

Meeting of:	Homes and Safe Communities Scrutiny Committee
Date of Meeting:	Wednesday, 06 November 2024
Relevant Scrutiny Committee:	Homes and Safe Communities
Report Title:	Social Housing Delivery Priorities and Social Housing Grant Update
Purpose of Report:	To highlight Council priorities for the development of new social housing and share progress with securing grant to fund the building of new homes.
Report Owner:	Miles Punter, Director of Environment and Housing
Responsible Officer:	Nick Jones – Operational Manager, Public Sector Housing
Elected Member and Officer Consultation:	<p>This report will affect all Vale residents and therefore no individual ward member consultation has been undertaken.</p> <p>The report has been reviewed by Officers from the Planning, Housing Development, Legal and Finance teams</p>
Policy Framework:	This report is within the Policy Framework and Budget.
Executive Summary:	<ul style="list-style-type: none"> The report highlights the priority areas for the development of new social housing in the Vale of Glamorgan. It also highlights how the supply of new social housing is being maximised via the use of grants and internal borrowing.

Recommendations

1. That committee considers the priority areas for the development of new social housing in the Vale of Glamorgan.
2. That committee note the progress being made to maximise the amount of grant available to enable new social housing to be built.

Reasons for Recommendations

1. To ensure that elected members have knowledge and understanding of the priorities for the development of new social housing.
2. To ensure the Council is able to secure the resources needed to maximise the development of new social housing.

1. Background

- 1.1 The Council has a Strategic and enabling role in respect of Housing. This requires it to take an overview of Housing needs and coordinate actions to address issues, (namely the shortage of social housing). This work is separate from the Council's own landlord function and is implemented via the Local Housing Strategy and associated Strategies and Plans, for example the Rapid Rehousing Plan, Housing Support Programme Strategy, Rural Housing Enabler Plan etc.
- 1.2 In order to measure Housing need across the Vale, a Local Housing Market Assessment (LHMA) is carried out every two years. This informs the Local Development Plan (LDP) and guides the approach taken to the development of new homes i.e. what type of properties are required in which areas to meet shortfalls.
- 1.3 The Vale LHMA identifies a shortfall of 1,075 affordable homes each year over the next 5 years, after relets of existing Council and Registered Social Landlord properties and new builds already in the pipeline, have been taken into account. The need is for 687 social rented homes each year and 388 intermediate homes. In light of this acute shortage of affordable housing, all opportunities to build new social rented properties are explored.
- 1.4 New social housing is delivered in two ways, via grant from Welsh Government and via planning requirements placed on housebuilders. There are two main forms of grant, Social Housing Grant (SHG), used by the Council's in-house Development team and RSL's and secondly, Transitional Accommodation Capital Programme (TACP), which tends to fund the acquisition of existing properties. The annual SHG allocation for the Vale is around £10m and the annual TACP allocation is £3.7m.

- 1.5 Social Housing Grant and TACP is paid to support priorities identified by the Local Authority as part of its strategic and enabling function. Without these grants (or contribution from housebuilders), the costs associated with the construction of new homes would mean it would not be viable to rent out the properties at affordable rents.
- 1.6 As part of its Strategic and enabling role, the Council liaises with social landlords as well as its own Development team, to identify and prioritise new housing schemes. The support of the Council and inclusion into its Programme Delivery Plan (PDP) is necessary in order to secure SHG from Welsh Government.

2. Key Issues for Consideration

A new Prospectus

- 2.1 In order to guide RSLs in terms of what Housing is required, the Council's Housing Strategy team put together a 'prospectus' setting out what homes it would prefer to see built and where. Proposals for new schemes are considered and judged against this prospectus with support given to the potential schemes which achieve the closest alignment with Council priorities.
- 2.2 A review of the existing Housing Prospectus has been carried out. This has taken into account the latest LHMA, a review of best practice and feedback from RSL partners. The new draft is at Appendix A.
- 2.3 There are several different criteria which new schemes are judged against. These include alignment with the Council's priorities, deliverability (in terms of likelihood of getting work started on site) and also sustainability i.e. links with existing amenities, access to shops, schools, public transport etc.
- 2.4 The most important criteria, however, is meeting identified housing need. In light of the fact that grant available is not sufficient to meet all needs, it needs to be targeted towards the biggest gaps. The following table highlights these:

