LHMA 2023

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Why do we do an LHMA ?

- **Housing Act 1985 requirement for LAs to undertake periodic reviews of LHMAs**

- **Welsh Government require Welsh LAs to complete an LHMA every 2 years**

How is need determined?

- **Newly arising need**

- **Newly arising need from existing households**

- **Backlog of need – waiting list**

Rounding up

The LHMA template provided by Welsh Government states "*statistical rounding [sometimes] leads to totals in tables not summing correctly*: This is a common problem when calculating housing need, although it does not undermine the robustness of an LHMA when appropriately caveated."
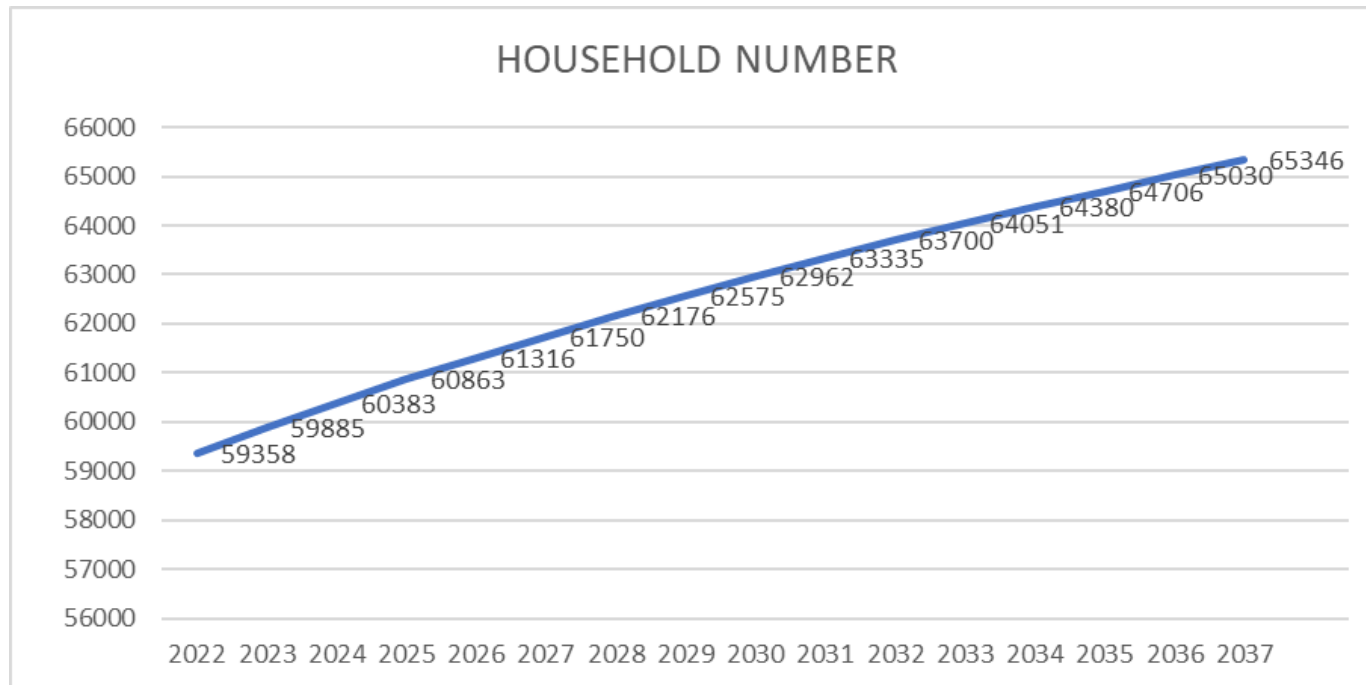
We have caveated this in the report as "Throughout the report, figures have been rounded for ease of representation and to facilitate understanding of the data, however it has led to some information not summing correctly which is a common statistical reporting issue."

