

## Appendix 2

# Draft Denbighshire Local Housing Market Assessment (2024-2029)



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# 1. Introduction

The Local Housing Market Assessment (LHMA) examines the current and future housing need/demand in Denbighshire and forms a key part of the evidence supporting policies including the Local Development Plan and Housing & Homelessness Strategy. The LHMA has three fundamental parts:

- LHMA toolkit – includes house prices, rents, incomes, turnover of existing stock, new expected housing supply and population projections.
- Consultation plan - a wide ranging discussion with a range of stakeholders regarding the LHMA.
- Template LHMA – developed by Welsh Government together with the guidance to guide the development of the LHMA.

The LHMA provides the evidence basis to feed into negotiations on planning sites in terms of the affordable housing and market mix when determining planning applications – see Section 7.

## 1.1 National Policy Background

Developing the LHMA is supported by a framework of policies at a national, regional (section 1.2) and local level (section 1.2):

- **Section 8 of the Housing Act 1985** - Section 8 of the Housing Act 1985<sup>1</sup> places a statutory duty on local authorities to periodically assess the level of housing need in their area. It is vital that authorities have a comprehensive understanding of their local housing market(s) and provide a robust evidence base for effective strategic housing and planning services. Production of a Local Housing Market Assessment (LHMA) falls under this duty, building upon the requirement to review housing needs through a more holistic review of the whole housing market. 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) utilising section 87 of the Local Government Act 2003<sup>2</sup>.
- **Independent Review of Affordable Housing Supply** - The importance of LHMA's, and using the best possible data on housing need and demand to inform housing policy and decisions regarding affordable housing supply, was underlined in the 2019 Independent Review of Affordable Housing Supply<sup>3</sup>. The Review placed significant emphasis on understanding exactly how many homes are needed, in which geographical areas and in what tenures. A robust

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<sup>1</sup> 1985 Housing Act - <https://www.legislation.gov.uk/ukpga/1985/68/section/8>

<sup>2</sup> 2003 Local Government Act - <https://www.legislation.gov.uk/ukpga/2003/26/part/7>

<sup>3</sup> Independent Review of Affordable Housing Supply - [https://gov.wales/sites/default/files/publications/2019-04/independent-review-of-affordable-housing-supply-report\\_0.pdf](https://gov.wales/sites/default/files/publications/2019-04/independent-review-of-affordable-housing-supply-report_0.pdf)

LHMA is the key means of identifying this evidence at the local level.

- **Planning Policy Wales** - Planning Policy Wales<sup>4</sup> also stresses that LHMA's form a fundamental part of the evidence base for development plans.
- **Welsh Government Development Plans Manual** – requires development plans to be supported by a LHMA.
- **Housing (Wales) Act 2014** - In addition, local authorities must develop a homelessness strategy every four years under sections 50, 51 and 52 of the Housing (Wales) Act 2014<sup>5</sup>. The LHMA plays a fundamental role in informing this strategy which must include a review of the resources available to the local authority and other bodies associated with supporting people who are or may become homeless.
- **Equality Act 2010** - It is essential also for local authorities to consider their equality duties under the Equality Act 2010<sup>6</sup> and the Welsh Public Sector Equality Duties.
- **Well being of Future Generations (Wales) Act 2015** – the act requires public bodies to think about the long term impact of their decisions, to work better with people, communities and each other and prevent persistent problems such as poverty, health inequality and climate change. The act is unique as it offers a huge opportunity to make a long-lasting, positive change to current and future generations.
- **Future Wales: National Plan 2040** – is the national development plan which sets out the framework for addressing national priorities. Policy 7 – delivering affordable housing requires Local Authorities to develop strong policy evidence frameworks to deliver affordable housing.

## 1.2 Regional and Local Policy Background

The following key regional and local policy documents interconnect to provide the policy context in Denbighshire and further details are available at [www.denbighshire.gov.uk](http://www.denbighshire.gov.uk):

- **Conwy & Denbighshire Well-being Plan 2023-2028** identifies improved access to good quality housing as a key theme to help deliver the overall making 'Conwy and Denbighshire a more equal place with less deprivation. It identifies the following step to support this area:

“Review the amount of available housing in our county to ensure that there

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<sup>4</sup> Planning Policy Wales - [https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11\\_0.pdf](https://gov.wales/sites/default/files/publications/2021-02/planning-policy-wales-edition-11_0.pdf)

<sup>5</sup> Housing (Wales) Act 2014 - <https://www.legislation.gov.uk/anaw/2014/7/contents/enacted>

<sup>6</sup> Equality Act 2010 - <https://www.legislation.gov.uk/ukpga/2010/15/contents>

is quality provision that meets the needs of residents, assisting them to lead independent lives in appropriate accommodation for as long as possible".

- **Corporate Plan: the Denbighshire we want (2022-2027)** adopted on 11/10/2022. The Corporate Plan sets out what we want to achieve for the people and communities of Denbighshire over the next 5 years to deliver the "Denbighshire we want". Housing is a key theme in the Corporate Plan – “a Denbighshire of quality housing that meets people’s needs”. The housing theme emphasises the importance of:
  - Ensuring that people can access quality housing that meet their needs.
  - Helping people to improve the energy efficiency of their homes.
  - Working to prevent homelessness.

The Corporate Plan Housing & Homelessness Board is a high level strategic group that monitors Corporate Plan and the Housing and Homelessness Strategy on a quarterly basis.

**Local Development Plan (2006-2021)** - Denbighshire’s Local Development Plan sets out the framework for land use planning in the County and was adopted on 04/06/2013. Housing is key theme throughout the plan and aims to meet projected housing needs in terms of a total number, type and size of dwellings, including the provision of affordable housing. Work is underway on the development of the Replacement Local Development Plan. Consultation on the Preferred Strategy took place during July-August 2019 and consultation on the draft Deposit is due to take place during 2024. This LHMA will form an important part of the background evidence base for the replacement LDP.

- **Housing and Homelessness Strategy (2021-2026)** adopted on 08/12/2020 – provides overarching policy for housing in Denbighshire. The Vision has two parts for “Everyone is supported with pride to live in homes that meet their needs, within the vibrant and sustainable communities Denbighshire aspires to” and to “end homelessness in Denbighshire”. To deliver this vision the Strategy has been devised under six themes, all of which are interlinked:
  - more homes to meet local need and demand
  - creating a supply of affordable homes
  - ensuring safe and healthy homes
  - preventing and ending homelessness in Denbighshire
  - homes and support for vulnerable people
  - promoting and supporting communities.

The HHS has an extensive action plan that is regularly updated and monitored/governed through the Corporate Plan Housing and Homelessness Board every quarter. The progress made by the HHS is regularly reported to

Scrutiny, Cabinet Briefing, Cabinet and Full Council and corrective action taken when appropriate.

- **Rapid Rehousing Transition Plan (2022)** aspires to make homelessness rare through robust early intervention and prevention activities. The supply of secure, self-contained and settled accommodation is one the major challenges and sets out an action plan. Over 150 households were in temporary emergency accommodation and being assisted by homelessness teams when this plan was devised. The greatest need identified is for single person accommodation. The plan outlines 6 key challenges:
  - 1 – Supply and demand;
  - 2 – Planning/building
  - 3 – Carbon net zero
  - 4 – Global events, mass volume of people
  - 5 – Cultural change
  - 6 – Current/future demand.
- **Affordable Housing Prospectus (2023)** provides 13 strategic priorities for affordable housing:
  - 1 – General needs – mismatch between limited social rented stock (nearly 50% are 3 bedroom houses) and the social need for 1 or 2 bedroom smaller properties. 1 bedroom properties are sought on every development and at least 1 larger property of 4 or more bedrooms.
  - 2 – Homeless provision (emergency and temporary accommodation) – Single people and young person accommodation is a particular priority. Housing First and rapid rehousing model are key housing objectives.
  - 3 – Older persons – larger demand for 1 bedroom properties and the north of Denbighshire.
  - 4 - Extra care - there are 4 developments currently and Ruthin is being expanded to provide 35 additional properties. It is priority to expand provision and seeking another development in the south of the County.
  - 5 – Disabled – Specialist Housing Group priorities for tailored properties. Adaption of existing social housing stock.
  - 6 - Empty homes – corporate priority to bring as many as possible back into use.
  - 7 – Regeneration of town centres – economic strategic priority.
  - 8 – Rural housing – need for smaller social and intermediate rented properties.
  - 9 – Homebuy – assistance to purchase an existing property to ensure affordability.
  - 10 – Mortgage rescue – to prevent the loss of properties wherever feasible to do so.

- 11 – Supported housing/specific priorities.
- 12 – Other – provide accommodation for Ukrainian refugees, etc.
- 13 – Use of existing Denbighshire County Council properties to provide homes for the people wherever feasible

The **Empty Homes Delivery Plan 2018-2022** (EHDP) suggests that there are around 650-750 empty homes in Denbighshire (varies from day to day). The Corporate Plan prioritises bringing empty homes back into use. There are four cornerstones of the approach:

- Raise awareness of the issue of empty homes and the role the Council can play in assisting to bring them forward, including the range of advice and assistance available to empty homeowners.
- Continue to develop effective partnerships with key stakeholders.
- Address empty homes that have become a focus for crime, antisocial behaviour and neglect.
- Have regard to local housing needs in targeting empty homes and developing solutions to bring them back into use.

Denbighshire County Council closely monitors the location of the empty homes and is actively working with owners to bring them back into use. There was a detailed action plan which was a key part of the Empty Homes Delivery Plan. The use of advice/advocacy, financial incentives and regulatory actions are key parts of the approach. The Empty Homes Support Officer is driving forward the agenda and has been in post since September 2022. The EHDP is currently being updated and revised. Empty homes is reported in terms of the Corporate Plan, regular updates to the Member Area Groups and to Welsh Government.

**Gypsy and Traveller Accommodation Assessment** (2023) has been drafted by an independent consultant and the process driven by a Task & Finish Group with leadership from elected members with officer support. The Gypsy & Traveller community have been at the heart of the approach and Travelling Ahead (advice and Advocacy for GR&T Communities). The final version was submitted to Welsh Government on 1 December 2023 and comments were received in January 2024.

### 1.3 Governance and Consultation

The development of the LHMA has been led through the Corporate Plan Housing & Homelessness Board and the Strategic Planning Group. These are high level strategic groups which meet regularly to assist with policy development for housing and planning in Denbighshire. The CPHHB meets on a quarterly basis and the SPG meeting every month. The membership includes Lead Members, other Councillors, Corporate Directors, Heads of Service, Managers and Officers. The service areas represented are Strategic Planning and Housing, Corporate services, Community Housing and Homelessness. Once adopted the LHMA will be closely monitored and governed by these high level strategic groups within the framework of the Corporate Plan.

The LHMA has utilised wide ranging engagement to feed into the developmental process as per the LHMA guidance (2022). The approach used to discuss the LHMA has been tailored to the specific requirement of the stakeholder in terms of questions utilised and method of engagement. For example, with Denbighshire Tenants and Residents Federation some simple background information was provided and used 4 simple questions at their regular meeting.

(a) Engagement has utilised a multi-dimensional approach:

<b>Approach</b>	<b>Organisations</b>
Data provided to feed into the LHMA tool and text	Community Housing, Homelessness, Social Services, Registered Social Landlords, Shelter Cymru, Planning, Public Protection and Countryside services
LHMA updates and discussion as part of day to day business with strategic partners	One to ones with Registered Social Landlords, internal regular meeting with Community Housing, Homelessness and Social Services, Welsh Government
Tailored individual discussions with a range of organisations directly involved in housing. Specific requests for data and other information	Age Concern, Builders/developers, Community Housing, Estate Agents, Lettings agent, Registered Social Landlords, Rural Housing Enabler, Social Services (including Homelessness), Shelter Cymru, Veterans regional officers,
Presentations with updates and discussions at Corporate Plan Housing & Homelessness Board and Strategic Planning Group	Denbighshire County Council – Lead Members, Director (Tony Ward), Corporate Strategic housing, Head of Service – Housing and Planning, Community Housing
Cabinet briefing – Denbighshire County Council	Going to Cabinet Briefing on 7 May 2024
Cabinet – Denbighshire County Council	Going to Cabinet on 21 May 2024



The table above summarises the engagement undertaken and further details of consultation and comments are provided in **Appendix C**.

Denbighshire's LHMA has gone through an extensive consultation internal and external to Denbighshire County Council. The main driving force in the development of the draft has been the input from two high level groups - Strategic Planning Group and Corporate Plan Housing & Homelessness Group. The LHMA has been discussed regularly at both these groups in the various stages of development. It will go through the following internal process before being submitted to Welsh Government:

- Cabinet briefing;
- Cabinet.

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# Overview of Assessment and Methodology

## 2.1 Methodology, inputs and assumptions

The additional housing needs estimates are determined using the LHMA Tool. This Tool uses a formulaic approach to allocate the additional housing need, formed from the existing unmet need and the newly arising need (change in the household projections over the LHMA period), to the different housing tenures. All existing unmet need is allocated to affordable housing and assumed to be covered during the first five years of the LHMA period. The newly arising need is allocated between market and affordable housing using a formulaic approach.

By housing market area (HMA), the LHMA Tool provides default data inputs for rent, house price paid and household projections (used to generate the newly arising need) with local authorities providing the income percentile distributions, existing unmet need and the planned supply and turnover of existing stock. The latter two data inputs are considered over the first five years only of the LHMA period and are fully allocated to affordable housing. This is because it becomes less accurate to predict supply beyond the first five years of the LHMA period. A local authority can have up to 20 HMAs which are defined using wards, middle-layer super output areas (MSOAs) or lower-layer super output areas (LSOAs). Each HMA can have up to 40 wards, MSOAs or LSOAs.

The input data together with a number of assumptions is used to generate an income level above which households would be considered able to meet their needs in the market and a lower income level below which households are considered to be in need of social rent. The intermediate households are those not allocated to market housing or social rent. The LHMA Tool also forecasts how the data inputs may change over the first five years of the LHMA period.

The output tables from the LHMA Tool are used as the starting point for development plans to provide the range of LHMA additional housing need estimates. **Appendix A** sets out any deviations from the Welsh Government methodology.

## 2.2 Housing Market Areas (HMAs)

HMAs are areas that have been defined geographically based on the functional areas where people currently live and would be willing to move home without changing jobs, recognising that housing markets are not constrained by administrative boundaries. A number of key factors need to be taken into account when defining these areas, including the broad price of housing (to consider 'transferability' within the market) and major transport links by road or rail (to take account of commuting patterns).

The current HMAs were selected based on local experience and the lessons learnt from the using the previous two LHMA's. The number of HMAs have

increased from 6 to 10 compared to 2019 LHMA and the 10 HMAs will be kept the same in the future to allow a consistent approach and comparison of data. The table shows the settlement breakdown for each of the HMAs and the map on the following page demonstrates them geographically:

<b>Housing Market Areas (10 in total)</b>	<b>Settlements included</b>
01. Rhyl	Rhyl
02. Prestatyn	Prestatyn, Meliden
03. Rhuddlan/Dyserth	Dyserth, Rhuddlan
04. Elwy	Bodelwyddan, Bodfari, Cefn Meiriadog, Cwm, Glascoed, Rhuallt, St. Asaph, Trefnant, Tremeirchion,
05. Denbigh town	Denbigh
06. Denbigh rural	Bontuchel, Llandyrnog, Llanrhaeadr, Nantglyn, Prion, Saron,
07. Ruthin town	Llanfwrog, Ruthin
08. Ruthin rural	Efenechtyd, Eryrys, Gwyddelwern, Llanbedr DC, Llanfair DC, Llangynhafal, Llanarmon-yn-Ial
09. Edeirnion	Corwen, Cynwyd, Llandrillo
10. Llangollen	Llangollen, Pentredwr

## Map Ardal Machnad Dai Housing Market Area Map



### 3. Overview of Housing Market and Socio-economic and Demographic Trends

#### 3.1 Housing Market Analysis

Denbighshire is a largely rural authority situated in the North East of Wales which borders with five (5) other local authorities and the Irish Sea. It has an area of 844sq.km. In 2021, the population of Denbighshire was 95,814, an increase from the previous Census which was 93,734. A high proportion of the population is clustered around the two main coastal towns of Rhyl (approx. 25,000) and Prestatyn (approx 20,000) the remainder are scattered throughout smaller towns and villages across a rural area. More than 60% of the population live to the north of St Asaph.

Welsh culture and language is an integral part of the make-up of Denbighshire. More than 22.5% of the population speak Welsh (Census 2021), and this proportion rises to over 60% within many rural communities.

The key economic sectors in Denbighshire are health related industries, accommodation and food sectors and retail.

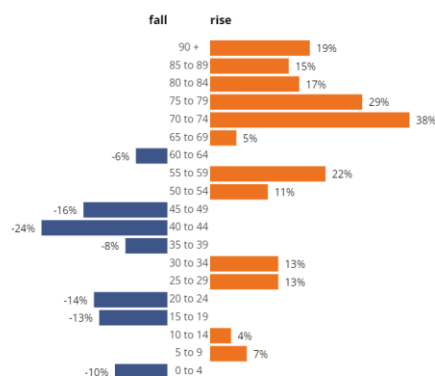
#### Population

In Denbighshire the population increased by 2.2% between the 2011 and 2021 from around 93,700 to 95,800. This is higher than the overall increase for Wales which was 1.4%.

#### Age Structure

Denbighshire has an aging population currently with significant rises in the population in the over 65 year age groups.

Population change (%) by age group in Denbighshire, 2011 to 2021



This is how Denbighshire compares. There has been an increase of 20.9% in people aged 65 years and over, a decrease of 3.2% in people aged 15 to 64 years, and an increase of 0.3% in children aged under 15 years.

## Health

23% of the population of Denbighshire in 2021 have a disability or long term illness that affects their day to day activities to some extent which matches the Wales average (Census 2021). Denbighshire saw Wales' largest percentage-point rise in the proportion of residents who were identified as disabled and limited a little (from 10.9% in 2011 to 11.7% in 2021). It should be noted that the 2021 Census was undertaken during the pandemic which may have influenced responses.

## Ethnicity

According to the 2021 Census, the population of Denbighshire is predominantly white (96.5%). Asian people are the largest minority group in Denbighshire at 1.7% of the population. People who identified as Black, Mixed and other made up the remaining 1.8% of the population.

## Households

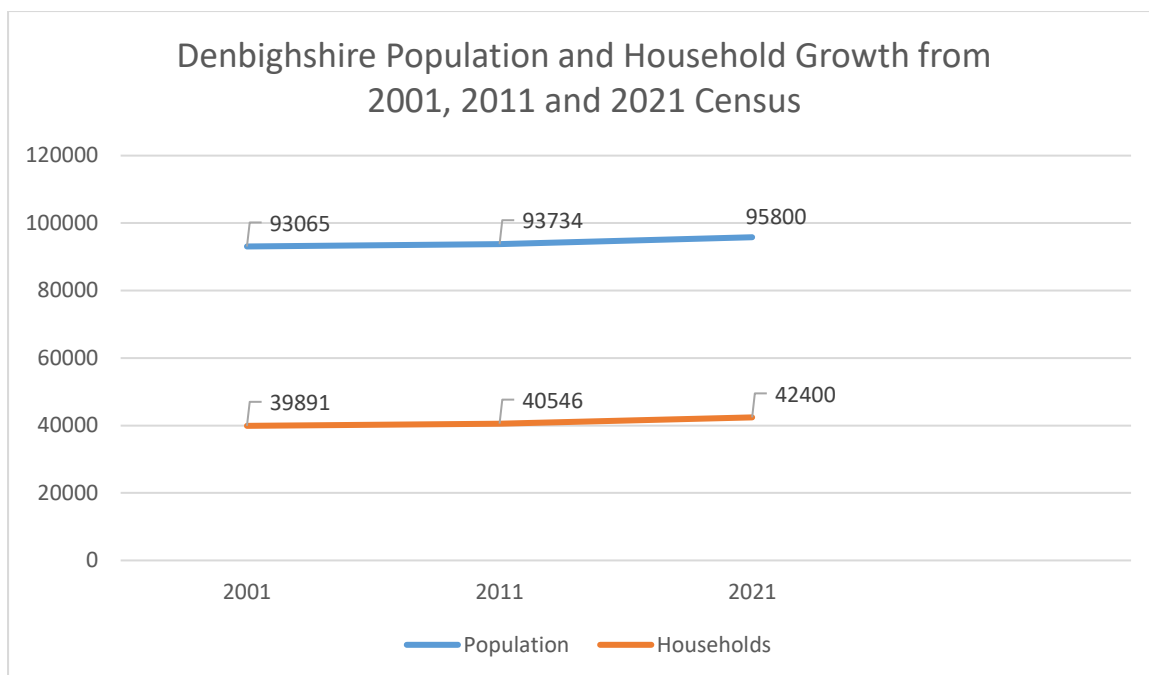
**Table 01: Households in Denbighshire**

**Source: Census 2011, 2021**

Census Year	Total	% change
2011	40,546	
2021	42,400	+4.6

The increase of 4.6% was the second highest percentage household growth in North Wales and is higher than the Welsh average.

The chart below shows the population and household growth across the past 3 census results.