Divided by 5	1 bed			2 bed			3 bed			4+ bed		
	Supply	NEED	Gap	Supply	NEED	Gap	Supply	NEED	Gap	Supply	NEED	Gap
Barry	196	418	222	117	178	61	70	82	12	6	21	15
Penarth/Llandough	56	106	50	26	57	31	12	25	14	1	7	5
Cowbridge	22	30	9	13	15	2	8	8	0	3	1	-2
Dinas Powys	9	36	27	9	18	9	3	10	7	0	2	1
Llandow	0	2	1	0	3	2	1	0	0	0	0	0
Llantwit Major	6	39	33	5	24	20	8	3	-5	0	2	2
Peterston Super Ely	0	4	4	0	5	4	1	1	0	0	1	1
Rhose	7	26	19	7	12	5	2	5	3	0	1	1
St Athan	8	17	9	16	10	-5	11	3	-7	1	2	1
St Brides Major	4	8	4	2	3	1	2	1	-1	0	1	1
St Nicholas & Llancafarn	1	2	1	2	1	-1	1	0	-1	0	0	0
Sully	3	11	8	12	10	-3	3	2	-1	1	1	0
Wenvoe	4	13	9	4	12	8	1	3	2	0	2	2
2.5 TOTAL	316	713	397	214	347	133	121	144	23	13	39	27

- 2.6 Whilst there is a shortage of most property types in most areas of the Vale, the most acute shortage is of one bedroom accommodation in Barry. This shortfall accounts for around 53% of the total shortfall. Accordingly, the first priority is for single person accommodation in Barry. A range of other priority areas are also identified in the draft Prospectus. These include:
- Temporary accommodation for homeless people, one bedroom in particular
 - 1 bedroom accommodation including Houses of Multiple Occupation in Barry
 - Extra care Housing for Older People in Penarth
 - Wheelchair accessible homes
 - General needs accommodation in Barry and Penarth
 - Small schemes up to 10 units in rural areas
 - Reconfiguration of sheltered stock where it is no longer suitable for need.
- 2.7 The prospectus identifies the need to expand provision of shared accommodation for single people. Whilst many applicants would prefer self-contained accommodation, there is research to highlight benefits from living with others, both in terms of reducing loneliness and isolation but also in terms of minimising costs. The welfare benefit system limits the financial help available to young people, to a shared room rate in the private sector and there are more examples of young working people sharing accommodation, so there is a basis for expanding this into social rented accommodation. This would also enable existing properties to be converted to address the shortage of single person accommodation.
- 2.8 There are challenges posed through the management of shared housing, including avoiding discrimination and ensuring equality is given proper consideration. These can be mitigated to an extent by giving consideration of each applicant's personal circumstances, by careful matching of applicants and through intensive management i.e. regular visits and zero tolerance approach to bad behaviour. This is the existing approach for shared, temporary accommodation provided in the private rented sector. There is also scope to move groups of tenants who are already living together in shared, private rented accommodation into the new long term shared accommodation within the Council stock. This means that individuals will be used to living together and may already have connections/ bonds with each other.
- 2.9 There are potential adverse impacts to a targeted approach, focussing on the highest need. Firstly, there are management challenges posed by the creation of larger housing schemes for single people, many of whom are vulnerable and some of which have complex needs. There can be problems associated with larger flatted developments, for the tenants themselves who are living with large numbers of other vulnerable people, but also neighbours who can experience anti-social behaviour, increased comings and goings, noise etc. That said, there

