suitable proxy to determine need.

Whilst data from the Accessible Housing Register and Physical Adaptation Grants (PAGs) helps to estimate the current need for accessible and adapted homes across the social housing sector, Disabled Facilities Grants (DFGs) data indicates the current expressed need for adapted housing across *all* tenures. DFGs are grants for owner-occupiers and tenants (private or social) that are disabled, to help towards the cost of making their home accessible. They tend to range from major building works to minor adaptations to the property. The figure below shows the number of DFG applications that have been received by the Council over the last ten years alongside those that have been completed.

Figure 48: Disabled Facilities Grant applications and completions in Ceredigion (2017/18-2021/22).



**Please note that the data collection did not occur in 2019/20 due to the COVID-19 Pandemic
(Source: Stats Wales, 2023)¹⁰⁸*

Figure 48 highlights that prior to the onset of the COVID-19 pandemic in 2020, the gap between the number of applications and the level of completion gradually increased. Since then, the gap has reduced, and the number of applications and completions has notably reduced. However, the reduction in the number of completions does not directly translate to a lower need for adaptations. As at September 2023, 360 residents are on the Local Authority's waiting list for adaptations¹⁰⁹. In part, this is the accumulation of adaptation works required during the years prior to 2021/22 when the completion target was not reached.

¹⁰⁷ Data received from Housing Associations (Barcud, Wales and West Housing Association and Caredig), 2023.

¹⁰⁸ Stats Wales (2023). Disabled facilities grants by local authority area and type of grant. [Online]. Available at: [Disabled facilities grants by local authority area and type of grant \(gov.wales\)](https://gov.wales/disabled-facilities-grants-by-local-authority-area-and-type-of-grant)

¹⁰⁹ Ceredigion County Council (2023) – Social Care Department.

Although, there may be additional households who have not applied to the DFG but would want or require an adaptation, these figures provide an indication of expressed need. The provision of accessible homes would help to reduce the need for these adaptations and help future proof new homes for successive generations.

Using the Opinion Research Services (ORS) model, the number of current households (in 2022) with a long-term illness or disability that affects their housing needs can be modelled (Table 19). The model uses census prevalence data alongside up to date information from the department of work and pensions.¹¹⁰ The preferred household projection, the 2018-based Higher Variant, is used. It is important to understand the caveats and limitations of this model and recognise that the figures for Ceredigion should be treated as a *guide*. Where relevant comparisons have been drawn between the model's outputs and our internal data to highlight certain differences in figures. Section 2.1 provides further information on the excel model used for this section.

Table 18: Households with a long-term illness or disability that affects their housing needs (2022).

All Households 2022	30,759	-
Households with one or more persons with a limiting long-term illness or disability	11,535	38%
Does not affect their housing need	7,896	26%
Current home suitable for needs	3,048	10%
Current home requires adaptation	306	1%
Need to move to a more suitable home	285	1%
Total households where a limiting long-term illness or disability affects their housing need in 2022:	3,639	12%

**Figures may not sum due to rounding*

(Source: ORS Housing Model, Census 2021, DWP).

Table 18 identifies that there were around 11,535 households living in Ceredigion with one or more persons with a limiting long-term illness or disability. This included around 3,693 households with health problems that affected their housing needs¹¹¹, however, the majority of these households (83.7%/ 3,048) were already living in a suitable home. The model identified that at the start of the period in 2022, there were around 306 households which required adaptations.¹¹² Approximately 285 need to move to a more suitable home due to a disability or another long-term health problem. Thus, this group of households would represent

¹¹⁰ Department for Work and pensions (2023). Available at: <https://stat-xplore.dwp.gov.uk/webapi/jsf/dataCatalogueExplorer.xhtml> data sets: Attendance Allowance (AA), Disability Living Allowance (DLA) and Personal Independence Payments (PIP).

¹¹¹ Note: the total number of households where a limiting long-term illness or disability affects their housing need determined by the ORS model is very similar to the number of households in receipt of PIP and AA in Ceredigion (3,583) during 2023.

¹¹² Note: this figure is slightly lower than the number of applicants currently on the Social Care waiting list for adaptations (360).

an *existing need* for Lifetime Homes standard housing, and some would require full wheelchair adapted housing.

In terms of current provision, there is no local assessment of the total housing stock across *all* tenures that are adapted or accessible, or of the accessibility works that have been undertaken as part of the development of new dwellings. However, there is data available which provides an indication of the provision of accessible and adapted social housing stock.¹¹³ *(Please note: It is acknowledged that this is a rough estimation due to the incompleteness of data, and the figures provided are likely an underestimation of the total accessible and adapted stock).*¹¹⁴

As demonstrated in Table 19 below, there are approximately 192 accessible units and 1,137 adapted units within the social rented sector in Ceredigion. Using the latest dwelling stock estimates (2022)¹¹⁵, it is estimated that approximately 5.5% of the social rented stock are adapted dwellings and 32.5% of the social rented stock are adapted (although it is likely that the proportion is higher). The number of void properties is fairly low, which highlights the current demand for this type of accommodation, particularly accessible housing. It is difficult to benchmark these figures as this data is unavailable at a national level.

Table 19: Total number of RSL accessible stock in Ceredigion by property status.

Social rented stock	Occupied	Void	Total
Accessible	191	1	192
Adapted	1,119	18	1,137

(Source: Wales and West Housing Group (WWH) and Barcud 2023)

Future type and level of needs and provision

The above data derived from the ORS model highlights the identified need for around 285 adapted homes at the start of the period (2022), which is based on households' current needs. However, the changing needs of households over time must also be considered. The number of households with one or more persons with a limiting long-term illness or disability will increase as people age.

Table 20 below highlights that an additional 1,543 households can be expected to contain residents that develop health problems affecting their housing need within 10 years. These households would also require adaptations to their current home or to move to a suitable accessible home.

¹¹³ Stock analysis undertaken by WWH and Barcud (2023).

¹¹⁴ Accessible units have been identified as properties without steps to the front door, a ground floor property or has access to a lift. Adapted units includes properties where a repair has been logged in the system as complete or labelled as adapted (e.g., widened doorways).

¹¹⁵ Stats Wales (2023). Dwelling stock estimates by local authority and tenure. [Online]. Available at: [Dwelling stock estimates by local authority and tenure \(gov.wales\)](https://gov.wales/dwelling-stock-estimates-by-local-authority-and-tenure)

Table 20: Households with long-term illness or disability with projections 2022 to 2037.

Total households where a limiting long-term illness or disability affects their housing need in 2022	3,639
Existing households in 2018 likely to develop health problems that affect their housing need within 10 years	1,543
Additional households in 2033 projected to experience problems or likely to develop problems within 10 years	3,351
Total households in 2033 where illness or disability affects their housing need or will develop within 10 years	4,894

**Note figures may not sum due to rounding.
(Source: ORS Housing model, Census 2021, DWP).*

The ORS model suggests that by 2033, there will be an additional 4,894 households either already experiencing health problems or are likely to develop health problems within 10 years. Most of these will be existing households' resident in 2022 containing members whose health has deteriorated over the period to 2037.

Considering the needs of households in 2022 together with the projected household growth and changing demographics (particularly the ageing population), the ORS model anticipates that approximately 4,894 households will require adaptations to their existing homes or to move to an accessible property. This is in addition to the existing 285 households needing to move and the 306 that require adaptations based on their current health in 2022.

Table 21: Households with a long-term illness or disability with projection 2022-2037 and adaptable homes.

	Ceredigion
Existing need in 2022	
Households where an existing illness or disability affects their housing need and need to move in 2022	285
Projected future need 2022-37	
Additional households in 2033 where illness or disability affects their housing need or will develop within 10 years	4,894
Maximum Need for adapted housing 2022-37 (households)	5,179
Less households in dwellings adaptable to wheelchair visitable standard	3,286
Minimum Need for adapted housing 2022-37 (households)	1,893

**Note figures may not sum due to rounding.
(Source: ORS Housing model, Census 2021, DWP).*

Notably, not all households will want to move to new housing, some will adapt their current homes and others will move to another property in the existing stock. Discounting households that are suitable for adaptation (using households that live in homes adaptable to wheelchair visitable standards as a proxy), results in approximately 1,893 households needing to move to another property.

Understandably, there is uncertainty about how many households will be able to meet their housing needs without moving and how many will move to existing homes rather than new homes, therefore, the figures reflected in Table 21 above (1,893 to 5,179) are considered a

range. The accessible and adapted housing need range is slightly less than what was identified in the 2019 LHMA (2,072 to 5,969). This difference can be attributed to the household projections utilised in the previous LHMA (2014-based) which projected a far greater household growth compared to the 2018-based higher variant used here.

Wales and West Housing Group (WWH) are planning to build 72 accessible units over the next three years, which will absorb some, but not all of this need. Engagement with the RSL's highlighted the challenge of housing tenants in their disabled adapted properties, as it is often the case that tenants wish for their current home to be adapted, instead of moving into a new property. This suggests that future provision should focus on adapting existing properties (where possible) in the first instance.

On the other hand, many existing properties are not suitable for adaptations or would require major works. Therefore, focusing solely on adapting existing stock in Ceredigion is unlikely to meet the needs of an ageing population with greater mobility needs. Ensuring new builds are to Lifetime Home standard will therefore be a significant factor in meeting the future housing requirements of people with disability requirements in the County and has been a policy in place since 2013.

1.4.2. Multi-generational Households

The LHMA guidance states that the property needs of multi-generational and/or larger family households needs to be considered, in order to accommodate the cultural needs associated with some multi-generational living.

For the purpose of this assessment, a larger family is defined as a household that includes four or more people (or 4+ bedrooms). In terms of multi-generational households, the ONS definition is utilised:

“where people from across more than two generations of the same family live together. This includes households with grandparents and grandchildren whether or not the intervening generation also lived in the household.”¹¹⁶

It is important to note that ‘concealed families’ are not the same as multi-generational households. Concealed families include households where unrelated families live together, but do not ever count a single person as a family.

Current type and level of needs and provision

In 2021, 15.5% of households in Ceredigion contained 4 or more people, which is lower than the figure for Wales (17.2%). This equates to approximately 4,800 households with four or more people in the County.

According to the 2021 Census, 1.6% of Ceredigion households are multi-generational, which is equivalent to 500 households.¹¹⁷ This is slightly lower than the Welsh average of 2.0%.

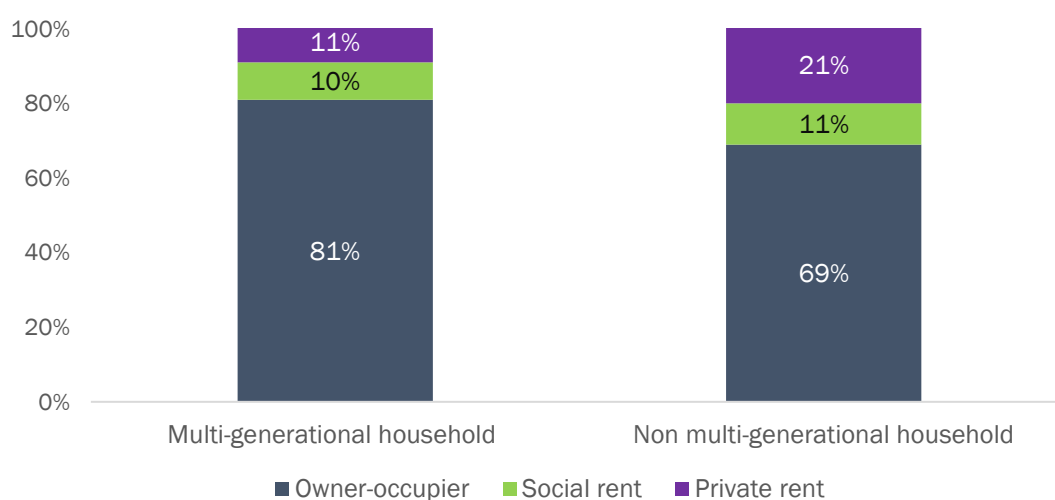
¹¹⁶ Office for National Statistics (2023). Multiple generations in household variable Census 2021. [Online]. Available at: [Multiple generations in household variable: Census 2021 - Office for National Statistics](#).

¹¹⁷ ONS (2023). Census 2021: Table RM197 – Number of multi-generational households by household tenure

Figure 49 and 50 below provides an overview of the tenure and occupancy rating of multi-generational households in comparison to non-multigenerational households in Ceredigion.

Figure 49 below highlights a slight difference in the tenure profile between multi-generational households and non-multigenerational (other households). Multi-generational households are more likely to be owner-occupiers (81%), whereas there is a greater proportion of non-multigenerational households who rent their homes (private or social rented) (32%).

Figure 49: Multi-generational households by tenure in Ceredigion (2021).

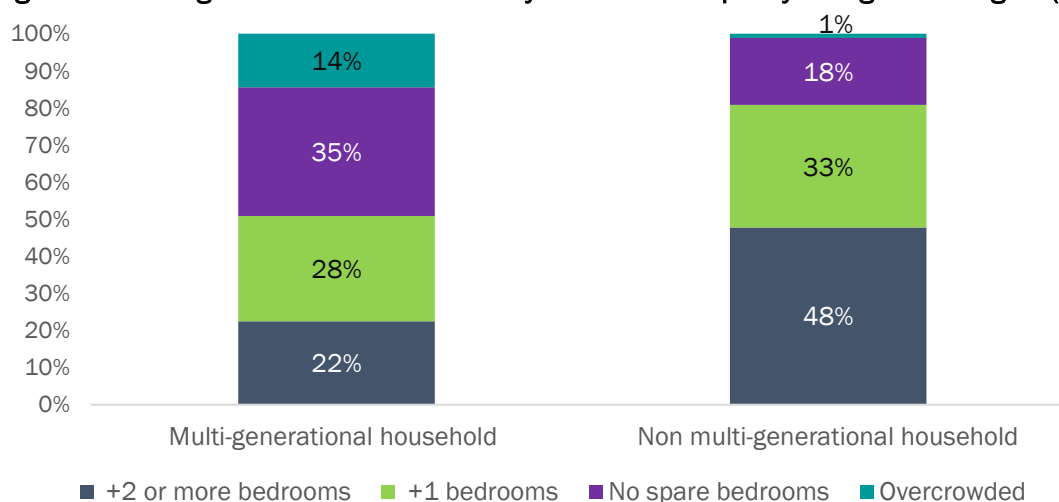


(Source: ONS (2023). RM197 – Number of multi-generational households by tenure.)¹¹⁸

In terms of occupancy rating (refer to Figure 50 overleaf), multi-generational households are more likely to be overcrowded (14% of multi-generational households compared to 1% of other households). This equates to 72 multi-generational households in Ceredigion in 2021 that were overcrowded, which is slightly lower than the national average (19%). Ceredigion has a large proportion of properties with four or more bedrooms (75% of all stock). Furthermore, 40% of multi-generational households in 2021 were underoccupied. Therefore, it is unlikely that the overcrowding is due to a lack of stock to meet the needs of these households, but rather a miss-match between these households and where they are currently living.

¹¹⁸ ONS (2023). RM197 – Number of multi-generational households by tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk)

Figure 50: Multi-generational households by bedroom occupancy rating in Ceredigion (2021).



(Source: ONS (2023). RM197 – Number of multi-generational households by tenure)¹¹⁹

Future type and level of needs and provision

The 2021 Census is the first census to capture information on multi-generational households, therefore, projecting future trends is difficult. However, the 2018-based household projection higher variant (which is the preferred projection used within the LHMA tool to estimate future housing need), can be utilised to provide an indication of the future growth of multi-generational households in Ceredigion.

The household projections provide a breakdown by household type. Under the definition of multi-generational households, two household types could be included within this category, these are:

- four person households containing two or more adults and one or more children.
- five-person households containing two or more adults and one or more children.

As there is no previous trend data on multi-generational households, it is assumed that the prevalence rate of multi-generational households is the same within these household types as what was recorded by the 2021 Census (13.7%).^{120 121} Using this assumption, it is possible to project forward the number of these households that will exist in Ceredigion at the end of the LHMA plan period (2037).

According to this approach, the number of multi-generational households in Ceredigion is projected to fall to 462 by 2037(a reduction of 38 multi-generational households). This reflects the projected reduction in larger households in Ceredigion by 2037 (according to the higher variant 2018-based household projections).¹²² This is different to the national trend, where

¹¹⁹ Office for National Statistics (2023). RM197 – Number of multi-generational households by tenure. [Online]. Available at: [Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis/Official%20Census%20and%20Labour%20Market%20Statistics/2021/2021%20RM197%20-%20Number%20of%20multi-generational%20households%20by%20tenure)

¹²⁰ StatsWales (2021). Household projections by local authority, household type and year – higher variant. Available at: [Household projections by local authority, household type and year \(gov.wales\)](https://gov.wales/household-projections-by-local-authority-household-type-and-year)

¹²¹ NOMIS (2023). Number of multi-generational household by household tenure. Available at: [RM197 - Number of multi-generational households by household tenure - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/nomis/Official%20Census%20and%20Labour%20Market%20Statistics/2021/2021%20RM197%20-%20Number%20of%20multi-generational%20households%20by%20tenure)

¹²² Stats Wales (2021). 2018-based household projections for Wales by household type and year. [Online]. Available at: [Household projections by household type and year \(gov.wales\)](https://gov.wales/household-projections-by-household-type-and-year).

there are hints that multi-generational housing is increasing, driven by the greater number of adult children (aged 25 or over) still living at home with their parents.

1.4.3. Non-permanent Housing

The LHMA guidance states that an analysis of temporary and emergency accommodation needs, and provision is required. According to the guidance, this type of accommodation is suitable for asylum seekers, refugees, homeless households (including rough sleepers and sofa surfers), and students. It is acknowledged that permanent housing is the preferred choice, however, temporary/ emergency accommodation is considered where there is currently insufficient permanent housing to meet the needs.

Current type and level of needs and provision

In total there are 50 temporary accommodation properties (shared and self-contained) in Ceredigion, all of which are currently occupied. Of these, 45 are self-contained temporary accommodation properties (72 bedrooms/units) and are located across all four HMA's. Whilst the remaining 5 are shared properties (34 bedrooms/units) and are all located in the Aberystwyth HMA.

The 45 self-contained emergency accommodation properties (72 beds in total) are located across all four HMAs, ranging from 1-bed, 2-bed and 3-bed properties. These are located as followed:

Table 22: Emergency/temporary accommodation (self-contained) by HMA and number of bedrooms in Ceredigion.

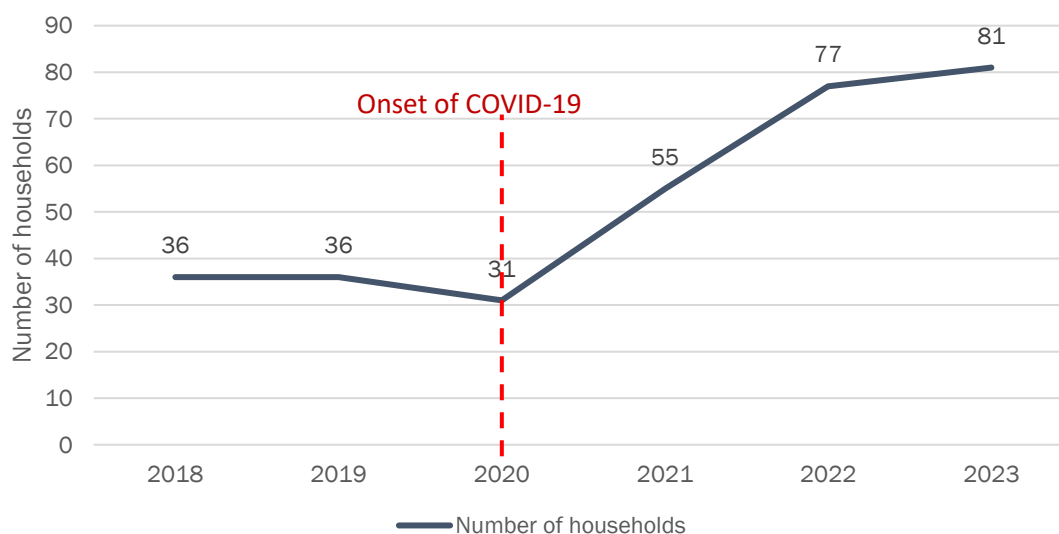
HMA	1-bed	2-bed	3-bed	Total
Aberystwyth	19	10	5	33
Coastal	1	0	0	1
Other	0	1	0	1
Teifi Valley	4	4	1	10
Total	24	15	6	45

(Source: Ceredigion County Council, Homelessness Team 2023).

As reflected in the above table, the majority of emergency accommodation is located in the Aberystwyth HMA (33 properties), followed by the Teifi Valley HMA (10 properties), and then Coastal HMA and the Other HMA, with 1 property in each. All 5 shared emergency accommodation properties (34 units) are located in the Aberystwyth HMA. They range from 4-bed to 8-bed properties and are utilised for persons who have presented as homeless for various reasons including persons sleeping rough or sofa surfing.

As outlined in Figure 51 there were 81 households (140 people) in temporary accommodation at the end of May 2023. This was a 5% increase on the number a year previously and is part of an increasing trend of households in temporary accommodation since 2020.

Figure 51: Households in Temporary Accommodation in Ceredigion (2018-2023).



(Source: Homelessness Team, Ceredigion County Council 2023).

Since the beginning of the COVID-19 Pandemic the number of households in temporary accommodation has increased sharply, with the number in June 2021 77% higher than the previous year. The sharp increase in the number of households is largely due to the introduction of the Welsh Government's '*No one left out approach*'. This meant that local authorities had a duty to provide temporary accommodation to anyone who was homeless, regardless of their priority need status under the homeless legislation. An additional factor is the insufficient housing options for people within the County. Past changes in benefit legislation resulted in an identified need for affordable one bedroom and shared accommodation for those under 35 years old. This is especially true for residents in Temporary Accommodation, highlighting the significant need for smaller properties.

Evidence highlights that there is a significant shortfall in the current provision of temporary/emergency accommodation in Ceredigion:

- the Local Authority Housing Service are placing service users in B&Bs/hotels and refuge placements. B&B placements have been gradually increasing since the start of the pandemic. It's acknowledged that the use of B&B accommodation is expensive, inadequate and has long-term negative effects on homeless people.
- Other stock is being used as temporary accommodation due to high demands. 10 units under the Local Authority Offenders and Harm Reduction Project (shared accommodation with support) are being used as temporary accommodation, which are not designated for this purpose. Furthermore, a 6-bedroom property in the Aberystwyth HMA is intended to be a step down/ move on accommodation, however, is in use as temporary accommodation.
- The Housing Service have been operating a waiting list for temporary accommodation since the COVID-19 Pandemic as they are unable to accommodate everyone.

Future type and level of needs and provision required

It is difficult to model the future requirements for this type of accommodation. However, it is unlikely that the need will decrease in the future. Currently, there is a significant shortfall in temporary accommodation in Ceredigion which will need to be met. Furthermore, the review of the homeless legislation by the Welsh Government may have an impact on future need as this could mean the removal of priority need/intentionality in the future which would embed the 'No one left approach' in the legislation.

In addition to the above, future need and provision will also be determined by the provision of suitable housing stock and the number of refugees moving to the area. Although most refugee families are housed in the private and social rented sector or are living with host families, they still may require temporary accommodation in the future, particularly if the housing stock is unsuitable/ unaffordable.

At the end of June 2023, 15 refugee families lived in private rental accommodation and 24 families lived with hosts on the Homes for Ukraine scheme.¹²³ Currently, 2 of the families in private rented accommodation are facing homelessness because their landlord is selling the property (both these families require 3-4 bed houses). Furthermore, families living with hosts will need to find alternative accommodation or move elsewhere in the future. As the Local Authority is committed to accepting several refugee families within the LHMA period, this issue could increase in the future.

As part of the Rapid Rehousing Transition Plan, Ceredigion works towards the implementation of the 'Rapid Rehousing' approach, the portfolio of temporary accommodation will be kept under review and will be adjusted according to need. Currently options for shared accommodation units for single persons in Cardigan, which is within the Teifi Valley HMA, are being explored.

1.4.4. Housing, Care and Support Needs

The LHMA guidance states that the Assessment should consider care and support needs of residents. This includes Extra Care, Supported Living for people with learning disability and/or Autism Spectrum Disorder (ASD), Sheltered Housing, Nursing and Residential Care. One of the ambitions set out in the Welsh Government Strategy for Older People in Wales is for *“older people have access to housing and services that supports their needs and promotes their independence”*.¹²⁴

Current type and level of needs and provision

Table 23 below shows the current provision of Supported Living, Sheltered, and Extra Care stock across the County in 2023. Currently there are 406 Sheltered Housing units for older people, 18 Supported Living units for residents with learning disabilities and 104 Extra Care units in Ceredigion.

¹²³ Ceredigion County Council, Equalities and Inclusion Team (2023).

¹²⁴ Welsh Government (2013) The Strategy for Older People in Wales. Available at: [the-strategy-for-older-people-in-wales-2013-2023.pdf](https://gov.wales/the-strategy-for-older-people-in-wales-2013-2023.pdf) (gov.wales)

Table 23: Specialist accommodation for people requiring care and support needs by Ceredigion's Housing Market Areas (2023).

Housing Market Area	Accommodation Type		
	Sheltered housing	Supported living	Extra Care Schemes
Aberystwyth	172	11	48
Other	0	4	0
Coastal	56	0	0
Teifi Valley	178	3	56
Ceredigion	406	18	104

(Source: Ceredigion County Council, Housing Service and Adult Services (2023); Wales and West Housing Association (2023); Caredig (2023))

As reflected in Table 23 above, the majority of the specialist accommodation is located within the Aberystwyth and Teifi Valley HMA. There are 406 sheltered housing properties across the County (303 are 1-bedrooms and 102 are 2+ bedrooms). In addition, there are two Extra Care Schemes with a total of 104 units. This includes, Maes Mwldan in the Teifi Valley HMA (this includes 48 1 and 2-bedroom apartments), and Maes y Môr in the Aberystwyth HMA (this includes 56 1 and 2-bedroom apartments). Whilst 18 properties are used for Supported Living for people with learning disabilities in Ceredigion, which can accommodate up to 47 people.

Currently, there is an unmet need for all three of the specialist accommodation types across Ceredigion (Sheltered Housing, Extra Care and Supported Living). All Sheltered Housing and Extra Care units are occupied, whilst six of the Supported Living units are void. However, engagement with the Social Care Department highlighted that the voids are not a true reflection of lack of need for this type of accommodation. For example, a resident may require Supported Living but might not be compatible with the other people living at the accommodation. Overall, the greatest need is for Sheltered Housing, followed by Extra Care and Supported Living.

As reflected in Table 24 below, in June 2023, 144 people on the Common Housing Register required Sheltered Housing. This data shows that the greatest need for Sheltered Accommodation is in the Aberystwyth HMA, amounting to over half of the total need (57%/82 applicants). In terms of Extra Care, 82 people are on Ceredigion's Common's Housing Register (June 2023) waiting for Extra Care properties in Ceredigion. Again, the large majority of this need is within the Aberystwyth HMA, amounting to just under three-quarters (73%) of the total need.

Table 24: Number of applicants on Common Housing Register waiting for Sheltered Housing and Extra Care accommodation (June 2023).

Housing Market Area	Accommodation Type			
	Sheltered Housing (applicants waiting)		Extra Care (applicants waiting)	
	No.	% *	No.	% *
Aberystwyth	82	57%	60	73%
Other	5	3%	2	2%
Coastal	14	10%	1	1%
Teifi Valley	43	30%	19	23%
Ceredigion	144	100%	82	100%

*Figures may not sum due to rounding

(Source: Ceredigion County Council, Housing Service 2023).

In terms of Supported Living properties for people with learning disabilities, engagement with the Social Care Department highlighted that there is a need for more provision, particularly within the Teifi Valley HMA. This is further supported by the Housing and Accommodation needs assessment for people with learning disabilities in West Wales to 2037.¹²⁵

Housing choices for those aged 18+ with a learning disability is limited in Ceredigion and the majority live with their family or informal carers. The options available for adults aged 18+ with a learning disability are either a residential home or supported living in the form of a room in a shared house. Approximately 129 out of 395 adults aged 18+ with learning disabilities are housed in supported living properties, this is the equivalent of 33%. (*Some residents are supported by Ceredigion County Council but live out of County*).

Currently, there are no settings for vulnerable persons suffering from a mental health condition in Ceredigion. However, the Council is exploring whether this provision gap can be filled. Furthermore, it was identified that some Supported Living properties require renovations to make them more suitable for residents living there.

Future type and level of needs and provision required

Ceredigion's population is ageing. According to the preferred population projection utilised in the LHMA tool (higher variant), Ceredigion's 65+ population is projected to grow to 22,858 by 2037, and from 19,031 to 22,858 by 2037 for those aged 75+.¹²⁶

One key strategic issue to consider is how the projected number of older people translate into the need for specialist housing/accommodation, such as Extra Care, Sheltered Housing, Residential Care and Nursing Care Homes, and what the implications of any new supply might have on the existing provision.

To understand the future types and level of needs and provision required for specialist accommodation, the Housing Learning and Improvement Network's (Housing LIN) Strategic

¹²⁵ Housing LIN (2018) Housing and accommodation needs assessment for people with learning disabilities in West Wales. Available at: [Need and demand assessment: supported and specialised housing - Our services - Consultancy - Housing LIN](#)

¹²⁶ Stats Wales (2020) Population projections by local authority and year – higher variant. Available at: [Population projections by local authority and year \(gov.wales\)](#)

Housing for older People (SHOP) prevalence model is used. This approach sets out the likely need for specialist products per 1,000 of forecasted future population and is an accepted methodology endorsed by the Welsh Government. This determined local prevalence rates for various types of specialised housing in Ceredigion (included in Table 25 below). These have been updated using the 2021 Mid-Year Estimates and stock profile to reflect the current situation in Ceredigion.

Table 25: Benchmark figures for Specialist Older Person Housing for Ceredigion – Housing LIN/SHOP model. (Prevalence per 1,000).

Specialist Accommodation Type	Current units/beds	Current prevalence rate (per 1,000 people aged 75+)	Welsh prevalence rate	2037 estimated prevalence rate
Housing for older people ¹²⁷	406	48	106	80
Housing with Care ¹²⁸	104	7	10	15
Residential Care ¹²⁹	288	34	38	30
Nursing Care ¹³⁰	207	24	36	40

**The estimated prevalence rates were agreed with Ceredigion County Council by the Housing LIN in 2018.¹³¹
(Source: Housing LIN (2020).¹³², ONS – 2021 Mid-Year-Estimates¹³³, Care Inspectorate Wales (2023)
¹³⁴Ceredigion County Council 2023).*

The estimated prevalence rates (see above) were agreed with Ceredigion County Council by the Housing LIN in 2018, and are therefore slightly outdated.¹³⁵ Using these suggested prevalence rates (refer to Table 25 above), estimates of future demand for specialist housing and accommodation are produced based on likely prevalence for each type of housing/accommodation multiplied by the change in the projected 75+ population to 2037 (using the 2018-based higher variant projections). The demand that is derived is then compared to the current stock to establish the projected requirement (refer to Table 26 overleaf).

¹²⁷ **Housing for Older people:** contemporary sheltered housing and age-designated housing for social rent and retirement housing for sale. This will include schemes with on-site staff support, those with locality based support services and schemes with no associated support services.

¹²⁸ **Housing with Care:** includes extra care housing for social rent and extra care housing for sale (often called assisted living in the private sector), with 24/7 care available on site.

¹²⁹ **Residential care:** residential accommodation together with personal care.

¹³⁰ **Nursing care:** residential accommodation together with nursing care.

¹³¹ Housing LIN (2018). Assessment of Specialist Housing and Accommodation Demand for Older People in West Wales for West Wales Care Partnership.

¹³² Housing LIN (2020). Assessment of the demand for specialist housing and accommodation for older people in Wales. Available at: [Independent report on accommodation for older people \(gov.wales\)](https://gov.wales/independent-report-on-accommodation-for-older-people)

¹³³ Stats Wales (2022). Population estimates by local authority and age. Available at: [Population estimates by local authority and age \(gov.wales\)](https://gov.wales/population-estimates-by-local-authority-and-age).

¹³⁴ Care Inspectorate Wales (2023). Care Home Services. Available at: [Microsoft Power BI](https://microsoft.powerbi.com).

¹³⁵ Housing LIN (2018). Assessment of Specialist Housing and Accommodation Demand for Older People in West Wales for West Wales Care Partnership.

Table 26: Projected requirement for specialist accommodation for older person households in Ceredigion over the LHMA period.

	Base profile (2021)	Projected profile (2037)	Additional units required by 2037
Sheltered/ Housing for older people	406	956	+550
Extra Care	104	179	+75
Residential Care	288	359	+71
Nursing Care	207	478	+271

In summary, this indicates that the estimated net requirements for Ceredigion over the LHMA plan period (2022-2037), are an additional 550 Sheltered units, 75 Extra Care units, 71 Residential Care beds and 271 Nursing Care beds. Some of the additional requirement for Extra Care will be absorbed by the Cylch Caron Integrated Resource and Extra Care Scheme consisting of 34 self-contained flats and 6 linked Health Units, which is currently being planned for.

It is important to note that these are high level estimates of future requirements for specialist housing and accommodation for older people based on assumed prevalence rates and population projections. Therefore, they should only be used as a *guide*. It is possible that the future split between Sheltered Housing and Extra Care will be different to what is reflected above, with a greater need for Extra Care units and less of a need for Sheltered Housing, due to an expected growth in commissioning for Extra Care and recent interest in this accommodation type (as reflected on the Common Housing Register). The requirement for 550 Housing for Older People (Sheltered) is an anomaly and much higher than expected, which will be re-investigated during the LHMA re-write.

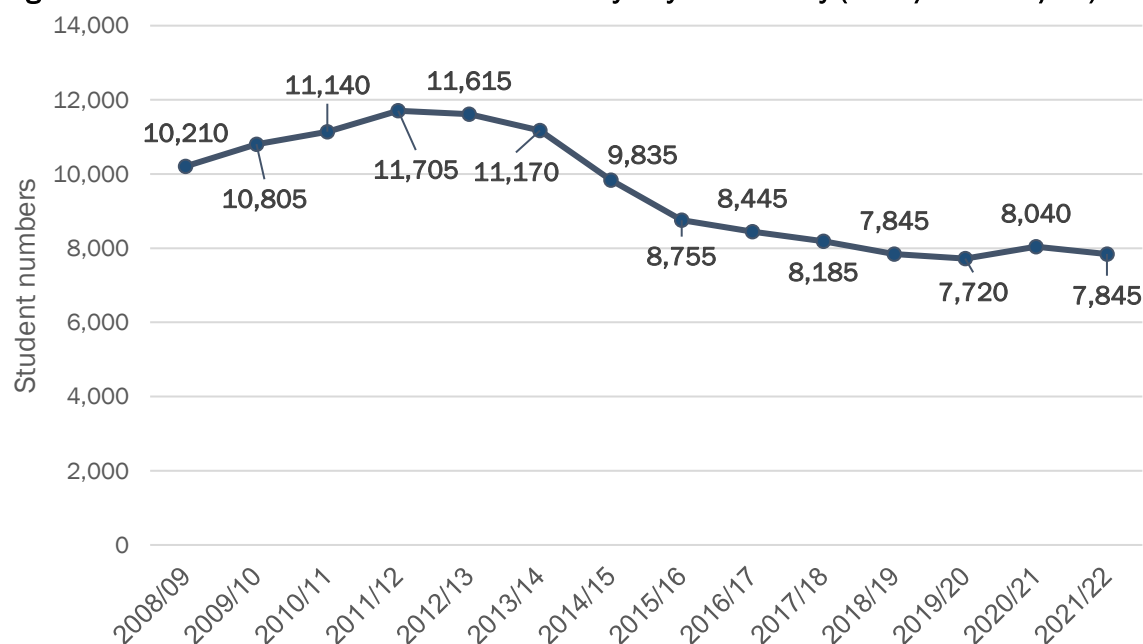
1.4.5. Locational Needs for Student Accommodation

As reflected within the Welsh Government LHMA guidance, the locational needs of residents need to be considered. Such as, locations for student accommodation close to a university. Ceredigion has two universities, Aberystwyth University, located within the Aberystwyth HMA and the University of Wales Trinity St David (Lampeter Campus), situated within the Teifi Valley HMA. To fully understand the locational needs for student accommodation across the County, both universities were engaged with, and valuable information on current and future need and provision was obtained.

Aberystwyth University

According to the Higher Education Statistics Agency (HESA), the number of students enrolled at Aberystwyth University has been gradually decreasing since a peak in 2011/12. Since the 2011/12 academic year, the number of students has decreased by 33%, (3,860 students). However, since the previous LHMA in 2019, the student population has remained relatively stable, with around 7,000-8,000 enrolments annually (see Figure 52 below).

Figure 52: Number of student enrolments in Aberystwyth University (2008/09-2021/22).



(Source: HESA 2023)

HESA also provides data on term-time accommodation for students enrolled at university. Data from Aberystwyth University shows that 2,055 students are housed in provider-maintained properties whilst 1,190 are housed in private sector halls and 1,665 are housed in 'other' rented accommodation. The remaining are housed at home with parents/guardians (145), in their own residence (430), not in attendance at the provider (130), other or not known (330).¹³⁶

Although there has been a slight decrease in the number of students since the academic year of 2017/18 (-340 students), 2021/22 showed the highest number of those housed in provider-maintained properties in the last 5 years, suggesting that the need is increasing for this accommodation type.

Projected growth

It is anticipated that the number of students studying at Aberystwyth University will increase in the future. According to the Student Planning Forecasts (produced by Aberystwyth University), the number of students is expected to increase by approximately 1,000 students over the next five years.¹³⁷ This is likely attributed to the recent increases in student enrolment and additional factors such as, an expansion in the variation of subjects offered by the University (e.g., Vet School and Aber Innovation), and the maintenance of a strong university ranking for student satisfaction (ranked 1st in Wales and England for the last 6 years).¹³⁸

¹³⁶ HESA (2023). Full-time and sandwich HE student enrolments by HE provider and term-time accommodation. Available at: [Where do HE students study? | HESA](#)

¹³⁷ Aberystwyth University – Student Planning Forecasts.

¹³⁸ Aberystwyth University (2023) – Awards and Ranking. Available at: [Awards and Accolades : About Us , Aberystwyth University](#)

This projected growth in student numbers will likely result in an increased need for student accommodation within the Aberystwyth HMA. The University expect half of the projected increase (approximately 500 students) to be housed within the private rented sector (PRS). However, there is a severe shortage of suitable student accommodation in the PRS. According to the University, many private landlords are selling their properties and moving away from renting to students, which is resulting in a shortfall of private accommodation in Ceredigion. This is partly explained by the recent legislative changes brought about by the UK Government,¹³⁹ that are pushing many private landlords to sell up, reducing the supply of homes within the private rented sector.

Considering the above, the projected growth in the number of students may pose accommodation challenges, particularly if it is expected that 500 students will require accommodation within the private rented sector by 2027.

University of Wales Trinity St David – Lampeter Campus

The University of Wales Trinity St David, Lampeter campus has also experienced a decline in its student population. Whilst HESA data for the Lampeter campus is not directly available, evidence suggests that numbers have reduced from over 2,000 in 2009/10 (prior to the formation of the University of Wales Trinity St David) to just 154 in 2022/23.¹⁴⁰

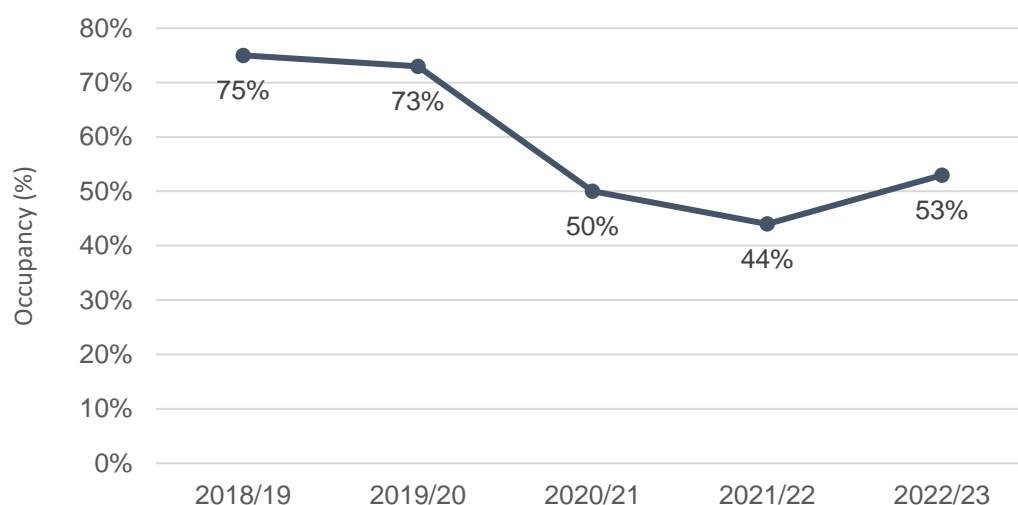
All accommodation for the Lampeter Campus of the University of Wales Trinity St David is provided on campus, and therefore located in the town of Lampeter itself (within the Teifi Valley HMA). In total there are 236 rooms available, which include 156 ensuite rooms and 84 standard rooms with shared facilities. According to the University, there is a higher demand for the ensuite rooms compared to the standard rooms.

Figure 53 below shows the percentage of the on-campus accommodation that was occupied between the academic years 2018/19 and 2022/23. The academic year 2021/22 saw the lowest percentage of occupancy with just 44% of the student accommodation being occupied. This did increase in 2022/23 to 53%, but these figures did not reach the 2018/19 and 2019/20 occupancy levels, which were 75% and 73% respectively.

¹³⁹ UK Gov (2023). Tenancy reform: Renters (Reform) Bill. Available at: [Tenancy reform: Renters \(Reform\) Bill - GOV.UK \(www.gov.uk\)](https://www.gov.uk/tenancy-reform-renters-reform-bill)

¹⁴⁰ University of Wales, Trinity St David (2023) – Accommodation Office headcount Data.

Figure 53: The percentage of the Lampeter Campus accommodation occupied between academic years (2018/19 to 2022/23).



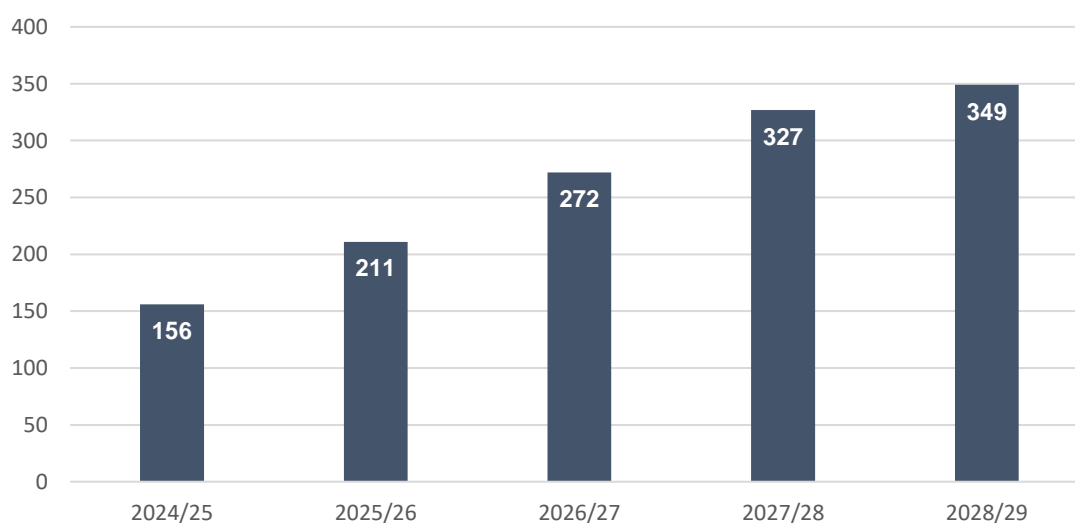
(Source: UWTSD Accommodation Office 2023)

The Accommodation Office noted that there are sufficient rooms to house all students that have applied for the 2023/24 academic year.

Projected growth

According to the Tir Glass Lampeter Student Projections, the number of students studying at the Lampeter Campus is expected to increase over the next five years, before reaching a peak of 349 students in the academic year 2028/29. Figure 54 below demonstrates the projected number of students between 2024/25 and 2028/29. These figures include undergraduate, postgraduate and those studying overseas.

Figure 54: University of Wales Trinity St David – Lampeter Campus student projections (2024/25 to 2028/29).



(Source: University of Wales Trinity St David – Tir Glass Lampeter Student Projections 2023).

Although there is a projected increase in the number of students over the coming academic years, it is assumed that the current accommodation will sufficiently meet the additional need. The University highlighted that the redundant accommodation could be refurbished if required.

It is estimated that there will be an increase in the number of professional people taking up courses. Ultimately, this could mean that there may be an increase in temporary accommodation available, for students to stay in part-time during the week, whilst residing in their own homes for the remainder of the week. The University notes that they have enough spaces to adapt properties to accommodate those who would want to reside on campus part-time.

Initially, forecasters identified a need for family accommodation at the Lampeter Campus. However, it is unlikely that this will be required due to the UK Governments change to visa legislation in 2023, which means that international students cannot bring family members with them on dependant visas.

2. Analysis of Change

This section sets out the housing need outputs from the LHMA tool using our preferred projection variant (higher variant) and compares it with the outputs from the previous 2019 LHMA. As this is the first time the LHMA is being prepared using the new LHMA tool, the comparisons with the previous LHMA additional housing need estimates, data sources and assumptions proved difficult in certain areas. Firstly, the differences between the two methodologies will be highlighted, before moving on to analysing the changes between the two sets of outputs.

2.1 Different methodologies

During the previous LHMA, the 2014-guidance applied,¹⁴¹ since then the latest guidance,¹⁴² methodology and accompanying LHMA tool has been published, which supersedes all previous guidance. This meant that the previous approach to identifying housing need across Ceredigion was different. The 2019 LHMA was undertaken by Opinion Research Services (ORS) and was commissioned as part of a regional collaboration to prepare a consistent evidence base of housing needs for eight local authorities in the Mid and Southwest region of Wales. The ORS model was used to determine housing requirements over the LHMA period (2018-2033).

The ORS model differs from the LHMA tool as it only uses secondary open-source data, whereas the LHMA tool utilised local evidence (e.g., Housing Register applicants and future plans for affordable housing stock from Housing Associations) in addition to secondary data. The data input and assumption options also varied, a summary of what was used in the previous LHMA is included below.

¹⁴¹ Welsh Government (2014). Getting started with your local housing market assessments – A step by step guide. Available at: [Local housing market assessment: guidance for local authorities \(gov.wales\)](https://gov.wales/local-housing-market-assessment-guidance)

¹⁴² Welsh Government (2022). Undertaking Local Housing Market Assessments (LHMAs). Available at: [WG43846 \(gov.wales\)](https://gov.wales/wg43846)

The data input and sources utilised within the ORS model are as follows:

- 2014-based household projections (Welsh Government).
- HMAs based on the 2011 ward boundaries.
- the percentage of households in the private rented sector (PRS) in receipt of Housing Benefit by Household size (Department of Work and Pensions).
- Distribution of households in receipt of Housing Benefits in the PRS by bedroom size and household size (Department for Work and Pensions).
- Backlog net change by tenure and sub-area – Concealed and Homeless Households (Stats Wales and 2011 Census) and overcrowding in market housing (2011 Census).

The assumptions used are as followed:

- Vacancy rate – (9.0%)
- Backlog period – (5 years)
- Intermediate rent:
 - Percentage owned by third party – (30%)
 - Rent paid on shared ownership – (1.75%)
 - Deposit – (5%)
 - Mortgage term – (30 years)
 - Mortgage interest rate (4.0%)

One key difference between the ORS model and the LHMA tool, is that the ORS model takes into account that households can climb out of, as well as fall in to, affordable need.¹⁴³ Whereas the LHMA tool presumes that *all* households in the existing unmet need (derived from the housing register) require affordable accommodation. This is one of the reasons why the need for affordable housing in the first five years of the LHMA period is significantly greater in the current LHMA compared to the previous LHMA (2019).

An additional distinction between the two, is that the ORS model provided affordable housing outputs at a gross level, whereas the LHMA tool provided gross and net requirements. This is because the ORS model does not consider the probable relets in the current affordable sector and the committed supply, which the LHMA tool does during the existing stock and planned supply stage.

Furthermore, different household projections were used to calculate newly arising need. The previous LHMA used the 2014-based principal household projections, whereas this Assessment utilised the 2018-based household higher variant. The differences in expected household growth trends of the projections are a significant driver of the differences between the market housing requirements between the two Assessments, as the 2014-based principal projection expected a significantly higher growth than the 2018-based higher variant (as reflected in section 1.3.9.).

¹⁴³ This is done by interrogating DWP data (housing benefit claimants) by age and applying these rates to the population projections.

2.2 Higher Variant Projections

Table 27 below outlines the change between the net requirement of additional housing needs of the previous 2019 LHMA and this current LHMA.

Table 27: Annual additional housing need estimates for the first five years of the LHMA period, net of planned supply and turnover of existing stock.

Tenure Type		Ceredigion	Aberystwyth HMA	Other HMA	Coastal HMA	Teifi Valley HMA
Estimated annual additional total housing need	Current LHMA	167	71	12	33	50
	Previous LHMA	202	39	32	43	87
Estimated annual additional market housing need	Current LHMA	22	6	3	5	7
	Previous LHMA	122	14	21	32	56
Estimated annual additional affordable housing need	Current LHMA	138	65	9	28	43
	Previous LHMA	80	26	12	12	31
Estimated annual additional intermediate housing need	Current LHMA	47	18	2	5	18
	Previous LHMA	N/A	N/A	N/A	N/A	N/A
Estimated annual additional social rent need	Current LHMA	99	44	6	23	26
	Previous LHMA	N/A	N/A	N/A	N/A	N/A

Table 27 above compares the estimated annual additional housing need estimates for the first five years of the LHMA period of the previous LHMA, and the current LHMA. The methodological differences reflected above need to be taken into consideration when comparing the outputs. Additionally, the affordable housing requirements using the ORS model are at *gross level* and not a *net level*, which is different to what the table specifies.

The total housing requirement for Ceredigion in 2019 was 202, compared to 167 in 2023. At a first glance, this reduction (-35 dwellings) seems plausible as the projected household growth used in the LHMA tool (2018-based higher variant) is significantly lower than the 2014-based principal, used in the previous LHMA. However, the split between the affordable and market housing estimates is significantly different between the two. In 2019, the requirement for market housing over the first five years of the LHMA period was 122, and the requirement for affordable housing was 80, this resulted in a 60/40 split for market and affordable housing. The current LHMA estimates the opposite, with a net requirement for 87% (145) affordable homes and 13% (22) market housing within the first five years. Some of this can be attributed to the differences in the approach to calculating housing need.

In terms of total housing need across the HMAs, there are some differences between the overall total requirements, the distribution of overall need, and the distribution of need by tenure. In all HMAs except Aberystwyth, the total housing need requirements are less in the current LHMA than the previous LHMA. Furthermore, the order of need across the HMA's has changed slightly. The Teifi Valley HMA had the greatest housing need in 2019, compared to the Aberystwyth HMA in the current LHMA.

As expected, the ratio between affordable housing and market housing need is different. Across all HMAs the estimated need for market housing is lower in the current LHMA compared to the previous LHMA, which is unsurprising given that the overall estimated market housing need for Ceredigion is very low (22). The greatest difference is seen in the Teifi Valley HMA where the estimated market housing need is 7, compared to 56 in the previous LHMA (2019).

3. Summary

3.1. Overall additional housing need estimates

The Council will continue to work across all departments to address the overall housing need, in-line with Council plans and strategies, as well as the recently published Housing Strategy (2023-2028).

3.2. Additional market housing need estimates

It is disappointing to note the low level of market housing requirements, particularly in light of our own monitoring and evidence. The Council will consider this in any review of its replacement Local Development Plan (LDP). At present, it is unlikely to impact on any justified individual planning decisions.

3.3. Additional affordable housing need estimates

Considering the affordable housing need estimates we will utilise the increased social housing grant budget and work alongside our Registered Social Landlords (RSL) partners to develop social housing using the data to concentrate on specific areas and housing need. The Council will continue to work across all departments to maximise affordable housing.

4. Quality assurance statement

It can be confirmed that:

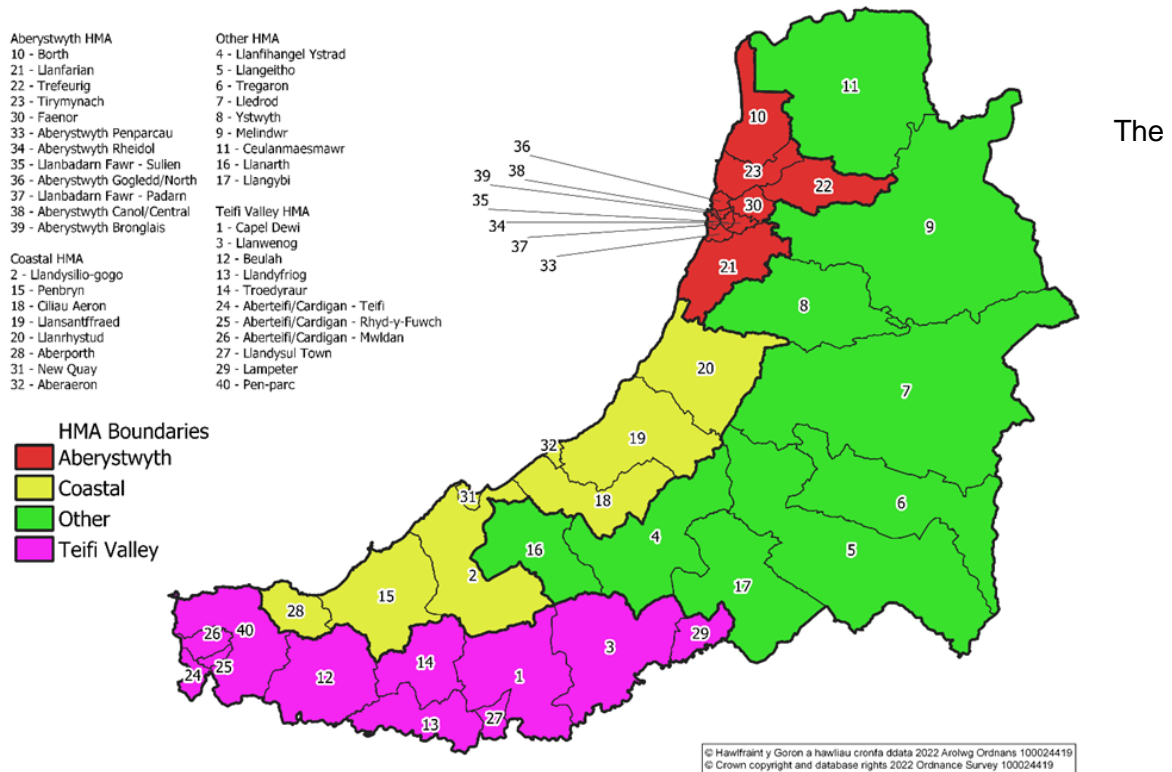
- The figures in the narrative match those in the tables.
- All figures are arithmetically correct.
- Figures have been rounded consistently.
- Data is fully sourced and references with footnotes, and all figures/tables include a source name below, a list of references can be found on pages 95-98.
- All figures/tables have been labelled and a full list of these can be found on pages 92-95.
- All caveats have been noted throughout the document and these include:
 - Where comparisons have been made between the 2019 and 2023 data, different HMA boundaries have been used. There is a full explanation of this in Appendix 1.
 - Where comparisons have been made between the housing need in 2019 and 2023, different methodologies have been used. Refer to Section XX for further detail.
 - When using the Housing LIN model, expected prevalence rate data agreed by Ceredigion County Council has been used, although by now could be viewed as outdated. However, it does not affect the robustness of the methodology.
 - Where the ORS model has been used in Section 1.4.4, full breakdown in Section 2.1. The Department for Work and Pensions (DWP) data used was from 2020, and although this now could be viewed as outdated, does not affect the robustness of the methodology.
 - Where figures may not sum due to rounding, this includes analysis on the LHMA tool outputs.
 - Where there is missing data (e.g., data not collected during COVID-19 pandemic)

1. Appendices

Appendix 1: Housing Market Area (HMA) Boundary Changes

The previous LHMA, produced in 2019, used the 2011 electoral ward boundaries to aggregate HMAs. The HMAs were Aberystwyth, Other, Coastal and Teifi Valley. Ceredigion was made up of 40 wards and the split between HMAs can be seen below:

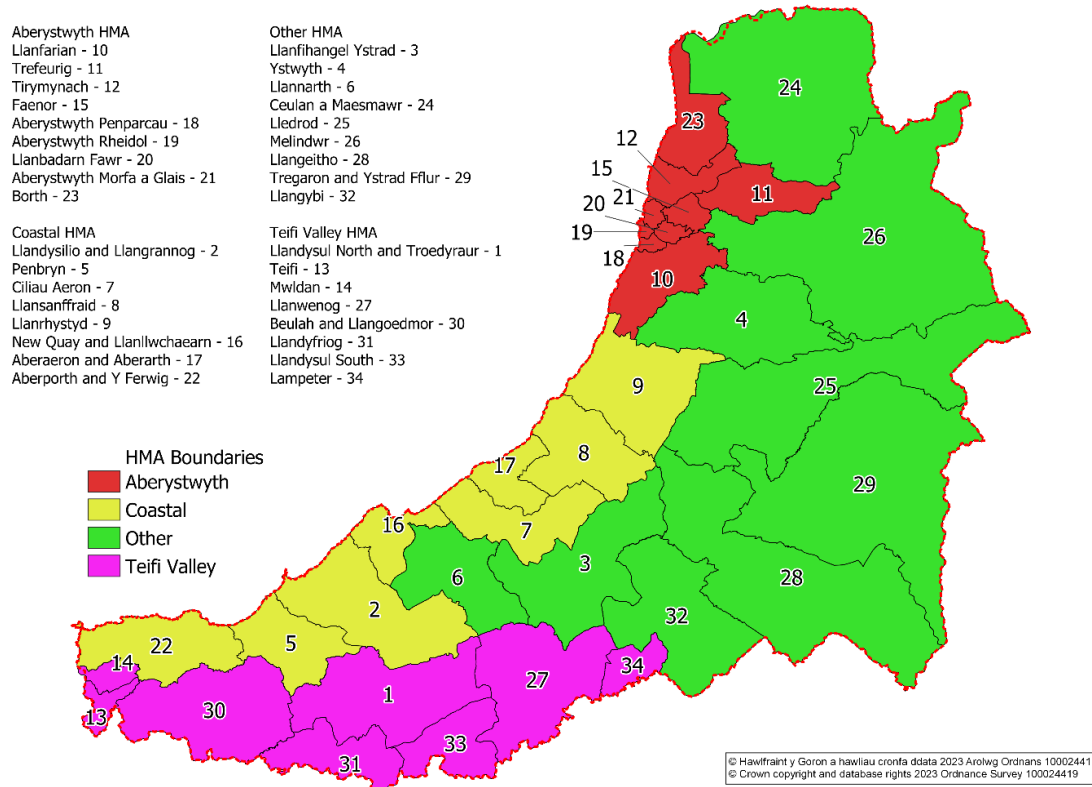
Figure 1: 2019 HMA Boundaries and 40 Electoral Wards.



(Source: Ceredigion County Council 2023)

After the Local Democracy and Boundary Commission for Wales issued a number of changes to the electoral ward boundaries, Ceredigion was issued with a new set of 34 electoral wards in 2021. The change to the Electoral Wards meant that the HMAs needed to be amended to reflect the change, as there was one area where the boundaries no longer aligned. Figure 2 below demonstrates the new HMA boundaries along with the 2022 electoral wards. It should be noted that the Aberystwyth and Other HMA have remained the same since the previous LHMA (2019). The Coastal HMA has gained 29 Km² from the Teifi Valley HMA.

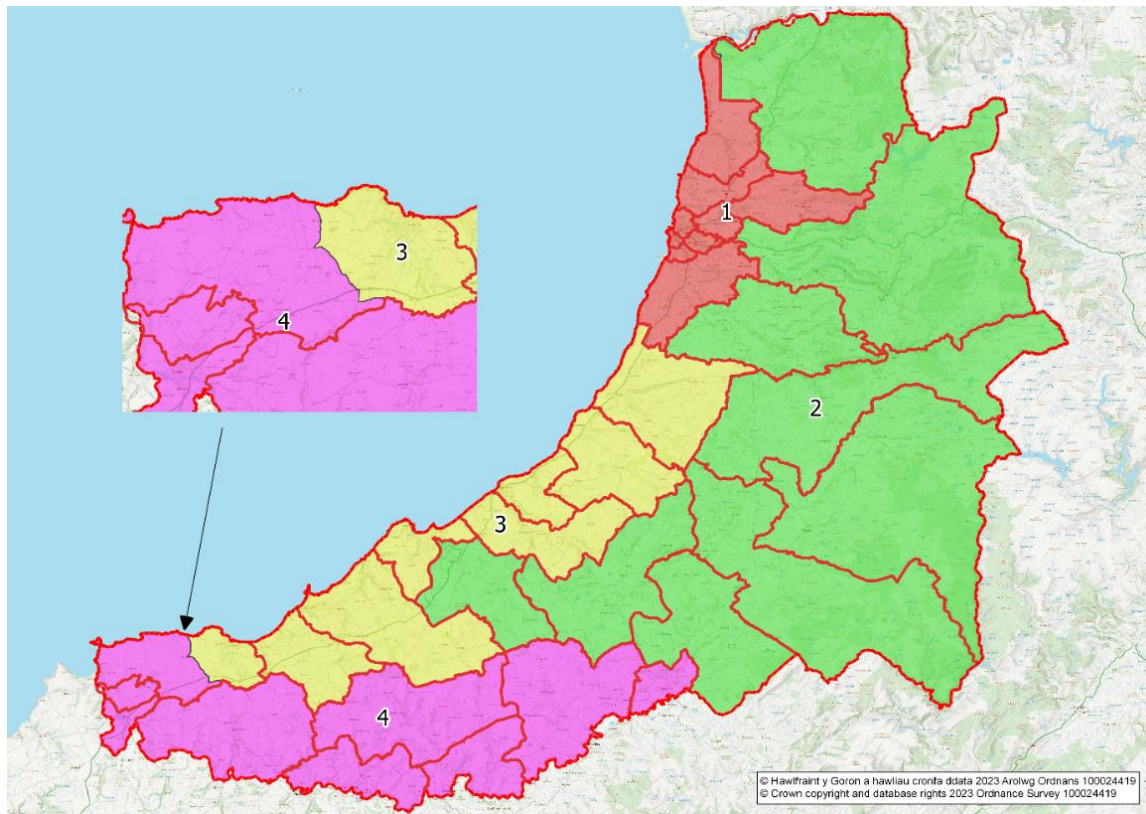
Figure 2: 2023 HMA Boundaries and 34 Electoral Wards.