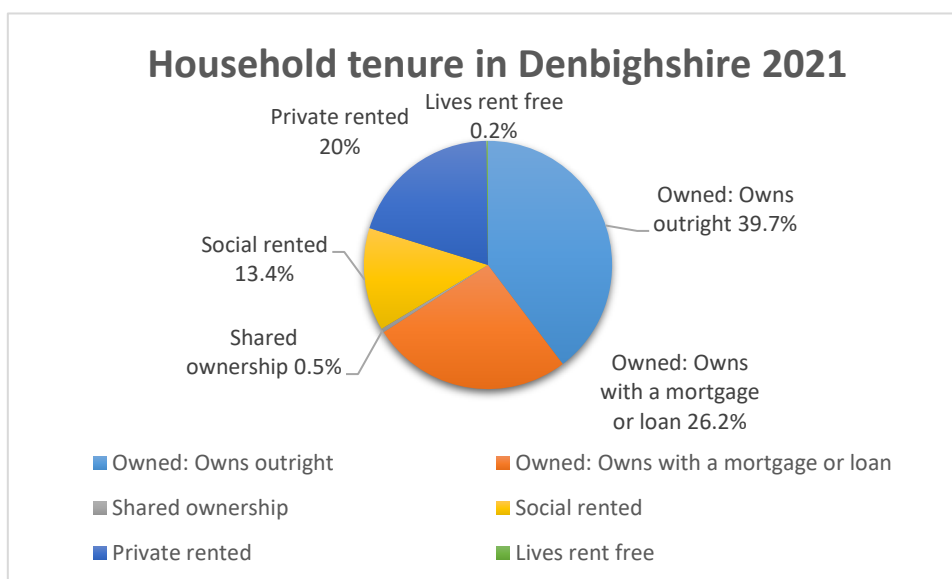
### Households by Tenure

The majority of households in Denbighshire live in owner occupied accommodation (65.9%), which is comparable to the proportion for Wales as a whole (66.1%). The private rented sector forms a significant proportion of tenures across the County and at 20% of all households, is slightly higher than the percentage for Wales of 17%. Table 02 below sets out the tenure mix for the County compared to that for Wales.

**Table 02: Households by tenure in Denbighshire 2021**

Source: Table TS054 2021 Census, Office for National Statistics

Tenure	Denbighshire totals	Denbighshire percentage	Wales percentage
All households	42,378		1,347,117
Owned	27,935	65.9%	66.1%
outright	16,827	39.7%	38.0%
with mortgage or loan	11,108	26.2%	28.0%
Shared ownership	231	0.5%	0.3%
Social rented	5,647	13.4%	16.5%
Private rented	8,492	20.0%	17.0%
Lives rent free	73	0.2%	0.2%



**Table 03** and the graph below set out household tenures by HMA in Denbighshire. Tenure mix varies across the County, with significantly higher proportions of households owning their own homes in the rural areas, for example Ruthin Rural HMA (78.2%) and Denbigh Rural HMA (74.8%), significantly higher than the percentage for the County of 65.9%. Rhyl HMA has the highest proportion of households living in private rented sector homes (25.9%). Generally, owner occupation levels are slightly higher in the rural areas (70.06%) compared to urban areas (67.03%).

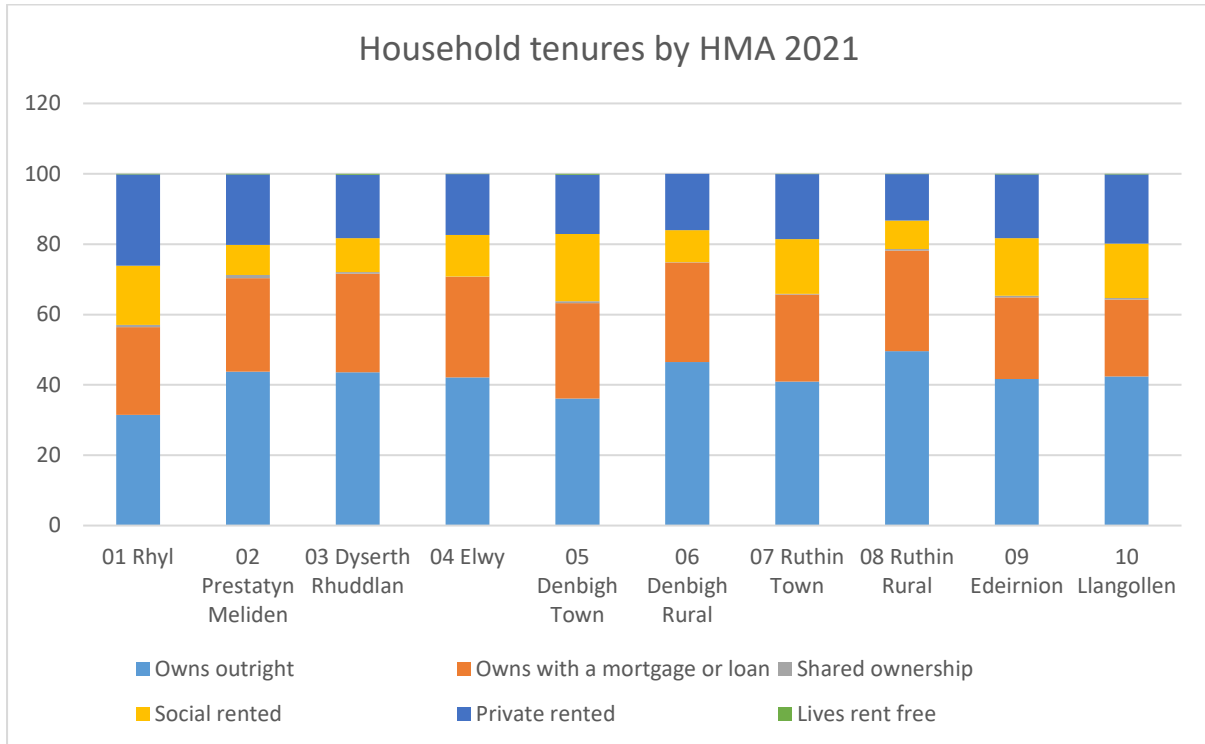
**Table 03: Household tenure by HMA 2021**

Source: Table TS054 2021 Census, Office for National Statistics

Housing Market Area	Total households	Tenures						
		Owned	- outright	- with mortgage or loan	Shared ownership	Social rent	Private rent	Lives rent free
Denbighshire	42378	65.9%	39.7%	26.2%	0.5%	13.4%	20.0%	0.2%
01 Rhyl	11733	56.4%	31.5%	24.9%	0.6%	16.9%	25.9%	0.2%
02 Prestatyn Meliden	8638	70.3%	43.8%	26.5%	0.9%	8.6%	20%	0.2%
03 Dyserth Rhuddlan	2797	71.6%	43.6%	28%	0.5%	9.6%	18%	0.3%
04 Elwy	3926	70.7%	42.1%	28.6%	0.1%	11.8%	17.3%	0.1%
05 Denbigh Town	4183	63.2%	36.1%	27.1%	0.6%	19.1%	16.8%	0.3%
06 Denbigh Rural	1656	74.8%	46.5%	28.3%	0.1%	9.1%	16%	0
07 Ruthin Town	2628	65.7%	40.9%	24.8%	0.2%	15.5%	18.5%	0.1%



08 Ruthin Rural	3367	78.2%	49.6%	28.6%	0.4%	8.1%	13.2%	0.1%
09 Edeirnion	1545	64.9%	41.7%	23.2%	0.4%	16.4%	18.1%	0.2%
10 Llangollen	1905	64.2%	42.4%	21.8%	0.5%	15.5%	19.6%	0.2%



### Owner Occupier sector

Owner occupied housing (including owned with a mortgage or loan and owned outright) is the most common tenure in Denbighshire at 65.9%. This compares to 67.1% in North Wales and 66.1% in Wales. Please see Table 02 above.

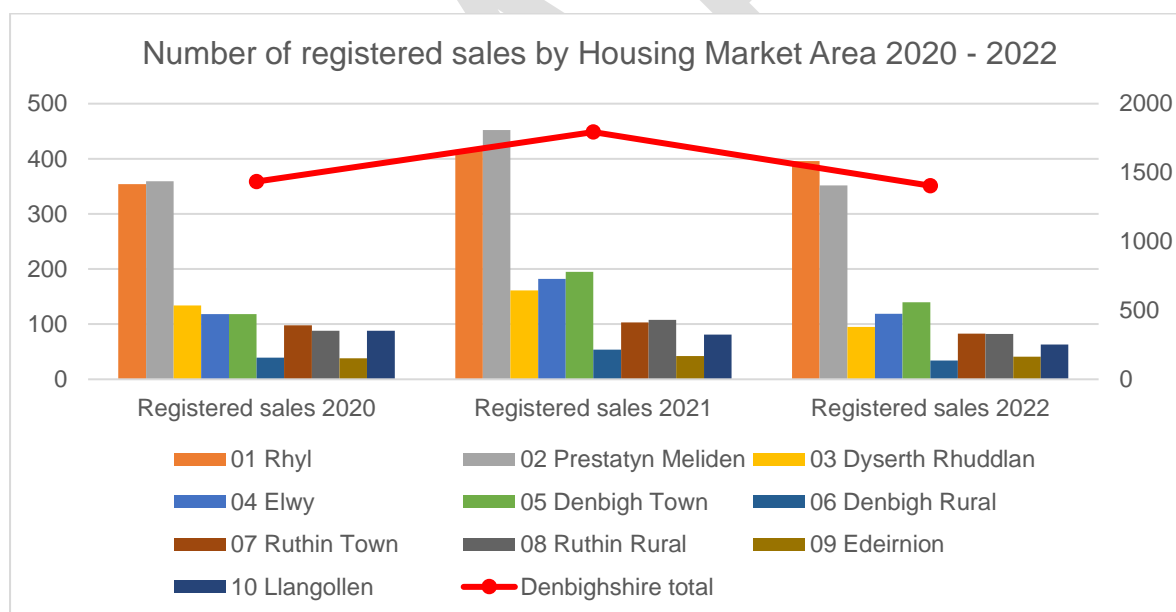
Sales data is available from Land Registry and this provides information on individual sales. Not all house sales are recorded through Land Registry and there may be a delay in registration but it is the most complete register of house sales and prices in the UK.

**Table 04** and the graph below show the volume of sales recorded by Housing Market Area in Denbighshire for each of the years 2020, 2021 and 2022.

**Table 04: Number of registered sales by Housing Market Area 2020 - 2022**

Source: Land Registry Price Paid data

Housing Market Area	Registered sales 2020	Registered sales 2021	Registered sales 2022
Denbighshire total	1434	1794	1405
01 Rhyl	354	416	396
02 Prestatyn Meliden	359	452	352
03 Dyserth Rhuddlan	134	161	95
04 Elwy	118	182	119
05 Denbigh Town	118	195	140
06 Denbigh Rural	39	54	34
07 Ruthin Town	98	103	83
08 Ruthin Rural	88	108	82
09 Edeirnion	38	42	41
10 Llangollen	88	81	63



The highest volumes of sales have been recorded in Denbighshire's largest housing market areas of Rhyl and Prestatyn/Meliden. There was growth in the number of sales during 2021 in all HMAs, reflecting the national peak in the residential market during and post the Covid pandemic, fuelled by low interest rates. The number of sales fell during 2022 and in some HMAs (such as Llangollen, Denbigh Rural and Ruthin Rural) was lower than 2020 levels.

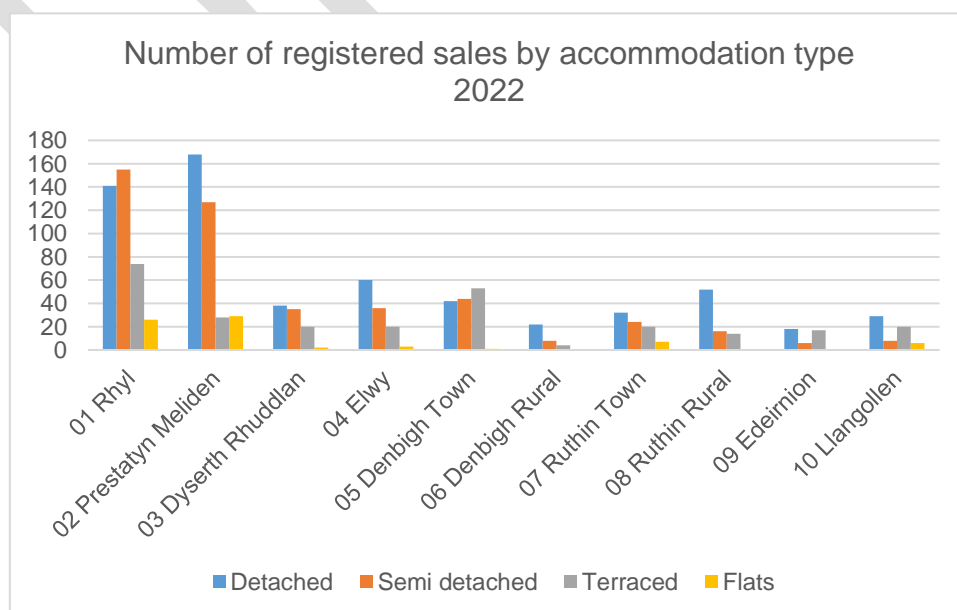
**Table 05** and graph below show the number of registered sales by accommodation for each HMA. Across the County, the detached homes

represent the highest volume of sales, with lower volumes of sales of terraced housing and flats, reflecting the overall housing mix in the County. There are some variations within HMAs, with higher numbers of semi-detached sales in Rhyl and higher number of semi-detached and terraced homes sold in Denbigh Town, reflecting the housing mix in those areas.

**Table 05: Number of registered sales by accommodation type 2022**

Source: Land Registry Price Paid data

Housing Market Area	All house types	Detached	Semi detached	Terraced	Flats
Denbighshire total	1405	602	459	270	74
01 Rhyl	396	141	155	74	26
02 Prestatyn Meliden	352	168	127	28	29
03 Dyserth Rhuddlan	95	38	35	20	2
04 Elwy	119	60	36	20	3
05 Denbigh Town	140	42	44	53	1
06 Denbigh Rural	34	22	8	4	0
07 Ruthin Town	83	32	24	20	7
08 Ruthin Rural	82	52	16	14	0
09 Edeirnion	41	18	6	17	0
10 Llangollen	63	29	8	20	6

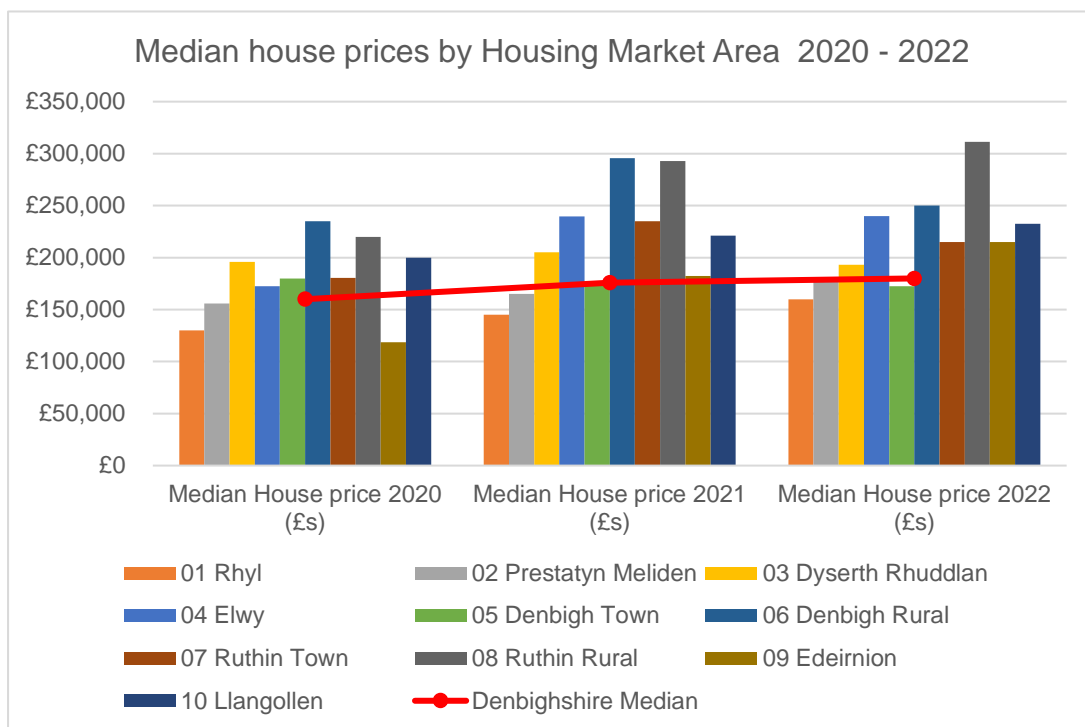


**Table 06** below shows the median house prices for each housing market area for 2020, 2021 and 2022. The median measure is used rather than the mean as it provides the mid-point value and is not skewed by exceptionally high or low values.

**Table 06: House prices by Housing Market Area 2020 - 2022**

Source: Land Registry Price Paid data

Housing Market Area	Median House price 2020 (£s)	Median House price 2021 (£s)	Median House price 2022 (£s)
Denbighshire Median	£160,000	£176,000	£180,000
01 Rhyl	£130,000	£145,000	£160,000
02 Prestatyn Meliden	£156,000	£165,000	£180,000
03 Dyserth Rhuddlan	£196,000	£205,000	£193,000
04 Elwy	£172,500	£239,500	£240,000
05 Denbigh Town	£180,000	£174,000	£172,645
06 Denbigh Rural	£235,000	£295,500	£250,000
07 Ruthin Town	£180,497	£235,000	£215,000
08 Ruthin Rural	£220,000	£293,000	£311,500
09 Edeirnion	£118,727	£182,250	£215,000
10 Llangollen	£199,950	£221,000	£232,500



Across Denbighshire, house prices have been rising through 2020 to 2022, reflecting the general rise in house prices across the UK. There are some exceptions, for example Denbigh Town, and some areas which saw a significant rise in 2021 followed by falls in 2022, such as Dyserth/Rhuddlan, Denbigh Rural and Ruthin Town. The complete data set for 2023 is not yet available from Land Registry but national trends suggest further ‘cooling off’ of the housing market, due to interest rate rises and the rising cost of living.

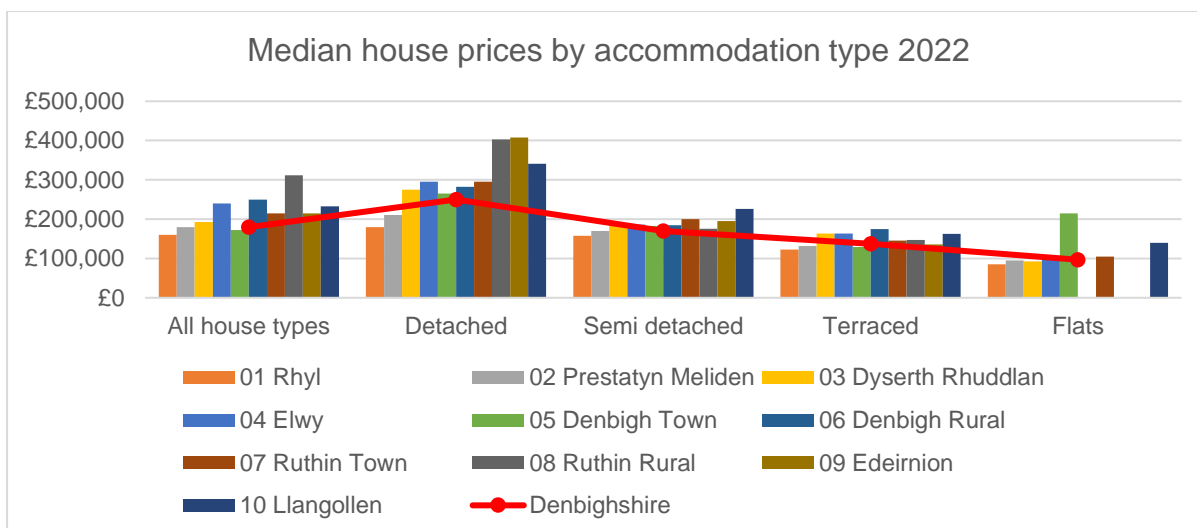
There is a significant variation between Denbighshire’s Housing Market Areas, with the highest median prices consistently in Ruthin Rural (£311,500 in 2022) and the lowest consistently in Rhyl (£160,000 in 2022).

**Table 07** and graph below shows median house prices by HMA for different house types. Some HMAs recorded no sales for flats and these are shown in the table. The highest prices for detached houses were achieved in Edeirnion ((£407,500) and Ruthin Rural (£402,975), with the lowest in Rhyl (£180,000). Llangollen has the highest median price for semi-detached (£226,250) and Denbigh Rural had the highest median price for terraced housing. Rhyl had the lowest median prices for all housing types and these all fall below the median figures for the County as a whole. It should be noted that some areas had very small numbers of sales for some house types which could skew the figures.

**Table 07: Median house prices by accommodation type 2022**

Source: Land Registry Price Paid data

Housing Market Area	All house types	Detached	Semi detached	Terraced	Flats
Denbighshire	£180,000	£250,000	£170,000	£137,000	£96,900
01 Rhyl	£160,000	£180,000	£157,500	£122,750	£85,000
02 Prestatyn Meliden	£180,000	£211,000	£170,000	£132,000	£95,000
03 Dyserth Rhuddlan	£193,000	£275,000	£188,000	£163,500	£92,202
04 Elwy	£240,000	£295,000	£185,975	£163,250	£100,000
05 Denbigh Town	£172,645	£265,500	£182,750	£129,000	£215,000
06 Denbigh Rural	£250,000	£282,500	£184,625	£175,000	No sales
07 Ruthin Town	£215,000	£295,000	£199,749	£145,500	£105,000
08 Ruthin Rural	£311,500	£402,975	£175,475	£147,500	No sales
09 Edeirnion	£215,000	£407,500	£195,500	£136,000	No sales
10 Llangollen	£232,500	£341,000	£226,250	£162,500	£139,950



**Table 08** sets out the median house prices compared to median household income in Denbighshire. The house price to income ratio provides an indication of how affordable property is in the County. A ratio of 3 to 4 times income is needed to be able to afford a mortgage. The ratio for median house price to median income was 5.9 in 2022, which means that the median house price is unaffordable for those households with median incomes or below.

