

Merthyr Tydfil

LHMA 2015

Executive Summary

This Local Housing Market Assessment has applied the Welsh Government's approved methodology to assess the housing market Merthyr Tydfil from 2014-2019.

A range of information sources were utilised to feed into the assessment. These included an analysis of the local housing registers, household projections, homelessness data, house prices, rental prices, household incomes, dwelling stock turnover and housing supply data.

Household sizes were found to be increasingly smaller across all markets, with acute need for one and two bedroom properties. There is also a disparity in demand to live in specific areas across Merthyr Tydfil; the Town, Penydarren, Cyfarthfa and Dowlais Wards proving most popular.

Whilst assessing the local housing market as a whole, this study specifically estimated the deficit of affordable housing within the County Borough.

Overall, there is a net need for 366 additional affordable housing units **per annum** comprising:

- 338 general needs social rented units
- 17 general needs low cost home ownership units
- 11 intermediate rent units

More detailed information can be found in tables 27, 29, and 30 on the following pages:

Table 27 (Net Social Housing Annual Need)

Ward	1 Bed	2 bed	3 bed	4 bed	5 bed	Total
Bedlinog	16	5	1	0	0	22
Cyfarthfa	44	20	-14	1	0	51
Dowlais	34	3	2	0	0	41
Gurnos	27	-9	-12	1	0	7
Merthyr Vale	8	-7	-6	0	0	-5
Park	22	7	1	1	0	31
Penydarren	43	15	-7	1	0	52
Plymouth	10	4	1	1	0	16
Town	53	13	5	2	1	74
Treharris	29	-8	-4	1	0	19
Vaynor	26	9	-4	1	0	31
Total	313	52	-38	11	2	338

Table 29 (Net LCHO Need)

Ward	1 Bed	2 bed	3 bed	4 bed	5 bed	Total
Bedlinog	0	0	1	0	0	1
Cyfarthfa	0	0	2	0	0	2
Dowlais	0	0	3	0	0	3.2
Gurnos	0	0	0	0	0	0.2
Park	0	0	1	0	0	1.2
Penydarren	0	0	1	0	0	1.2
Plymouth	0	0	2	0	0	2.4
Town	0	1	1	1	0	2.8
Treharris	0	0	1	0	0	1.6
Merthyr Vale	0	0	0	0	0	0
Vaynor	0	0	1	0	0	1.2
Grand Total	1	1	13	1	0	17

Table 30 (Net IR Need)

Ward	1 Bed	2 bed	3 bed	4 bed	5 bed	Total
Bedlinog	0	0	0	0	0	0
Cyfarthfa	0	0	0	0	0	0
Dowlais	0	2	0	0	0	2
Gurnos	0	0	0	0	0	0
Merthyr Vale	0	0	0.4	0	0	0.4
Park	0	0	1	0	0	1
Penydarren	0	1	0	0	0	1
Plymouth	0	1	0.4	0	0	1.4
Town	0	1	0	0.2	0	1.2
Treharris	0	3	0	0	0	3
Vaynor	0	1	0	0	0	1
Total	0	9	1.8	0.2	0	11

Of the social rented units, it is anticipated that, between approximately 7% and 20% of new housing will need to be supported or adapted based on the number of people on the register

However, these figures are not annual delivery targets or even the solution to the affordability issues within the County Borough. They are instead an indication of the scale of the affordable housing problem and a benchmark to which the Council will work towards as far as practically deliverable.