

2016

West Rhyl Housing Improvement Project

BENEFITS CAPTURE

APPENDIX 2

Contents

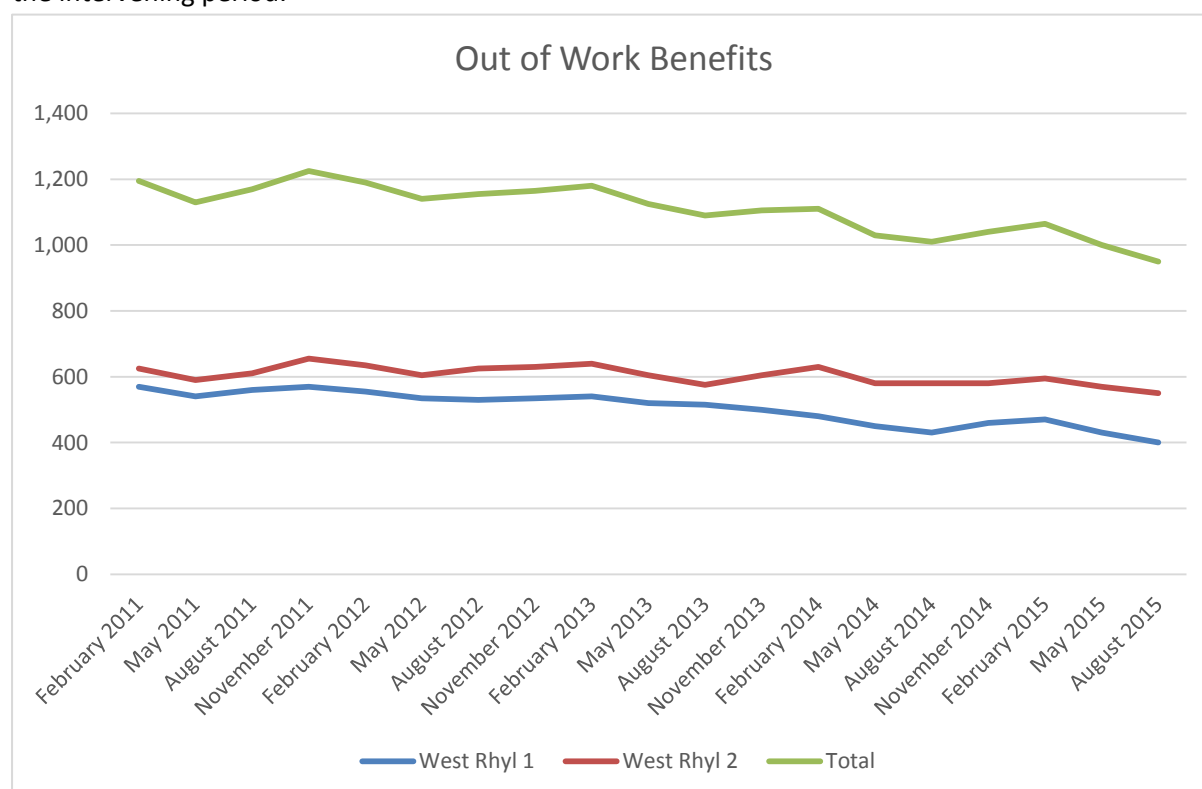
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Key Findings

1. Broad comparative measures such as the Welsh Index of Deprivation can mask significant changes that have taken place in West Rhyl during the period since 2011.
2. The number of people claiming out of work benefits in the key areas of West Rhyl 1 and 2 has reduced substantially since 2011.
3. The owner occupation and shared ownership account for around 31% of housing in West Rhyl. The housing market in West Rhyl has historically performed poorly and (like other areas in Wales) has been slow to recover from the housing market crash. Nevertheless, the most recent data show the market beginning to pick-up, although there is still some way to go to reach pre-crash levels.
4. The social rented sector accounts for around 25% of housing in West Rhyl. Substantial investment in the stock has seen the Welsh Housing Quality Standard reached throughout the sector.
5. Compulsory purchase and resettlement of tenants (largely from the private rented sector) has improved the quality of homes for 100 resettled households.
6. Resident feedback has been positive with many life-changing stories.
7. The number of Houses in Multiple Occupation in the West Rhyl Ward has been reduced by 21% as part of an overall reduction in the number of residences.
8. Baseline figures for housing tenure are available from the census but further research is required to estimate change over time.
9. Crime and anti-social behaviour in the West Rhyl Ward has reduced substantially since 2011.
10. A new measure of community stability has been established and data collection will begin following the conclusion of project activity and associated upheaval.