**Table 08: Median house prices to median income ratios in Denbighshire**

Source: Land Registry Price Paid data and CACI income data

Year	Median house prices in £s (Land Registry)	Denbighshire median gross household income (CACI income data)	Ratio between house prices and incomes
2020	£160,000	£28,119	5.7
2021	£176,000	£27,021	6.5
2022	£180,000	£30,567	5.9

Mortgage rates have risen sharply over the past two years and this clearly has an impact on the affordability of housing to purchase. The Office for National Statistics (ONS) provide information (based on the UK House Price Index and interest figures from the Bank of England database)<sup>7</sup> to help to understand how average house prices and changing interest rates are affecting mortgage repayments across the UK. This shows that the monthly cost of a new mortgage

7

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/howaremonthlymortgagerepaymentschanginggreatbritain/2023-03-08>

rose by 61% in the year to December 2022 for the average semi-detached house in the UK.

Assuming a deposit of £30,000 and a 25 year mortgage, typical payments on an average detached property in Denbighshire was £1,248 per month, for an average semi-detached property £843 per month, for an average terraced property £620 per month and for flats £348. This is based on data from December 2023. These calculations assume property is purchased at the average (mean) price in the County and prices vary significantly across the County. It also assumes a £30,000 deposit which may not be accessible for many households.

### **Private rented sector**

The private rented sector forms an important part of the housing market and it provides accommodation for those who may not be able or do not want to buy a property. The most recent census information recorded 20% of households across Denbighshire living in private rented accommodation (Census 2021). This sector has grown over the last 20 years from 10.8% in the 2001 Census. This growth is due to a number of reasons, including high house prices and lack of mortgage availability, and long waiting lists for social housing. There has also been growth in buy-to-let landlords with many viewing the private rented sector as a good long term investment. However, there is evidence that some landlords are leaving the sector due to changes to legislation and taxation arrangements.

The Housing Act (Wales) 2014 requires those who let or manage rental properties in Wales, to be registered with Rent Smart Wales and have a Rent Smart Wales licence. The total number of properties registered with Rent Smart Wales in Denbighshire was 7750 at December 2023, with a total of 3822 landlords, averaging 2.03 properties per landlord. The peak level of properties registered was 8,025 in June 2021. The number has since decreased by 270. Registrations with Rent Smart Wales last for five years, at which point Landlords must renew for a further five year period. Landlords can end their registration early, but many just let it expire, so the totals cannot be interpreted as a reflection of the month-to-month status of the private rented sector. Many Landlords registered their properties in November 2016, so all authorities showed a drop in registrations around November 2021, as Landlords who ceased trading during the previous five-year period let their registrations expire.

Private rental prices in Wales increased by 7.1% in the 12 months to December 2023. This was the highest of all the countries in the UK and above the UK average increase of 6.2%. Data available on private sector rents is limited. Rent Officers Wales produce annual figures at local authority level but the sample size is very small and does not include properties where benefits are claimed by the tenants. Table 09 below sets out median monthly rental values for each housing market area by the number of bedrooms. Some data is not available due to very small sample sizes and these are shown as blank entries in the table.



**Table 09: Median private sector monthly rental values in Denbighshire by HMA and number of bedrooms**

Source: Rent Officers Wales 2023

Housing Market Area	One bedroom	Two bedrooms	Three bedrooms	Four or more bedrooms
01 Rhyl	£409	£550	£650	£770
02 Prestatyn Meliden	£475	£595	£685	£855
03 Dyserth Rhuddlan	£485	£625	£725	
04 Elwy	£420	£525	£700	£910
05 Denbigh Town		£585	£629	
06 Denbigh Rural		£422	£650	
07 Ruthin Town	£450	£575	£625	£825
08 Ruthin Rural		£575	£690	
09 Edeirnion		£450	£638	
10 Llangollen	£475	£575	£650	

The median monthly rental for Denbighshire in February 2023 was within the range £525-£575, comparable to the median rent in Wales of £560 per month (Source: Rent Officers Wales 2023). Welsh Government suggest that a household should spend no more than 30% of its income on rent for rent to be affordable. The affordability ratio for Denbighshire was between 22-24%, however this does vary across the County and is likely to have increased more recently. Tenants also have to provide a deposit and rent in advance which can make private sector rental inaccessible for some.

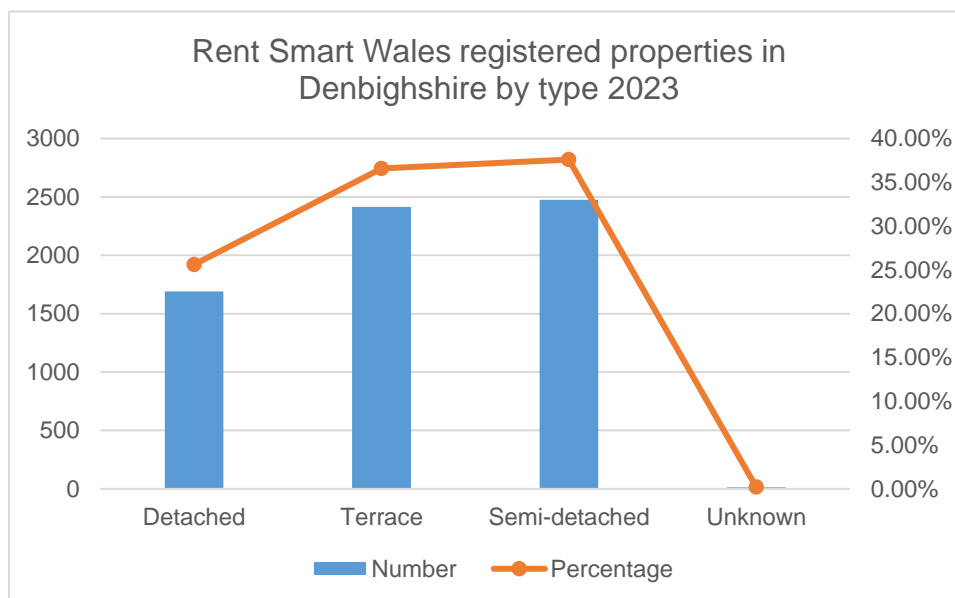
**Table 10** and graph below shows the property type of properties registered with Rent Smart Wales in Denbighshire. The majority are semi-detached or terraced.

**Table 10: Rent Smart Wales registered properties in Denbighshire by type**

Source: Rent Smart Wales 2023

Property type	Number	Percentage
Detached	1690	25.6%
Terrace	2415	36.6%

Semi-detached	2475	37.6%
Unknown	14	0.2%

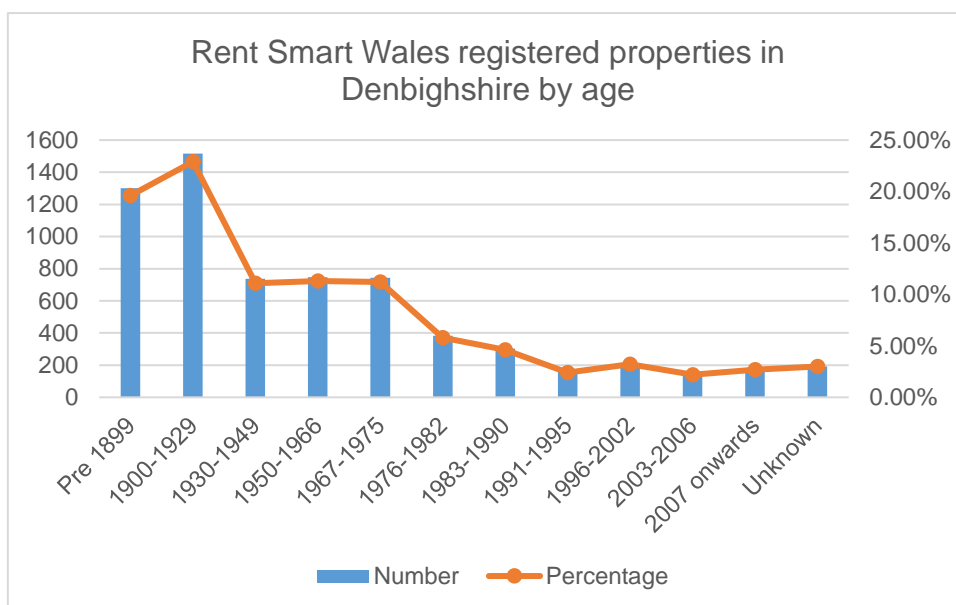


The majority of Rent Smart Wales registered properties in Denbighshire (December 2023) were built before 1950 (54%) with 42% of properties built before 1930. There are much lower numbers of newer properties. **Table 11** below provides a more detailed breakdown

**Table 11: Rent Smart Wales registered properties in Denbighshire by age**

Source: Rent Smart Wales 2023

Year	Number	Percentage
Pre 1899	1300	19.6
1900-1929	1515	22.9
1930-1949	737	11.1
1950-1966	747	11.3
1967-1975	743	11.2
1976-1982	382	5.8
1983-1990	303	4.6
1991-1995	162	2.4
1996-2002	214	3.2
2003-2006	146	2.2
2007 onwards	178	2.7
Unknown	191	3



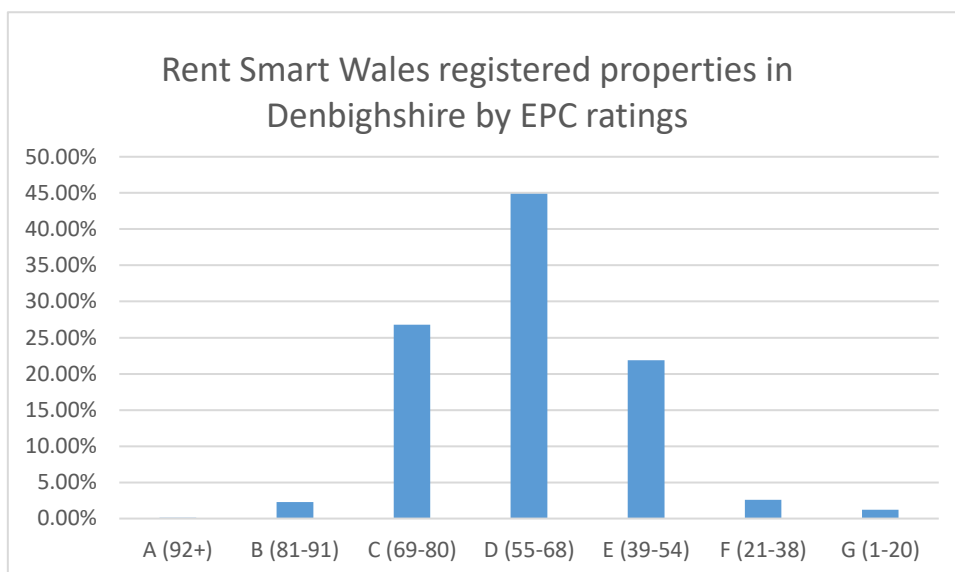
The age of property is linked to energy efficiency, with newer properties built to higher standards and retrofitting energy efficiency measures to older properties not always possible or affordable. In 2017 minimum energy efficiency standards were introduced for the private rented sector and the current minimum energy efficiency standard is E. It is likely that minimum standards will increase although plans to increase the requirement to C are currently on hold. Whilst increased standards will have a positive impact in reducing energy bills for people living in private rented accommodation and will help to reduce carbon emissions, it may also mean a reduction in the supply of private rented homes if landlords are unable to meet the required standards.

The average EPC rating for Rent Smart Wales registered properties in Denbighshire is 61 (D) with 253 properties falling below the current minimum energy efficiency standard E. The percentage of properties in Denbighshire failing to meet the minimum standard (3.8%) is almost double that of the average for Wales (2.0%). **Table 12** below shows the average EPC ratings for Denbighshire and Wales.

**Table 12: Rent Smart Wales registered properties in Denbighshire and Wales by average energy efficiency (EPC ratings)**

Source: Rent Smart Wales 2023

EPC rating	Number of properties Denbighshire	Denbighshire percentage	North Wales percentage
A (92+)	8	0.1%	0.1%
B (81-91)	154	2.3%	5.0%
C (69-80)	1768	26.8%	31.4%
D (55-68)	2964	44.9%	44.4%
E (39-54)	1447	21.9%	17.0%
F (21-38)	173	2.6%	1.4%
G (1-20)	80	1.2%	0.6%



### Social rented sector

Social rented housing is provided in Denbighshire by the Council and by Registered Social Landlords. It is provided at affordable rents to those who cannot afford to rent or purchase a home to meet their needs on the open market and is allocated to those in housing need via SARTH in line with policy, prioritising urgency of need.

**Table 13** below sets out an overview of social rented stock in Denbighshire. These homes are all owned by Denbighshire County Council and registered social landlords. The information presented in the table is collected via annual returns from Welsh social landlords on stock held by local authorities and registered social landlords (RSLs) as at 31 March each year. The stock estimates in this dataset includes all stock owned, whether Welsh Government funded or otherwise as at 31 March each year, on which social rents are charged. It includes permanent and temporary stock.

Three bedroom properties form the largest proportion of social rented stock in Denbighshire at 48.4%, however results generated by the LHMA tool indicate that the highest levels of need for social rented homes are for 1 bedroom properties (see Section 4).

**Table 14** below presents information on the average weekly rents for wholly rented local authority and RSL dwellings set at the 31 March each year for the following financial year.

### **Table 13: Total social rent stock in Denbighshire and Wales by dwelling type (general needs) 2022-2023**

Source: Table HOUS0601 Stats Wales Social landlord stock and rents data collection

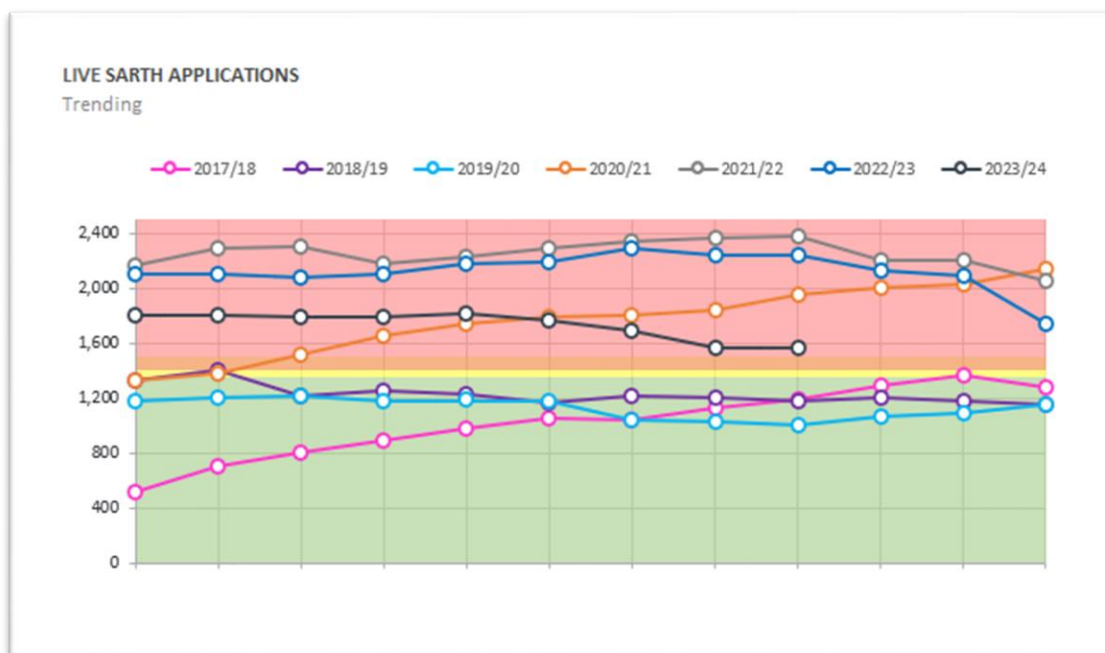
	Denbighshire total social rent stock	Denbighshire percentage	Wales total social rent stock	Wales percentage
All stock	4,055		201,915	
1 bed	544	13.4%	37,630	18.6%
2 bed	1,427	35.1%	73,326	36.3%
3 bed	1,959	48.4%	85,577	40.6%
4 bed	115	2.8%	4,938	2.5%
5 or more bed	10	0.3%	444	0.2%

**Table 14: Average weekly rents for social rent in Denbighshire and Wales by dwelling type (general needs) 2022-2023**

Source: Table HOUS0601 Stats Wales Social landlord stock and rents data collection

	Denbighshire average weekly rents	Wales average weekly rents
All stock		
1 bed	£83.55	£84.28
2 bed	£98.11	£97.70
3 bed	£109.11	£109.36
4 bed	£125.88	£124.70
5 or more bed	£135.26	£144.87

As at December 2023 there were 1569 live applications for social rented accommodation in Denbighshire registered on SARTH. The chart below shows the numbers of live applications each year since 2017. Numbers vary from year to year, with the highest numbers recorded in 2021-22.



### Intermediate sector

Intermediate rent / low cost assisted home ownership is an option for households unable to afford to buy or rent a home on the open market. These homes are provided at a lower cost than market rates. There are a number of different types of intermediate affordable housing, including intermediate rent, shared equity, homebuy and rent to own. Properties are allocated through the Affordable Housing Register, operated by Tai Teg

Tai Teg is managed independently by Grŵp Cynefin on behalf of the six North Wales Authorities and the North of Powys and is where people apply for Intermediate Rent or assisted home ownership schemes across North Wales. The website [www.taiteg.org.uk](http://www.taiteg.org.uk) provides full details of the eligibility criteria, the process for applying for properties as well as details of all the different schemes operating in the area. Applicants choose areas where they have a local connection of residence, work or family when applying for properties on Tai Teg and must meet eligibility criteria for household income. In January 2024 there were 520 applications for assisted home ownership and 1035 applications for Intermediate Rent

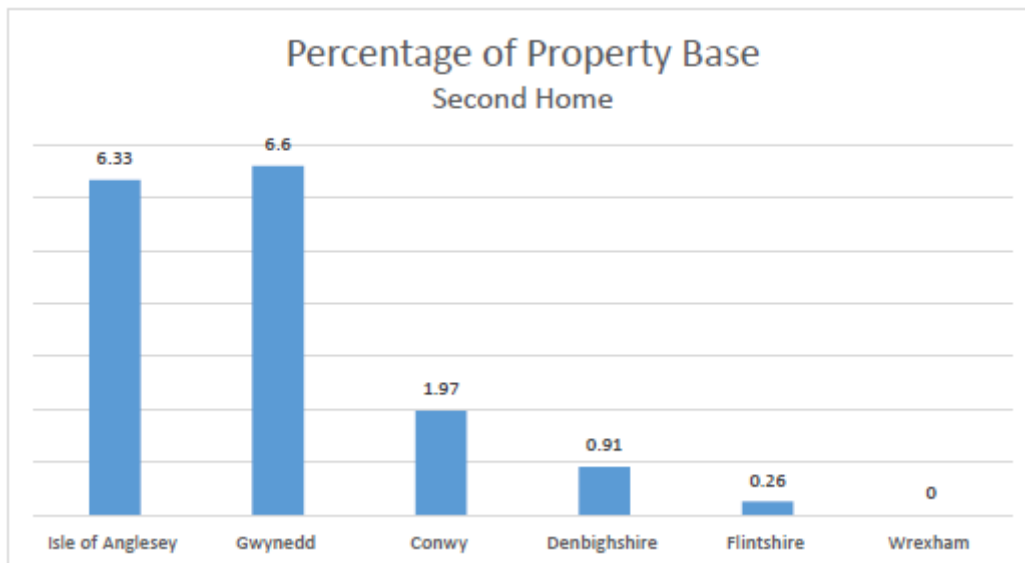
### Second Homes

There are significant concerns about the negative impact second homes and short-term holiday lets can have on the availability and affordability of housing for local people in communities in Wales. Second homes can also have significant impacts on local communities and Welsh Language and culture, particularly in those areas with a high proportion of Welsh speakers. Welsh Government have introduced a package of measures to help to address this

issue. Denbighshire has introduced additional Council Tax premiums for second homes but it is too early to understand what impact this has had.

The chart below shows the varying percentages of second homes across North Wales.

**Percentage of second homes in North Wales by local authority**  
**Source: Information extracted from Welsh Government, Statistics for Wales Release**  
**January 2023 – Report to Council 5.9.23**



The percentage of second homes in Denbighshire is 0.91% which is lower than counties in North West Wales, with Gwynedd having the highest level at 6.6%. However, numbers of second homes vary across the County with the highest percentages of second homes (as a proportion of all homes in the area) in Llangollen (2.05%) and Corwen (2.68%).

### **Empty Homes**

Empty homes in the private sector housing stock are an issue in Denbighshire. Whilst there will always be some level of vacancy to allow for movement in the housing market, the number of homes empty for more than 6 months is of concern. They are a wasted resource not only in terms of a home lost but in terms of the issues they can cause within communities including anti-social behaviour, vermin infestation and effect on neighbouring house prices. There were 863 homes empty for 6 months or longer recorded in the County in 2023 and of these 125 had been empty for more than 5 years. There are concentrations of empties in and around the areas of Rhyl, Denbigh, Prestatyn and Ruthin.

Coupled with high levels of housing need and historically low levels of new build, bringing empty homes back into use plays a critical role in improving housing supply, both market and affordable.

Despite being very successful in bringing empty properties back into use over the last 5 years, the overall number of empty homes in Denbighshire has remained relatively static.

Data on the number of empty homes recorded in Denbighshire is collected annually, together with the number brought back into use within that year. **Table 15** below sets out the number of empty homes in each HMA together with the percentage of the total number of empties.