Rounding Up- Example
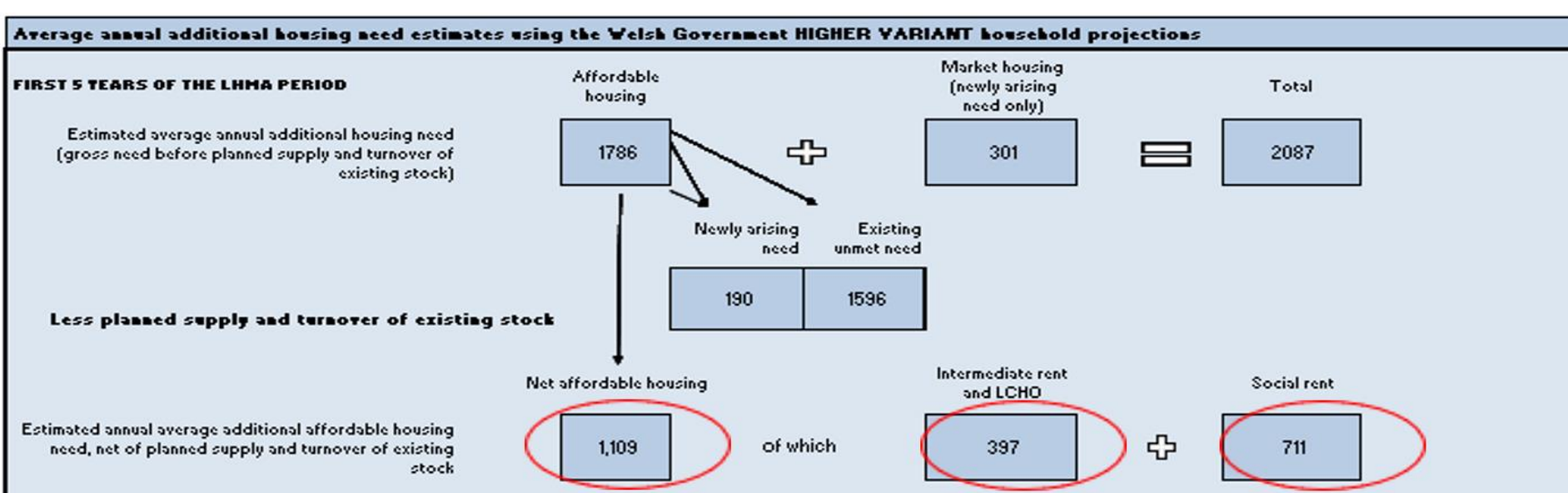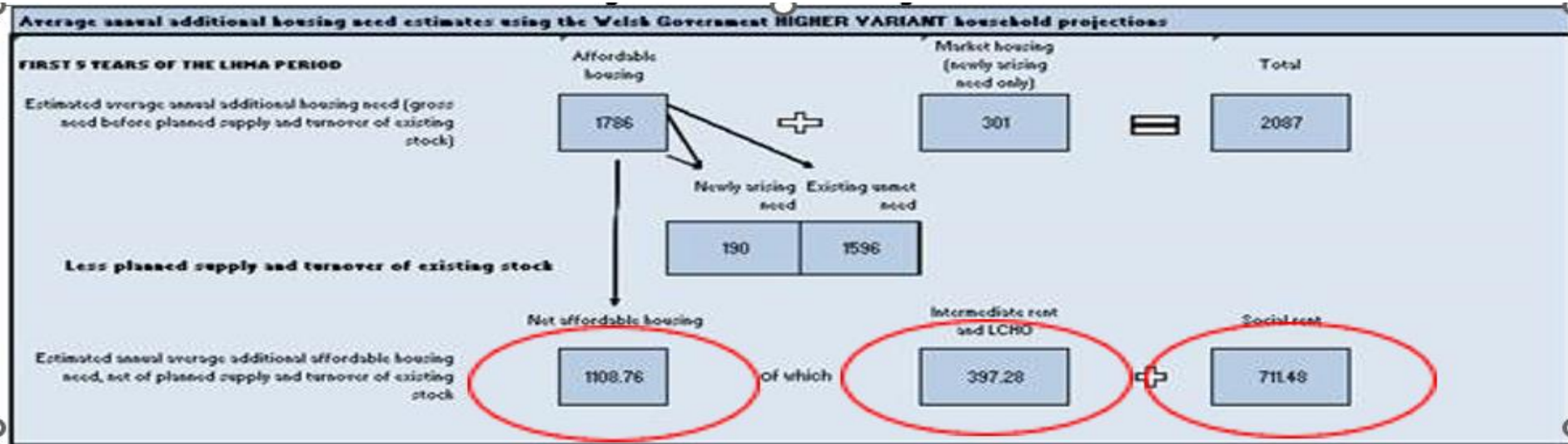
Newly Arising need – WG 2018 Household Projections

Backlog of existing need including those falling into need

HMAs	Total - Social Rent	Intermediate Housing
Barry	3,437	707
Penarth/Llandough	956	304
Cowbridge	262	158
Dinas Powys	320	148
Llandow	23	10
Llantwit Major	323	206
Peterston Super Ely	48	15
Rhoose	216	77
St Athan	161	40
St Brides Major	59	23
St Nicholas & Llancarfan	10	5
Sully	114	142
Wenvoe	142	73
Totals	**6,071**	**1,908**
Average annual need over the first 5 years	**1,214**	**382**

Supply – New Build and Re lets

Committed Supply and Re lets

one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social Rent Total	Intermediate housing	Total
196	117	70	6	**389**	3	**391**
56	26	12	1	**95**	5	**100**
22	13	8	3	**45**	12	**57**
9	9	3	0	**22**	2	**23**
0	0	1	-	**1**	-	**1**
6	5	8	0	**19**	1	**20**
0	0	1	-	**1**	1	**3**
7	7	2	-	**16**	1	**17**
8	16	11	1	**35**	1	**37**
4	2	2	0	**8**	1	**9**
1	2	1	-	**4**	9	**13**
3	12	3	1	**19**	4	**23**
4	4	1	-	**9**	-	**9**
316	214	121	13	663	40	**703**

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Headline Annual Need for Affordable Housing Over First five years of Welsh Government Tool 2023

	Social Rent	Intermediate Housing	Total
Newly Arising Need	115	39	154
Backlog	1214	382	1596
Sub Total	**1329**	**421**	**1750**
Supply	642	33	675
Net Annual Need	**687**	**388**	**1075**

Headline Need Compared to 2021

Year	Social Rent	Intermediate housing	Total
2021	915	290	1205
2023	687	388	1075

Key Findings - 1

- **Demand is greatest for one bedroom accommodation**

- **The highest demand is in Barry and Penarth/Llandough**

Key Findings - 2

HMA	one bedroom	two bedrooms	three bedrooms	four+ bedrooms	Social rent	Intermediate Housing	Total
Barry	239	73	17	16	344	158	502
Penarth/Llandough	56	35	15	5	112	63	175
Cowbridge	10	3	-	-	13	21	34
Dinas Powys	30	11	8	2	51	31	82
Llandow	2	2	-	0	4	2	6
Llantwit Major	38	23	-	2	64	40	104
Peterston Super Ely	4	5	1	1	11	2	13
Rhoose	20	6	3	1	30	16	46
St Athan	10	-	-	1	11	8	19
St Brides Major	6	2	-	1	9	4	13
St Nicholas & Llancarfan	3	0	-	0	3	1	4
Sully	10	-	-	0	10	26	36
Wenvoe	10	9	3	2	23	16	39
Additional housing need estimates by tenure	439	170	47	32	687	388	1075

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