(Source: Ceredigion County Council 2023)

Figure 3 below demonstrates where part of the Pen-parc ward (previous ward) had combined with the Aberporth ward (previous ward) and created a new ward called Aberporth and Y Ferwig (the old ward boundaries are represented by the black lines and the new boundaries by the red lines). It was decided by Ceredigion County Councils LHMA working group that the new ward of Aberporth and Y Ferwig was best placed within the Coastal HMA. This is because the areas to the southwest have similar characteristics to the Coastal HMA e.g., Aberporth is a popular coastal tourist location, New Quay and Aberaeron (both located within the Coastal HMA) are also popular coastal tourist locations.

Figure 3: Map highlighting the change in the electoral ward boundaries which have altered the Teifi Valley HMA and Costal HMA boundaries.



(Source: Ceredigion County Council 2023)

Appendix 2: Specific Housing Needs – Stakeholder engagement and Consultation

Initial engagement to gather data was undertaken virtually (email, telephone call and video call) with key stakeholders (Strategic Housing Partnership and Registered Social Landlords), and Council services between May and September 2023. A survey was developed and shared with the relevant organisations to capture the data requirements.

The Registered Social Landlords (RSL's) were regularly updated on the data collection and LHMA write-up progress. A presentation was given to the Strategic Housing Partnership (SHP) on the 2nd of October 2023, which updated stakeholders on our progress and outlined the new LHMA tool and methodology developed by Welsh Government. *A full list of the SHP members and organisations are included below.*

The consultation on the Draft LHMA is scheduled for the 14th of December with the SHP, which includes a presentation on the key findings from the Assessment, and requests feedback for consideration. The following table outlines who were engaged and consulted with for each section relating to specific housing needs.

a) Accessible and adapted housing provision
<p>The following stakeholders were engaged with:</p> <ul style="list-style-type: none"> • Ceredigion County Council, Commissions Team • Ceredigion County Council, Housing Team • Ceredigion County Council, Inclusion and Equalities Team • Ceredigion County Council, Social Care Reporting Team • Ceredigion County Council, Social Care Service • RSLs (Barcud, Wales and West Housing Group, Caredig) • Strategic Housing Partnership: <ul style="list-style-type: none"> - Barcud - Care Society - Caredig - Ceredigion Association of Voluntary Organisations (CAVO) - Ceredigion County Council, Economy and Regeneration (including Planning Team) - Ceredigion County Council, Porth Cymorth Cynnar (including Housing Team) - Elected Members - Hywel Dda University Health Board - Private Developer Representative - Wales and West Housing Group (WWH) - West Wales Domestic Abuse Service (WWDAS) <p>Initial engagement was undertaken via email, telephone call and video call to gather data. Once the data had been collated, we consulted with stakeholders on the draft for feedback and to fill in any gaps.</p>
b) Multi-generational and/or larger families requiring larger properties
<p>The following stakeholders were engaged with:</p> <ul style="list-style-type: none"> • RSLs (Barcud, Wales and West Housing Group) • Strategic Housing Partnership (SHP)

Initial engagement was undertaken via email, telephone call and video call to gather data. Once the data had been collated, we consulted with stakeholders on the draft for feedback and to fill in any gaps.

c) Non-permanent housing

- Ceredigion County Council, Equalities and Inclusion Team.
- Ceredigion County Council, Housing, Porth Cymorth Cynnar
- RSLs (Barcud, Wales and West Housing Group, Caredig)
- SHP

Initial engagement was undertaken via email, telephone call and video call to gather data. Once the data had been collated, we presented to stakeholders with an update and then consulted on the draft for feedback.

d) Housing, care and support needs

- Ceredigion County Council, Commissioned Contracts
- Ceredigion County Council, Housing Team
- Ceredigion County Council, Porth Ceredigion
- RSLs (Wales and West Housing Group, Caredig)
- SHP

e) Locational needs for student accommodation

- Aberystwyth University
- SHP
- Trinity St David University (Lampeter Campus) – Accommodation Office

Appendix 3: Specific Housing Needs – key issues identified.

The following table outlines the key issues identified within each of the sections relating to specific housing needs.

a) Accessible and adapted housing provision
<p>Available data on accessible and adapted homes in Ceredigion is variable. Although the data held on the accessibility of affordable homes (social rent and intermediate rent) is conclusive, there is a lack of data relating to the accessibility of market housing in Ceredigion (i.e., housing that is owner-occupied or rented housing). The DFGs, PAG and Rapid Response Adaptations Programme provide some indication of the accessibility and adaptation works being undertaken, however, do not provide figures of the current provision of adapted/accessible homes across all tenures.</p> <p>The ORS model utilised enabled an estimation on the current need of accessible and adapted homes, however, it is acknowledged that this should only be used as a guide, as the data on current provision across <i>all tenures</i> is inconclusive.</p> <p>Currently, the local authority is relying on a weak evidence base when assessing the provision of housing in Ceredigion that is available to meet the needs of disabled people. Future LHMA's should consider conducting a detailed housing survey in order to identify the number of accessible and adapted homes in Ceredigion.</p>
b) Multi-generational and/or larger families requiring larger properties
<p>There is a lack of long-term data on multi-generational households, therefore determining future trends and understanding the potential type and level of needs in the future was challenging. The prevalence rate recorded at the most recent census (2021), was used alongside the 2018-based projections to provide an estimation. However, it is acknowledged that this does not take into account the potential for changes to the prevalence rate.</p>
c) Non-permanent housing
<p>Data on temporary accommodation and homelessness changes rapidly, therefore, the figures included within the Assessment may be out of date soon. It was decided that modelling future needs and provisions for this specific accommodation was not appropriate, due to the relatively small numbers and the potential impact of legislative changes, all of which make the figures very volatile.</p>
d) Housing, care and support needs
<p>Data on current provision of specialist accommodation and need is fairly conclusive. Data and information from Council services and RSLs enabled a breakdown for most accommodation types by HMA, except residential and nursing care.</p> <p>Although the Housing LIN methodology is an endorsed model by the Welsh Government, the expected prevalence rates were agreed between Housing LIN and Ceredigion County Council in 2018, and therefore are slightly outdated. These will be reviewed during the full re-write of the LHMA. Furthermore, the model does not take into account future provision of specialist accommodation (such as the Cylch Caron Integrated Resource). This needs to be taken into consideration, and the figures provided should only be used as a guide.</p>

e) Locational needs for student accommodation
No data or methodological issues identified.

Appendix 4: Engagement and Consultation Plan - Local Housing Market Assessment re-fresh 2023

1. Introduction

This Engagement and Consultation Plan aims to provide an approach to conducting engagement and consultation activity for the 2023 Local Housing Market Assessment re-fresh. The 2022 Ceredigion LHMA (refresh) updates Ceredigion's 2019 LHMA, produced by Opinion Research Services (ORS), on behalf of Ceredigion County Council. Production of the LHMA will be undertaken through a collaborative approach with appropriate colleagues and key stakeholders. In particular, careful consideration has been given to include all stakeholders with specific housing needs or those organisations that represent the needs within Ceredigion, to ensure that meaningful information is captured, and any evidence gaps are addressed.

2. Background

Local authorities are required to undertake a Local Housing Market Assessment (LHMA) to help determine the level of housing need and demand in our local housing markets, fulfilling the Council's statutory duties, as set out under Section 8 of the Housing Act 1985.

LHMAs are a crucial part of the evidence base for preparing Local Development Plans and local authorities' Local Housing Strategies. Welsh Government has provided an LHMA Tool to assist local authorities with LHMA to reduce costs and ensure consistency.

The LHMA tool calculates additional housing need estimates for market housing (in the owner occupier and private rented sector), and affordable housing by HMA (which includes social rent, intermediate rent, and low-cost home ownership) by Housing Market Area (HMA). The data used within the tool is a combination of open-source data and closed data (sources internally and externally). Stakeholders, such as our Registered Social Landlords will be engaged with to populate certain sections of the tool, such as the existing stock and planned supply section.

Specific housing need provision, which informs the provision and use of accessible and appropriate housing and housing-related services, is not calculated within the tool due to the nature of the data. Estimating specific housing need requirements will be undertaken outside of the tool and will include both a qualitative and quantitative approach, covering three key categories of housing need, with six types of housing-related provisions (for further detail refer to Section 3 overleaf, Table 1).

Engagement and consultation with key stakeholders will be required to best understand the specific housing need provisions for the County and its communities and address any evidence gaps or shortfalls.

A number of errors were identified within the tool and subsequent unexpected revision were made (Version 3 and 3.1). All local authorities were required to re-populate the new versions of the tool. This in addition to the errors identified in Ceredigion's tool delayed the process by 1-2 months. The timescales provided below therefore include the initial planned timescales, but not the final timescales used.

3. Approach to Engagement and Consultation

Engagement and consultation are a key driver during this assessment and will be conducted in two steps:

1. **Initial engagement** – to gather data for the tool (e.g., existing stock and planned supply) and specific housing need provision data.
2. **Consultation** - with key stakeholders on the draft 2023 Ceredigion Local Housing Market Assessment (re-fresh).

Initial engagement work with colleagues and stakeholders will be undertaken between October 2022- June 2023. Gathering the data for the tool will take place during October 2022- April 2023, whilst data for specific housing need provision will occur between May-July 2023. Subsequently, an analysis of the specific housing need findings will be undertaken, with the aim of completing the first draft 2023 Ceredigion LHMA re-fresh by September 2023.

Figure 1 displays the activities and timescales to deliver the engagement and consultation for the LHMA. A more detailed timeline outlining the main deliverables of the Assessment up to the sign-off by Welsh Government in February 2024, is included in Appendix 1.

Figure 1: Timeline for engagement and consultation for Ceredigion's 2022 LHMA (refresh)

Timescales	Activity
October 2022- April 2023	Engagement with key stakeholders (RSLs) and Council services on the existing unmet need, existing stock and planned supply sections of the LHMA tool.
May-July 2023	Engagement with key stakeholders and internal colleagues to gather data on specific housing need provision.
October 2023	Consultation with key stakeholders on the draft Local Housing Market Assessment.

A significant amount of the Assessment's engagement will relate to the specific housing need requirements. The table below outlines the 3 categories of housing need and associated types of housing-related provision data required.

Table 1: Specific Housing Need Data Requirements for the Local Housing Market Assessment (LHMA)

Housing Need	Housing related provisions
Property needs	<ul style="list-style-type: none"> - Accessible and adapted housing provision - Multi-generational and/or larger family households requiring larger properties - Non-permanent housing, e.g., student accommodation
Housing, care and support needs	<ul style="list-style-type: none"> - Supported accommodation – Extra care, contemporary sheltered housing, supported living for people with a learning disability and/or ADS, temporary supported housing (e.g., young persons housing for people coming out of care, people with a learning disability learning to live independently), refugees etc.

Locational needs	<ul style="list-style-type: none"> - Locations for student accommodation close to a university - Properties with close proximity to shops, places of worship and services, etc. to meet those with physical or cultural needs
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Source: Welsh Government (2022) – LHMA guidance

Welsh Government have recommended that the following approach is taken to populate the specific housing need template in the LHMA Template Report:

- Step 1 - Understanding of the evidence (statistics, research, national and local policy, and stakeholder consultation) and at what geography they will be required.
- Step 2 - Gather the evidence to populate the standard templates.
- Step 3 - Consultation with key stakeholders or gain bespoke data to address any evidence gaps in the specific housing need.
- Step 4 - Analyse the data and outputs from the consultations to populate the templates.
- Step 5 - Reflect any stakeholder feedback in the templates.

Source: Welsh Government (2022) – LHMA guidance

4. Standards

Undertaking LHMA's to determine housing need contributes to the promotion of sustainable development and the achievement of the seven goals of the Well-being of Future Generations (Wales) Act 2015 (WBFGA 2015). The LHMA will need to be carried out in a way which adopts the five ways of working. Furthermore, considerations to the provisions of the Equality Act (2010) and those with protected characteristics within the Act, and the Public Sector Equality Duty, including the need to involve people, collect data, and carry out an Equality Impact Assessment (EIA).

5. Stakeholder Engagement and Consultation

Some information can be gathered using existing policy available or administrative data, such as the specific needs of older people, or people with mobility issues, since these are large groups in society. However, engagement with colleagues and stakeholders will be required in order to collect more bespoke information, such as existing stock and planned supply data and certain specific needs data (such as, accessible and adapted housing and locational needs of students). In particular, effort will be made to ensure households considered seldom heard (e.g., households in shared accommodation, such as students' halls of residence etc.) and minority groups needs are assessed.

Once the draft LHMA has been produced, key-stakeholders will be consulted with to provide the opportunity for feedback on the LHMA and address any evidence gaps. Subsequently, the Assessment will be revised according to the feedback, which will be reflected in the final LHMA.

A comprehensive stakeholder analysis has been carried out to identify the common set of groups to engage and consult with, including the following:

Organisations/ Teams engaged and consulted with
Aberystwyth University
Armed Forces Veterans Forum
Bannau Brycheiniog National Park Authority
Barcud
Care Society
Caredig
Ceredigion Association of Voluntary Organisations (CAVO)
Ceredigion County Council, Commissions Team
Ceredigion County Council, Economy and Regeneration (including Planning Team)
Ceredigion County Council, Inclusion and Equalities Team
Ceredigion County Council, Porth Cymorth Cynnar (including Housing Team)
Ceredigion County Council, Social Care Reporting Team
Ceredigion County Council, Social Care Service
Elected Members
Homelessness Forum
Hywel Dda University Health Board
Powys County Council
Private Developer
Strategic Housing Partnership
University of Wales Trinity St David (Lampeter Campus)
West Wales Domestic Abuse Service
West Wales Housing Group (WWH)

6. Relevant policies, documents and consultations

Key sources are available to inform the LHMA, a sample list for Ceredigion is shown below:

- Housing LIN (2022), Housing & accommodation needs assessment for people with learning disabilities and people with mental health needs in West Wales
- Ceredigion County Council (2023), Housing Strategy 2023- 2028 – Housing for All
- Ceredigion County Council (2013), Ceredigion Local Development Plan (LDP 1) 2007-2022
- Ceredigion County Council (2022), Housing Support Programme 2022-2026
- Ceredigion County Council (2021), Ceredigion Local Well-being Assessment
- Ceredigion County Council (2022), Housing Support Programme: Statement of Need
- Ceredigion County Council (2022), Housing Support Grant Needs Assessment
- Ceredigion County Council (2020), Strategic Equality Plan
- West Wales Care Partnership (2022), Population Needs Assessment
- Welsh Government (2019) Welsh Index of Multiple Deprivation
- ONS (2021), Census data
- Disability Wales
- Stats Wales – Students in Wales
- HESA – student enrolment
- Feedback from stakeholders
- Homelessness statistics
- Housing Register (Social Housing Register and Affordable Housing Register)

7. Engagement and Consultation Options

Technique	Description	Considerations	Timescales
Survey (using excel)	<p>Collecting quantitative data (existing stock and planned supply) from RSLs (WWH and Barcud) via a survey created on excel.</p> <p>Follow-up meetings with RSL's to explain survey and data requirements.</p>	<ul style="list-style-type: none"> Time – for each RSL to gather data and populate survey. Ensure that definitions are included and RSLs understand the data return format. 	<p>i) Preparatory work (survey design & engagement with RSL's) – September 2022</p> <p>ii) Delivery (response time and data input) – October 22 - April 2023</p> <p>iii) Data checking and populating the tool – April 2023.</p>
Meetings/ focus groups with key stakeholders/ colleagues	<p>Collecting qualitative and quantitative on specific housing need provision from key stakeholders. Email with data request table and subsequent meeting to follow to capture information and data sources.</p>	<ul style="list-style-type: none"> Time – for each stakeholder to gather data and organise meetings. Ensure that definitions are included, and each stakeholder understands the data return format. 	<p>i) Preparatory work (engagement with stakeholders to set up meeting) – May to June 2023</p> <p>ii) Delivery (response time and undertake meeting to collect data/ address gaps) June-July 2023</p> <p>iii) Data analysis and include tables within Assessment– July-August 2023</p>
Stakeholder Events	<p>Inviting key stakeholders (Strategic Housing Partnership) to face to face presentations - to introduce and consult on the draft LHMA. Utilise presentations, quick polls and key discussion questions.</p>	<ul style="list-style-type: none"> Target audience Attendance Access to those without digital access 	<ul style="list-style-type: none"> Lead-in time of 4 weeks (publicity, setting agenda) Consultation to run between October to November 2023

Appendix 5 – Consultation responses

Consultation on Ceredigion's 2023 Draft Local Housing Market Assessment (LHMA) began on the 14th of December 2023 with a presentation to the Strategic Housing Partnership, the consultation ran until 19th January 2024 (5 weeks). The relevant extract of the meeting minutes is available on request. The consultation returned several responses following in person discussion in the SHP and subsequently 2 formal written responses.

No direct questions were asked of respondents, simply to feedback and comments on the Assessment itself. The responses are included below with the corresponding LHMA Working Group response. Typing and grammar errors within the written responses have been amended for reader ease, however, the content and context remain as they were submitted.

Response from	Comment	Response from CCC
Strategic Housing Partnership – response to presentation on Draft LHMA	The tool's estimated market housing requirements are “ridiculous” - demands for properties are high, and if there was no need for housing, developers would stop building. Instead, the shortage of local contractors in Ceredigion to build properties and meet the demands for market dwellings was highlighted as the issue.	We share your concerns with the tool's estimated low need for market housing, which is not reflective of the situation in Ceredigion. This is highlighted throughout the LHMA and our concerns with the outputs and the tool has been raised with Welsh Government.
	The tool's estimated high need for 1-bed properties in the social rented sector was queried. It cannot be assumed that everyone with a 1-bed home would never have anyone to stay. 2-bed properties are still very important and needed in Ceredigion. There needs to be a way around moving those who live in larger family homes, that no longer need them, to move into smaller homes.	The evidence for 1 bed properties in the social sector is well documented. The evidence from the housing register, coupled with our homelessness and temporary accommodation usage has informed our Housing Strategy direction, our current Prospectus, and our Rapid Rehousing Plan. Whilst we recognise that the desire for many would be a 2-bed property this is not a consideration when looking at development, which is driven by need and not want. It should also be noted that the benefit system would not support additional bedrooms on that basis. It is recognised that 2 bed properties still have a place within our future

		demand and developments, where appropriate, but solely based on need.
	The decrease in household size and how this would impact the need for houses, regardless of a declining population, was raised.	Comment noted. We recognise that the latest data on average household size is not reflected within the 2018-household projections (which the LHMA tool uses), however, the 2018-based projections are the most recent projections available to use at the time of writing. The limitations of using the 2018-based projections to calculate housing need are reflected within the LHMA.
	Housing affordability driving out-migration was challenged - young people are moving from Ceredigion to areas with worse housing affordability ratios, e.g., Cardiff. Further discussion elaborated that the exodus of young people from Ceredigion is a natural process and something that will always happen. The focus should be on making Ceredigion more attractive and desirable place for people to come back to. It was noted that the LHMA needs to capture those people who do move back to the area to start a family or retire to, however, it was acknowledged that this may be difficult to quantify.	<p>Comments noted. There are a number of reasons why people move out of Ceredigion, the LHMA highlights housing affordability as being potentially one of them, which has been identified as an issue by residents within a number of our public consultations. For example, Ceredigion's Assessment of Local Well-being, which is published on Ceredigion County Council's website.</p> <p>We note the focus you are suggesting, and this is reflected within our Corporate Strategy 2022-2027, with a key priority being investing in Ceredigion through boosting the economy, supporting businesses, and enabling employment.</p> <p>In relation to capturing the residents that return to Ceredigion, unfortunately there is no quantitative data available to evidence people returning to Ceredigion to start a family or retire to, only anecdotal evidence.</p>

	<p>A limitation of the tool was highlighted which is that it does not consider the backlog of market dwellings was mentioned.</p> <p>The figures are inaccurate, and it will be difficult to consult on figures that are not reflective of Ceredigion's situation. The formal feedback from Wales and West Housing Group (WWH) on the Draft 2023 LHMA will reflect this.</p>	<p>We share your concerns with the tool and its estimations. This methodological limitation is reflected within the LHMA, and our overall concerns have been raised with Welsh Government.</p>
	<p>It was queried whether there was any duplication within the specific housing need requirements. It was responded that there is duplication, however, this is difficult to quantify as different methodologies are used.</p>	<p>As highlighted during the presentation, there is potential for duplication within the specific housing need requirement figures due to the different methodologies used. We will explore alternative methodologies during the rewrite to try and resolve the issue and seek support from Welsh Government on this.</p>
	<p>The tool doesn't take into consideration the corporate direction that Ceredigion County Council (CCC) is taking, to boost the economy. There are several investments that are not considered, such as Growing Mid Wales, which will create jobs and by their nature will be better paid. This challenges both the population projections and the affordability element of the tool.</p>	<p>We agree with the point made; the 2018-higher variant projection used by the LHMA tool does not take these factors into consideration. The potential impact of the Corporate Strategy and economic plans on future housing need have now been reflected within the LHMA. The next LHMA rewrite will seek to address this issue by producing different growth scenarios (e.g., job and employment led projections).</p>
<p>Ceredigion based Housing Developer – response to LHMA</p>	<p>1. You have asked for comments on the above draft LHMA. This LHMA is the latest in a long line of LHMA's that I have seen or commented on, the first being the Local Housing Needs Survey 2004 produced by ORS. All of the LHMA's have been totally inaccurate in their predictions and have, in the main, been a waste of time and money. The latest draft LHMA based on the Welsh Government 'tool' for carrying out the LHMA is absurd. This 'tool' should have been left in the box.</p>	<p>Thank you for taking the time to read the report so thoroughly and for providing such detailed feedback. Your comments have been noted. Below are Ceredigion County Council's responses to your comments.</p>

	<p>2. The current household size in Ceredigion is 2.3 persons. The current household size in Northeast England is 2.23. In Scotland the household size is 2.13. The population in Ceredigion in 2021 was 71,500. If the population in Ceredigion was static and the household size reduced to 2.13 then there would be a need for 2675 more homes (Note: If the rate of decline of the population aged 1-64 between 2011 and 2021 continues, then the average household size is likely to decline significantly)</p>	<p>We acknowledge your point, and this has been reflected within the Assessment. The average household size for Ceredigion according to the 2011 Census was 2.3. The latest figure calculated using 2021 Census data is 2.2. This is done by dividing the overall number of usual residents in households (67,845) by the overall number of households (30,900).</p> <p>We recognise that the latest data on average household size is not reflected within the 2018-household projections (which the LHMA tool uses), however, the 2018-based projections have been used in the LHMA tool, in-line with best practice and because they are the most up-to-date projections at the time of writing. The limitations of using the 2018-based projections to calculate housing need are reflected within the LHMA.</p>
	<p>3. It is worth noting that that in the ORS, LHMA which informed the current LDP it was predicted that the population of Ceredigion would increase over the period of the LDP, as it had been doing up until the introduction of the LDP. Is it a coincidence that the population has declined since the introduction of the LDP in 2013? (See figure 8, page 19).</p> <p>Prior to the introduction of the LDP, Ceredigion asked a District Valuer, to examine the economic viability of local builders providing affordable housing. He concluded that it was not viable. Despite this the local authority has insisted on 20% provision. In theory this provision can be contested, however the long timescales taken to resolve the viability issue, along with the costs of providing viability assessments has meant that many small builders had to stop building, with an associated loss of jobs in the trade.</p> <p>I pointed out during the LDP consultations that the policies were going to cause a major loss of trades (plus other</p>	<p>Comment noted. We are grateful for all contributions to consultations and the Replacement LDP will consider all available evidence available at the time of writing.</p>

	associated jobs) people and their families and that this would affect the population demographic. Fig 11, Page 22 tends to support my predictions.	
	4. The Affordable (as opposed to affordable) homes should be provided by the RSL's with government funding.	Comment noted.
	<p>5. The tool estimates that annual open market need for Ceredigion is 22 units per annum. This compares with an average annual provision over the last five years of 144 units (see Fig 29, Page 45). Why would there be such a drop in demand? The tool is not fit for purpose.</p> <p>Over 95% of the open market homes our company has sold in recent years have been to locals moving less than ten miles. Thus, by the very definition of the word affordable, these homes have been affordable to locals.</p> <p>I can only assume that the 'tool' is incapable of considering demand for open market homes, so unless local developers and estate agents are consulted, there is no way this demand can be calculated.</p> <p>Finally, I would point out that the moment that open market housing is not required the local developers/builders will stop building unless they want to lose money/go bankrupt/lose their homes etc.</p>	<p>CCC is concerned with the tool's estimated low need for market housing in Ceredigion and is reflected throughout the Assessment. The limitations of the tool are noted in that it does not capture the market housing requirement accurately, particularly as there is no provision for the backlog/ existing unmet need of market homes. This is backed politically, and we have raised our concerns with the Welsh Government ministers.</p>
	6. Employment - The employment data does not take into account the high level of self employment in Ceredigion.	It is not a requirement under the WG LHMA guidance to provide a section on employment, however, we have looked

		at the claimant count due to it being a useful proxy of unemployment trends.
	7. Earnings and income - The high level of self employment distorts these figures	The point is acknowledged, however, there is no quantitative evidence available to support this. CACI Paycheck data provides reliable and comprehensive data on gross household income by small geographical areas, and this has been utilised within the tool. CACI Paycheck data does not provide the breakdown of household income by employment type.
	8. Affordability - Table 5, Page 34 does not agree with the table presented at the SHP meeting of 15 th December 2023. In the meeting the median house price in Wales in 2023 is £237,025.00 whereas in the draft LHMA the figure used is £187,750.00. If the figures used in the presentation are correct, then affordability in Ceredigion is very similar to the Wales figure. The figures being used are of limited use. The Aberystwyth market is totally different to the other markets, particularly the coastal market.	<p>Comments acknowledged. The differences between the house prices within the presentation and the house prices in the LHMA is due to different datasets being used. The presentation uses the Land Registry Price Paid Data (PPD), whereas the LHMA uses the ONS HSPSSA dataset, which is based on the PPD. The differences between the two datasets are due to the different time periods used and a potential registration lag. This is explained fully in ONS' (2019) House price statistics for small areas QMI.</p> <p>As different sources of median house prices were used to calculate housing affordability across the three geographical areas (HMAs, Local Authority and National), we cannot directly compare the affordability of the HMA's with the Ceredigion's and Wales' figures.</p> <p>To avoid any confusion, we have now reflected the difference within the Assessment and noted that using different median house price data results in different affordability ratios.</p>

	<p>9. Number of households - Figure 25, Page 38 shows a huge discrepancy between the WG 2014-based principal projection and the WG 2018-based principal projection. They are only four years apart so how can they be so different? I suspect that they are both wildly inaccurate.</p>	<p>Comments noted. The population and household projections presented for Ceredigion are not produced by the Council, they are from the Welsh Government. The differences between the 2014-based and 2018-based projections are due to demographic trends seen during this time period, but also the change in the methodology between the two sets of projections, as well as the change in the base year of the projection.</p> <p>There have been some underlying demographic changes to note in the intervening four years. In Ceredigion, the birth rate has continued to fall (with the total fertility rate falling from 1.59 in 2014 to 1.48 in 2018), and improvements in life expectancy have stalled, while migration patterns have been fluctuating.</p> <p>Unfortunately, it is difficult to understand the true impact of the demographic trends on the projections due to the methodological changes between the two projections. We recognise that the 2018-based projections are now slightly outdated, however, these are the most recent projections available at the time of writing. We have raised our concerns with the low household growth reflected within the WG 2018-based projections, see section 1.3.9 Number of households.</p>
	<p>10. Second homes - There is no proof that second homes cause locals to be priced out of the housing market. There is only anecdotal evidence. The owners of 2nd homes provide a lot of work for local tradesmen and also contribute to the hospitality industry. The idea that they should be</p>	<p>Comments noted. The impact of second homes is multifaceted. The LHMA notes the benefits that second homes bring to Ceredigion, such as, the tourism industry and the benefits to the local economy, but also the drawbacks, housing affordability being possibly one of them. The LHMA does not state that second homes are</p>

	<p>driven out of the local housing market is based on totally unproven assertions.</p> <p>The policy of charging a substantial council tax premium on 2nd homes will only result in less employment for locals and increase movement of young people to areas where there is employment.</p> <p>The claim that young people are leaving because they cannot afford a house locally does not stand scrutiny. The areas that they move to have even higher house price to earnings ratios. For example, Cardiff and the Vale of Glamorgan, London and Southeast England, Bristol, Cheltenham etc. They move to these places because that is where they can get the work that they are qualified to do.</p> <p>The council tax premium will only damage the local economy even further. A better solution would be for the LA to require that a substantial proportion of any new development should only be available to local buyers. There should be a large allocation of land for this purpose so that land prices are kept low for this purpose.</p>	<p>directly pricing locals out of the housing market, however, it suggests a possible correlation between areas with high second home numbers and high household affordability ratios (e.g., the Coastal HMA). The LHMA highlights that second homes tend to be in more picturesque areas which by their nature have higher house values.</p> <p>The comment relating to the council tax premium is not within the remit of the LHMA consultation. CCC consulted with residents and stakeholders on council tax premiums of long-term empty properties and second homes in 2023. Refer to CCC Public Consultation on Second Homes and Long-Term Empty Properties – Consultation Feedback Report, for more information on this.</p>
	<p>11. Long Term Empty Properties - Many of the long-term empty homes are empty because no one wants to buy them or live in them. There are empty homes all over the UK and Europe. They are empty because they are not close to employment and/or amenities. The owners are presumably paying Council Tax and would like not to be doing so.</p>	<p>Comments noted. There are initiatives to tackle the issue within the Long-Term Empty Property Action Plan. The council tax comment is not within the remit of the LHMA. CCC consulted with residents and stakeholders on what level of council tax premiums should be charged on Long-term Empty Properties and Second Homes in 2023. Refer to CCC's Public Consultation on Second Home and Long-Term Empty Property Council Tax Premiums - Consultation Feedback Report for more information on this.</p>

	<p>12. Non permanent Housing - The LA should consider the purchase and installation of prefab accommodation as an alternative to the current expensive provision of emergency accommodation.</p> <p>The cost of 2nd hand portacabins and caravans is less than the cost of 100 days in hotel/B&B accommodation. The percentage return on capital if this investment was made is huge and the quality of accommodation could be superior.</p>	<p>Comments noted. The Housing Strategy takes into account temporary accommodation and will be reviewed accordingly.</p>
	<p>13. Student Accommodation - The University in Aberystwyth predicts an increase of 1000 students. They expect to accommodate 500 of these students. Presumably the other 500 will be hosted by the private sector? What type of housing does the LHMA presume is going to be needed?</p> <p>If the household size is 2 then 250 two beds are needed. If the household is 4 then 125 four bed units are needed.</p>	<p>We acknowledge discrepancy between the tool's figures and the University projections. Therefore, further understanding of this is required and information will be sought.</p>
	<p>14. Higher variant projections - The higher variant projections are not high enough. See my previous comments.</p>	<p>The population and household projections presented for Ceredigion are not produced by the Council, they are from the Welsh Government. In line with best practice, the 2018-based projection is the most up to date at the time of writing and was used within the current LHMA.</p> <p>We agree with your point that the 2018-based household higher variant projections are not high enough. However, the higher variant is our 'preferred projection', as based on the options (lower, higher and default 2018-based), it provided the most appropriate output for Ceredigion. This is reflected within the LHMA under Section '1.3.9 Number of Households'.</p> <p>The Assessment highlights the increasing uncertainty of the projections the further away from a Census and applied a word of caution over their use. The Council will aim to</p>

		address this issue within the next LHMA process (rewrite), by looking at alternative growth scenarios for Ceredigion.
	<p>15. I share the Council's disappointment with the results of using the LHMA 'tool'. The tool is not fit to be used in the context of a county like Ceredigion. I could comment in more detail, but time constraints mean the above will have to do. When I came back to Aberystwyth in 1985 there was not a construction contract that could not be carried out by a local constructor using local architectural, civil, structural, quantity surveying consultants. Since that time there has been a massive diminution in all these capabilities. This diminution is entirely due to the failure of national and local government to address the issues facing Ceredigion (and many other rural/coastal counties).</p> <p>The procurement and planning systems adopted have destroyed local businesses and therefore employment at a huge rate. This has resulted in a decline in the local working age population and has damaged every part of the economy. It has also damaged the Welsh language.</p> <p>I am not aware of anyone in the private sector, other than myself, that has been consulted on this LHMA. Surely there are other builders, as well as architects, engineers, quantity surveyors and estate agents that should have been consulted.</p> <p>This LHMA assumes that the previous failures of government which led to population decline will continue. This assumption is an acceptance of failure and should be treated with the contempt it deserves.</p>	<p>Your comments are noted, and we will take them on board during the production of the next LHMA. We appreciate the time you have taken to read the report and provide detailed feedback.</p> <p>This comment is not within the remit of the LHMA.</p> <p>The decision was made that it was shared with Strategic Housing Partnership only. The Team always welcome discussion on increasing membership, which we will explore again during the production of the next LHMA.</p>

Wales and West Housing Group (WWH)	It is clear that the use of the WG template has delivered some unexpected outcomes that do not reflect the reality that we experience. On that basis it is therefore difficult to provide any meaningful feedback. If there is an opportunity to review the methodology we would be happy to assist with that.	Thank you for your feedback, your comment has been noted and we will be in touch if there is an opportunity to review the methodology.
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CYNGOR SIR CEREDIGION COUNTY COUNCIL

Report to: Healthier Communities Overview & Scrutiny

Date of meeting: 11th March 2024

Title: Ceredigion Rapid Rehousing Plan

Purpose of the report: For information and decision

Reason Scrutiny have requested the information:

For information

Background

WG published the 'Ending Homelessness Action Plan back in November 2021, which commits to making Homelessness 'Rare, Brief and Non-repeated'.

- **Rare:** People are prevented from becoming homeless in the first place
- **Brief:** People get a quick and effective response if they become homeless
- **Non-repeated:** People do not experience multiple episodes of homelessness

This very much follows the principles of the TAW model and as such the Housing Services RRH plan has been devised with this in mind.

Rapid Rehousing is an internationally recognised approach which ensures that anyone experiencing homelessness can move into a settled home as quickly as possible, rather than staying in temporary accommodation for long periods of time.

The main elements are:

- Everyone is assumed to be 'housing ready' with the right support
- People spend as little time as possible in temporary accommodation
- When people do need temporary accommodation, it is of a high standard
- People are able to access the right home in the right place for them
- For most people, an independent, mainstream home will be the default approach, but others may choose supported accommodation
- People are able to access high quality, multi-agency support, tailored to individual needs, where this is required

Current Situation

Whilst reviewing the current and past data we identified some specific key areas of focus which will enable our transition to a rapid rehousing approach.

Key Focus

- Developing solutions for those under 35 years.
- Focus on prevention of homelessness.
- Understanding and avoiding repeat presentations.

- Improving relationships with the Private Rented Sector.
- Continued provision of shared temporary accommodation.
- Further development of appropriately supported units of temporary accommodation and move on options for those with higher needs.
- More 1 bed accommodation options.
- Grow Leasing Scheme Wales.
- Further development of mediation solutions.
- Review common allocations policy.

The objectives of the Council during the transition phase include further understanding the current and future landscape, building on the current model and working with partners to ensure pathways to avoiding or minimising homelessness are robust. Our general direction can be summed up as follows:

- Understand trends in homelessness and support needs data.
- Work with partners to establish pathways for success.
- Establish clear pathways for people at threat of or experiencing homelessness.
- Work with funding partners to establish new schemes and accommodation.

The Rapid Rehousing Transition Plan feeds into Ceredigion County Council's Housing Strategy, which is the overarching strategic housing document for the Council. The Rapid Rehousing Plan and sits alongside other key documents under this Strategy;

1. Housing Support Programme
2. Local Authority Prospectus
3. Empty Property Action Plan
4. Rapid Rehousing Transition Plan

Five priorities have been identified within the Plan with Actions listed to aid an monitor their effectiveness.

Priority 1: There is early intervention and prevention to avoid the need for temporary accommodation wherever possible.

Priority 2: Temporary accommodation placements are as short as possible and there are clear pathways out of temporary accommodation.

Priority 3: That there is sufficient support available for people in temporary accommodation to resolve their situation.

Priority 4: That there are specific types of temporary accommodation available to meet needs.

Priority 5: That B&B and Hotel use is by exception only.

Wellbeing of Future Generations:

Has an Integrated Impact Assessment been completed? If, not, please state why.
Yes

Summary of Integrated Impact Assessment:

Long term: The term for the Plan is 5 years. After which it will be reviewed to ensure it is still meeting residents needs and amended accordingly. Short term needs are addressed through immediate response and support provision.

Collaboration: The Plan requires the support of other internal services and external agencies to be fully realised. Relationships in many areas are sufficiently developed to deliver.

Involvement: Support providers have opportunity for feedback and service development. Governance to be undertaken through Strategic Housing Partnership.

Prevention: The Rapid Rehousing Plan embodies the aim of prevention in order to maintain sustainable homes, preventing homelessness where possible.

Integration: The Housing Service is fully embedded in the Through Age Wellbeing model, holistically working with other services for a person focussed outcome. This plan encourages collaboration and partnership working to ensure delivery of its key priorities.

Recommendation(s):

To approve the plan and priorities identified

Reasons for decision:

To enable to Council to move towards Ending Homelessness and its commitment to Homelessness being 'Rare, Brief and Non-repeated'

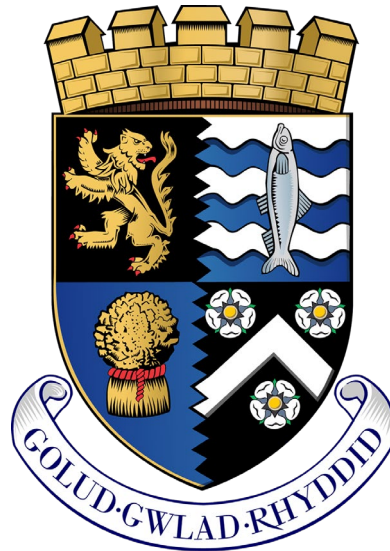
Contact Name: Llyr Hughes

Designation: Corporate Manager – Housing Services

Date of Report: 16/2/2024

Acronyms:

Rapid Rehousing Transition Plan



Cyngor Sir
CEREDIGION
County Council

2023 – 2028

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Introduction – Section 1

1.1 Introduction

Ceredigion County Council is committed to making homelessness rare, brief and unrepeated.

The benefits of secure, settled and self-contained housing for people who have experienced or been at risk of homelessness are well documented. People experiencing homelessness should be supported to a stable home as quickly as possible. This will help avoid the destabilising and marginalising effects of prolonged homelessness or prolonged stays in emergency or temporary settings while remaining homeless.

During 2020 – 2022 as a result of the Covid pandemic, the Council worked hard to accommodate all those at risk, under an ‘Everybody In’ umbrella. Whilst this has led to increased pressures on the Housing Options and Support teams, we recognise the positive outcomes this has had for people experiencing homelessness and aim to continue the approach, in line with Welsh Government expectations and changes in legislation.

Our Rapid Rehousing Transition Plan is a response to the increased focus on preventing and minimising homelessness. During 2022 the Council has undertaken a review of homelessness data, temporary accommodation and support needs and worked with partners to develop and plan a transition to a landscape where we can confidently state that in Ceredigion, homelessness is rare, brief and unrepeated.

Ceredigion’s Corporate Strategy 2022 - 27 identifies four key well-being objectives:

- Boosting the economy, supporting businesses and enabling employment
- Creating caring and healthy communities
- Providing the best start in life and enabling learning at all ages
- Creating sustainable, green and well-connected communities

The wellbeing objectives have been identified through public engagement and the assessment of local well-being. One of the key areas of concern highlighted by the public was that of housing affordability. A low average wage, coupled with high cost of housing means many people struggle to find appropriate housing for their needs. In addition, an ageing population and an increased number of smaller households are drivers behind our strategic objectives. These wider issues are addressed in the Council’s Housing Strategy.

The Rapid Rehousing Transition Plan feeds into Ceredigion County Council’s Housing Strategy, which is the overarching strategic housing document for the Council. The Rapid Rehousing Plan and sits alongside other key documents under this Strategy;

1. Housing Support Programme
2. Local Authority Prospectus
3. Empty Property Action Plan

4. Rapid Rehousing Transition Plan

National Picture

Across Wales changes are happening which increase the need to develop a plan. Welsh Government remains committed to making homelessness rare, brief and unrepeated. Along with the temporary pandemic changes they have taken steps to bring in new legislation, temporary changes and policy direction. The following national legislation and policies are relevant when considering the implementation of Rapid Rehousing:

- **Housing (Wales) Act 2014.** The Act is the primary legislation underpinning homelessness prevention.
- **Additional priority need category.** An 11th category of priority need has been introduced aiming to ensure more people can be assisted.
- **Renting Homes (Wales) Act 2016.** Implemented in December 2022, this Act changes tenancy law and strengthens rights for tenants.
- **Welsh Government Programme for Government.** The Government committed to fundamentally reform homelessness services, focussing on prevention and a rapid rehousing approach. In addition, there is a commitment to supporting innovative housing development to meet care needs, improve joint working across housing and social services, and explore reform of current services for looked after children and care leavers.
- **Labour/ Plaid Co-operation Agreement.** Additional commitments were brought forward to address second homes and improve the supply of social housing.
- **Commitment to 20,000 social homes.** Welsh Government are committed to increasing the number of social housing homes through the course of the term.
- **Homelessness Action Group.** Recommendations were proposed by the group including better partnership working, increasing supply and choice, maximising support opportunities and a no-wrong door approach.
- **Preventing Youth Homelessness.** Key commitments to legislate in relation to homelessness for young people.

In addition to the above, which focus on homelessness issues, there are a number of legislative and policy interventions which help provide a framework around how services across Wales should be delivered.

- Well-being of Future Generations (Wales) Act 2015
- Social Service and Well-being (Wales) Act 2014
- Violence Against Women, Domestic Abuse and Sexual Violence (Wales) Act 2015
- Substance Misuse Delivery Plan 2019 – 2022

In reflection of the above on moving to a rapid rehousing approach, there are several **key principles** which need to be incorporated in any plans. These are as follows;

- The earliest preventions are most effective and most cost effective and should always be the interventions of first choice.
- Tackling and preventing homelessness is a public services matter – rather than a ‘housing matter’.
- All services should place the individual at the centre and work together in a trauma informed way.
- The duties in Part 2 of the Housing (Wales) Act 2014 should be the last line of defence – not the first.
- Solutions should be sustainable and long-term.

All the above legislations, policy and plans set the landscape against which the Rapid Rehousing Transition Plan is drawn up.

Local Picture

Ceredigion County Council has its own background of policy and plans which need to be realised. It is equally important that these local plans and strategies are considered in the development of Rapid Rehousing. The local landscape and data is explored further in section 2, however our corporate direction is captured in the following documents:

- **Corporate Strategy 2022-2027.** Ceredigion County Council has four overarching goals which cover a range of priorities for the organisation. Key to Rapid Rehousing is the focus on delivering the TAW programme, supporting community facilities, increasing social housing stock, discouraging second homes, and enabling more young people into housing.
- **Local Wellbeing Plan 2022-2028.** Well-being objectives developed as a result of a well-being assessment include tackling hardship and poverty, enabling communities to feel safe and connected, supporting and welcoming asylum seekers and refugees.
- **Through Age Wellbeing Strategy 2021-2027.** Key aims of the strategy are in early help and prevention, and early intervention to prevent escalation of crisis.
- **Housing Strategy 2023-2028.** The housing strategy has recently been reviewed. Key aims are to increase supply and improve housing conditions and to support residents in their homes and communities.
- **Housing Support Programme Plan 2022-2026.** The vision is set around ensuring partners work effectively to ensure access to suitable housing with timely and appropriate support. The Action Plan includes maximising support in temporary accommodation enabling rapid move-on and strengthening access to the private rented sector.
- **Economic Strategy 2020-2035.** The strategy sets out how we will achieve a strong, sustainable and more resilient Ceredigion. Included is the aim to maximise opportunities for affordable homes.

Our Rapid Rehousing Transitional Plan will dovetail into the Housing Strategy, working in close alignment with the Housing Support Programme Plan, to drive forward change which minimises time spent in temporary solutions to housing issues and maximises prevention and support opportunities.

1.2 Vision

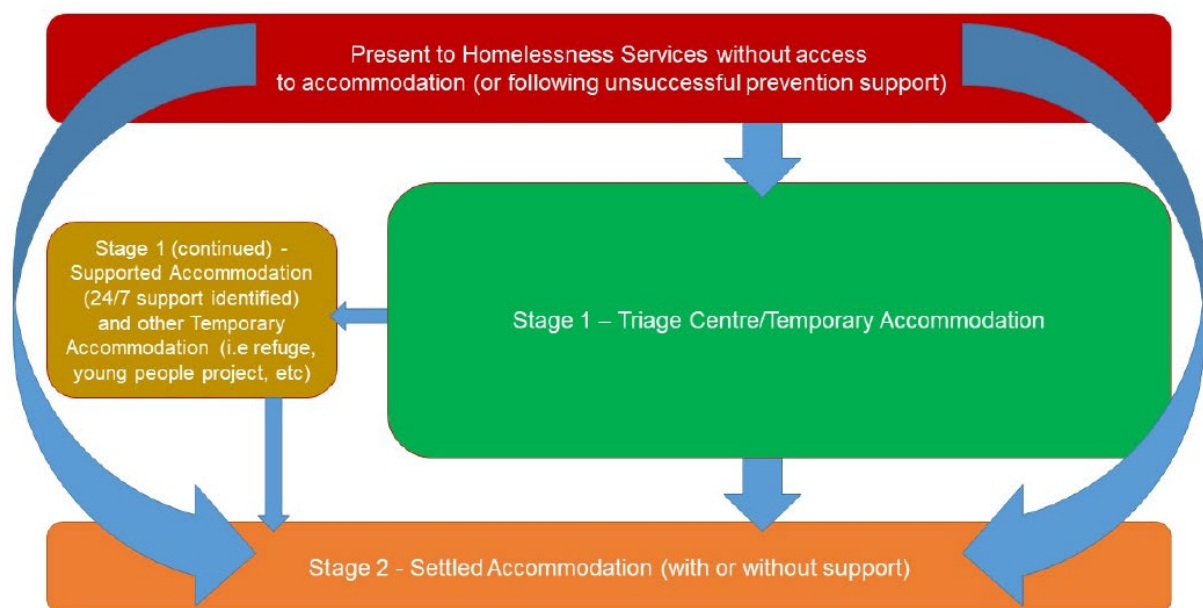
By working with partners, we can prevent and relieve homelessness as quickly as possible, providing timely and appropriate support and suitable pathways enabling people to be independent in their homes and communities, ensuring homelessness is brief, rare and unrepeated.

By focussing on a prevention approach where possible, we aim to ensure that people remain in safe and secure homes, where they can be supported to live in their community. Whilst the importance of the person having a settled home is paramount, this nevertheless requires a partnership approach with statutory and non-statutory partners, ensuring the person who is homeless, or at risk of homelessness can access additional support according to need, whether this be low level, and in the community, through to high level statutory or commissioned support.

Rapid Rehousing Model

Rapid Rehousing is based on the principles of moving people to settled accommodation quickly, with temporary accommodation although key, ideally being a limited part of the model. The Council is committed to a model which does not assess a person's readiness for accommodation but provides settled accommodation with the right support to allow someone to live without fear of homelessness.

Fig 1. Welsh Government Rapid Rehousing Model



The objectives of the Council during the transition phase include further understanding the current and future landscape, building on the current model and working with partners to ensure pathways to avoiding or minimising homelessness are robust. Our general direction can be summed up as follows:

- Understand trends in homelessness and support needs data.
- Work with partners to establish pathways for success.
- Establish clear pathways for people at threat of or experiencing homelessness.
- Work with funding partners to establish new schemes and accommodation.

In reviewing the current and past data we have identified some specific key areas of focus which will enable our transition to a rapid rehousing approach.

Key Focus of Rapid Rehousing Plan

- Developing solutions for those under 35 years.
- Focus on prevention of homelessness.
- Understanding and avoiding repeat presentations.
- Improving relationships with the Private Rented Sector.
- Continued provision of shared temporary accommodation.
- Further development of appropriately supported units of temporary accommodation and move on options for those with higher needs.
- More 1 bed accommodation options.
- Grow Leasing Scheme Wales.
- Further exploration of mediation solutions.
- Review common allocations policy.

Our vision

By working with partners, we can prevent and relieve homelessness as quickly as possible, providing timely and appropriate support and suitable pathways enabling people to be independent in their homes and communities, ensuring homelessness is brief, rare and unrepeated.

1.3 Governance

The Rapid Rehousing Transition Plan will be led by the Council, with support from partner agencies including Registered Social Landlords and the Housing Support sector.

Sitting under the Housing Strategy 2023 – 2028, the RRTP will be one of four documents which enable us to deliver our objectives.

1. Housing Support Programme
2. Local Authority Prospectus
3. Empty Property Action Plan
4. Rapid Rehousing Transition Plan

In turn these sit within the hierarchy of the Council's strategic direction as identified below.



It is recognised that tackling homelessness is a public service matter and cannot be realised by housing departments alone. The Housing Service works with other departments in achieving aims and objectives set out in the Housing Strategy and subsequent plans, notably Porth Gofal, Porth Cynnal, Porth Cymorth Cynnar and Economy and Regeneration.

By adopting a wider view of tackling homelessness this enables us to work with others in addressing some of the root causes, for example in increasing availability of suitable and appropriate housing, and addressing support needs appropriately.

The Housing Support Programme Plan addresses our objectives for supporting people, and the corresponding needs assessment reviewed the needs in the County.

The Local Authority Prospectus is the mechanism for delivery of additional social housing in the County, via Social Housing Grant. Ceredigion County Council also makes use of other funding sources to increase supply.

The Empty Property Action Plan identifies key empty properties that through funding and enforcement can be brought back into use, thus increasing the number of homes available for use.

The Rapid Rehousing Transition Plan aims to identify other sources of funding and partner working opportunities which could assist with preventing and relieving homelessness and improve pathways for service users.

Strategic Housing Partnership

Our Strategic Housing Partnership meets quarterly. The membership of this group includes the Cabinet Members for Housing and for Through Age Wellbeing, Registered Social Landlords, Private Sector representation, Ceredigion Association of Voluntary Organisations, Housing Service, Planning Services, Economy and Regeneration and Finance representatives, including Corporate Lead Officers. Through this existing governance we will aim to report regularly on progress with the Rapid Rehousing Transition Plan.

Internal oversight of the Rapid Rehousing Transition Plan will also take place through the following groups:

1. TAW project board
2. Leadership Group

Quarterly reports will be presented to the Strategic Housing Partnership to ensure that our partners are engaged and on-board with the direction of progress.

1.4 Engagement

Initial engagement regarding the plan was through the monthly Homeless Cell meetings, which were set up during the Covid-19 pandemic. A series of internal meetings were held with relevant staff in the collection of data and development of ideas.

In January 2023, engagement events were held with RSL and other housing and support providers, statutory services and with staff as part of our Housing Strategy renewal. The data collected was presented at these engagement events, and feedback was gathered. This has helped to shape the plans.

The draft Rapid Rehousing Plan will be shared with the following stakeholders for further input and feedback.

Strategic Housing Partnership
Housing Support Steering Group
Housing Support providers
Registered Social Landlords

Corporate Managers
Probation service
Health Board

Throughout the life of the Rapid Rehousing Plan, The Housing Service will work closely and collaboratively with internal and external partners to progress and develop the outcomes. In this manner we will build on the foundation of the plan, shaping priorities as we progress through the years.

Homeless Data and Analysing Need – Section 2

2.1 Context

Ceredigion covers an area of 1,900km² and is mostly made up of agricultural land, moorland and forestry, with the upland areas to the east forming a significant portion of the Cambrian Mountains.

There are six main towns in Ceredigion that are located on the coast or in river valley locations. The towns are Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.

Population

The latest census figures indicate Ceredigion's population to be 71,500 (2021). The population has been decreasing since 2012. The latest Welsh Government projections suggest that it will continue to decline over the next 25 years, with a projected 6% decrease and an estimated reduction of approximately 4,300 people.

Against this overall projected decline, Ceredigion's older population (65+) is expected to grow significantly over the next 20 years (by 23.7% or +4,305 people), whilst the working age population (16-64) and children (0-15) are expected to decrease. The largest projected increase within the 65+ age group will be those aged 75-84.

In contrast, Stats Wales predictions indicate that there will be a decrease in size of household. Extrapolating the predicted population numbers against the household size indicates there will be a **rise in the number of households** requiring accommodating. The trend will be for **smaller household sizes**.

Further data collected via homelessness and housing register services below supports the need for more 1 bed accommodation to enable rapid rehousing.

Looking at the age demographics of applicants to the housing register and homelessness households in comparison to the population of the County we see the following information:

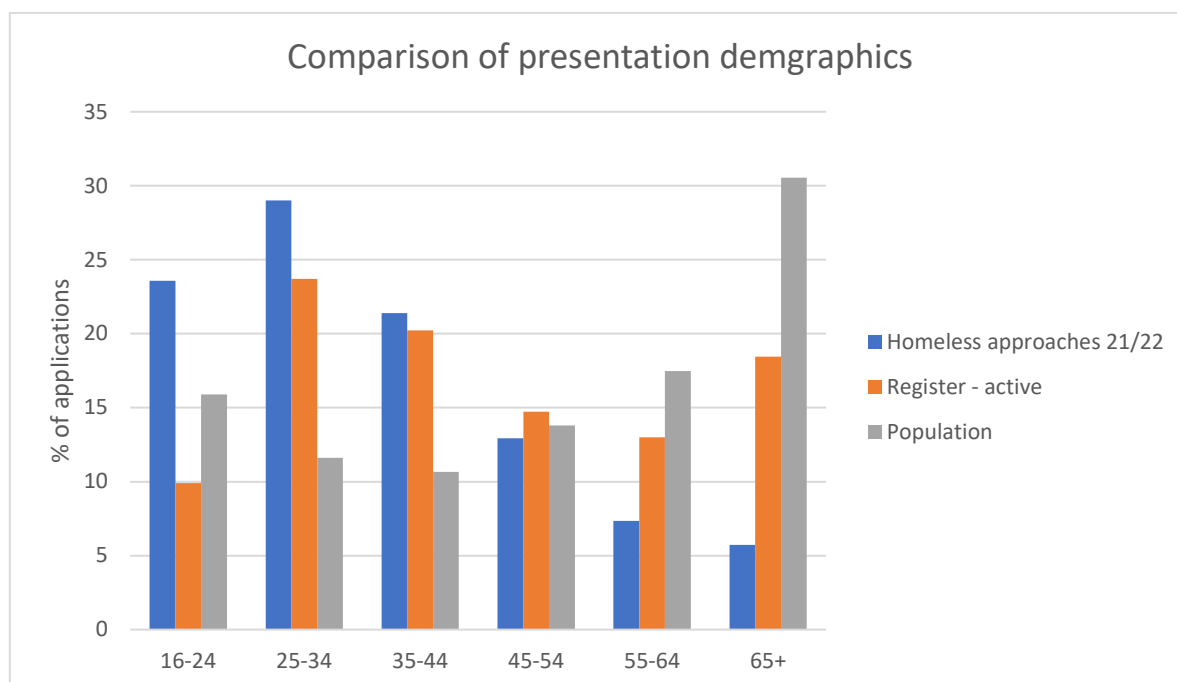
Fig 2. Age distribution of housing register and homelessness compared to general population (over 16y)

Age of lead applicant	Whole register 2022		Homeless households (all presentations) 2022		Ceredigion population (% of 16+ in 2021)
16 – 25	218	13.0%	42	27.5%	17.2%
25 – 64	1155	68.9%	105	68.7%	52.9 %
Over 65	304	18.1%	6	3.9%	29.9%

The table indicates that homelessness presentations **are overrepresented in the 16 to 25 age group** by a significant margin. 27.5% of homeless applicants in temporary accommodation are in this group yet only 17.2% of the general population is in this age bracket.

Fig 3 below provides further detail on the age group 26 - 64 years. There are proportionately more households approaching the housing options service in the under 35's age group. (53% compared to 28% general population). Over 65's are generally less likely to present to the housing options service and more likely to be aided without the need for temporary accommodation.

Fig 3. Comparison of age demographics with homeless presentations, register applications and general population.



Affordability

Average (median) annual earnings are over £1,637 lower in Ceredigion (£22,028) than the national average (£23,665). Along with lower-than-average earnings, Ceredigion residents are also faced with higher-than-average house prices and rents. In September 2022 the average property price was £262,535 in Ceredigion which is 17.3% higher than the Wales average of £223,798.

A lower than average wage coupled with a higher than average house price contributes to the unaffordability of housing for many.

The COVID-19 pandemic has had a major impact on the housing market and housing affordability locally. The increase in demand combined with the limited stock has caused a mini housing 'boom' in the County which has subsequently been felt across most of Wales. The increased opportunities for homeworking are one of the drivers behind the increase in demand, along with the pull of Ceredigion's unique natural environment.

In addition to the above, a recent study by the Bevan Foundation highlighted that there were no properties advertised in August 2022 at or below Local Housing Allowance (LHA) rates in Ceredigion of any size. Remarkably across Wales there were approximately 6% of properties available at LHA rates, with regional variations. LHA is supposed to cover 30% of properties within an area. With the rates of LHA

staying at the 2020 rate for 2023/2024 affordability of private rentals continues to be an issue.

Housing Need and Supply

Private Rented Sector levels in Ceredigion are comparatively high, the Stats Wales 2022 stock estimate suggesting a figure of 6,200 out of 36,900 households or 16.8%, against a Wales average of 13.2%.

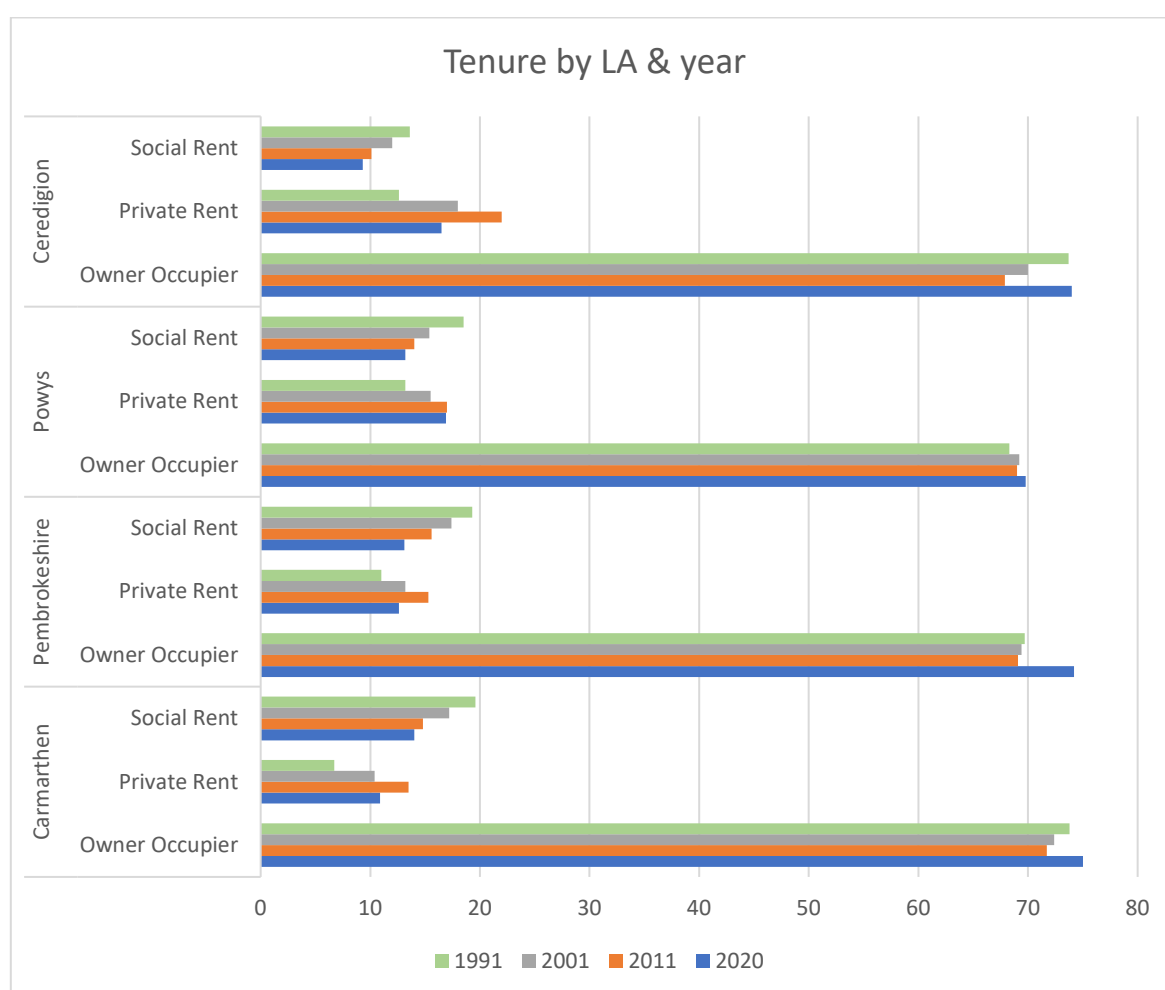
By contrast the amount of general needs Social Housing in the County is around 9.5% of the housing stock, against a Wales average of 15.9%.