**Table 15: Long term empty homes in Denbighshire by HMA 2023**

Source: Denbighshire County Council

Housing Market Area	Number of empty homes	Percentage of total	Total dwellings	% of dwellings
01 Rhyl	226	26.2	11733	1.9
02 Prestatyn Meliden	124	14.3	8638	1.4
03 Dyserth Rhuddlan	44	5.1	2797	1.6
04 Elwy	75	8.7	3926	1.9
05 Denbigh Town	83	9.6	4183	2.0
06 Denbigh Rural	36	4.3	1656	2.2
07 Ruthin Town	73	8.4	2628	2.8
08 Ruthin Rural	97	11.2	3367	2.9
09 Edeirnion	48	5.6	1545	3.1
10 Llangollen	57	6.6	1905	3.0

## 3.2 Socio-Economic and Demographic Trends

This section outlines the key socio-economic trends within Denbighshire. Section 3.1 provides a broad outline of the County's population size, age, growth, ethnicity, health and household tenure.

### Trends in household tenure



As outlined in Section 3.1, the number of households in Denbighshire has grown from a total of 39,891 recorded in the 2001 Census, to 40,546 in 2011 and 42,378 in 2021. **Table 16** below shows the changes in tenure over 2001, 2011 and 2021. The number of households in owner occupied accommodation has decreased slightly in 2021 (27,935) compared to 2001 (28,525), but of these significantly more were owned outright (without a mortgage or loan) in 2021. The numbers living in social rented accommodation has increased over the years, reflecting a growth in stock. The number in the private rented sector has increased significantly, with the number in 2001 (4,297) almost doubling to 8,492 in 2021.

**Table 16: Households by tenure in Denbighshire 2001-2021**

Source: 2001, 2011 & 2021 Census, Office for National Statistics

Tenure	Denbighshire 2001	Denbighshire 2011	Denbighshire 2021
All households	39,891	40,546	42,378
Owned	28,525	27,792	27,935
outright	14,435	14,937	16,827
with mortgage or loan	14,090	12,855	11,108
Shared ownership	404	267	231
Social rented	5,268	5,325	5,647
Private rented	4,297	6,446	8,492
Lives rent free/other	1,397	536	73

### Household composition

Household composition in Denbighshire has remained relatively stable between 2001 to 2021, with slightly more growth in single person households reflecting national trends.

**Table 17: Households composition in Denbighshire 2001-2021**

Source: 2001, 2011 & 2021 Census, Office for National Statistics

Household composition	Denbighshire 2001	Denbighshire 2011	Denbighshire 2021
All households	39,891	40,546	42,378
One-person household	12,866	12,714	14,107

Single family household	25,105	25,711	26,437
Other household types	1,922	2,121	1,845

### 3.3 Key characteristics of Denbighshire housing system

The housing system in Denbighshire is currently under severe pressure due to the following interrelated factors:

- a. Relatively high levels of homelessness presentations especially as more private landlords decide to sell their properties. Currently there are 191 households in temporary emergency Bed & Breakfast accommodation (Homelessness, DCC - February 2024), of these the majority (74%) are 1 adult households. The number in temporary homelessness accommodation - leased is 158 households (Homelessness, DCC - February 2024) - 66% of these are 1 adult households and 9 families need larger properties of 4 or more bedrooms. The average stay for temporary emergency Bed & Breakfast accommodation is 259 days and the average stay of 409 days in temporary homelessness accommodation - leased. There is particularly a need for more single person accommodation for move-on and permanently. Shelter Cymru suggest that these figures demonstrate the need for more housing supply especially smaller and larger properties as the length of stays in emergency and temporary homelessness accommodation are too lengthy. There is a lack of suitably adapted properties for disabled homeless households.
- b. Significant need for smaller (1/2 bedroom properties) and larger properties (4 or more bedroom) from the Sarth Common Housing Register. The proportion of smaller and larger properties are very small with 1 bedroom properties representing 16% of the total social/affordable stock and only 4% of the social/affordable stock have 4 or more bedroom properties. Please note that 2 bed properties represent 34% and 3 bedroom houses are 46% of the total social/affordable housing stock.
- c. Limited flow of people between housing tenures – the turnover of affordable housing, private rented properties and private housing is at a historically low level. This means opportunities to rent and buy are limited across all housing tenures. A range of data including turnover of existing properties, new expected supply, income, rents and house prices are all key parts of the LHMA tool.
- d. Affordability is crucial issue especially in terms of accessing the private rented and owner occupation sectors given the relatively high costs and limited local incomes. The median Denbighshire gross household income is £32,503 (CACI 2023) and it is still recovering from the adverse impact of Covid-19. This income figure is only 10.21% more than the 2007 figure of £29,492. There is a knock-

on effect as affordability does not keep up with house prices and private rented sector rents – increasing pressure for limited social and affordable housing.

- e. Limited turnover of existing affordable housing – the turnover of traditional Council and RSL properties is at a historically low level. The turnover of intermediate rented and homeownership assisted properties is also at historically low levels.
- e. There is a need for specific housing requirements for a range of different groups (in no particular order) including older people, Black, Asian or Minority Ethnic groups, disabled, Homelessness households, larger properties of 4 or more bedrooms, Veterans and rural housing. Older people require a greater range of housing. Age Concern highlighted that older people are increasingly raising housing issues with them - need for bigger accommodation if have grandchildren living with them or visitors, increasing service charges, tenancy issues (private rented sector) and homes that can adapt throughout a lifetime. BAME often need larger properties due to the number of family members which may include various generations of a family.

The number of adapted properties is limited and future work to find better way to utilised existing stock and negotiate provision on planning applications is needed. There is a lack of move-on options for homelessness despite record levels of affordable housing being bought forward. The number of larger properties is very small in Denbighshire (4% of social/affordable housing stock) - larger properties are actively being sought for purchase and better use of existing stock need to be made by increasing managed moves.

Discussion with the Regional Veteran Officer notes that this group generally need a range of property types but especially smaller 1 or 2 bedroom properties for those have left with a relatively short length of service. There are a lack of housing opportunities for small households and often have access to children as well. The affordability of housing is particular issue for veterans. Some veterans require additional support in terms of their mental health.

A discussion with the Rural Housing Enabler/Affordable Homes Manager noted the following rural issues. Rural housing development costs are higher than urban areas and economic viability can be an issue on smaller sites. There are increasing numbers of rural smaller rural households and often people have to move out of the area due to the lack of housing options. People often try to move back into rural areas when rural housing opportunities do exist. Covid-19 resulted in the race for space with a push for larger properties, but the cost of living is having the opposite affect with people want smaller homes to reduce running costs. The key issue in rural areas is the affordability of properties as prices/rents are normally higher than urban areas. Access to transport, services and housing are key issues within rural areas.

- f. Record breaking delivery of new affordable housing in recent years but this is still not enough to meet the requirements given the housing need/demand figures are provided in sections 4 and 5 of this LHMA.
- g. High cost of housing opportunities especially within the private rented and house prices generally. House prices are 20% more than pre-covid times (Moneysavingexpert 2024)
- h. Twice the demand for intermediate rented options when compared to assisted homeownership in Denbighshire (Tai Teg affordable housing register 2024).
- i. Denbighshire Tenants and Residents Federation highlighted the need for a range of properties sizes and types and flexibility in terms of size e.g. spare room for visitors. More housing is need generally and issues with affordability of housing currently. The need for larger properties was also highlighted and need for multi-generational new housing schemes.
- j. Builders/developers highlighted the limited number of sites in the current LDP and were encouraged to discuss them at an early stage with Planning. There are a number of obstacles to bringing sites forward and that early engagement is key step to overcoming them. Sites are more expensive to bring forward in rural areas because of the lack of economies of scale. Builders emphasised the need for a range of property types – Denbighshire utilise strategic information to feed into the mix of housing on each site.

### 3.4 Specific Housing Needs Requirements

The specific housing needs of wide range of groups is a crucial element of the LHMA. Households can fall into more than one category of specific housing requirement. Organisations are facing increased financial pressures and some services are having to be more selective about the tasks they undertake. The following tables provide an overview of specific housing needs in Denbighshire:

<b>a) Accessible and adapted housing provision</b>	
<b>Local policies/ strategies</b>	Housing Renewal Policy 2022 Learning Disability Strategic Action Plan 2022 to 2026 Complex Disabilities Team – Housing priority plan Council Housing and Registered Social Landlords – Care plan for each adaptation Specialist Housing Group meetings – priorities
<b>Property needs (key section)</b>	There seems to essentially be 2 types of need in Denbighshire – 1) Those applicants that need ground floor flat/bungalow with minimal adaptation e.g. handrails, level access shower, etc.

	<p>2) Those that have very specific set of needs requiring a bungalow/house with ground floor bedroom and a range of adaptations e.g. extension, wet room, raise and fall kitchen, doors widened etc.</p> <p>The former is normally enabled by a vacancy in the current stock and the latter generally through the new build/purchase and renovation of a specific property. Each property is tailored to specific needs of the applicant/s.</p> <p>Some private landlords will not allow adaption/s of their properties. Some owner occupiers are unable to afford the cost (risen significantly in recent years) or it is not possible to adapt their current property.</p> <p>Shelter Cymru highlighted the lack of adapted properties as a priority during the LHMA discussion with them.</p> <p>Need for adaptations to make a property appropriate e.g. low level access showers, handrails, etc. Care &amp; Repair offer various services with the fitting of minor adaptations, e.g. handrails.</p> <p>Ground floor accommodation.</p> <p>Wheelchair accessibility – high low kitchen and bathroom appliances e.g. hoist, etc. Automated door and window opening systems.</p> <p>Smart devices / home – telecare.</p> <p>Challenging behaviour – soundproofing, detached properties, secure gardens and entry / exit systems. Limited number of properties in rural locations. Robust toilet and kitchens, fixed television and cabinets to the wall. Wide open spaces within the property. Anti-ligature furniture.</p> <p>Sometimes there is a need for a carer's bedroom</p> <p>Costs of adaptation have increase substantially – policy to assist those in the greatest need.</p> <p>Care plan in Council properties – work normally completed within 90 days</p>
<p><b>Suitable for</b></p>	<p>Various people needing these adaptations or specific properties – including limited mobility, specific illnesses and those in a wheelchair, etc.</p> <p>People with limited mobility and/or dexterity, need for high level care, wheelchair users. Adults with a Learning Disability and or Autism or Acquired Brain Injury, adults with challenging sensory and behaviour needs.</p>

	<p>Tailored to the needs of the individuals prioritised by the Specialist Housing Group. Prioritised list is provided by the Specialist Housing Group each financial year.</p> <p>Learning Disabilities discussions on a local and regional level – developing a pipeline of potential schemes. Planning to utilise Housing Care Fund as this provides project management</p> <p>Most referrals to the Specialist Housing Group require ground floor with minimal adaptations. Smaller number need specific property tailored to their very specific needs.</p>
<p><b>Evidence including data sources (key section)</b></p>	<p><b>1) The current type and level of needs and provision</b></p> <p>According to the Census 2021, 22% of people are disabled and limited a lot/little in Denbighshire (Census 2021), this is 0.8% increase from 2011. Specialist Housing Group has 22 active applications (November 2023). The number of applicants helped each year varies depending on the turnover of existing properties and the new properties completed. There is no data on the total number of adapted properties in Denbighshire. The number of fully adapted properties is very small as a proportion of the stock.</p> <p><b>2) Future type and level of needs and provision required</b></p> <p>Specialist Housing Group has 22 active applications (November 2023). The number helped through the turnover of existing properties or specific properties varies each year but it is approximately 3-5 applicants are helped each financial year.</p> <p>Denbighshire County Council Community Housing have undertaken 1198 minor adaptations (up to £1500 per property) and 366 major works (up to £10,000) between 2015 – 2022. Minor adaptations are completed within 15 working days and major works are completed within 90 working days. Annual budget is £500,000 for adaptations to Council homes.</p> <p>Number of Disabled Facility Grants (DFG) for private sector housing per year varies – here are the numbers for the last 3 financial years:</p> <p>2022/23 – 79 completed  2021/22 – 106 completed  2020/21 – 73 completed</p> <p><b>3) Any gaps or shortfall in provision</b></p> <p>Due to the increasing costs of works, DFG cases have to be prioritised with more limits for the work. Ongoing work to improve the value for money provided and assist as many people as possible. The current DFG waiting list has 36 applicants on it (November 2023). The Specialist Housing Group has 22 households registered on it (December 2023).</p>

	<p>Limited capacity within Social Services to manage a pipeline of Learning Disability schemes following recent staff losses. Working on a regional and local level to utilise Housing Care Fund to provide project management support and established a pipeline of schemes.</p> <p><b>4) Data sources</b> Denbighshire County Council Community Housing, Planning, Public Protection and Countryside Services and Social Services,</p>
<b>External stakeholder consultation and engagement</b>	<p>SARTH (Common Housing Register data analyst) Community Housing through discussions. Occupational Therapists – regular discusses with households First Choice Regular meeting with Social Services including Occupational Therapist to discuss complex disability and Learning Disabilities to take housing schemes forward Shelter Cymru</p> <p>Findings are reported throughout section 3.3.</p> <p>Meeting with Community Housing to discuss adaptations and provided the data.</p>
<b>Key Issues identified</b>	<p>Limited turnover of Council/RSL stock – decreasing number of planning applications are being submitted</p> <p>Limited capacity to bring forward Council/RSL properties given staffing and resource levels</p> <p>Difficulties accessing specialised support in rural areas, e.g. limited supply of bungalows and getting them to stack up financially as more expensive than in larger urban areas</p> <p>Loss of the specialist Learning Disability/Autism care and housing commissioner</p> <p>Unable to extract a report about the number of people wanting adapted/accessible housing from the SARTH (Common housing register) or Tai Teg (affordable housing register)</p> <p>Limited number of existing adapted properties especially in rural areas.</p>

<b>b) Multi-generational and/or larger families requiring larger properties</b>	
<b>Local policies/ strategies</b>	SARTH (Common Housing Register) and Tai Teg (Affordable Housing Register) allocation policies Larger properties group
<b>Property needs (key section)</b>	The proportion of larger properties (4 or more bedroom) as part of the social rent stock is very limited – 4% of social/affordable housing stock in Denbighshire.

	<p>There is a proportion of homeless households in temporary accommodation that need larger properties – harder to find these properties as a small proportion of the stock and rents are high.</p> <p>Larger properties including those with cultural needs associated with some multi-generational living.</p> <p>Council and RSLs work hard to use intelligence to generate managed moves to have free up properties, e.g. moved an older family from a 5 bedroom bungalow to a 3 bedroom bungalow – freed up a larger bungalow.</p> <p>Shelter Cymru highlighted the issues of multi-generations of family having to live together to make it affordable and/or to help with specific issues e.g. childcare.</p> <p>Builders/developers would prefer to build larger homes as there is limited price difference between building a 4 bed and 2/3 bed property.</p>
<p><b>Suitable for</b></p>	<p>Larger households are suitable for a range of larger families including those from Black, Asian or Minority Ethnic groups and homelessness larger families.</p> <p>Difficult to source larger properties as they represent a very small property of all homes in Denbighshire. Issues of viability in terms of the cost of development/renovation especially if the household has any specific requirements.</p> <p>Strategic Planning and Housing are seeking a proportion of 4 or more bedroom properties on each Planning Application where feasible.</p> <p>Two properties have been purchased by Denbighshire County Council through the Larger Property Group and will be re-let in 2024 utilising Transitional Capital Acquisition Programme funding.</p> <p>Three properties have been purchased in 2023 by Denbighshire County Council and have gained planning permission to extend them to become 4 or more bedrooms (completion due in 2024).</p>
<p><b>Evidence including data sources (key section)</b></p>	<ol style="list-style-type: none"> <li>1) Limited existing social rented larger properties – 4 or more bedrooms – only 4% of the total social/affordable housing stock.</li> <li>2) Future type, level of need and provision required</li> </ol> <p>116 households identified on the SARTH (common housing register) needing 4 or more bedrooms.</p> <p>Tai Teg (Affordable Housing Register) the number needing 4 or more bedrooms is 196 applicants (purchase)– please</p>



	<p>note this aspirational rather than need (often 1 bedroom more than housing need).</p> <p>3) Any gaps or shortfall in provision – 116 households. Need to provide more larger properties. Very limited number of larger Council social properties were built of this size and many larger properties were lost through the Right to Buy or similar previously.</p> <p>4) Data sources – SARTH (regional Common Housing Register), Tai Teg register and Larger Properties group discussions</p>
<b>External stakeholder consultation and engagement</b>	<p>Specific sub-group attended by Community Housing, Strategic Planning and Housing and Social Services (including homelessness) and proactively seeking to purchase a number of larger properties – 5 being developed. Relatively small amount of larger properties of social stock. Proactively using TACP funding to purchase 5 larger properties (detailed above) – assist homeless households.</p> <p>Need statistics from the SARTH (Common Housing Register) CRM and Tai Teg statistics.</p> <p>Shelter Cymru and BAWSO.</p>
<b>Key Issues identified</b>	<p>Limited larger stock especially social rented and a very small proportion of social stock (4%) is 4 or more bedrooms. The turnover of existing properties is at historically low level.</p> <p>Actively seeking 1 and 4 bedroom properties on all planning applications whenever appropriate and actively utilising intelligence to bring about management moves to free up limited housing stock.</p>

<b>c) Non-permanent housing</b>	
<b>Local policies/ strategies</b>	<p>Homeless people – Housing and Homelessness Strategy, Rapid Rehousing Transitional Plan and the Housing Support Programme Strategy.</p> <p>Asylum seekers – asylum dispersal is managed by the Home Office and properties found and managed by Clear Springs.</p> <p>Refugees – Welsh Government guidance, referrals, code of conduct and each household has a Housing Assessment Plan</p>
<b>Property needs (key section)</b>	<p>Good quality temporary accommodation – move on and permanent accommodation if feasible.</p> <p>A lack of turnover amongst current Council/Registered Social Landlord properties.</p>

	<p>Record breaking number of affordable housing have been brought forward in Denbighshire over the last 3 years but the vast majority of need is the existing backlog of need. Fewer major Planning Applications are being submitted recently due to economic concerns – planning policies require 10% affordable housing on sites of 10 or more homes (financial contribution on sites of 3-9 homes).</p> <p>Good quality, affordable, single person and larger family accommodation.</p> <p>Issues with whether people can access benefits or afford accommodation.</p> <p>Shelter Cymru, Homelessness and SARTH data highlights accommodation for single person households as the highest priority in Denbighshire.</p>
<b>Suitable for</b>	<p>Homeless household numbers are increasing as the sale of properties private landlords results in presentations to Denbighshire County Council increasing.</p> <p>Asylum seekers – they will only need to source accommodation if they get a positive response from the Home Office and leave to remain is granted. This will be in the private rented sector. Their current detention placement is the Private Rented Sector. Asylum seekers are often unwilling or unable to access private accommodation due to the cost.</p> <p>Refugees – Denbighshire is a designated provider of initial accommodation. Some are often unwilling or unable to access private accommodation due to cost, unrealistic expectations in terms of property quality and the cost of living in the UK. The majority of refugees are now living in private rented sector in DCC</p>
<b>Evidence including data sources (key section)</b>	<p>1) The current type and level of needs and provision</p> <p>Homeless in temporary accommodation in October 2023 is 213 households. 150 households in leased accommodation. Of those in temporary accommodation – two thirds are single people households.</p> <p>Ukrainian Refugees – 120 households.</p> <p>Refugees from Afghanistan – 10 over the last 3 years – 6 have moved outside Denbighshire. 17 families from Syria Mainly housed in the private rented sector and some have a social rented tenancy.</p> <p>2) Future type and level of needs and provision required</p> <p>Homeless – 330 households identified on SARTH (Common Housing Register).</p> <p>Asylum Seeker and Refugees – unable to predict as depends on the Home Office and Welsh Government</p>

	<p>intakes – these vary. The accommodation is planned in advance asylum dispersal and Afghan and Syrian refugees. We are unable to plan for humanitarian crisis like Ukraine for both groups.</p> <p>3) Any gaps or shortfall in provision</p> <p>Homelessness – substantial need for more affordable housing especially smaller 1 bedroom accommodation and larger 4 or more bedroom properties. Implementing the Rapid Rehousing Transition Plan.</p> <p>The number of Asylum Seekers expected is 74 in Denbighshire – 7 have already arrived. If they get positive results they would be entitled to present as homeless. The 7 are two families, 3 adults and 4 children.</p> <p>Refugees – majority moved into permanent housing, we only have 9 families left but we are now going to be the last centre opened. The plan is that they will be moved into Private Rented Sector mainly and will be in initial temporary accommodation as unable to afford more permanent housing tenures.</p> <p>4) Data sources</p> <p>Denbighshire County Council Community Housing, Homelessness and Social Services statistics</p>
<p><b>External stakeholder consultation and engagement</b></p>	<p>Denbighshire’s Homelessness Team provided various statistics and discussion at Senior Leadership Team. Large need for more housing stock for homelessness households especially for single people and larger families. Generally low turnover of social rented and affordable stock currently. High housing needs identified by the LHMA. Regular meeting with homelessness including the Corporate Plan Housing Board and larger properties meeting.</p> <p>Various discussions with Social Services – UK resettlement team</p> <p>Refugees are mainly families. Tend to move to elsewhere in the UK as they are mainly professionals.</p> <p>Asylum Seekers placed in Home Office accommodation and awaiting decision on asylum application</p> <p>Refugees mainly located in temporary accommodation as generally unable to afford permanent housing options</p>
<p><b>Key Issues identified</b></p>	<p>Limited turnover of social and affordable housing due the lack of other housing tenure options. Private rents and owner occupation have become relatively expensive option and compounded by the increases in the cost of living</p> <p>Move on accommodation from Supported Accommodation for single Young People (Under 25) can be a challenge and cause ‘bed blocking’ (where demand for supported accommodation is</p>