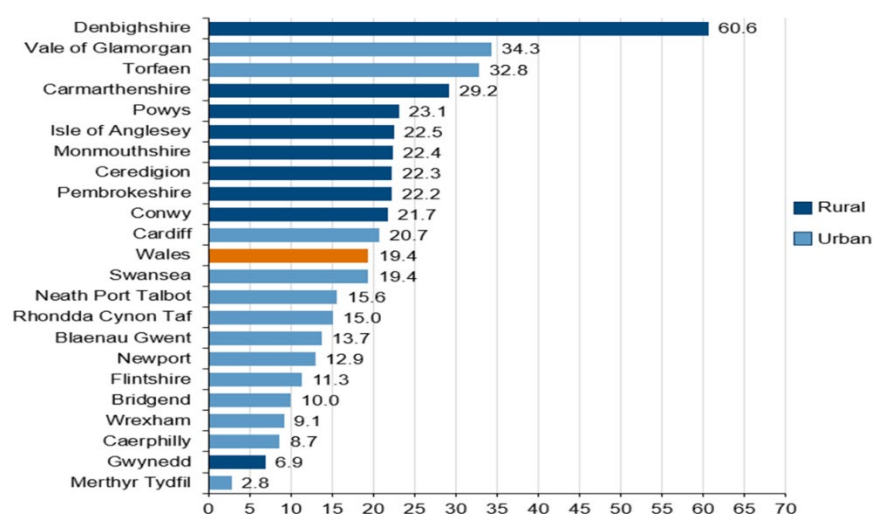
are several examples of large, flatted developments which have been intensively managed by landlords and posed minimal issues.

- 2.10 The availability of land is an important factor in new schemes coming forward and whilst there are several opportunities in town centres and on brownfield sites, these are becoming increasingly limited. The Replacement Local Development Plan will identify new key housing allocations on sustainable sites within the strategic growth area, as well as small scale affordable housing led sites in sustainable rural settlements.
- 2.11 In light of these factors the prospectus aims to strike a balance between meeting the most pressing needs and expanding housing options in areas where people want to live, with the availability of land and the need to avoid creating concentrations of large numbers of single person accommodation in specific locations.

New affordable Housing

- 2.12 The Welsh Government has significantly increased the amount of Social Housing Grant available to fund new social housing. Across Wales, this increased from £68m in 2016 to £365m in 2023/24. In that period, this Council has benefitted from a doubling of its SHG allocation to just under £10m last year. As well as this, it has been possible to lever in additional slippage monies of over £7m during the last financial year. This slippage was received because of delays in building new homes in other parts of Wales and has allowed planned schemes in the Vale to be brought forward earlier and create extra capacity for more housing in the programme in future years.
- 2.13 The following chart shows the Vale has been the second highest performing Local Authority when it comes to delivering new affordable housing.

Rate of all additional affordable housing units delivered per 10,000 households, by local authority area, 2021-22



2.14 The following table shows the current Programme Delivery Plan (PDP) for the Vale, this sets out the new developments for the Council and RSL's. The PDP ensures there is a strong pipeline of future accommodation to meet need.

SCHEME	RSL	PDP STATUS	No of units
Land at Ffordd Y Mileniwm	Hafod	Main	56
Cowbridge Grammar School	Hafod	Main	34
Stadium Site, St Athan	Hafod	Main	10
Land Adjacent to Pugh's Garden Centre	Newydd	Main	30
Moat Farm	Newydd	Main	7
Land at Higher End	Newydd	Main	25
The Castle Hotel	Newydd	Main	8
Penarth Extra care	Wales & West	Main	70
Gileston Road, St Athan	Wales & West	Main	18
Heol Ty Draw	Wales & West	Main	1
Heol Pentir, Rhoose	Wales & West	Main	15
Holm View Phase 2	Vale Development	Main	31
Former Colcot Clinic Barry	Vale Development	Main	12
Hayes Wood Road, Barry	Vale Development	Main	53
Coldbrook Road East	Vale Development	Main	20

2.15 The table below shows the number of new affordable homes that have been built over the last four years as well as the in-year position. There has been a significant increase in building rate over the last 12 months on the back on increases to the level of grant funding received. In total 421 new homes are scheduled to be completed before 31 March 2025. The homes are funded by a SHG and Transitional Accommodation Capital Programme (TACP), as well as via

section 106 Planning agreements, which require housebuilders to provide affordable housing on site as part of the Planning requirements.