The availability of rented housing overall in Ceredigion is therefore 26.3% in comparison with an average Wales wide figure of 29.1%.

Taking into consideration that the cost of private rented housing is generally higher than social rent, with the skew towards a private rent availability, and a lower-than-average income, Ceredigion remains one of the **most unaffordable** County's to live.

Fig 4. Ceredigion and Neighbouring Local Authorities: Tenure by Local Authority

(Source: Census 1991, 2001, 2011, Sept 2020 Stock estimate. Note: figures may not sum due to rounding.)



As a non-stock holding Local Authority, Ceredigion has **less flexibility** than others in developing internal solutions to help address homelessness however is quite successful in discharging homelessness into the private rented sector.

Social Housing need

Although having a lower-than-average social housing stock, the demands for social housing, as recorded on the common housing register, nevertheless give us a good picture of need in the County. This is particularly relevant for homelessness cases and rapid rehousing approach. There are currently around 1700 active applications on the housing register. Of these, in May 2022, 126 applications held a homeless duty.

Examining data **by area**, we can see the demand by Town, for the whole register, and those who are homeless, in comparison to the availability of stock.

Fig 5. Stock data by area compared with housing register demand

Town	Whole register		Homeless		Available stock	
Aberaeron	179	10.7%	14	11.1%	293	8.5%
Aberystwyth	930	55.5%	76	60.3%	1558	45.4%
Cardigan	317	18.9%	25	19.8%	718	20.9%
Lampeter	116	6.9%	5	4.0%	374	10.9%
Llandysul	105	6.3%	6	4.8%	411	12.0%
Tregaron	30	1.8%	0	0%	80	2.3%

The table indicates a **significant unmet demand for social accommodation in Aberystwyth** with some unmet demand in Aberaeron.

Another key area to consider is the household size, or housing need that is most prevalent in homelessness and temporary accommodation.

Looking at the size of property needed we see the following information.

Fig 6. Stock data by size compared with housing register demand

No of beds	Whole Register	Homeless	Available social stock	Total Ceredigion stock (all tenures)
1 bed	60%	62.7%	16%	7%
2 bed	24%	24.6%	46%	24%
3 bed	11%	9.5%	35%	42%
4 bed	4%	4.0%	2%	26%
5+ bed	1%	1%	1%	1%

There is a significant demand for 1 bed social housing both in those presenting as homeless, and in applications to the housing register, and this is not matched by the availability of stock.

Ceredigion has an increasing number of smaller households with an increased need for 1 & 2 bed properties.

The population of Ceredigion is set to age significantly over the next 20 years.

The County has lower than average earnings and higher than average house prices and rents.

Ceredigion has higher than average private rented properties (16.8%) and lower than average social housing (9.5%).

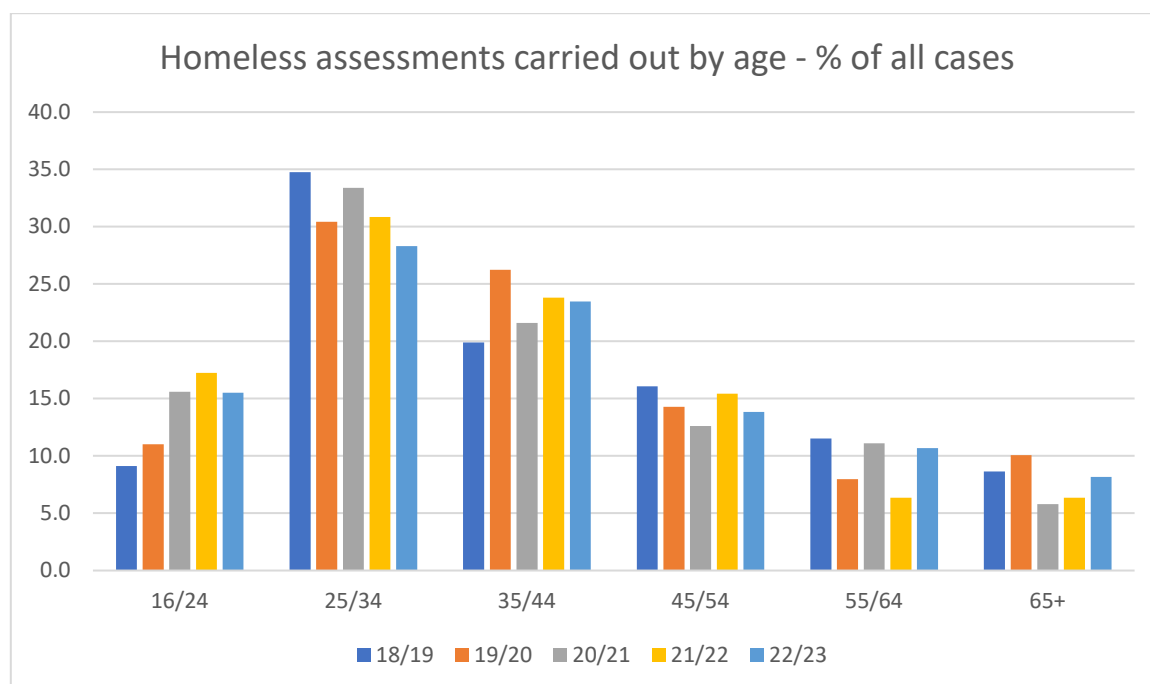
2.2 Homeless Presentations

In interrogating the data for homeless presentations data has been collected for both a snapshot in time and over a fixed time period. Explanations regarding this will be detailed in each section. Data around homelessness is continually changing and therefore exact figures should not be relied upon, rather trends and patterns observed.

Demographic information

The below graphs demonstrate some key demographics, for those approaching homelessness, and for those applying for social housing.

Fig 7. Age of primary applicant in homelessness assessment



The spread of age demographics of homeless assessments carried out is laid out above. There is a greater prevalence of presentations at the lower end of the age spread with less older persons requiring homeless assistance. The graph also illustrates the increased proportion of younger persons approaching the housing options service over time.

Within this there are a number of 16 and 17 year olds who end up in the homeless system. With the Renting Homes (Wales) Act 2014 not allowing them to hold a standard contract due to their age, inherent vulnerabilities and minimal opportunities for income this cohort can be particularly difficult to support.

The graph below shows the comparison in different age brackets of persons applying for social housing compared to those accommodated in temporary accommodation in the year 2021 – 2022.

Fig 8. Age of primary applicant in social housing register applications and temporary accommodation

Age (lead applicant)	Number on social housing register	% of total	Age of household who had a TA tenancy (lead applicant)	% of total
16-18 (included also in below)	16	0.9%	16	10.5%
16-24	173	9.9%	42	27.5%
25-34	414	23.7%	41	26.8%
35-44	353	20.2%	27	17.6%
45-54	257	14.7%	26	17.0%
55-64	227	13.0%	11	7.2%
65 +	322	18.4%	6	3.9%

Looking at the comparison between households who are applying for social housing, against those who are in temporary accommodation solutions we can see that most households being accommodated in emergency accommodation are under 35. Applicants to social housing under 18 are very few (and likely to be those in temporary accommodation). Whilst there are larger numbers of applicants for social housing by comparison at the later end of the age groups, the need for temporary accommodation in these groups tends to be lower. Experience indicates that this is generally due to the success in achieving alternate solutions for those persons, including the ability for them to obtain social housing in sheltered schemes, which younger age groups would not be eligible for.

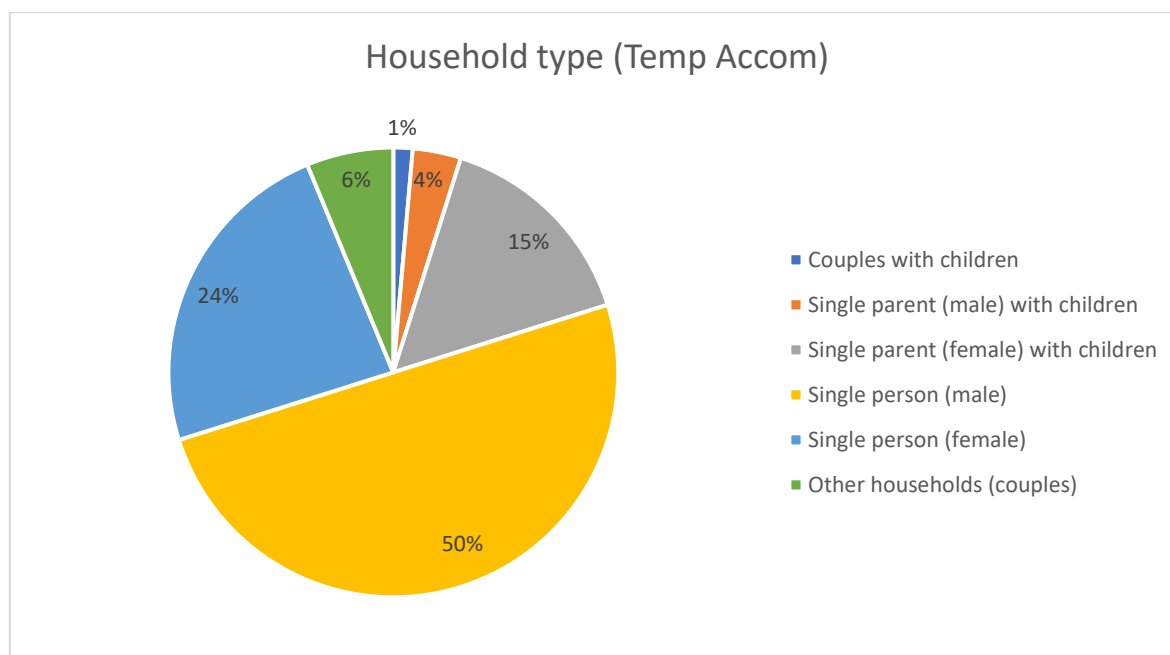
The data indicates that accommodation solutions are required for under 35's in particular. This can be adversely impacted by their eligibility for Local Housing

Allowance, and the unaffordability of housing solutions available. Included in this would be the lack of 1 bed homes, that would not be subject to 'bedroom tax'.

Household type

The below data looks at the make-up of households accommodated in temporary accommodation over 2021 – 2022. During this time 189 placements were made accommodating 144 households.

Fig 9. Household type placed in temporary accommodation 2021/22



74% of all homeless placements are for single persons. This is in comparison to the census 2021 data which indicates just 33% of the total population of Ceredigion is in a single person household.

The majority of single person households who require temporary accommodation are placed in shared units. There are subsequent difficulties in moving many of these on due to the lack of 1 bed opportunities and affordability issues.

Household size

As presented below, the overriding need for accommodation of those presenting as homeless is 1 bedroomed. With a significant proportion also needing 2 bed accommodation. In preparing for the future and a Rapid Rehousing approach, we need to look also at the Housing Market Assessment of need and projections. In consideration of the projected need, which spans 2018 – 2033, consideration has been to those who require an affordable need, which includes both social housing and intermediate rents.

Fig 10. Size of accommodation needed.

No of beds	Whole Register	Homeless	Available social stock	Total in County (ONS)	Projected affordable need (County)
1 bed	60%	62.7%	16%	7%	72%
2 bed	24%	24.6%	46%	24%	7%
3 bed	11%	9.5%	35%	42%	8%
4 bed +	5%	5%	3%	26%	12%

As can be seen from the table above, household need in terms of bedroom size is largely similar between homeless households and those applying for social housing.

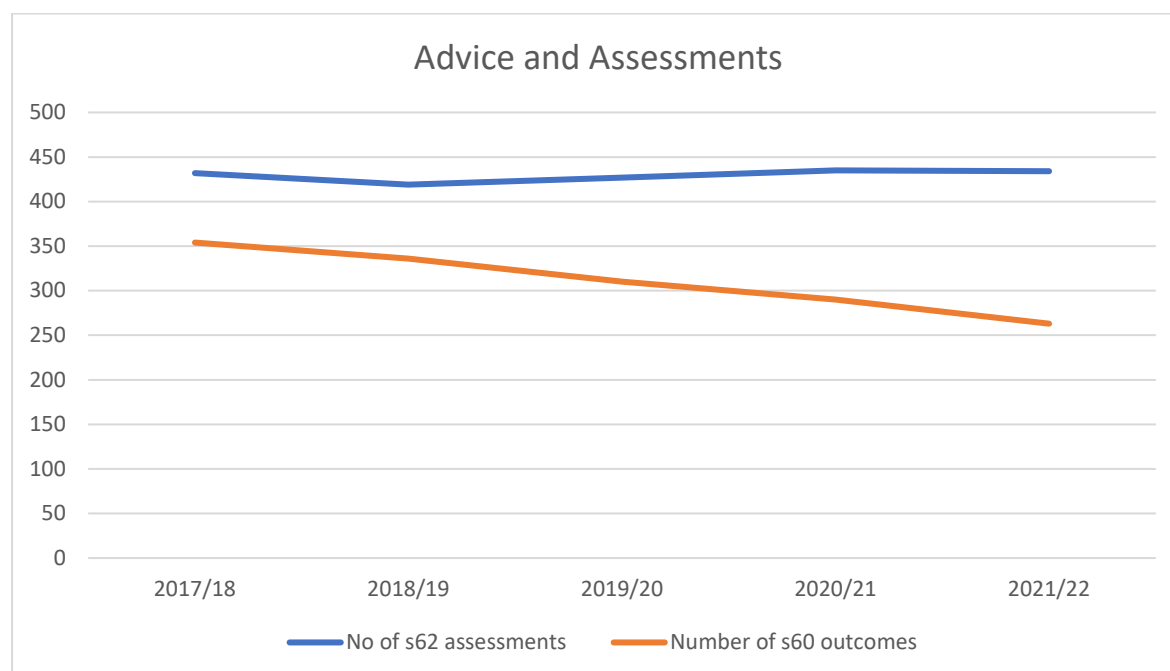
The need is not matched with the stock profile of either social housing or the housing stock in the County. Projected affordable need is identified through the Local Housing Market Assessment which has recently been updated.

This leads us to conclude that smaller households are not appropriately catered for in the housing market which adds to pressures on homelessness where single persons and smaller households are more prevalent.

Numbers of presentations

Over the last few years and during the pandemic the number of presentations to the homelessness service have remained broadly consistent although the number of approaches closed as advice and assistance continues to drop.

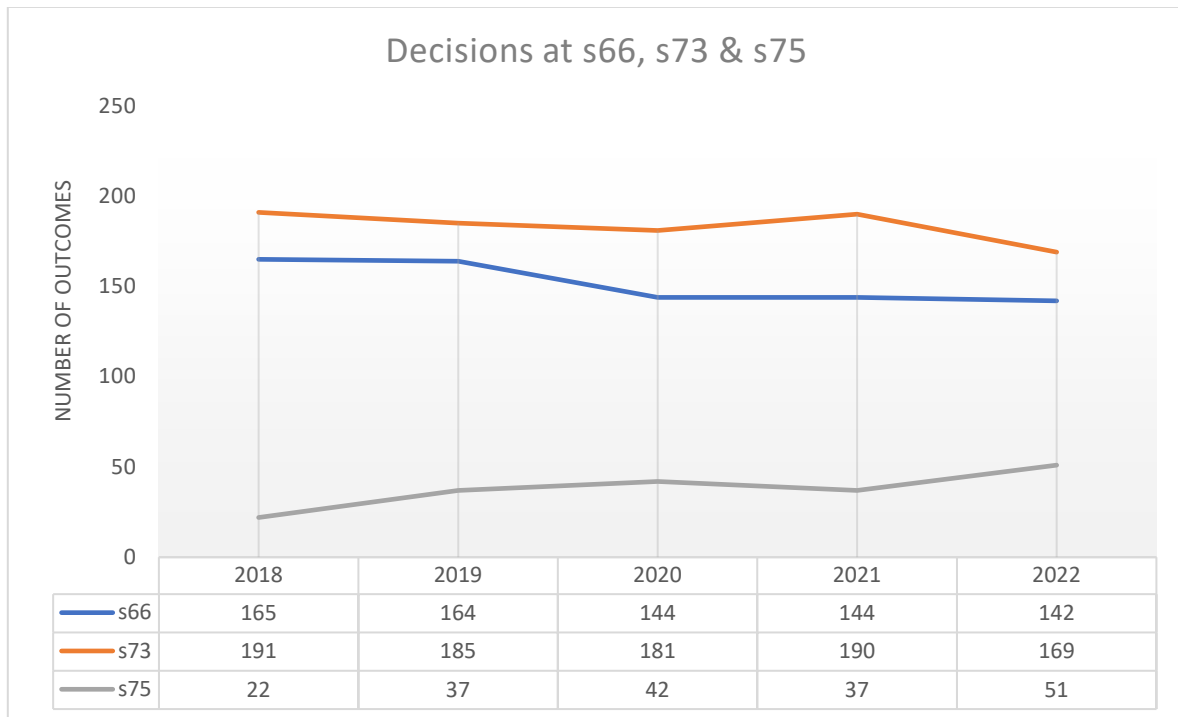
Fig 11. Number of approaches closed as s60 (advice and assistance) and receiving a s62 assessment.



However it is evident that due to changes in approach during the pandemic the case numbers at full duty (s75) have increased. This is because the Housing Options

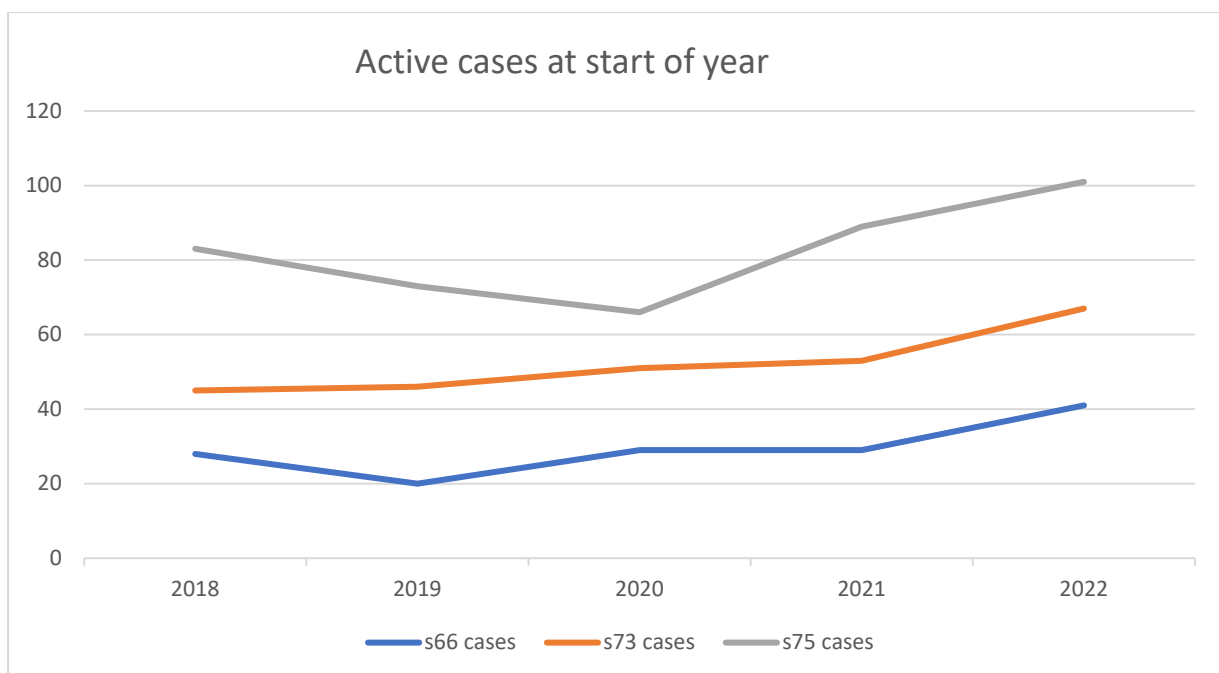
team are less able to close cases at an earlier stage, due to lack of suitable options and changes in legislation.

Fig 12. Number of outcomes (decisions) at homeless duty stages



This can be further represented by looking at the active case numbers over the last five years. The number of cases at all duty stages are trending upwards, and in particular the s75 cases have markedly increased, due to changes in priority need.

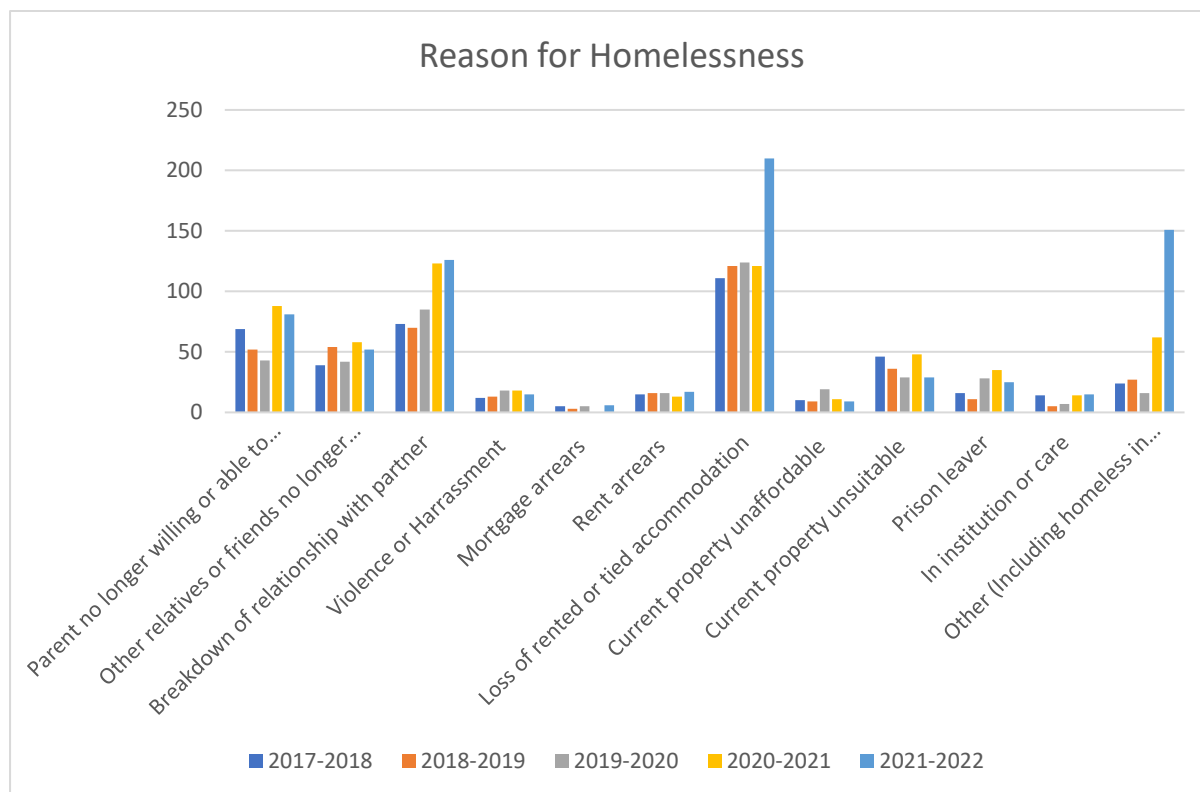
Fig 13. Active case numbers 2018 - 2022



Reasons for presentation

The reasons for presentation to the housing options service are indicated below.

Fig 14. Reasons for homeless approach



The primary reason for presentation is consistently 'Loss of accommodation'. This is largely made up of tenants who have had notice of possession served, though can also include for example loss of tied accommodation. This has significantly increased in 2021-22 and remains consistently high in 2022-23. Anecdotally this is attributed to landlords moving full time rental properties into the holiday market or leaving the sector altogether. There may also have been a delay in Notices during 2020 due to pandemic restrictions which was later reflected in a spike. We do not collect any data behind the 'loss of accommodation' reason.

The Rapid Rehousing Transition Plan aims to take steps to decrease homelessness in this area through appropriate advice and guidance to tenants and landlords, through provision of support to struggling tenants and through prevention activities which aim to sustain tenancies. Ceredigion County Council is also part of Leasing Scheme Wales, which aims to improve the availability of housing for rent at Local Housing Allowance rates through entering into leases with private sector landlords.

The 2021-2022 spike in recordings for 'other' reason is largely due to mis-recording.

Other high figures include that of relationship breakdown both between partners and parent/ child/ other relative relationships. This is mirrored in reasons for social housing application.

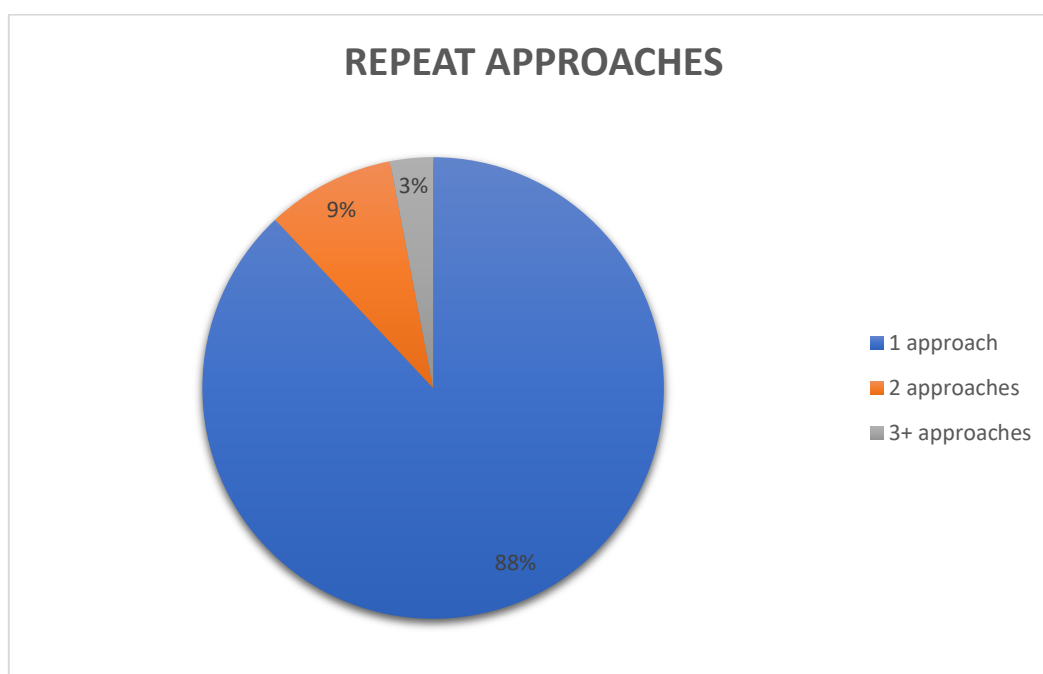
Family breakdowns in particular could be avoided with additional early intervention, including that which can be provided by Ceredigion's Porth Cymorth Cynnar services such as Youth Work and Parenting and Family Support. Improving co-ordination and referral pathways between the Housing Service and Porth Cymorth Cynnar will enable planned and appropriate move on in such circumstances, avoiding the need for homeless presentation and temporary accommodation.

Repeat applications

Consideration has been given to repeat approaches to the housing options service. Cases were looked at which resulted in a s62 assessment in 2020/2021 and in 2021/2022.

A total of 758 households were assessed for homelessness in this period. Of these 90 households were assessed (approached) more than once. 20 of these cases included presentations more than twice.

Fig 15. Number of households who have approached 1, 2 or 3+ times



This shows that there are a fair number of cases which are either unable to be resolved the first time, or are unable to sustain their accommodation such that they need to present again within a two year period. Some of these will be though no fault of the applicant (eg landlord deciding to sell) however this is an area of focus for the Rapid Rehousing plan.

Temporary accommodation data

It can be seen from the tables below that over the last few years both the number of temporary accommodation units in operations by the service and the number of placements into temporary accommodation have increased.

Fig 16. No of temporary accommodation units operated pre and post pandemic.

	Single room (shared)	Self-contained unit (flat or house)
Pre-pandemic	25	36
Current	44	45

Fig 17. No of Temporary accommodation placements at 31st March by year

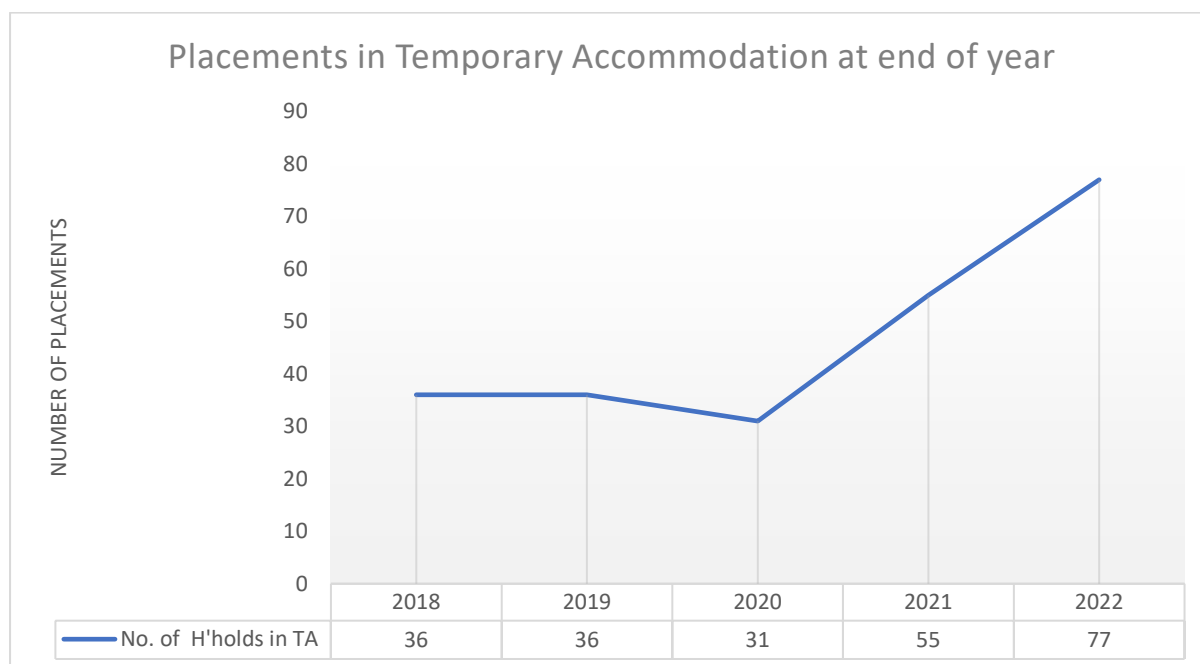


Fig 18. Number of placement starts in temporary accommodation under s68/s73 duty by year

	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022
Number of placements	78	80	153	159

The marked jump in temporary accommodation placements in 2020-2021 can be explained by the changes brought in by Welsh Government during the pandemic, where further efforts were made to accommodate everybody. The temporary guidance issued at this time has since been translated into changes in legislation which will continue to see higher figures requiring temporary accommodation.

Clearly this increasing trend is not sustainable. The Rapid Rehousing Transition Plan is aiming to reverse this recent trend, enabling people to settle into new homes as soon as possible.

All of the self-contained units of accommodation utilised by Ceredigion County Council are offered by partner Registered Social Landlords from their general needs stock. This therefore impacts the availability of social housing available through the housing register.

Single persons are largely accommodated in shared accommodation. Additional units of shared accommodation were leased by the Council during the pandemic, which reflected the 'Everyone In' approach. Recent changes in priority need introduced by the Welsh Government, combined with their forward intentions indicate that there will be a continued need for accommodation for single people.

Our experiences of managing these shared units shows that they require additional management, often with staff on site, in order to maintain the welfare and safety of those being accommodated. This presents challenges in the cost of maintaining such units.

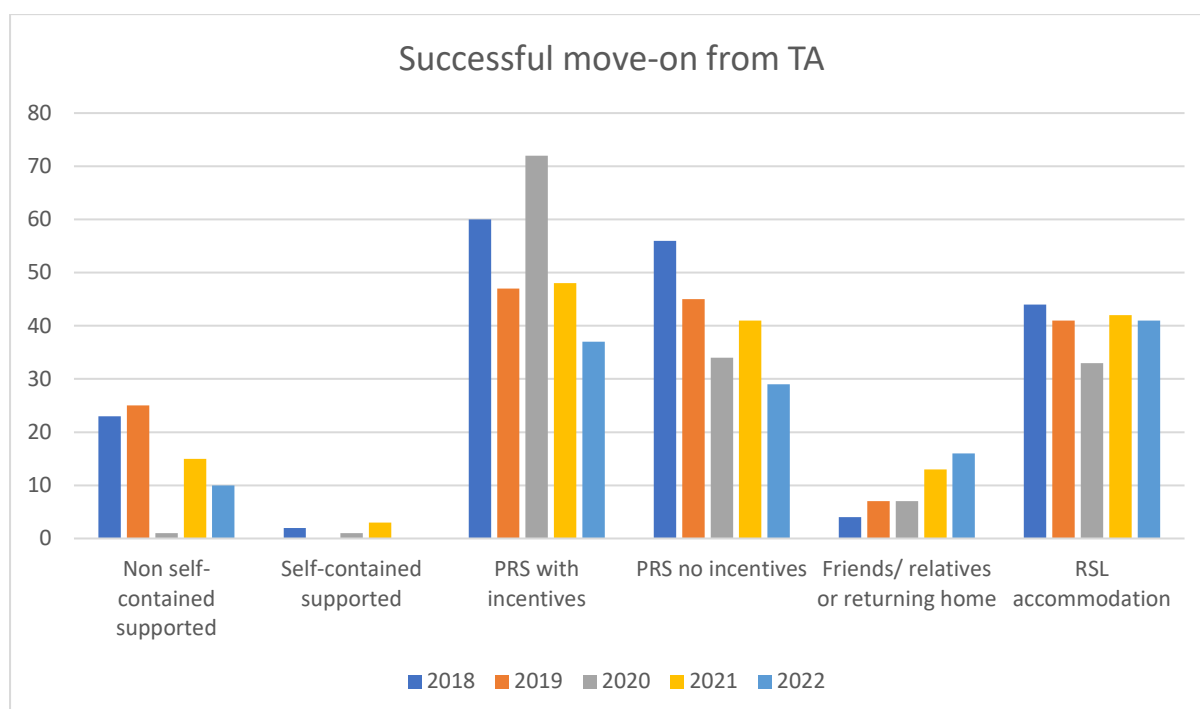
Although the ideal would be for every household to have their own self-contained accommodation to settle into, there is recognition that this is not affordable for all persons, in particular those reliant on benefits and under 35 years. Shared accommodation therefore has a role to play in both temporary solutions and in the ability to move on to more settled solutions.

Whilst the majority of move on solutions from Temporary Accommodation are positive, with households moving into both private rented accommodation and social rented accommodation in the main, there are nevertheless a cohort of households who are leaving unsuccessfully.

Fig 19. Successful outcome from s73 (relief duty) 2018 – 2022 numbers

	2018	2019	2020	2021	2022
Non self-contained supported	23	25	1	15	10
Self-contained supported	2	0	1	3	0
PRS with incentives	60	47	72	48	37
PRS no incentives	56	45	34	41	29
Friends/ relatives or returning home	4	7	7	13	16
RSL accommodation	44	41	33	42	41

Fig 20. Successful outcomes from s73 (relief duty) 2018 – 2022 percentage



The table and chart above show the successful result of ending the s73 relief duty from National Statistics, which includes a large amount of move on from temporary accommodation for the period 2018 – 2022. It is becoming increasingly more difficult to end homelessness to the private rented sector. The increases in persons moving back with friends or relatives or returning home is reflective of the pressures in relationships and the use of temporary accommodation as a respite. This includes those accommodated due to Domestic Violence Protection Orders which subsequently end, with perpetrators returning home.

The drop in numbers in 2020 is explained moving home being prevented for the large part due to pandemic. This had a knock-on effect on the ability to move persons into particularly RSL properties and supported placements.

The chart provides further substance behind continued support for private rented sector incentive schemes to enable positive discharge, such as providing rent in advance, bonds or guarantees.

In addition however, a change to the Social Housing Allocations Policy could provide an increased opportunity to end homelessness into social housing.

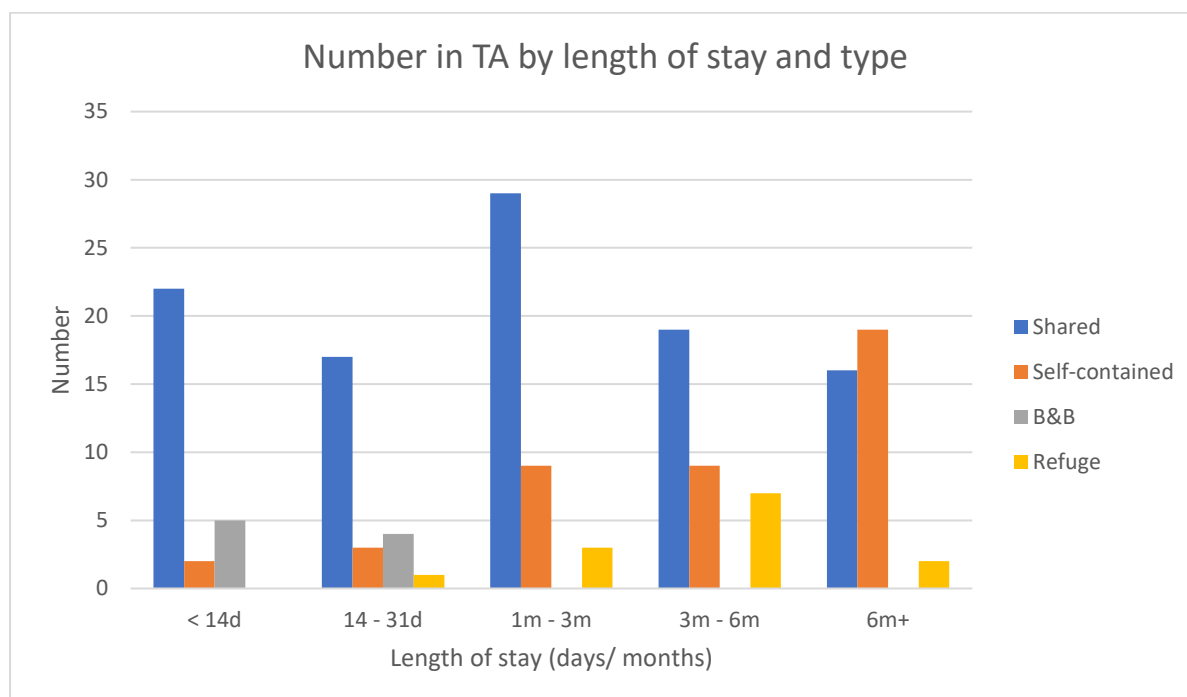
Length of tenancy

Data was examined for a set of temporary accommodation tenancies to establish a picture of the length of time spent in the accommodation. To begin with a total of 167 placements were looked at which had ended since April 2021. This included some stays in bed and breakfast accommodation.

Of these placements, the average length of time in a temporary accommodation placement was 114 days, or **just over 16 weeks**.

The average figure can hide some extremes therefore the table below shows a better interpretation of the data.

Fig 21. Time in temporary accommodation by time window and type of accommodation placement.



The chart indicates that self-contained accommodation, where provided, tends to ensure additional stability for households, allowing longer stays.

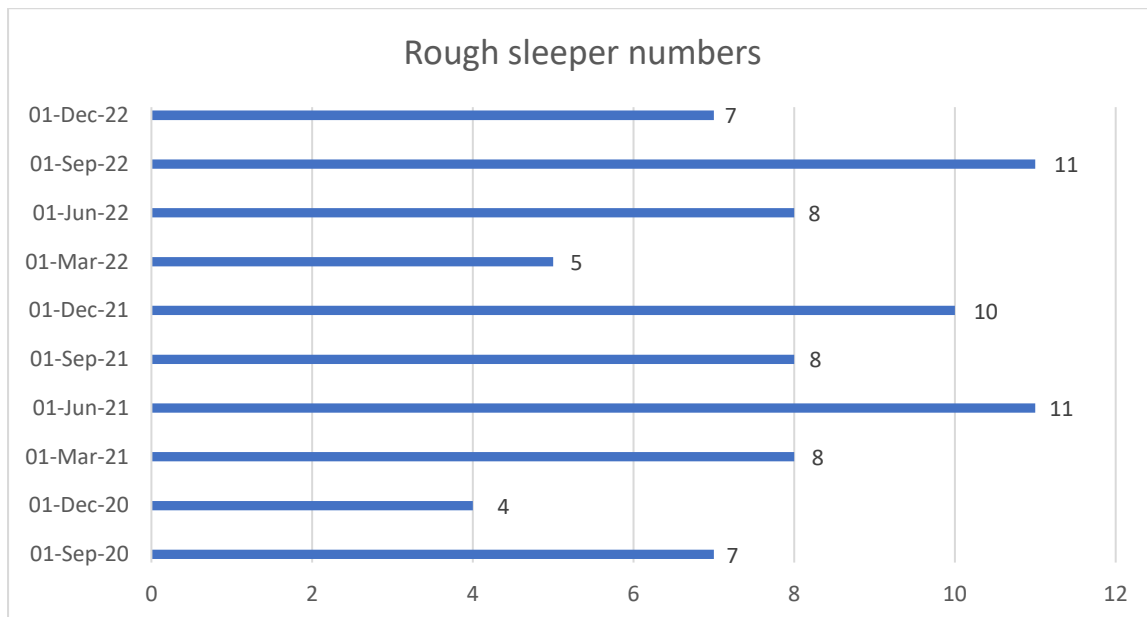
In reflecting on new placements starting in the period 2021/2022, we can further see that the average stay in temporary accommodation is now **over 22 weeks** (includes ongoing placements). **The length of time spent in temporary housing is therefore increasing.**

Rough sleeper data

Ceredigion's rough sleeper numbers can be seen in the chart below. This chart shows the total number of rough sleepers identified in the month stated that have been sleeping rough for at least 1 night. The absolute number remains generally consistent, fluctuating between 4 and 11.

By population, the average number of rough sleepers per 100,000 persons in Ceredigion over this period is 9.6 each month (including all months, any amount of days). This compares unfavourably to the Wales average of 2.9 persons over the same period, although the data cannot wholly be relied upon, with two Local Authorities not reporting at all. Nevertheless rough sleepers, whilst in absolute terms are low, are an area of focus moving forward.

Fig 22. Number of rough sleepers in stated month at quarterly intervals



All of these persons have been engaged by outreach services and may have been assisted to approach the housing options service for accommodation or offered assistance back to locations where they have a local connection. Many of them will have moved into temporary accommodation or other arrangements. Most of them will have been sleeping rough for only short periods.

We have a contingent of entrenched rough sleepers who are supported by outreach services funded through Housing Support Grant and largely content to remain on the street. During periods of severe weather, this cohort sometimes comes in for a few days.

Further detail regarding a snapshot of the age group of rough sleepers can be identified below.

Fig 23. Age of rough sleepers identified in Dec 22 (where known)

Age group	Number in December 2022
16-24	1
25-34	1
35-44	2
45-54	0
55-64	1
65+	1

In general our rough sleepers are adequately supported and catered for via outreach services, although expanding our Housing First approach may provide additional successes particularly for the few who are not accessing our current temporary accommodation.

Outcome data

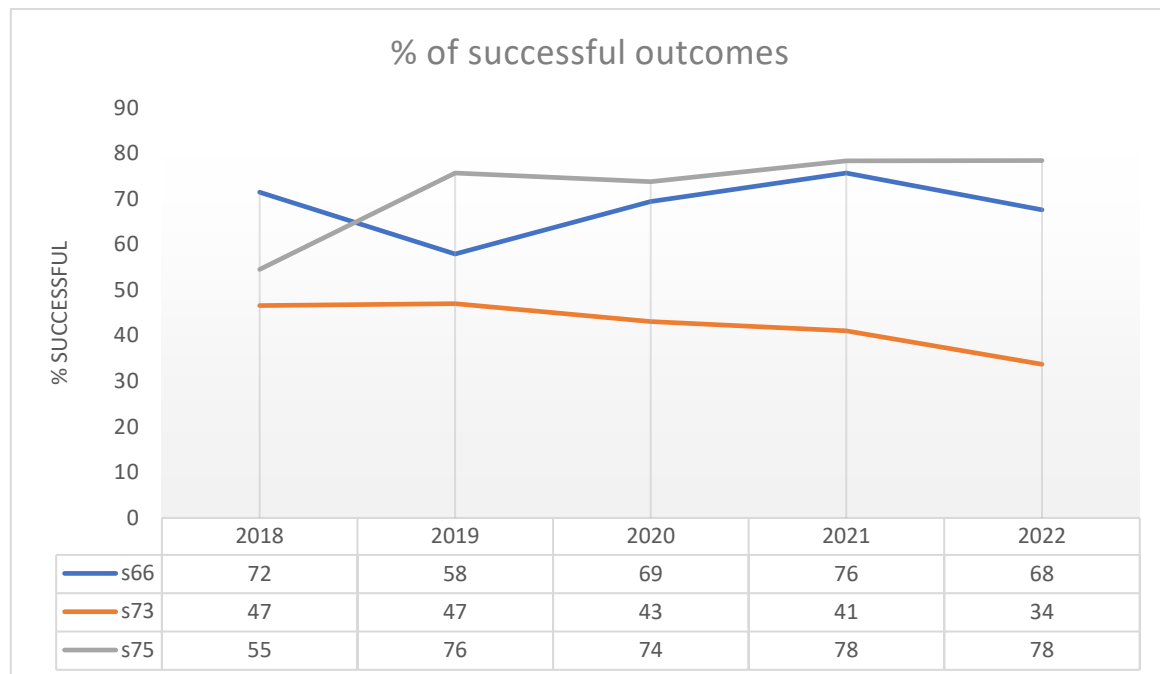
Rapid Rehousing is as much about prevention of homelessness as it is about relief. Ceredigion have historically been successful with prevention figures (s66) and better than both Regional and Wales averages. Our relative successful resolution at relief (s73) and full duty (s75) is also evident.

Fig 24. Proportion of successful outcomes by duty 2020-21: Ceredigion, Region & Wales

Area	Section 66	Section 73	Section 75
Ceredigion	75%	41%	83%
Mid and West Wales	62%	33%	73%
Wales	65%	39%	75%

Although we achieve better than average success rates, the table below shows a mixed picture, with declining successes in 2021 – 2022 for both prevention and relief.

Fig 25. Percentage of successful outcomes at duty stages.

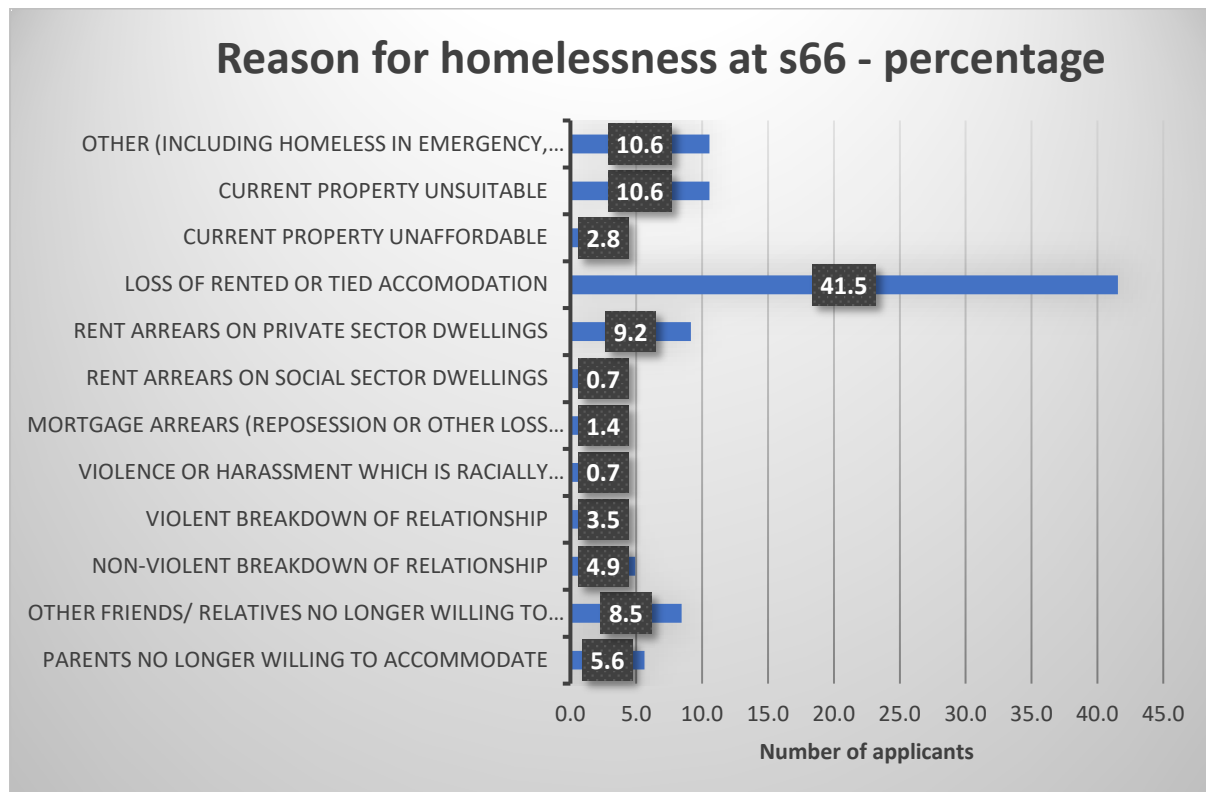


Recent years have seen more difficulties in accessing alternative accommodation to move on to, resulting in a greater number of households proceeding through to a full duty stage. The majority of resolutions at full duty (s75) are as a result of allocations into social housing.

The graph below indicates the main reason given for potential homelessness at the prevention stage (s66).

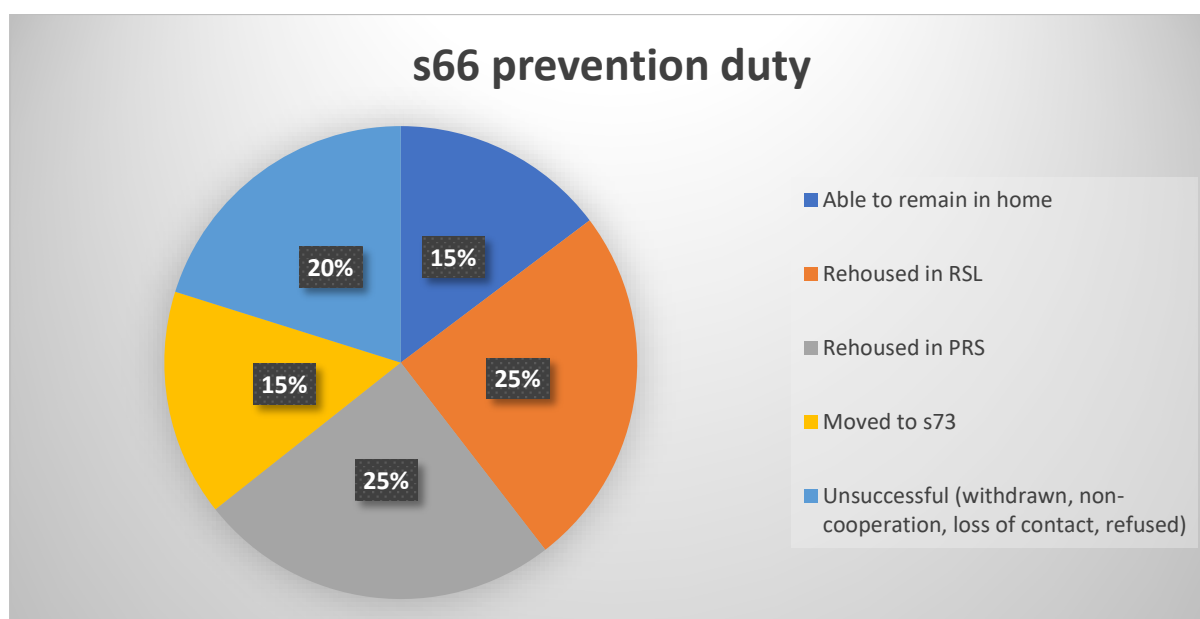
It can be seen that the main reason for approach where a prevention duty is awarded is due to loss of accommodation. Predominately this is a notice of possession being issued.

Fig 26. Reasons for homelessness at s66 2020-2021



A large proportion of the prevention of homelessness is as a result of assisting the household to move to alternative accommodation without the need for temporary measures. We believe that it is important to continue to facilitate move-on as well as stay put. The recent introduction of the Renting Homes (Wales) Act 2016 and the 6 month notice periods will provide additional opportunity to resolve matters at the prevention stage, which should in turn alleviate pressures on temporary accommodation.

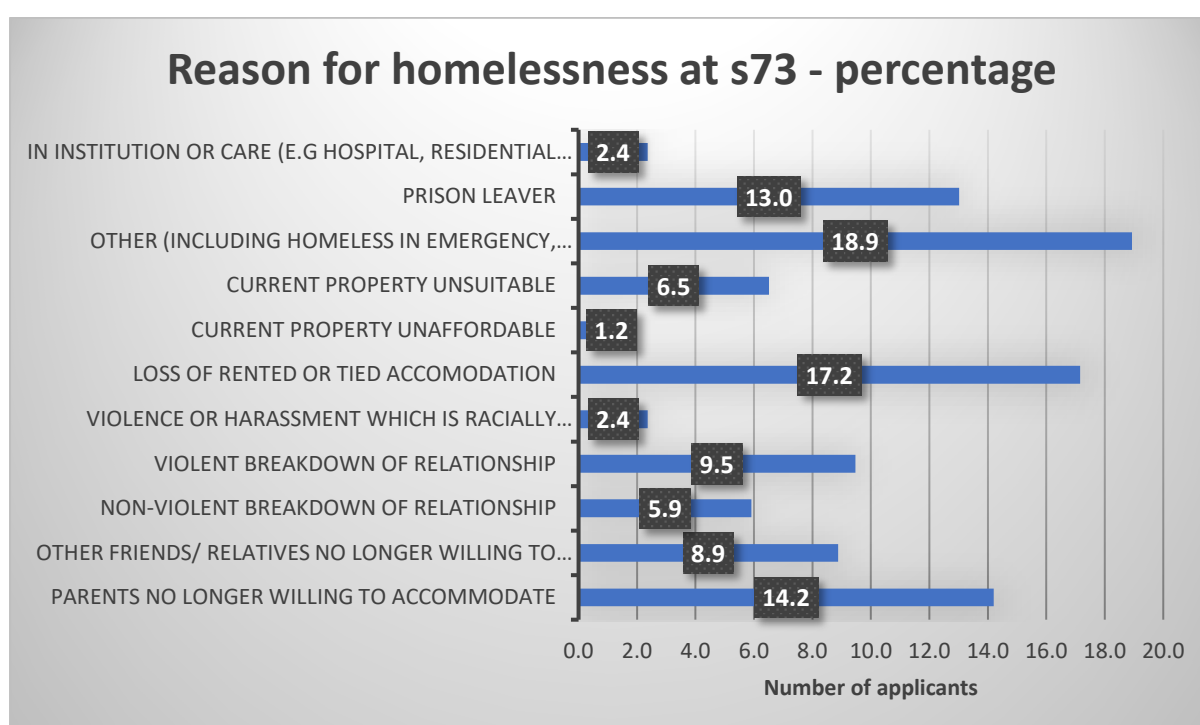
Fig 27. 2020 – 2021 s66 prevention outcomes



Whilst the service consistently meets a target of 65% prevention rate, of concern in this data is the 20% of cases which are closed unsuccessfully.

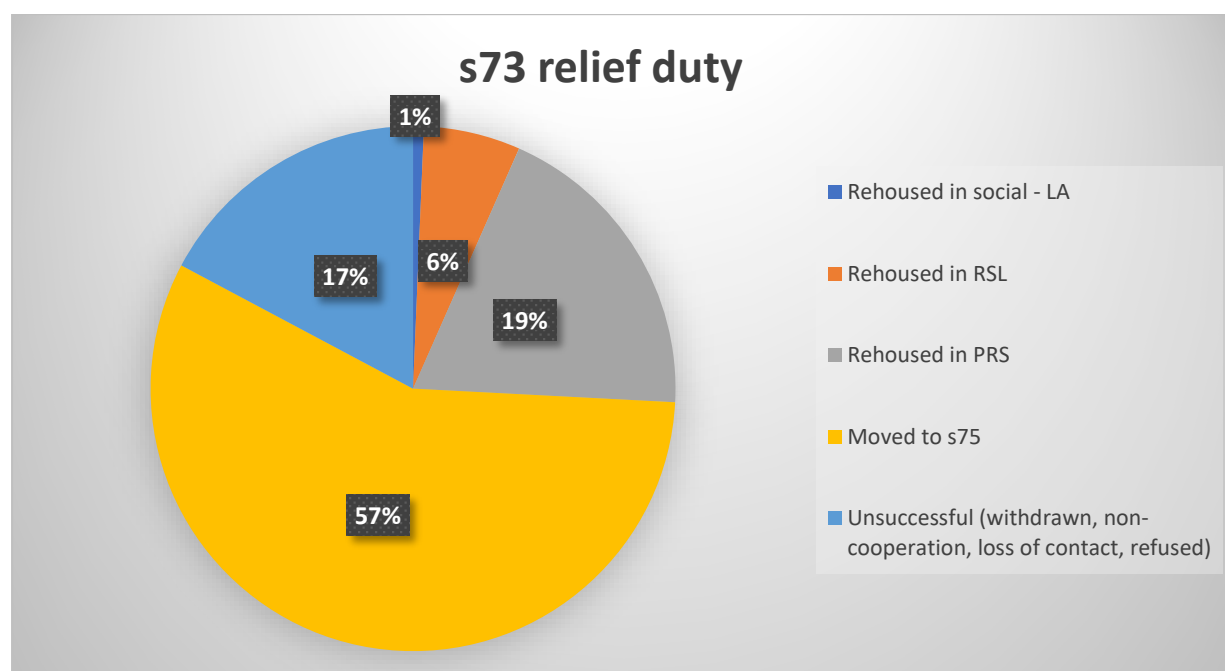
Many homeless approaches to Ceredigion County Council are accepted directly with a s73 duty. It is useful to note the different reasons for approach in these cases. Loss of accommodation is still a significant factor, however also high up on reasons are prison leavers, emergencies, and parental evictions.

Fig 28. 2020-2021 reason for homelessness as s73



Currently the majority of those with a s73 relief duty are housed in Temporary Accommodation. A significant proportion of these cases are unable to be resolved at this stage. This is largely attributed to the lack of move on solutions for households. Nevertheless, the private rented sector still accounts for nearly 1 in 5 resolutions. Therefore, continued ability to support this means of resolution is required.

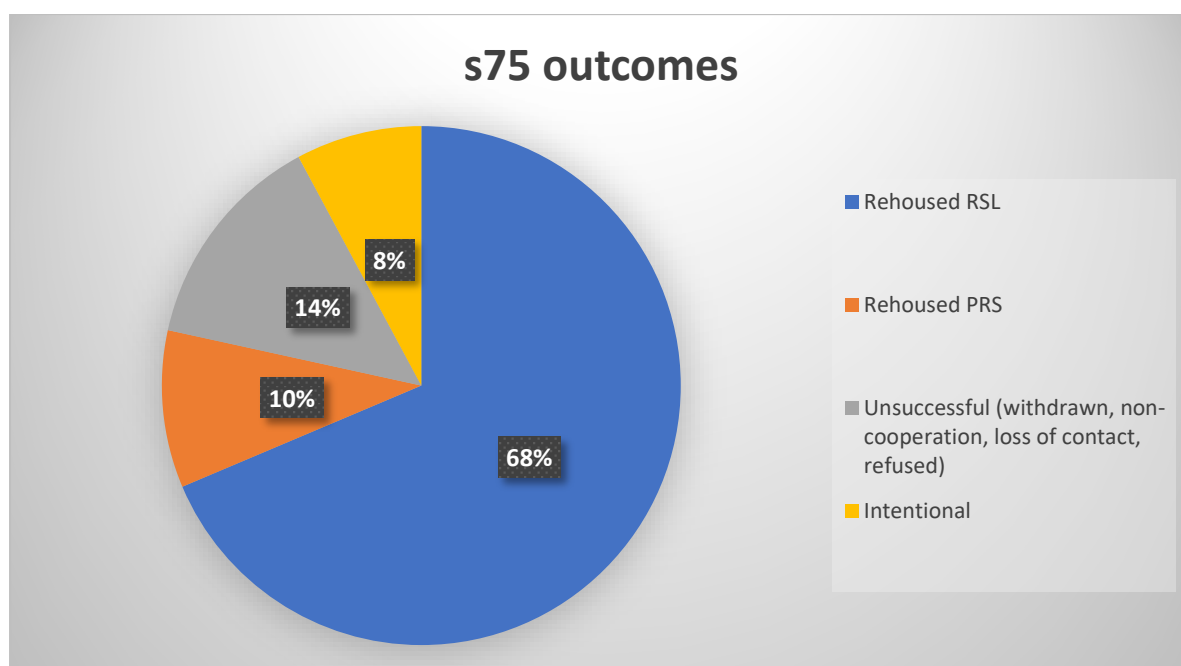
Fig 29. 2020 – 2021 s73 relief outcomes



Once again there is a significant cohort of households that ‘drop out’ of the system at this stage. Whether successful or unsuccessful is not adequately captured, although there can be a range of reasons both positive and negative, such as resolving family issues and returning, loss of contact after making own arrangements or being evicted and duty ended for poor behaviour.