	<p>high for this age group) as they often have lower benefit entitlement, no guarantors or references.</p> <p>SARTH policy does not allow Refugees to register as they are limited to 3-year licenses.</p> <p>Cost of housing is key issue for Asylum Seekers and Refugees.</p> <p>Generally want the newer properties only – not older ones.</p> <p>Ukrainian are often larger households and tend to overcrowd to make the accommodation more affordable.</p>
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<b>d) Housing, care and support needs</b>	
<b>Local policies/ strategies</b>	<p>Corporate Plan Housing and Homelessness Strategy SARTH allocations policy Tai Teg allocations policy Learning Disabilities policy</p>
<b>Property needs (key section)</b>	<p>Extra care, contemporary sheltered housing, Supported living for people with a learning disability and/or ASD, Temporary supported housing</p>
<b>Suitable for</b>	<p>Young people leaving care and the lack of affordable housing supply of smaller properties – existing (turnover) and new build properties</p> <p>People with a learning disability learning to live independently.</p> <p>Need for a bedroom for carer if independent accommodation.</p> <p>Currently there are 4 extra care facilities in Rhyl, Prestatyn, Denbigh and Ruthin and they provide 213 properties for older people (also provide 4 properties for people with learning disabilities). A second phase in the extra care in Ruthin is currently being built which will provide 35 more properties and is due to complete in 2024.</p> <p>Regular quarterly meeting with Learning Disabilities (complex disabilities team) to discuss housing supply. Provide priorities to Strategic Planning and Housing each financial year.</p> <p>Sheltered housing in Denbighshire – Council has 1100 sheltered properties across the County</p>
<b>Evidence including data sources (key section)</b>	<p><b>1) The current type and level of needs and provision</b></p> <p>There are 779 older people registered on SARTH - Common Housing Register (November 2023).</p>

	<p>There are 80 current applicants for extra care in Denbighshire (209 extra care properties in total and another 35 properties being built). In addition there are 38 new applicants going through the application screening process for extra care.</p> <p>SARTH Common Housing Register reports are unable to report the number of people with a learning disability.</p> <p>There are 35 contracts for supported living schemes for people with a learning disability in Denbighshire.</p> <p><b>2) Future type and level of needs and provision required</b></p> <p>There are 98 people with Learning Disabilities with a housing need according to Occupational Therapy (January 2024). The majority of these are in the north Denbighshire – 56 applicants, 16 in mid Denbighshire and 15 in south Denbighshire (8 have a need without a geographical limitation)</p> <p>More housing options for those with Learning Disabilities. Currently working on 4 schemes in Denbighshire – 4/6 homes, some need wheelchair access, own front door with close to town centre and scheme in central/Southern Denbighshire with support.</p> <p>Examining the feasibility of an extra care in the south of the County given a lack of private provision in the area. Issues with phosphates but a feasibility has and continues to be investigated – 50-60 bedspaces approximately.</p> <p><b>3) Any gaps or shortfall in provision</b></p> <p>Four priority schemes in the County – 3 in the North and 1 in central/Southern Denbighshire. Groups of 4/6 homes with support.</p> <p>Extra care in the south of the County – 50/60 bedspaces approximately.</p> <p><b>4) Data sources</b></p> <p>Social Services data and SARTH common housing register (Community Housing)</p>
<b>External stakeholder consultation and engagement</b>	<p>Social Services – Social Workers and Occupation Therapy Community housing. Regional Manager for Learning Disabilities. Registered Social landlords (Clwyd Alyn, Grwp Cynefin and Wales &amp; West) Shelter Cymru</p>
<b>Key Issues identified</b>	<p>4 priorities schemes for Learning Disability – approximately 20-24 bedspaces depending of feasibility of schemes. Pipeline of potential schemes has been identified</p> <p>1 extra care in the south of the County – 50-60 bedspaces</p>

**e. Locational needs for student accommodation**

Currently there are no universities located within Denbighshire.

<b>f. Locational needs for people with physical or cultural needs</b>	
<b>Local policies/ strategies</b>	SARTH (Common Housing Register) Specialist Housing Group Specific homelessness families
<b>Property needs (key section)</b>	Individual cases prioritised through the Specialist Housing Group, homelessness – close to family is key in the majority of cases. Close to school and other amenities. Sometimes they have wider specific housing needs e.g. disabled person/s. Issues sourcing larger properties as a very small proportion of the total housing stock in Denbighshire.  Anecdotal evidence of larger BME households purchasing larger properties so multiple generations of families can live together.
<b>Suitable for</b>	Household with the need for specialist housing e.g. bungalow with level access bathing facilities, etc. Developed with household and Occupational Therapist input. Work with a specific RSL to develop opportunities – First Choice. There is an issue with getting large enough properties to stack up financially due to the relatively high house prices and increasing cost of renovation works – issue has been highlighted with Welsh Government.  Specific build for larger properties – purchase of existing properties are adapted and extended to meet specific needs. Negotiation of 4 or more bedroom properties on Planning Application – Welsh Design Quality Requirement.
<b>Evidence including data sources (key section)</b>	<p><b>1) The current type and level of needs and provision</b></p> <p>No stats available from the SARTH Common Housing Register CRM. Households helped as identified as a priority for the Specialist Housing Group (5 priorities per year).</p> <p><b>2) Future type and level of needs and provision required</b></p> <p>1 current priority for 3/4 bedroom bungalow or house with ground floor bedroom.</p> <p><b>3) Any gaps or shortfall in provision</b></p> <p>1 property – ¾ bedroom in the north of the County (Specialist Housing group priority). SARTH CRM will need further improvement.</p> <p>Larger properties with ground floor adaptations.</p> <p><b>4) Data sources</b></p>

	Denbighshire County Council Social Services and SARTH common Housing Register.
<b>External stakeholder consultation and engagement</b>	<p>Ongoing consultation with Occupational therapist, RSLs and Social Services. Develop the top 5 priorities each financial year</p> <p>Consulted Denbighshire County Council Social Services, Community Housing, Shelter Cymru.</p>
<b>Key Issues identified</b>	<p>Large number of affordable properties required due to the high level of existing need. Some turnover of waiting list through new specific homes (new build and existing) and tailored approach to vacancies in existing stock. Issues with financial viability of purchasing existing property due to relatively high house prices, extensive renovation work (increased costs) and the need to ensure rents are sustainable.</p> <p>Using intelligence to produce managed moves to better utilise existing social stock – e.g. freed up a 5 bedroom bungalow in highest housing need area of Denbighshire – older parents and adult with learning disabilities moved to small 3 bedroom bungalow.</p>

DRAFT

## 4. Range of additional housing need estimates

This section provides the summary tables from the LHMA toolkit for each of the Welsh Government household projections (principal, higher and lower variants), together with the Council's own growth projection which forms the basis for Denbighshire's Replacement LDP. Please note that the outputs are not a dwelling target, but give an estimated number of households in need of affordable and market housing. This could be met through the existing stock and so does not necessarily mean a new build dwelling is needed for all of these households. It should also be noted that some totals may not sum due to rounding.

The full LHMA output tables are included in Appendix D.

### 4.1 Welsh Government Principal Projection

**Table 18** below provides the breakdown of additional housing need estimates over the first 5 years of the LHMA period. These figures are higher than the annual average for the LHMA period due to high levels of existing unmet need, which the model assumes will be met in the first 5 years. The table sets out an annual estimate of needs for different housing sizes and tenures. These estimates build in assumptions for turnover of existing affordable housing stock and planned supply.

The estimated net annual additional need for all affordable housing is 400, comprising 159 social rent and 153 intermediate rent, plus 89 low cost home ownership. In terms of property size for social rent, the highest need is for 1 bedroom homes (85 per annum).

**Table 18: Estimated annual additional affordable housing need by tenure (net need, net of turnover of existing stock and planned supply) for first 5 years of LHMA**

Source: LHMA toolkit table 1

	(a) One bed social rent	(b) Two bed social rent	(c) Three bed social rent	(d) Four + bed social rent	(e) All social rent (a+b+c +d)	(f) Inter- mediate rent	(g) LCHO	(h) All affordab le (e+f+g)
<b>Denbighshire totals</b>	<b>85</b>	<b>33</b>	<b>13</b>	<b>28</b>	<b>159</b>	<b>153</b>	<b>89</b>	<b>400</b>
Rhyl	-	-	-	0	0	61	31	<b>92</b>
Prestatyn	10	7	3	6	26	31	18	<b>75</b>
Rhuddlan / Dyserth	30	17	8	7	62	18	11	<b>90</b>



Elwy	16	6	2	5	29	8	5	<b>42</b>
Denbigh Town	-	-	-	0	0	10	12	<b>22</b>
Denbigh Rural	10	0	0	3	14	1	1	<b>16</b>
Ruthin Town	-	-	-	-	-	11	8	<b>19</b>
Ruthin Rural	13	3	-	4	21	4	2	<b>26</b>
Edeirnion	4	-	-	2	6	2	-	<b>8</b>
Llangollen	-	-	-	1	1	7	2	<b>10</b>

**Table 19** below sets out total annual housing need estimates by tenure for affordable and market housing for the first 5 year period of the LHMA. These are gross figures, not factoring turnover and planned supply.

**Table 19: Estimated annual additional total housing need by tenure (gross need, before turnover of existing stock and planned supply) for first 5 years of LHMA**

Source: LHMA toolkit table 2

	(a) Social rent	(b) Interm ediate rent & LCHO	(c) All affordab le housing (a+b)	(d) Owner occupier	(e) Private rented sector	(f) All market housing (d+e)	(g) Additional housing need (c+f)
<b>Denbighshire totals</b>	<b>401</b>	<b>284</b>	<b>684</b>	<b>24</b>	<b>34</b>	<b>58</b>	<b>742</b>
Rhyl	50	99	<b>150</b>	5	5	10	<b>160</b>
Prestatyn	92	61	<b>152</b>	5	6	11	<b>163</b>
Rhuddlan / Dyserth	72	31	<b>103</b>	2	3	6	<b>108</b>
Elwy	63	16	<b>79</b>	2	4	6	<b>86</b>
Denbigh Town	24	32	<b>55</b>	2	3	5	<b>60</b>
Denbigh Rural	24	5	<b>28</b>	1	3	4	<b>33</b>
Ruthin Town	14	20	<b>35</b>	2	2	4	<b>39</b>
Ruthin Rural	34	7	<b>41</b>	2	5	7	<b>48</b>
Edeirnion	16	2	<b>18</b>	1	2	3	<b>21</b>
Llangollen	12	11	<b>23</b>	1	2	3	<b>25</b>

The model assumes that any existing unmet need is met within the first 5 years of the LHMA period and the table below provides estimates of newly arising needs by tenure over the following 10 years. In reality it is extremely unlikely that all existing needs will be met within 5 years. No allowance for supply has been built in as it becomes less accurate to predict turnover and supply beyond year 5.

**Table 20: Estimated annual additional total housing need by tenure for remaining 10 years of LHMA**

Source: LHMA toolkit table 3

	(a) Social rent	(b) Inter mediate rent & LCHO	(c) All afford able housin g (a+b)	(d) Owner occupier	(e) Privat e rented sector	(f) All market housing (d+e)	(g) Additional housing need (c+f)
<b>Denbighshire totals</b>	<b>21</b>	<b>9</b>	<b>30</b>	<b>24</b>	<b>34</b>	<b>58</b>	<b>88</b>
Rhyl	5	2	7	5	5	10	18
Prestatyn	6	2	8	5	6	11	18
Rhuddlan / Dyserth	2	1	3	2	3	6	9
Elwy	2	1	3	2	4	6	9
Denbigh Town	1	1	2	2	3	5	7
Denbigh Rural	1	0	1	1	3	4	5
Ruthin Town	2	1	2	2	2	4	6
Ruthin Rural	1	1	2	2	5	7	9
Edeirnion	1	0	1	1	2	3	4
Llangollen	1	0	1	1	2	3	4

The table below sets out additional affordable housing needs estimates by tenure, including an annual estimated need and the estimated total need for the LHMA 15 year period. These estimates are a combination of additional net need estimates from table 1 and table 3.

**Table 21: Estimated annual overall additional total housing need by tenure (net need) over 15 years of LHMA**

Source: LHMA toolkit table 4

	(a) Social rent	(b) Interme diate rent & LCHO	(c) All affordable housing (a+b)	(a) Social rent	(b) Interme diate rent & LCHO	(c) All affordable housing (a+b)
	Average annual estimates			Total 15 year estimates		
<b>Denbighshire totals</b>	<b>67</b>	<b>87</b>	<b>153</b>	<b>1,002</b>	<b>1,300</b>	<b>2,302</b>
Rhyl	4	32	36	54	481	535
Prestatyn	12	18	30	185	267	452
Rhuddlan / Dyserth	22	10	32	331	150	481
Elwy	11	5	16	163	73	236
Denbigh Town	1	8	9	14	119	133
Denbigh Rural	5	1	6	75	13	88
Ruthin Town	1	7	8	16	103	119
Ruthin Rural	8	2	10	113	33	147
Edeirnion	3	1	3	39	12	50
Llangollen	1	3	4	11	48	59

#### 4.2 Welsh Government Higher Variant Projection

This scenario uses the Welsh Government Higher Variant projection. **Table 22** below provides the breakdown of additional housing need estimates over the first 5 years of the LHMA period. These figures are higher than the annual average for the LHMA period due to high levels of existing unmet need, which the model assumes will be met in the first 5 years. The table sets out an annual estimate of needs for different housing sizes and tenures. These estimates build in assumptions for turnover of existing affordable housing stock and planned supply.

Using the higher variant, the estimated net annual additional need for all affordable housing is 416, comprising 168 social rent and 159 intermediate rent, plus 89 low cost home ownership. In terms of property size for social rent, the highest need is for 1 bedroom homes (90 per annum).

**Table 22: Estimated annual additional affordable housing need by tenure (net need, net of turnover of existing stock and planned supply) for first 5 years of LHMA**

Source: LHMA toolkit table 1

	(a) One bed social rent	(b) Two bed social rent	(c) Three bed social rent	(d) Four + bed social rent	(e) All social rent (a+b+c +d)	(f) Inter- mediate rent	(g) LCHO	(h) All afford- able (e+f+g)
<b>Denbighshire totals</b>	<b>90</b>	<b>34</b>	<b>14</b>	<b>29</b>	<b>168</b>	<b>159</b>	<b>89</b>	<b>416</b>
Rhyl	-	-	-	1	1	62	31	<b>94</b>
Prestatyn	12	7	4	7	<b>30</b>	33	18	<b>80</b>
Rhuddlan / Dyserth	31	18	8	7	<b>63</b>	18	11	<b>92</b>
Elwy	17	6	2	5	<b>30</b>	9	5	<b>44</b>
Denbigh Town	-	-	-	-	<b>0</b>	10	12	<b>23</b>
Denbigh Rural	11	1	0	3	<b>14</b>	1	1	<b>16</b>
Ruthin Town	-	-	-	-	-	12	8	<b>20</b>
Ruthin Rural	14	3	-	4	<b>21</b>	4	2	<b>27</b>
Edeirnion	5	-	-	2	<b>7</b>	2	-	<b>9</b>
Llangollen	-	-	-	1	<b>1</b>	7	2	<b>10</b>

**Table 23** below sets out total annual housing need estimates by tenure for affordable and market housing for the first 5 year period of the LHMA. These are gross figures, not factoring turnover and planned supply.

**Table 23: Estimated annual additional total housing need by tenure (gross need, before turnover of existing stock and planned supply) for first 5 years of LHMA**

Source: LHMA toolkit table 2

	(a) Social rent	(b) Inter mediate rent & LCHO	(c) All afforda ble housin g (a+b)	(d) Owner occupie r	(e) Private rented sector	(f) All market housing (d+e)	(g) Additional housing need (c+f)
<b>Denbighshire totals</b>	<b>416</b>	<b>290</b>	<b>706</b>	<b>40</b>	<b>58</b>	<b>99</b>	<b>804</b>
Rhyl	54	101	155	8	9	17	172
Prestatyn	96	62	158	8	10	18	176
Rhuddlan / Dyserth	74	31	105	4	6	10	114
Elwy	65	16	81	4	6	10	92
Denbigh Town	25	32	57	3	5	8	65
Denbigh Rural	24	5	29	2	5	7	36
Ruthin Town	15	21	36	3	4	7	43
Ruthin Rural	35	8	43	4	8	12	55
Edeirnion	16	2	19	2	3	4	23
Llangollen	12	11	23	2	3	4	28

The model assumes that any existing unmet need is met within the first 5 years of the LHMA period and the table below provides estimates of newly arising needs by tenure over the following 10 years. In reality it is extremely unlikely that all existing needs will be met within 5 years. No allowance for supply has been built in as it becomes less accurate to predict turnover and supply beyond year 5.

**Table 24: Estimated annual additional total housing need by tenure for remaining 10 years of LHMA**

Source: LHMA toolkit table 3

	(a) Social rent	(b) Interm ediate rent & LCHO	(c) All afforda ble housin g (a+b)	(d) Owner occupie r	(e) Private rented sector	(f) All market housing (d+e)	(g) Additional housing need (c+f)
<b>Denbighshire totals</b>	<b>36</b>	<b>16</b>	<b>51</b>	<b>40</b>	<b>58</b>	<b>99</b>	<b>150</b>
Rhyl	9	4	13	8	9	17	30
Prestatyn	10	4	13	8	10	18	31
Rhuddlan / Dyserth	4	2	5	4	6	10	15
Elwy	3	1	4	4	6	10	15
Denbigh Town	2	1	4	3	5	8	12
Denbigh Rural	1	1	2	2	5	7	9
Ruthin Town	3	1	4	3	4	7	10
Ruthin Rural	2	1	3	4	8	12	15
Edeirnion	1	0	2	2	3	4	6
Llangollen	1	1	2	2	3	4	6

The table below sets out additional affordable housing needs estimates by tenure, including an annual estimated need and the estimated total need for the LHMA 15 year period. These estimates are a combination of additional net need estimates from table 1 and table 3.

**Table 25: Estimated annual overall additional total housing need by tenure (net need) over 15 years of LHMA**

Source: LHMA toolkit table 4

	(a) Social rent	(b) Interme diate rent & LCHO	(c) All affordable housing (a+b)	(a) Social rent	(b) Interme diate rent & LCHO	(c) All affordable housing (a+b)
	Average annual estimates			Total 15 year estimates		
<b>Denbighshire totals</b>	<b>80</b>	<b>93</b>	<b>173</b>	<b>1,193</b>	<b>1,397</b>	<b>2,590</b>
Rhyl	6	34	40	93	503	596
Prestatyn	16	19	36	245	290	535
Rhuddlan / Dyserth	24	11	34	355	160	515
Elwy	12	5	18	183	81	264
Denbigh Town	2	9	10	23	128	151
Denbigh Rural	5	1	7	81	17	98
Ruthin Town	2	7	9	28	109	137
Ruthin Rural	8	3	11	123	41	165
Edeirnion	3	1	4	45	15	59
Llangollen	1	3	5	17	52	69

### 4.3 Welsh Government Lower Variant Projection

This scenario uses the Welsh Government Lower Variant projection. **Table 26** below provides the breakdown of additional housing need estimates over the first 5 years of the LHMA period. These figures are higher than the annual average for the LHMA period due to high levels of existing unmet need, which the model assumes will be met in the first 5 years. The table sets out an annual estimate of needs for different housing sizes and tenures. These estimates build in assumptions for turnover of existing affordable housing stock and planned supply.

Using the lower variant, the estimated net annual additional need for all affordable housing is 381, comprising 148 social rent and 144 intermediate rent, plus 89 low cost home ownership. In terms of property size for social rent, the highest need is for 1 bedroom homes (78 per annum).

**Table 26: Estimated annual additional affordable housing need by tenure (net need, net of turnover of existing stock and planned supply) for first 5 years of LHMA**

Source: LHMA toolkit table 1

	(a) One bed social rent	(b) Two bed social rent	(c) Three bed social rent	(d) Four + bed social rent	(e) All social rent (a+b+c +d)	(f) Inter- mediate rent	(g) LCH O	(h) All afforda ble (e+f+g)
<b>Denbighshire totals</b>	<b>78</b>	<b>32</b>	<b>11</b>	<b>27</b>	<b>148</b>	<b>144</b>	<b>89</b>	<b>381</b>
Rhyl	-	-	-	-	-	59	31	<b>90</b>
Prestatyn	7	6	2	6	<b>21</b>	29	18	<b>68</b>
Rhuddlan / Dyserth	29	17	7	6	<b>60</b>	17	11	<b>87</b>
Elwy	15	5	2	5	<b>27</b>	8	5	<b>40</b>
Denbigh Town	-	-	-	0	<b>0</b>	9	12	<b>22</b>
Denbigh Rural	10	0	-	3	<b>13</b>	1	1	<b>15</b>
Ruthin Town	-	-	-	-	-	11	8	<b>19</b>
Ruthin Rural	13	3	-	4	<b>20</b>	3	2	<b>24</b>
Edeirnion	4	-	-	2	<b>6</b>	2	-	<b>8</b>
Llangollen	-	-	-	1	<b>1</b>	7	2	<b>10</b>

**Table 27** below sets out total annual housing need estimates by tenure for affordable and market housing for the first 5 year period of the LHMA. These are gross figures, not factoring turnover and planned supply.