	20/21	21/22	22/23	23/24		Handed over to date 24-25	Scheduled to be complete before end of year	Total 24/ 25
Council new builds	28	22	23	51		44	71	115
RSL builds	204	171	142	169		101	83	184
TACP	0	0	8	47		0	112	112
Supported housing completions	0	0	0	7		10	0	10
Total	232	193	173	274		155	266	421

2.16 The previous table also shows how the Council is increasing its own development programme, building more and more Council houses. The programme has already delivered 90 homes with a further 226 currently under construction. Over the next 10 years the programme will deliver a further 939 homes with 150 homes per year scheduled to be built after 2035. As well as SHG, the Council is using its own money to develop new social housing. In line with the Housing Revenue Account (HRA) Business Plan, £1bn is being invested in building new social housing over the next 30 years.

2.17 In the last few months the Council has also entered into a partnership agreement with Cardiff Council to build new homes on larger sites in the Council's ownership. These developments will start to come forward over the next few years, further increasing the supply of new Council housing.

2.18 The purchase of existing buildings is another way to increase the supply of social housing. A number of properties have been (or are being) purchased for use as Council housing. This includes the acquisition of the former Olive Lodge B&B which will be converted into self-contained temporary accommodation for homeless people and the 'buy back' of three privately owned homes, former Council flats, which were previously sold under the Right to Buy legislation.

2.19 The Council is also supporting its RSL partners to purchase existing properties across the Vale. Over £3.7m of Transitional Accommodation Capital Project (TACP) Grant was secured from Welsh Government to fund the 'buy back' of former social homes on the open market as well as purchase new build properties which were being marketed by developers. The TACP money is funding the purchase of 23 properties before the end of March 24.

- 2.20 The Council is continuing to work with partners to maximise the number of social rented homes built and whilst it is punching above its weight in terms of the development programme, there is a need to make sufficient financial resources available via the Housing Revenue Account Business Plan and to continue to look at creative ways of partnership working to sustain higher house building rates.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

Long term

- 3.1 Building new social housing reduces risk of homelessness and provides a long-term solution to the current Housing crisis.

Prevention

- 3.2 Safe, secure affordable housing is key to enabling citizens to achieve a good quality of life. Good quality housing also links to good health and educational outcomes addressing poverty and inequality.

Integration

- 3.3 The development of new housing requires changes to community infrastructure to ensure residents have access to key services including school places and primary health care. The Council's approach to Planning and Placemaking is designed to ensure that a broader view of Place is taken and that towns evolve and grow in a sustainable manner.

Collaboration

- 3.4 The Council works closely with a range of partners to increase the supply of new housing. This includes Registered Social Landlords and House Builders as well as close liaison with internal Council Departments including Planning and Neighbourhood Services.

Involvement

- 3.5 Feedback from residents helps inform priorities around what homes are needed and where. Data around housing needs is informed by the Council's Housing waiting list as well as households' area preferences. It is important that future homes meet people's needs.

4. Climate Change and Nature Implications

- 4.1 The construction of new homes is carried out to required standards, which include a strong focus on the Environment and carbon reduction.

5. Resources and Legal Considerations

Financial

- 5.1 There are significant financial implications to the Council arising from its aspirations to increase the supply of social housing. Provision for these costs is made in the 30-year Housing Revenue Account Business Plan. A 'spend to save' justification can be applied in light of the costs of providing temporary accommodation to homeless households.
- 5.2 The proposals outlined to expand the development of new social housing needs to remain affordable within the Housing Revenue Account Business Plan. The Council works with RSL partners to further increase the supply of new homes, using grant funding routes but also via the planning system and the section 106 obligations.

Employment

- 5.3 Some of the proposals in the report give rise to additional staffing requirements for the Council. The case for additional Housing Development posts is considered in line with the Council's existing processes/ procedures.

Legal (Including Equalities)

- 5.4 The Council has legal duties in respect of its strategic and enabling function i.e. to measure housing need and prioritise actions to address this. It also has responsibilities in respect of preventing and addressing homelessness and homelessness decisions and are made in accordance with the duties set out in the Housing Wales Act. Welsh Government is currently consulting on future changes to the legislation to end homelessness in the longer term and minimise the impact of homelessness, including on groups of people who are more likely to experience homelessness.

6. Background Papers

None.