Once a household is awarded a full duty (s75) then the likelihood of achieving social housing as a successful outcome increases. Since 2020, following Welsh Government guidance initially, and latterly the changes in priority need legislation, most households are categorised as in priority need and receive the corresponding support and accommodation measures.

Fig 30. 2020 – 2021 s75 outcomes



Once cases receive a full duty (s75) the majority are resolved through rehousing with Registered Social Landlords. There is a general acceptance that if a case reaches this point it has been because of difficulties in preventing or finding an alternative solution, which are not resolved easily in the private rented sector. This can include the un-affordability of private rents.

Workload/ cases

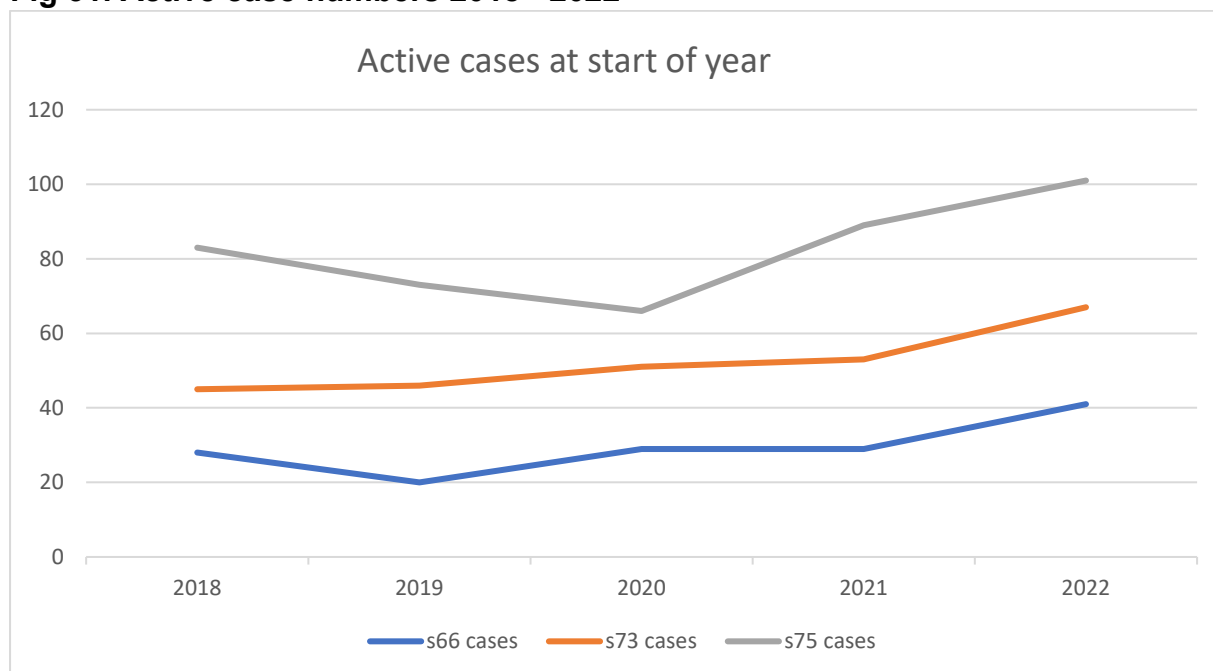
Throughout the pandemic period the housing options service had an increasing workload with more complex cases. Limited ability to move on cases particularly in the early period, coupled with changes to guidance and legislation meant that cases were not discharged as quickly as previously.

Some of the reasons for cases being kept open for longer include;

- All persons being in priority need
- Pandemic legislation preventing moving
- Holidaying in the UK causing landlords to switch to holiday lets
- Lack of affordable move on accommodation
- High case loads meaning decisions are delayed
- Evictions for arrears not taking place due to the approach of keeping everyone in
- 6 month notices meaning households were not moved on and discharged as quickly

Case numbers in the team reached highs of around 60 cases per officer. This level of case load was unproductive and unsustainable. Officers were in a position of constantly reacting to crisis situations, and unable to spend any beneficial time in prevention work. This added to the cycle of cases being unable to be resolved at early stages and cases being held open for longer.

Fig 31. Active case numbers 2018 - 2022



In reaction to this, and to bring the service to a position where prevention work can once again take place, a restructure has taken place and new staff members added. Numbers are at a more manageable 35-40 at present, with aims to bring this down through further development of the private rented sector offer and proactive prevention work, both through housing options and housing support services.

Allocations data

Ceredigion County Council, in partnership with its Registered Social Landlords (Caredig, Barcud and Wales and West Housing Association), have agreed a Common Allocations Policy which reflects the demand on social housing coupled with the need to maintain and strengthen communities.

The high level aims of the policy are;

- Strengthen the role that social housing has in sustainment of both the community and Welsh language.
- To work to deliver housing to people most in need, whose housing options cannot be met outside of the Social Housing sector.
- Streamline the Housing Register application process for customers and partner agencies.

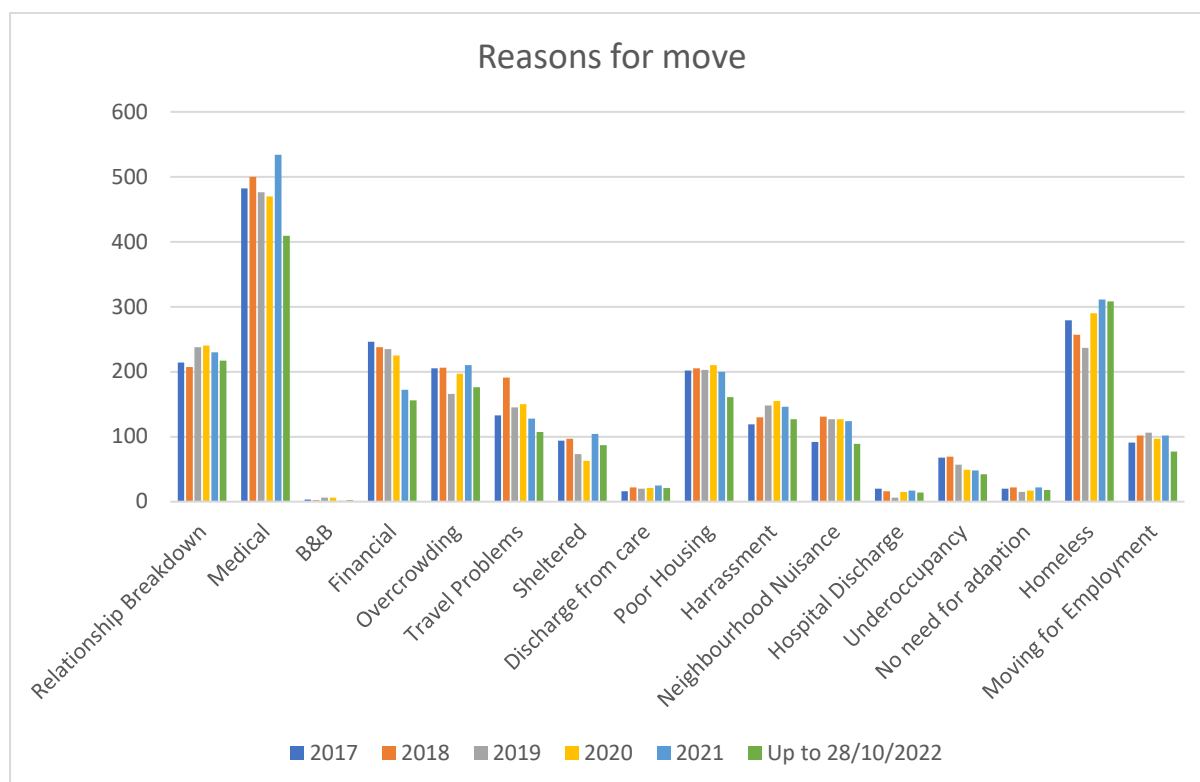
Of 1732 active applications in May 2022 on the Housing Register, 126 had a homeless duty. This amounts to 7% of active applications.

By contrast, when we look at allocations of social housing for the period April 2021 to March 2022, 22% of all social housing allocations have been offered to persons who have a homeless duty. This figure has remained broadly consistent over the last few years.

Households who are homeless therefore do broadly better in achieving social housing than other groups on the housing register. Our current Common Allocations Policy contains provisions for households who are homeless with full duty to be eligible for social housing where they otherwise would not be, for example because of insufficient local connection.

The table below shows the stated reason for making an application to the housing register.

Fig 32. Reason for applying for social housing 2017 - 2022



The largest reason for requiring social housing is medical. However, after this, homelessness and relationship breakdowns feature heavily. Homelessness has been increasing since 2019. Financial reasons have been decreasing through the last few years. Reasons given are self-reported and there may be multiple reasons for approach which are captured in the table. A drop in financial reasons could be explained by a rise in homeless and be a result of the timeliness of the approach to the housing register. Financial reasons on their own are not sufficient to obtain social housing.

Despite homeless households doing proportionately well in being offered social housing (22% of all allocations are with homeless duty), with increased pressure on temporary accommodation and active case numbers on the increase discussions have taken place over the current Common Allocation Policy. Changes in homelessness law and added pressures through the Ukrainian Resettlement Scheme gave rise to an opportunity to temporarily re-prioritise our allocations of social housing, and with the support of our Registered Social Landlords we

undertook for a fixed period increasing the allocations of social housing to those with homeless duties.

During this time there have been 68 offers of social housing. Of these 41 offers were made to homeless households, representing 60% of all offers. This has been a successful pilot for resolving homelessness and rapid rehousing.

Reviewing successful Rapid Rehousing Plans in Scotland, it is clear that rapid rehousing has proved a success where a greater focus has been given to allocating social housing to households experiencing homelessness. In view of this, and taking into account the positive results of the temporary re-focus, we aim to review our common allocations policy in 2022 - 2023.

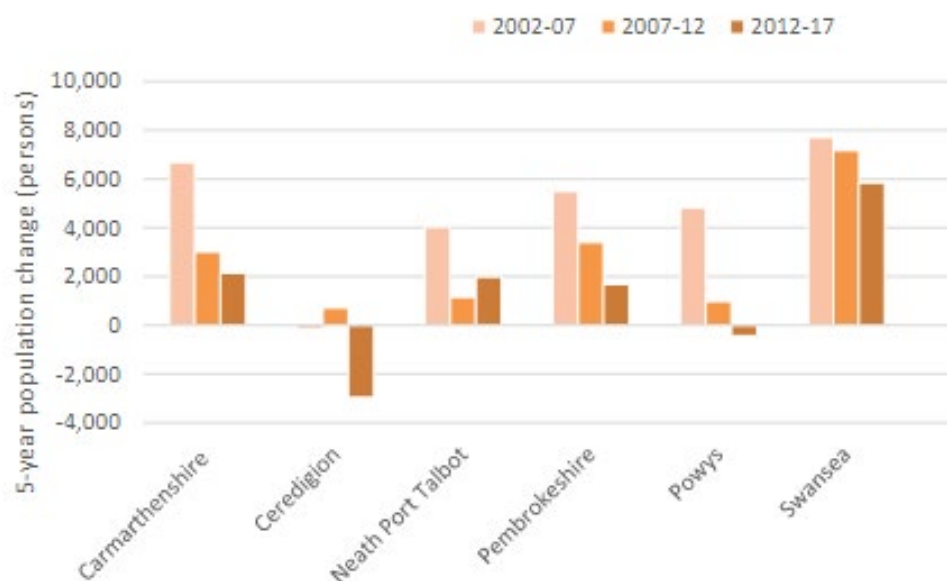
2.3 Local Housing Market Assessment

The Local Housing Market Assessment for Ceredigion County Council is undertaken as part of a Regional grouping including the following local planning authorities;

- Brecon Beacons National Park Authority
- Carmarthenshire County Council
- Ceredigion County Council
- Neath Port Talbot Council
- Pembrokeshire Coast National Park Authority
- Pembrokeshire County Council
- Powys County Council
- The City and County of Swansea

The Mid and South West Wales Regional Housing Market Assessment was carried out in 2019. As a result of it's combined nature the data contained therein is often not granular enough for our purposes. However along with additional data collated within this document, we can identify the following information pertinent to our Rapid Rehousing plans.

Fig 33. 5 year population change by comparison with other areas, 2002 – 2017



The total population in Ceredigion had decreased and is predicted to continue to decrease. This is not reflected in other areas. However due to the predicted household size reducing (below), this will still mean more homes are needed, especially smaller 1 bed homes.

Fig 34. Mid and South West Wales average household size.

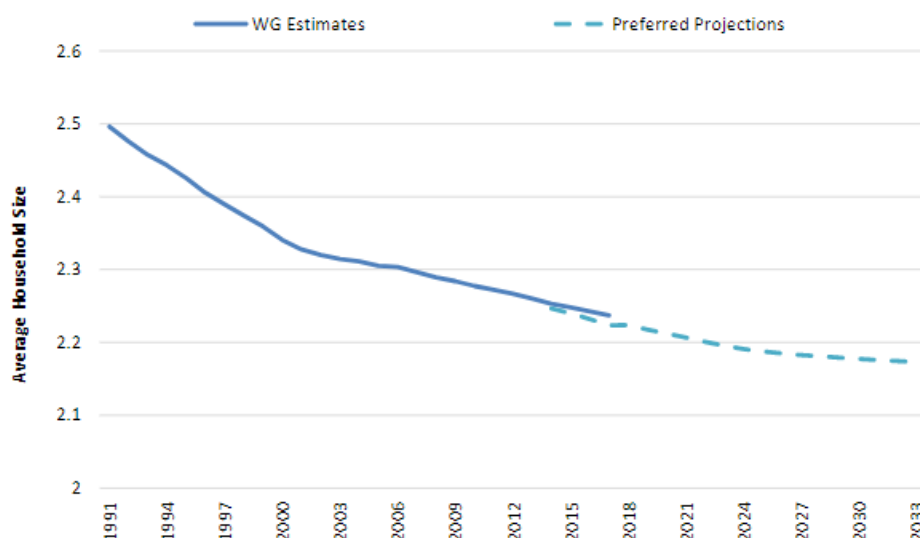


Fig 35. Mid and South West Wales projected household change 2018 – 2033

	Total Households				Total change 2018-33
	2018	2023	2028	2033	
Carmarthenshire	81,649	85,249	88,466	91,204	+9,555
Ceredigion	32,322	33,229	33,972	34,538	+2,216
Neath Port Talbot	61,753	62,868	63,809	64,395	+2,641

Pembrokeshire	55,697	57,869	60,041	62,213	+6,516
Powys	59,532	60,003	59,905	59,128	-404
Swansea	109,659	115,107	120,022	124,730	+15,071

The table above shows that despite reducing overall numbers, the corresponding reduction in household size means that there will be an increasing number of households in Ceredigion by 2033. This adds pressures to the demand for 1 and 2 bed housing.

2.4 Conclusion

In examining the data for presentations, outcomes and the local housing market a number of points stand out, from which we can begin to shape our direction, focus and plans for transitioning to a Rapid Rehousing approach.

- There is a rise in smaller household size and more smaller homes are needed (despite a generally decreasing total population).
- Ceredigion has lower than average earnings and higher than average house prices and rents.
- Ceredigion has a higher rate of private rented accommodation compared to Wales average (16.8% vs 13.2%) but a lower rate of Social Housing (9.5% vs 15.9%)
- This contributes to affordability issues.
- Most approaches to homelessness services are single persons.
- There is a significant unmet demand for 1 bed homes in social housing.
- There is a significant unmet demand for social accommodation in Aberystwyth and some unmet demand in Aberaeron.
- The private rented sector plays an important part in prevention and relief from homelessness.
- There is an increasing number of active cases and an increasing number of temporary accommodation placements.
- There are far more under 35 year olds in homelessness than the general population.
- The length of time spend in temporary accommodation is increasing.
- Ceredigion has proportionately high rate of rough sleeping, although absolute numbers are low.
- Affordability issues and the number of single person households means shared accommodation has a continued role in both temporary accommodation solutions and move-on options.
- 9% of cases in the last two years have been assessed more than once.

In moving forward with our Rapid Rehousing Transition Plan we have identified a number of key areas of focus. These have been identified through the data interrogation and provide Ceredigion County Council with a direction of focus when developing our future plans.

Key Focus

- Developing solutions for those under 35 years
- Focus on prevention of homelessness
- Understanding and avoiding repeat presentations
- Improving relationships with the Private Rented Sector
- Continued provision of shared temporary accommodation
- Further development of appropriately supported units of temporary accommodation and move on options for those with higher needs
- More 1 bed accommodation options
- Grow Leasing Scheme Wales
- Further development of mediation solutions
- Review common allocations policy

Assessing Support Needs – Section 3

3.1 Context

A full assessment of needs in relation to homelessness was carried out in 2021/2022 through development of the Housing Support Programme Plan. This programme set out the strategic priorities of Ceredigion County Council and partner agencies for homelessness prevention and housing related support services over the period 2022 – 2026.

The priorities identified in the Housing Support Programme Plan are reflected in the Rapid Rehousing Transition Plan, as the two documents will run alongside each other under our overarching Housing Strategy.

Key findings in the assessment of housing support needs include the following.

Key findings – support needs

- The greatest identified need for support is in homeless prevention (floating).
- Primary and secondary needs identified as significant include;
 - Mental Health needs
 - Substance Misuse issues
 - Physical or Sensory Disabilities
 - Chronic Health needs
 - Over 55's
- Unplanned leaving of service accounts for 26% of closures. Non-engagement with support is the largest reason at 46%.
- Of those accessing drug treatment services, 65% male, 35% female.
- One in four people will require support with respect to their mental health throughout their lives.
- There has been an increase in referrals for mental health services and in Mental Health Act assessments.
- Number of persons with learning difficulties set to rise over next 10 years. 70% of service users supported to live in the community.
- More work is needed for those experiencing domestic abuse alongside substance misuse and/or poor mental health.
- Risks around accommodating ex-offenders in shared settings means temporary accommodation cannot always be offered.

The key findings of support as a whole were developed into four strategic priorities.

1. Enhance access to HSG support services and strengthen links with generic advice services to address problems early and reduce the risk of escalation.
2. Provide appropriate interventions for all groups ensuring high level support is provided where needed.

3. Maximise support for people in temporary accommodation, enabling people to move on swiftly to settled accommodation with appropriate ongoing support, in line with a Rapid Rehousing approach.
4. Strengthen access to Private Rented Sector.

3.2 Volumes

Whilst the needs assessment generates a picture of housing support needs across the whole County, the Housing Support Programme Plan is the focus and mechanism for addressing these needs moving forward.

The Rapid Rehousing Transition Plan is focussed on the needs of persons in our temporary accommodation, with a view of enabling them to move on and out of temporary accommodation as soon as possible.

The needs assessment for occupiers of temporary accommodation was carried out in January 2023, giving the most up to date picture. A total of 86 households were accommodated at this time. This included households accommodated in our housing support projects.

In Ceredigion we operate a Housing Support Gateway, which enables us to capture and monitor support needs as households approach, enabling us to allocate the appropriate support. Utilising the Gateway, we can complete the table below.

Fig 36. Support needs of TA placements in January 2023

Support group	Recommended housing	Recommended support	Current case volumes (inc %)
Low/ none	Mainstream housing	Individualised support	44 (50%)
Medium	Mainstream housing	Individualised, likely to include multi-agency support	28 (33%)
High	Mainstream housing	Housing First/ Intensive floating support, including multi-agency support	12 (15%)
Intensive needs (24/7)	Supported housing	Residential support	2 (2%)

83% of persons in temporary accommodation were deemed at this point to have low or medium support needs. These persons will have a low amount of difficulty in moving to alternative accommodation and will be able to keep any housing support they need with them in the new address.

15% of persons were deemed to have high support needs. There may be difficulties in finding suitable alternative accommodation for this contingent of people. This is due to the level of support they require and their current ability to maintain independent accommodation.

In response to the difficulties encountered with this group, Ceredigion County Council are piloting a Time Critical Intervention project. This operates through a specific support provider working intensively with the person, making links with other agencies both statutory and non-statutory to enable the person to become stable and correctly supported. The TCI team are engaged at an early stage, whilst persons are in temporary accommodation or before then. Once a period of intense and focussed support is delivered and some stability achieved, the service can do a transitional handover to a more mainstream support agency.

As a further response, Ceredigion County Council are developing a more robust Housing First programme. This will incorporate both TCI and Housing First and enable the commitment to dedicated staffing. The pilot will also better enable properties to be identified for Housing First candidates, as this has been an area of difficulty. These services will be categorised as our 'Complex Case' service.

2% of persons are deemed to have intensive support needs. These persons are receiving s117 aftercare after previously being detained under the Mental Health Act. They do not meet eligibility criteria for Social Services Supported Placements. However, their support needs are so great that they are not able to move to independence in their own accommodation. Thus, they are stuck in temporary accommodation.

The Housing service has been having conversations regarding this cohort of persons with our colleagues in Mental Wellbeing & Substance Misuse Service. A recently commissioned report 'Mental Health Supported Accommodation for People living in Ceredigion' has recommended the development of a core and cluster model which the Services will be further developing. The Housing service will engage with this process to develop alternative solutions to support persons with Intensive support needs.

The snapshot of support in January 2023 is reflective of a full year. Whilst there needs to be dedicated pathways for those with higher end support needs, we are still finding difficulties in moving people on from temporary accommodation at the lower end, due to limited housing options.

Further analysis

To better understand the support needs, further interrogation of the snapshot data is explored below.

Fig 37. Support needs by household type

	Low/ none	Medium	High	Intensive
Single male	18	15	6	2
Single female	8	11	4	0

Family	4	0	1	0
Couple	1	0	1	0
Male single parent	2	0	0	0
Female single parent	11	2	0	0

Medium, High and intensive support needs are generally single persons.
Most family units (including single parents) have low housing support needs.

Fig 38. Support needs by age group

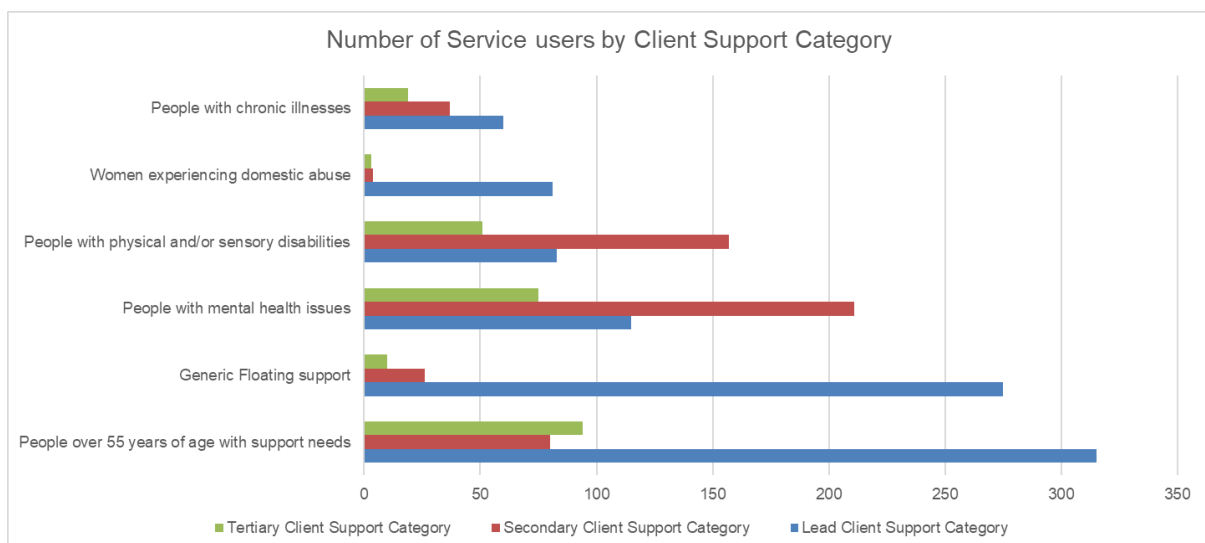
	Low/ none	Medium	High	Intensive
16-24	5	7	3	0
25-34	14	10	1	1
35-44	14	4	2	0
45-54	7	6	3	1
55-64	3	0	2	0
65+	2	1	1	0

The spread of support needs by age group again indicates that most groups have low or medium support needs.
There is no trend or correlation with the high and intensive support needs to any particular age group.

3.3 Support requirements

Our Housing Support Needs Assessment published in 2022 looked at the support needs of the population of Ceredigion and identified key groupings, current needs and areas of focus. More detail can be seen in the needs assessment but the figure below identifies the five most common needs.

Fig 39. Number of service users across the five most common lead client support categories



People over 55 (primary need) is largely made up of persons assisted in Sheltered Accommodation schemes and therefore can be ignored for the comparisons with needs in temporary accommodation.

The tables above largely reflect the needs of our temporary accommodation cohort in that most clients need generic floating support to relieve their homeless situation.

In reflection of this need our Housing Support Programme, through the new outcomes framework, ensures that the focus for all housing support providers is on the mandatory outcomes relating to homelessness and accommodation. Our HSG spend plans reflect specific cohorts and aim to include some specialist areas of support. Providers are allocated according to need and can work with those in temporary accommodation as well as in the community.

Commissioning

2023 will see the service looking at recommissioning the Housing Support providers. During this time, we will be engaging with all partners to ensure service delivery which meets the needs of the community as well as Ceredigion County Council's Through Age and Wellbeing Strategy.

Broad groupings for recommissioning are laid out below, with further detail to be scoped out in the coming months.

- Complex case & outreach
- Temporary accommodation support
- Mental Health
- Substance misuse
- Generic support
- Physical disabilities
- Learning disabilities
- Supported living
- Older adults
- Young persons
- VAWDASV
- Offenders

3.4 Accommodation requirements

The accommodation requirements of homeless presentations and those in temporary accommodation need to be considered when developing solutions. Section 2 - Homeless Data and Analysing Need, explores this in more detail.

The overriding need for accommodation of those presenting as homeless is for 1 bedroomed, with a significant need for 2 bedroomed properties. Comparison with the available social housing stock and all stock can be seen in section 2.

With such a shortage of 1 bed properties in social housing stock, this places considerable pressure on the private housing market to accommodate single persons, and this is similarly felt in the provision of temporary accommodation.

The Social Housing Grant programme is aware of the accommodation needs and programme delivery considers household type and areas of demand.

In reflecting whether there is sufficient accommodation with support, Fig 36 shows that just 2% of persons in temporary accommodation need supported accommodation to move on. Ceredigion County Council currently has none of this type of accommodation, leaving people in need stuck in temporary accommodation or moved on to mainstream accommodation which may not be the most appropriate solution. **This is therefore an area to consider in forward plans.**

15% of persons require a high level of support, with multi agency approaches, which can be delivered in mainstream housing. Our **expansion of the Complex Case service**, in conjunction with other projects such as Area Planning Board Complex Case project and Blue Light project will look to provide in this area. However in terms of accommodation need, this can be delivered alongside lower level support needs.

Shared accommodation continues to be needed to facilitate demand, particularly in the under 35 years age group. Consideration will need to be given to how the Council can support this type of accommodation, considering this alongside support needs of the occupiers.

3.5 Continual assessment/ mainstreaming

Ceredigion County Council have recently introduced a central Gateway for all housing support referrals. This system enables us to monitor needs, outcomes and performance of our housing support providers and has provided us with key data in establishing where our greatest support needs lie. Through this central system we can maintain a level of control over demand, matching to the most appropriate provider or increasing services as necessary.

Applications for support can be made by partners including third sector, health services and social care, as well as by housing options team. The Gateway team then make a formal referral and monitor support delivery thereafter.

In order to more fully integrate the housing support service and raise awareness there will be a communications plan rolled out in 2023. Additionally, through commissioning plans this will enable us to engage with all relevant services to raise awareness of the support available and the route for access.

Some clients will require closer working between early intervention and support teams, social care, health teams and housing. The Through Age and Wellbeing model supports a multi-agency approach and early help and prevention, and the Council is already well set up for joint working.

Through the Signs of Safety model, agencies can work together to build on the strengths of individuals to encourage independence, ultimately moving to community and peer to peer support models for the majority of the lower level support.

Understanding local temporary accommodation supply – Section 4

4.1 Baseline

Fig 40. Units in use as TA, March 23

Temporary accommodation type	Baseline capacity (Units as at 31/03/23)	Groups accepted – any exclusions	On-site services available	Service charges	Notes
Triage centres	14	4 units are exclusively for young people 16-25 (generally 16-19) Single persons only	Housing management Support staff Staffed 24/7	£29	Shared kitchens and bathrooms
Temporary accommodation – shared	20	No children, single persons, some couples	Housing management and support staff. Mix of hours.	£29	Some en-suite, others shared bathroom. Shared kitchens. 8 units have a kitchenette.
Temporary accommodation – self contained	45	All groups accepted	none	£0	All self-contained flats/houses.
Supported accommodation	10	5 for harm reduction (wet-house) 5 for ex-offenders	Housing management Support staff Staffed 24/7	£29	Projects Harm Reduction & Ex-Offenders. Shared kitchens and bathrooms.
Other (inc B&B/hotel)	No retained units	n/a	n/a	n/a	

4.2 Usage

Triage centres

Currently the Local Authority have two triage centers.

Aberglasney, Aberystwyth

This property comprises of 10 units in a shared environment with 3 kitchens and 4 bathrooms. There is an office on site, a further support room and laundry facilities.

One of the bedrooms in the property is suitable for wheelchair user, with the ground floor bathroom containing level access shower, and the bedroom containing suitable kitchenette.

This property is fully staffed with a mix of property management and support staff.

All single households can be accommodated in the rooms, however due to the nature of the 24/7 staffing, persons with some support needs tend to be accommodated here.

Whilst the intention is for this to be a triage and assessment unit, due to the lack of capacity to move persons to other accommodation after assessment, the pathway is not progressive.

The property is leased from an RSL and condition is good.

Average length of stay during 2021/22 is 63 days.

49 Portland Road, Aberystwyth

This property is comprised of 4 bedrooms with a shared kitchen and bathroom. There is an office on site.

This property is identified as young persons temporary accommodation and assessment unit. Young persons from age 16 to 25 who require a more nurturing environment are placed here. Most placements are between 16 and 19 years.

The property is staffed for 6 hours a day, 7 days a week. The staffing is provided by Housing Support Grant.

Whilst the intention is for this to be a triage and assessment unit, due to the lack of capacity to move persons to other accommodation after assessment, the pathway is not progressive.

Average length of stay during 2021/22 is 88 days.

The property is offered by an RSL and condition is fair.

Temporary Accommodation – shared

Jasper House

This property is comprised of 8 bedrooms, each containing a small kitchenette. 3 bedrooms on the ground floor are en-suite. 2 further bedrooms have a wc. There are shared bathrooms on first and second floor. There is a shared kitchen on the ground floor. There is an office on site.

There is capacity to house a couple in one of the rooms with the remainder housing single persons. There are 3 ground floor rooms, although there are a few steps to the property. Those with some mobility needs are matched to the ground floor rooms.

This property is fully staffed with a mix of property management, support staff and security.

The property was leased as an additional unit during the pandemic and demand remains high.

The property is offered by an RSL with lease proposed. It's condition is fair, but could benefit from a reconfiguration to fully en-suite.

Average length of stay during 2021/22 is 113 days.

26 Cambrian Street

This property is comprised of 6 bedrooms with shared kitchen and bathroom facilities. One room is a double room that can cater for couples. There is an office on site, but in infrequent use. It caters for single persons with limited support needs.

The property is not staffed.

The property is on rolling lease with social letting agency. It's condition is fair.

Average length of stay during 2021/22 is 96 days.

13 Corporation Street

A 6 bedroom property with shared bathrooms and kitchen. One room is a double. There is no office on site.

The property benefits from increased support presence via neighbouring property 9 Corporation Street, with staff providing support at both locations, funded by HSG.

The property is intended to be a step down from 9 Corporation Street, however is largely in use as temporary accommodation with direct access due to demands.

The property is leased from private landlord. It's condition is poor, and the landlord has indicated that he is looking to sell the dwelling.

Average length of stay during 2021/22 is 76 days.

Temporary Accommodation – self contained

Flat 1 – 3, Afallen Deg, Bow Street

3 no self-contained one bedrooomed flats in a sheltered scheme complex. These are ground floor units in an over 55 complex, with low level showering. Efforts are made to allocate these to persons who have mobility issues or are over 55. Support is floating.

The properties are offered by an RSL and in good condition.

Flat 1 – 3, Llwynon, Cardigan

3 no self-contained flats in Cardigan. Two are 1 bedroom and one is a 2 bedroom. Support is floating.

The properties are offered by an RSL and in good condition.

Flat 1 – 3, 5 Llanbadarn Road, Aberystwyth

3 no self-contained one bedroom flats in block. These flats are located within close proximity to the Community Mental Health and Crisis teams. As such, in the absence of dedicated supported housing for people experiencing poor mental health, these flats are generally allocated to this cohort.

Support is floating, and due to the occupiers often being Mental Health Act discharges eligible for s117 aftercare, support is provided by both commissioned services (social care and health) as well as Housing Support Grant.

The properties are offered by the social letting agency and in fair condition.

Flat 1 – 5, 61 Marine Terrace, Aberystwyth

2 no ground floor flats, 1 bedroom. One of these is an accessible flat. 2 no first floor flats, 1 bedroom and 1 no second floor 2 bed flat. These self-contained flats are all in the same block. Floating support.

The properties are offered by an RSL and in good condition.

Flat 1 – 9, Yr Hafan, Aberystwyth

6 no self-contained 1 bedroom flats and 3 no self-contained 2 bedroom flats. These self-contained flats are all in the same block. Floating support.

The properties are offered by an RSL and in good condition.

North – dispersed

3 no 3 bed family homes

1 no 3 bed flat

2 no 2 bed house

6 no 2 bed flat

1 no 1 bed flat

Mid – dispersed

1 no 2 bed house

1 no 2 bed bungalow

South – dispersed

1 no 3 bed house

1 no 2 bed house

1 no 1 bed flat

2 no 1 bed bungalow

All dispersed units are let through the social landlord or social letting agency partner and are offered under cooperation partnerships. Support at these locations is floating support.

Average length of stay in self-contained accommodation during 2021/22 is 129 days.

Supported accommodation

Harm reduction project

6 bedrooms in a shared unit with shared bathrooms and kitchen. There is an office on site and this property is staffed 24/7 funded by HSG.

The property is leased from a private landlord and in fair condition.

Average length of stay during 2021/22 is 129 days.

Ex-Offenders project

5 bedrooms in a shared unit with shared bathrooms and kitchen. There is an office on site and this property is staffed 24/7 funded by HSG.

The property is leased from a private landlord. It's condition is poor and the landlord has indicated that he is looking to sell the dwelling.

Average length of stay during 2021/22 is 43 days.

B&B/ Hotel

Whilst Ceredigion County Council are not in contract with any B&B or hotel provider, we nevertheless need to make occasional use of this type of accommodation. Placements are made for as short a time as possible, often as a stop gap until temporary accommodation becomes available.

In recent months however our usage of this type of placement has increased such that spend in this area has increased significantly.

Fig 41. Persons accommodated in B&B/ hotel

	No of persons	Cost to LA
2020-2021	2 (1 child)	£2295
2021-2022	21 (4 children)	£8462.40
2022-2023	73 (21 children)	£32,063.75

Average length of stay during 2021/22 is 10 days.

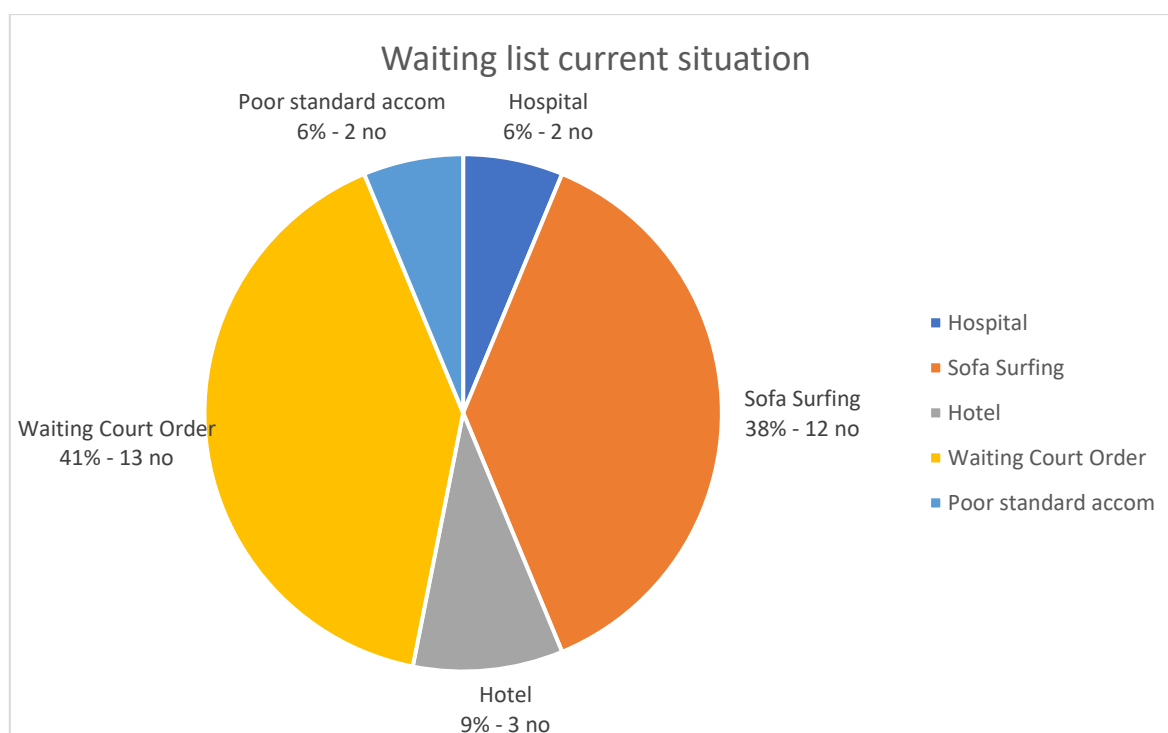
Waiting list

In order to minimise inappropriate stays in B&B/ hotel, and to best manage limited temporary accommodation stock we hold a waiting list of homeless persons who are waiting for temporary accommodation. This fluctuates however in order to get a picture of the demand for temporary accommodation a snapshot of the list is included.

On 16th May 2023 there are 32 households on the waiting list for temporary accommodation. This includes 29 children in total. Persons are added to the waiting list when it is no longer possible to extend their current accommodation beyond more than a short period. The current circumstances of these persons are shown below.

In times past the Housing Options team would have placed anyone who was at the end of the Notice of Eviction period in temporary accommodation, however such is current demand we now routinely wait for a Court ordered possession date.

Fig 42. Current circumstances of households on waiting list.



4.3 Inclusivity

The Housing Options service seeks to accommodate wherever possible according to needs. This is subject to the local connection assessment.

There are certain accommodations which are set aside for particular groups in order to make sure needs are met.

Refuge – West Wales Domestic Abuse manages domestic violence refuge provision in the County. This is restricted to those who have experienced abuse, though there is some provision for families, males and trans community as well as females.

Projects – Ex-Offenders unit is provided for those leaving secure estate and, in some instances, (space allowing) those who are at risk of entering secure estate. This unit can be difficult to manage owing to it being a shared environment and the heightened risks of the persons placed there. Further, at times the unit is full and ex-offenders cannot always be provided for in this specific environment which leads to this cohort having to be placed in general needs temporary accommodation.

Projects – Harm Reduction unit is provided for those who are struggling with substance misuse issues. These are often linked with poor mental health. The environment is set up to provide care and support to encourage a less abusive relationship with substances. Substance use is not tolerated on site; however an open attitude is encouraged aiming to enable residents to acknowledge usage as a first step to addressing addiction.

Family accommodation – All of our accommodation for families with children is self-contained. We do not place families in shared accommodation.

Unmet needs/ gaps in provision

We recognise however that there can be a limit to the suitability of temporary accommodation for certain groups and there are areas where we struggle to cater for need including the below:

High risk & violent offenders – Due to most of our single person accommodation, and our ex-offender project being shared environments this can lead to difficulties in provision of accommodation for those who have very high risks, or who cannot easily get on with others in a shared environment. This can make it difficult to place some persons, or for placements to be short lived for others.

Mental health issues – There are a cohort of individuals who struggle to live independently due to poor mental health. Often these are leaving hospital having had some time under Mental Health Act placements. Whilst not meeting the threshold for commissioned supported living placements, we struggle to find suitable accommodation with adequate support, and they can end up staying in temporary accommodation for too long.

Detox placement/ Rehab recovery – Where a person is ready for a residential rehabilitation placement for substance misuse problems, there can be difficulties in supporting this pathway. We do not have a specialist set-up where a person can go to dry out before placement or can be supported after their rehabilitation prior to full independence in their own home. Placements can be delayed until a person has secured a permanent home.

Pets – The majority of our temporary accommodation does not allow pets. This can prove difficult when trying to aid a household with a pet, particularly where they indicate that the pet is an emotional support animal.

Plan the Temporary Accommodation transformation – Section 5

5.1 Vision

By working with partners, we can prevent and relieve homelessness as quickly as possible, providing timely and appropriate support and suitable pathways enabling people to be independent in their homes and communities, ensuring homelessness is brief, rare and unrepeated.

To achieve this we will need to ensure that:

1. There is early intervention and prevention to avoid the need for temporary accommodation wherever possible.
2. Temporary accommodation placements are as short as possible and there are clear pathways out of temporary accommodation.
3. That there is sufficient support available for people in temporary accommodation to resolve their situation.
4. That there are specific types of accommodation available to meet needs.
5. That B&B/ hotel use is by exception only.

Reflecting on success in Scotland and our recent temporary changes to the allocation of social housing in Ceredigion (as short-term measure to address need) it's clear that a revision of our Common Allocations Policy will be needed as a key measure to address the pathway out of temporary accommodation and this has been reflected also in our Housing Strategy 2023 – 2028.

Within the vision above, areas of key focus are identified below.

- Developing solutions for those under 35 years
- Focus on prevention of homelessness
- Understanding and avoiding repeat presentations
- Improving relationships with the Private Rented Sector
- Continued provision of shared temporary accommodation
- Further development of appropriately supported units of temporary accommodation and move on options for those with higher needs
- More 1 bed accommodation options
- Grow Leasing Scheme Wales
- Further development of mediation solutions
- Review common allocations policy

5.2 Key challenges

The primary challenges to our Rapid Rehousing Plan can be set out as follows;

1. Lack of affordable move-on accommodation. As a non-stock holding Council there are limitations in what we can directly provide to homeless households.

We aim to address this in the following ways.

- Social Housing Grant delivery plan
- Leasing Scheme Wales
- Improved relationships with PRS landlords
- Enhanced bond guarantee
- Use of own stock in partnership with others to provide affordable lettings

2. Future changes in legislation following Welsh Government review of homelessness and pending white paper.

We aim to address this in the following ways.

- Delay review of Allocation Policy until white paper is published
- Continue to engage with Welsh Government and partners to provide experiences and learn from good practice
- Be flexible about the future direction

3. Exiting leased shared temporary accommodation stock is old and unsuitable.

We aim to address this in the following ways.

- Seek to move shared temporary accommodation to new premises.
- Consider the provision of office/ shared space from which partner support services can appropriately engage.
- Look to move away from shared accommodation for high-risk individuals.
- Look at new solutions to meet gaps in provision.

4. Ukraine & end of hosting and changes

We aim to address this in the following ways.

- Work closely with refugee resettlement team and dedicated support to explore alternative hosting options
- Provide appropriate advice to dedicated support teams to help them aid Ukrainian families, including Renting Homes Act and Housing Act advice.

5.3 Transformation plan

The target for accommodation transformation is a reduced stock more suited to needs. The aim of rapidly rehousing homeless households should reduce temporary accommodation requirements. We recognise that there will be a continued need for shared accommodation.

Alongside this we recognise that our supported units need to be developed further, with new locations providing an enhanced support environment for those with higher needs.

Fig 43. Planned changes to provision with estimated costs

Type of accomm	Current capacity	Target capacity by 2028	Brief description of work required	Approx costs current	Approx operating costs future	Funding source
Triage centre	14	14	N/A	Operating £375,000	Operating £375,000	HSG, Rental income, LA core.
Shared TA	20	14	Improvements to ensure all suites have kitchenette with en-suite where possible.	Capital to improve £210,000 Operating £346,500	Operating £246,300	Rental income, LA core.
Self-contained TA	45	25	N/A	Operating £70,000	Operating £65,000	Core, HSG
Supported accomm	10	18	New site/s required for increased capacity and appropriate support	Capital – for purchase/build Operating £342,000	Operating £597,500	HSG, Rental income, LA core.
B&B/hotel	0	0	N/A	£33,500	None	WG homeless funds

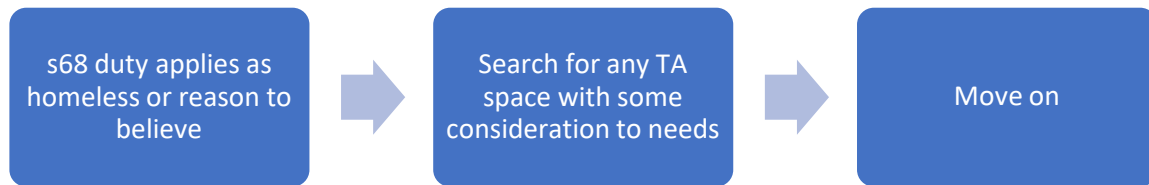
Housing support alongside these units will be developed further through commissioning and ongoing service development.

Pathways

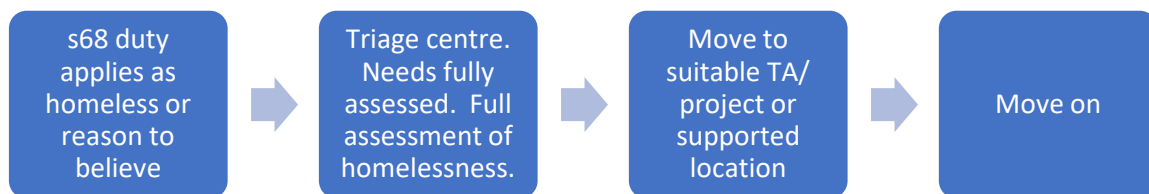
Current operating practices for allocation, in particular to shared temporary accommodation do not allow for proper focus on triage and early targeted support. Our triage centre gets blocked by people not moving to suited need accommodation. Similarly, we find that homeless single persons are accessing alternative accommodation directly, without having been through the triage centre to appropriately assess their needs and suitability. This can lead to incorrect placement.

Thus we aim to change allocation process for shared units as follows;

Current



Proposed



Families moving into self-contained accommodation are likely to continue to be housed in the same way as current. Their support needs will be met with floating support.

Development of the Plan – Section 6

6.1 Vision

The vision for Rapid Rehousing in Ceredigion is that:

By working with partners, we can prevent and relieve homelessness as quickly as possible, providing timely and appropriate support and suitable pathways enabling people to be independent in their homes and communities, ensuring homelessness is brief, rare and unrepeated.

This vision sits neatly alongside our Housing Strategy aims.

“There will be sufficient, suitable and sustainable accommodation to meet residents’ needs now and in the future.”

And our Housing Support Programme Plan.

“Statutory, third and private sector partners work effectively together to ensure that people in Ceredigion have access to suitable housing with timely and appropriate support within their local communities.”

To achieve this, we will work towards delivering on the following priorities:

Priority 1: There is early intervention and prevention to avoid the need for temporary accommodation wherever possible.

A key component of avoiding and minimising homelessness is the opportunity to engage early with services to find solutions to housing issues which are arising. Providing good quality Information, Advice and Assistance is a key aim of the Council's Through Age and Wellbeing action plan and the Housing Service will aim to improve current offerings.

Good partnership working between Housing Options and Housing Support teams and appropriate use of commissioned services will ensure that the right support is available to prevent the need for households to access temporary accommodation altogether.

Priority 2: Temporary accommodation placements are as short as possible and there are clear pathways out of temporary accommodation.

By making better use of our Triage centre to establish needs we can make the most

appropriate temporary accommodation placement to best support people to move on to settled accommodation.

Through our Housing Support commissioning we will address the availability of appropriate support at temporary accommodation and supported projects.

Through a review of pathways, we will ensure that there are clear and appropriate through flow from homelessness to temporary solutions to settled homes. This will ultimately include a review of our Housing Allocations policy to ensure those with greatest need are able to access social housing.

Through working with partners such as Registered Social Landlords we will develop housing schemes in line with needs to enhance affordable housing options.

In addition, we will grow our own leased accommodation, through Leasing Scheme Wales, to improve the availability of affordable accommodation as move-on.

Priority 3: That there is sufficient support available for people in temporary accommodation to resolve their situation.

We have already introduced a central 'Gateway' for access to housing support which better ensures needs are addressed appropriately and support is monitored.

Through our Housing Support commissioning we will address the availability of appropriate support at temporary accommodation and supported projects. This will include a more assertive approach to the provision of support to aid those in temporary accommodation to address their personal housing plans and find long term solutions.

Priority 4: That there are specific types of temporary accommodation available to meet needs.

We have identified above some specific needs which are currently not appropriately addressed with current temporary accommodation solutions. We will work with partners to explore these areas in more detail and develop solutions that not only meet temporary accommodation needs but satisfy wider Through Age and Wellbeing aims.

Priority 5: That B&B and Hotel use is by exception only.

We do not have any agreements with B&B or Hotel's in the County that enable us to exclusively utilise accommodation or hold it vacant for use. Instead, when our temporary accommodation is full, and we have a duty to provide accommodation we will book rooms or units through booking platforms or in direct contact with the organisations as need arises. This type of placement is costly.

We will continue with this practice as we intend that the stay will be for a minimal period until alternative temporary accommodation is found. Hotel accommodation is not suitable for extended periods due to there being a lack of facilities such as cooking and laundry, minimal storage, and the proximity of holidaymakers. We are unable to provide any security to occupiers who sometimes have to move placement due to prior bookings.

Whilst we will look to B&B and Hotel use being for exceptions only, recent data suggest that it is still an option that we need to maintain.

6.2 Homelessness prevention

Whilst the introduction of Renting Homes (Wales) Act 2016 has in most cases provided a longer window of opportunity to address potential homelessness, the duty assessments under Housing (Wales) Act 2014 have not caught up.

Nevertheless, our current approach is to accept cases from those who have been served a notice of eviction, in order to provide advice and assistance regarding the legal process, assess support needs, resolve particular matters such as arrears, and support them to find their own solutions in the interim.

We recognise that homelessness cannot always be prevented. We therefore work with households to find alternative accommodation both in social and private sector before the need for temporary accommodation.

The key challenges to homeless prevention can be identified as:

1. Affordability of accommodation

We aim to address this in the following ways.

- Continued development through Social Housing Grant
- Expansion of Leasing Scheme Wales
- Use of Discretionary Housing Payments where appropriate
- Use of discretionary homeless prevention funds to provide deposits
- Direct households to additional financial support opportunities including Citizens Advice and Advice Link Cymru for income maximisation and benefit guidance and DAF for white goods or furniture.

2. Complex support needs

We aim to address this in the following ways.

- Use of housing support Gateway to provide appropriate support provision
- Work with partners in social care and health in a multi-agency approach
- Expansion of Complex Case team, incorporating time critical intervention and housing first

3. Poor quality housing and housing management

We aim to address this in the following ways.

- Provide advice and support to landlords to educate and upskill, including through direct contact and referring to Rent Smart Wales.
- Referring to Housing Standards team to address disrepair or management issues.

4. Lack of guarantor or reference

We aim to address this in the following ways.

- Provide appropriate references from our temporary accommodation placements.
- A landlord guarantee scheme.

Targeted prevention groups

There are some specific cohorts which data shows present in higher proportion to the housing options service or in need of a more tailored approach to homeless prevention (and relief).

Young persons (under 25)

To tackle the growing issue of young people approaching the service for assistance with homelessness we need to work more closely with our colleagues in the Support and Prevention and Planned Care services, particularly with youth work teams and leaving care advisors. Through a joined-up approach we will be able to provide appropriate early advice and information to young people still in school about housing options. There will be further opportunities here to expand the links between housing support providers and youth services to improve provision.

The Care Leavers Accommodation and Support Framework identifies five stages reflecting the journey of a young person as they leave care, and these steps are not exclusive to care leavers.

1. Preparing for the reality of housing options

Young people are given the opportunity to consider their housing options through looking at local housing markets, getting skills in finance and budgeting and managing a home.

2. Planning young people's accommodation and support options with them

They are supported in choosing accommodation which will suit them, given constraints on local markets. They are given information on their tenant responsibilities and rights and assisted to move on in a planned way.

3. Reducing housing crisis

Ensuring there are safe and appropriate short-term options for young people and specifically avoid bed and breakfast for 16 and 17 year olds.

4. Accessing housing and support as needed

Making sure that young people who need high levels of support to transition to independence are supported to remain with family or make sure they have

enough support where they live, including supported housing or lodging options.

5. Accessing and successfully managing longer-term move-on and support options

Support to independence and knowing where to get additional help when needed.

Through the commissioning and continued development of housing support services for young people we can make particular provision for those more vulnerable young people, including care leavers, to enable them to transition to full independence.

Housing support grant currently supports 18 young person beds in both shared and self-contained accommodation provided by partners. Pathways through these schemes need to be further developed through commissioning of HSG.

Breakdown in relationships is a common theme for young people presenting as homeless. We have identified that family mediation could provide a solution and will be working more closely with the early intervention service and parenting and family support to ensure appropriate solutions are developed.

Whilst we have an identified temporary accommodation triage unit for young homeless persons, this is just 4 bed spaces and has limited pathways for move-on. Currently funded with Youth Innovation grant funding, this model needs to be further explored to ensure provision is best meeting needs.

Additionally, there is a youth housing first provision with 5 self-contained flats which has historically been funded through mixture of Welsh Government and HSG funds. Such schemes are currently under review by Welsh Government and this may impact provision in the County.

Single persons particularly those under 35

Our largest share of homeless presentations is single people many of whom find it difficult to obtain affordable settled accommodation. Where this intersects with those under 35 years old this is a particular need.

To tackle homelessness in this area we will be proactive in offering housing support services. We will look to provide appropriate and realistic advice and information about the cost of housing and the available benefits.

We will continue to provide shared temporary accommodation solutions for single people as this allows us to use our resources more efficiently.

We will work closely with the Registered Social Landlords particularly in relation to new build developments through Social Housing Grant, to ensure that new developments match need. Similarly needs will be fed into the Local Housing Market Assessment.

We will support single people (and other cohorts) financially with up-front costs to get set up in an appropriate and affordable tenancy, putting them in a good starting point for sustaining the tenancy, and ensure they know where to drop in for advice.

Complex needs

A group which continually provide us with more challenges around rapid rehousing are those with complex needs. Combinations of poor physical health, mental health, substance misuse, trauma or criminal history means this small but significant cohort can find it difficult to move on.

A trauma informed approach is needed, working closely with the third sector and other statutory services to actively engage with this group, working in a strengths-based way to help them to find solutions.

Through our Housing Support Grant re-commissioning we will be securing a provider that is able to demonstrate experience with complex needs, non-judgemental and able to establish relationships with the cohort and a perseverance to effect change.

High risk, including ex-offenders

The number of prison leavers with accommodation needs remains steady and we commission an ex-offenders project through Housing Support Grant to provide dedicated accommodation and support to transition back to the community. This comprises of a 5 bed shared unit.

At times this unit is full leading to ex-offenders having to be placed in regular temporary accommodation units, risks allowing.

Risk management is the greatest issue with ex-offenders. Good working relationships with HMPPS enable appropriate sharing of information, and the accommodation unit is staffed 24/7. However, on occasion we are unable to accommodate higher risk or repeat offenders. In part this is due to increased difficulties in managing risk in a shared environment. Whilst a shared unit can be seen as cost effective, future consideration will be given to a more self-contained model.

In addition to the unit, within Ceredigion we work with the Police and partners in providing a self-contained flat for IOM nominals. The intention of this is to provide a space for the nominal to work with wrap around services, including Police, probation, drug and alcohol and mental health services and housing support, to maximise the chance of change. This partnership approach works reasonably well. For a short while, due to the success of the first flat (mid County) a second flat was introduced to the scheme. However due to the location of the flat in the main town of Aberystwyth, it proved less effective and was ended.

6.3 Rapid Rehousing transformation

Throughout the document we have highlighted specific needs and challenges. Prevention of homelessness is at the forefront of our Rapid Rehousing transformation, aiming to prevent or relieve homelessness in a timely manner. Use of temporary accommodation should be limited and for as short a time as possible. Where temporary accommodation solutions are required, these should be appropriate to the needs of the household.

To avoid or limit time spent in temporary accommodation, we need also to consider solutions for relief of homelessness, including move-on options and social housing. These are detailed more widely in the Housing Strategy 2023 – 2028.

In considering our approach we can group actions under the following headings.

Universal prevention

This can be characterised as preventing or minimising the risk of problems arising through provision of universal services which are available to all. Some of the reasons for homelessness such as poverty or trauma cannot be resolved through the Rapid Rehousing Plan alone but require continued partnership working with other agencies to share responsibilities and develop solutions.

- Use of Housing Support Gateway to provide housing related support.
- Referral to other Council services such as Youth Intervention teams or Community Connectors.
- Through Housing Strategy, aim to provide appropriate housing choices.
- Work with partner agencies such as Health Board, Criminal Justice etc. to improve pathways and opportunities.
- Improve relationships with Private Rented Sector landlords.
- Growing Leasing Scheme Wales portfolio.
- Reviewing current Common Allocations policy (social housing).
- Provision of increased number of 1 bed units through Social Housing Grant.
- Direct households to additional financial support opportunities including Citizens Advice and Advice Link Cymru for income maximisation and benefit guidance and DAF for white goods or furniture.
- Improved access to drop-in services.

Targeted prevention

Targeting individual groups who are identified as being at a high risk of homelessness for a preventative approach.

- Commissioning of specific support through Housing Support Grant.
- Improved access to drop-in services.
- Carry out work to better understand and address repeat presentations.
- Housing Options intervention when at risk of homelessness.
- Use of benefits, DHP or discretionary funding to resolve arrears or aid with moving costs.
- Referral to other Council services such as Youth Intervention teams and Team Around the Family for mediation.
- Work with Housing Standards service to intervene for poor housing conditions.

Crisis intervention

Managing the impact of homelessness once it has occurred including the provision of temporary accommodation.

- Provision of temporary accommodation appropriate to needs.
- Continue to offer shared temporary accommodation.
- Maximise housing related support for those in temporary accommodation, to support move-on.
- Use of a landlord guarantee scheme.

Work is underway in support of many of the identified solutions and the Rapid Rehousing Plan, alongside the Housing Strategy and the Housing Support Programme Plan, will continue to provide focus and direction.

6.4 Accommodation model

Key to the transformation is the provision of appropriate accommodation for crisis intervention. We have already identified above our current provision and identified gaps which we need to overcome. Our proposed future model is laid out below, showing changes in orange and new provision required in green.

Fig 44. Planned changes to accommodation.

Low support needs	Medium support needs	High support needs	Intensive support needs
Shared TA 14 units	Triage centre 14 units	Ex-offender 6 units	Need to be fulfilled by social care
Self-contained TA 25 units		Harm reduction 6 units	
		Detox placement/ rehab recovery 2 units	
		Mental health supported 4 units	

The table shows a reduction in units for low support needs. The reduction is from 20 to 14 shared units and 45 to 25 self-contained. The aim is that through better prevention and faster relief the overall number of units required will drop over time.

Though the Triage centres have been identified as medium needs, this is largely a reflection in the staffing required at the property to correctly undertake assessments and not necessarily needs of occupiers who will pass through. This may include those undergoing social care assessments for intensive supported accommodation.

We have gaps in provision of placements with support for those with higher needs, including appropriate ex-offender accommodation, increased harm reduction capacity, specific dry house for detox placement or rehab recovery, and those with

poor mental health (as identified in 'Mental Health Supported Accommodation for People living in Ceredigion' report).

Due to Ceredigion County Council not holding social housing stock, the temporary accommodation provision will be sourced through partnership working with RSL's, leased accommodation from private landlords and where possible Council owned buildings.

All persons in emergency/ temporary accommodation will be allocated a housing support worker through the central Gateway to support move on to settled homes. Support can continue once settled if required.

Settled accommodation will continue to be sourced through private rented sector as well as social rented sector and the common allocations policy will be reviewed, exploring whether changes are needed to better support homeless households.

6.5 Pandemic response

The Covid-19 pandemic and the Welsh Government response to homelessness as a result (Everyone-in) was a leading cause of our temporary accommodation stock increasing. We are not yet seeing any decrease in pressure on the system, partly due to subsequent legislative changes increasing priority need groups, and partly due to the cost of living crisis.

The service adapted during the pandemic and has settled into an increased stock of accommodation, a new structure and processes which at present does not require any further changes.

The enactment of the Renting Homes (Wales) Act 2016 brought opportunities to intervene at an earlier stage, with the introduction of 6 month notices which puts a greater emphasis on prevention and time to find alternative solutions so that temporary accommodation is not required. It is clear also that there are further changes on the horizon regarding homelessness including intentionality decisions, prevention duties and priority need among others.

The aims of Rapid Rehousing may in part be helped by such changes which may bring further opportunities, but in any case, the vision and aims will still be relevant. Once further announcements are made later this year, we will look to evaluate our common allocation policy and the impact on current direction and practice.

6.6 Initial socio-economic/ equalities impact assessment

A full impact assessment will be carried out prior to the publication of the plan and appended to the document.