**Table 27: Estimated annual additional total housing need by tenure (gross need, before turnover of existing stock and planned supply) for first 5 years of LHMA**

Source: LHMA toolkit table 2

	(a) Social rent	(b) Interm ediate rent & LCHO	(c) All affordabl e housing (a+b)	(d) Owner occupi er	(e) Private rented sector	(f) All market housing (d+e)	(g) Additional housing need (c+f)
<b>Denbighshire totals</b>	<b>382</b>	<b>275</b>	<b>658</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>664</b>
Rhyl	46	97	143	1	1	1	144
Prestatyn	87	59	145	1	1	1	146
Rhuddlan / Dyserth	70	30	100	0	0	1	100
Elwy	62	15	77	0	0	1	78
Denbigh Town	23	31	54	0	0	1	54
Denbigh Rural	23	4	28	0	0	0	28
Ruthin Town	13	20	33	0	0	0	33
Ruthin Rural	33	7	40	0	1	1	41
Edeirnion	15	2	17	0	0	0	17
Llangollen	11	11	22	0	0	0	22

The model assumes that any existing unmet need is met within the first 5 years of the LHMA period and the table below provides estimates of newly arising needs by tenure over the following 10 years. In reality it is extremely unlikely that all existing needs will be met within 5 years. No allowance for supply has been built in as it becomes less accurate to predict turnover and supply beyond year 5.

**Table 28: Estimated annual additional total housing need by tenure for remaining 10 years of LHMA**

Source: LHMA toolkit table 3

	(a) Social rent	(b) Interm ediate rent & LCHO	(c) All afforda ble housin g (a+b)	(d) Owner occupie r	(e) Private rented sector	(f) All market housing (d+e)	(g) Additional housing need (c+f)
<b>Denbighshire totals</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>9</b>
Rhyl	1	0	1	1	1	1	2
Prestatyn	1	0	1	1	1	1	2
Rhuddlan / Dyserth	0	0	0	0	0	1	1
Elwy	0	0	0	0	0	1	1
Denbigh Town	0	0	0	0	0	1	1
Denbigh Rural	0	0	0	0	0	0	1
Ruthin Town	0	0	0	0	0	0	1
Ruthin Rural	0	0	0	0	1	1	1
Edeirnion	0	0	0	0	0	0	0
Llangollen	0	0	0	0	0	0	0

The table below sets out additional affordable housing needs estimates by tenure, including an annual estimated need and the estimated total need for the LHMA 15 year period. These estimates are a combination of additional net need estimates from table 1 and table 3.

**Table 29: Estimated annual overall additional total housing need by tenure (net need) over 15 years of LHMA**

Source: LHMA toolkit table 4

	(a) Social rent	(b) Interme diate rent & LCHO	(c) All affordable housing (a+b)	(a) Social rent	(b) Interme diate rent & LCHO	(c) All affordable housing (a+b)
	Average annual estimates			Total 15 year estimates		
<b>Denbighshire totals</b>	<b>51</b>	<b>78</b>	<b>129</b>	<b>762</b>	<b>1,176</b>	<b>1,939</b>
Rhyl	0	30	31	6	452	458
Prestatyn	7	16	23	110	237	347
Rhuddlan / Dyserth	20	9	29	301	137	438
Elwy	9	4	13	138	63	201
Denbigh Town	0	7	7	2	108	110
Denbigh Rural	5	1	5	68	8	75
Ruthin Town	0	6	6	2	95	97
Ruthin Rural	7	2	8	101	23	124
Edeirnion	2	1	3	31	8	39
Llangollen	0	3	3	5	44	49

#### 4.4 Denbighshire Projection

This scenario uses the Denbighshire Replacement LDP projections. **Table 30** below provides the breakdown of additional housing need estimates over the first 5 years of the LHMA period. These figures are higher than the annual average for the LHMA period due to high levels of existing unmet need, which the model assumes will be met in the first 5 years. The table sets out an annual estimate of needs for different housing sizes and tenures. These estimates build in assumptions for turnover of existing affordable housing stock and planned supply.

Using the lower variant, the estimated net annual additional need for all affordable housing is 412, comprising 166 social rent and 158 intermediate rent, plus 89 low cost home ownership. In terms of property size for social rent, as with all the other scenarios modelled, the highest need is for 1 bedroom homes (89 per annum).

**Table 30: Estimated annual additional affordable housing need by tenure (net need, net of turnover of existing stock and planned supply) for first 5 years of LHMA**

Source: LHMA toolkit table 1

	(a) One bed social rent	(b) Two bed social rent	(c) Three bed social rent	(d) Four + bed social rent	(e) All social rent (a+b+c +d)	(f) Inter- mediat e rent	(g) LCH O	(h) All afforda ble (e+f+g)
<b>Denbighshire totals</b>	<b>89</b>	<b>34</b>	<b>14</b>	<b>29</b>	<b>166</b>	<b>158</b>	<b>89</b>	<b>412</b>
Rhyl	-	-	-	0	0	62	31	<b>94</b>
Prestatyn	12	7	4	7	29	32	18	<b>79</b>
Rhuddlan / Dyserth	31	18	8	7	63	18	11	<b>92</b>
Elwy	17	6	2	5	30	9	5	<b>43</b>
Denbigh Town	-	-	-	0	0	10	12	<b>23</b>
Denbigh Rural	11	1	-	3	14	1	1	<b>16</b>
Ruthin Town	-	-	-	-	-	12	8	<b>20</b>
Ruthin Rural	14	3	-	4	21	4	2	<b>27</b>
Edeirnion	5	-	-	2	7	2	-	<b>9</b>
Llangollen	-	-	-	1	1	7	2	<b>10</b>

**Table 31** below sets out total annual housing need estimates by tenure for affordable and market housing for the first 5 year period of the LHMA. These are gross figures, not factoring turnover and planned supply.

**Table 31: Estimated annual additional total housing need by tenure (gross need, before turnover of existing stock and planned supply) for first 5 years of LHMA**

Source: LHMA toolkit table 2

	(a) Social rent	(b) Interm ediate rent & LCHO	(c) All afforda ble housin g (a+b)	(d) Owner occupie r	(e) Private rented sector	(f) All market housing (d+e)	(g) Additional housing need (c+f)
<b>Denbighshire totals</b>	<b>412</b>	<b>289</b>	<b>701</b>	<b>37</b>	<b>53</b>	<b>90</b>	<b>791</b>
Rhyl	53	100	<b>154</b>	8	8	16	<b>170</b>
Prestatyn	95	62	<b>157</b>	8	9	17	<b>173</b>
Rhuddlan / Dyserth	73	31	<b>104</b>	4	5	9	<b>113</b>
Elwy	65	16	<b>81</b>	4	6	10	<b>90</b>
Denbigh Town	25	32	<b>57</b>	3	5	8	<b>64</b>
Denbigh Rural	24	5	<b>29</b>	2	5	7	<b>36</b>
Ruthin Town	15	21	<b>36</b>	3	4	6	<b>42</b>
Ruthin Rural	35	8	<b>42</b>	3	8	11	<b>53</b>
Edeirnion	16	2	<b>18</b>	2	2	4	<b>22</b>
Llangollen	12	11	<b>23</b>	1	2	4	<b>27</b>

The model assumes that any existing unmet need is met within the first 5 years of the LHMA period and the table below provides estimates of newly arising needs by tenure over the following 10 years. In reality it is extremely unlikely that all existing needs will be met within 5 years. No allowance for supply has been built in as it becomes less accurate to predict turnover and supply beyond year 5.

**Table 32: Estimated annual additional total housing need by tenure for remaining 10 years of LHMA**

Source: LHMA toolkit table 3

	(a) Social rent	(b) Interm ediate rent & LCHO	(c) All afforda ble housin g (a+b)	(d) Owner occupie r	(e) Private rented sector	(f) All market housing (d+e)	(g) Additional housing need (c+f)
<b>Denbighshire totals</b>	<b>32</b>	<b>14</b>	<b>47</b>	<b>18</b>	<b>72</b>	<b>90</b>	<b>137</b>
Rhyl	8	3	12	4	12	16	27
Prestatyn	9	3	12	4	13	17	29
Rhuddlan / Dyserth	4	1	5	2	7	9	14
Elwy	3	1	4	2	8	10	14
Denbigh Town	2	1	3	2	6	8	11
Denbigh Rural	1	1	2	1	6	7	8
Ruthin Town	3	1	3	1	5	6	10
Ruthin Rural	2	1	3	2	9	11	14
Edeirnion	1	0	1	1	3	4	5
Llangollen	1	1	2	1	3	4	5

The table below sets out additional affordable housing needs estimates by tenure, including an annual estimated need and the estimated total need for the LHMA 15 year period. These estimates are a combination of additional net need estimates from table 1 and table 3.

**Table 33: Estimated annual overall additional total housing need by tenure (net need) over 15 years of LHMA**

Source: LHMA toolkit table 4

	(a) Social rent	(b) Interme diate rent & LCHO	(c) All affordable housing (a+b)	(a) Social rent	(b) Interme diate rent & LCHO	(c) All affordable housing (a+b)
	Average annual estimates			Total 15 year estimates		
<b>Denbighshire totals</b>	<b>77</b>	<b>92</b>	<b>169</b>	<b>1,153</b>	<b>1,376</b>	<b>2,529</b>
Rhyl	6	33	39	85	498	583
Prestatyn	15	19	34	232	285	517
Rhuddlan / Dyserth	23	11	34	350	158	508
Elwy	12	5	17	179	79	258
Denbigh Town	1	8	10	21	126	147
Denbigh Rural	5	1	6	80	17	96
Ruthin Town	2	7	9	25	108	133
Ruthin Rural	8	3	11	121	40	161
Edeirnion	3	1	4	43	14	57
Llangollen	1	3	4	15	51	67

## 5. LHMA additional housing need estimates

### 5.1 Household projections used in this LHMA

The Welsh Government principal projection has been used to inform the LHMA housing need figure. The social housing register figures (SARTH) have been fed into the toolkit to produce the figures. Following further consultation and endorsement it will become the evidence base to inform our approach to future housing need. Section 7 provides the future housing mix to inform any housing mix discussions regarding future sites. These figures will feed directly into the replacement Local Development Plan 2018 – 2033 and Housing & Homelessness Strategy but is unlikely to directly equate to the affordable housing target or new build housing requirement.

The Denbighshire replacement Local Development Plan 2018 – 2033 population projection has been included for reference and has been endorsed as part of the emerging Local Development Plan. The replacement LDP Preferred Strategy which established the growth levels for the replacement LDP were approved by Council in May 2023. The emerging LDP has not reached the public examination stage yet and will be subject to extensive further scrutiny to test the soundness of the evidence. Once the replacement LDP has been through Examination and adoption, the figures used for that will form the basis for subsequent reviews of the LHMA. The LHMA will be updated to reflect the approach taken.

The methodology of this LHMA assumes that the existing unmet need will be met over the first five years in line with the rewrite of the LHMA. All of the existing unmet need is allocated to affordable housing. It is noted this may overstate the affordable housing estimate and understate the market housing estimate. This is a current limitation of the LHMA Tool if local authorities were able to identify the market housing element of the existing unmet need Welsh Government could consider a future amendment to the LHMA Tool to minimise the impact of this limitation. The existing unmet need includes concealed and overcrowded households; those in temporary accommodation; and other social households. It also includes those on the housing registers for intermediate rent and LCHO.

Stakeholder engagements and the action taken as a result of discussions has been noted throughout this LHMA and **Appendix C** provides a detailed record for reference.

Direct comparison between the 2019 and 2024 LHMA has not been possible given the different Housing Market Areas used in each version, different snapshots in time and different methodology. The lending criteria for mortgages have changed significantly between 2019 and 2024 which do not allow direct comparison. Further details are provided in **Appendix B**.



Comparison between the Principal projection (Welsh Government) and Denbighshire population projection

The variance between the principal and Denbighshire population projections is minimal. The similarity of the data reinforces the robustness of the LHMA as a key tool to feed into planning application negotiations as well as the Local Development Plan and Housing & Homelessness Strategy.

The following table demonstrates the similarity between the principal and Denbighshire population projection from the Denbighshire LHMA tool kit (2024):

Type of population projection	Newly arising need	Existing unmet affordable need	All types of affordable housing	Market housing	Total housing
Principal (Welsh Government)	30	654	400	58	458
Denbighshire (LDP)	47	654	412	90	502

## 6. Quality assurance statement

The LHMA have been developed by a team which consisted of housing strategy and Planning Policy which work as a single, Strategic Planning and Housing Team. Officers have worked together for nearly 20 years and have long standing connections within departments throughout Denbighshire County Council and with key stakeholders from partners. **Appendix C** details the consultation undertaken to feed into the LHMA – specific data, discussions and groups to allow the draft LHMA to develop from an early stage.

The LHMA tool was developed by a group of three people to work through the sections. The data inputted into each section was closely monitored by all members of the group after the LHMA guidance was read and the relevant video watched before each section. Background papers of the calculations have been kept so that they are easy to source the data if any queries arise. Each section has been checked by the Strategic Planning and Housing team. Three members of the team have been regularly checking the contents of the draft LHMA.

It was important to utilise the independent skills of a team member who had not been involved in the LHMA previously. This team member examined the guidance and thoroughly checked the data in the LHMA toolkit. This team member was completely detached from the work on the LHMA tool and provided a fresh perspective upon it.

Various versions of the completed Denbighshire LHMA toolkit have been shared with Welsh Government through Objective Connect to allow the opportunity for feedback.

There are rounding issues with data within the LHMA toolkit. The data checks and limitations of the data used are in **Appendix A**.

## 7. Future market housing mix

The fundamental reason for producing this LHMA is to provide intelligence on housing need across the county to feed into housing site negotiations in the future. This LHMA including the table below is a material consideration for future planning applications and is based on all the evidence contained within this LHMA.

Developers are encouraged to include a mix of housing sizes to reflect evidenced need, as well as the aspiration in market housing for additional bedrooms. Where a developer proposes an alternative mix of housing sizes a robust evidence base must support the need for a deviation from this recommended market housing mix. In addition, the supply of one- and two-bedroom properties must include an appropriate mix of housing types in terms of apartments, houses and bungalows and must not be simply catered for by apartments alone. Specific data can be provided for planning sites.

Here is the recommended market housing mix for Denbighshire based on the evidence contained within this LHMA:

<b>Suggested Market Mix</b>			
<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
	40%	40%	20%

The recommended market mix allows for the aspiration of a spare room or study/workspace. By combining the 1 and 2 bed it offers flexibility and recognises that there is limited appetite for 1 bed market properties.

## Appendix A – Key issues tables

**Key Issues Table 1 – Key data inputs**

Key data inputs	Key issues identified with the data inputs
1. Housing Market Areas (HMAs)	1. Issues with the geographical ward boundaries in the earlier version of the toolkit so Lower Super Output area was utilised haven't changed since 2017.
2. Household data	1. No issues identified.
3. Rent data	1. No data for some property types especially in rural areas e.g. 1 bedroom properties
4. Income data	1. Utilised CACI gross household income data rather than alternatives.
5. House price paid data	1. No issues identified.
6. Existing unmet need	1. Limitations with reports for SARTH due to the Capita CRM – e.g. unable to report on those with disabilities. 2. Lack of a specific CRM system for Tai Teg to undertake complex reports – basic reports only. Used all household reports. 3. Possibility of people being on SARTH and Tai Teg – double counting. 4. Assumed all homeless households are registered on SARTH common housing register as homeless strongly recommend they do apply. 5. Reporting on Tai Teg is based on intermediate rented or assist homeownership – no functionality for both. 6. No data available on concealed households in Denbighshire. 7. Sarth common housing register operates across Conwy, Denbighshire and Flintshire – possibility of double county across their LHMA's

Key data inputs	Key issues identified with the data inputs
	8. Some applications on SARTH and Tai Teg have incomplete data
7. Existing stock and planned supply	<p>1. Projections for committed supply are only for the first 2 years of the 5 year LHMA period as unable to forecast accurately for the other 3 years.</p> <p>2. Data used is based on past performance and future turnover maybe be different.</p> <p>3. Historically low levels of turnover since the Covid pandemic and testing current socio-economic factors.</p>

**Key Issues Table 2 – Input assumptions**

Key input assumptions	Key issues identified with the input assumptions
1. Affordability criteria	1. Utilised default toolkit settings.
2. First time buyer (FTB ) assumptions	<p>1. Affordable Housing Register (Tai Teg) stats show the amount of people wanting to assisted homeownership has dropped significantly given the current economic situation.</p> <p>2. Assumed 25% of first time buyers are able to purchase a property given the cost of living crisis and higher interest rates.</p>
3. Percentage of households eligible for owner occupier tenure that decide to go on and buy	<p>1. Assumed 25% of first time buyers are able to purchase a property given the cost of living crisis and higher interest rates. Within WG recommendations.</p> <p>2. No other evidence to amend this figure given the current economic situation that households face.</p>
4. Five-year financial forecast for key variables – income, rent and house prices	1. Utilised default toolkit settings.
5. Calculation of intermediate housing (IR and LCHO)	1. Utilised default toolkit settings.

### Key Issues Table 3: Calculations and outputs

Calculations / outputs	Key issues identified with the calculations / outputs
1. Market housing need covering owner occupier and private rented sector	1. Default settings utilised.
2. Affordable housing need covering social rent and immediate housing	1. Assumes the backlog of existing need is met within 5 years which is unlikely given that all housing builds equates to around 250 homes per year.  2. Increasing numbers of people registered on SARTH and Tai Teg but this may change in the future.  3. Further research into other housing options and links between household projections and population.
3. Scenario testing tables	1. No issues identified.
4. Five year outputs / 10 year outputs	1. These will have to be re-examined once the Local Development Plan has progressed further.

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## Appendix B – Analysis of change in the additional housing need estimates

The Housing Market Areas (HMA) have changed compared to the previous LHMA devised in 2019 using the previous methodology. In LHMA 2019, 6 Housing Market Areas were utilised and with this LHMA has utilised 10 Housing Market Areas. Therefore it is not possible to provide an analysis of change between the LHMA's. The Council's Strategic Planning and Housing Team (Planning Policy and Housing Strategy) has devised the new LHMA's with local knowledge and experience utilised to develop them. The 10 HMA's will be retained for future versions of the LHMA and this will allow further analysis through direct comparison.

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## Appendix C – Consultation strategy (discussion and outcomes)

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
Age Concern	<p>Alison Price, Chief Executive (20/03/2024):</p> <ul style="list-style-type: none"> <li>- They work with older people to offer information and advice – increase in housing related queries (will check and provide data if possible)</li> <li>- Issues with tenancy agreements (new legislation) and older people facing the loss of their homes</li> <li>- Landlords are selling their private rented homes</li> <li>- Older people are increasing having to work as income fixed and costs have increase significantly recently</li> <li>- Increasing cost of service charges – negative impact on older people</li> <li>- Housing benefit in social rented stock – want more bedroom than need but can't afford the extra cost</li> <li>- More older people have responsibility for grandchildren and this has implications in terms of housing needed</li> <li>- Some research about future extra care and older people not keen on age specific housing. The location of older person housing needs to be close to services – improve inclusion. Need access to GPs, hairdressers and community groups (social opportunities)</li> <li>- Tend to work with older, older people generally</li> <li>- Homes need to be designed with accessibility in mind (informed her about Welsh Design Quality Standard which included lifetime homes ideology – e.g. wider doors, no steps to front door, etc. ) Home can be for throughout lifetime – flexibility of use</li> <li>- Covid-19 highlighted the need for courtyards – places older people can sit outside for fresh air</li> </ul>	<p>Section 3.3 Section 3.4 This appendix</p>	<p>To be added once received</p>



Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
<p>Builders/Housing developers – Pure and Castlegreen discussions through Teams (28 and 29/03/2024)</p>	<p><b>Pure – 28/02/2024</b></p> <p>Planning system is slow and cumbersome – not enough homes coming forward and too many hurdles (S 106, s278, etc.)</p> <p>Welsh Water makes sites more complex than the English ones to bring forward – want over and above what the site should provide</p> <p>Wales Planning is too complex and takes too long – barriers to development – ecological, 1 month longer on pre-planning application. Looking to develop more in England as more contractors are available</p> <p>Refocusing on working with RSLs on sites about package deals</p> <p>Long list of options on potential sites – LDP candidate sites</p> <p>Number of developers going bust – R N Davies, etc</p> <p>3 affordable housing schemes in Denbighshire</p> <ul style="list-style-type: none"> <li>- Site across the county including by Bodelwyddan hospital – taken over 12 months to get through Planning. Need for key worker accommodation working with Betsi – their own accommodation is poor quality (need for Junior doctor accommodation)</li> <li>- Issue with empty homes unsold – they have to pay Council Tax or Business rates on them</li> <li>- Need more flexibility in classes of use – business premises</li> <li>- Planning application for HM Stanley with ClwydAlyn – 56 (over 55) will be submitted shortly</li> <li>- Housing market – increase numbers are downsizing (cost of living, help kids buy/rent properties, etc.). Taken on sites from builders who no longer exist. Housing market was poor for last 6 months but now more optimistic about slow growth and diversified to work with RSLs (guaranteed money). See what happens in the housing market</li> </ul>	<p>Specific Housing needs – section 3.3 and 3.4</p> <p>This appendix</p>	<p>None available</p>

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<ul style="list-style-type: none"> <li>- 4/5 sites currently in Denbighshire – options for more sites – LDP related</li> <li>- Range of size and types – viability is key – room for more modular builds</li> <li>- Demand for all housing</li> <li>- If high energy efficiency – it all costs more – PV, etc</li> <li>- Candidate sites – 40 acres – 4 sites and could produce 500+ homes</li> <li>- 600 other homes planned outside Denbighshire (currently in Conwy, Flintshire, Frodsham and Chester)</li> </ul> <p><b>Castlegreen (29/02/2024)</b></p> <ul style="list-style-type: none"> <li>- On site in 4 locations in Denbighshire but no pipeline of schemes (emphasised to contact and have dialogue about the future sites). Keen to take more sites forward in Denbighshire</li> <li>- Praised Denbighshire as one of the best Council’s to work with</li> <li>- Working more with the RSLs to take forward 100% affordable sites</li> <li>- Working across North Wales and Cheshire</li> <li>- Balance between house prices and costs for the building – increased significantly (although starting to decrease)</li> <li>- Housing supply – land availability is the key issue (landowners normally want the top price)</li> <li>- Issues with the politicians in other Local Authorities</li> <li>- Planning permissions is key</li> <li>- Increasing demands from Welsh Water</li> <li>- Affordability as supply has not met demand. Each location they build there is build up of demand</li> <li>- Increasing number of households as population increases – size of households is decreasing</li> <li>- If build larger then frees up smaller properties in the area</li> </ul>		