AFFORDABLE HOUSING PROVISION IN THE VALE OF GLAMORGAN

Introduction

The aim of this prospectus is to provide an overview of housing demand in the Vale of Glamorgan (VoG) by area, type and tenure, to identify the Local Authority's (LA) priorities in the provision of affordable housing (AH) funded via the Programme Delivery Plan (PDP) and to highlight the gaps in provision with a view to seeking a resolution.

Strategic Housing Priorities

Over the next 5 years, it is intended that the adopted LDP will be superseded by the Replacement LDP. The RLDP sets out a sustainable growth strategy where development is primarily targeted to key sites in a strategic growth area, which follows the Vale of Glamorgan rail line as well as the sustainable settlement of Cowbridge.

The Vale of Glamorgan has identified the following strategic priorities for affordable housing over the next 5 plus years:

- Temporary accommodation for homeless people, one bedroom in particular
- 1 bedroom accommodation including Houses of Multiple Occupation in Barry
- Extra care Housing for Older People in Penarth
- Wheelchair accessible homes
- General needs accommodation in Barry and Penarth
- Small schemes up to 10 units in rural areas
- Reconfiguration of sheltered stock where it is no longer suitable for need.

The demand for smaller general needs properties has been consistently increasing for several years with the need for one-bedroom single persons accommodation growing in line with homelessness.

In April 2024, there were 192 singles people and couples and 50 families with dependent children in temporary accommodation (TA). The Council is placing an average of 5 singles/ couples/ families per week into temporary accommodation. Families are waiting up to 3 months before moving into permanent accommodation and single people can waiting up to 2 years before moving into permanent accommodation.

A need for bungalows has emerged with a growth in families needing fully adaptable/accessible housing. The Homes4U register shows there are currently 415

people waiting for accessible housing, of which, 251 are single person households, but there are 50 families with children waiting for accessible homes with 2 or more bedrooms. The Vale has an ageing population who can experience mobility issues and need for accessible housing too, 246 of the 415 on the list waiting for accessible homes are over the age of 65.

In 2022 the Council commissioned Housing LIN to provide an Older Persons Accommodation Strategy for the Vale of Glamorgan. The strategy and recommendations were published in early 2023 and are designed to respond to the current identified needs of the older population. Unsuitable housing has a considerable impact on older people's physical and mental health, and it is important that older people have a choice of different types of housing to support them in maintaining independence. This shows there is also a significant need for older person's accommodation, most of which is for one-bedroom properties.

Accommodation for older people has changed over recent years and traditional types of accommodation such as bedsits are now unpopular. The Older Persons Accommodation Strategy for the Vale of Glamorgan shows the demand for different types of housing and how this will change over the coming fifteen years as in Figures 1 and 2 below.

Figure 1: Total estimated net need: Older people's housing: retirement housing (for social rent and for sale) (units)

Locality	Current Provision (units)	By 2027	By 2032	By 2037
Central Vale	297	70	148	216
Eastern Vale	445	50	104	153
Western Vale	87	53	109	159
TOTAL	829	173	361	528

Figure 2: Total estimate net need: Housing with care: extra care housing (for social rent and for sale) (units)

Locality	Current Provision (units)	By 2027	By 2032	By 2037
Central Vale	42	1	53	107
Eastern Vale	0	39	86	135
Western Vale	0	41	88	140

TOTAL	42	81	227	382
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The Homes4U waiting list evidenced 1076 people only interested in sheltered housing properties.

Housing Need, Demand and Priorities

The Vale of Glamorgan currently has 7230 units of affordable housing for social renting, there are 3971 Council owned homes, and the remainder are owned by one of the four partner RSLs as below: -

Landlord	1 GN	1 SH	2 GN	2 SH	3 GN	3 SH	4+ GN
Hafod	186	0	368	0	218	0	29
Newydd	436	161	623	7	482	1	58
United Welsh	134	10	193	4	179	0	28
VoG	895	265	949	64	1706	0	92
Wales & West	98	116	236	13	82	1	14
TOTALS	1578	536	2223	84	2600	2	207

Key	
GN	General needs
SH	Sheltered Housing

The VOG LHMA 2023 demonstrated an overall need for 1075 affordable new homes per annum over the next 5 years, further broken down into 687 units of social rented accommodation, and 388 units for intermediate housing including assisted home ownership.