Outcome 1 – West Rhyl provides a neighbourhood where working people choose to live

In 2011 the Lower super output areas (LSOA) Rhyl West 1 and Rhyl West 2 were ranked 1st and 2nd most deprived in the employment domain of the Welsh Index of Multiple Deprivation (WIMD). In the 2014 update of the WIMD they remained among the most deprived in the employment domain. However, this broad assessments masked the extent of change in the area, which had taken place in the intervening period.



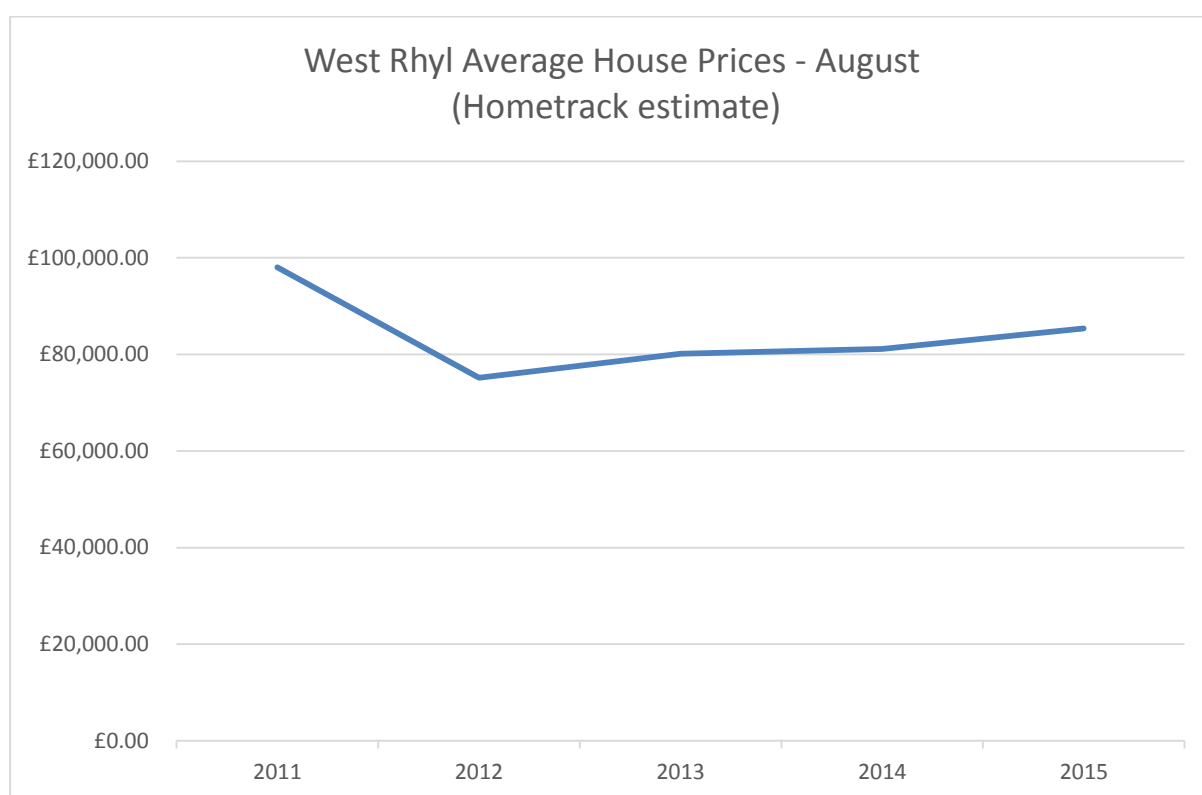
The number of people claiming out of work benefits in the West Rhyl 1 and 2 area reached a peak in November 2011 of 1225 claimants. Since then numbers have fallen steadily (allowing for seasonal variation). By August 2015 this had fallen by 275 to 950. The number of claimants is currently below pre-recession levels and at the lowest levels achieved in a decade.