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<ul style="list-style-type: none"> <li>- Large number of downsizers are moving into their accommodation – need money often to help children with housing (Bank of Mum &amp; Dad)</li> <li>- Wanted the LDP process to be faster</li> <li>- Was against setting on housing mix on sites – argues that 4 bed will help the churn of properties within the market</li> <li>- Need 4 bedroom properties to make site viable although acknowledged that smaller properties are snapped quicker than the larger ones</li> <li>- Need for a range of house size and properties – needs v wants (if can choice then go bigger than they need). Against housing mix policies – suggests that larger homes provide a churn of smaller home in the locality</li> <li>- The cost of 4 bedroom is not much more than the 2/3 bedrooms properties in terms of build costs</li> <li>- Housing market – slow footfall in sales offices for the last 6 months of 2023 but resilient in North Wales due to the local need/demand for homes. Less people are buying off plan but once a site is established then sales take off.</li> </ul>		
Communications and Campaign	<p>Series of meetings in July and August 2024</p> <p>Consultation Plan template</p> <p>General discussions about how best to approach to consultation for the LHMA</p>	<p>Comments noted and Informed the approach taken and general advice about how to engage with stakeholders</p> <p>Draft consultation plan template provided</p>	No data
Conwy, Flintshire and Gwynedd Councils – regularly discussed at the North Wales regional	<p>Large need for affordable housing especially social housing and intermediate rented</p> <p>Interaction between Council on the boundaries</p> <p>Overly complex process for developing the LHMA</p>	<p>Comments noted</p> <p>Discussions and advice shared with other Local Authorities in North Wales</p>	No data

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
meeting on a quarterly basis since May 2023. Emails and training with other Councils	Regular feedback between parties to assist Discussions to help other North Wales Local Authorities		
Community Housing - Various internal meetings, Corporate Housing and Homelessness Board Meeting with RSLs and CH in mid-late March 2024	Increasing numbers on the SARTH common housing register (Social Housing) Various stats for turnover of stock, etc, Need for smaller properties and some larger 4 or more bedroom properties Provided stats for the LHMA toolkit See Registered Social Landlord points from the meeting on 27/03/2024	Comments noted and reflected throughout the LHMA.	Already provided data for Sarth Common waiting list
Councillors through Corporate Plan Housing and Homelessness Board (CPHBB) - met every quarter from May 2023 to March 2024 and Strategic Planning Group (SPG)	Strategic Planning Group – 28/06/2023:  Members were given an update on the above via a presentation by Sue Lewis Senior Officer, Members had also been provided with a copy of the report, prior to the meeting taking place. A copy of the presentation will be circulated alongside the meeting notes, as well as being saved on the Strategic Planning Group shared network drive. Finding were preliminary ones only. Members raised the following questions and points following the presentation:  <ul style="list-style-type: none"> <li>• Timeframe for publishing LHMA?</li> <li>• Why figures are not expressed per capita by HMA?</li> <li>• Are all LPAs on the same timeline regarding the preparation of their LHMA's?</li> </ul>	Draft modified to reflect comments through document including Section 3.3, 3.4 and this appendix	No additional data

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<ul style="list-style-type: none"> <li>• Challenge of bringing forward Affordable homes in current economy</li> <li>• Bringing forward more 1 bed properties to fulfil need.</li> <li>• Spreading housing across the County</li> <li>• Demand for 1 bed properties in Llangollen</li> <li>• Difficulty for older residents moving to more suitable housing.</li> <li>• Bungalows</li> <li>• Empty properties</li> </ul> <p>Producing the LHMA has taken a massive amount of work and time from officers, no exact timeline is available at this point, but officers are anticipating that final figures and report will be available and will be brought back to Members in the next few months. Officers will look at per capita by HMA. – <b>to be reported to next SPG meeting</b></p> <p>Local authorities across Wales are at different stages in producing their own LHMA's. All local authorities will need to submit an LHMA to Welsh Government before the end of March 2024. Bringing forward Affordable housing will become more difficult as the cost of housing goes up. Denbighshire County Council brings forward as much affordable housing as possible. In the past year the Council brought forward a record amount of affordable housing – 284 affordable homes in 2021-2022</p>		

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<p>The LHMA will be key in bringing forward more 1-bedroom properties to address the need in the County. The LHMA will provide evidence that there is a need and will be key in negotiating with developers to include more 1-bedroom properties in developments, however 1 bed properties are not suitable for every housing development.</p> <p>Bungalows are popular types of properties but are very land heavy. Try to bring forward wherever possible but has to be balanced in the approach.</p> <p>Go through the key notes for CPHHB SPG – 11/10/2023:</p> <ul style="list-style-type: none"> <li>- Number of private landlords is decreasing in the county;</li> <li>- Need for bungalows;</li> <li>- High level of housing need across Denbighshire especially in the north of the County</li> <li>- Need for 1 bedroom properties (mismatch to the current social stock – mainly 3 bedroom)</li> <li>- Desire for more bungalows</li> <li>- Need to highlight refugees</li> </ul> <p>SPG on 13/03/2024 (LHMA presentation):</p> <ul style="list-style-type: none"> <li>• Hard to read the LHMA toolkit outputs tables</li> <li>• Under occupancy of Social Housing not mentioned in assessment</li> <li>• Need for 1 bed properties - Demographic</li> <li>• Need vs preference of residents.</li> </ul>		

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<ul style="list-style-type: none"> <li>• More emphasis needed on why landlords are leaving the private rented sector and the effects this has having on people presenting as homeless.</li> <li>• Lifetimes of the LDP and the LHMA not matching</li> <li>• Potentially missing out on people who are in need of accommodation, as they haven't put names forward to Tai Teg or SARTH.</li> </ul> <p>The tables in Appendix 3 have been pulled directly from the LHMA toolkit and it is a requirement to include them, simplified tables will be produced and be part of the main report.</p> <p>Text will be added to the assessment with regards to Under Occupancy of properties. Demographic of who requires 1 bed properties is not available, the need is established by household. For residents putting their names down on the Tai Teg register, those applying need to demonstrate a local connection. Denbighshire County Council has recently introduced a new policy which requires residents to demonstrate that they have a local connection to the area that they are applying for housing. Landlords leaving the private rented sector is not unique to Denbighshire, Landlords across the Country are leaving for various reasons. More text will be added to the assessment to reflect this and the effect this having on Homelessness presentations.</p>		

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
Denbighshire Tenants and Residents Association	<p>Mainly need for 2/3 bedroom homes – families, some bungalows and terraced are needed as well. Empty homes – action needed, abandoned properties. It is hard to access the private rented sector. Lack of different builders in Denbighshire. Lack of housing supply. Mortgages are cheaper than renting. Rents history for credit history. Older people – lack of lifts for first or higher floors; and liked the new Extra Care development in Denbigh. Need a mixture of housing types - 1 bedroom properties need to be bigger – too small and no flexibility if ill and need you family to stay with you. Need more storage for scooters. More choice of property in the social rented sector. Young family provision is very important due to a lack of affordability. The choice of older person accommodation needs to be broader and promote intergenerational mixing. Transfers into better quality housing developments need to be considered more seriously.</p>	Section 3.3 (key characteristics of the Denbighshire Housing System and 3.4 (specific housing needs). This appendix	Wide range of issues highlighted especially in terms of older persons accommodation. Range of sizes and options for accommodation
Estate and lettings agent – telephone interview	<p><b>Williams Estates – Rhyl branch (12/04/2024)</b></p> <ul style="list-style-type: none"> <li>- Difficulty selling 1 bedroom properties as the majority of people aspire to 2 or more bedrooms – 1 bed properties tend to remain on the market unsold;</li> <li>- Wide range of sizes and prices for properties - £110k to 800K</li> <li>- Increased house prices since Covid-19 but affordability is reduced due to high mortgage rates and the cost of living (reduced household money);</li> <li>- The sales of properties over £250K has reduced – affordability despite the covid induced race for space;</li> <li>- Faster sales of smaller and cheaper properties</li> <li>- Increase cost of materials and labour for kitchens, bathrooms, etc.</li> <li>- Need to increasingly manage the expectations of seller – want too much for their properties</li> </ul>	Section 3.3 and 3.4 This appendix	To be added



Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<ul style="list-style-type: none"> <li>- Other estate agents are overvaluing properties to just get the listing;</li> <li>- New build homes are too expensive – premium for new build but builders price expectations are too high;</li> <li>- Affordability is stretched due to interest rates and the cost of living – some softening of the market.</li> </ul> <p><b><u>Wingetts estate agent (Llangollen) – 19/04/24</u></b></p> <ul style="list-style-type: none"> <li>- High need/demand for properties – short of supply (phone calls, emails every day asking for properties)</li> <li>- Loss of Council properties through the Right to Buy – lady selling – bought for £9k and selling for £250K</li> <li>- Issues with closing of some temporary homelessness accommodation – helped one young lad – DCC guaranteed 6 months rent (no permanent contract for his job). Many had to go somewhere else due the lack of supply</li> <li>- Lack of new build in the area due to the issues with phosphates</li> <li>- Need for more Council Housing estates – larger properties</li> <li>- Mortgage rates are seriously impacting affordability and people struggling to affordable private rented (doubled in cost)</li> <li>- Cost of living – people are struggling financially</li> <li>- Rentsmart has had a negative affect (licensing) – more criteria and many landlords have sold their stock especially the smaller stock that drives the housing market forward. More staff to deal with it</li> <li>- Issue of holiday lets – previously residential stock</li> <li>- More sales are falling through due to long chains – more properties fall through in the last 12 months than the last 5 years – due to affordability issues</li> <li>- General lack of housing supply – rented and owner occupation</li> <li>- The office deals within a 20 mile radius of Llangollen</li> </ul>		

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<ul style="list-style-type: none"> <li>- Tight criteria for tenants and very few bad tenants</li> <li>- If they increase the EPC (Private rented sector) to a higher level then more people will lose their homes. Generally people don't move due the lack of supply and rent will be higher than they are already paying (can't afford it)</li> <li>- Some landlords selling due property/ies being their retirement fund – rents smart issues</li> <li>- Builders don't have the margins and move away from the area</li> <li>- Rentsmart regulation has resulted in 5% loss of properties from the private rented sector</li> <li>- General lack of turnover of rental properties</li> <li>- Main need for 2/3 bedroom for young families and properties for families with 2/3 children</li> <li>- Housing market – no big change in the next 6 months – lack of supply and people struggling to get deposits to buy</li> <li>- Loss of help to buy means new build (rare currently) are out of reach for most people</li> <li>- Home sellers told to look at 2019 or 2023 prices – ignore 2020/21/22 data</li> </ul>		
<p>Economic and Business Development – teams meeting with James C Evans, Economic &amp; Business Development Manager – 14/02/24</p>	<p>Need to involve housing in regeneration projects. Need for more flexibility in terms of housing sizes – 1 bedroom are too small and lack flexibility of use (minimum of 2 bedroom). Employers are only occasionally highlight housing as an issue for employees. Affordability issues with housing given local income levels. High housing need figures for the County</p>	<p>Comments noted This appendix</p>	<p>None available. Provided them with income data to assist with their activities</p>
<p>Homelessness - Regular discussions at the Corporate Plan Housing and Homelessness Board, larger Properties group and</p>	<p>Need for single person accommodation and larger family homes Increase the supply of accommodation of generally.</p> <p>Discussed on 07/03/2024:</p>	<p>Section 3.3 Section 3.4 This appendix</p>	

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
discussion with Shannon Richardson – 07/03/2024	<ul style="list-style-type: none"> <li>- Relatively high numbers in temporary and emergency accommodation</li> <li>- Majority of homeless households are single person</li> <li>- 179 homeless households in emergency accommodation and 157 in temporary accommodation (reduced recently)</li> <li>- The average length of time in emergency accommodation is over 259 days and for temporary accommodation is 409 days</li> <li>- Leased accommodation is used as well and working with landlords – some issues with legal costs</li> <li>- Issue for young people and especially under 35 years old – single room rent housing benefit restrictions – often the breakdown of relationships with family</li> <li>- Need for accommodation for homeless households – mainly smaller households and some larger households</li> <li>- Welsh Government funding criteria is often very specific in terms of uses</li> <li>- Lack of properties with adaptations – real issues rehousing them</li> <li>- Cost of B &amp; B are very high compared to providing permanent housing solutions</li> <li>- Wants to dovetail into the HHS – wants to have a discussion to see if a separate homelessness (summation of existing ones is that the best step or not – discussion needed)</li> <li>- Shannon provided further homeless statistics</li> </ul>		
Health Care & Social Work departments – discussions with Social Workers and Occupation Therapist	Regular discussions with OTs as a part of developing a programme of potential future schemes. Specific input into the Specific housing needs section – need for rural adapted properties, no learning disabilities commissioner.	Specific housing needs in Section 3.4 (a-f) This appendix	

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<p>Need for Learning Disabilities properties across the County – pipeline of potential properties has been developed with DCC and the RSLs</p> <p>Provided numbers for asylum seekers, refugees and the background information and lessons learnt from working with these groups</p> <p>Specialist Housing Group data – numbers</p> <p>Updates on homeless and needs for people in temporary accommodation.</p> <p>Current and future schemes across the County – Housing Care Fund and Social Housing Grant</p>		
Lettings agent/s	<p><b><u>Williams Estates – Rhyl branch – 15/04/2024</u></b></p> <ul style="list-style-type: none"> <li>- Cover North Wales – Rhyl, Rhuddlan, Denbigh (North of the County)</li> <li>- Real lack of supply in terms of private rented properties</li> <li>- Lots of private landlords have sold their properties for a range of reasons – e.g. high interest rates, etc.</li> <li>- Limited supply has driven the price up – high levels of people looking for properties</li> <li>- If a family take a 3 bed house (high rent) they often only stay for 6 months and then move to a cheaper property</li> <li>- Recent 3 bed bungalow in Rhyl has gone for £975 per calendar month</li> <li>- Manage the expectations of private landlords – better to rent out as a long term tenancy and lower the rent than</li> </ul>	Section 3.3 and 3.4 This appendix	To be added

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<p>be re-renting and undertaking work on the property every 6 months</p> <ul style="list-style-type: none"> <li>- Often are reletting to people who have a proven track record for paying the rent and looking after a property – no waiting lists but have local intelligence</li> <li>- In April (15<sup>th</sup>) they have only let 15 properties in northern Denbighshire (low)</li> <li>- Use the Rent Deposit Scheme – Welsh Government</li> <li>- Cost of living is hitting people hard – affordability</li> <li>- Lots of people contact us regularly looking for properties</li> <li>- Main need for 2 or 3 bedroom properties and occasionally want 4 or more bedrooms (cost is too high and often may do with 3 bedroom so it is cheaper to afford).</li> </ul> <p><b><u>Discuss with Wingetts estate agent (Llangollen) – 19/04/24</u></b></p> <ul style="list-style-type: none"> <li>- High need/demand for properties – short of supply (phone calls, emails every day asking for properties)</li> <li>- Loss of Council properties through the Right to Buy – lady selling – bought for £9k and selling for £250K</li> <li>- Issues with closing of some temporary homelessness accommodation – helped one young lad – DCC guaranteed 6 months rent (no permanent contract for his job). Many had to go somewhere else due the lack of supply</li> <li>- Lack of new build in the area due to the issues with phosphates</li> <li>- Need for more Council Housing estates – larger properties</li> <li>- Mortgage rates are seriously impacting affordability and people struggling to affordable private rented (doubled in cost)</li> <li>- Cost of living – people are struggling financially</li> </ul>		

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<ul style="list-style-type: none"> <li>- Rentsmart has had a negative affect (licensing) – more criteria and many landlords have sold their stock especially the smaller stock that drives the housing market forward. More staff to deal with it</li> <li>- Issue of holiday lets – previously residential stock</li> <li>- More sales are falling through due to long chains – more properties fall through in the last 12 months than the last 5 years – due to affordability issues</li> <li>- General lack of housing supply – rented and owner occupation</li> <li>- The office deals within a 20 mile radius of Llangollen</li> <li>- Tight criteria and very few bad tenants</li> <li>- If they increase the EPC (Private rented sector) to a higher level then more people will lose their homes. Generally people don't move due the lack of supply and rent will be higher than they are already paying (can't afford it)</li> <li>- Some landlords selling due property/ies being their retirement fund – rentsmart issues</li> <li>- Builders don't have the margins and move away from the area</li> <li>- Rentsmart regulation has resulted in 5% loss of properties from the private rented sector</li> <li>- General lack of turnover of rental properties</li> <li>- Main need for 2/3 bedroom for young families and properties for families with 2/3 children</li> <li>- Housing market – no big change in the next 6 months – lack of supply and people struggling to get deposits to buy</li> <li>- Loss of help to buy means new build (rare currently) are out of reach for most people</li> <li>- Home sellers told to look at 2019 or 2023 prices – ignore 2020/21/22 data</li> </ul>		

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
<p>Planning, Public Protection and Countryside Services – Team meetings and specific emails</p>	<p>Provided the background information and data on Disabled Facilities Grants Demand outstrips funding Refocusing on a Value for Money approach to make funding go further and maximise the number of households assisted – working closely the Occupation Therapists</p>	<p>Section 3.4 - specific housing needs section This appendix</p>	<p>Data provided and added to the LHMA</p>
<p>Registered Social Landlords – regularly discussed at the Affordable Housing Liaison Group and 1 to 1s with specific RSLs with development colleagues. Specific meeting with RSL Housing Management to discuss the LHMA on 27 March 2024</p>	<p>Discussions highlighted (6 Registered Social Landlords):</p> <ul style="list-style-type: none"> <li>- General information on stock level, turnover and current stock provided;</li> <li>- Specific data feed into the LHMA toolkit – outturn, stock information</li> <li>- Highlighted the chronic need for smaller properties</li> <li>- Some need for larger 4 or more bedroom properties</li> <li>- Lack of social stock turnover</li> <li>- Warned against 1 bedroom properties – need for flexibility of use to ensure they are future proof (ability to remove walls if necessary on newer properties)</li> <li>- Appetite for a regular regional operation meeting – I stated that we meet the other Local Authorities and meet with development side of RSLs regularly. Offered for 1 of use to attend – useful for all parties (RSLs are organising it)</li> <li>- Looking at revising the Sarth policy so strategic moves are prioritised and more transparent than managed moves – need to feed in data/intelligence for this and happy to do this but not all Local Authorities are in the same situation</li> <li>- Access to 3 bed house (majority of the social rented stock) is similar as years ago but access to other types and size is limited given the lack of movement between housing tenures – lack of churn in the housing system (churn is critical for the housing system operation)</li> </ul>	<p>Section 3.3 Specific housing needs – section 3.4 This appendix</p>	<p>Provided a range of data for the LHMA toolkit</p>

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<ul style="list-style-type: none"> <li>- DCC – larger properties and actively taking to encourage people to release larger properties and move to a smaller one. Under-occupation is a big concern – around a third of all housing is underoccupied in the UK and not the best use of stock. A single person living in a 3BH causes lots of issues</li> <li>- Ageing population but limited numbers want to move to sheltered as prefer to live in their long term home.</li> <li>- Critical issue – to find more ways to encourage people to move and improve housing system churn</li> <li>- If Housing Benefit was amended to remove single room rate and bedroom tax the use of properties would improve Need for more to move to low cost homeownership and free up RSL/DCC housing stock (people can't afford market properties)</li> <li>- Rent to buy properties – most people are deferring the option to buy as they cannot afford it – e.g. 2 working people and want to buy a property but if they have a mortgage their housing costs will increase by £490 a month and cannot afford to buy it – interest rates, cost of living</li> <li>- Shared Ownership is working well and people are staircasing up in terms of the amount that they owe</li> <li>- Issues in terms of Shared Ownership and Right to Own – affordability issues and the number of lenders whom people can use has decreased significantly in the last few years</li> <li>- Tai Teg – equality impact assessment that must allow those on H. Benefit to apply but when looking at applications for the Prestatyn sites they cannot afford immediate rented on H. Benefit alone</li> <li>- New standard tenancy agreements mean that mutual exchanges (swaps) are no longer allowed between Council and RSL tenants like in the private rented sector – this reduces the movement</li> </ul>		



Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<p>within affordable housing properties and makes best use of stock less likely when it needs to increase as properties are limited</p> <ul style="list-style-type: none"> <li>- Noted that some people with Rent to Own properties are in rent arrears already</li> <li>- Specialist Housing Group – issues with property viable due to the need for larger properties (higher cost) and the amount of work needed to meet the applicant’s needs. Large need for larger properties but with a ground floor bedroom or large bungalow</li> <li>- In terms of social rented turnover – North Wales Housing – approx. 6%, 6.5% for Denbighshire CC – the other RSLs will email me</li> <li>- No other data to provide – just current social rented turnover and have contributed previously to the LHMA</li> </ul>		
<p>Rural Housing Enabler/Affordable Homes Team Manager – Grwp Cynefin – 20/03/2024</p>	<p>DCC do not pay annually for the RHE service but broker rural surveys as and went needed.</p> <p>In rural area there are increasing amount of single people applying for properties – tend to be 2 bed or more in rural areas.</p> <p>Relationship breakdown is creating the need for more homes – x 2 housing need if a family breaks down.</p> <p>People have often bought or rent a larger properties due to the race for space and the need for area to work from home during Covid-19. Reverse pressures due to the cost of living and interest rates to seek smaller properties to keep costs lower as well.</p> <p>Key issue is the availability of affordable land to develop in rural area. Cost of development are higher and very small sites of 4 homes are not financially viable. Plots of land should be bought forward as groups of sites to get cost lower and benefit from economies of scale.</p>	<p>Section 3.3 Specific Housing needs – section 3.4 This appendix</p>	<p>Tai Teg already utilised for the LHMA toolkit – no further data.</p>