By far the greatest areas of demand are the urban areas of Barry and Penarth/Llandough where one and two bedroom accommodation is most sought after. The demand for one and two bedroom accommodation for both general needs and older persons throughout all areas of the VoG is driven, in line with national trends, by the ever increasing number of single person households, those with or without children, including those with shared custody of children.

The LHMA 2023 showed that the backlog of people waiting for housing is also mainly in the urban areas of Barry and Penarth/Llandough with the highest need being for 1 and 2 bedroom properties:

The table below shows the identified need of 1075 new affordable homes per year over 5 years shows the demand over the different bed sizes and property types needed each year:

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
Rhose	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 & Llancafarn	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

The existing need from the Homes4U waiting list figures as at 16th May 2024 shows demand for affordable housing continues to follow these trends. Of the 6690 people now on the waiting list 3,637 are waiting for a property in Barry and 1,083 in Penarth/Llandough ward, this is 70% of the total. The majority (72%) of people on the waiting list are single person households with and without children, demonstrating the growing need for one bedroom and two bedroom accommodation.

- Barry
- Penarth/Llandough

AREA NAME	COUPLE	Family with children	OAP Couple	OAP Single person with Children	Other Family with Children	Other Household no children	Other type of household	Single OAP	Single Person	Single Person Family	Family with Children	OAP Couple	OAP Single person with Children	Other Family with Children	Other Household no children	Other type of household	Single OAP	Single Person	Single Person Family	Total Count of family type
Baruc ward	65	77	34	1	8	19	2	97	357	168	77	34	1	8	19	2	97	357	168	828
Buttrills ward	55	62	25	1	8	17	3	69	285	110	62	25	1	8	17	3	69	285	110	635
Cadoc ward	26	39	16		7	5		37	180	87	39	16		7	5		37	180	87	397
Castleland ward	36	49	24	1	6	6	1	67	273	91	49	24	1	6	6	1	67	273	91	554
Court ward	27	31	11		8	12	1	31	123	55	31	11		8	12	1	31	123	55	299
Dyfan ward	26	37	12		10	5	1	25	92	78	37	12		10	5	1	25	92	78	286
Gibbonsdown ward	24	40	9		5	2	1	33	142	81	40	9		5	2	1	33	142	81	337
lillyd ward	19	26	19	1	8	4		57	103	64	26	19	1	8	4		57	103	64	301
Cornerwell ward	19	31	16	1	8	2	1	38	71	67	31	16	1	8	2	1	38	71	67	254
Llandough ward	20	24	9		3	7		38	86	45	24	9		3	7		38	86	45	232
Penarth																				1
Plymouth ward	8	16	13		2	2		25	42	26	16	13		2	2		25	42	26	134
St Augustines ward	15	18	14		4	4		51	67	30	18	14		4	4		51	67	30	203
Stanwell ward	16	28	15		9	1	1	37	85	67	28	15		9	1	1	37	85	67	259
Cowbridge ward	33	38	16		3	11	1	47	92	56	38	16		3	11	1	47	92	56	297
Dinas Powys ward	20	38	22		6	6		60	124	80	38	22		6	6		60	124	80	356
Llandow ward	4	6	2					4	6	6	6	2					4	6	6	28
Llantwit Major ward	37	58	23		15	15		53	101	102	58	23		15	15		53	101	102	404
No new area selected	2	1	2					1	4	23	5	1	2				1	4	23	5
Peterston-S-Ely ward	4	5						3	1	4	19	5					3	1	4	19
Rhose ward	19	23	11	1	3	4		37	80	54	23	11	1	3	4		37	80	54	232
St Athan ward	20	28	5		6	3	1	18	74	33	28	5		6	3	1	18	74	33	188
St Brides Major ward	10	10	6	1	1	2	1	7	26	5	10	6	1	1	2	1	7	26	5	69
St Nicholas and Llancafarn	1	3	2					1	7	2	3	2					1	7	2	16
Sully Ward	9	14	6		2	3		18	42	39	14	6		2	3		18	42	39	133
Wenvoe ward	14	13	3		4	6	1	9	50	59	13	3		4	6	1	9	50	59	159
Grand Total	529	715	315	7	126	140	16	867	2545	1430	715	315	7	126	140	16	867	2545	1430	6690

Section 3 - Programme Development Plan Schemes

Current programme priorities

The PDP priorities are governed by the need and the availability of funds, as well as land in areas of high demand. As need for smaller accommodation continues to grow in urban areas it is sites in these areas which take priority.

