

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
SOCIAL CARE HEALTH & WELL-BEING CABINET BOARD**

29 JULY 2021

Report of the Head of Adult Services – A.Thomas

Matter for information

Wards Affected: All Wards

Social Housing Grant Prospectus 2021

Purpose of the Report

To bring to Members' attention the Council's Social Housing Grant (SHG) Prospectus 2021 prior to Welsh Government (WG) placing it in the public domain in August 2021.

Executive Summary

The Council's Retained Housing Service undertakes its Local Strategic Housing Authority functions and in this capacity has recently become responsible for producing a Social Housing Grant Prospectus. This report brings to Members' attention the 2021 Prospectus prior to Welsh Government placing it in the public domain in August 2021.

Background

The Welsh Government Local Authority Prospectus Guidance issued in May 2021 states:

- "There will be challenging targets in the next few years for the delivery of affordable housing;
- we need to develop tools to make the process as effective as possible and that starts with making sure we have identified what type of housing is needed and where;
- as part of the new grant framework, Local authorities will be required to identify their priorities for Social Housing Grant (SHG); and
- the Prospectus will be the first step in presenting a summary of strategic housing priorities clearly and consistently across all local authorities in Wales, while accepting that no one authority is the same and each will have different requirements."

Purpose of the Prospectus

Again the Guidance states:

- “WG are asking for a brief document which provides a clear and concise summary of the housing need and demand in your area and which succinctly identifies your housing priorities;
- the prospectus should explain the type of provision that you plan to deliver with Welsh Government Social Housing Grant in order to meet your housing priorities and
- will be published by Welsh Government within the new Social Housing Grant Framework guidance.”

Summary of our Prospectus

The Council’s Corporate Plan 2019-22 Shaping NPT says, *we want all people to live in suitable accommodation that meets their needs* but not everyone is in a position to make this happen themselves by buying their own home or renting one from a private landlord.

The Council’s Local Development Plan 2019-22 reinforces the Corporate Plan message by saying that *housing, and access to housing, is a fundamental aspect of life and impacts on all members of society regardless of age, race or status.*

To this end, our Local Housing Strategy 2015-20 affirmed that *our Vision is that Housing in Neath Port Talbot will be appropriate, affordable, of good quality, in sustainable communities, offering people choice and support if they need it.*

In order to achieve this, all local strategic housing partnership members are signed-up to working together to build the right homes, for the right people, in the right place, as a major contribution to the following strategic housing priorities:

- Preventing & relieving homelessness;
- providing C21st. housing options for older people;
- helping meet health & social care need; and
- contributing to the regeneration of our towns and valleys.

The Housing Market Assessment (HMA) work carried out by Opinion Research Services (ORS) across the Mid & South West Wales region in 2019 generally concluded that in Neath Port Talbot:

- There has been a consistent increase in owner occupation over recent decades and a shift away from social rented housing to the private rented sector but the majority tenure is still owner occupation;
- the population is likely to increase, although not dramatically according to projections;

- the age profile is likely to change with an increased number of older people (aged 65+) and reduced numbers in most younger age bands;
- nonetheless, in part due to the reducing average household size, the number of households is projected to increase by 2,641 households (176 per year on average) over the 15-year period 2018-33; and
- there will likely be changes in the types of dwelling required across all tenures, notably an increase in two and three-bedroom properties in the market tenure and one and two-bedroom properties in the affordable tenures.

The ORS assessment projected a need for an additional 1,037 units of affordable housing in Neath Port Talbot during the period 2018-33.

Affordable housing is delivered by Housing Associations both with and without WG grant, sometimes working with private housing developers when planning obligations require them to make an affordable housing contribution.

Consequently, during the three years 2018/19 to 2020/21, a total of 434 units of additional affordable housing were delivered - 153 units in 2018/19, 171 in 2019/20 and 110 in 2020/21 (this is an interim figure which may change slightly). Therefore to remain on target to deliver the projected level of required additional affordable housing, a further 603 units are needed between 2021/22 and 2032/33.

The current indicative WG SHG allocations for the period 2021-24 are as follows:

Year	Allocation (£000s)
2021/22	9,829
2022/23	9,829
2023/24	9,829
Total	29,487

These may change over time but are not currently indicated by WG as likely to reduce. We are also probably going to have a carry forward grant figure of over £9m in March 2021, and Housing Associations are additionally required by WG to utilise their recycled housing capital grant balances during this period, so the total programmed spend between now and 2025 is likely to be around £39m.

Following the announcement of these significantly increased local SHG allocations for the life of the current Senedd term, all schemes held in reserve at the end of 2020/21 were transferred to the Main Programme in 2021/22. Consequently, it has been possible to at least nominally account for the spend of the entire allocation for the period 2021-24 'up-front' and retain an appropriately healthy carry-forward to 2024/25.

This expenditure is programmed to deliver by 2025 a further 448 of the 603 additional affordable housing units projected to be needed by 2033. This equates to 74% of the total required in 36% of the time remaining to do so, leaving only 155 (26%) needing to be built during the 7 years 2025/26 to 2032/33 (64% of the time remaining to do so).

An update of this Prospectus will be produced in 2022/23 and this will hopefully include a more detailed breakdown of what type and size of housing is still required and where during the current Senedd term; informed by updated projections generated by the new HMA model being developed by WG, which it is envisaged will include specialist housing provision.

Also, it should by then be possible to extrapolate any predicted ongoing need for additional homelessness temporary accommodation and/or other fixed-site specialist supported housing for other Housing Support Grant client groups, from the Council's Housing Support Programme Strategy, due to be in place by the end of 2021.

Financial Impacts:

There are no known or anticipated impacts because the Council is neither grantee nor grantor in respect of this grant.

Integrated Impact Assessment:

There is no requirement to undertake an Integrated Impact Assessment as this report is for information purposes only.

Valleys Communities Impacts:

There is no known or anticipated detrimental impact.

Workforce Impacts:

There are no known or anticipated detrimental impacts.

Legal Impacts:

There is no known or anticipated detrimental impact.

Risk Management Impacts:

There is no known or anticipated detrimental impact.

Consultation:

There is no requirement for external consultation on this item.

Recommendations:

No recommendations - for monitoring and information only.

Reasons for Proposed Decision:

N/A

Implementation of Decision:

N/A

AppendicesAppendix 1:

Neath Port Talbot County Borough Council Social Housing Grant Prospectus 2021

List of Background Papers:

None

Officer Contact

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