While this indicates a continuation of high levels of worklessness there has been a 22% reduction in the number claiming out of work benefits.

Outcome 2 - Our Community Lives in Good quality well managed and well maintained accommodation

Housing market indicators demonstrate that housing market in West Rhyl remains substantially poorer than in other parts of the county or when compared with broader averages. Nevertheless, we have seen change in the market over the period since 2011.

	2011	2012	2013	2014
House Sales Annual Turnover as a percentage of stock	0.61%	0.69%	0.61%	1.38%



Like other parts of Wales West Rhyl has been slow to recover from the housing market crash. However, the market does appear to be picking up with strong price growth recently.

In the social rented sector we have seen significant investment in the stock within West Rhyl. 100% of the social housing stock, in the area, meet the Welsh Housing Quality Standard.

In the private rented sector improvement have focused on the compulsory purchase of poor quality or otherwise unsuitable housing with resettlement of tenants in high quality homes. 106 properties have already been purchased and 100 renting households have been successfully resettled, largely within the Rhyl area.

Finally, perhaps the best indicators of the benefits of change in the area come from the comments of residents themselves:

Resident 'A' moved from a two bed terraced house on Hope Place to a three bed detached house with gardens in South East Rhyl.

"When I was first informed of the project I was absolutely devastated - my worst nightmare. I was extremely unhappy as I'd been settled in my house for five and a half years and I'd done it all up to my liking. The thought of upheaval was horrendous and it caused me serious upset and anxiety at the time but having gone through the process, I can't believe the change in me now!

"I've got an absolutely fabulous house, in a nice area and great location. I can honestly say I've never been so happy in my entire life. I'm very surprised that financially this property seems to be very much the same as my previous house, yet the size and location are very different.

"It costs hardly anything to heat which is great considering the house still has the old feature stained glass and wooden frame windows. There don't seem to be any drafts at all and it holds heat well; obviously well insulated. On the whole, I've gone from being traumatised in the beginning to now having a life that is fantastic thanks to the West Rhyl project."

Resident 'B' and her two young children moved from a two bed 3rd floor flat on Aquarium Street to a two bed 1st floor flat with shared garden in South West Rhyl.

"When I lived in the old flat my son was always stuck indoors because we were on the third floor, but now he plays out in the shared garden area and on the street with the other kids. He definitely couldn't have done that on Aquarium Street.