Resource planning – Section 7

7.1 Existing resource

Since the pandemic and increased financial support from Welsh Government the financial landscape has changed. The information below sets out the current sources of funding and impact of change.

Rental income

All placements in temporary accommodation are liable for rent. Most placements are able to claim housing benefit to cover their rent costs. Where properties are offered for use by partner Registered Social Landlords, rental income is collected by the RSL directly.

Rent is set by comparison to the Local Housing Allowance (at 90%) and in Ceredigion is represented by the following levels weekly.

1 room (including shared)	- £83.08
2 rooms (1 bed)	- £83.08
3 rooms (2 bed)	- £103.84
4 rooms (3 bed)	- £112.50
greater than 4 rooms	- £145.39

(rooms includes bedroom and living room)

Rents have remained static for several years and whilst costs may have increased, we are not able to react to the market by adjusting rents, hence the Council is increasingly subsidising temporary accommodation.

Service charge

Shared temporary accommodation has an additional liability for occupiers of a service charge weekly. The service charge covers utility bills at the premises and repairs. The service charge income liability in all shared accommodation is £29/week. *(Self-contained accommodations are liable for their own bills.)*

Through the pandemic when the Council was working hard to keep everyone in accommodation some large debts were incurred through the non-payment of service charges by occupiers. This is now under control and the service is better able to maintain costs associated with temporary accommodation and minimise subsidy.

Service charge can be adjusted in line with expenditure levels for relevant costs but may not be used to subsidise other areas.

No One Left Out Grant

2022-23 saw additional funding provided by Welsh Government to maintain the increased level of temporary accommodation taken on during the pandemic. Currently three properties are subsidised through this funding source, with claims offset for 2022-23 by half yearly rent and service charge income. Through 2023-24 claims will be fully offset (as required) by income from rent and service charges at these properties.

This funding was also used to pay for B&B/ hotel accommodation required.

This grant is currently funding all B&B/ hotel placements and is contributing to the operation of 24 units of temporary accommodation. A grant cut would have a significant impact on core budget, or service delivery.

Discretionary Homeless Prevention Grant

To mitigate increasing costs associated with prevention and move-on, and considering updated HSG guidance preventing use of the funds for such things as rent in advance and security deposits, Welsh Government offered additional funding through a discretionary fund.

In Ceredigion this fund was utilised largely for the following measures.

- Top up to Discretionary Housing Payment benefit budget.
- Rent in advance and security deposit to secure move-on accommodation.
- Rent arrears to secure tenancy (where not eligible for DHP)
- Incidental costs to maintain tenancy.

Through this additional funding from Welsh Government, we have been able to maintain a level of service to the public which the Council would find difficult to provide otherwise, particularly as HSG guidance had changed to prevent its use for such causes. In addition, this fund has increased the Discretionary Housing Benefit pot.

Youth Innovation Fund

Youth innovation funding is a grant which we have used successfully for the last few years to provide a 4 bedroomed triage unit for young people. Through this provision we can provide more vulnerable people with safe accommodation away from the general cohort.

The grant is offset with rental income received through the unit, which in 2022/23 was more favourable than expected due to the facility being largely fully occupied through the year.

It is expected that Youth Innovation funding will be transferred to HSG pot, and services can be commissioned to maintain this project.

Housing Support Grant

An element of Housing Support Grant funding is utilised to run support at temporary accommodation locations of varying degrees. Our ex-offender and harm reduction projects are sufficiently funded by HSG currently to enable 24hour staffing.

Our triage unit (10 beds) and our staffed transitional temporary accommodation (8 units) also benefit from partial funding through HSG through the provision of support at the unit, which makes up enough shortfall to ensure the units are staffed 24/7.

During the transition through Rapid Rehousing, and in coordination with our Housing Support Grant recommissioning currently taking place, our expectations regarding the funding delivered to temporary accommodation units through support is that this will change, and alongside this, levels of staffing will need to change.

We are currently in the process of establishing the hours of support and management required at various locations in advance of recommissioning.

Council Core funding

Management of temporary accommodation is delivered through our partners and funded through core budget.

Currently management of shared accommodation is provided by two key partners who are also able to deliver support and by the RSL's in relation to self-contained accommodation.

Core funding is also allocated towards maintenance and repair and bills related to temporary accommodation.

Due to the inability to alter rental incomes in temporary accommodation the Council will have an increasing liability, subsidising temporary accommodation.

Homeless prevention grant - s180

A considerable sum of grant is currently delivered to a key partner through HSG to maintain a 24hr staffed triage centre with 10 beds of accommodation.

This grant will be reducing by £195,000 in 2024 and this will have a considerable impact on the overall budget and ability to continue delivery. This will have an impact on core and HSG funding.

The table below identifies cost of service delivery in 2022/23 via various sources for provision of temporary accommodation units including harm reduction and ex-offenders, noting expected changes without adjusting future provision.

Fig 45. Cost of homeless service delivery

Funding source	2022/23 income	note
Rent/ service charge	£205,848	Expected £217,379 for 2024
No One Left Out	£319,529	Funding guaranteed for 23/24 only
Discretionary Homeless Prevention	£81,448	Funding guaranteed for 23/24 only
Youth Innovation Fund	£22,402	Funding guaranteed for 23/24 only
Core funding	£20,364	Budget of £158,170 for 2024/25
Homeless prevention fund	£162,048	Reduction to £53,659 for 2024/25.
Housing Support Grant	£414,169	Limited to support staffing costs at projects.
TOTAL	£1,205,444	

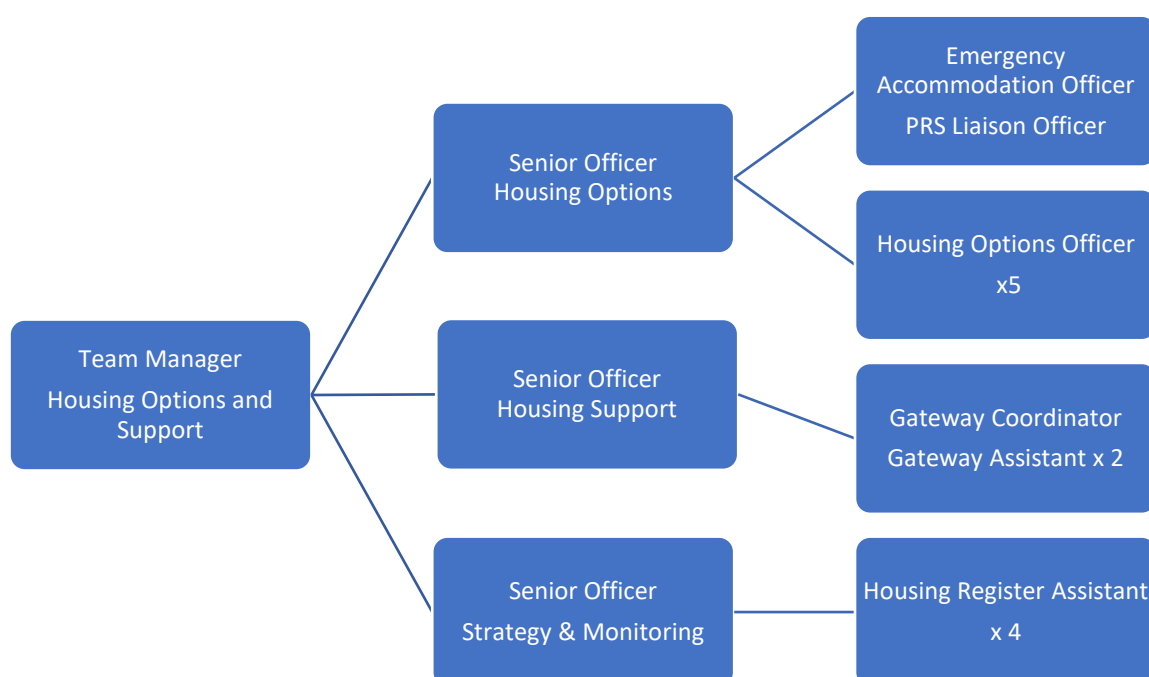
As can be seen from the table the cost of homelessness prevention and relief relating to temporary accommodation, including projects with support is significant. Not included in these costs are the wider prevention activity delivered largely through Housing Support Grant providers, or internal staffing costs for the service.

Potential reductions in Welsh Government grant would have a significant impact on both Core Budget and Housing Support Grant. We will continue to work through potential impacts as grant funding announcements are delivered later this year. Significant for Ceredigion is the reduction of the Homeless Prevention Fund, which covers prevention and outreach activity as well as the Triage centre, by £195,223.

7.2 Staffing

The Housing Options and Support Service is the primary team for preventing and addressing homelessness. Restructuring of services took place during 2021/22 as part of a wider Through Age and Wellbeing plan incorporating Council prevention and social care services.

The new structure currently exists as follows.



Housing Options

The service is focused on homeless prevention and relief through Housing (Wales) Act statutory duties. Housing Options officers assess homeless household presentations, refer for additional support if required and aid the person through support, negotiations and alternative options.

The Emergency Accommodation officer is primarily focussed on the management and allocation of temporary emergency accommodation where needed. The PRS liaison officers primary role is in delivery of Leasing Scheme Wales, and in improving relationships with the private rented sector.

Housing Support

The service manages the Gateway to housing support, filtering referrals to appropriate third sector providers and monitoring the services. Responsible for the

Housing Support Programme Plan, the service is currently looking to recommission HSG services across the board.

Housing Register, Strategy & Monitoring

The service is responsible for developing and monitoring the Housing Strategy and the common housing register. The team is responsible for assessing applications to the social housing register and ensuring effective use of the stock (as owned by RSL's).

Through this service provision, the primary teams focussed on homeless prevention and relief can work together to ensure appropriate support and options are delivered. Teams work well with other colleagues such as in the other three housing teams, Housing Standards, Affordable Housing and the Adaptations and Energy Efficiency and wider Through Age Model. There are no proposed changes to the structures at this time.

7.3 Priorities

Our five priorities are outlined in more detail above and actions to be taken are identified below.

Priority 1: There is early intervention and prevention to avoid the need for temporary accommodation wherever possible.

Actions:

- Improve website information.
- Undertake timely assessments and actions.
- Offer third sector support.
- Engage with internal early intervention and prevention services.
- Improve information and delivery of information for young persons.

Priority 2: Temporary accommodation placements are as short as possible and there are clear pathways out of temporary accommodation.

Actions:

- Increased development of Social Housing through SHG, according to needs identified.
- Growth of the Leasing Scheme Wales portfolio.
- Develop relationships with private sector landlords and letting agents.
- Offer of landlord guarantee scheme.
- Improved referral pathways to young persons and supported schemes.

Priority 3: That there is sufficient support available for people in temporary accommodation to resolve their situation.

Actions:

- Dedicated housing support is provided for temporary accommodation placements.
- All placements are allocated a support worker with a primary focus to settled accommodation.

Priority 4: That there are specific types of temporary accommodation available to meet needs.

Actions:

- Development/ improvement of accommodation with support for target groups.
 - High risk & ex-offenders
 - Poor mental health
 - Harm reduction, detox and post rehab
- Pet friendly temporary accommodation is sourced.

Priority 5: That B&B and Hotel use is by exception only.

Actions:

- All avenues are exhausted before placement, including friends and family, or extending current placement.
- Households placed in B&B and Hotels remain priority for alternative temporary accommodation.

7.4 Resource plan

The table below provides the estimate of the financial impact of proposed changes to temporary accommodation units and prevention activity over a five-year transition period.

Assumptions:

- HSG floating support not included.
- Capital costs assume purchase and renovation of new units.
- Lease and repair costs included in operational costs.
- No adjustment for inflation.
- Staffing reductions in low need shared accommodation.
- Capital costs indicate purchase of new buildings.

Fig 46. 5 year resource expectations

Type	Year 1	Year 2	Year 3	Year 4	Year 5
Low needs – shared	C - £0 O - £210,500	C - £0 O - £210,500	C - £0 O - £210,500	C - £0 O - £180,800	C - £0 O - £180,800

	S - £136,000	S - £84,500	S - £84,500	S - £65,500	S - £65,500
Low needs – self-contained	C - £0 O - £70,000 S - £0	C - £0 O - £62,500 S - £45,000	C - £0 O - £55,000 S - £38,334	C - £0 O - £47,500 S - £31,668	C - £0 O - £40,000 S - £25,000
Medium needs - Triage	C - £0 O - £275,000 S - £100,000	C - £0 O - £275,000 S - £100,000	C - £0 O - £275,000 S - £100,000	C - £0 O - £275,000 S - £100,000	C - £0 O - £275,000 S - £100,000
High needs – Ex-offender	C - £400,000 O - £34,000 S - £100,000	C - £0 O - £25,000 S - £120,000	C - £0 O - £25,000 S - £120,000	C - £0 O - £25,000 S - £120,000	C - £0 O - £25,000 S - £120,000
High needs – Substance misuse recovery	C - £0 O - £38,000 S - £170,000	C - £450,000 O - £28,000 S - £271,500	C - £0 O - £28,000 S - £271,500	C - £0 O - £28,000 S - £271,500	C - £0 O - £28,000 S - £271,500
High needs – Mental health	C - £0 O - £0 S - £0	C - £0 O - £0 S - £0	C - £450,000 O - £28,000 S - £125,000	C - £0 O - £28,000 S - £125,000	C - £0 O - £28,000 S - £125,000
B&B costs	C - £0 O - £33,500 S - £0	C - £0 O - £33,500 S - £0	C - £0 O - £20,000 S - £0	C - £0 O - £10,000 S - £0	C - £0 O - £0 S - £0
Prevention & relief*	C - £0 O - £35,000 S - £0	C - £0 O - £37,000 S - £0	C - £0 O - £39,000 S - £0	C - £0 O - £41,000 S - £0	C - £0 O - £43,000 S - £0
Total	£1,602,000	£1,742,500	£1,869,834	£1,348,968	£1,326,800
(less capital)	£1,202,000	£1,292,500	£1,419,834	£1,348,968	£1,326,800

C = Capital; O = Operational (including lease); S = Support

*= rent & bond, moving, storage etc.

At the end of the five year transition provision of service is likely to be in the same region as current provision, despite that there is an intention of a smaller number of low need temporary accommodation units. There is some scope to reduce staffing levels in shared accommodation units further.

However, the introduction of additional capacity for high needs, including ex-offenders, substance misuse and mental health needs introduces additional cost pressures. Through joint working with social care and health partners opportunities for joint funding operational costs at these locations will be explored. Through partnership working and addressing the root cause of homelessness for those with high level needs, we hope to reduce repeat presentations into homelessness.

Glossary

HSG – Housing Support Grant

HMPPS – Her Majesties Prisons and Probation Service

IOM – Integrated Offender Management

TA – Temporary Accommodation

LHA – Local Housing Allowance

PRS – Private Rented Sector

RSL – registered Social Landlord

Cyngor Sir Ceredigion County Council - Integrated Impact Assessment (IIA)

An integrated tool to inform effective decision making



This **Integrated Impact Assessment tool** incorporates the principles of the Well-being of Future Generations (Wales) Act 2015 and the Sustainable Development Principles, the Equality Act 2010 and the Welsh Language Measure 2011 (Welsh Language Standards requirements) and Risk Management in order to inform effective decision making and ensuring compliance with respective legislation.

1. PROPOSAL DETAILS: (Policy/Change Objective/Budget saving)

Proposal Title	Rapid Rehousing Plan 2023 - 2028
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Service Area	Housing	Corporate Lead Officer	Greg Jones	Strategic Director	James Starbuck
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Name of Officer completing the IIA	Sarah Williams	E-mail	Sarah.lwilliams@ceredigion.gov.uk	Phone no	4138
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Please give a brief description of the purpose of the proposal

The Local Authority is committed to making homelessness rare, brief and unrepeatable. This is a key element of our Housing Strategy 2023 – 2028. The Rapid Rehousing Plan has been requested by Welsh Government to detail our priorities in this area, to achieve the National Aims of Rare, Brief and Unrepeatable, which we share.

Who will be directly affected by this proposal? (e.g. The general public, specific sections of the public such as youth groups, carers, road users, people using country parks, people on benefits, staff members or those who fall under the protected characteristics groups as defined by the Equality Act and for whom the authority must have due regard).

Those who are homeless, threatened with homelessness or struggling with sustaining their home.

VERSION CONTROL: The IIA should be used at the earliest stages of decision making, and then honed and refined throughout the decision making process. It is important to keep a record of this process so that we can demonstrate how we have considered and built in sustainable development, Welsh language and equality considerations wherever possible.

Author	Decision making stage	Version number	Date considered	Brief description of any amendments made following consideration
Sarah Williams	Scrutiny	1	11/3/24	First version
				<i>This will demonstrate how we have considered and built in sustainable development throughout the evolution of a</i>

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				<i>proposal. Have you considered and applied the sustainable development principle and Well-being Goals?</i>

COUNCIL STRATEGIC OBJECTIVES: Which of the Council's Strategic Objectives does the proposal address and how?

Boosting the Economy, supporting Business and enabling employment.	
Creating caring and healthy communities	The Rapid Rehousing Plan aims to provide early assistance and support for peoples' housing needs, sustaining their accommodation or enabling them to move on where appropriate. The right level and type of support will be provided at the right time, to prevent escalation. When homelessness cannot be avoided we seek to provide appropriate temporary solutions for as short a time as possible, resettling the household into sustainable, long term solutions that meet their needs.
Providing the best start in life and enabling learning at all ages	By working with other services we aim to develop housing solutions for young people transitioning into adulthood and independence.
Creating sustainable, greener and well-connected communities	

NOTE: As you complete this tool you will be asked for **evidence to support your views**. These need to include your baseline position, measures and studies that have informed your thinking and the judgement you are making. It should allow you to identify whether any changes resulting from the implementation of the recommendation will have a positive or negative effect. Data sources include for example:

- Quantitative data - data that provides numerical information, e.g. population figures, number of users/non-users
- Qualitative data – data that furnishes evidence of people's perception/views of the service/policy, e.g. analysis of complaints, outcomes of focus groups, surveys
- Local population data from the census figures (such as Ceredigion Welsh language Profile and Ceredigion Demographic Equality data)
- National Household survey data
- Service User data
- Feedback from consultation and engagement campaigns
- Recommendations from Scrutiny
- Comparisons with similar policies in other authorities
- Academic publications, research reports, consultants' reports, and reports on any consultation with e.g. trade unions or the voluntary and community sectors, 'Is Wales Fairer' document.
- Welsh Language skills data for Council staff



2. SUSTAINABLE DEVELOPMENT PRINCIPLES: How has your proposal embedded and prioritised the five sustainable development principles, as outlined in the Well-being of Future Generations (Wales) Act 2015, in its development?			
Sustainable Development Principle	Does the proposal demonstrate you have met this principle? If yes, describe how. If not, explain why.	What evidence do you have to support this view?	What action (s) can you take to mitigate any negative impacts or better contribute to the principle?
Long Term Balancing short term need with long term and planning for the future.	<ul style="list-style-type: none"> The term for the Plan is 5 years. After which it will be reviewed to ensure it is still meeting residents needs and amended accordingly. Short term needs are addressed through immediate response and support provision. Some solutions require a more long term approach, working with Porth Cynnal to develop accommodation that has the right support. 	The availability of immediate support. The plans for longer term changes.	Ensure any business case put forward for schemes appropriately reflects the need to be addressed, and the savings in annual costs (spend to save).
Collaboration Working together with other partners to deliver.	<ul style="list-style-type: none"> The Plan requires the support of other internal services and external agencies to be fully realised. Relationships in many areas are sufficiently developed to deliver. 	Regular partner working through commissioned services and contracts. Discussion with relevant internal services in the recommissioning or development of initiatives.	Requires closer working with Porth Cynnal services in developing new supported housing opportunities.
Involvement Involving those with an interest and seeking their views.	<ul style="list-style-type: none"> Support providers have opportunity for feedback and service development. Governance to be undertaken through Strategic Housing Partnership Corporate Managers will contribute to service development of new initiatives. 	Quarterly reviews with housing support providers. RRH shared within Strategic Housing Partnership meeting for development of RRH and continued Governance.	N/A

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	<ul style="list-style-type: none"> The Rapid Rehousing Plan will be shared with partners 		
Prevention Putting resources into preventing problems occurring or getting worse.	<ul style="list-style-type: none"> The Rapid Rehousing Plan embodies the aim of prevention in order to maintain sustainable homes, preventing homelessness where possible. 	Housing Support services are aimed at prevention of homelessness and sustaining suitable accommodation.	N/A
Integration Positively impacting on people, economy, environment and culture and trying to benefit all three.	The Plan aims to ensure people can live in communities that support their needs and provide the right support for them to maintain their housing.	Housing Support services are aimed at prevention of homelessness and sustaining suitable accommodation.	Consider specific national strategies developed for protected groups, e.g. Armed Forces, Anti-Racism, Gypsy and Traveller.



3. WELL-BEING GOALS: Does your proposal deliver any of the seven National Well-being Goals for Wales as outlined on the Well-being of Future Generations (Wales) Act 2015? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. We need to ensure that the steps we take to meet one of the goals aren't detrimental to meeting another.			
Well-being Goal	Does the proposal contribute to this goal? Describe the positive or negative impacts-	What evidence do you have to support this view?	What action (s) can you take to mitigate any negative impacts or better contribute to the goal?
3.1. A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs.	Housing support contracts and any future development of accommodation based schemes provide the opportunity to support this area.	Opportunities for local procurement are pursued through the Councils procurement systems. Housing support grant is approx. £4m/ annum.	Community benefits can be realised through procurement avenues.
3.2. A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change).	There is limited scope for this goal within the Plan.	N/A	No negative impacts.
3.3. A healthier Wales People's physical and mental wellbeing is maximised and health impacts are understood.	Through delivery of housing support, people's physical and mental wellbeing will be addressed, in the context of their housing need. Temporary accommodation solutions will seek to take account of physical and mental wellbeing where possible.	Legislation and guidance documents support this approach.	Close working with other Pyrrhs through the Through Age Wellbeing model.
3.4. A Wales of cohesive communities Communities are attractive, viable, safe and well connected.	The Plan aims to support people to remain in their communities through homeless prevention. Where homelessness cannot be prevented, a lack of affordable housing options limits choice about where to live.	Enabling local people to remain in their communities will contribute to their wellbeing.	Supporting affordable housing options across the County will assist choice.

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3.5. A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental well-being.	There is limited scope for this goal within the Plan.	N/A	Maintaining communities through housing choice will limit impacts on resources.
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3.6. A more equal Wales People can fulfil their potential no matter what their background or circumstances. <i>In this section you need to consider the impact on equality groups, the evidence and any action you are taking for improvement.</i> <i>You need to consider how might the proposal impact on equality protected groups in accordance with the Equality Act 2010?</i> <i>These include the protected characteristics of age, disability, gender reassignment, marriage or civil partnership, pregnancy or maternity, race, religion or beliefs, gender, sexual orientation.</i> Please also consider the following guide:: Equality Human Rights - Assessing Impact & Equality Duty				Describe why it will have a positive/negative or negligible impact. <i>Using your evidence consider the impact for each of the protected groups. You will need to consider do these groups have equal access to the service, or do they need to receive the service in a different way from other people because of their protected characteristics. It is not acceptable to state simply that a proposal will universally benefit/disadvantage everyone. You should demonstrate that you have considered all the available evidence and address any gaps or disparities revealed.</i>	What evidence do you have to support this view? <i>Gathering Equality data and evidence is vital for an IIA. You should consider who uses or is likely to use the service. Failure to use <u>data</u> or <u>engage</u> where change is planned can leave decisions open to legal challenge. Please link to involvement box within this template. Please also consider the general guidance.</i>	What action (s) can you take to mitigate any negative impacts or better contribute to positive impacts? <i>These actions can include a range of positive actions which allows the organisation to treat individuals according to their needs, even when that might mean treating some more favourably than others, in order for them to have a good outcome. You may also have actions to identify any gaps in data or an action to engage with those who will/likely to be effected by the proposal. These actions need to link to Section 4 of this template.</i>
Age Do you think this proposal will have a positive or a negative impact on people because of their age? (Please tick ✓)				There is a positive impact for all age groups in preventing or minimising homelessness.	Homeless presentations are overrepresented in the 16 – 25y age group (27.5% of homeless households compared to 17.2% of general population) and underrepresented in the older age groups (3.9% of homeless households compared to 29.9% of general population)	There are specific Housing Support commissioned services to address the needs of younger and older age groups.
Children and Young People up to 18	Positive	Negative	None/ Negligible	The Plan identifies particular challenges with under 35's due to benefit allowances, and lack of affordable one bed homes. The Plan will work alongside the wider Housing Strategy to address needs.	54% of homeless households in temporary accommodation have a primary applicant between the ages of 16 – 34.	Closer working with the Porth Cymorth Cynnar, Family and Youth support teams and with Porth Cynnal, Planned Care will enable better prevention.
	✓					
People 18-50	Positive	Negative	None/ Negligible			
	✓					
Older People 50+	Positive	Negative	None/ Negligible			
	✓					

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					Over 55 years only make up 10% of homeless households in temporary accommodation. Key statistics are contained in the Rapid Rehousing Plan.	
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Disability Do you think this proposal will have a positive or a negative impact on people because of their disability? (Please tick ✓)				The Plan recognises that there is limited appropriate temporary and long term solutions for some areas of disability. The wider Housing Strategy seeks to address this through development. It is important to provide a range of housing services that enable people to maintain their independence and wellbeing and there are specific housing support providers that meet areas of need identified. Future plans include addressing a specific need for people with acute mental health needs as this area is lacking.	Though a need to move on medical grounds is high for social housing applications, the number of people with disability who are homeless is low. The ability to offer ground floor/ no steps accommodation is limited. The 2021 Census identifies 22% of the population as having a long term health problem or disability which limits their day to day activities.	There are specific Housing Support commissioned services to address the needs of disabled people.
Hearing Impairment	Positive	Negative	None/ Negligible			
			✓			
Physical Impairment	Positive	Negative	None/ Negligible			
			✓			
Visual Impairment	Positive	Negative	None/ Negligible			
			✓			
Learning Disability	Positive	Negative	None/ Negligible			
			✓			
Long Standing Illness	Positive	Negative	None/ Negligible			
			✓			
Mental Health	Positive	Negative	None/ Negligible			
	✓					
Other	Positive	Negative	None/ Negligible			
			✓			

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Transgender Do you think this proposal will have a positive or a negative impact on transgender people? (Please tick ✓)				There will be no differential impact on transgender persons. Individual needs are identified through application and addressed accordingly.	Figures on gender reassignment are difficult to establish since most people experiencing gender dysmorphia are likely to wish to remain undetected. One in eight people in Ceredigion aged under 35 years old identify with an LGBTQA+ sexual orientation, new census figures show. The Census data shows 1,660 people aged between 16 and 24 years old in Ceredigion said they identified with a sexuality other than heterosexual when the Census took place in March 2021, alongside 500 aged 25 to 34. In addition, the latest Census figures show that 1 in 8 people in Ceredigion, aged under 35 years old identify with an LGBTQA+ orientation. Despite the census data, actual numbers are very low and difficult to quantify.	Individual needs are identified and a person centered approach taken to support.
Transgender	Positive	Negative	None/ Negligible			
			✓			

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Marriage or Civil Partnership Do you think this proposal will have a positive or a negative impact on marriage or Civil partnership? (Please tick ✓)				The Plan aims to provide housing to suit the individuals need irrespective of marital status.	The majority of homeless presentations are single people – 74%. This is compared to census data which indicated 33% of the total population are single.	Individual needs are identified and a person centered approach taken to housing and support.
Marriage	Positive	Negative	None/ Negligible			
			✓			
Civil partnership	Positive	Negative	None/ Negligible			
			✓			
Pregnancy or Maternity Do you think this proposal will have a positive or a negative impact on pregnancy or maternity? (Please tick ✓)				The Plan aims to provide homeless solutions to suit the household need.	Households with children are not placed in shared housing.	Individual needs are identified and a person centered approach taken to support.
Pregnancy	Positive	Negative	None/ Negligible			
	✓					
Maternity	Positive	Negative	None/ Negligible			
	✓					
Race Do you think this proposal will have a positive or a negative impact on race? (Please tick ✓)				Customs, beliefs and traditions within diverse communities will be respected. Limited temporary accommodation options may mean compromises need to be made.	The majority of Ceredigion's residents (96.2%) are white, with the majority of those being White Welsh, Scottish, Northern Irish, English, or British. The next largest ethnic group in Ceredigion is Asian, Asian British or Asian Welsh with 1,096 people or 1.5% of the County's population. A further 867 or 1.2% of the population are from Mixed or	The use of interpretation services might be required for service users who are migrants and have limited or no Welsh/English language skills. Consider Anti-Racist Wales Action Plan.
White	Positive	Negative	None/ Negligible			
			✓			
Mixed/Multiple Ethnic Groups	Positive	Negative	None/ Negligible			
			✓			
Asian / Asian British	Positive	Negative	None/ Negligible			

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			✓			
Black / African / Caribbean / Black British	Positive	Negative	None/ Negligible		Multiple ethnic groups, and 366 or 0.5% are Black, Black British, Black Welsh, Caribbean or African.	
			✓			
Other Ethnic Groups	Positive	Negative	None/ Negligible			
			✓			

Religion or non-beliefs Do you think this proposal will have a positive or a negative impact on people with different religions, beliefs or non-beliefs? (Please tick ✓)				Customs, beliefs and traditions within diverse communities will be respected.	The largest proportion of the population in Wales describe themselves in the 2021 Census as having no religion (47%), followed by Christian (44%). Muslim is the next largest group in Wales with 66,947 members representing 2.2% of the population. In Ceredigion, the largest proportion of the population state their religion as Christian (47%), followed by no religion (43%). Other religions, which includes Pagan, Spiritualism and Spiritualist are the next largest group at 0.9% of the population.	Individual needs are identified and a person centered approach taken to support.
Christian	Positive	Negative	None/ Negligible			
			✓			
Buddhist	Positive	Negative	None/ Negligible			
			✓			
Hindu	Positive	Negative	None/ Negligible			
			✓			
Humanist	Positive	Negative	None/ Negligible			
			✓			
Jewish	Positive	Negative	None/ Negligible			
			✓			
Muslim	Positive	Negative	None/ Negligible			
			✓			
Sikh	Positive	Negative	None/ Negligible			
			✓			
Non-belief	Positive	Negative	None/			

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			Negligible			
			✓			
Other	Positive	Negative	None/ Negligible			
			✓			

Sex Do you think this proposal will have a positive or a negative impact on men and/or women? (Please tick ✓)				The Plan aims to provide homeless solutions to suit the individuals need.	According to the 2021 Census, females (51%) account for slightly more of the population in Ceredigion than males (49%). The majority of our single person presentations are male (2:1)	Individual needs are identified and a person centered approach taken to support.
Men	Positive	Negative	None/ Negligible			
	✓					
Women	Positive	Negative	None/ Negligible			
	✓					

Sexual Orientation Do you think this proposal will have a positive or a negative impact on people with different sexual orientation? (Please tick ✓)				The Plan aims to provide homeless solutions to suit the individuals need. Where discrimination has been a factor in homelessness, sensitivity will be applied in placements.	For the first time in 2021, information on sexual orientation was recorded in a Census. In Ceredigion, 85% identified as Straight or Heterosexual, with 10% choosing not to answer this question. A further 3% or 1,617 are bisexual, and 2% or 941 are gay or lesbian. Prior to the Census in 2021, it had been estimated that 5-7% of the population were lesbian, gay or bisexual.	Individual needs are identified and a person centered approach taken to support.
Bisexual	Positive	Negative	None/ Negligible			
	✓					
Gay Men	Positive	Negative	None/ Negligible			
	✓			Individual needs are identified through application and addressed accordingly.		
Gay Women / Lesbian	Positive	Negative	None/ Negligible			
	✓					
Heterosexual / Straight	Positive	Negative	None/ Negligible			
	✓					



In further regard of a more equal Wales, we have considered also the following specific groups.

Armed Forces Personnel Do you think this proposal will have a positive or a negative impact on Armed Forces Personnel? (Please tick ✓)				Specific homelessness solutions are offered to ex-forces thorough specialist schemes, although these are not based in Ceredigion.	The Census 2021 tell us that 2525 people in Ceredigion (4.1%) have previously served in the Armed Forces, compared with 4.5% across Wales.	Work with specialist charity with regard a more local solution.
AF Personnel	Positive	Negative	None/ Negligible			
	✓					

Carers Do you think this proposal will have a positive or a negative impact on Carers? (Please tick ✓)				The Plan aims to provide homeless solutions to suit the individuals need. The household make up will be taken into account when developing solutions to homelessness.	According the Census 2021, there are 7,421 unpaid carers in Ceredigion. There are 2,338 providing 50 hours per week or more which is slightly higher than the 2,225 in 2011.	Individual needs are identified and a person centered approach taken to support.
Carers	Positive	Negative	None/ Negligible			
			✓			

Having due regards in relation to the three aims of the Equality Duty - determine whether the proposal will assist or inhibit your ability to eliminate discrimination; advance equality and foster good relations.

3.6.2. How could/does the proposal help advance/promote equality of opportunity?

You should consider whether the proposal will help you to: ● Remove or minimise disadvantage ● To meet the needs of people with certain characteristics ● Encourage increased participation of people with particular characteristics

The Rapid Rehousing Plan will help promote equality of opportunity for all homeless households to be provided with safe, quality, affordable living accommodation suitable to their individual needs.

3.6.3. How could/does the proposal/decision help to eliminate unlawful discrimination, harassment, or victimisation?



You should consider whether there is evidence to indicate that: ● The proposal may result in less favourable treatment for people with certain characteristics ● The proposal may give rise to indirect discrimination ● The proposal is more likely to assist or impeded you in making reasonable adjustments

The Plan helps to eliminate harassment and victimisation by providing support for those who's housing situation is affected by this.

3.6.4. How could/does the proposal impact on advancing/promoting good relations and wider community cohesion?

You should consider whether the proposal with help you to: ● Tackle prejudice ● Promote understanding

The Rapid Rehousing Plan is firstly focussed on prevention, enabling households to remain within the communities that they reside. Joint solutions with other statutory agencies such as Police, Probation, Health and Social Care are explored and developed. Peer support within communities is encouraged through the Housing Support Programme.

Having due regard of the Socio-Economic Duty of the Equality Act 2010.

Socio-Economic Disadvantage is living in less favourable social and economic circumstances than others in the same society.

As a listed public body, Ceredigion County Council is required to have due regard to the Socio-Economic Duty of the Equality Act 2010. Effectively this means carrying out a poverty impact assessment. The duty covers all people who suffer socio-economic disadvantage, including people with protected characteristics.

3.6.5 What evidence do you have about socio-economic disadvantage and inequalities of outcome in relation to the proposal?

Describe why it will have a positive/negative or negligible impact.

Evidence points to those with low incomes having restricted housing choices which can impact their opportunities within their local community, for housing, support, employment and education. Disproportionately, those with low incomes are more likely to be found homeless. This group is less able to find housing solutions which are affordable.

The Housing Strategy contains measures to improve the availability of affordable housing.

The Homeless Service and Rapid Rehousing Plan look to take advantage of financial support opportunities such as grant funding, discretionary housing payments and benefits to support those with socio-economic disadvantages.

What evidence do you have to support this view?



Each homeless household's financial situation is explored in order to develop a personal housing plan to aid them in finding suitable and sustainable accommodation to relieve homelessness.

What action(s) can you take to mitigate any negative impacts or better contribute to positive impacts?

Housing Options Service will explore socio-economic factors with households and signpost to Specialist Advice Services where appropriate. Housing Support provides assistance and advice around money management, income maximisation, budgeting, healthy lifestyles and managing accommodation. The Housing Strategy aims to maximise delivery of affordable housing and affordable housing options.



3.7. A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh Language are promoted and protected. <i>In this section you need to consider the impact, the evidence and any action you are taking for improvement. This in order to ensure that the opportunities for people who choose to live their lives and access services through the medium of Welsh are not inferior to what is afforded to those choosing to do so in English, in accordance with the requirement of the Welsh Language Measure 2011.</i>				Describe why it will have a positive/negative or negligible impact.	What evidence do you have to support this view?	What action (s) can you take to mitigate any negative impacts or better contribute to positive impacts?
Will the proposal be delivered bilingually (Welsh & English)?	Positive	Negative	None/ Negligible	The Plan will be available in both Welsh and English.	Bilingual copies of the final Plan will be available on the corporate website in accordance with full compliance with the Council Welsh Language Standards.	N/A
	✓					
Will the proposal have an effect on opportunities for persons to use the Welsh language?	Positive	Negative	None/ Negligible	Service provision will be available in Welsh and English. Homeless prevention will enable communities to stay together.	Ceredigion Welsh Language Profile: 45.3% (31,678) of the population over 3 years old are welsh speakers according to Census 2021 returns. We record applicants language of choice on application.	N/A
	✓					
Will the proposal increase or reduce the opportunity for persons to	Positive	Negative	None/ Negligible	Service users may access their housing service in Welsh or English in accordance	Applicants can approach in either Welsh or English and receive a full service.	N/A
	✓					

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access services through the medium of Welsh?				with the Council's language policy.		
How will the proposal treat the Welsh language no less favourably than the English language?	Positive	Negative	None/ Negligible	The Rapid Rehousing Plan will be available in both languages.	Through the recommissioning of housing Support Services, providers will need to agree to adhere to the Council's Welsh Language Standards.	N/A
	✓					
Will it preserve promote and enhance local culture and heritage?	Positive	Negative	None/ Negligible	The prevention of homelessness seeks to keep people within their communities.	Keeping people within their communities supports cultural heritage.	N/A
	✓					



4. STRENGTHENING THE PROPOSAL: If the proposal is likely to have a negative impact on any of the above (including any of the protected characteristics), what practical changes/actions could help reduce or remove any negative impacts as identified in sections 2 and 3?

4.1 Actions.

What are you going to do?	When are you going to do it?	Who is responsible?	Progress

4.2. If no action is to be taken to remove or mitigate negative impacts please justify why.

(Please remember that if you have identified unlawful discrimination, immediate and potential, as a result of this proposal, the proposal must be changed or revised).

No negative impacts identified.

4.3. Monitoring, evaluating and reviewing.

How will you monitor the impact and effectiveness of the proposal?

The impact and the effectiveness of the Plan will be monitored through Strategic Housing Partnership which meets quarterly and continuous conversations with our partners.

5. RISK: What is the risk associated with this proposal?

Impact Criteria	1 - Very low	2 - Low	3 - Medium	4 - High	5 - Very High
Likelihood Criteria	1 - Unlikely to occur	2 - Lower than average chance of occurrence	3 - Even chance of occurrence	4 - Higher than average chance of occurrence	5 - Expected to occur
Risk Description	Impact (severity)		Probability (deliverability)		Risk Score

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Prevention not achieved and demand for temporary accommodation increases	4 Increased demand on TA brings increased cost of service delivery TA is provided by partner agencies and reliant on good relationships	3 Established systems are in place for prevention	12 Medium risk, increased demands will have a financial impact and may be limited ability to source more TA.
Lack of move-on options causes long stays in temporary accommodation	3 Main impact is the blocking of TA for new cases	3 Housing Strategy looking to increase options	9 Low/ Med risk. Safe for those in TA, but causes increased need for more.
Support in temporary accommodation is lacking	2 Support needs are low in most cases, except for particular groups of specialist need (see below)	1 Recommissioning of support services will include dedicated support team for TA	2 Low risk
Inability to develop specialist supported temporary accommodation solutions	4 Needs are identified, lack of this type causes pressure on regular TA and does not meet needs.	4 High chance of not being developed due to need for additional resources and joint working	16 Med/high risk which is hampered by increased resource need
Use of B&B for homeless households increases	5 High cost solution, not suitable for households due to lack of amenities	4 This has already increased substantially recently, and is currently funded through Welsh Government grant with no certainty of future funding.	20 High risk Continued need with potential reduction in grant would provide increased pressure on Council
Does your proposal have a potential impact on another Service area?			
The Rapid Rehousing Plan looks to work with Porth Cymorth Cynnar and Porth Cynnal teams to provide prevention services and solutions for homelessness which impacts the service users they are working with.			


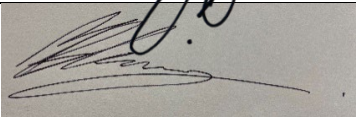
6. SIGN OFF

Position	Name	Signature	Date
Service Manager	Llyr Hughes		27/02/2024
Corporate Lead Officer	Greg Jones		28/02/2024

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Corporate Director	James Starbuck		27 February 2024
Portfolio Holder	Cllr Matthew Vaux		28/02/2024

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CYNGOR SIR CEREDIGION COUNTY COUNCIL

Report to: Healthier Communities Overview and Scrutiny Committee

Date of meeting: 11th March 2024

Title: Report for the Re-Designation of the Additional Licensing Scheme for Houses in Multiple Occupation for Ceredigion

Purpose of the report: For Elected Members to consider and ratify the Re-designation of an Additional Licensing Scheme for Houses in Multiple Occupation in Ceredigion (2024 -2029).

Introduction

The Housing Act 2004 Part 2 places a duty on LAs to licence Houses in Multiple Occupation (HMOs) of 3 or more storeys, five or more persons, forming two or more households.

- The aim of the legislation is to ensure adequate:
 - Management, amenity and safety standards
 - Control of anti-social behaviour, noise and waste management in HMOs
 - Kitchen and bathroom amenities and facilities
 - Ensure they are managed by 'fit and proper persons'
 - Specify a maximum number of people avoiding overcrowded conditions.
 - mandatory and discretionary 'licence conditions' relating to:
 - Heating: adequate means of space heating
 - Washing / kitchen facilities - hot and cold water, suitable cooking, storage and food preparation facilities, suitable refuse disposal facilities
 - Satisfactory certificate of:
 - Fire precautionary facilities, equipment and installations
 - Gas appliances and installations;
 - Declarations as to the safety of electrical appliances and furniture;

In addition to Mandatory HMO Licensing the LA **may** also designate additional licensing, in the whole or part of the Authority's area, based on the number of occupiers/ households and storeys).

- The LA must consider:
 - significant proportion of the HMOs poorly managed giving rise to problems affecting the tenants or members of the public and community more widely.
 - whether there are any other courses of action available to them
 - making the designation will significantly assist them to deal with the problems

Current Situation

Ceredigion County Council has operated an Additional Licensing scheme since 2009. The first designation Additional Licensing Scheme came into force on 1st April 2009 up to 31st March 2014 covering the whole of Ceredigion.

The second designation Additional Licensing Scheme came into force on the 14th April 2014 and was operative up to 13th April 2019, and applied to:

- HMOs occupied by three or more persons, forming two or more households: Aberystwyth, Llanbadarn Fawr, Borth, Llanfarian, Lampeter.
- Section 257 HMOs (Housing Act 2004)

The third designation Additional Licensing Scheme came into force on the 14th April 2019 and is operative up to 14th April 2024, and applies to:

- HMOs occupied by three or more persons, forming three or more separate households regardless of the number of storeys in the following specified wards only:
 - i. Aberystwyth Bronglais
 - ii. Aberystwyth Central
 - iii. Aberystwyth North
 - iv. Aberystwyth Penparcau
 - v. Aberystwyth Rheidol
 - vi. Faenor
 - vii. Llanbadarn Fawr Padarn
 - viii. Llanbadarn Fawr Sulien
- The whole of the County of Ceredigion for:
 - HMOs occupied by 5 or more persons, forming two or more separate households, regardless of the number of storeys, and
 - Section 257 HMOs (Housing Act 2004)

Review of the Additional Licensing Scheme

Section 60 of the Housing Act 2004 provides that the designation must from time to time be reviewed and if it is to continue must be re-declared at the end of a 5 year period (in April 2024). A thorough review and evaluation of the additional licensing scheme has been undertaken to determine the effectiveness of the existing scheme and to consider the options for whether an Additional Licensing Scheme should continue for a further 5 years from 2024-2029. As part of this review and evaluation a 10-week Public Consultation has been undertaken between 15th December 2023 and 23rd February 2024.

Legislative process

A legislative procedure is required to be followed in declaring an Additional Licensing Scheme, as contained within sections 56-60 of the Housing Act 2004. In April 2007, the Welsh Government issued approval to local authorities (The Housing Act 2004 (Additional Licensing) (Wales) General Approval 2007) stating that councils may introduce an Additional Licensing Scheme without obtaining Assembly approval, providing that certain requirements are met. In particular, the Council must:

- i. consider that significant proportion of the HMOs of that description are being managed ineffectively as to give rise, or likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public;
- ii. consider whether there any other courses of action available to them that might provide an effective method of dealing with the problem or problems in question;
- iii. consider that making the designation will significantly assist them to deal with the problems,
- iv. Consult persons likely to be affected by the designation.
- v. Ensure that any exercise of the power is consistent with the authority's overall housing strategy.
- vi. Seek to adopt a co-ordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector, both:
 - (a) as regards combining licensing under this Part with other courses of action available to them, and
 - (b) as regards combining such licensing with measures taken by other persons.

If, following consultation, it is deemed that an Additional Licensing Scheme ought to be re-introduced, the LA can approve the scheme under a general consent regime, as

laid down in guidance provided by LACORS, and provide a Public Notice of Designation at least **3 months** before the Scheme becomes operational.

The aim of this report and accompanying Appendices is to demonstrate compliance with these sections of the Housing Act by supplying the evidence required to support the proposal, including full details of the consultation exercise undertaken.

Public Consultation

A Public Consultation was carried out between 15th December 2023 and 23rd February 2024. Questionnaires were delivered by hand within Aberystwyth town and Lampeter to a mixture of owner-occupied properties, Houses in Multiple Occupation and other rented properties. The questionnaire was also available online and at the county's libraries.

County Councillors, members of the Landlords Steering-Group, The University, Dyfed-Powys Police, Mid Wales Fire and Rescue and all other relevant departments of the Council with an interest were also consulted.

The Consultation documents were placed on the Ceredigion County Council corporate website, utilising the Engagements and Consultations facility. Various social media outlets such as Facebook, X / Twitter were similarly deployed.

Summary of Findings

Only 17 responses to the Consultation were received and details of the questionnaire are available in Appendix 2. Of those that responded 65% were in favour of re-designating the Additional Licensing Scheme.

Whilst the response to the Consultation is low, this could be an indicator of the effectiveness of the scheme over the last 15 years and the subsequent decline in anti-social behaviour, noise and waste management issues associated with this type of premises.

Analysis of data relating to the licensing of these premises in the last five years is contained in Appendix 1.

During the Pandemic students returned to their homes and undertook their studies online. In addition, all physical inspections of residential premises including HMOs were suspended for long periods. This included both programmed licensing inspections and licence application checks. The suspension of inspections during this time had a knock-on effect of delaying licenses being renewed and an interruption to the routine licence inspection programme creating a large backlog of properties requiring inspection. This in turn has impacted the standards of repair experienced in HMO properties that have been inspected in the last 18 months as we recover from the Pandemic. This is reflected in the data recorded in respect of the number of Licenses issued in 22/23 with conditions attached as seen in the Table below.

Year	Number of full licences issued	Number of conditional licences issued
2019/20	89 %	11%
2020/21	92 %	8 %
2021/22	84 %	16 %
2022/23	78 %	22 %
2023/24	68 % (April – Nov)	32 % (April to Nov)

The ratio of licences issued with conditions has increased post Covid -19 suggesting a slip in overall standards during this period.

Benefits of Re-Designating Additional Licensing Scheme

The HMO Additional Licensing scheme has been running for nearly 15 years and the Council has significant experience of this area of regulation and believes the continuation of the scheme within Ceredigion will deliver the following benefits:

- New HMOs can make a valuable contribution to housing stock. HMOs provide accommodation for a wide range of groups, including young professionals, students, refugees and persons on low incomes. However, such conversions must be completed appropriately, and licensing provides a mechanism to regulate such properties.
- Licensing ensures properties are maintained to an appropriate standard to protect tenants' health and safety and they are appropriately managed.
- Ensure standards of accommodation provide a safe and healthy environment by examining hazards such as damp, cold, heat, falls, fire, electrical safety, gas safety, suitable room sizes, adequate kitchens / bathrooms for the number of tenants, food safety, biocides, lead, asbestos etc.
- Reduces levels of anti-social behaviour and crime. Licence conditions require the landlord to deal with this within the curtilage of the licensed properties. We would expect the landlord to inform tenants that their behaviour was unacceptable in the first instance and if the behaviour continues, to seek possession of the property.
- A more secure and stable living environment for tenants and neighbours. Reduce complaints of poor housing conditions, noise, rubbish, overgrown gardens, rodents and pests.
- A more attractive area for businesses and residents. Continuing the work with the Council's Waste Management team by including waste storage requirements as licence conditions to Improve waste and recycling compliance.

- Direct benefits for tenants include regular inspections of properties by Council Officers leading to improved welfare and confidence in the landlord due to compliance with standards set by licensing.
- Benefits for the community as a whole, including fewer environmental problems, protection of vulnerable persons who might otherwise live in poor condition properties and inclusion of the properties on the Public Register.

Since the introduction of the Council's 3rd Additional Licensing scheme in 2019, significant numbers of properties have been improved, many of which would have been outside the scope of Mandatory licensing and as such it is likely that, without the Council's Additional licensing scheme, a much smaller number would have been improved.

Evidence indicates problems with housing conditions and more generally for the community may be found in and caused by small as well as large HMOs.

Without the designation of an Additional Licensing scheme in the county, the Council will not have such an effective, proactive mechanism to ensure that these smaller properties are regulated and brought up to a satisfactory standard and properly maintained at that standard.

Despite the good work undertaken to improve properties through the current Additional Licensing scheme, it is evident that many properties still require improvement, and some tenants are not being adequately protected. Further work is required.

Options

The Options to be considered are:

Option 1 - To continue with the Additional Licensing Scheme in its current form, whereby licensing applies to:

- HMOs occupied by three or more persons, forming three or more separate households regardless of the number of storeys in the following specified wards only:

Aberystwyth Bronglais, Aberystwyth Central, Aberystwyth North, Aberystwyth Penparcau, Aberystwyth Rheidol, Faenor, Llanbadarn Fawr Padarn, Llanbadarn Fawr Sulien.

- The whole of the County of Ceredigion for:
 - o HMOs occupied by 5 or more persons, forming two or more separate households, regardless of the number of storeys, and
 - o Section 257 HMOs (Housing Act 2004)

Option 2 - Licensing all properties which meet the following criteria on a county wide basis:

- o Those properties occupied by 5 or more persons, forming two or more separate households, regardless of the number of stories, AND
- o Section 257 HMOs (Housing Act 2004) created by converting buildings into flats where the conversions did not meet the Building Regulations 1991 Standards and they have not been subsequently brought up to the relevant standards.

Option 3 - To allow the existing Additional Licensing Scheme to expire on the 19th April 2023 and not declare/designate an Additional scheme in its place.

Recommendation

Having considered all the evidence and the benefits of having an Additional Licensing Scheme together with the response to the Public Consultation, it is recommended that Option 1 be considered for re-designation of the Additional Licensing Scheme for a further 5 years from 2024 – 2029. The numbers of HMOs in both the Lampeter and Cardigan area are low. The data for the last 5 years does not support the introduction of an Additional Licensing Scheme in these areas.

Wellbeing of Future Generations:

**Has an Integrated Impact Assessment been completed?
If, not, please state why.**

Yes

N/A

Summary of Integrated Impact Assessment:

Long term: The proposal is for a period of 5 years at which time the Licensing scheme will be reviewed and evaluated to determine whether it should continue. The scheme is self-financing.

Collaboration: We currently liaise with colleagues in Highways and Public Protection, together with external partners such as the Police, Fire Authority and University, Agents and Landlords in delivering the scheme.

Involvement: A Public Consultation has been undertaken for a period of 10 weeks. This has included information and questionnaires available on the website and through social media. Directly consulting with known landlords and agents. Targeted letters, information and questionnaires to a selection of properties in the current Designation area of Aberystwyth and Lampeter.

Prevention: The proposal tackles specific properties meeting the criteria for the Additional Licensing scheme and aims to improve conditions for those residing within the properties and other residents living within the vicinity of the licensed properties.

Integration: The proposal seeks to assist services in both Highways and Public Protection in relation to waste management and anti-social behaviour and noise issues.

Recommendation(s):

OPTION 1: To redesignate the Additional Licensing Scheme to include:

a. Those properties occupied by 3 or more persons, forming three or more separate households in the following specified wards only: **Aberystwyth - North, Central, Penparcau, Rheidol and Bronglais; Llanbadarn Fawr – Padarn and Sulien, Faenor**

AND

b. Licensing all properties which meet the following criteria on a county wide basis:

- Those properties occupied by 5 or more persons, forming **two** or more separate households, regardless of the number of stories, AND
- Section 257 HMOs (Housing Act 2004) created by converting buildings into flats where the conversions did not meet the Building Regulations 1991 Standards and they have not been subsequently brought up to the relevant standards.

Risk(s): The existing Additional Licensing Scheme will end on the 19th April 2024. Additional Licences already issued will continue to run until they either expire or are revoked by the LA. No new or renewal of licences will take place. This will result in a loss of income where it is not considered appropriate to declare a new scheme. However, It should be noted that loss of income should not be used as a reason to declare an Additional Licensing Scheme.

Statutory Powers: Housing Act 2004

Background Papers: Review of Additional Licensing Scheme for Houses in Multiple Occupation in Ceredigion 2018 - 2024

Appendices: **Appendix 1** Review and Evaluation of Additional Licensing Scheme 2018-2024



Add Lic Report 2024
V3 Final_.pdf

Appendix 2 Public Consultation Response



Consultation
Questionnaire Fl...



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welsh v2...

Appendix 3 IIA

Corporate Lead Officer: Greg Jones
Greg Jones

Reporting Officer: Llyr Hughes

Date: 23rd February 2024



Cyngor Sir
CEREDIGION
County Council

Review of Additional Licensing Scheme for Houses in Multiple Occupation in Ceredigion 2018 - 2024



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1. Introduction and General Background in Wales and UK.

1.1 Mandatory HMO (House in Multiple Occupation)Licensing

A scheme under the Housing Act 2004, that came into force in Wales in June 2006. It requires landlords to obtain a licence for certain types of Houses in Multiple Occupation (HMOs). HMOs are properties that are rented out to three or more unrelated people who share facilities such as a kitchen and bathroom.

The Mandatory Licensing Scheme applies to HMOs that meet the following criteria:

- They have three or more storeys and five or more occupants who do not form a single household.
- They are converted buildings that have been converted into flats or bedsits, even if they have fewer than three storeys and five occupants.
- They are purpose-built flats that are let to three or more unrelated people who share facilities.

Landlords of HMOs that are subject to the Mandatory Licensing Scheme must apply for a licence from their local council. The licence application process typically involves providing the council with information about the property, including its condition, amenities, and management arrangements. The council will then inspect the property to ensure that it meets certain minimum standards.

If the council is satisfied that the property meets the standards, it will issue a licence. The licence will specify the conditions that the landlord must comply with, such as requirements for fire safety, electrical safety, and gas safety.

Landlords who fail to comply with the Mandatory Licensing Scheme can be fined up to £20,000. They may also have their licences revoked and be served with a Prohibition Notice, preventing them from renting out their property.

In April 2007, the Welsh Assembly Government issued guidance to local authorities, (The Housing Act 2004 (Selective Licensing) (Wales) General Approval 2007) indicating that councils may introduce an Additional Licensing Scheme without obtaining Assembly approval, providing that certain requirements of the legislation with regard to evidence, consultation with interested parties and implementation are carried out.

1.2 Additional Licensing Scheme HMO (House in Multiple Occupation)

An Additional Licensing Scheme HMO is a type of HMO that is licensed by a local council under Part 2 of the Housing Act 2004. Additional Licensing Schemes are introduced in areas where the council believes that there are issues with smaller HMOs and that their management would also benefit from inclusion in a management and licensing scheme.

The scope of Additional Licensing Schemes can vary from one council to another, but they typically cover most rented property with 3 or more occupiers who form 2 or more households. This means that even if a property does not meet the criteria for the Mandatory Licensing Scheme, it may still be subject to an Additional Licensing Scheme.

Additional Licensing Schemes run for a period of 5 years, after which the council must re-declare the scheme. If the council decides not to re-declare the scheme, then the licences that have been issued will expire.

The following property types **are** classed as HMOs under the Additional Licensing Scheme:

- An entire house or flat which is let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom or toilet.
- A house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to 3 or more tenants who form two or more households and who share kitchen, bathroom, or toilet facilities.
- A converted house which contains one or more flats which are not entirely self-contained (i.e., the flat does not contain within it a kitchen, bathroom, and toilet) and which is occupied by 3 or more tenants who form two or more households.
- A building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on short-term tenancies. (Housing Act 2004 s257)

2 General Background and History in Ceredigion

In Ceredigion, as from 1st April 2009, Ceredigion County Council introduced an Additional Licensing Scheme covering the following categories of HMOs:

- Occupied by three or more persons, forming two or more households.
- Section 257 HMOs (Housing Act 2004), created by converting buildings into flats where the conversions did not meet the Building Regulations 1991 Standards and they have not been subsequently brought up to the relevant standards.

The Council chose to vary the scheme so that different rules apply to different areas or wards in the County. This approach has been taken elsewhere by other councils - often where areas of larger cities are wholly dominated by student lets, for instance. This approach was based on there being evidence of significant variations in the character of a region and in the demands on the Council's services historically.

To this end it was originally decided that the following wards were included: **Aberystwyth North, South, West, East; Llanbadarn Fawr, Faenor, Borth, Tirymynach, Cardigan, Lampeter.**

Since April 2009 as required by legislation, the Additional Licensing Scheme has been reviewed and following public consultation, re-declared at the end of two five-year periods in 2014 and 2019. Therefore, at this time it is necessary to undertake a reappraisal and consultation exercise to establish the effectiveness of the existing scheme and to consider the options for whether an Additional Licensing Scheme should continue for a further 5 years from 2024-2029 (unless revoked sooner).

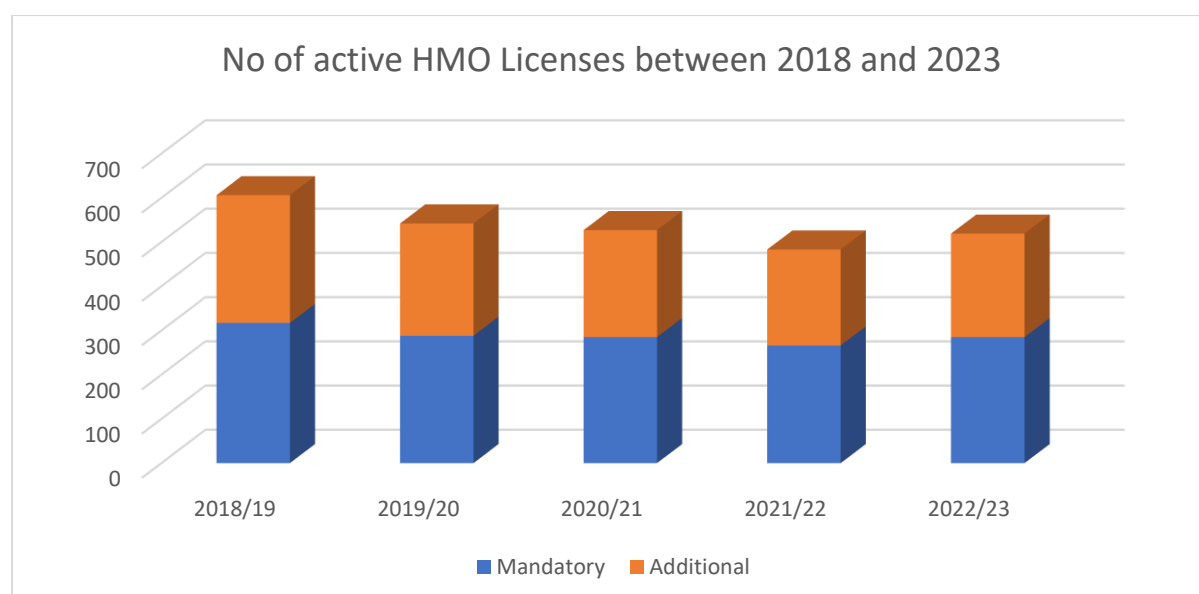
3. HMO Licensing Facts and Figures

An evaluation of the Additional Licensing Scheme has been undertaken to evidence what has been achieved during the scheme and to provide background to the issues within the areas covered.

- 20.6% of population in Ceredigion are in Private rented properties (equivalent of 6,371 households) according to the ONS Survey 2021 (this compares to an all-Wales average of 14%).
- Of the total private rented sector there were 519 licensed HMOs (31st March 2023) A further 149 in the application process for renewal of licences. Of those licensed, 234 were properties licenced in accordance with the current Additional Licensing Scheme parameters.
- Of those currently licensed 56% are Mandatory, 40% Additional Shared Houses & 4% Additional Converted Flats.