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<p>Issue that people have had to move out of a specific rural area due to a lack of housing availability (&amp; affordability). Need to factor in previous residence into local connection criteria.</p> <p>Rural communities need new housing and people to support local businesses and school. School closure is an issue in rural communities.</p> <p>Generally need for 2/3 bedroom properties in rural areas – ½ person households want a 2 bed bungalow so family can visit. Little/no need for flats.</p> <p>Transport is a key factor in rural areas especially if the household has no car.</p> <p>Rents in rural area are higher and even the same for immediate rented properties – recent property for £700 (outside Denbighshire).</p> <p>Bank of Mum and Dad is a key way people can access rural area but this will not last forever.</p> <p>4 x income is generally what is being used by lenders – incomes in Denbighshire are relatively limited compared to house prices (higher in rural areas).</p> <p>No further data – Tai Teg data has been fed into the LHMA toolkit.</p>		
<p>Shelter Cymru – detailed discussion with Wendy Dearden, Policy Manager (20/02/2024)</p>	<p>Homelessness data isn't given enough importance in the LHMA and toolkit. Need to prioritise social housing. Risk of homelessness is key – temporary accommodation and need to increase the allocation of housing to homeless people. Hidden housing – intergenerational families. Previous granny annex used for age 20-30s as can't afford their own accommodation. Intergenerational families – grandparents to help with grandchild care. High cost of housing. Prison leavers. Single people – smaller accommodation. Stigma surrounding social housing - need to educate all</p> <p>Priorities</p>	<p>Section 3.3 and 3.4 This appendix</p>	<p>There is data for services in Denbighshire - requested on 22/02/24</p>

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
	<p>Smaller properties especially for single people. Adapted properties            Cost of living and affordability – key issues            Backlog of homeless people in temporary and emergency accommodation. Need more housing supply. Housing system is not flowing – lack of movement between tenures. Need more empty properties to be bought back into use (can't rely on just the Planning system).</p>		
<p>Veterans - through a Teams meeting with Ian Pritchard on 26/02/2024 (works with Veterans across North Wales and is based in Wrexham CBC)</p>	<p>Veterans need a range of properties but mainly ½ bedrooms for single household or 2 bed if have access to children. Larger families who have done longer service normally have a housing solution organised when they leave the armed forces. Those veterans with short service tend to need some form of housing as living with parents is impossible or unwanted option.            Veterans – range of properties. They work across North Wales.</p> <p>Main issues for LHMA            - lack of housing turnover across all tenures – not much available currently            - affordability – rented and homebuying – need deposit and rent in advance normally in the PRS            - Some veterans have mental health issues and need supported housing – none specifically available in Denbighshire but some in Conwy and two in Wrexham            - Veterans housing needs are similar to the general population – range of sizes needed</p> <p>No data but will check with colleague who was unable to attend and will email though it if there is any. Provided details of the Welsh Government veterans pathway</p>	<p>Section 3.3, 3.4 and this appendix</p>	<p>None but will check with colleague who was unable to attend and email through if there is any data available</p>

Stakeholders and method of consultation	What information was supplied?	How it is reflected in LHMA	Comments
Welsh Government	Specific sessions on the LHMA toolkit 5 versions of the LHMA toolkit - Specific questions about the LHMA to the ADHL generic email – issues with tool – Updates in terms of the LHMA approach Various check on the LHMA toolkit – different versions Discussions with other North Wales Local Authorities	Comments noted and actioned Appendix D This appendix	None

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# Appendix D – Full LHMA output tables

In addition to the simpler LHMA outputs in main text of the document – here are the full LHMA output tables for the various population projections:

Average annual additional housing need estimates using the Welsh Government PRINCIPAL household projections								
<b>FIRST 5 YEARS OF THE LHMA PERIOD</b>								
Estimated average annual additional housing need (gross need before planned supply and turnover of existing stock)	Affordable housing		Market housing (newly arising need only)		Total			
	684		58		742			
	↓ Less planned supply and turnover of existing stock		↓ Newly arising need: 30 Existing unmet need: 654					
Estimated annual average additional affordable housing need, net of planned supply and turnover of existing stock	400		of which		Intermediate rent and LCHO		Social rent	
	400				242		159	
Basis of the household projections								
Principal								
<b>Detailed breakdown of the additional housing need estimates over the first 5 years of the LHMA period</b>								
<b>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)</b>								
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)
<b>Additional housing need estimates by tenure</b>	85	33	13	28	159	153	89	400
Rhyl	-	-	-	0	0	61	31	92
Prestatyn	10	7	3	6	26	31	18	75
Rhuddlan / Dyserth	30	17	8	7	62	18	11	90
Elwy	16	6	2	5	29	8	5	42
Denbigh Town	-	-	-	0	0	10	12	22
Denbigh Rural	10	0	0	3	14	1	1	16
Ruthin Town	-	-	-	-	-	11	8	19
Ruthin Rural	13	3	-	4	21	4	2	26
Edeimion	4	-	-	2	6	2	-	8
Llangollen	-	-	-	1	1	7	2	10
	11	-	-	-	-	-	-	-
	12	-	-	-	-	-	-	-
	13	-	-	-	-	-	-	-
	14	-	-	-	-	-	-	-
	15	-	-	-	-	-	-	-
	16	-	-	-	-	-	-	-
	17	-	-	-	-	-	-	-
	18	-	-	-	-	-	-	-
	19	-	-	-	-	-	-	-
	20	-	-	-	-	-	-	-

**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)	(b)	(c)	(d)	(e)	(f)	(g)
	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)
<b>Additional housing need estimates by tenure</b>	<b>401</b>	<b>284</b>	<b>684</b>	<b>24</b>	<b>34</b>	<b>58</b>	<b>742</b>
Rhyl	50	99	150	5	5	10	160
Prestatyn	92	61	152	5	6	11	163
Rhuddlan / Dyserth	72	31	103	2	3	6	108
Elwy	63	16	79	2	4	6	86
Denbigh Town	24	32	55	2	3	5	60
Denbigh Rural	24	5	28	1	3	4	33
Ruthin Town	14	20	35	2	2	4	39
Ruthin Rural	34	7	41	2	5	7	48
Edeimion	16	2	18	1	2	3	21
Llangollen	12	11	23	1	2	3	25
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-

**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)	(b)	(c)	(d)	(e)	(f)	(g)
	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)
<b>Additional housing need estimates by tenure</b>	<b>21</b>	<b>9</b>	<b>30</b>	<b>24</b>	<b>34</b>	<b>58</b>	<b>88</b>
Rhyl	5	2	7	5	5	10	18
Prestatyn	6	2	8	5	6	11	18
Rhuddlan / Dyserth	2	1	3	2	3	6	9
Elwy	2	1	3	2	4	6	9
Denbigh Town	1	1	2	2	3	5	7
Denbigh Rural	1	0	1	1	3	4	5
Ruthin Town	2	1	2	2	2	4	6
Ruthin Rural	1	1	2	2	5	7	9
Edeimion	1	0	1	1	2	3	4
Llangollen	1	0	1	1	2	3	4
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-

## 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)

HMA	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
	Social rent	Intermediate rent and LCHO	Affordable Housing (c) = (a) + (b)	Social rent	Intermediate rent and LCHO	Affordable Housing (c) = (a) + (b)
<b>Additional housing need estimates by tenure</b>	<b>67</b>	<b>87</b>	<b>153</b>	<b>1,002</b>	<b>1,300</b>	<b>2,302</b>
Rhyl	4	32	36	54	481	535
Prestatyn	12	18	30	185	267	452
Rhuddlan / Dyserth	22	10	32	331	150	481
Elwy	11	5	16	163	73	236
Denbigh Town	1	8	9	14	119	133
Denbigh Rural	5	1	6	75	13	88
Ruthin Town	1	7	8	16	103	119
Ruthin Rural	8	2	10	113	33	147
Edeimion	3	1	3	39	12	50
Llangollen	1	3	4	11	48	59
11	-	-	-	-	-	-
12	-	-	-	-	-	-
13	-	-	-	-	-	-
14	-	-	-	-	-	-
15	-	-	-	-	-	-
16	-	-	-	-	-	-
17	-	-	-	-	-	-
18	-	-	-	-	-	-
19	-	-	-	-	-	-
20	-	-	-	-	-	-

### Data items / Key assumptions

	Basis	2022/23	2023/24	2024/25	2025/26	2026/27
<b>Change in income growth</b>	Default	2.33%	2.76%	2.84%	2.77%	3.58%
<b>Change in house prices</b>	Default	-1.12%	-5.67%	1.14%	3.43%	3.59%
<b>Change in private rent prices</b>	Default	5.04%	1.77%	1.67%	1.86%	2.49%
<b>Change in income distribution growth</b>	No change	0.00%	0.00%	0.00%	0.00%	0.00%

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	Financial year
Household projection basis	Principal	

<b>Percentage of households considered for owner occupier tenure that go on to buy</b>	50%
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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
Rhyl	£ 114,704	4.4	£ 18,107	£ 23,470
Prestatyn	£ 133,492	4.4	£ 20,394	£ 26,327
Rhuddlan / Dyserth	£ 155,494	4.4	£ 20,465	£ 26,265
Elwy	£ 153,269	4.4	£ 19,053	£ 23,903
Denbigh Town	£ 128,548	4.4	£ 14,940	£ 20,433
Denbigh Rural	£ 175,518	4.4	£ 14,643	£ 19,387
Ruthin Town	£ 145,482	4.4	£ 19,974	£ 25,029
Ruthin Rural	£ 197,754	4.4	£ 15,771	£ 21,225
Edeimion	£ 108,771	4.4	£ 14,914	£ 18,217
Llangollen	£ 150,302	4.4	£ 16,443	£ 21,611
11		4.4		
12		4.4		
13		4.4		
14		4.4		
15		4.4		
16		4.4		
17		4.4		
18		4.4		
19		4.4		
20		4.4		





**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)	(b)	(c)	(d)	(e)	(f)	(g)
	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)
<b>Additional housing need estimates by tenure</b>	<b>416</b>	<b>290</b>	<b>706</b>	<b>40</b>	<b>58</b>	<b>99</b>	<b>804</b>
Rhyl	54	101	155	8	9	17	172
Prestatyn	96	62	158	8	10	18	176
Rhuddlan / Dyserth	74	31	105	4	6	10	114
Elwy	65	16	81	4	6	10	92
Denbigh Town	25	32	57	3	5	8	65
Denbigh Rural	24	5	29	2	5	7	36
Ruthin Town	15	21	36	3	4	7	43
Ruthin Rural	35	8	43	4	8	12	55
Edeirnion	16	2	19	2	3	4	23
Llangollen	12	11	23	2	3	4	28
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-

**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)	(b)	(c)	(d)	(e)	(f)	(g)
	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)
<b>Additional housing need estimates by tenure</b>	<b>36</b>	<b>16</b>	<b>51</b>	<b>40</b>	<b>58</b>	<b>99</b>	<b>150</b>
Rhyl	9	4	13	8	9	17	30
Prestatyn	10	4	13	8	10	18	31
Rhuddlan / Dyserth	4	2	5	4	6	10	15
Elwy	3	1	4	4	6	10	15
Denbigh Town	2	1	4	3	5	8	12
Denbigh Rural	1	1	2	2	5	7	9
Ruthin Town	3	1	4	3	4	7	10
Ruthin Rural	2	1	3	4	8	12	15
Edeirnion	1	0	2	2	3	4	6
Llangollen	1	1	2	2	3	4	6
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-

### 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)

HMA	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
	Social rent	Intermediate rent and LCHO	Affordable Housing	Social rent	Intermediate rent and LCHO	Affordable Housing
			(c) = (a) + (b)			(c) = (a) + (b)
<b>Additional housing need estimates by tenure</b>	<b>80</b>	<b>93</b>	<b>173</b>	<b>1,193</b>	<b>1,397</b>	<b>2,590</b>
Rhyl	6	34	40	93	503	596
Prestatyn	16	19	36	245	290	535
Rhuddlan / Dyserth	24	11	34	355	160	515
Elwy	12	5	18	183	81	264
Denbigh Town	2	9	10	23	128	151
Denbigh Rural	5	1	7	81	17	98
Ruthin Town	2	7	9	28	109	137
Ruthin Rural	8	3	11	123	41	165
Edeirnion	3	1	4	45	15	59
Llangollen	1	3	5	17	52	69
11	-	-	-	-	-	-
12	-	-	-	-	-	-
13	-	-	-	-	-	-
14	-	-	-	-	-	-
15	-	-	-	-	-	-
16	-	-	-	-	-	-
17	-	-	-	-	-	-
18	-	-	-	-	-	-
19	-	-	-	-	-	-
20	-	-	-	-	-	-

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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	No change	0.00%	0.00%	0.00%	0.00%	0.00%

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	Financial year
Household projection basis	Higher Variant	

Percentage of households considered for owner occupier tenure that go on to buy	50%
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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
Rhyl	£ 114,704	4.4	£ 18,107	£ 23,470
Prestatyn	£ 133,492	4.4	£ 20,394	£ 26,327
Rhuddlan / Dyserth	£ 155,494	4.4	£ 20,465	£ 26,265
Elwy	£ 153,269	4.4	£ 19,053	£ 23,903
Denbigh Town	£ 128,548	4.4	£ 14,940	£ 20,433
Denbigh Rural	£ 175,518	4.4	£ 14,643	£ 19,387
Ruthin Town	£ 145,482	4.4	£ 19,974	£ 25,029
Ruthin Rural	£ 197,754	4.4	£ 15,771	£ 21,225
Edeirnion	£ 108,771	4.4	£ 14,914	£ 18,217
Llangollen	£ 150,302	4.4	£ 16,443	£ 21,611
11		4.4		
12		4.4		
13		4.4		
14		4.4		
15		4.4		
16		4.4		
17		4.4		
18		4.4		
19		4.4		
20		4.4		



**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	(d) Owner occupier	(e) Private rented sector	(f) Market Housing	(g) Additional housing need
			(c) = (a) + (b)			(f) = (d) + (e)	(g) = (c) + (f)
<b>Additional housing need estimates by tenure</b>	<b>382</b>	<b>275</b>	<b>658</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>664</b>
Rhyl	46	97	143	1	1	1	144
Prestatyn	87	59	145	1	1	1	146
Rhuddlan / Dyserth	70	30	100	0	0	1	100
Elwy	62	15	77	0	0	1	78
Denbigh Town	23	31	54	0	0	1	54
Denbigh Rural	23	4	28	0	0	0	28
Ruthin Town	13	20	33	0	0	0	33
Ruthin Rural	33	7	40	0	1	1	41
Edeirnion	15	2	17	0	0	0	17
Llangollen	11	11	22	0	0	0	22
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-

**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)
<b>Additional housing need estimates by tenure</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>9</b>
Rhyl	1	0	1	1	1	1	2
Prestatyn	1	0	1	1	1	1	2
Rhuddlan / Dyserth	0	0	0	0	0	1	1
Elwy	0	0	0	0	0	1	1
Denbigh Town	0	0	0	0	0	1	1
Denbigh Rural	0	0	0	0	0	0	1
Ruthin Town	0	0	0	0	0	0	1
Ruthin Rural	0	0	0	0	1	1	1
Edeirnion	0	0	0	0	0	0	0
Llangollen	0	0	0	0	0	0	0
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-

### 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)

HMA	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
	Social rent	Intermediate rent and LCHO	Affordable Housing	Social rent	Intermediate rent and LCHO	Affordable Housing
			(c) = (a) + (b)			(c) = (a) + (b)
<b>Additional housing need estimates by tenure</b>	<b>51</b>	<b>78</b>	<b>129</b>	<b>762</b>	<b>1,176</b>	<b>1,939</b>
Rhyl	0	30	31	6	452	458
Prestatyn	7	16	23	110	237	347
Rhuddlan / Dyserth	20	9	29	301	137	438
Elwy	9	4	13	138	63	201
Denbigh Town	0	7	7	2	108	110
Denbigh Rural	5	1	5	68	8	75
Ruthin Town	0	6	6	2	95	97
Ruthin Rural	7	2	8	101	23	124
Edeirnion	2	1	3	31	8	39
Llangollen	0	3	3	5	44	49
11	-	-	-	-	-	-
12	-	-	-	-	-	-
13	-	-	-	-	-	-
14	-	-	-	-	-	-
15	-	-	-	-	-	-
16	-	-	-	-	-	-
17	-	-	-	-	-	-
18	-	-	-	-	-	-
19	-	-	-	-	-	-
20	-	-	-	-	-	-

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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	No change	0.00%	0.00%	0.00%	0.00%	0.00%

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	Financial year
Household projection basis	Lower Variant	

Percentage of households considered for owner occupier tenure that go on to buy	50%
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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
Rhyl	£ 114,704	4.4	£ 18,107	£ 23,470
Prestatyn	£ 133,492	4.4	£ 20,394	£ 26,327
Rhuddlan / Dyserth	£ 155,494	4.4	£ 20,465	£ 26,265
Elwy	£ 153,269	4.4	£ 19,053	£ 23,903
Denbigh Town	£ 128,548	4.4	£ 14,940	£ 20,433
Denbigh Rural	£ 175,518	4.4	£ 14,643	£ 19,387
Ruthin Town	£ 145,482	4.4	£ 19,974	£ 25,029
Ruthin Rural	£ 197,754	4.4	£ 15,771	£ 21,225
Edeirnion	£ 108,771	4.4	£ 14,914	£ 18,217
Llangollen	£ 150,302	4.4	£ 16,443	£ 21,611
	11	4.4		
	12	4.4		
	13	4.4		
	14	4.4		
	15	4.4		
	16	4.4		
	17	4.4		
	18	4.4		
	19	4.4		
	20	4.4		





**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)
<b>Additional housing need estimates by tenure</b>	<b>412</b>	<b>289</b>	<b>701</b>	<b>37</b>	<b>53</b>	<b>90</b>	<b>791</b>
Rhyl	53	100	154	8	8	16	170
Prestatyn	95	62	157	8	9	17	173
Rhuddlan / Dyserth	73	31	104	4	5	9	113
Elwy	65	16	81	4	6	10	90
Denbigh Town	25	32	57	3	5	8	64
Denbigh Rural	24	5	29	2	5	7	36
Ruthin Town	15	21	36	3	4	6	42
Ruthin Rural	35	8	42	3	8	11	53
Edeirnion	16	2	18	2	2	4	22
Llangollen	12	11	23	1	2	4	27
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-

**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 (c) = (a) + (b)	(d) Owner occupier	(e) Private rented sector	(f) Market Housing (f) = (d) + (e)	(g) Additional housing need (g) = (c) + (f)
<b>Additional housing need estimates by tenure</b>	<b>32</b>	<b>14</b>	<b>47</b>	<b>37</b>	<b>53</b>	<b>90</b>	<b>137</b>
Rhyl	8	3	12	8	8	16	27
Prestatyn	9	3	12	8	9	17	29
Rhuddlan / Dyserth	4	1	5	4	5	9	14
Elwy	3	1	4	4	6	10	14
Denbigh Town	2	1	3	3	5	8	11
Denbigh Rural	1	1	2	2	5	7	8
Ruthin Town	3	1	3	3	4	6	10
Ruthin Rural	2	1	3	3	8	11	14
Edeirnion	1	0	1	2	2	4	5
Llangollen	1	1	2	1	2	4	5
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-

**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)

HMA	Average annual estimates			15-year estimates		
	(a)	(b)	(c)			
	Social rent	Intermediate rent and LCHO	Affordable Housing	Social rent	Intermediate rent and LCHO	Affordable Housing
			(c) = (a) + (b)			(c) = (a) + (b)
<b>Additional housing need estimates by tenure</b>	<b>77</b>	<b>92</b>	<b>169</b>	<b>1,153</b>	<b>1,376</b>	<b>2,529</b>
Rhyl	6	33	39	85	498	583
Prestatyn	15	19	34	232	285	517
Rhuddlan / Dyserth	23	11	34	350	158	508
Elwy	12	5	17	179	79	258
Denbigh Town	1	8	10	21	126	147
Denbigh Rural	5	1	6	80	17	96
Ruthin Town	2	7	9	25	108	133
Ruthin Rural	8	3	11	121	40	161
Edeirnion	3	1	4	43	14	57
Llangollen	1	3	4	15	51	67
11	-	-	-	-	-	-
12	-	-	-	-	-	-
13	-	-	-	-	-	-
14	-	-	-	-	-	-
15	-	-	-	-	-	-
16	-	-	-	-	-	-
17	-	-	-	-	-	-
18	-	-	-	-	-	-
19	-	-	-	-	-	-
20	-	-	-	-	-	-

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**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	No change	0.00%	0.00%	0.00%	0.00%	0.00%

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	Financial year
Household projection basis	User Projections 1	

Percentage of households considered for owner occupier tenure that go on to buy	50%
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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
Rhyl	£ 114,704	4.4	£ 18,107	£ 23,470
Prestatyn	£ 133,492	4.4	£ 20,394	£ 26,327
Rhuddlan / Dyserth	£ 155,494	4.4	£ 20,465	£ 26,265
Elwy	£ 153,269	4.4	£ 19,053	£ 23,903
Denbigh Town	£ 128,548	4.4	£ 14,940	£ 20,433
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Ruthin Rural	£ 197,754	4.4	£ 15,771	£ 21,225
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Llangollen	£ 150,302	4.4	£ 16,443	£ 21,611
	11	4.4		
	12	4.4		
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	14	4.4		
	15	4.4		
	16	4.4		
	17	4.4		
	18	4.4		
	19	4.4		
	20	4.4		