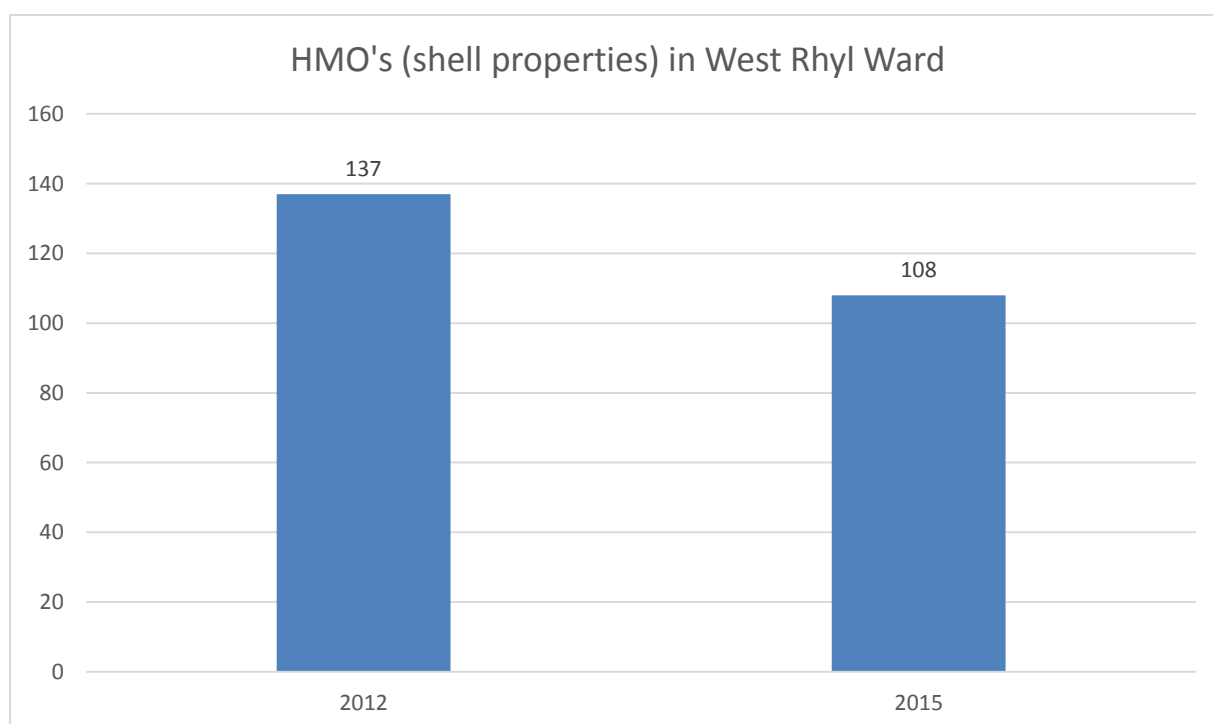
"We really are much happier here. I am very grateful to Denbighshire County Council for all the help and I'm so glad the Welsh Government decided to improve and regenerate West Rhyl. If they hadn't, I would still be stuck in that horrible flat and my children wouldn't be as happy as they are today."

Outcome 3 – West Rhyl provides a more balanced offer of housing tenure, type and access arrangements

Unfortunately we currently only have a baseline comparator for tenure type. This information comes from the 2011 census. Further research is required to provide estimates of change in the balance of tenures. New data is expected towards then end of the 2015 calendar year that will enable an understanding of tenure change within the area since 2012.¹

	Owner occupied outright	Owner Occupied with Mortgage	Shared Ownership	Private Rented	Council	Other Social Landlord
2011	12%	18.60%	0.50%	40.50%	3.40%	21.80%

The demolition of 74 shell properties (comprising 147 units) and refurbishment of 10 shell properties (comprising 37 units) in the project area has made a substantial impact on the balance of housing offer in the whole area. A further 8 shell properties (comprising 18 units) are scheduled to be demolished.