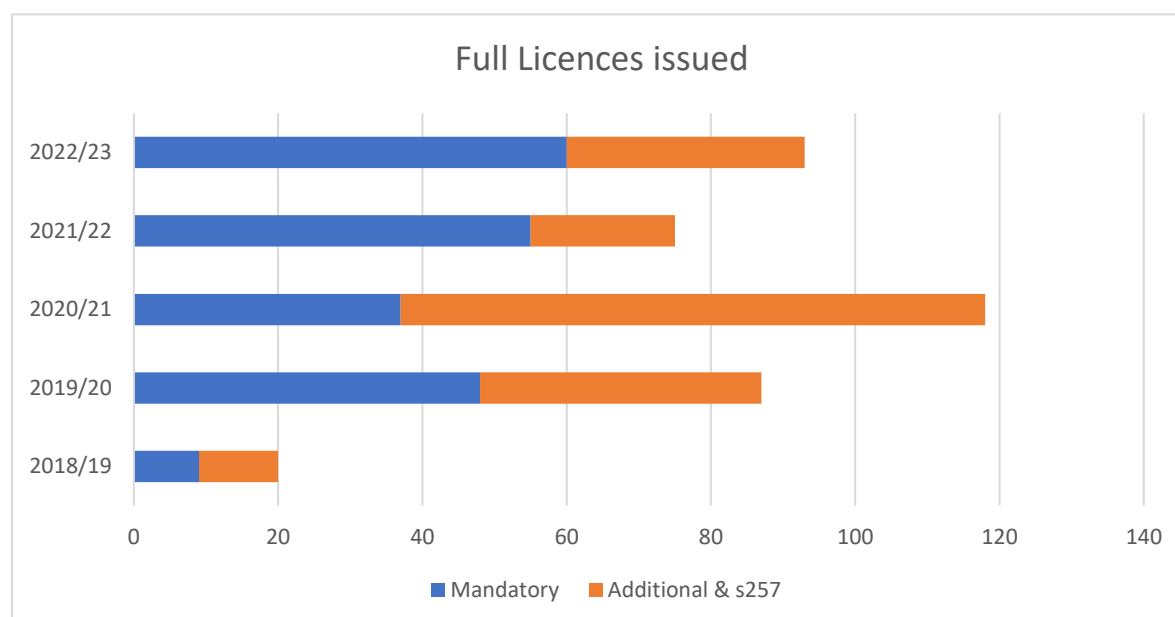
3.1 Operational Licences

Fig. 1 Operational Licensed HMOs by Type 2019 to 2023



The Graph above highlights the number of operative HMO Licences (both Mandatory & Additional) from the introduction of the initial Additional Licensing Designation on the 19th April 2019 up to the 31st March 2023. It should be noted that the dip in licensed premises between 2021 & 2022 is likely to be attributable to the impact of the Covid 19 pandemic when it was not possible to undertake licence inspections. This led to a delay in the renewal of expiring licences and the inability to issue licences to new premises. As can be seen from the figures the number of licensed properties has increased in the last 12 months.

Fig. 2 Number of Full and Conditional Licences 2019 to 2023



The graph above shows the split in the number of mandatory and additional licences issued without conditions since the introduction of the current Additional Licensing Designation on the 19th April 2019 up to the 31st March 2023.

The table below shows the percentage of licences issued with and without conditions.

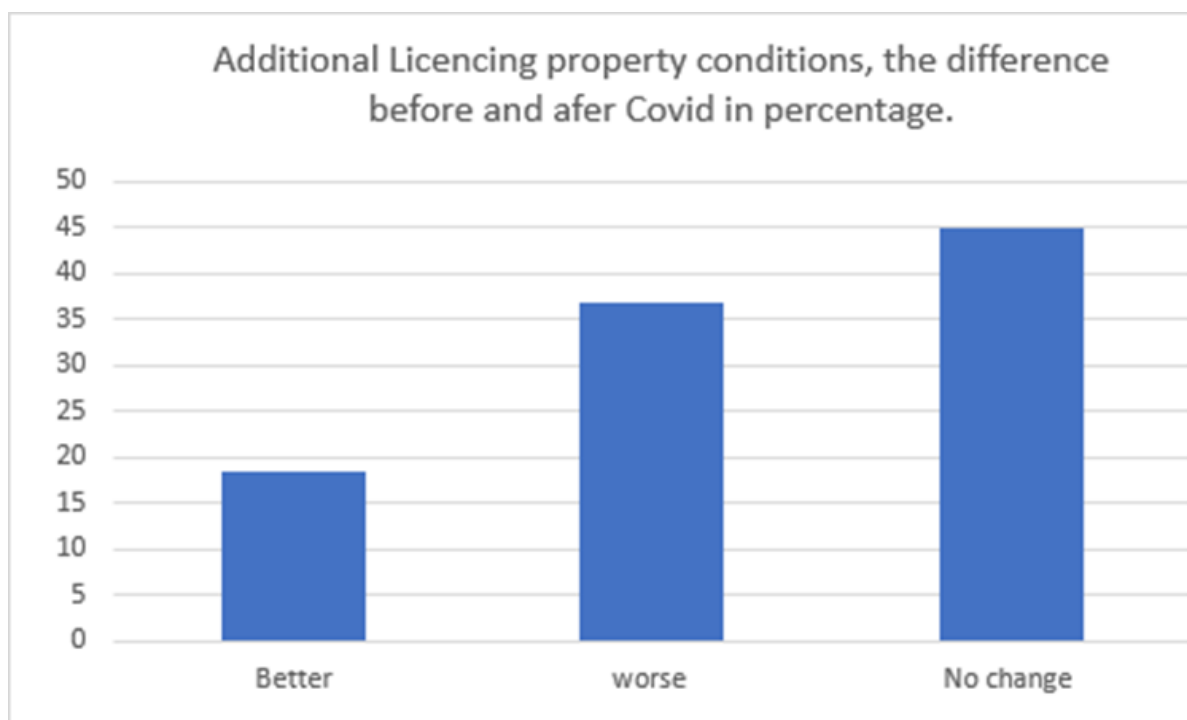
Fig. 3 HMO Licensing: Total Licences Full / Conditional 2019 to 2023

Year	Number of full licences issued	Number of conditional licences issued
2019/20	89 %	11%
2020/21	92 %	8 %
2021/22	84 %	16 %
2022/23	78 %	22 %
2023/24	68 % (April – Nov)	32 % (April to Nov)

Programmed inspections were suspended during lockdown. This impacted the number of renewal and new licences that were issued in this time. It can also be seen that the ratio of licences issued with conditions has increased post Covid -19 suggesting a slip in overall standards during this period.

Analysis of a 25% sample of inspection records for properties with additional licences indicate that 37% were in a worse condition post Covid than their last inspection prior to the Pandemic.

Fig. 4 Percentage difference in condition before and after Covid 19 Pandemic



3.2 HHSRS Analysis: Ceredigion (2018 to 2023)

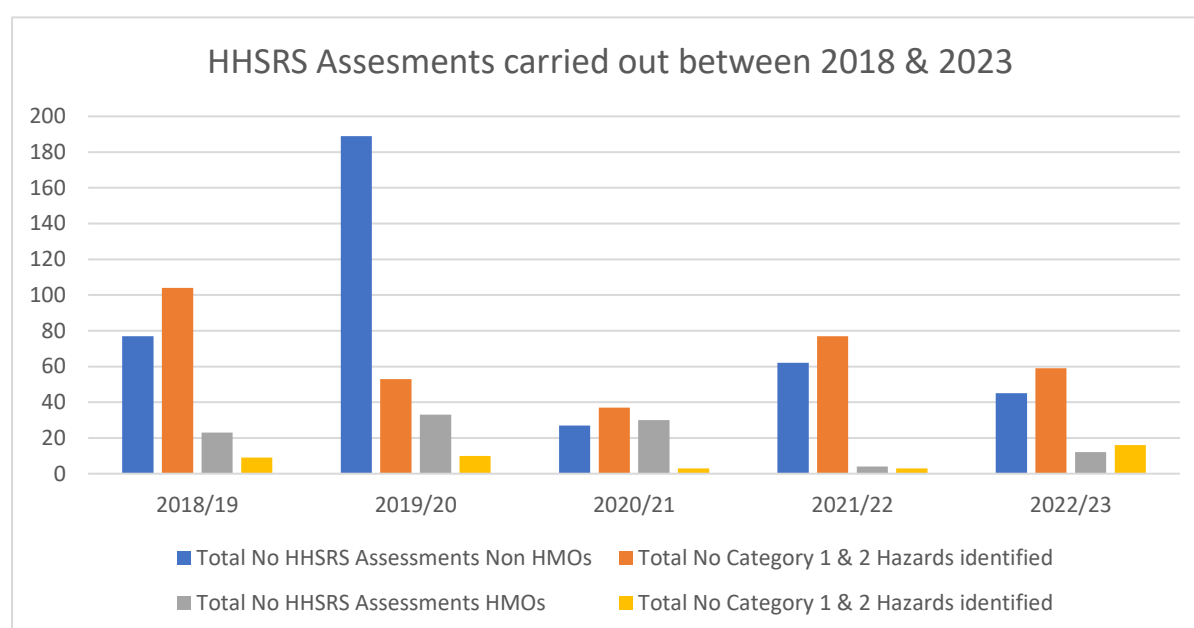
The information presented here covers the condition of residential properties, including Houses in Multiple Occupation (HMOs), assessed under the Housing Health and Safety Rating System (HHSRS).

Below is an analysis of significant Category 1 and 2 Hazards identified in Ceredigion over the period April 2018 to 31st March 2023.

Fig. 5 Category 1 and 2 Hazards identified in Ceredigion 2019 to 2023

Year	Total No HHSRS Assessments Non HMOs	Total No Category 1 & 2 Hazards identified	Total No HHSRS Assessments HMOs	Total No Category 1 & 2 Hazards identified
2018/19	77	104	23	9
2019/20	189	53	33	10
2020/21	27	37	30	3
2021/22	62	77	4	3
2022/23	45	59	12	16

Fig. 6 Category 1 and 2 Hazards identified in Ceredigion 2018 to 2023



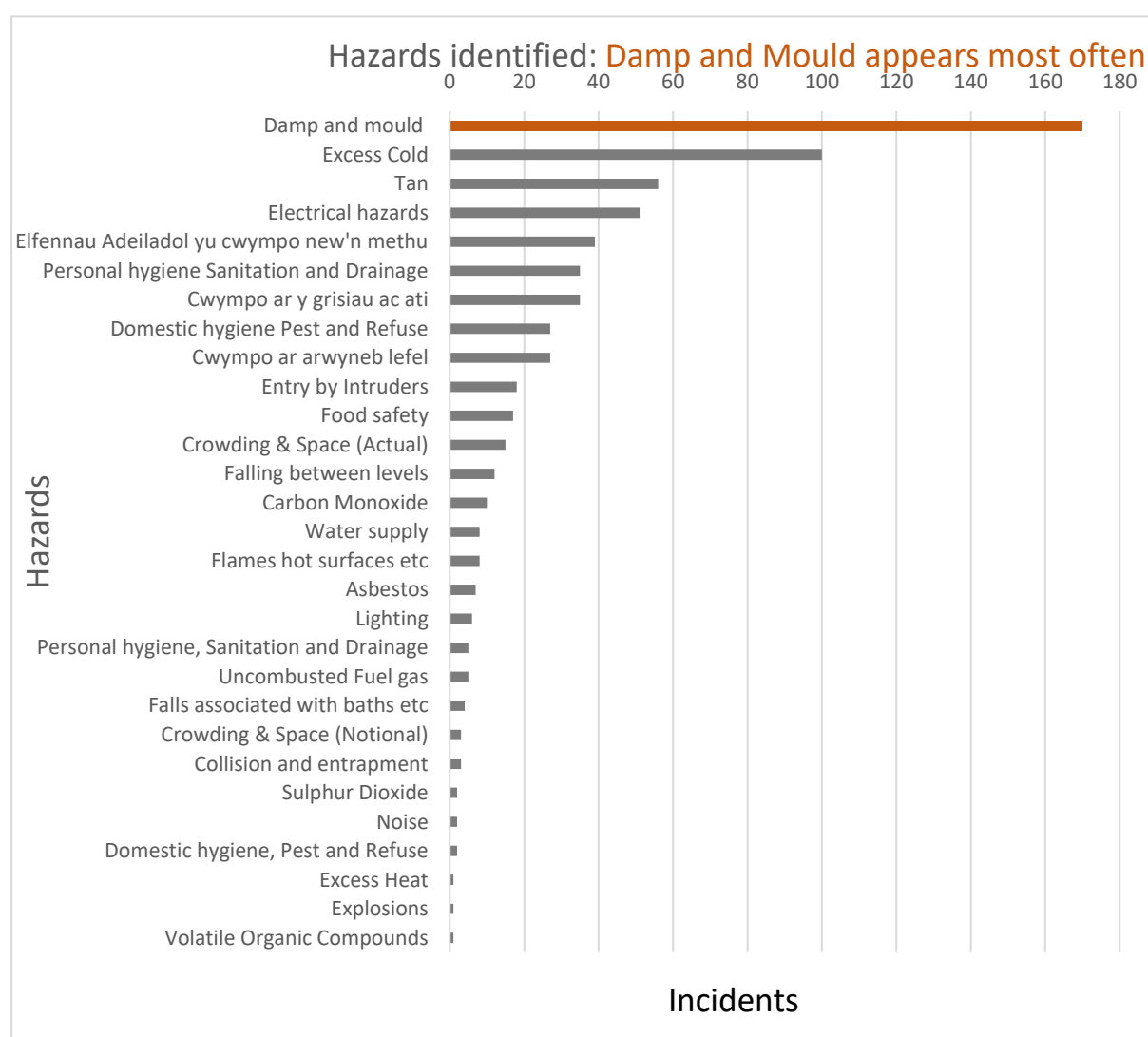
The HHSRS is used to determine whether residential premises are safe to live in. It replaced the Fitness Standard in July 2006. Local authorities use the System to determine whether a hazard exists that may cause harm to the health and safety of a potential occupant. Hazards are divided into two categories. Those which score high on the scale (and therefore the greatest risk) are called Category 1 hazards. Those that fall lower down the scale and pose a lesser risk are called Category 2 hazards. Where a condition is classified as a Category 1 hazard the local authority has a **duty** to take the appropriate enforcement action. The local authority **may** take enforcement action in respect of Category 2 hazards.

3.3 HHSRS Hazards Identified

A range of Hazards are identified during HHSRS assessments – Damp and Mould and Excess cold occur most frequently as indicated in Fig.7 below.

Within Ceredigion there are significant incidents of Damp and Mould Growth deficiencies identified within HMOs which may be attributable to inefficient heating systems, lack of insulation and disrepair. Fire safety defects in HMOs are also significant. Excess cold hazards illustrate the adequacy of the heating, insulation, and ventilation measures within the property. SAP/ EPC data is also taken into consideration. HMO licensing within the county has helped to ensure sufficient heating and insulation is provided within licensed properties.

Fig. 7 Category 1 and 2 Hazards identified in Ceredigion 2019 to 2023



3.4 Housing, Environmental and Nuisance Complaints/Service Requests in the Private Rented Sector

Below we consider the demand on the service in relation to licensing visits, housing inspections and following complaints in relation to housing standards, management, tenancy and nuisance related complaints associated with Houses in Multiple Occupation. These are categorised into the following.

- **Licensing and Programmed Inspections:** Relates to inspections of licensed HMOs and includes both those initiated on receipt of an HMO application and any risk based programmed inspections required during the license period based on the size of the property and housing and management standards.
- **HHSRS and Property Conditions:** These relate to complaints associated with housing and management standards which may present either Category 1 or 2 hazards under the HHSRS or maintenance and management concerns. These are usually in response to complaints made by the occupants or their representatives.

- **Eviction and Tenancy Matters:** These include complaints of instances of alleged harassment, illegal eviction, and tenancy agreement disputes as examples.
- **Empty Property Complaints:** Previously licensed HMOs which are vacant and having a negative impact on the local community.
- **Unlicensed HMOs:** Includes proactive and complaint lead investigations made by the authority into unlicensed HMOs.
- **Noise Complaints:** Complaints directly attributable to the occupants and/ or their visitors in HMOs.
- **Nuisance – Waste:** Complaints made to the authority regarding waste and refuse accumulations, fly-tipping and wrongly presented domestic waste directly attributable to HMOs.
- **Nuisance – other:** Relates to issues causing a nuisance to either occupants or local residents and may include drainage and odorous complaints as examples.

The last 5 years have seen a reduction in nuisance and waste related complaints associated with licensed HMOs. This may be due to the existence of the licensing regime but is also likely to be impacted by the Covid 19 Pandemic and fewer properties being occupied during the various lock downs.

The graph below indicates the number of noise complaints received that were associated with HMO premises in the Aberystwyth area. No complaints were received relating to HMOs in the towns of Lampeter and Cardigan during this period.

Fig. 8 Nuisance and refuse related complaints associated with HMO premises.

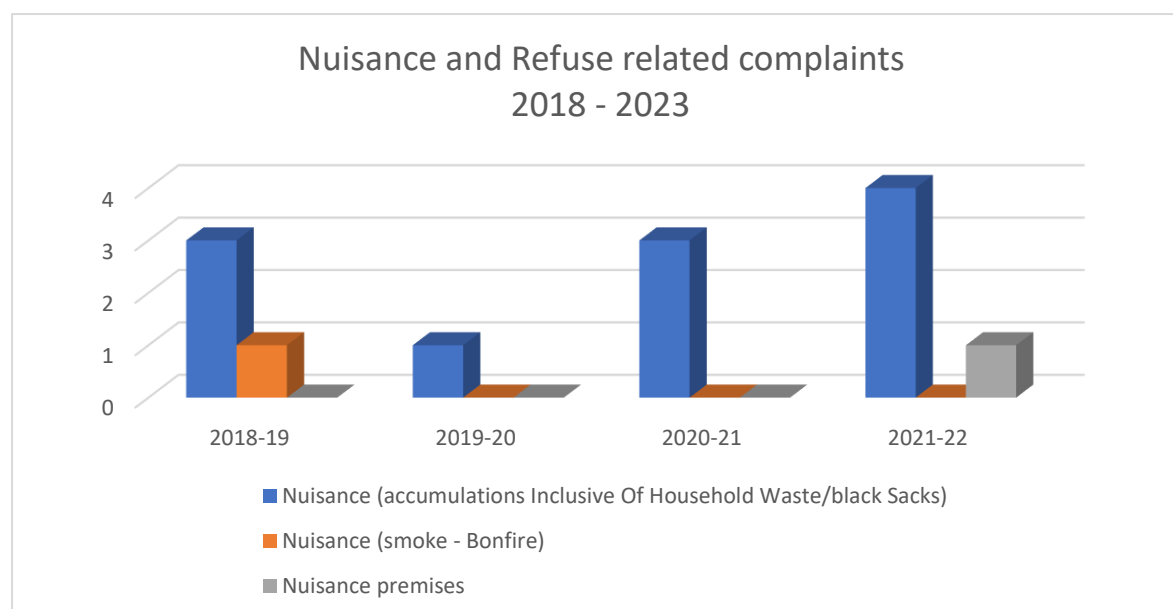


Fig. 9 Noise complaints received between 2019 and 2023 associated with Licensed HMOs

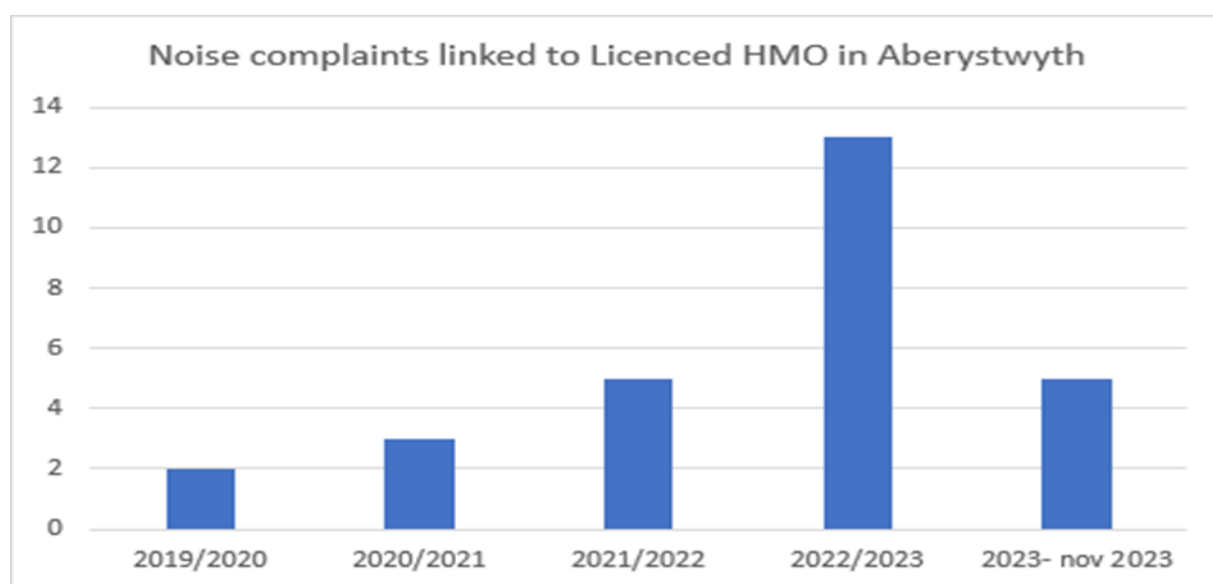
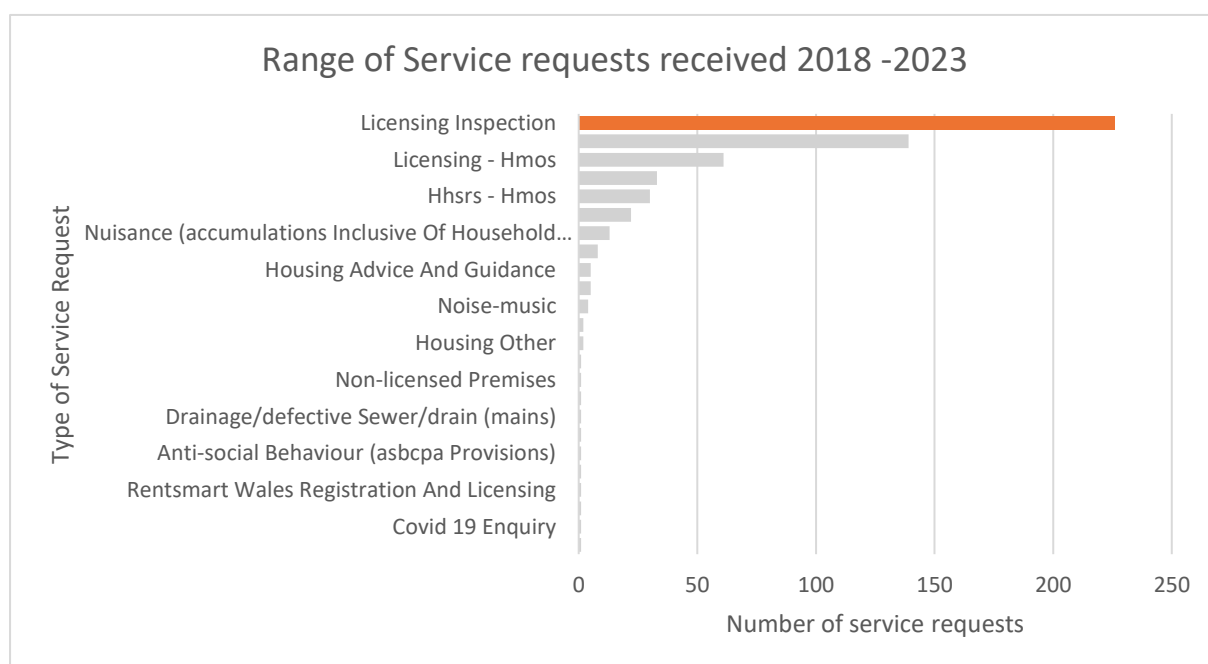


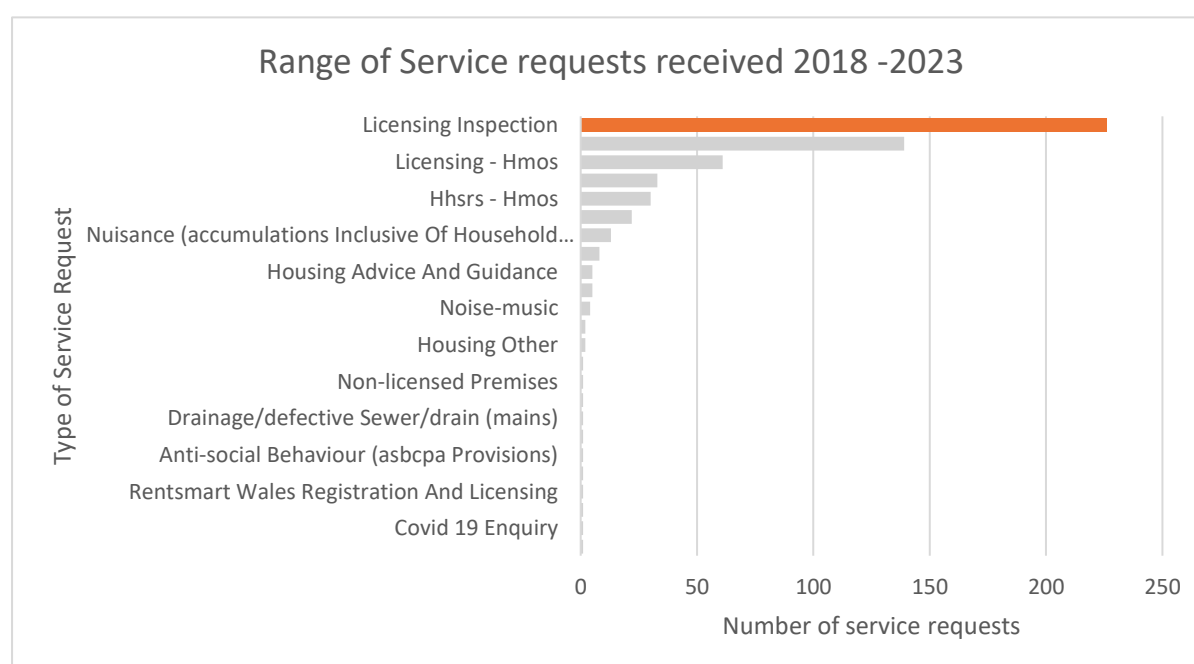
Fig. 10 Housing related Service requests received 2018 – 2023.



The above graph indicates the range and number of service requests received by the Housing Service during the last 5 years.

Fig. 11 overleaf indicates the range and number of service requests relating to HMO properties between 2018 -2023.

Fig. 11 Range of Service Requests received 2018 – 2023.



3.5 The effects of the Covid19 Pandemic

The Covid 19 Pandemic had a significant impact on both the mandatory and additional HMO licensing schemes. The County has 2 Universities and a significant number of HMO's particularly in Aberystwyth are occupied by students. During the Pandemic students returned to their homes and undertook their studies online. In addition, all physical inspections of residential premises including HMOs were suspended for long periods. This included both programmed licensing inspections and licence application checks.

The suspension of inspections had a knock-on effect of delaying licenses being renewed and an interruption to routine licence programme creating a large backlog of properties requiring inspection. This in turn has impacted the standards of repair experienced in HMO properties that have been inspected in the last 18 months as we recover from the Pandemic. This is reflected in the data recorded in Fig.3 in respect of the number of Licenses issued in 22/23 with conditions attached.

During the Pandemic, Ceredigion saw a significant growth in property prices as demand outstripped supply. Prices began to increase as soon as the Pandemic reached Wales in March 2020 and grew significantly throughout 2021.

As a result, nationally, Ceredigion has the 4th highest Housing Affordability Ratio behind Monmouthshire, Vale of Glamorgan and Cardiff. This makes it harder for local people and first-time buyers to purchase in their chosen communities, especially when considering earnings in Ceredigion are below average. The median annual earnings, by place of residence, was £23,576 in 2021 in Ceredigion.

This in turn increases the demand for accommodation in the County. Several Landlords have taken the opportunity to leave the rental market and have sold their

properties. This in turn has resulted in a decrease in the number of HMOs in the County.

3.6 Summary Findings

Whilst much progress has been made in recovery from the pandemic, the continuation of the Additional Licensing Scheme will assist the Authority in the continued improvement of housing standards in Houses on Multiple Occupation.

The decline in complaints relating to anti-social behaviour, noise and waste management issues show the effectiveness of having the Additional Licensing Scheme in place.

4. Rent Smart Wales

Licensing by Rent Smart Wales and both Mandatory and Additional HMO Licensing are continuing to work well in tandem.

HMO licensing is dealt with under Housing Act 2004 and is entirely enforced by local housing authorities. Rent Smart Wales registration and licensing requirements were introduced by Housing (Wales) Act 2014. Cardiff Council, working as Rent Smart Wales, is the single licensing authority for Wales. Elements of enforcement are shared between the single licensing authority and local housing authorities by agreement and delegation of authority.

A Mandatory or Additional HMO licence relates to a specific licence holder concerning a specific HMO. Each property requires a separate HMO licence. Anyone letting or managing a residential property in Wales let under a domestic tenancy requires a licence from Rent Smart Wales. This applies to properties let to single households as well as those let in multiple occupation. They do not require a separate licence for each property they let or manage.

4.1 Summary Findings

An HMO licence cannot replace a Rent Smart Wales licence and vice versa. Licensing by Rent Smart Wales and both Mandatory and Additional HMO Licensing are continuing to work well in tandem and are combining to improve housing conditions and tenancy standards.

5. Links to Policies, Plans and Strategies

5.1 Local Housing Strategy 2023 – 2028 – ‘Housing for all’

The Housing Strategy for Ceredigion has been reviewed and a new Strategy for 2023 -2028 developed in Partnership with the RSL’s operating in the County. The Strategy sets out Ceredigion’s vision and plans for Housing in the County for the next 5 years providing a firm foundation for dealing with the priorities facing housing and housing related services in Ceredigion.

The priorities identified by the strategy are as follows:

- Increasing supply and improving housing conditions
- Supporting people in their own homes and communities

Licensing of Houses in Multiple Occupation helps to deliver in key areas within the strategy. Those key areas include providing affordable and good quality accommodation in Ceredigion with the improvement of housing standards at the core of the strategy, in summary this includes:

- Improving housing standards by removing Category 1 hazards that impact on health and safety in all tenures
- Ensuring homes are safe from fire
- Working to improve thermal efficiency and reduce fuel poverty
- Supporting the delivery and enforcement of Rent Smart Wales requirements
- Ensuring the use of model contracts, introduced by The Renting Homes (Wales) Act 2016
- Ensuring all qualifying Houses in Multiple Occupation in the county are licensed

5.2 Corporate Strategy 2022 – 27

The Corporate Strategy sets out our priorities called Corporate Well-Being Objectives, along with our ambitions and the steps to achieve these over the next five years. The Strategy informs everything the Council does. It is based on a wide-ranging review of evidence and needs-assessments.

The strategy outlines four well-being objectives, which include:

- Boosting the economy, supporting businesses and enabling employment
- Creating caring and healthy communities
- Providing the best start in life and enabling learning at all ages
- Creating sustainable, green and well-connected communities

The Objectives have also been identified through the lens of the Well-being of Future Generations (Wales) Act 2015. This involved identifying how we could maximise our contribution to the national well-being goals and ensure that we used the sustainable development principle to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

5.3 Through Age & Wellbeing Strategy 2022 – 2027

This strategy is a key part of the Ceredigion County Council Corporate Strategy that illustrates the main priorities for the Council. The priorities aim to enable the delivery of services that will enhance the social, economic, environmental and cultural well-being for the people of Ceredigion.

The current economic crises together with low incomes has placed increasing difficulties on the ability of people to access safe, affordable housing.

One of the key priorities within the corporate strategy is to enable individual and family resilience. Access to an improved choice and quality of safe affordable housing is a key factor in achieving this.

5.4 Summary Findings – Housing Strategies

1. The Housing Strategy for Ceredigion has been reviewed and a new Strategy for 2023 -2028 developed in Partnership with the RSL's operating in the County. The Strategy sets out Ceredigion's vision and plans for Housing in the County for the

next 5 years. Licensing of Houses in Multiple Occupation helps to deliver on several key areas within the strategy.

2. The Corporate Strategy (2022-2027) highlights the main priority areas for Ceredigion County Council over the next 5-year period. The Additional Licensing Designation and associated Review takes into account the aims of the Corporate Strategy and has a particular role in achieving improved accommodation standards and the condition of housing across the County.
3. The Through Age & Wellbeing Strategy focuses on preventative services which help people to remain independent or regain the independence they want and value. Additional HMO Licensing helps to deliver on this element of the Strategy.

6. Implementation of an Additional Licensing Scheme

The overall purpose of an Additional Licensing Scheme is to improve the standard of rented property within the county. This includes all properties that are considered HMOs within the definition of the scheme. The department will continue to work closely with members of the public and organisations noted below to ensure the Additional Licensing Scheme will secure real benefits for tenants and the neighbouring communities in general as well as other Council services and external organisations and agencies. This will be achieved through:

- Continued engagement with landlords and lettings agents, to ensure well managed and safe HMO accommodation using licensing regulatory provisions.
- Improve the condition of HMOs relating to amenities and repair through Licensing and associated legislative controls and ensuring overcrowded conditions are avoided.
- Continued engagement with the local communities and their representative to improve management practices around waste, noise and anti-social behaviour concerns in neighbouring communities.
- Continued partnership working with colleagues in Highways and Environmental Services, Mid and West Wales Fire Authority, Universities and Guild of Students representatives and Rent Smart Wales as examples. This is to ensure targeted and intelligence led enforcement of those not in compliance with appropriate licensing and housing and safety standards.

When considering the implementation of the Additional Licensing Scheme, the Council firmly believes that securing sustained improvements to the private sector stock in Ceredigion can only be achieved through a robust partnership approach involving tenants, landlords, Universities, local communities and the voluntary and private sectors including various council services working collectively. The department continues to deliver on service improvement in relation to HMO Licensing, areas that have been addressed to date include:

- Changes to the HMO Application Form making the process of applying for a licence easier through the simplification of the licensing application form and introduction of a Renewal Licence Application Form.
- Introduction of a reduced licensing fee for landlords on renewal of an HMO Licence in circumstances where:

- a) Application is received prior to the expiry of the existing licence and
 - b) Licence Renewal Application is full and complete including all certification, documentation and appropriate payment and
 - c) The licence holder has, for the previous licence period complied with all licence conditions (including submission of the annual Gas Safe Certificate if applicable) and
 - d) The licence holder and/or nominated manager are appropriately registered and licensed with Rent Smart Wales, and
 - e) There has been no Housing Act 2004 Part 1 Notice has been served on the licence holder/person in control within the previous licensing period.
- Continued review and updating of information on the Ceredigion Web Pages providing information on licensed HMOs through a GIS enabled Public Register and the provision of advice and guidance to landlords on a range of housing standards and HMO Licensing matters.
 - The introduction of a new Web-based database system which has streamlined the application process for local authority officers introducing wholesale changes to the way HMO Licensing, enforcement and housing inspection information is recorded by the authority.

7. Public Consultation

As part of the review of the HMO Additional Licensing Scheme, every five years, it is a mandatory requirement that a Public Consultation is carried out. The authority is required to ensure that a thorough consultation exercise is conducted with all those likely to be affected by the licensing designation. A guide for practitioners from Local Government Regulation recommends a minimum consultation period of 10 weeks and this was carried out in Ceredigion between 15th December 2023 and 23rd February 2024.

Questionnaires were delivered by hand within Aberystwyth town and Lampeter to a mixture of owner-occupied properties, Houses in Multiple Occupation and other rented properties. The questionnaire was also online and available at the county's libraries.

County Councillors, members of the Landlords Steering-Group, The University, Dyfed-Powys Police, Mid Wales Fire and Rescue and all other relevant departments of the Council with an interest were also consulted.

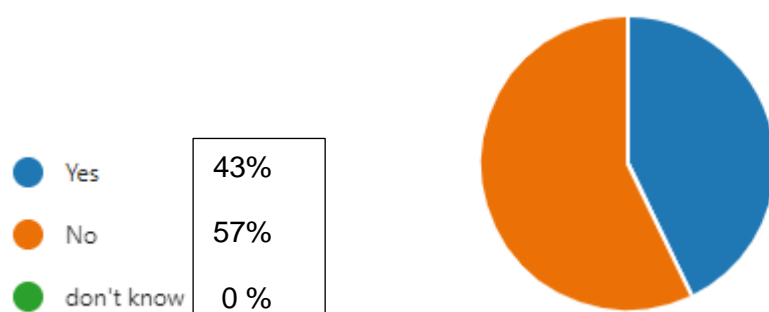
In addition, the Consultation was placed on the Ceredigion County Council corporate website, utilising the Engagements and Consultations facility. Various social media outlets such as Facebook, X / Twitter were similarly deployed.

A complete copy of the findings of the Public Consultation is included in Appendix 2

8. Key Questions and responses relating to the continuation of the Additional Licensing Scheme

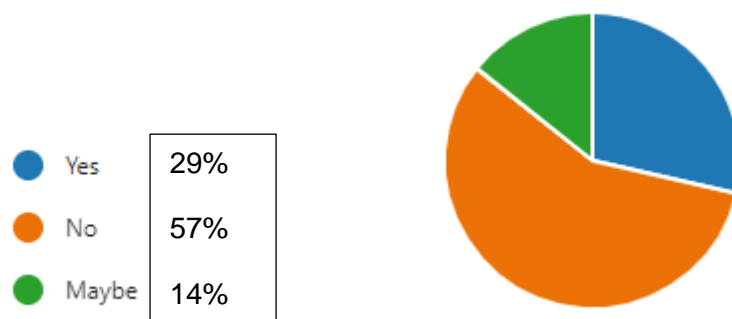
There was a total of 17 responses received to the Public Consultation. The graphs below indicate that 65% percent of those that responded to the questionnaire generally support the re-designation of the Additional Licensing Scheme and only 6% opposed the re-designation with 29% unsure.

Q. Do you think that landlords and agents manage properties in your area to an acceptable standard?



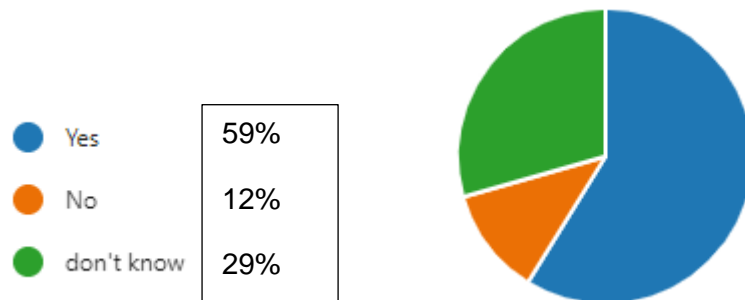
A: Results show that there is almost a 50:50 split in the public's general opinion regarding the current good management of HMOs. Over 50% feel that more work is needed to raise the standard generally and continuation of the scheme will assist in this provision.

Q. Do you think Rent Smart Wales licensing of landlords is sufficient to ensure proper management of your property?



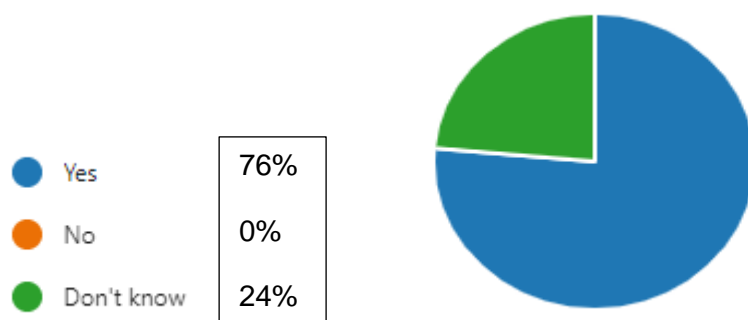
A: The findings would indicate that there is a general opinion that Rent Smart Wales on its own is not sufficient to ensure the effective management of private rented properties and that a combination of the two schemes is desirable to raise standards.

Q. Do you think that HMO Licensing benefits the community as a whole?



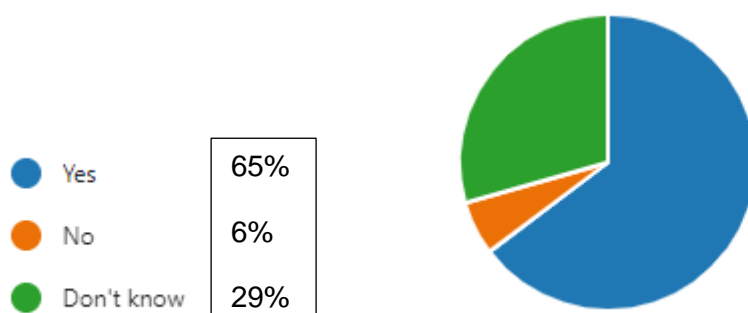
A: This chart would indicate a strong support for HMO licencing generally and that it does benefit the community.

Q: Do you think the HMO Licensing Scheme benefits tenants of HMOs?



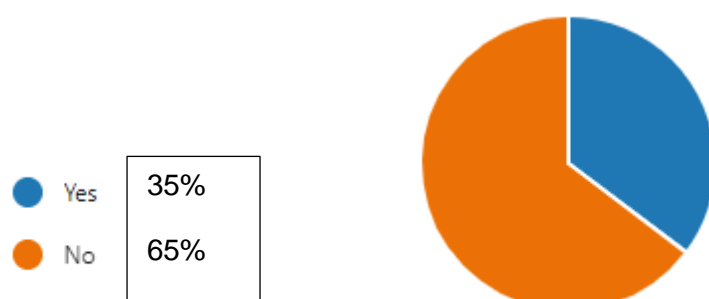
A: The evidence in this chart strongly supports that HMO licencing does benefit tenants with regards to housing conditions, safety and tenancy.

Q. Do you support the continuation / introduction of an Additional Licensing Scheme?



A: Only a very small minority of the responses oppose the continuation of the additional licencing scheme in the Aberystwyth area. The majority recognise the benefits of the scheme.

Q: Do you think the number of storeys should be taken into consideration as part of the HMO Licensing Scheme?



A: The evidence extracted indicates that most respondents feel the number of stories in a property should not be considered with regards to HMO licencing and that they recognise the benefits of licensing all HMOS.

8.1 Summary of Findings

From the questions and answers received it can be reasonably concluded that there is a good understanding of and broad support for the continuation of the Licensing Scheme from both tenants and the broader public.

9. Benefits of having an Additional Licensing scheme

The HMO Additional Licensing scheme has been running for nearly 15 years and the Council has significant experience of this area of regulation and believes the continuation of the scheme within Ceredigion will deliver the following benefits:

- New HMOs can make a valuable contribution to housing stock. HMOs provide accommodation for a wide range of groups, including young professionals, students, refugees and persons on low incomes. However, such conversions must be completed appropriately, and licensing provides a mechanism to regulate such properties.
- Ensure properties are maintained to an appropriate standard to protect tenants' health and safety and are appropriately managed.
- Ensure standards of accommodation provide a safe and healthy environment by examining hazards such as damp, cold, heat, falls, fire, electrical safety, gas safety, suitable room sizes, adequate kitchens / bathrooms for the number of tenants, food safety, biocides, lead, asbestos etc.
- Reduced levels of anti-social behaviour and crime. Licence conditions require the landlord to deal with this within the curtilage of the licensed properties. We would expect the landlord to inform tenants that their behaviour was unacceptable in the first instance and if the behaviour continues, to seek possession of the property.
- A more secure and stable living environment for tenants and neighbours. Reduce complaints of poor housing conditions, noise, rubbish, overgrown gardens, rodents and pests.
- A more attractive area for businesses and residents. Continuing the work with the Council's Waste Management team by including waste storage requirements as licence conditions to improve waste and recycling compliance.
- Direct benefits for tenants include regular inspections of properties by Council Officers leading to improved welfare and confidence in the landlord due to compliance with standards set by licensing.
- Benefits for the community as a whole, including fewer environmental problems, protection of vulnerable persons who might otherwise live in poor condition properties and inclusion of the properties on the Public Register.

Since the introduction of the Council's 3rd Additional Licensing scheme in 2019, significant numbers of properties have been improved, many of which would have been outside the scope of Mandatory licensing and as such it is likely that, without the Council's Additional licensing scheme, a much smaller number would have been improved.

Evidence indicates problems with housing conditions and more generally for the community may be found in and caused by small as well as large HMOs.

Without the designation of an Additional Licensing scheme in the county, the Council will not have such an effective, proactive mechanism to ensure that these smaller properties are regulated and brought up to a satisfactory standard and properly maintained at that standard.

Despite the good work undertaken to improve properties through the current Additional Licensing scheme, it is evident that many properties still require improvement, and some tenants are not being adequately protected. Further work is required.

10. Proposals for the future of the Additional Licensing Scheme in Ceredigion

After considering the evidence gathered during the review and evaluation of the Additional Licensing Scheme 2018 – 24, the options below are being offered for consideration to determine whether the Ceredigion County Council Additional Licensing Designation should be renewed for the period 2024 - 2029. Proposals to consider include:

Option 1 - To continue with the Additional Licensing Scheme in its current form, whereby licensing applies to:

- HMOs occupied by three or more persons, forming three or more separate households regardless of the number of storeys in the following specified wards only:
Aberystwyth Bronglais, Aberystwyth Central, Aberystwyth North, Aberystwyth Penparcau, Aberystwyth Rheidol, Faenor, Llanbadarn Fawr Padarn, Llanbadarn Fawr Sulien.
- The whole of the County of Ceredigion for:
 - HMOs occupied by 5 or more persons, forming two or more separate households, regardless of the number of storeys, and
 - Section 257 HMOs (Housing Act 2004)

Option 2 - Licensing all properties which meet the following criteria on a county wide basis:

- Those properties occupied by 5 or more persons, forming two or more separate households, regardless of the number of stories, **AND**
- Section 257 HMOs (Housing Act 2004) created by converting buildings into flats where the conversions did not meet the Building Regulations 1991 Standards and they have not been subsequently brought up to the relevant standards.

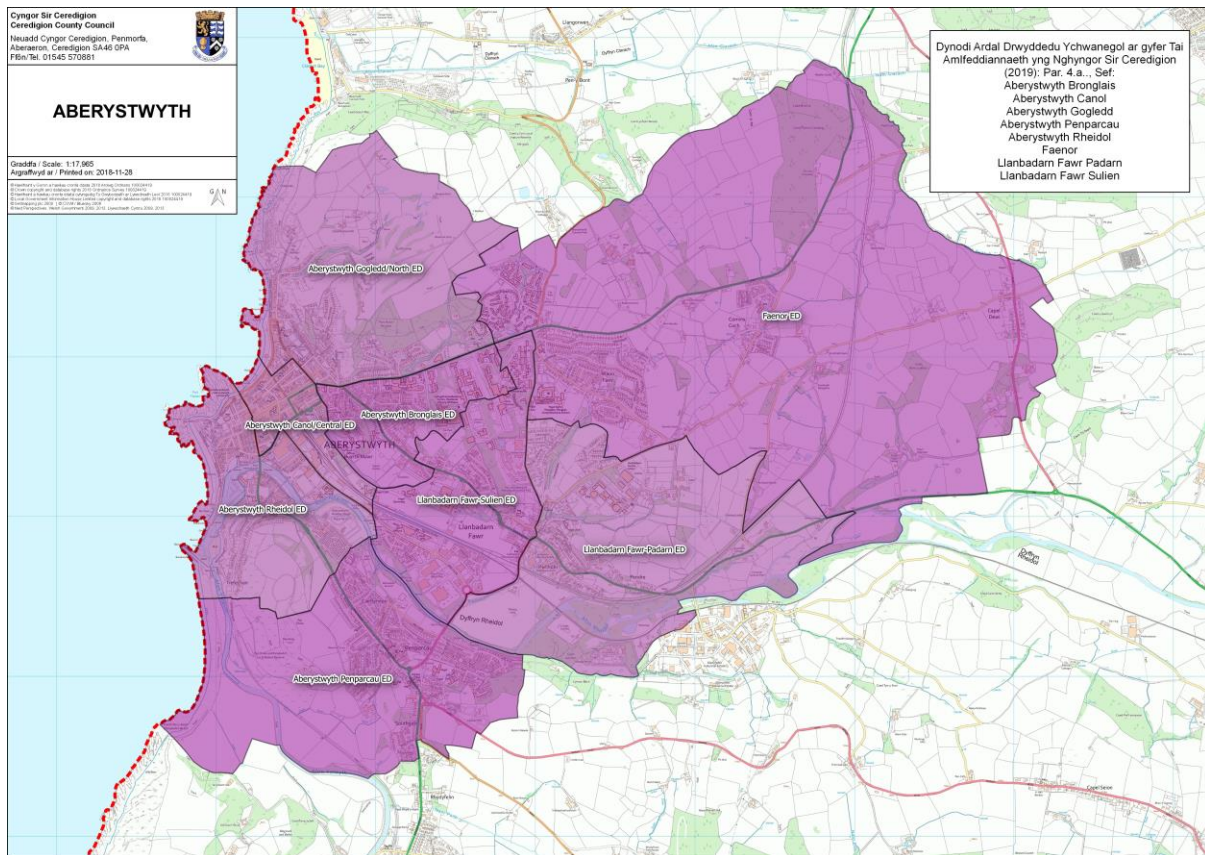
Option 3 - To allow the existing Additional Licensing Scheme to expire on the 19th April 2023 and not declare/designate an Additional scheme in its place.

11. Recommendation

Having considered all the evidence and the benefits of having an Additional Licensing Scheme together with the response to the Public Consultation, it is recommended that Option 1 be considered for re-designation of the Additional Licensing Scheme for a further 5 years from 2024 – 2029. The numbers of HMOs in both the Lampeter and Cardigan area are low. The data for the last 5 years does not support the introduction of an Additional Licensing Scheme in these areas.

12. Appendix 1

11.1 Map showing extent of current Additional Licensing Scheme in Aberystwyth



RESIDENTS QUESTIONNAIRE

Review of Houses in Multiple Occupation (HMOs) Mandatory and Additional Licensing Schemes for Ceredigion

The Housing Act 2004 introduced a requirement for certain Houses in Multiple Occupation (HMO's) to be licensed. This enables Local Authorities to ensure that HMOs are suitably equipped with amenities and facilities for the number of occupants residing in them and are effectively managed by 'fit and proper persons'.

HMOs are rented houses which are shared by more than one household, for example, shared student houses and houses converted into flats/bedsits.

The **Mandatory** Licensing Scheme applies to larger, high-risk HMOs of 5 or more occupants and of 3 or more storeys.

The **Additional** Licensing Scheme is a discretionary licensing scheme. Since April 2019 Ceredigion County Council has run an Additional Licensing scheme which has incorporated the following.

- HMOs occupied by three or more persons, forming three or more separate households regardless of the number of storeys in the following specified wards only:

i. Aberystwyth Bronglais	v. Aberystwyth Rheidol
ii. Aberystwyth Central	vi. Faenor
iii. Aberystwyth North	vii. Llanbadarn Fawr Padarn
iv. Aberystwyth Penparcau	viii. Llanbadarn Fawr Sulien
- The whole of the County of Ceredigion for:
 - HMOs occupied by 5 or more persons, forming two or more separate households, regardless of the number of storeys, and
 - Section 257 HMOs (Housing Act 2004)

This Additional scheme is due to end in April 2024 and the Council is reviewing whether this scheme should be continued in its current form, extended, reduced or otherwise changed.

The results of this questionnaire will enable Ceredigion County Council to ensure that the HMO Mandatory and Additional Licensing Schemes that operate in the County are achieving the desired outcomes and will be used to address any concerns in future schemes that we may introduce.

The consultation will close on Friday 23rd February 2024

You can also complete the survey online via Ceredigion County Council Engagement and Consultation webpage or via this QR code.



1. What is the postcode of your home address?

2. Which of these best describes you?

☐ Private Tenant

☐ Social housing tenant

☐ Owner Occupier

☐ Landlord

☐ Letting Agent

3. What kind of property do you live in? (Owner occupiers and tenants only) (*please tick*):

☐ Flat single family occupancy

☐ House single family occupancy

☐ Shared house with others (not one family)

☐ Shared flat with others (not one family)

If flat, how many flats are there in the block?

If shared house or flat, how many people live there?

How many storeys are there in the house/flat you live in?

4. How long have you lived at the property?

Questions 5 - 10 are for tenants only.

5. If you are a tenant, please provide details of what was provided by your landlord when you moved in? *Tick all that apply*

☐ Written Tenancy Agreement

☐ Information about refuse collection days

☐ Details of how deposit is protected

☐ Your responsibilities as a tenant

☐ Copy of gas safety certificate

☐ Copy of energy performance certificate

☐ Inventory

☐ Location of gas, electric, water meters

☐ How to silence fire alarm

☐ Rent book

6. If you are a tenant, are you concerned about any of the following in relation to your home?

- ☐ Not enough amenities (i.e. toilet, kitchen facilities)
- ☐ Waste, storage and refuse
- ☐ Fire safety
- ☐ Too little space/too many people
- ☐ Security
- ☐ Efficient heating system/ adequate insulation (Energy Efficiency)
- ☐ Property in poor state of repair
- ☐ Damp and mould
- ☐ Security of your tenancy (getting evicted)
- ☐ Other, please specify

7. If you are a tenant, are you aware of the requirement for landlords to be licenced under Rent Smart Wales?

- ☐ Yes ☐ No

8. Do you think that the Rent Smart Wales Scheme has improved the quality of your home or relationship with your landlord?

- ☐ Yes ☐ No

Please explain further.

9. Do you think that landlords and agents manage your property or other properties in your area to an acceptable standard?

- ☐ Yes ☐ No ☐ Don't Know

Please comment further if necessary:

10. Do you think Rent Smart Wales licencing of landlords is enough to ensure proper management of your property?

☐ Yes ☐ No ☐ Don't Know

Please comment further if necessary:

These questions are for ALL

11. Are you concerned about any of the following in relation to your area?

- ☐ Noise, nuisance
- ☐ Litter, waste and refuse
- ☐ Unkempt and overgrown gardens/forecourts
- ☐ Properties detrimental to the amenity of the area (untidy properties)
- ☐ Burglary
- ☐ Anti-Social Behaviour
- ☐ Other crime
- ☐ Other, please specify

12. Do you have any ideas about how these could be tackled?

13. Do you think that the Licensing Scheme for HMOs benefits the community?

☐ Yes ☐ No ☐ Don't Know

Please comment further if necessary:

14. Do you think a HMO Licensing Scheme benefits tenants of HMOs?

☐ Yes ☐ No ☐ Don't Know

Please comment further if necessary:

15. Do you support the continuation/ introduction of an Additional licencing scheme?

☐ Yes ☐ No ☐ Don't Know ☐ Depends on the scheme/ in part

Please explain your answer:

16. Please indicate which of the following types of property you would like to see licenced?

- ☐ A dwelling shared by 5 persons or more and 3 storeys or more – *This is mandatory and will continue*
- ☐ A dwelling occupied by one family
- ☐ A dwelling shared by 2 or more families/ households
- ☐ A dwelling shared by a family/household and a non-related lodger
- ☐ A dwelling shared by a family/ household with two or more lodgers
- ☐ A dwelling shared by three single people, not related
- ☐ A dwelling shared by four single people, not related
- ☐ A dwelling shared by five or more single people, not related

17. Do you think the number of storeys should be taken into consideration as part of the licensing scheme?

☐ Yes ☐ No

If yes, what number of storeys should be licensed? No. of floors?

Please return this questionnaire to the following address:

Ceredigion County Council, Community Wellbeing Service
Canolfan Rheidol
Aberystwyth
Ceredigion
SY23 3UE
Ref: Additional Licensing Review 2023

Email: housing@ceredigion.gov.uk

The consultation will close on Friday 23rd February 2024



Equality Monitoring Form

These questions are optional, but we need to ask them to understand if our consultation has reached the right people (in accordance with the requirement of the Equality Act 2010) and to understand how different groups may be affected by the proposal allowing us to address this if we can.

In accordance with the Data Protection Act, any information requested on the following questions is held in the strictest confidence for data analysis purposes only.

1. Age: What is your age group?

Under 16	<input type="checkbox"/>	45 – 64 years	<input type="checkbox"/>
16 – 24 years	<input type="checkbox"/>	65+	<input type="checkbox"/>
25 – 44 years	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>

2. Gender: What is your gender?

Male	<input type="checkbox"/>	Female	<input type="checkbox"/>
Other	<input type="checkbox"/>	Prefer Not To Say	<input type="checkbox"/>

3. Transgender: Is your gender the same now as when assigned at birth?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
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4. Sexual Orientation: Which of the following options best describes how you think of yourself?

Heterosexual/Straight	<input type="checkbox"/>	Bisexual	<input type="checkbox"/>
Gay Man	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
Gay Woman/Lesbian	<input type="checkbox"/>	Other (state if desired) _____	<input type="checkbox"/>

Note: This question should only be asked of people age over 16.

5. Partnership: Which of the following options describes your partnership status?

- | | | | |
|---------------------|--------------------------|-------------------|--------------------------|
| Single | <input type="checkbox"/> | Widowed | <input type="checkbox"/> |
| Married | <input type="checkbox"/> | Civil Partnership | <input type="checkbox"/> |
| Living with Partner | <input type="checkbox"/> | Separated | <input type="checkbox"/> |
| Divorced | <input type="checkbox"/> | Other | <input type="checkbox"/> |
| Prefer not to say | <input type="checkbox"/> | | |

6. National identity: How would you describe your national identity?

- | | | | |
|----------------|--------------------------|-------------------------|--------------------------|
| Welsh | <input type="checkbox"/> | British | <input type="checkbox"/> |
| English | <input type="checkbox"/> | Irish | <input type="checkbox"/> |
| Scottish | <input type="checkbox"/> | Prefer not to say | <input type="checkbox"/> |
| Northern Irish | <input type="checkbox"/> | Other (please describe) | |
-

7. Race: What is your ethnic group? Choose one option that best describes your ethnic group or background.

- | | | | |
|-------------------------|--------------------------|----------------------|--------------------------|
| White | <input type="checkbox"/> | Gypsy Travellers | <input type="checkbox"/> |
| Asian | <input type="checkbox"/> | Prefer not to say | <input type="checkbox"/> |
| Black/African/Caribbean | <input type="checkbox"/> | Other (Please State) | |
| Mixed | <input type="checkbox"/> | | |
-

8. Language: What is your preferred language?

- | | | | |
|---------|--------------------------|---|--------------------------|
| Welsh | <input type="checkbox"/> | Prefer not to say | <input type="checkbox"/> |
| English | <input type="checkbox"/> | Other (including British Sign Language) | |
-

Can you understand, speak, read or write Welsh?

Understand spoken Welsh	<input type="checkbox"/>	Write Welsh	<input type="checkbox"/>
Speak Welsh	<input type="checkbox"/>	None of the above	<input type="checkbox"/>
Read Welsh	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>

9. Disability: Do you have a long term physical or mental health condition or illness that reduces your ability to carry out day to day activities

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>		

If you answered 'Yes' please indicate which applies to you:

Hearing Impairment	<input type="checkbox"/>	Mental Health Issues	<input type="checkbox"/>
Visual Impairment	<input type="checkbox"/>	Physical / Mobility Impairment	<input type="checkbox"/>
Speech Impairment	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
Learning Difficulties	<input type="checkbox"/>	Other (please specify)	

10. Caring Responsibilities: Do you look after or give help or support to family members, friends, neighbours or others because of long term physical or mental ill-health, disability or problems related to old age?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
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11. Religion or Belief: What is your religion?

Christian (all denominations)	<input type="checkbox"/>	Jewish	<input type="checkbox"/>
Buddhist	<input type="checkbox"/>	Atheist	<input type="checkbox"/>
Hindu	<input type="checkbox"/>	No religion	<input type="checkbox"/>
Muslim	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
Sikh	<input type="checkbox"/>	Other	<input type="checkbox"/>

Thank you for completing this form.

INTEGRATED IMPACT ASSESSMENT (IIA) TOOL

This IIA tool is designed to help your decision making and ensure that your proposal:

- is aligned to the Council's Corporate Well-being Objectives
- complies with the Equality Act 2010, including our socio-economic duty.
- complies with the Welsh Language Measure 2011 (Welsh Language requirements)
- contributes to the National Well-being goals of the Well-being of Future Generations (Wales) Act 2015 and incorporates the principles of Sustainable Development
- considers risk management.

Throughout the document there are information pop ups. You can hover over these for hints and tips. They look like this - [HINT](#)

There are also web links to data sources of [evidence](#) that could help inform your thinking and the judgement you are making. To view this information press **ctrl** on your keyboard and click on the link.

Equality and Inclusion officers read through every IIA and provide feedback to the author via Corporate Lead Officers. IIA that are submitted to Cabinet are published on the Council's website so that the public can see them.

This IIA tool is categorised into the 7 National Well-being Goals for Wales:

1. **A prosperous Wales** – where everyone has jobs and there is no poverty.
2. **A resilient Wales** – where we're prepared for things like floods.
3. **A healthier Wales** – where everyone is healthier and can see the doctor when they need to.
4. **A more equal Wales** – where everyone has an equal chance whatever their background.
5. **A Wales of cohesive communities** – where communities can live happily together.
6. **A Wales of vibrant culture and thriving Welsh language** – where we have lots of opportunities to do different things and where lots of people can speak Welsh.
7. **A globally responsible Wales** – where we look after the environment and think about other people around the world.

DO I NEED TO ASSESS IMPACT?

Does your proposal:

- introduce a new service or add to an existing service that will affect service users?
- remove, reduce, or alter a service that will affect service users?
- introduce a new policy, strategy, or plan that will affect Ceredigion residents?
- introduce significant changes to an existing policy, strategy, or plan that will affect Ceredigion residents?
- change staffing structures so much that employees or services users may be affected?

YES

An IIA is required if your answer is yes to **any** of these questions.

NO

An IIA is not required if your answer is no to **all** these questions

Complete the template below.

Please remember to include your reason for not carrying out an IIA on the Cabinet Report template.

Proposal Details

Title of Policy / Proposal / Initiative	
Redesignation of Additional Licensing Scheme for Houses in Multiple Occupation	
Service Area	Officer completing IIA
Housing	Tracy Evans
Corporate Lead Officer	Strategic Director
Greg Jones	James Starbuck
Please give a brief description of the purpose of the proposal	
To consider the Review and Evaluation of the Additional Licensing Scheme for Houses in Multiple Occupation 2018 – 24 and consider whether the Scheme should be redesignated for a further period of 5 years	
Who will be directly affected by this proposal? HINT	
Landlords, Agents, Members of the Public	
Have those who will be affected by the proposal had the opportunity to comment on it?	
Public Consultation held between December 15th and the 23 rd February 2024	

Version Control

The IIA should be used at the earliest stages of decision making, and then honed and refined throughout the decision-making process. It is important to keep a record of this process so that we can demonstrate how we have considered and included sustainable development, Welsh language and equality considerations wherever possible.