All general needs schemes in the PDP are in Barry delivering a mix of one and 2 bedroom units. There are several smaller rural schemes on the reserve list as well as an Extracare scheme in Penarth which is an area where housing provision for older persons is in short supply but high demand. There are several LA Build schemes also planned for Barry.

Identified Shortfall/gaps.

Despite the number of units being built in Barry this remains the area with the highest need. A need for smaller older persons accessible accommodation in rural areas has also been identified, however viability is an issue given the small size of some of the communities.

Divided by 5	1 bed			2 bed			3 bed			4+ bed		
	Supply	NEED	Gap	Supply	NEED	Gap	Supply	NEED	Gap	Supply	NEED	Gap
Barry	196	418	222	117	178	61	70	82	12	6	21	15
Penarth/Llandough	56	106	50	26	57	31	12	25	14	1	7	5
Cowbridge	22	30	9	13	15	2	8	8	0	3	1	-2
Dinas Powys	9	36	27	9	18	9	3	10	7	0	2	1
Llandow	0	2	1	0	3	2	1	0	0	0	0	0
Llantwit Major	6	39	33	5	24	20	8	3	-5	0	2	2
Peterston Super Ely	0	4	4	0	5	4	1	1	0	0	1	1
Rhoose	7	26	19	7	12	5	2	5	3	0	1	1
St Athan	8	17	9	16	10	-5	11	3	-7	1	2	1
St Brides Major	4	8	4	2	3	1	2	1	-1	0	1	1
St Nicholas & Llancarfan	1	2	1	2	1	-1	1	0	-1	0	0	0
Sully	3	11	8	12	10	-3	3	2	-1	1	1	0
Wenvoe	4	13	9	4	12	8	1	3	2	0	2	2
TOTAL	316	713	397	214	347	133	121	144	23	13	39	27

There is also a need for Older Persons accommodation of different tenures and a need for assisted home ownership schemes.

Scheme prioritisation in the PDP.

The Council does not currently operate a matrix system to prioritise schemes that will be included in the PDP for approval and sign off by Welsh Government. However, given the move to regional zoning arrangements this may be something which the Council considers implementing in the future.

Potential development opportunities put forward to the Council for support are currently judged on a range of factors:

- Meeting strategic housing priorities of the Council, as set out above
- Aligns closely with identified housing needs, as set out above
- Alignment to other programmes such as the Housing with Care Fund (HCF) or the Innovative Housing Programme.

- The mix, design and layout of the proposed development.
- Deliverability of the proposed development both in terms of planning and SAB requirements and Welsh Government timescales for drawing down funding.
- Ensuring that the potential development does not adversely impact on the existing social housing stock.
- Complements the national placemaking agenda and the Council's Place Making Framework.

Housing associations are urged to enter discussions with the Council about potential developments at the earliest opportunity.

Section 4 – Monitoring and Governance

The PDP is monitored by the Strategic Housing Forum (SHF). The SHF was developed in 2010 to facilitate partnership working between the Council's strategic housing function, the Council's building programme and Registered Social Landlords (RSLs). The forum meets quarterly, and attendance is required by Development Managers or a representative who can inform and make decisions about housing developments. The core membership is made up of senior staff from Housing and Planning as well as representatives of partner RSLs.

The Vale of Glamorgan has a Rural Housing Enabler (RHE) and this post works with our partner RSLs and planning colleagues to bring forward much needed affordable housing in rural areas. The role is overseen by the RHE Project Steering Group, which has members of Housing, Planning and representation from the RSLs. Rural Exception Sites (RES) are small developments funded via the PDP and are supported by needs assessments conducted in the community area.