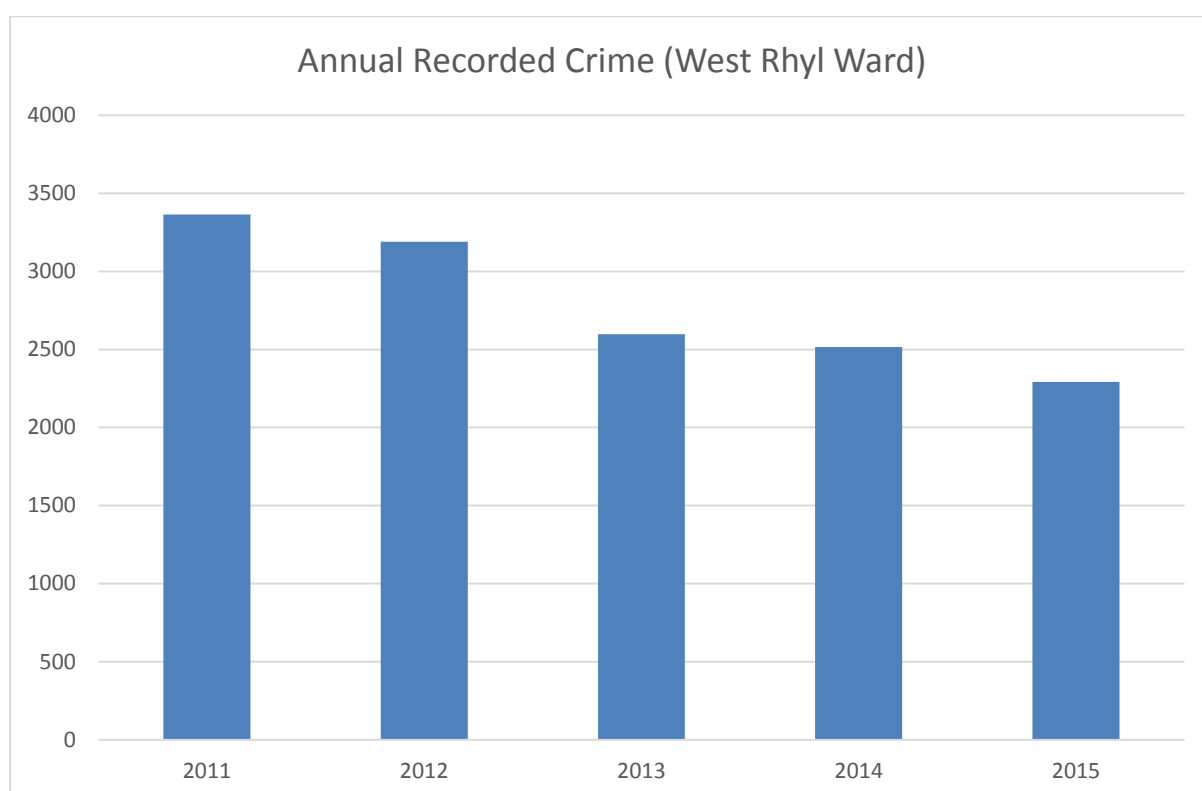
Across the ward as a whole we have seen a 21% reduction in the number of HMOs (shell properties) and a 52% reduction in the number of known individual units².

¹ This will be provided through the bulk purchase of EPC data to support energy efficient homes projects throughout the count.

² Individual Units are more difficult to measure as in some cases the number of units within an identified HMO is unknown.

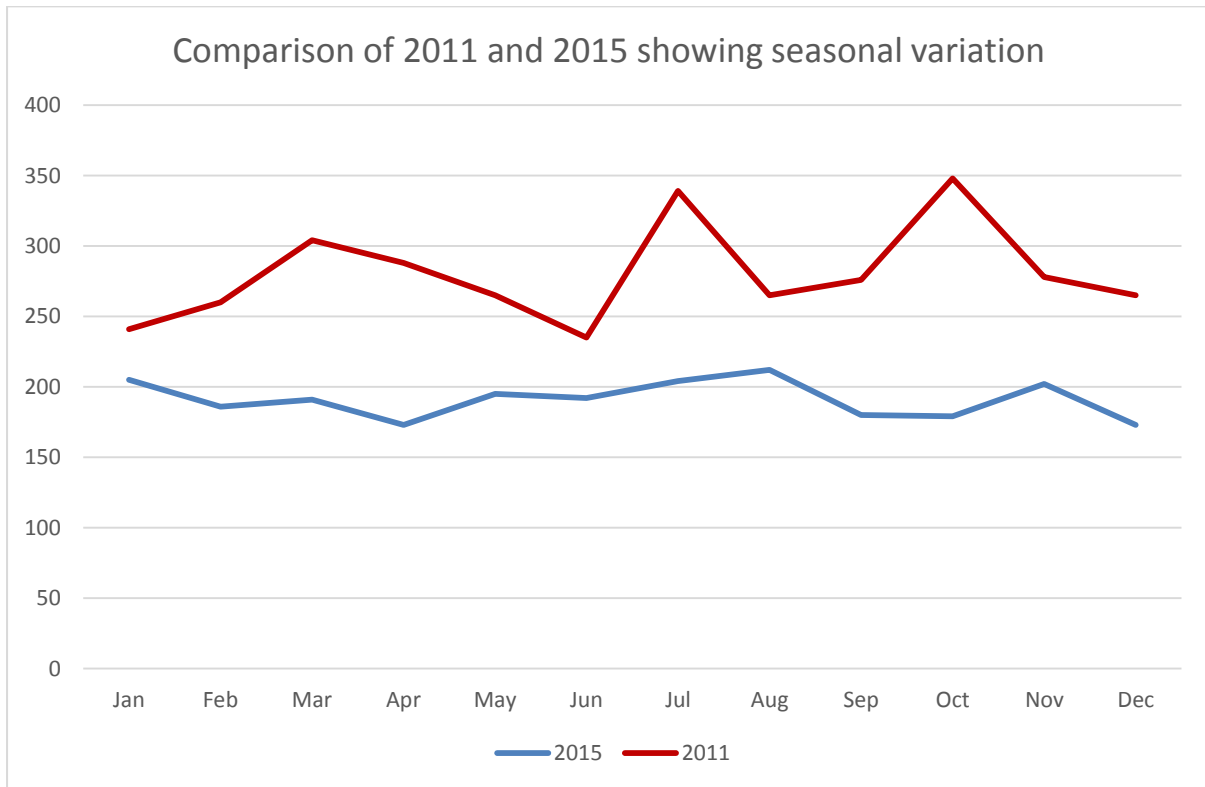
Outcome 4- West Rhyl is a safer neighbourhood with less crime / anti-social behaviour