Version Number	Author	Decision making stage HINT	Date Considered	Description of any amendments made HINT
01	Tracy Evans	Post Consultation	23/02/2024	N/A

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Council Corporate Well-being Objectives

Which of the Council's Corporate Well-being Objectives does this proposal address and how? Click here to read a summary of our [Corporate Strategy 2022-27](#)

Boosting the economy, supporting business, and enabling employment.	
Creating caring and healthy communities	
Providing the best start in life and enabling learning at all ages	
Creating sustainable, greener, and well-connected communities	The proposal seeks to regulate smaller houses in multiple occupation to ensure that residents of the County are able to reside in safe affordable housing that meets relevant housing standards.

National Well-being Goal: A Prosperous Wales

An innovative, productive, and low carbon society where everyone has decent work and there is no poverty.

Click [here](#) for information about a prosperous Wales.

Does the proposal contribute to this goal? Describe the positive or negative impacts. (Click [here](#) for information)

Licensing of HMOs ensures that residents of the County are living in **safe affordable** accommodation that can be monitored and regulated in a consistent manner to meet current housing standards.

What evidence do you have to support this view?

Where proactive monitoring and inspection of this type of housing is not undertaken there is evidence that housing standards slip. Resulting in people living in unhealthy environments that are costly to run impacting both health and poverty. This was evident through the Covid Pandemic when routine inspections of this type of premises were suspended for long periods of time.

What action(s) can you take to mitigate any negative impacts or better contribute to this National Well-being Goal?

The negative impact of the licensing scheme is the cost to the Landlord to obtain a licence. This is mitigated by the benefits to the tenants of living in accommodation that meets current housing standards.

National Well-being Goal: A Resilient Wales

A society where biodiversity is maintained and enhanced and where ecosystems are healthy and functioning.

Click [here](#) for information about a resilient Wales.

Does the proposal contribute to this goal? Describe the positive or negative impacts. (Click [here](#) for information)

The proposal does not directly contribute to this goal

What evidence do you have to support this view?

What action(s) can you take to mitigate any negative impacts or better contribute to this National Well-being Goal?

National Well-being Goal: A Healthier Wales

A society where people make healthy choices and enjoy good physical and mental health.

Click [here](#) for information about a healthier Wales.

Does the proposal contribute to this goal? Describe the positive or negative impacts. (Click [here](#) for information)

Living in safe affordable housing is a key factor influencing peoples mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact on residents.

What evidence do you have to support this view?

There is a wealth of evidence available that indicates that housing is a major factor in health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the World Health Organisation.

What action(s) can you take to mitigate any negative impacts or better contribute to this National Well-being Goal?

No negative impacts identified

National Well-being Goal: A More Equal Wales

A society where everyone has an equal chance whatever their background or circumstances.

This section is longer because you are asked to assess the impact of your proposal on each group that is protected by the **Equality Act 2010**.

Click [here](#) for information about equality in Wales.

Do you think this proposal will have a positive or a negative impact on people because of their age? (Click [here](#) for information)

Children and Young People up to 18	Positive
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People 18-50	Positive
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Older people 50+	Positive
-------------------------	----------

Describe the positive or negative impacts.

Living in safe affordable housing is a key factor influencing peoples mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact on residents.

What evidence do you have to support this?

There is a wealth of evidence available that indicates that housing is a major factor in influencing health and wellbeing. e.g. Safe housing is included in the Determinants of Health as defined by the World Health Organisation.

What action(s) can you take to mitigate any negative impacts?

There should be no negative impact from this proposal on the general population

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

None identified

Do you think this proposal will have a positive or a negative impact on people because of their disability? (Click [here](#) for information)

Hearing Impairment	Positive
Physical Impairment	Positive
Visual Impairment	Positive
Learning Disability	Positive
Long Standing Illness	Positive
Mental Health	Positive
Other	Choose an item.

Describe the positive or negative impacts.

Living in safe affordable housing is a key factor influencing **all** people's mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact on residents.

What evidence do you have to support this?

There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the World Health Organisation.

What action(s) can you take to mitigate any negative impacts?

No negative impacts identified.

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

Do you think this proposal will have a positive or a negative impact on people who are transgender? (Click [here](#) for information)

Trans Women	Positive
Trans Men	Positive
Non-binary people	Positive

Describe the positive or negative impacts

Living in safe affordable housing is a key factor influencing **all** people's mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.

What evidence do you have to support this?

There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the WHO.

What action(s) can you to take to mitigate any negative impacts?

No negative impacts identified.

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

Do you think this proposal will have a positive or a negative impact on people with different sexual orientation? (Click [here](#) for information)

Bisexual	Positive
Gay Men	Positive
Gay Women/Lesbian	Positive
Heterosexual/Straight	Positive

Describe the positive or negative impacts

Living in safe affordable housing is a key factor influencing **all** people's mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.

What evidence do you have to support this?

There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the World Health Organisation.

What action(s) can you to take to mitigate any negative impacts?

No negative impacts identified.

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

Do you think this proposal will have a positive or a negative impact on people who are married or in a civil partnership? (Click [here](#) for information)

People who are married	Positive
People in a civil partnership	Positive

Describe the positive or negative impacts

Living in safe affordable housing is a key factor influencing **all** peoples mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.

What evidence do you have to support this?

There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the WHO.

What action(s) can you to take to mitigate any negative impacts?

No negative impacts identified.

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

Do you think this proposal will have a positive or a negative impact on people who are pregnant or on maternity leave? (Click [here](#) for information)

Pregnancy	Positive
Maternity	Positive

Describe the positive or negative impacts

Living in safe affordable housing is a key factor influencing **all** people's mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.

What evidence do you have to support this?

There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the World Health Organisation.

What action(s) can you take to mitigate any negative impacts or better contribute to positive impacts?

No negative impacts identified

Do you think this proposal will have a positive or a negative impact on people because of their ethnic origin? (Click [here](#) for information)

Asian / Asian British	Positive
Black / African / Caribbean / Black British	Positive
Mixed / Multiple Ethnic Groups	Positive
White	Positive
Other Ethnic Groups	Positive

Describe the positive or negative impacts

Living in safe affordable housing is a key factor influencing **all** people's mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.

What evidence do you have to support this?

There is a wealth of evidence available that indicates that housing is a major factor in influencing peoples health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the World Health Organisation.

What action(s) can you to take to mitigate any negative impacts?

No negative impacts identified.

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?

Do you think this proposal will have a positive or a negative impact on people with different religions, beliefs, or non-beliefs? (Click [here](#) for information)

Buddhist	Positive
-----------------	----------

Christian	Positive
Hindu	Positive
Humanist	Positive
Jewish	Positive
Muslim	Positive
Sikh	Positive
Non-belief	Positive
Other	Positive
Describe the positive or negative impacts	
Living in safe affordable housing is a key factor influencing all people's mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.	
What evidence do you have to support this?	
There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the World Health Organisation.	
What action(s) can you take to mitigate any negative impacts?	
No negative impacts identified.	
Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?	

Do you think this proposal will have a positive or a negative impact on men or women? (Click here for information)	
Men	Positive
Women	Positive
Describe the positive or negative impacts	
Living in safe affordable housing is a key factor influencing all people's mental health and wellbeing in addition to giving them a healthy environment to live in	

that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.

What evidence do you have to support this?

There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the WHO.

What action(s) can you take to mitigate any negative impacts?

No negative impacts identified.

Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between men and women?

Do you think this proposal will have a positive or a negative impact on people from the Armed Forces Community? (Click [here](#) for information)

Members of the Armed Forces	Positive
Veterans	Positive
Spouses	Positive
Children	Positive

Describe the positive or negative impacts

Living in safe affordable housing is a key factor influencing **all** people's mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.

What evidence do you have to support this?

There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the World Health Organisation.

What action(s) can you take to mitigate any negative impacts?

No negative impacts identified

[Socio-economic Duty](#)

Socio-economic disadvantage means living on a low income compared to others in Wales, with little or no accumulated wealth, making it more difficult to access basic goods and services.

Family background or where a person is born still affects their life. For example, a child from a wealthy family often does better at school than a child from a poor family, even if the poorer child is more naturally academic. This is sometimes called socio-economic inequality.

Do you think this proposal will have a positive or a negative impact on people experiencing socio-economic disadvantage?	Positive
Describe the positive or negative impacts	
Living in safe affordable housing is a key factor influencing all peoples mental health and wellbeing in addition to giving them a healthy environment to live in that is free from conditions such as damp and mould. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.	
What evidence do you have to support this?	
There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g. Safe housing is included in the Determinants of Health as defined by the World Health Organisation.	
What action(s) can you take to mitigate any negative impacts?	
No negative impacts identified.	
Is there an opportunity to use this proposal to eliminate unlawful discrimination, advance equality of opportunity or encourage good relations between people in this group and the rest of the population?	
This proposal is an opportunity to improve and monitor living conditions for people experiencing socio-economic disadvantage .	

National Well-being Goal: A Wales of Cohesive Communities

A society with attractive, viable, safe, and well-connected communities.

Click [here](#) for information about cohesive communities.

Does the proposal contribute to this goal? Describe the positive or negative impacts. HINT
Living in safe affordable housing is a key factor influencing all people's mental health and wellbeing in addition to giving them a healthy environment to live in which positively impacts their physical health. Where people are happier in their home and general health, this has positive impacts for their social wellbeing and community involvement. The scheme has operated in one form or another since 2009. This has shown a positive impact over the years in relation to waste

management and anti-social behaviour and nuisance complaints which can have a negative impact on communities. As such the continuation of the Additional Licensing Scheme will have a positive impact for all.

What evidence do you have to support this view?

There is a wealth of evidence available that indicates that housing is a major factor in influencing people's health and wellbeing e.g., Safe housing is included in the Determinants of Health as defined by the World Health Organisation. Introduction of an Additional Licensing Scheme over the last 15 years has shown an overall decline in the number of complaints reported by the community in respect of anti-social behaviour, noise and waste management issues.

What action(s) can you take to mitigate any negative impacts or better contribute to the goal?

No negative impacts identified.

National Well-being Goal: A Wales of Vibrant Culture and Thriving Welsh Language

A society that that promotes and protects culture, heritage, and the Welsh language and which encourages people to take part in the arts, sports, and recreation.

Click [here](#) for information about culture and the Welsh language

Does the proposal contribute to this goal? Describe the positive or negative impacts.

Impact on this goal is considered to be neutral

What evidence do you have to support this view?

The housing Service is available to both English and Welsh speakers. In excess of 50% of the staff speak welsh.

What action(s) can you take to mitigate any negative impacts or better contribute to the goal?

None identified

With reference to the following, do you think this proposal will have a positive or negative effect on the Welsh language?

Click [here](#) for information

Opportunities for people to use the Welsh language	None / Negligible
Treating the Welsh language, no less favourably than the English language	None / Negligible
What evidence do you have to support this view?	
The Housing Service/Additional Licensing Scheme is available in both English and Welsh	
What action(s) can you take to increase the positive impact or mitigate any negative impact on the Welsh language?	
Documentation is available in Welsh and English. 50% plus of the staff speak both English and Welsh	

National Well-being Goal: A Globally Responsible Wales

A society that considers how our actions might impact on other countries and people around the world.

Click [here](#) for information about global responsibility.

Does the proposal contribute to this goal? Describe the positive or negative impacts. HINT
The impact on this goal is considered to be positive as the regulation of these premises allows properties to be improved to meet current standards. This includes tackling fuel efficiency which impacts climate change.
What evidence do you have to support this view?
There is a wealth of evidence to support the view that tackling energy efficiency in homes will assist with CO2 reduction
What action(s) can you take to mitigate any negative impacts or better contribute to the goal?
No negative impacts identified

Strengthening the Proposal

If you have identified any negative impacts in the above sections, please provide details of any practical changes and actions that could help remove or reduce the negative impacts.

What will you do?	When?	Who is responsible?	Progress
N/A			
If no action is to be taken to remove or mitigate negative impacts, please justify why. (If you have identified any unlawful discrimination then the proposal must be changed or revised.)			
The only negative impact of the proposal identified was the cost to landlords in obtaining a licence. It is considered that the benefits to residents, communities, and climate change out way this impact. Costs are calculated on a cost recovery basis only and are based on the number of habitable rooms in the property.			
How will you monitor the impact and effectiveness of the proposal?			
The impact and effectiveness of the proposal will be monitored through the Strategic Housing Partnership.			

Sustainable Development Principle: 5 Ways of Working

Describe below how you have implemented the five ways of working in accordance with the sustainable development principle of the Well-being of Future Generations (Wales) Act 2015

Long term Balancing short-term needs with long-term need and planning for the future. HINT	The proposal is for a period of 5 years at which time the Licensing scheme will be reviewed and evaluated to determine whether it should continue. The scheme is self-financing
Collaboration Working together with other partners to deliver. HINT	We currently liaise with colleagues in Highways and Public Protection, together with external partners such as the Police, Fire Authority and University, Agents and Landlords in delivering the scheme.

Involvement Involving those with an interest and seeking their views. <u>HINT</u>	A Public Consultation has been undertaken for a period of 10 weeks. This has included information and questionnaires available on the website and through social media. Directly consulting with known landlords and agents. Targeted letters, information and questionnaires to a sample of properties in the current Designation area of Aberystwyth and Lampeter.
Prevention Putting resources into preventing problems occurring or getting worse. <u>HINT</u>	The proposal tackles specific properties meeting the criteria for the Additional Licensing scheme and aims to improve conditions for those residing within the properties and other residents living within the vicinity of the licensed properties.
Integration Considering the impact of your proposal on the four pillars of well-being (social, economic, cultural and environment) the objectives of other public bodies and across service areas in the Council. <u>HINT</u>	The proposal seeks to assist services in both Highways and Public Protection in relation to waste management and anti-social behaviour.


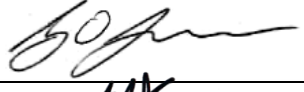
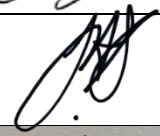
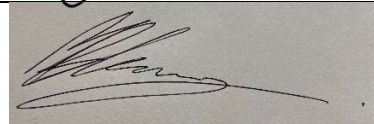
Risk

Summarise the risk associated with the proposal.

	1	2	3	4	5
Impact Criteria	Very Low	Low	Medium	High	Very High
Likelihood Criteria	Unlikely to occur	Lower than average chance of occurring	Even chance of occurring	Higher than average chance of occurring	Expected to occur
Risk Description	Impact	Probability	Score (Impact x Likelihood)		
Falling housing standards and fire risks	High	Higher than average	16		
Increased anti-social behaviour	High	Higher than average	16		

Increased waste management and increased prevalence of pests	High	Higher than average	16
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Sign Off

Position	Name	Signature	Date
Corporate Manager	Llyr Hghes		28/02/2024
Corporate Lead Officer	Greg Jones		27/02/2024
Corporate Director	James Starbuck		27/02/2024
Portfolio Holder	Matthew Vaux		28/02/2024

1

¹ Last updated 20/10/2023

CYNGOR SIR CEREDIGION COUNTY COUNCIL

<u>Report to:</u>	Healthier Communities Overview and Scrutiny
<u>Date of meeting:</u>	11 March 2024
<u>Title:</u>	Porth Cynnal Specialist Services (Children & Adults) Independent Reviewing Service Performance Management Report QTR 2 2023 - 2024
<u>Purpose of the report:</u>	To monitor the progress of Looked After Children through Independent Reviewing Officers scrutiny of their plans and placements during the second quarter of 2023/2024. This information contributes to Members fulfilling their roles as Corporate Parents
<u>Reason Scrutiny have requested the information:</u>	To ensure that the Local Authority and Members can fulfil their duties as Corporate Parents

Background

Attached is the Independent Reviewing Service Report Quarter 2 2023/2024.

Quarterly reports are taken to the Healthier Communities Overview and Scrutiny Committee as part of an ongoing examination of the topic to ensure that the Local Authority fulfils its duties as the Corporate Parent.

This report includes national and local standards and targets used to measure outcomes for looked after children and care leavers at the time of their review meeting and includes Welsh Government Performance Indicators.

On the basis of the information available and the views expressed during the review meeting, the IRO makes a professional judgement about the effectiveness of a child/young person's care plan in meeting their needs and may recommend changes to the care plan.

During the review meeting the IRO considers whether the child/young person requires assistance to identify relevant other people to obtain legal advice/take proceedings on their behalf. This action was deemed necessary for 2 young people by the IRO in the period.

In addition, the IRO has regard as to whether the child/young person's human rights are being breached in any way and, if so, might make a referral to CAFCASS Cymru. This action was not required at any of the review meetings in the period.

Current Situation

SUMMARY OF KEY POINTS;

- At the end of quarter 2, there were 130 children/young people being looked after compared to 125 as at the end of Q1.
- 88 children were reviewed in this quarter compared to 95 in the previous quarter. 95.5% of reviews were undertaken within the Statutory Timescale.
- 7 of the children reviewed in this quarter left care, compared to 20 in Quarter 1. The reasons why there were a high number in Quarter 1 was that there were a high number of revocations of care orders. However, in this quarter, in quarter 2, 2 children were adopted, 3 returned home to family and 2 young people moved on to supported lodgings or independent living provision or into a shared lives placement.
- The placement provision for the children reviewed during this Quarter were that 20 are in Local Authority foster care in county, 1 out of county, 15 in kinship carer placements in county and 5 out of county, 2 were in Independent Foster Agency placements in county and 5 out of county, 7 children were placed with parents, and 21 were placed in residential care provision outside of the county. 2 were in a Mother and Baby Residential setting and 1 was in supported lodgings/independent living. 2 were placed in other settings.
- Of the reviews that took place in this quarter and where there were permanency plans in place, the plan for 30 children were that they would be cared for in Long Term Foster Care, 18 were to remain with Kinship carers/family members, 5 children were in placement with parents, 10 children were subject to twin tracking, 4 children are to be adopted, 6 children are to be cared for in residential care and 1 child was being supported to be rehabilitated with parents, 1 was to be in a Special Guardianship arrangement and 2 were to be supported with independent living.
- 41 of the children were being cared for under the legal status of a Full Care Order, 26 were under an Interim Care Order, 2 under a placement order and 19 under a Section 76.
- Of the children reviewed in this quarter, 95.5% of children received a statutory visit. This was compared to 100% in Quarter 1.
- 27.3% of the care and support plans were recorded as being in place at the first review in this quarter, compared to the 54.5% that were in place in Quarter 1. The very low percentage again this quarter, was due to staffing difficulties within the Planned Care Team which prevented the plans being completed on time. The staffing issues are in the process of being addressed.

- 88 reviews identified that the child/young person's cultural needs were being met.
- 55 Young people who were placed with Local Foster Carers had been placed with carers who were able to speak their first language.
- 6 Reviews noted that the young person was an unaccompanied child and placed in a care setting which did not meet their first language needs. There was a translator in the review to enable the young person to participate accordingly.
- It was recognised at 49 reviews that the young person's religious needs were met; for a further 37 reviews it was unknown as to whether the needs had been met.
- Delegated Authority was confirmed to be in place for 59 children who were reviewed with 9 reviews noting that this was yet to be undertaken. It was unknown at 6 reviews with a further 14 reviews recording that it wasn't applicable for the young person.
- The percentage of children/young people who had permanency plans in place by the 2nd review, if a returned home was not planned, was 63.6%.
- The percentage of children (of sufficient understanding) who understand their reason for being looked after was 90.3%.
- The percentage of children of sufficient understanding who were involved in or consulted about their review, was 97.1%
- The percentage of children who were made aware of their right for an advocacy service, was 83.3%
- The percentage of parents consulted by the social worker prior to the review or who attended the review was 98.7%.
- The percentage of placement plans (including Education and Health Provision) that were assessed as meeting the needs of the children/young people were 97.7%.
- The percentage of Looked After Children of school age who had a Personal Education Plan within 20 school days of entering care or joining a new school during this quarter is 98.1%.
- The percentage of Looked After Children who received Health Assessments in accordance with statutory requirements was 95.4%
- 23 Pathway Plans were held in this quarter. 91.3% Pathway Plan Reviews were held within timescales.
- The percentage of Young Persons with allocated a Personal Advisor / Social Worker was 100% during this Quarter.
- The Percentage of Young People Consulted for their Review Meeting during this Quarter was 91.3% but only 39.1% recorded that the young person attended their review.

- 95.7% of Pathway Plan Reviews confirmed that the Pathway Plan was meeting the young person's needs.

Wellbeing of Future Generations:

Has an Integrated Impact Assessment been completed? If, not, please state why.
No

Summary of Integrated Impact Assessment:

This report is provided on an ongoing basis and demonstrate the continuing work that is undertaken with Looked after Children in Ceredigion

Long term: Balancing short term need with long term planning for the future.
Collaboration: Working together with other partners to deliver
Involvement: Involving those with an interest and seeking their views; stakeholder engagement and consultation
Prevention: Putting resources into preventing problems occurring or getting worse
Integration: Positively impacting on people, economy, environment and culture and trying to benefit all three

Recommendation(s):

To note the contents of the report and the levels of activity with the Local Authority.

Reasons for decision:

So that governance of the Local Authority activity and its partner agencies for Looked After Children are monitored.

Contact Name: Audrey Somerton-Edwards

Designation: Corporate Lead Officer: (Children & Families)

Date of Report: 8 January 2024

Acronyms:

IRO - Independent Reviewing Officer
 LAC - Looked After Children
 CAFCASS - The Children and Family Court Advisory and Support Service
 APR - Action and Progress Records
 PEP - Personal Education Plan
 PI - Performance Indicators
 CAMHS - Child and Adolescent Mental Health Services
 NEET - Not in Education, Employment or Training
 PRU - Pupil Referral Unit

Cyngor Sir CEREDIGION County Council
Safeguarding Service

Independent Reviewing Service Performance Management Report

Quarter 2: 1st July 2023 – 30th September 2023



...yn gofalu i wneud gwahaniaeth
...taking care to make a difference

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SECTION ONE: INTRODUCTION

This report provides information collated by the Quality Assurance and Independent Reviewing Service in order to monitor performance and quality assure services to looked after children, care leavers, children in residential placements and those children who receive respite care and short breaks. The information is based on the monitoring forms completed by the Independent Reviewing Officers (IRO) following each review meeting within this quarter along with other performance information held by the Children and Families Service.

BENCHMARKING

This report includes national and local measures and targets used to measure outcomes for looked after children and care leavers at the time of their review meeting.

On the basis of the information available and the views expressed during the review meeting, the IRO makes a professional judgement about the effectiveness of a child/young person's care plan in meeting their needs and the IRO will highlight to managers any poor practice.

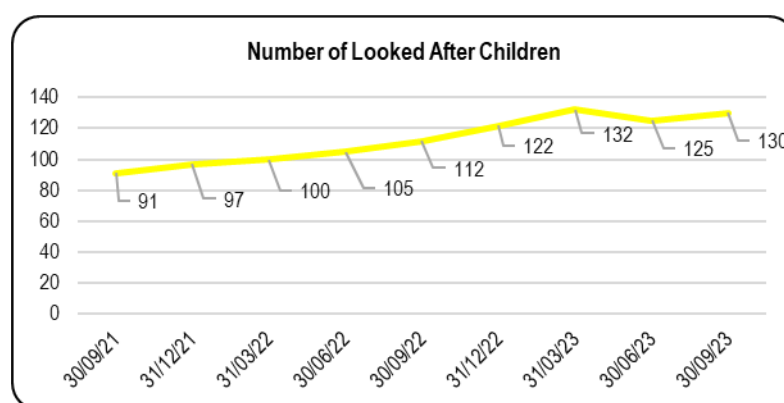
During the review meeting the IRO considers whether the child/young person requires assistance to identify relevant other people to obtain legal advice/take proceedings on their behalf. This action was deemed necessary for 2 children/young persons in the period.

In addition, the IRO has regard as to whether the child/young person's human rights are being breached in any way and, if so, might make a referral to CAFCASS Cymru. This action was not required at any of the review meetings in the period.

SECTION TWO CARE PLANNING

1. Headline Figures for Q2:

The following table and chart provide the total number of Looked After Children data at the end of each quarter commencing with the most recent quarter.	
30 September 2023	130
30 June 2023	125
31 March 2023	132
31 December 2022	122
30 September 2022	112
30 June 2022	105
31 March 2022	100
31 December 2021	97
30 September 2021	91



2. Number and percentage of Looked After Children Reviews undertaken within the statutory time requirement.

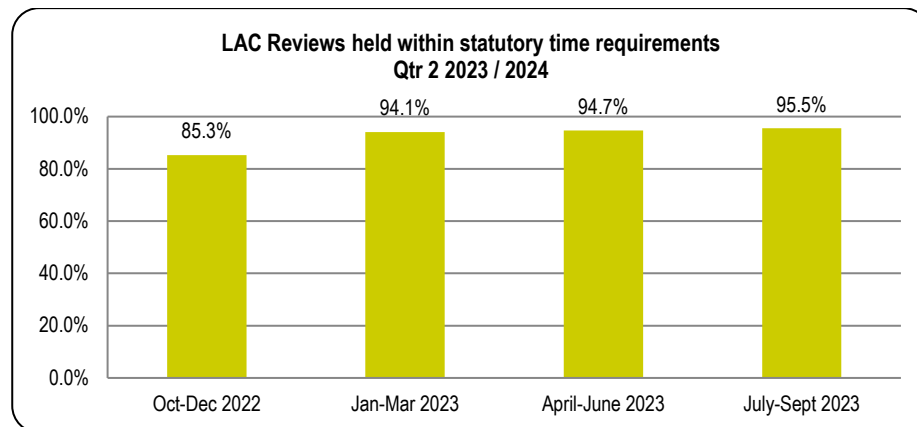
Target Set 100% - Target achieved 95.5%

88 Children were reviewed within the Quarter.

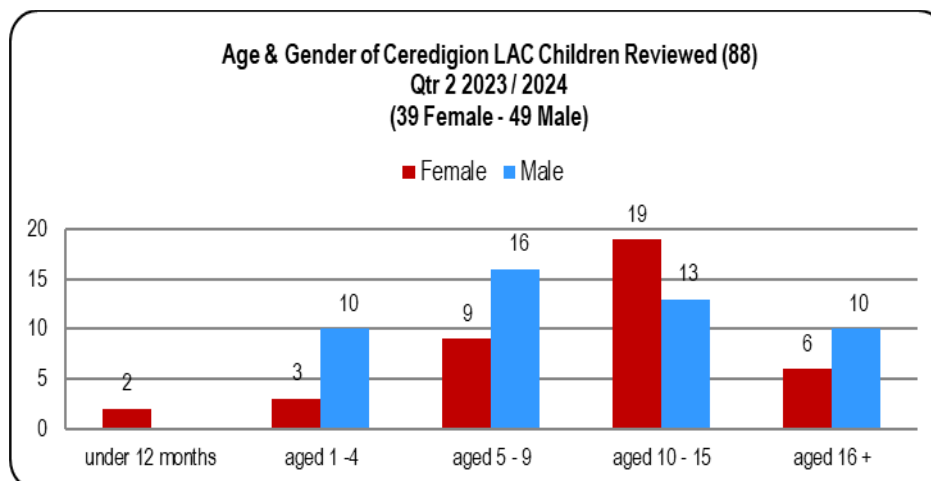
- 84 (95.5%) LAC Review Meetings were undertaken within the statutory requirements.
- 4 (4.5%) LAC Review Meetings were held out of statutory requirements; the reasons recorded were as follows: -
 - A Review for 1 child was delayed due to a change of ISRO.
 - For 1 further child it was due to school holidays / availability of professionals in addition to the need to undertake a Joint Visit to the parent.

- The death of a close relative was the reason for the delay for 1 other child with the review for 1 additional child being out of timescales due to a delay in agencies being informed of a change in the child's legal status.

	July-Sept 2023	April-June 2023	Jan-Mar 2023	Oct-Dec 2022	July-Sept 2022
Number of children reviewed in the quarter	88	95	101	116	63
Number of reviews held in timescale	84	90	95	99	56
Number of reviews held out of timescales	4	5	6	17	7



3. Age and Gender of the Children Reviewed in the Quarter:



4. **Cultural, Religious and Language Needs**

88 (100.0%) Reviews identified that the young person's cultural views were met. It was recognised at 49 reviews that the young person's religious needs were met; for a further 37 reviews it was unknown as to whether the needs had been met. An interpreter was needed and provided for all 6 reviews, for 1 other review an interpreter had been requested but was declined by the young person, as s/he was able to speak excellent English.

5 **Citizenship**

81 Reviews recorded that the child / young person was a UK Citizen, with 7 reviews noting that the child / young person was not a UK Citizen.

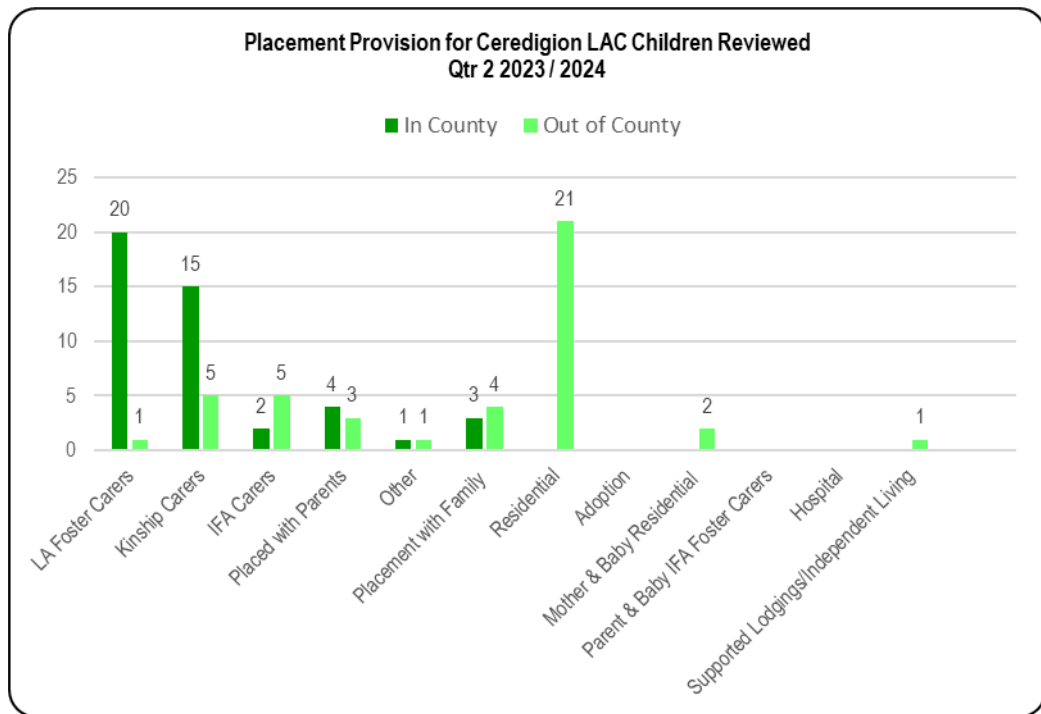
6 Children / Young people were Unaccompanied Asylum Seekers, none of these children / young people had an EU Settlement Scheme (EUSS) in place.

1 Other child / young person who was not a UK Citizens had an EUSS in place.

All 6 reviews recorded that an application had not been made for an EU Settlement Scheme (EUSS); 3 of these reviews recorded that the young person was being supported in this respect.

6 **Nature of the Placement Provision of Children Reviewed in the Quarter:**

Type of Placement	In County	Out of County	Total
LA Foster Carers	20	1	21
Kinship Carers	15	5	20
IFA Carers	2	5	7
Placed with Parents	4	3	7
Other	1	1	2
Placement with Family	3	4	7
Residential		21	21
Adoption			
Mother & Baby Residential		2	2
Parent & Baby IFA Foster Carers			
Hospital			
Supported Lodgings/Independent Living		1	1
	45	43	88

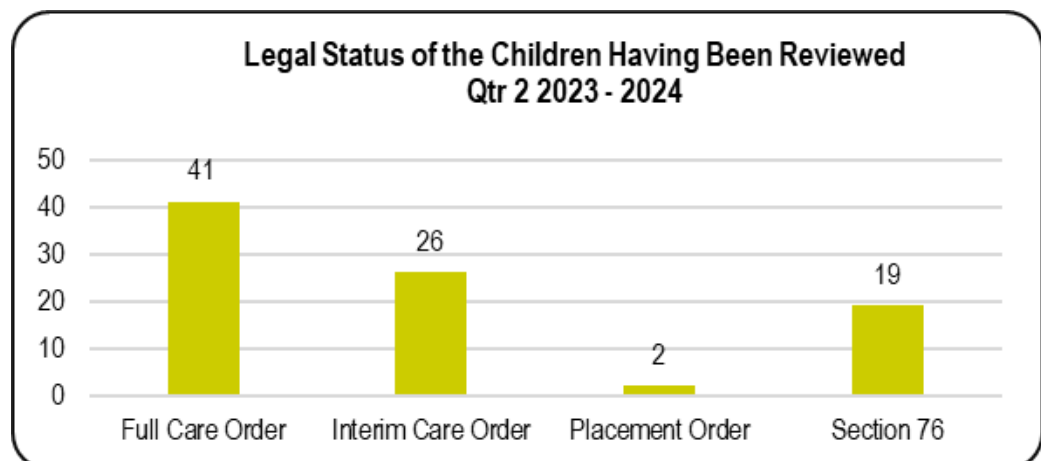


55 Young people who were placed with Local Foster Carers had been placed with carers who were able to speak their first language.

6 Reviews noted that the young person was an unaccompanied child and placed in a care setting which did not meet their first language needs. There was a translator in the review to enable the young person to participate accordingly.

7. Legal Status of Children Reviewed in the Quarter:

Legal Status of the Children Having Been Reviewed	
Full Care Order	41
Interim Care Order	26
Placement Order	2
Section 76	19
Total	88

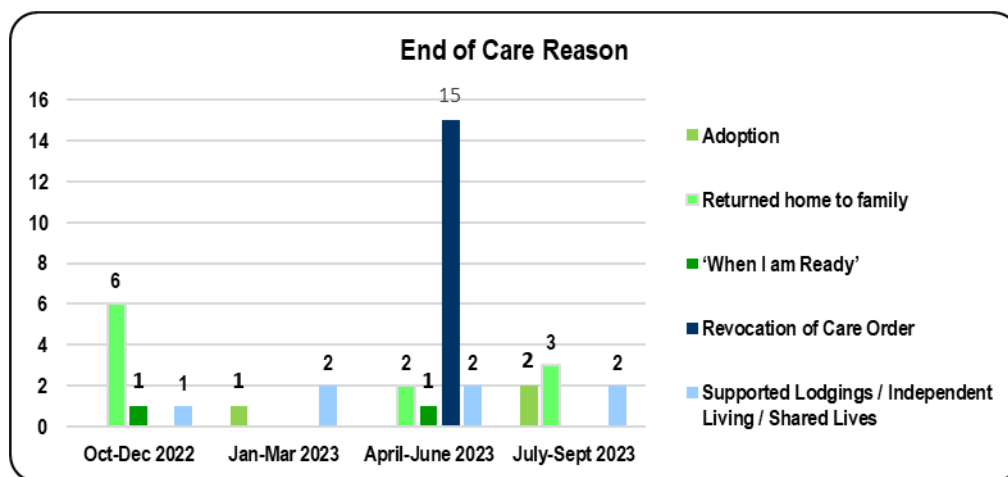


Delegated Authority

Delegated Authority was confirmed to be in place for 59 children who were reviewed with 9 reviews noting that this was yet to be undertaken. It was unknown at 6 reviews with a further 14 reviews recording that it wasn't applicable for the case.

8. Reasons for End of Care of the Children Reviewed

Period	Number left care	End of Care Reason				
		Adoption	Returned home to family	'When I am Ready'	Revocation of Care Order	Supported Lodgings / Independent Living/Shared Lives
July-Sept 2023	7	2	3	0	0	2
April - June 2023	20	0	2	1	15	2
Jan - Mar 2023	3	1	0	0	0	2
Oct - Dec 2022	8	0	6	1	0	1
Total	38	3	11	2	15	7



9. Number and percentage of Looked After Children who have an allocated Social Worker.

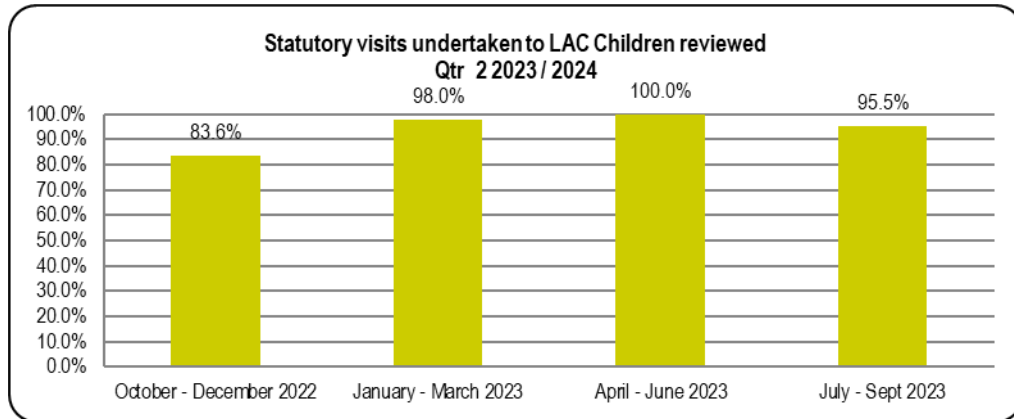
Target Set 100% - Target achieved 98.9%

- 87 (98.9%) LAC Reviews recorded that a qualified Social Worker was allocated and actively involved with the child.
- 1 (1.1%) LAC Review recorded that the child was allocated to the team with no named social worker.

10. Number and percentage of statutory visits undertaken to Looked After Children reviewed within the required timescales.

Target Set 100% - Target achieved 95.5%

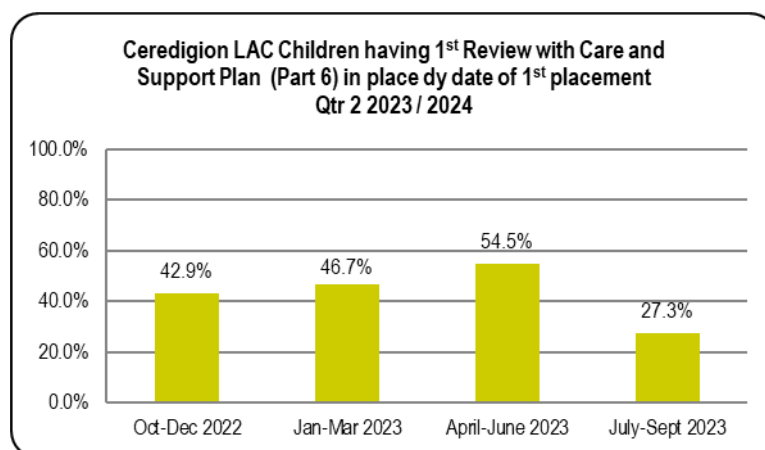
- 84 (95.5%) Looked After Children received Social Worker visits in accordance with the statutory requirements.



11. Number and Percentage of Care and Support Plans (Part 6) in place at the date of the first placement and of up-to-date plans available for the Review.

Target Set 100% - Target achieved 27.3%

- There were 11 Children that became Looked After during this quarter; 3 (27.3%) Review meetings recorded that the child / young person had a Care and Support Plan (Part 6) in place by the date of his/her placement. The Care and Support Plan (Part 6) wasn't in place by date of placement for the other 8 children / young persons.



- 63 (71.6%) Reviews recorded that the Care and Support Plan(Part 6) was up to date.

- The IRO identified that updates were required to the Care and Support Plan records (Part 6) of 25 children. It was identified that the updating of the Care and Support Plan was still outstanding for 14 children/young persons.

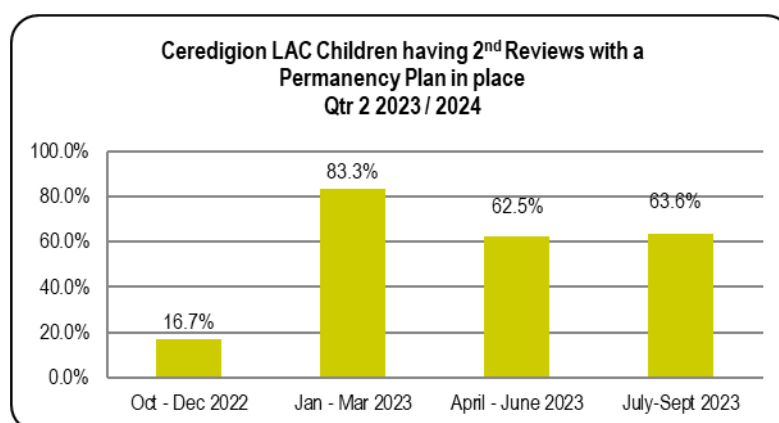
12. Number and percentage of Looked After Children who have a Permanency Plan by the second review if a return home has not been planned.

Target Set 100% - Target achieved 63.6%

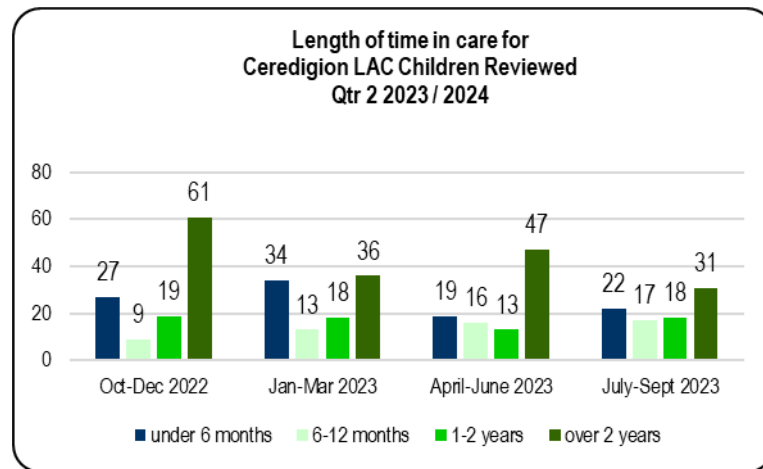
- There were 11 second reviews during this quarter, 7 reviews (63.6%) recorded that a Permanency Plan had been agreed. This compares to 62.5% in the previous quarter.
- There were concerns recorded by the IRO in 4 (4.5%) reviews in this period regarding the progress of the Placement / Care and Support Plan / Permanency Plan.

The nature of the concerns was as follows: -

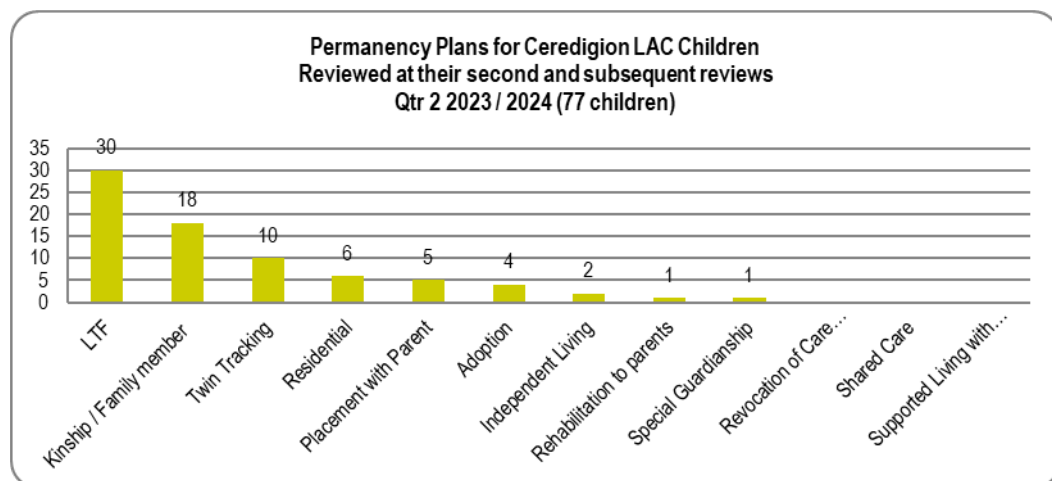
- No Care Plan on wccis despite case being in Court Proceedings.
- There is no clear plan for YP, SW reported to be 'looking for placement', YP currently staying with relative, no assessment made of situation.
- SW not completed SGO paperwork due to time constraints and workload, not kept IRO informed.
- Young person was placed with short term foster carers with a plan to be moved onto new long term foster carers. This has been flagged at the previous reviews but has still yet to be resolved. The placement identified in February which young person was told about, then fell through has unsettled young person and undermined the relationship with the allocated social worker.



13. Length of Time in Care:



14: Nature of Permanency Plans:



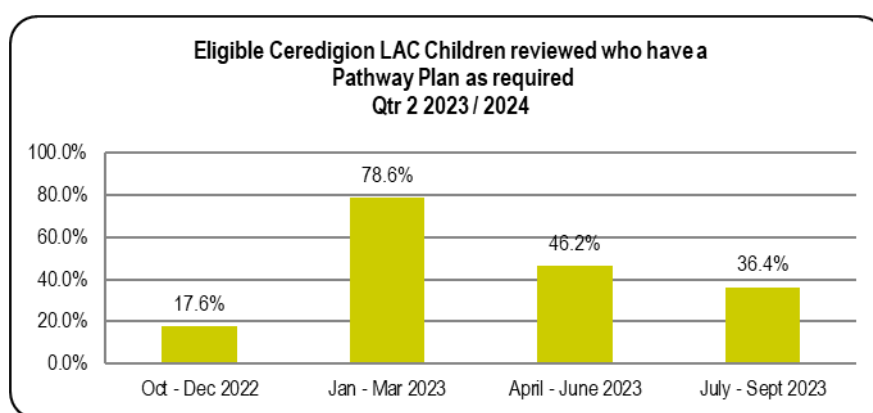
15. Number and percentage of Looked After Children receiving Short Break Care away from Main Carers

- 1 (1.1%) LAC Review noted that the child / young person was receiving short break care away from their main carer; this LAC Review reported that the respite placement was meeting the young person's needs.

16. Number and percentage of eligible young people who have a Pathway Plan as required.

Target set: 100% Target Achieved 36.4%

- 4 (36.4%) Young People's reviews recorded that there was a Pathway Plan in place and were allocated a Personal Advisor.
- 7 (63.6%) Reviews recorded that the young person did not have a Pathway Plan in place.
- 8 of the above reviews noted that the young persons were allocated a Personal Advisor however 3 reviews recorded that a Personal Advisor was yet to be allocated.



17 Number and percentage of Looked After Children (of appropriate age and level of understanding) who understand the reasons for them being looked after

Target Set 100% -Target achieved 90.3%

- The data for this performance indicator relates to 72 children / young persons as 16 children / young persons were not considered to be of an appropriate age and level of understanding to comprehend the reasons for being looked after.
- 65 (90.3%) Of this group showed some level of understanding about why they were cared for away from their families, which compares to 93.2% in the previous quarter.
- 7 (9.7%) Reviews reported that Life Journey work needed to be undertaken with the child / young person to support in understanding the reasons for being looked after.

18. Number and percentage of Looked After Children (of appropriate age and level of understanding) understand their Care and Support Plan.

The data for this performance indicator relates to 69 children / young persons as 19 children / young persons were not considered to be of an appropriate age and level of understanding and were therefore not included in the figures.

- 57 (82.6%) of this group showed a level of understanding as to the nature of their Care and Support Plan (part 6).
- 12 (17.4%) Reviews recorded that this needed to be shared with the children / young persons.

19. National Measure 33: Number and percentage of moves for Looked after Children.

- 10 (11.4%) LAC Reviews reported that there was a change in a child's/young person's placement during this quarter; this compares to (17.9%) in the previous quarter.

The reasons for the changes in Placement were as follows:

- 1 Young person had a planned move to a placement nearer to Ceredigion.
- 2 Siblings placed with different carers both had their placements ended due to both sets of carers giving notice, they both had an unplanned move to separate carers for a brief period of time whilst different family members were being assessed; both subsequently had successful planned moves to different individuals within their family.
- Carers gave notice on their placement for another young person and a planned move was made to a residential placement.
- 1 Young person had a planned move to a step down placement as a part of his/her assessment.
- A suitable placement was still being identified for 1 young person who had left a previous placement.
- 1 Other young person had an unplanned move to current carers for which a confirmation was needed as to whether they were willing to provide a 'When I am Ready' placement, following previous carers deciding to end their placement.
- 1 Further young person had a planned move to a placement with another parent.
- 1 Young person had a planned move to a residential placement within the same company, which was identified as being a more appropriate location to meet the young person's needs.
- 1 Additional young person moved from a residential placement in England to a further residential placement nearer to family and Ceredigion.

4 Children had unplanned moves, none of the reviews recorded that a Stability Meeting had been held within 6 weeks of moving placement.

20 Number and percentage of placement plans (including education and health provision) that are assessed as meeting the needs of Looked after Children.

Target Set 100% - Target achieved 97.7%

- 86 (97.7%) Placement/care and support plans were recorded as meeting the needs of the children / young people, which compares to 95.8% in the previous quarter.
- 2 (2.3%) Reviews recorded that Placement/care and support plan wasn't meeting the needs of the child / young person. The reasons recorded were: -
 - 1 Young person was identified as being NEET (Not in Education, Employment or Training) and therefore concern as there was no permanent suitable placement.
 - For another young person, it was due to the fact that a previous placement had broken down and there needed to be a confirmation that the current placement could offer a 'When I am Ready' placement.

21. Number and percentage of Safeguarding Concerns identified for Looked After Children during this quarter

- 6 (6.8%) LAC Reviews identified safeguarding concerns for the young person; it was confirmed that the concerns were being addressed.

22. Number of Looked After Children's names on the Child Protection Register.

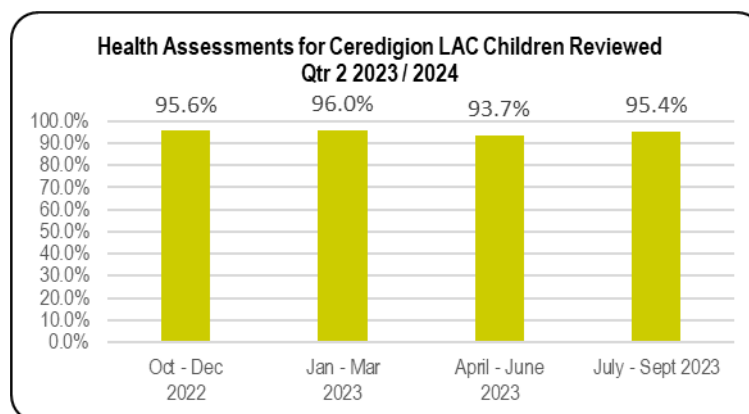
- 8 (9.1%) LAC Reviews during the quarter confirmed that the young person's name was included on the Child Protection Register.

23. Number and percentage of Looked After Children who received Health Assessments in accordance with statutory requirements

Target Set 100%- Target achieved 95.4%

- 83 (95.4%) Children/Young People Looked After had an up-to-date health assessment reported at their review, which compares to 96.0% in the previous quarter.
- 7 (63.6% First Reviews recorded that the Health Assessment had been completed within 4 weeks of the child becoming LAC.

- At 4 (36.4%) first reviews it was documented that the Health Assessment had not been undertaken within 4 weeks of the child becoming LAC. However 2 of these reviews recorded that a Health Assessment was subsequently completed, with 1 other child / young person leaving care within a short space of time. One other Health Assessments remained outstanding.
- 76 (100.0%) Further reviews recorded that Health Assessments were undertaken every 6 months for children aged under 5 and every 12 months for children over the age of 5.
- 1 (1.1%) Child/Young Person Looked After refused to have a health assessment completed and was therefore taken out of the equation.



Comment: Delays often occur due to lack of notification of new children into placement / placement moves and end of placements by Local Authority.

24. The percentage of children registered with a dentist within 20 working days of becoming looked after

Target set: 100% Target Achieved 72.7%

Registered with a dentist

The data for registering a child / young person with a dentist within 20 days of becoming looked after relates to 11 children / young persons.

- 8 (72.7%) Reviews recorded that the child / young person was registered with a dental practitioner within 20 working days of the start of placement.
- 3 (27.3%) Review noted that the child / young person was yet to be registered with a dental practitioner.

Registered with a dentist

The data for this performance indicator relates to 77 Children / Young persons as 11 Children / Young persons having a first LAC Review were taken out of the above equation to coincide with National Measure requirements.

- 69 (89.6%) Children and young people were registered with a dentist. This compares to 83.3% in the previous quarter.
- 8 (10.4%) Children and young people needed to be registered with a dentist.

Comment: All Children have subsequently been referred / registered with a local dentist.

25. National Measure 30: Number and percentage of Looked After Children who have had their teeth checked by a dentist within 3 months of becoming Looked After.

Seen by a dentist

The data for being seen by a dentist within 3 months of becoming looked after relates to 10 children.

- 6 (60.0%) Reviews recorded that the child / young person had been seen by a registered dentist within 3 months of becoming LAC.
- 4 (40.0%) Reviews recorded that the child / young person had not been seen by a registered dentist within 3 months of becoming LAC. However, 1 child was seen 2 months before becoming Looked After.

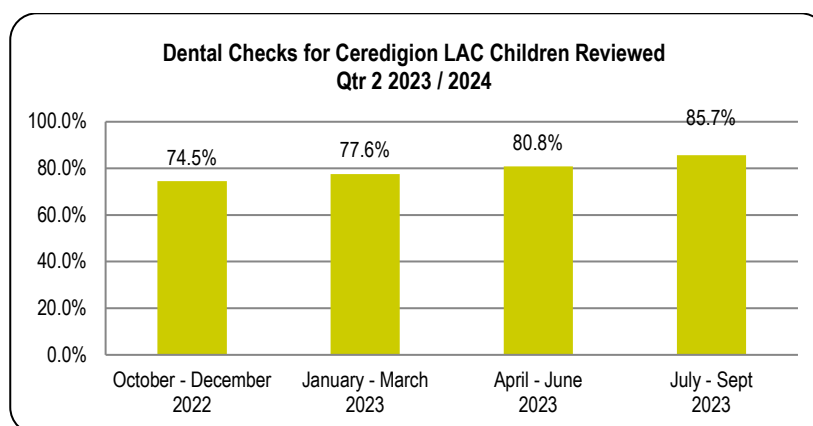
Seen by a dentist

Target Set 90% - Target achieved 85.7%

The data for this performance indicator relates to 71 Children / young persons as 17 Children / Young persons were under 2 years of age and / or having their first LAC Reviews and were taken out of the above equation to coincide with National Measures requirements.

- 60 (85.7%) Children and young people were recorded as having a dental check during the preceding 12 months, which compares to 80.8% in the previous quarter.
- 10 (14.3%) Children and young people were recorded as not having had dental checks.

- 1 (1.4%) Review recorded that the young person had dental phobia and was therefore taken out of the equation.



26. National Measure 31: Percentage of children looked after who were registered with a GP within 10 working days of the start of their placement

- 19 (95.0%) Reviews recorded that the child was registered with a provider of general medical services within 10 working days of the start of placement.
- 1 (5.0%) Review reported that this action remained outstanding at the time of the review; it was noted that this young person was registered with a GP local to his/her previous placement but had not relocated to a local GP.

27. Number and percentage of children looked after who were registered with a GP

Target Set 100% - Target achieved 100.0%

- 88 (100.0%) Children and young people were registered with a GP, which is consistent with the previous quarter.
- 77 (91.7%) Children had their immunisations up to date.
- 7 (8.3%) Children were late in receiving their immunisations. 4 Of these young people are Unaccompanied Asylum-Seeking Children (UASC) and are offered an accelerated programme as there is incomplete previous immunisation history.

4 Reviews were taken out of the equation as the parent / young person was refusing immunisation.

Comment: Updating of immunisation is an ongoing process to be compliant with immunisation schedules.

- 80 (90.9%) LAC Reviews recorded that children/young people's mental/emotional health had been considered during the Health Assessment and/or during discussions in the meeting.
- 8 (9.1%) Reviews recorded that the mental health issues had not been considered.

- 12 (13.6%) LAC Reviews identified that the young person had a current mental health problem.
- Behavioural issues were identified for 13 (14.8%) children / young people during this period.

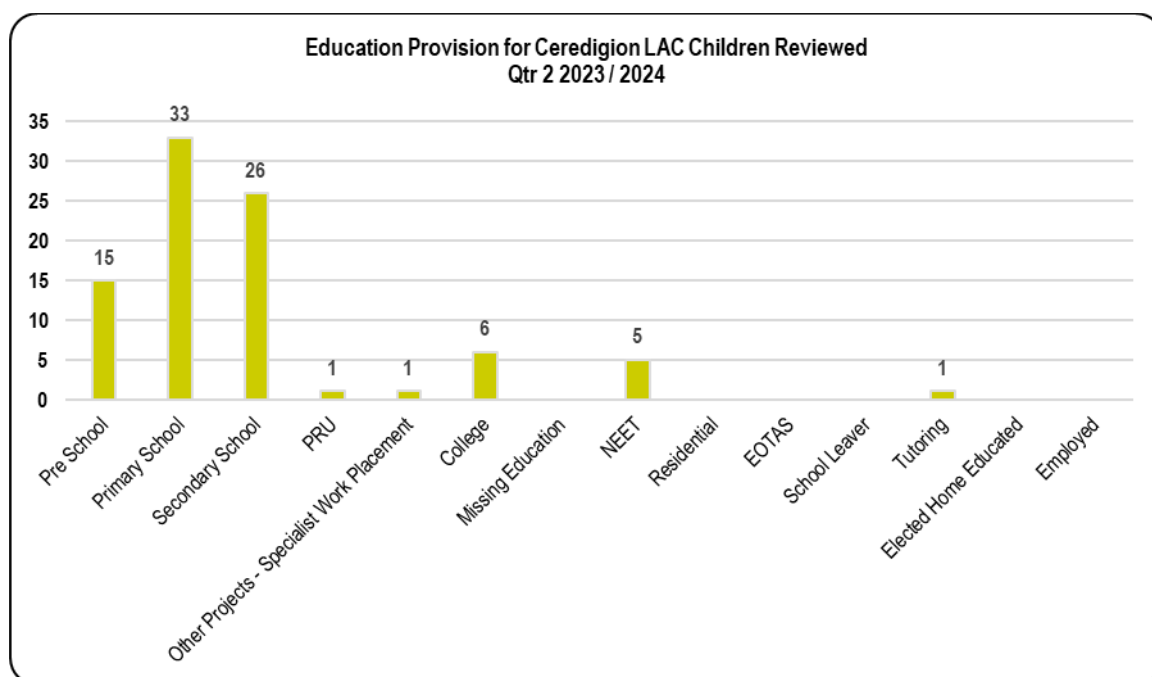
28. Number and percentage of Looked After Children assessed as requiring CAMHS services that are referred and receive an assessment /service.

- 2 (2.3%) LAC Reviews recorded that a child/young person had been referred to CAMHS, it was confirmed at 1 review that referral had been accepted, and for the other review it was noted that young person was already open to the service.

29. Nature of Education Provision:

During this quarter, the children and young people reviewed were in the following educational provision.

Education Provision	
Pre-school children	15
Primary school pupils	33
Secondary school pupil	26
PRU	1
Other Projects-Specialist Work Placement	1
College	6
Missing Education	
NEET	5
EOTAS	
Residential	
School Leaver	
Tutoring	1
Elected Home Educated	
Employed	
Total	88



30. Number and percentage of Looked After Children of school age who had a Personal Education Plan within 20 school days of entering care or joining a new school.

Target Set 70% - Target achieved 98.1%

The data for this performance indicator relates to 58 children / young persons who were of compulsory school age and therefore eligible for a Personal Education Plan.

- 52 (98.1%) Children and young people of statutory school age had an up-to-date Personal Education Plan.
 - 6 (85.7%) Reviews recorded that the PEP had been completed within 20 school days of becoming Looked After or 20 school days of a change in school as required.
 - 46 (100.0%) Reviews recorded that the young person had an up-to-date Personal Education Plan.
 - 1 (1.9%) Review recorded that the PEP had not been completed within timescales; the child / young person subsequently left care within 6 weeks of becoming LAC.
 - 5 Further children / young persons did not have a PEP in place at the point of their first review and were taken out of the equation due to the fact that they became LAC at the end of summer school term and reviewed during the school holidays. PEPs were subsequently put in place once school returned in September.
- ***
- 14 (23.7%) Children and young people attending school/college were identified as having a recognised highest additional learning need.
- ***
- 21 (36.2%) Reviews deemed that the children / young persons attending school/college needed additional support educationally. All reviews recorded that the young people were receiving support.
- ***
- 8 (61.5%) Reviews identified that the educational provision had been put in place at the start of the placement.
 - 5 (38.5%) Reviews recorded that the educational provision was not in place at start of placement.
- ***
- 2 (3.4%) Reviews identified that there had been a period whereby the child / young person had been out of education awaiting a school placement

31. National Measure 32: Percentage of Looked After Children who have changed schools and outside of transitional arrangements

Target Set 0% - Target achieved 3.5%

- 2 (3.5%) Reviews recorded a change of school which were not transitional, which compares to 0.0%) in the previous quarter.

32. Number and percentage of Looked After Children who were excluded from school

Target Set 12% fixed term exclusion –Target achieved 3.4%

Target Set 1% permanent exclusion – Target achieved 0.0%

- 2 (3.4%) Reviews reported that the young person had been excluded on a fixed term basis during the review period. This compares to 3.1% in the previous quarter.
- 0 (0.0%) Reviews reported that the young person had been excluded from school permanently, which is consistent with the previous quarter.