In 2011 the Lower super output areas (LSOA) Rhyl West 1 and Rhyl West 2 were ranked 1st and 2nd most deprived in the community safety domain of the Welsh Index of Multiple Deprivation (WIMD). In the 2014 update of the WIMD they remained among the most deprived in the community safety domain. However, this broad assessments masked the extent of change in the area, which had taken place in the intervening period.

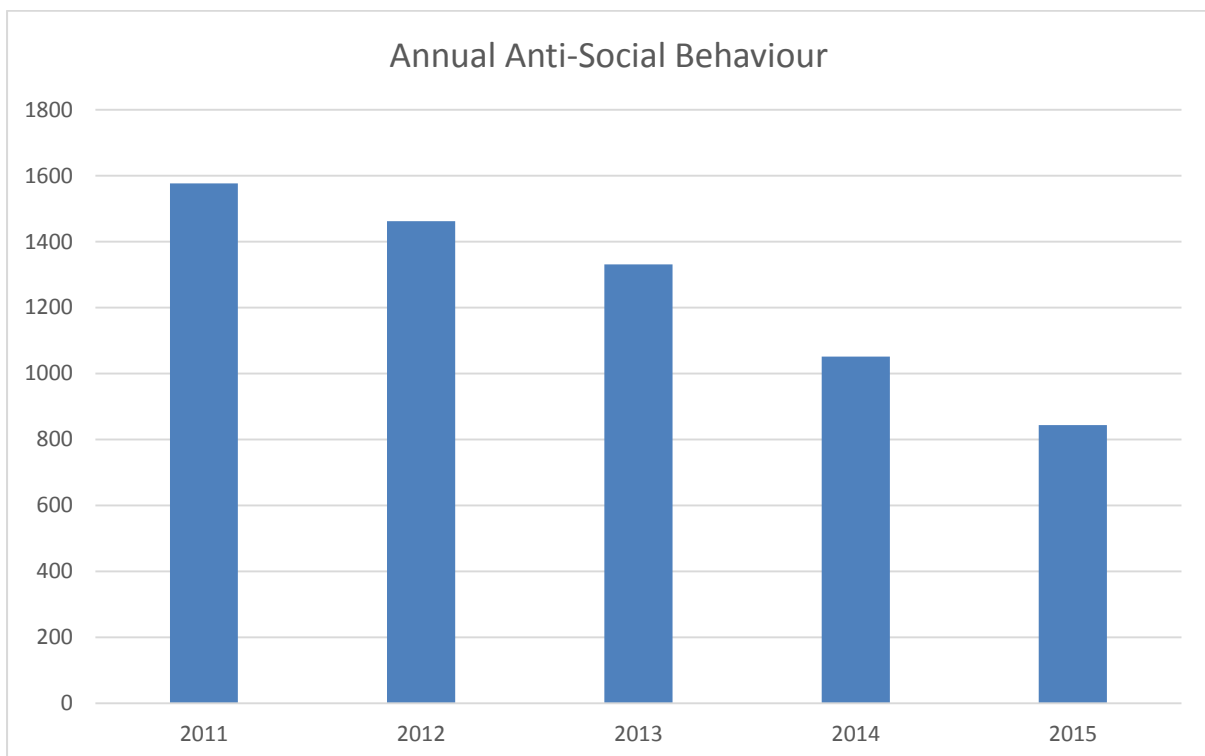


During 2015 there were 1072 fewer recorded crimes in the West Rhyl ward than during 2011.

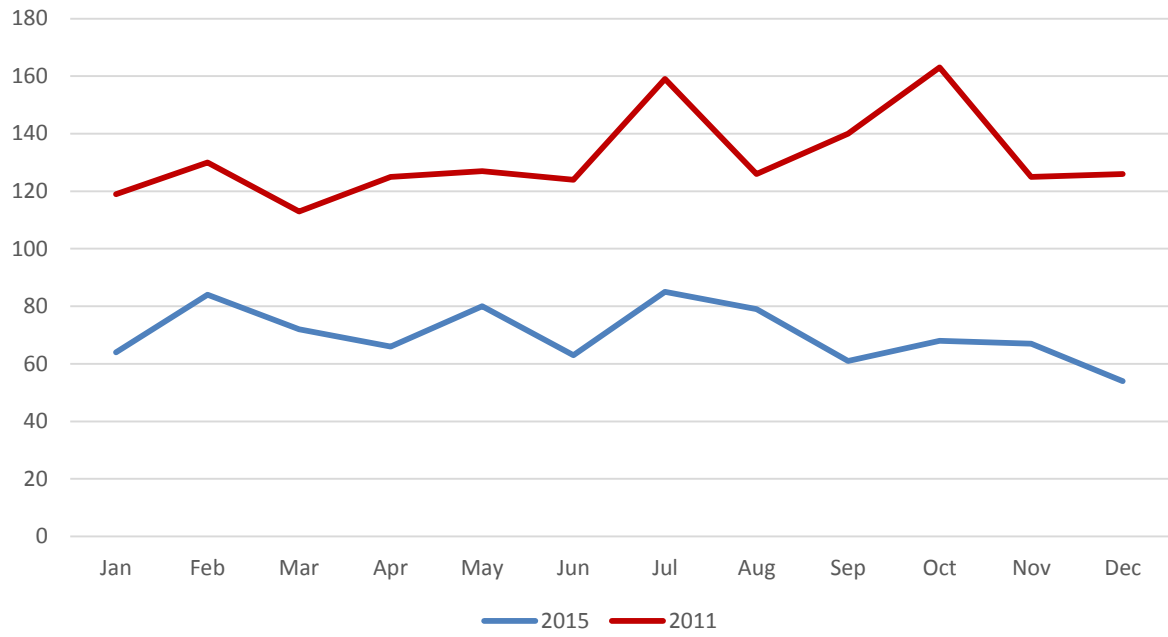
In addition to the lower levels of recorded crime in the ward we also see less variation from month to month than has traditionally be the case. The comparison between 2011 and 2015 is an example of this.



During 2015 there were 734 fewer recorded incidents of anti-social behaviour in the West Rhyl ward than during 2011.



Anti-Social Behaviour Comparison of 2011 and 2015 showing seasonal variation



Outcome 5 – People in West Rhyll live in a settled Community

Instability in the community caused by a transient population was identified as a negative factor by project officer and residents in the area. During the course of the project some degree of resettlement and disruption has occurred but once complete a new opportunity arises to monitor the stability of the community in future.

When all potentially disruptive project activity has been completed we will monitor the property reference and occupation date from council tax records to produce an anonymous aggregate measure providing figures for the following measures quarterly:

- The number of properties where there has been a change in occupation of properties within the area
- The number of properties where there has been **no change** in occupation of properties within the area