There were exclusions during this quarter: -
1 session, total of 0.5 days

SECTION THREE

CONSULTATION AND PARTICIPATION

1. **Local Performance Indicator: Number and percentage of Looked After Children of age and understanding consulted by the Social Worker or attended their review.**

Target Set 100% – Target achieved 97.1%

The data for this performance indicator relates to 70 reviews as 18 reviews recorded that the children / young persons were not of an age and level of understanding to be included in the consultation process although 2 of these children / young people were present at their review.

- 68 (97.1%) Reviews recorded that consultation had taken place.
- 2 (2.9%) Reviews recorded that consultation had not taken place

Breakdown of consultation

29 Children / young people attended their review via Hybrid / Teams.

39 Children / young people completed consultation papers spoke with IRO or/and had their views represented by professionals, parents, carers or advocates.

- The IRO had direct contact with 20 children / young persons during the review period outside of the review meeting.

2 **Local Performance Indicator: Number and percentage of Children who were aware of their right for an Advocacy Service / Independent Visitor Scheme**

Target Set 100% - Target achieved 83.3%

The data for this performance indicator relates to 72 reviews as 16 reviews recorded that the children / young people reviewed were not of an age and understanding to be informed about their right for Advocacy / Independent Visitor Scheme and were therefore taken out of the equation.

- 60 (83.3%) Children / young persons were informed of their right for an Advocacy / Independent Visitor Scheme.
- 12 (16.7%) Children / young persons were not informed of their right for an Advocacy / Independent Visitor Scheme

3 Local Performance Indicator: Number and percentage of Children informed about the Complaints Procedure

Target Set 100% - Target achieved 90.8%

The data for this performance indicator relates to 65 reviews as 23 reviews recorded that the children / young people were not of the age / level of understanding and were therefore taken out of this equation.

- 59 (90.8%) Children / young people knew about the complaints process, which compares to 95.1% in the previous quarter.
- 6 (9.2%) Reviews recorded that the child/ young person didn't know / IRO was unclear if the child / young person knew about the complaints process.

4 Local Performance Indicator: Number and percentage of Parents consulted by the Social Worker before the review or who attended the review.

Target Set 80% - Target achieved 98.7%

The data for this performance indicator relates to 79 reviews as 9 reviews recorded that the parents were not involved in the statutory review process and these were therefore taken out of the above equation.

- 78 (98.7%) Parents completed consultation papers or met with / spoke with the IRO prior and / or after the review or / and attended the review themselves or / and had their views represented by a professional.
- 1 (1.3%) Review identified that no consultation had taken place, this was due to family circumstances at the time.

Breakdown of consultation

Consultation Papers were sent to 78 reviews.

40 Reviews confirmed that the parents were present; or spoke to the IRO by phone prior and/or after the review.

5 Local Performance Indicator: Number and percentage of Foster Carers consulted by the social worker or attends the Child's Review

Target Set 100% - Target achieved 98.8%

The data for this performance indicator relates to 82 reviews as 6 reviews recorded that the child was placed with a parent or living independently, these reviews were therefore taken out of the equation.

- 81 (98.8%) Foster Carers completed consultation papers or / and attended the reviews during this period.

- 1 (1.2%) Review identified that there was no carers' consultation; this was due to young person's situation at the time of the review.

6 Local Performance Indicator: Number and percentage of Health Representative attending the Review or Sending a Report

Target Set 100% - Target achieved 88.6%

- 78 (88.6%) Reviews confirmed that information regarding health was available for the meeting.
- 10 (11.4%) Reviews reported that there was no health information at the meeting.

Comment: When young people live out of county, it is more difficult to have the health professionals to attend

7. Local Performance Indicator: Number and percentage of a School Representatives attending a Review or Sending a Report

Target Set 100% - Target achieved 86.4%

- 57 (86.4%) LAC Reviews had a school representative attend or provided a written report, which compares to 81.4% in the previous quarter.
- 9 (13.6%) LAC Review recorded that there was no school representative or written report.

8. Local performance Indicator: Number and percentage of LAC Review Documents completed by the Social Worker prior to the review

Target Set 100% - Target achieved 44.3%

- 39 (44.3%) LAC Reviews confirmed that the LAC Review document had been completed by the Social Worker prior to the review, this compares to 49.5% in the previous quarter.
- 49 (55.7%) LAC Reviews confirmed that the LAC Review document had not been completed by the Social Worker prior to the review.

SECTION FOUR: ISSUE RESOLUTION PROTOCOL

The Issue Resolution Protocol was initiated for one young person by the ISRO during this period.

4 Mid-Point reviews took place during this period and where needed IRO were bringing reviews forward when there were concerns.

SECTION FIVE

EVALUATION

This information was unavailable for this quarter.

SECTION SIX

PATHWAY PLANNING

For over 16 years old and not LAC / over 18 year old care leavers

23 Pathway Plan Reviews were held during the quarter.

- 1 **Performance Indicator: Percentage of Pathway Plan Review held within timescales.**
 - 21 (91.3%) Pathway Plan Reviews were held within timescales, which compares to 82.4% in the previous quarter.
 - 2 (8.7%) Pathway Plan Reviews were held out of timescales. The reasons recorded were as follows: -
 - Both reviews were rearranged due to IRO / PA's availability.
- 2 **Performance Indicator: Percentage of Young Persons with allocated Personal Advisor / Social Worker**
 - It was identified at all 23 (100%) reviews that all the young persons had an allocated Social Worker or/and Personal Advisor.
- 3 **Performance Indicator: Percentage of Pathway Plan Review Record Completed for the Meeting**
 - The Review Record had been completed for 18 (78.3%) Pathway Plan Reviews, which compares to 94.1% in the previous quarter.
 - 5 (21.7%) Review reported that the Review Record had not been completed at the time of the review.
- 4 **Performance indicator: Percentage of Young People Consulted for the Review Meeting**
 - 21 (91.3%) Reviews confirmed that the young person had his / her views represented at the review or / and attended the review.
 - It was identified at 2 (8.7%) review that the young person had not had his / her views represented at the review or / and attended the review.

5 Performance indicator: Percentage of Young People attending their Review Meeting

- 9 (39.1%) Reviews recorded that the young person attended their review.
- 14 (60.9%) Reviews recorded that the young persons had not attended their review.

6 Performance Indicator: Percentage of Pathway Plan meeting young person's needs

- 22 (95.7%) Reviews confirmed that the Pathway Plan was meeting the young person's needs.
- 1 (4.3%) Review noted that there was no Pathway Plan in place.

7 Performance Indicator: Percentage of Pathway Plans updated prior to Leaving Care/18th Birthday.

- 3 (0.0%) Reviews recorded that the Pathway Plan had not been updated prior to the young person leaving care / 18th Birthday.

8 Evaluation This information was unavailable for this quarter.

SECTION SEVEN

REGULAR SHORT BREAK CARE

There were no Regular Short Break Care Reviews held during the quarter.

SECTION EIGHT

SHORT BREAK CARE

No Short Break Care Reviews were held during the quarter.

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CYNGOR SIR CEREDIGION COUNTY COUNCIL

<u>Report to:</u>	Healthier Communities Overview & Scrutiny Committee
<u>Date of meeting:</u>	11/03/24
<u>Title:</u>	Ceredigion Carers Unit Annual Report 2022-2023
<u>Purpose of the report:</u>	To report on the achievements of the Ceredigion Carers and Community Support Team and progress against their agreed targets and objectives during the year 2022-2023.

Reason Scrutiny have requested the information: For Information

Background

The Carers and Community Support Team bring together our Carers Development Officers, Community Connectors and Ageing Well Officer to work in a single team focussing on providing information advice and assistance to unpaid carers and supporting community members in Ceredigion.

A Carer is defined as 'Anyone who cares, unpaid, for a friend or family member who due to illness, disability, a mental health problem or an addiction, cannot cope without their support'.

Carers have a right to a life beyond their caring role and to do so, need both effective services to support the people they care for and for them as Carers in their own right.

Welsh Government refers to a "Carer Friendly Wales", noting that unpaid Carers of all ages are a valued and valuable part of society. The 2021 census revealed that there were approximately 310,000 unpaid carers in Wales which equates to 10.5% of the over 5 population of the country. The census also showed that there were 7,246 people in Ceredigion providing unpaid care. Of this number 3,664 were providing more than 20 hours of unpaid care a week. A report written jointly by Carers UK and the University of Sheffield shows that unpaid carers in England and Wales contributes £162 billion per year to the economy. Furthermore, Carers make a positive difference by holding families together, enabling loved ones to get the most out of life whilst making an enormous contribution to society.

Welsh Government have set out their expectation under the Social Services and Wellbeing Act (Wales 2014) that health, local authorities and the third sector will work in partnership to support Carers under the Act. In 2021, The Welsh Government under their Strategy for Unpaid Carers, set out 4 priorities:

- Identifying and valuing Carers

- Providing information, advice and assistance
- Supporting life alongside caring
- Supporting Unpaid Carers in Education and the Workplace.

Provision of information via the DEWIS and Family Information Service platforms continues to be a priority for the Carers and Community Support Team.

Current Situation

SOCIAL SERVICES AND WELLBEING ACT (WALES) 2014

Ceredigion County Council remain committed to providing the best possible outcomes-focused service to enhance the lives of Carers, and to continuously improve support, services and recognition of Carers in Ceredigion. The Act provides a definition of a **Carer** as “a person who provides or intends to provide care for an adult or disabled child”. This removed the requirement that carers must be providing “a substantial amount of care on a regular basis”.

Wellbeing of Future Generations:

Has an Integrated Impact Assessment been completed? If, not, please state why.

No, not required as the report does not involve the implementation of a new policy.

Summary of Integrated Impact Assessment:

Long term: INSERT TEXT

Collaboration: INSERT TEXT

Involvement: INSERT TEXT

Prevention: INSERT TEXT

Integration: INSERT TEXT

Recommendation(s):

That Healthier Communities Scrutiny Committee, consider and if agreed, accept the Carers and Community Support Team Annual Report

Reasons for decision:

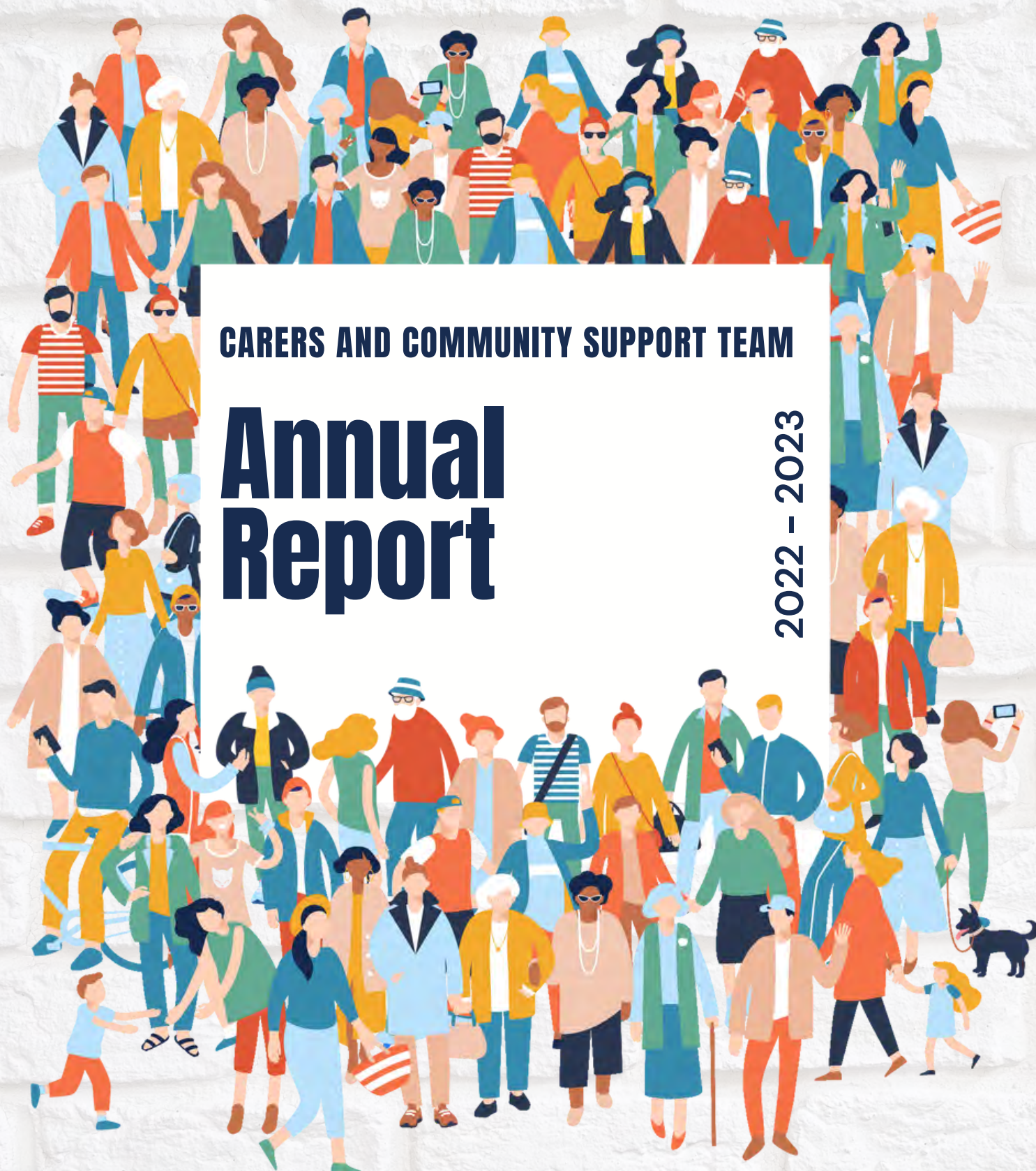
INSERT TEXT

Contact Name: Iwan Davies

Designation: Corporate Manager Early Intervention

Date of Report: 11/03/24

Acronyms:



CARERS AND COMMUNITY SUPPORT TEAM

Annual Report

2022 - 2023



Cyngor Sir
CEREDIGION
County Council



Cysylltu Ceredigion
Gofalwyr a Chymorth Cymunedol
Connecting Ceredigion
Carers and Community Support

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MEET THE TEAM



TEAM MANAGER - Sara Humphreys



**CARERS AND COMMUNITY SUPPORT
COORDINATOR (North Ceredigion) -
Mel Walters**



**CARERS AND COMMUNITY SUPPORT
COORDINATOR (South Ceredigion) -
Bethan James**



**CARERS DEVELOPMENT OFFICER -
Susan Kidd**



**COMMUNITY CONNECTOR -
Enfys James**



**AGEING WELL DEVELOPMENT
OFFICER - Paul Lewis**



**COMMUNITY CONNECTOR -
Carys Owens**



**COMMUNITY CONNECTOR -
Sarah Kendall**



**COMMUNITY CONNECTOR -
Sian Salcombe**



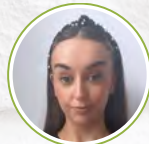
**COMMUNITY CONNECTOR -
Sam Henly**



**DIGITAL CONNECTOR -
Lucy Steere**



**COMMUNITY CONNECTOR -
Diane Williams**



**APPRENTICE BUSINESS
ADMINISTRATOR - Sophie Richards**



**DIGITAL CONNECTOR -
Fraya Grattan**

INTRODUCTION



A MESSAGE FROM CORPORATE MANAGER - EARLY INTERVENTION, IWAN DAVIES

I am delighted to present the Carers and Community Support annual report. The report reflects the breadth of the work undertaken by the Carers and Community Support Team and it's commissioned partner Gofalwyr Ceredigion Carers along with the positive impact on those receiving services.

At the centre of the team's work is the provision of high-quality information to users of the service and it is encouraging to see that the numbers of unpaid carers registered on the Carers Information Service and Young Carers Information Service has increased, meaning that more of the county's unpaid carers have access to information such as the Carers Magazine.

The team has also been pro-active in engaging with Ceredigion communities organising events, drop ins with our Community Connectors and have supported the Warm Spaces initiatives, again providing up to date information to those attending.

I would therefore very much like to thank the team and partner organisations for their continued hard work and commitment over the past year and we very much look forward to developing and introducing new areas of work in 2023-2024.

Iwan Davies



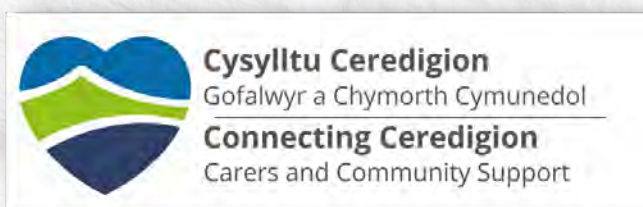
BUSINESS OBJECTIVES

EMBED THROUGH AGE WELLBEING STRATEGY ACTION PLAN AND HYBRID WORKING INTO THE TEAM

What did we do?

Rebranding the team

Created a new team logo and contact details, updated our leaflets:



Team work

As a team we have got back into the swing of being out and about engaging with a range of groups and individuals.

Age Friendly Communities

- Ageing Well Officer appointed.
- Engagements at local supermarkets to coincide with International Older Persons Day.
- Work began on contacting and visiting local groups to gather feedback on **8 domains**:

- 1 Outdoor spaces and buildings
- 2 Transport
- 3 Housing
- 4 Social participation
- 5 Respect and social inclusion
- 6 Civic participation and employment
- 7 Communication and information
- 8 Community support and health services

The feedback will form the foundation of the Age Friendly Communities Self-assessment, which the council will submitted to the World Health Organisation in early 2024. The aim is for Ceredigion to become a recognised Age-Friendly Community.

PROVIDE INFORMATION ADVICE AND ASSISTANCE

What did we do?



Increased Carers Information Service membership by

14%



Increased Young Carers Information Service membership by

144%

Printed and distributed

4250

Carers Magazines across Ceredigion.



Charter for Unpaid Carers



Welsh Government's Charter for Unpaid Carers distributed to

100%

of the Carers Information Service.

3000

Information for Young Carers booklets distributed to schools across the county.



Worked with Gofalwyr Ceredigion Carers to support

158

young carers to have a life outside their caring role.



607

referrals received by Community Connectors

78

unpaid carers contacted the Community Connectors for support

13

unpaid carers were referred on to Porth Gofal for a carers needs assessment

The top 3 reasons people contacted the Community Connectors were:



Loneliness and isolation



Blue Badge applications



Cost of living

Of the **137** clients who requested support due to loneliness and isolation **117** did not have any family members or friends who they could rely on for support.

North Ceredigion - 177 referrals


47



21

£
17

Mid Ceredigion - 207 referrals


64



35

£
19

South Ceredigion - 210 referrals


49



37

£
30

**Gofalwyr
Ceredigion
Carers**

Supported Gofalwyr Ceredigion Carers to deliver information and advice to

805

carers, and provide

2016

hours of replacement care to give them a break from their caring role.

carersUK



Supporting carers in your workforce

A manager's handbook

ec
employers for carers

employersforcarers.org
EC is an employer membership service provided by Carers UK

39

members of staff, including managers, supported through carer training and information events.

Public engagement across the county

2022-23 has been the first year, since the Covid pandemic, that the team have been able to arrange and attend public events. In total we have held and attended **96** events across Ceredigion.

243 people attended community drop-in events

49
community drop-in events

24
partner events attended

16
themed events organised by the team

Participated in
7
tackling hardship groups

Page 395



Gofalwyr Ceredigion Carers Young Carer Service recommissioned and rolled out.

In April 2022 we were pleased to announce that Gofalwyr Ceredigion Carers (GCC) successfully won the tender to deliver the Young Carers Support Service in Ceredigion. Throughout the year, **357** carers have engaged with the service since it commenced. GCC have supported young carers and their families through the provision of 1:1 support and a range of activities.



Young carers get soaked at pantomime!

At the end of January, Gofalwyr Ceredigion Carers (GCC) invited young carers from all over Ceredigion to see Mother Goose at Aberystwyth Arts Centre.

The show was enjoyed by young carers of all ages, alongside a full-capacity crowd at Theatr Y Werin. The hilarious performance was full of festive fun, complete with catchy songs, slapstick comedy and the lots of booing and hissing!!

At one point the cast, equipped with water guns, ran from the stage, up the steps and right through the seats soaking the audience. It was the perfect opportunity for the young carers to let loose and enjoy, which they did. Their cheers were the loudest of all!!

The trip was organised by Jamie, GCC's Young Carer and Family Outreach Worker. In the last 12 months Jamie has organised lots of fun trips and activities for young carers, including laser tag and paddleboarding.

**Excerpt from Carers Magazine
(March 2023)**

"I was worried I'd be the oldest here and wasn't sure whether to come to be honest. I've actually had a really nice time, I wasn't sure what to expect but I definitely want to come back next year."

"That was awesome! My favourite part was when they ran up into the seats with the water guns. I got soaked and it was so cool."



Carers resilience and wellbeing training

The team developed an online resource for unpaid carers which aims to support unpaid carers to:

- Lower stress levels
- Balance wellbeing
- Build emotional resilience

The online toolkit can be accessed, for free, by anyone on Ceredigion County Council's website.

Dewis Cymru

All Community Connectors are trained Dewis editors. They can now support businesses and groups in getting their information published on Dewis. Administration staff can also provide support at renewal and with content.



Service inductions

We delivered service induction presentations to **91** members of council staff, 3rd sector staff and health professionals. This includes:

- Social Workers and Social Work Assistants
- Agency Social Workers
- Bronglais Hospital's Occupational Therapists
- Hywel Dda Community Outreach Team
- Hywel Dda Social Prescribers
- DDAS
- CAMHS
- CMHT
- Older People's Care Forum



DEVELOP WORK WITH GROUPS, BUSINESSES AND 3RD SECTOR TO BUILD COMMUNITY RESILIENCE

What did we do?

Employers for Carers

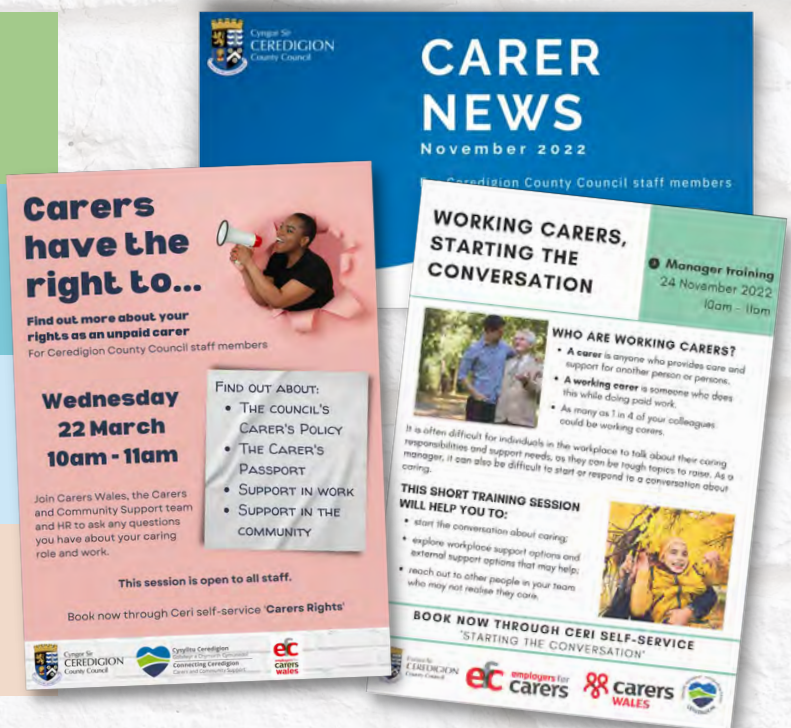
Ceredigion County Council continues to honour and participate as a regional member of Carers Wales 'Employers for Carers' scheme. As part of the council's commitment to support unpaid carers within our own workforce, the Carers and Community Support Team have provided two tiers of advice and support through a programme of sessions for managers and staff.

12 staff carer newsletters distributed through monthly staff Newyddion

11 carer drop-in sessions

4 'Carers know your rights' sessions delivered

4 'Managers - supporting the care conversation' information sessions



Harm reduction

- All staff trained as Alzheimer's Society Dementia Friends and two team members became Dementia Ambassadors. Dementia Ambassadors can deliver the friends training.
- Alcohol and older person training
- Women and gambling
- Benefits training



Identifying gaps – befriending and transport

As in previous years, **the top two gaps we have identified are in the provision of transport and befriending services.** The following case study is an example of how we identify gaps like these and how we approach addressing them.



Community Connector, Sarah Kendall, noticed a growing need for befriending services and transport support to facilitate social activities and daily tasks in Aberystwyth. After researching available services, she discovered Hafan Y Waun Day Centre's plan to start a new social club open to the community, offering various activities. Sarah supported a carer and her spouse with dementia to attend the club, which they found enjoyable and fulfilling. Impressed by the positive impact, Sarah recommended the club to others but identified transportation challenges. Upon discussing this with the Day Centre Manager, Sarah learned that they had received a grant for an electric minibus, enabling them to offer transport for attendees. The Day Centre expanded its services by initiating a fortnightly shopping service. Sarah maintained close communication with the Day Centre, assisting them in accessing Warm Hub Grants, resulting in the club becoming a Warm Hub during winter and introducing a popular lunch club at various locations in Aberystwyth.



OUTCOMES:

- Referred clients now have a social network and regularly attend activities
- Hafan Y Waun successfully applied for funding to become a Warm Hub and is now a safe space for people in the community
- Identified a shopping service and transport for clients who are socially isolated to attend activities

“

It has been a real pleasure for me to see my client enjoying going to Tuesday Club and seeing my client making new friends.

I have also enjoyed working closely with the Manager and keeping her informed of any potential grants that may support the projects further.

I now regularly inform clients about the Tuesday Club, Lunch Club and the fortnightly shopping trips.

**Sarah Kendall –
Community Connector**



Addressing the cost of living crisis

To address the cost of living crisis, the team collaborated with various partners and teams within the local authority to deliver events and disseminate information leaflets. These efforts were focused on delivering crucial information and support, aiming to educate and assist the community in managing the financial challenges of the crisis. Our collaborative approach significantly enhanced the reach and impact of these initiatives.

**Special carers' newsletter -
'Cost of Living' edition
January 2023**



DEVELOP SUSTAINABLE BREAKS FOR CARERS

What did we do?

Ceredigion Carer Card

Issued

189

new adult carer cards, an increase of **136%** from the previous year

A total of

394

unpaid carers in Ceredigion are using a Ceredigion Carer Card to access free leisure facilities in the county.

Issued

55

new young carer cards, a **500%** increase

**Have you applied for
your FREE
Ceredigion Carer Card?**



**Apply here
today, for...**

**FREE unlimited
access to leisure
centre facilities**



**For more information
and to apply for the
card visit:
www.ceredigion.gov.uk/carercard**



TEAM HIGHLIGHTS

£500 UNPAID CARER SUPPORT PAYMENT

The team worked with Finance and Procurement to process and pay applications for the Welsh Government's £500 support payment which was available for unpaid carers to apply for between May and September 2022. The team was instrumental in advising unpaid carers of their entitlement. Which we disseminated through social media and by post. Thanks to our efforts, Ceredigion achieved one of the highest proportions of claims, in Wales, received from carers who were eligible for the payment.



"Please accept my thanks for all your support and hard work on this scheme. Take up is currently 77.5% which is an excellent outcome and I know the Deputy Minister for Social Services is very pleased with this figure and would wish to join me in conveying her thanks to everyone involved. To date, nearly 44,000 unpaid carers have benefitted from this payment."

Message of thanks from Duncan Hall, Corporate Lead Officer, Finance & Procurement

703

eligible
applicants
received £500

A total of

£351,000

paid

Register with us for
the **unpaid carers**
£500 payment,
before 15 July 2022.



Cyngor Sir
CEREDIGION
County Council

If you were receiving
Carer's Allowance
on 31 March 2022, you
may be entitled to an
extra **£500** from the
Welsh Government.

**Registration
open now.**



Llywodraeth Cymru
Welsh Government

CEREDIGION CARERS FUND

Carers applied for up to £150 to improve their health and wellbeing.

WHAT DID CARERS SPEND THE MONEY ON?

Top 5 requests

- Short breaks (179)
- Therapies and treatments (84)
- Sports, fitness and outdoor activities (67)
- Clothing (56)
- Technology (52)

CARERS SAID...

"Thank you so much, this has made a huge difference to my mental state of mind. It's a great cause."

"Thank you so so much. I was so pleased it made me cry... this is going to make so much difference to me."

"Thank you so much for this, my daughter is extremely excited, she's been wanting a new Harry Potter game.... Thank you again she's over the moon."

"I just wanted to thank you so very much for this, I am so excited to book a holiday very soon. I'm so grateful to you all."

"I have now used the fund to great effect and purchased the music keyboard I've had my eye on for a long time - thanks to you I no longer have to window shop."



£116,197
awarded

591
individual and
family applications
processed

776
carers
benefitted

WARM WELCOME SPACES

Throughout winter 2022/23, Ceredigion's team of Community Connectors worked with CAVO and community groups across the county to set up Warm Welcome Spaces.

Warm Welcome Spaces are safe warm places that are free and welcoming to all ages, some of them also provide hot drinks, snacks and activities.

Cafes, churches, community centres, village halls, libraries and book shops across the county opened their doors and welcomed people of all ages.

The Warm Welcome Spaces provided a social meeting place for people to come together, and build friendships.

I was equally pleased that due to our proactive outreach efforts, several other community spaces, namely Borth Community Hub, Cletwr Café, Hafan Y Waun, Llanbadarn Fawr Church, The Iron Rooms in Eglwysfach, Talybont Hall, and Rhydypennau Hall in Bow Street Hall, accessed Warm Spaces funding for their activities.

The response from these community groups has been highly positive, and they expressed their gratitude for the prompt and effective delivery of information concerning the funding available for the Warm Welcome Spaces project.

Due to the strong, positive relationships the team have been able to foster with organisations while developing the Warm Welcome Spaces, we will continue to build on this work in 2022-23.



Community Connector case study

During a team meeting, we discussed the Warm

Welcome Spaces project and agreed that involving Community Connectors would be instrumental in disseminating information about the available funding across Ceredigion. It was unanimously decided to proactively reach out to all communities in the region.

In my role, I received valuable input from my Team Manager, who promptly shared details on how to apply for the funding. Without hesitation, I distributed this information to various community hubs, including Borth Community Hub, Local Churches, Cletwr Community Café, Hafan Y Waun, and Community Halls.

Moreover, I made a personal visit to the recently established Coffee Morning at Rhydypennau Hall to tell them about the new funding opportunity. The response from the Rhydypennau Hall Committee was overwhelmingly positive, and they promptly applied for the grant on the same day. I was delighted that they successfully obtained the grant, which supported their Warm Welcome Coffee Morning initiative.



There were

42

Warm Welcome Spaces
across Ceredigion

The Community Connectors handed out:

150

radiator reflectors



300

draught excluders



50

blankets



60

lightbulbs



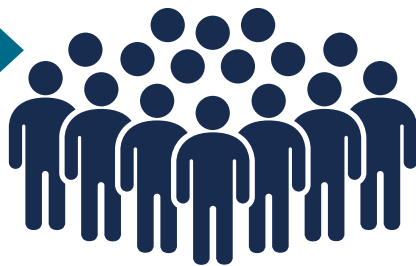
WORKING WITH HEALTH - SOCIAL PRESCRIBING

Borth Multi Agency Team (MAT)*

The Carers and Community Support Team have established good contacts and created strong working relationships amongst the MAT members who have been extremely approachable when further support has been required. We have got to know the surgery team well and from a learning perspective we now understand the roles of professionals such as Admiral Nurses, District Nurses, and other Allied Health Professionals. We also have a clearer idea of their involvement in a person's care, where that person is in their journey both physically and mentally and it informs us in our work to ensure the best positive outcomes. Any pre-existing barriers between our team and health colleagues have now been removed through participating in this project.

150

patients seen by
Borth and
Tregaron MAT



19

patients directly
referred to the Carers
and Community
Support Team

Expanding social prescribing in Ceredigion

In January 2023, following the widespread recognition of the Borth MAT accomplishments, the GP surgery in Tregaron was invited to join. We hold a positive outlook regarding the potential advantages it will offer to the patients and the community of Tregaron throughout 2023 - 2024.

**Please note: MAT (Multi Agency Team) was previously referred to as MDT (Multi-Disciplinary Team) up to February 2023*



Watch the video to
view information
about Borth MAT



bit.ly/BorthMAT

Patient outcomes

- 11 supported to join social groups in local area
- 4 referred to commissioned carer support service for in depth support
- 3 supported to access mental health services
- 2 were supported to access practical support at home from Red Cross and Age Cymru
- 2 supported to access Citizens Advice Bureau surgeries
- 1 supported to access Country Cars for help with transport

A YEAR FULL OF ACTIVITIES

COMMUNITY DROP IN SESSION

Let's talk about keeping warm

Join **Community Connector, Sarah Kendall** for information and advice

Tuesday, 6 December
3pm - 5pm
White Lion Pub, Talybont

Community Connectors are experts on what is going on in your area!
This includes community groups and working with both groups and individuals to find and deliver information to keep you connected with your community.



"I wasn't sure about coming as I have so much going on. My husband encouraged me to come today and I'm so glad I did as I really enjoyed."

TEA AND CAKE FOR UNPAID CARERS

Join your local **Community Connector** for a chat and a relaxing cuppa.

Venue: Talbot Tregaron
Date: 27/09/2022
Time: 3pm

Limited Places - Booking Is Essential




Pop-up and drop-in

Pre-loved school uniform shop

Discount with Carers Card

Information and advice for unpaid carers

Everyone welcome


Eco Hub Aber
Bath St, Aberystwyth, SY23 2NN
Friday 8 July, 4 - 6pm
&
Saturday 9 July 11am - 1pm

For more information, contact Mandy @ Gofalwyr Ceredigion Carers, 07975 906975 or mandy@credul.cymru




CYSYLLTWYR CYMUNEDOL
Sesiynau Galw Heibio - Cadw'n Gynnes

COMMUNITY CONNECTOR
Drop-in Sessions - Keeping Warm




FREE EVENT

Carers Rights Day 2022

Do you help care for a family member or friend? If you do, join us for advice and support.

Gorsgoch Village Hall	Aberystwyth University	Y Man a'r Lle
10 November 10am - 3pm	17 November 12pm - 4pm	24 November 10am - 3pm
Neuadd yr Hafod Gorsgoch Llanfyllter Ceredigion SA40 9TE	Medrus Rooms Aberystwyth University Ceredigion SY23 3BY	Y Man a'r Lle (Coleg Ceredigion Campus) Park Place Cardigan SA43 1AB

Learn more about your rights as a carer and get the support that you are entitled to!

- Finance advice
- Employment and benefit advice
- Energy saving tips
- Plus, lots more
- Free soup, bread, tea & coffee

A limited amount of **FREE** goodie bags at each event

If you would like to come but are not sure how you can make that happen, please give us a call and we will try to help find the right support.

Carers and Community Support Team:
Phone: 01545 574200
Email: connecting@ceredigion.gov.uk




"It was absolutely fabulous to put faces to people that I've spoken to on the phone. Everyone was friendly and informative. Looking forward to the next event!"



Carers have the right to...
Find out more about your rights as an unpaid carer

Wednesday 23 November
10am - 11am

Join Carers Wales, the Carers and Community Support team and HR to ask any questions you have about your caring role and work.

FIND OUT ABOUT:

- THE COUNCIL'S CARER'S POLICY
- THE CARER'S PASSPORT
- SUPPORT IN WORK
- SUPPORT IN THE COMMUNITY

This session is open to all staff.

Book now through Ceri self-service 'Carers Rights'

"It was really helpful, everyone was so friendly, we have plenty to read up on. A very productive day out, thank you."



Carers drop-in
The last Thursday of every month, next meeting:

Thursday, 23 February
2pm - 3pm
on Teams: bit.ly/3dlbxdn

Drop-in to ask the Carers and Community Support Team and HR for advice on your caring role and chat with other carers at any time between 2pm and 3pm.

"I Enjoyed the chance to speak with other carers."

"This was a great opportunity to reach vulnerable customers facing energy and cost of living crisis. But equally useful for reaching partners and dispatching marketing to frontline workers. Thank you/Diolch!"



VIRTUAL DEMENTIA TOUR FOR UNPAID CARERS

- Tuesday, 7 March - Aberystwyth
- Wednesday, 8 March - Aberaeron

Places limited book now

DEMENTIA BUS

Woodland Craft Activities with Tir Coed

OCTOBER 19

10AM TO 3PM

Where?
Coed Tylwyd, Llanfarian, SY23 4QE

For carers (and the people they support)

- Experience and explore a wonderful Welsh woodland.
- Be inspired by the nature that surrounds you.
- Lose yourself in the moment and unleash your creativity.
- ...and find your adventure!

Spaces limited: Please book your place by the 7th October 2022 by filling in the form attached to this email and email it back to: carers@ceredigion.gov.uk

For more information about the event including ticket prices, parking, terrain and more, head on reading.
To find out more about Tir Coed and their upcoming courses and projects you can check them out by clicking the following link: <https://www.tircoed.org.uk/>

GOOD START TO THE NEW YEAR!

Want to get a good start to the new year?
Head over to Aberystwyth Bandstand for information, advice, assistance and workshops to help you kick start your new year off to a healthy start.

Wednesday 11 and Thursday 19 January
Time: 9:30am - 5:00pm
Place: Aberystwyth Bandstand, Marine Terrace, SY23 2BY

Open to people of all ages!

For more information on the event and how to get there contact us on: connecting@ceredigion.gov.uk or 01545 574200



Digital Taster Session for Carers

FREE UNPAID CARERS EVENT
Tuesday, 28 March 2023
10:30am - 2:30pm
Aeron Room, Penmorfa Council Offices, Aberaeron, SA47 0PA

Need help with something digital?

- Sending emails
- Connecting to Wi-Fi
- Video calls

Feel free to bring your tech and ask our digital experts for help!

Want to try out some tech?

- Laptops
- iPads/tablets
- Smart home tech - e.g. speakers/bulbs/plugs

Places limited - book now by 23 March!
If you would like to come but are not sure how you can make that happen, please give us a call and we will try to help find the right support.

Carers and Community Support Team:
Phone: 01545 614 200
Email: connecting@ceredigion.gov.uk

"I was advised of different groups to attend but getting there is difficult due to lack of transport."



WHAT DO WE NEED TO DO NEXT?

BUSINESS OBJECTIVES - 2023/24

- 1 Proactively provide quality information advice and assistance to a range of groups across Ceredigion
- 2 Develop work to build community resilience across Ceredigion
- 3 Develop a range of sustainable short breaks for carers

Carers and Community Support Team
Porth Cymorth Cynnar
Ceredigion County Council

 **01545 574200**

 **connecting@ceredigion.gov.uk**



Cysylltu Ceredigion
Gofalwyr a Chymorth Cymunedol
Connecting Ceredigion
Carers and Community Support



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Cyngor Sir CEREDIGION County Council

REPORT TO: Healthier Communities Overview and Scrutiny Committee

DATE: 11 March 2024

TITLE: Draft Forward Work Programme 2023/24

PURPOSE OF REPORT: Review the current work programme of the Committee

REASON SCRUTINY HAVE REQUESTED THE INFORMATION: The forward work programme of the Committee is reviewed and updated at each meeting

BACKGROUND:

Overview and Scrutiny Committees oversee the work of the Council to make sure that it delivers services in the best way and for the benefit of the local community.

The role of Overview and Scrutiny is to look at the services and issues that affect people in Ceredigion. The process provides the opportunity for Councillors to examine the various functions of the council, to ask questions on how decisions have been made, to consider whether service improvements can be put in place and to make recommendations to this effect.

Scrutiny plays an essential role in promoting accountability, efficiency and effectiveness in the Council's decision-making process and the way in which it delivers services.

The main roles of the Overview and Scrutiny Committees:

- Holding the cabinet and officers as decision-makers to account
- Being a 'critical friend', through questioning how decisions have been made to provide a 'check and balance' to decision makers, adding legitimacy to the decision making process
- Undertaking reviews of council services and policy
- Undertaking reviews to develop council services and policies
- Considering any other matter that affects the county
- Ensuring that Ceredigion is performing to the best of its ability and delivering high quality services to its citizens
- Assessing the impact of the Council's policies on local communities and recommending improvement
- Engaging with the public to develop citizen centred policies and services

Effective Overview and Scrutiny can lead to:

- Better decision making

- Improved Service Delivery and Performance
- Robust Policy Development arising from public consultation and input of independent expertise
- Enhanced Democracy, Inclusiveness, Community Leadership and Engagement
- Adds a clear dimension of transparency and accountability to the political workings of the Council
- Provides an opportunity for all Members to develop specialist skills and knowledge that can benefit future policy making and performance monitoring processes
- Creates a culture of evidence based self-challenge

CURRENT SITUATION:

Questions to consider when choosing topics

- Is there a clear objective for examining this topic?
- Are you likely to achieve a desired outcome?
- What are the likely benefits to the Council and the citizens of Ceredigion?
- Is the issue significant?
- Are there links to the Corporate Strategy
- Is it a key issue to the public?
- Have the issues been raised by external audit?
- Is it a poor performing service?

Choosing topics

Overview and Scrutiny Committees should consider information from the Corporate Strategy, the Corporate Risk Register, budget savings – proposals and impact, Quarterly Corporate Performance Management panel meetings and departmental input in choosing topics and designing their Forward Work Programmes, as well as any continuing work.

Wellbeing of Future Generations:

Has an Integrated Impact Assessment been completed? If, not, please state why.

No

Summary of Integrated Impact Assessment:

Long term: N/A
 Collaboration: N/A
 Involvement: N/A
 Prevention: N/A
 Integration: N/A

RECOMMENDATION (S):

To review and update the current Forward Work Programme.

Contact Name: Dwynwen Jones
Designation: Overview and Scrutiny Officer
Date of Report: 1 March 2024
Acronyms: FWP – Forward Work Programme

Committee	Item (description/title)	Invited Speakers	Purpose i.e. monitoring, policy, recommendation
Healthier Communities			
24 May 2023	<p>CSSIW Inspection report and Action Plan</p> <p>Update on Domiciliary Care</p> <p>Regional Maternity and Early Years Strategy</p> <p>Joint Adoption Arrangements</p>	<p>Audrey Somerton-Edwards</p> <p>Donna Pritchard</p> <p>Iwan Davies/Elen James</p> <p>Audrey Somerton-Edwards</p>	<p>Committee's request</p> <p>Pre-Cabinet</p>
3 July 2023	<p>Through Age and Wellbeing Recruitment/Retention</p> <p>Direct Payments</p> <p>A report on the Housing Register</p>	<p>James Starbuck</p> <p>Donna Pritchard</p> <p>Llyr Hughes/Cerys Purches-Phillips</p>	<p>Committee's Request</p> <p>Committee's Request</p>

18 September 2023	Housing Strategy	Llyr Hughes	Pre-Cabinet
	IRO	Elizabeth Upcott	Pre-Cabinet
	To present to Committee the outcome of the Ceredigion Dementia Ceredigion Implementation Plan		Pre-Cabinet
22 November 2023	Report on the delivery of food hygiene/standards and animal feed inspections in Ceredigion	Carwen Evans	Requested by Committee
	Single Use Plastic	Alun Williams	
	Pets as prizes	Heddwyn Evans	Pre-Cabinet
	CIW update report after six months for a period of one year on action against progress	Audrey Somerton-Edwards	As recommendation
	Statutory Director of Social Services Annual Report 22/23	Audrey Somerton-Edwards	
	Respite and Day Services	Donna Pritchard	
8 February 2024	IRO	Elizabeth Upcott	
	Budget Preparation 24/25		
11 March 2024	Rapid Re-housing Plan	Greg Jones	All Pre-Cabinet
	Housing Strategy Action Plan	Greg Jones	
	Local Housing Market Assessment (LHMA)		

	<p>Review of Additional Licensing Scheme for HMOs</p> <p>Carers annual report for information</p> <p>IRSPMR quarter 2</p>	<p>Cerys Purches-Phillips/Caitlin Theodorou</p> <p>Iwan Davies</p> <p>Elizabeth Upcott</p>	<p>For info prior to Council</p>
Future agenda items	<p>3 July 2024 - Age Friendly Communities – self assessment</p> <p>3 July 2024 - Direct Payment Policy</p> <p>Report on the 15 points referred to in the 'Pledge' – Domiciliary Care</p>	<p>Greg Jones</p> <p>Heather West</p> <p>Donna Pritchard/Heather West</p>	

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Minutes of the Meeting of HEALTHIER COMMUNITIES OVERVIEW AND SCRUTINY COMMITTEE

held at the Hybrid - Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron / remotely via video conference on Thursday, 8 February 2024

PRESENT: Councillor Caryl Roberts (Chair), Councillors Ceris Jones, Carl Worrall, Mark Strong, Amanda Edwards, Eryl Evans, Keith Evans, Ann Bowen Morgan, Gwyn James, Wyn Evans, Elaine Evans, Sian Maehrlein (until 12:15pm) and John Roberts.

ALSO IN ATTENDANCE: Councillor Bryan Davies, Leader of the Council and Cabinet Member for Democratic Services, Policy, Performance and People and Organisation.

Councillor Gareth Davies, Cabinet Member for Finance and Procurement Services.

Councillors Alun Williams, Clive Davies, Catrin M.S. Davies, Matthew Vaux, Keith Henson and Wyn Evans. (Cabinet Members).

Councillors Euros Davies, Meirion Davies, Chris James, Gwyn Wigley Evans, Hugh Hughes, Maldwyn Lewis, Elizabeth Evans, Gareth Lloyd a Rhodri Evans.

OFFICERS PRESENT: Eifion Evans, Chief Executive, Barry Rees, Corporate Director; James Starbuck, Corporate Director, Duncan Hall, Corporate Lead Officer, Finance and Procurement, Elin Pryor, Corporate Lead Officer and Monitoring Officer, Audrey Somerton-Edwards, Corporate Lead Officer, Donna Pritchard, Corporate Lead Officer, Alun Williams, Corporate Lead Officer, Elen James, Corporate Lead Officer, Greg Jones, Corporate Lead Officer, Justin Davies, Corporate Manager, Carwen Evans, Corporate Manager, Kirsty Dawson, Corporate Manager, Robert Davies, Veronica Evans, Ann James and Carys Fowles, Assistant Accountants, Dwynwen Jones, Overview and Scrutiny Officer, Neris Morgans, Democratic Services Officer and Nia Jones, Corporate Manager Democratic Services.

(9.30 am - 1.10 pm)

13 Apologies

Lowri Edwards, Corporate Lead Officer apologised for her inability to attend the meeting due to being on other Council duties.

14 Disclosures of personal interest (including whipping declarations)

Members are reminded of their personal responsibility to declare any personal and prejudicial interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct. In addition, Members must declare any prohibited party whip which the Member has been given in relation to the meeting as per the Local Government (Wales) Measure 2011.

None

15 **Report on the draft 24/25 Budget**

Councillor Caryl Roberts, Committee Chair, outlined the meeting procedure and welcomed the Leader of the Council, Councillor Bryan Davies, Councillor Gareth Davies, Cabinet Member for Finance and Procurement Services, Committee Members, the remaining Cabinet Members, non-Committee Members and Officers to the meeting.

The Leader of the Council, Councillor Bryan Davies, presented the report on the draft budget for 2024/2025. The Leader stated that this was an extraordinarily difficult financial situation faced by the Council with considerable financial pressures. He stated that during his time as a Councillor he has never known such a challenging financial situation as Ceredigion only received a 2.6% increase in the draft 24/25 settlement from Welsh Government. He advised Committee Members that he has met with some Town and Community Councils to discuss the financial situation and has more meetings scheduled this coming week.

The Cabinet Member for Finance and Procurement, Councillor Gareth Davies, presented the remaining information in the report. Councillor Davies also stated that this is by far the worst financial situation he has faced as Councillor in setting the budget.

It was advised that areas from Enclosure A of the agenda papers that this committee may wish to give consideration were as follows:

- a) Section 3 - The 24/25 WG Provisional Settlement outcome for Ceredigion.
- b) Section 4 – High level Budget Considerations including:
 - Section 4b) - Total level of Revenue Budget Cost Pressures.
 - Section 4d) - Total level of Revenue Budget Reduction proposals.
 - Section 4f) - Cabinet's proposal on Council Tax Premiums
 - Section 4g) - Potential Council Tax position
- c) Section 5 – Draft Budget Requirement
- d) Section 6 – Budget Risks
- e) Section 7 – proposed Multi-Year Capital Programme
- f) Section 8 – Financial resilience (including Reserves & General Balances)
- g) Section 9 – Medium Term Financial outlook
- h) The 11 Recommendations agreed by Cabinet on 23/01/24.
- i) Any other Budget matter that the Committee deems appropriate.

Welsh Government (WG) have openly stated that their 24/25 Draft Budget is 'the starkest and most painful since devolution'. Ceredigion has only received a 2.6% funding increase (14th out of 22 Local Authorities), this also equates to Ceredigion receiving the lowest increase per head of population across all of Wales. It is therefore also Ceredigion County Council's starkest Budget yet which is worse than was previously forecasted and less than the 3.1% referenced by Welsh Government in the Autumn.

The headline from the Provisional Local Government Finance Settlement in England was a 6.5% overall uplift in funding with £1bn in additional grant funding for Social Care compared to 23/24. Being a devolved administration Welsh Government are free to use their funding as they see fit. Consequently, there are several different policy decisions that exist in Wales as compared to England.

The Provisional Local Government Finance Settlement outcome, combined with various individual Specific grants being cut, as well as highly significant Cost pressures on Services that show no signs of abating, means it is no longer possible to continue to protect Services. There are now incredibly difficult budget choices to be made as part of weighing up how and where to reduce the cost of the Council's Services, alongside considering the appropriate level of funding to be raised through Council Tax.

Key points highlighted from the report are:

- The latest estimated revenue Cost pressures being faced by the Council total an unprecedented £18.1m, equivalent to a Ceredigion specific inflation factor of 10.1%. This compares with general inflation running at 2 3.9% (November 2023 CPI figure). A budget shortfall of £14.6m therefore needs to be found from a combination of Budget Reductions and Council Tax increase considerations.
- Competing demands on the Capital Programme are exacerbated by a reduction in core Capital funding from WG. The current level of core capital funding (£5.8m) is still lower than that received over 15 years ago and represents real terms cut of £5.1m (or nearly 50%) over that period.
- The cost of continuing to fulfil Welsh Government's policy of ensuring the Real Living Wage (10.1% increase) is paid to registered Social Care staff will cost Ceredigion an additional £0.9m for 24/25. This is the extra cost over and above funding a National Living Wage related increase and forms part of a total estimated cost pressure of £2.7m to fund basic inflation on externally commissioned Social Care services (e.g., Domiciliary Care, Direct Payments, and Older Persons residential placements).
- Demands and pressures on Social Care related budgets continue to increase - totalling some £6.2m over and above Employee Pay awards and basic inflation provisions for externally commissioned services.
- The UK Government continues to increase the National Living Wage (9.7% increase) but also continues not to provide any associated funding. Therefore, Employee pay awards for 24/25, which are not determined by Ceredigion County Council, are expected to continue to remain elevated. At a projected cost pressure of c£4.8m, this is a highly significant budget variable. The approach to Pay is the opposite to what was experienced during the previous austerity period, when the George

Osbourne approach was to enforce several years of pay freezes / 1% pay caps as a form of controlling costs.

- For the 2nd year running, there is a considerable increase proposed by the Mid & West Wales Fire Authority for the Fire levy which forms part of Ceredigion County Council's Budget. The current proposal would result in an increase of 12% on the Council's current Fire levy cost of £4.9m and would be the equivalent of over 1% on Council Tax.
- There is a hidden budget impact from a reduction in WG specific grant funding. For example - a proposed cut of over 20% in Social Care Workforce funding (an indicative loss of £250k) is bewildering at a time when there is a significant recruitment and retention challenge in the Social Care sector.
- Despite the lower-than-expected Settlement, the Cabinet still propose to increase Delegated Schools Budgets by 3.1%, which was the scenario presented to Headteachers and Governors back in late September.
- The current draft 24/25 Budget Requirement is a lower increase (6.9%) than the 23/24 Budget Requirement increase (8.6%). However, the WG settlement increase is only 2.6% for 24/25 compared to 8.1% for 23/24.
- The current 23/24 Band D Council Tax level in Ceredigion (for all components) is £1,908 which is just above the average Band D Council Tax in Wales at £1,879. Average Council Tax levels in Wales are still lower than the equivalent English Unitary Authorities average (£2,139 for 23/24). The 3 County Council element of the current 23/24 Band D Council Tax is currently £1,553.60.
- The Council recently agreed to increase the Council Tax premiums chargeable on Second Homes and Long-term Empty Properties, with effect from April 2024. This decision has the potential to assist with the Budget Challenge by lowering an otherwise higher Council Tax increase if Members are so minded.
- Cabinet is mindful that c85% of all chargeable dwellings in Ceredigion fall into Bands A to E. The current draft 24/25 Budget figures indicate a potential Council Tax increase (for the Ceredigion County Council component) of just over £4 per week (or £18 per month) for a Band D property.
- It was confirmed that it is not illegal to use general reserves, albeit recognised as bad practice if other avenues have not been explored and considered in the first instance. The Cabinet Member and Section 151 Officer provided an explanation on the current policy regarding using general reserves and reminded Members that you can only use reserves once.
- Further work is ongoing to see where/if further Budget reductions can be added to improve the position further.

The Budget Scrutiny process and the involvement of all Members is part of this process. It is very clear that a 2.6% WG core funding increase, combined with cuts in WG specific grant funding, does not provide anywhere near

enough funding to be able to deal with significant parts of the Council's budget being subject to inflation at well above CPI levels and in several areas into double digit levels. This means that there is an almighty Budget Challenge that can no longer be solely focussed on doing things differently and innovatively. The Council needs to make significant Budget savings which needs to include reducing and, in some cases, withdrawing Services completely.

Unfortunately, this position is not likely to just be limited to next financial year, because the outlook for the public finances into the medium term now looks even bleaker, notwithstanding there is a UK General Election to be held by the end of January 2025. Moving forwards, Ceredigion County Council needs to fundamentally re-evaluate its purpose and relationship with its residents to include a back-to-basics approach focussed on providing core statutory services, predicated on appropriate levels of intervention. Unless there is a new era of Pay freezes and minimal Social Care cost pressures, then in the absence of re-evaluating its purpose and approach, Ceredigion County Council is highly likely to become financially unsustainable in the medium term.

Duncan Hall, Corporate Lead Officer, Finance and Procurement, then provided a brief verbal update on the latest Budget situation as follows:

- As a result of a £600m announcement for English Councils on 24/01/24, it was understood Welsh Government would receive a Barnett consequential amount of funding of c£25m. This could be worth c£600k for Ceredigion - but is yet to be confirmed. In addition, work has just concluded on the procurement process for the Council's new residual Waste contract. This will be reported to Cabinet on 20/02/24 with a provisional outcome of a £300k financial benefit. The combination of both factors, once and if confirmed, is worth c2% in Council tax terms.
- Committee Members were advised that a letter has been sent to WG from the Leader of the Council which includes 12 lobbying points. This letter has now been shared with all Members of the Council.
- DH reaffirmed the scale of the medium-term financial challenge if public sector finances are limited to no more than a 1% annual increase or possibly worse from 25/26 onwards.

Members were then given an opportunity to ask questions which were answered in turn by the Leader, the Cabinet Member, or the relevant Officer. Main points arising as follows:

- In response to a question, it was confirmed that a robust balanced budget is achievable.
- A Member stated that many proposals will require consultation, considering the timescale for this budget,

he asked how confident the Section 151 Officer was that these will be delivered? In response, it was stated that any budget savings may not be 100% deliverable, but that consideration is given to the likelihood of deliverability and the quantum involved. It was advised that the relevant Corporate Lead Officer responsible for the proposed savings will need to obtain a political mandate as soon as possible if the saving proposals are agreed.

- In response to a question, it was confirmed that letters at their request have been sent to all Primary and Secondary Schools in Ceredigion, providing Headteachers and Governors with the option to invite Staff (where a School deems it appropriate) to submit an expression of interest, in principle, to explore the option of voluntary redundancy.
- In response to a question, Committee Members were advised that the Leader of the Council and Cabinet Members express their concerns to both Ministers and Deputy Ministers in Welsh Government at every given opportunity.
- Moving forwards Ceredigion County Council needs to fundamentally reevaluate its purpose and relationship with its residents to include a back-to-basics approach focussed on providing core statutory services, predicated on appropriate levels of intervention.
- It was suggested and agreed by Committee Members that there should be an agenda item at July's meeting to consider next year's budget.

Cabinet Members then in turn provided detailed information regarding the specific budget movements by service, budget cost pressures and saving proposals by service shown in Enclosures B, C and D.

D1 - Porth Cynnal

Cabinet Member and Portfolio:

Councillor Alun Williams

Cabinet Member for Through Age and Wellbeing Services

Target Cost Reduction / Savings 2024/25: £123k

Current Budget: £33.7m

D2 - Porth Gofal

Cabinet Member and Portfolio:

Councillor Alun Williams

Cabinet Member for Through Age and Wellbeing Services

Target Cost Reduction / Savings 2024/25: £996k

Current Budget: £15.5m

D3 - Porth Cymorth Cynnar

Cabinet Member and Portfolio:

- Councillor Alun Williams – Cabinet Member for Through Age and Wellbeing
 - Councillor Catrin MS Davies – Cabinet Member for Culture, Leisure and Customer Services
 - Councillor Matthew Vaux – Cabinet Member for Partnership, Housing, Legal and Governance and Public Protection
- Target Cost Reduction / Savings 2024/25: £ 222k**
Current Budget: £4.1m

D4 - Policy, Performance and Public Protection (Public Protection element)

Cabinet Member and Portfolio:

Councillor Matthew Vaux, Cabinet Member for Partnerships, Housing, Legal and Governance and Public Protection

Target Cost Reduction / Savings 2024/25: £64k (out of £70k for P, P&PP)

Current Budget: £2.5m

Members then considered Enclosure E, Fees and Charges relating to the Healthier Communities Overview and Scrutiny Committee, pages 1-49 of the agenda papers.

Members then considered Enclosure F, Cabinet's proposal on Council Tax Premiums.

Main point arising from discussion are:

- In response to a question, an explanation was provided as to why the inflation percentage is 10.1%. Budget is 180 million, 18.1 million cost pressure, hence why inflation is 10.1%.
- A question was raised regarding the challenge faced by the Local Authority to retain existing Social Care staff who might be incentivised to become Agency Staff, therefore receiving a higher paid wage. The Chief Executive advised that the Authority's entire employment package is far better as there is the added value of a pension scheme plus many other benefits.
- It was confirmed that Ceredigion are registered on the micro enterprise service and it was agreed that an update would be provided to the Healthier Communities Committee at its Autumn meeting.
- In response to a question regarding the Carer Sitting Service and the review of carers receiving this service, it was confirmed that many service users are having repeated episodes outside the allocated six-week period. There is an opportunity to consider the needs of these carers alongside the Day Services and Respite Review. This is not a statutory service.
- Responding to a question regarding costs involved with unaccompanied Asylum-Seeking Children being placed in Ceredigion by the National Transfer Scheme, it was confirmed that the number has accelerated during 2023/2024 and that there are indications that the number is very likely to increase in 2024/2025. All costs incurred are not covered by the Home Office.

- It was confirmed that conversations are ongoing with the Health Board, in response to a question regarding an update in relation to maximising the use of Hafan y Waun.
- It was confirmed that a Review of Day Services and Respite workshop for Members is being held at Canolfan Padarn on the 22nd of February 2024,
- A Member asked how confident is the Cabinet that the budget is achievable? In response, it was stated that any budget savings may not be 100% deliverable, but that consideration is given to the likelihood of deliverability and the quantum involved. It was confirmed that a robust balanced budget is achievable.
- It was advised that the relevant Corporate Lead Officer responsible for the proposed savings will need to obtain a political mandate as soon as possible to commence consultation where necessary.
- Regarding the Housing Savings proposal, Enclosure D3, Porth Cymorth Cynnar, point number 2, page 140, this proposal is only achievable due to a one-off capital funding which must be spent by September 2024.
- It was confirmed that the stray dog duty will be integrated into the existing public protection team.

Following discussion, Members **AGREED** that they had considered the following recommendations:

RECOMMENDATIONS:

For the respective Services that are within the remit of this Overview and Scrutiny Committee:

1. To consider:

- a) the overall draft 24/25 Budget position.
- b) the relevant elements of the Revenue Budget Movements.
- c) the relevant elements of the Revenue Budget Cost Pressures.
- d) the relevant elements of the Revenue Budget Reductions Proposals.
- e) the relevant elements of the Fees & Charges proposals.
- f) Cabinet's proposal on Council Tax Premiums.
- g) the relevant elements of the Multi-year Capital Programme.

2. To make recommendation(s) for Cabinet to consider on 20/02/24, as the Committee deems appropriate, in relation to the Budget.

Following discussion, Committee Members agreed that they had considered the above-mentioned recommendations and agreed to recommend that Cabinet:

1. Explore the possibility of utilising School Car Parks for users of the Wellbeing Centres, especially in Lampeter, as parking spaces are very limited and problematic. Users have reported that due to this issue, they have ceased using the facilities.

REASON FOR RECOMMENDATIONS: To assist with the preparation of a balanced budget, to ensure appropriate scrutiny of the overall Budget being proposed and to make recommendation(s), as appropriate, for Cabinet to consider at their next meeting on 20/02/24.

The Chair and Committee Members thanked Officers for their hard work in preparing the agenda papers.

16 To confirm minutes of the previous meeting and to consider any matters arising from those Minutes

It was **AGREED** to confirm the minutes of the 22nd of November 2023 Committee meeting as a true record. There were no matters arising from those minutes.

Any other matter which the Chairman decided is for urgent attention of the Committee

There were no other matters raised.

Confirmed at the Meeting of the Healthier Communities Overview and Scrutiny Committee held on 11 March 2024

Chairman:_____

Date:_____

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