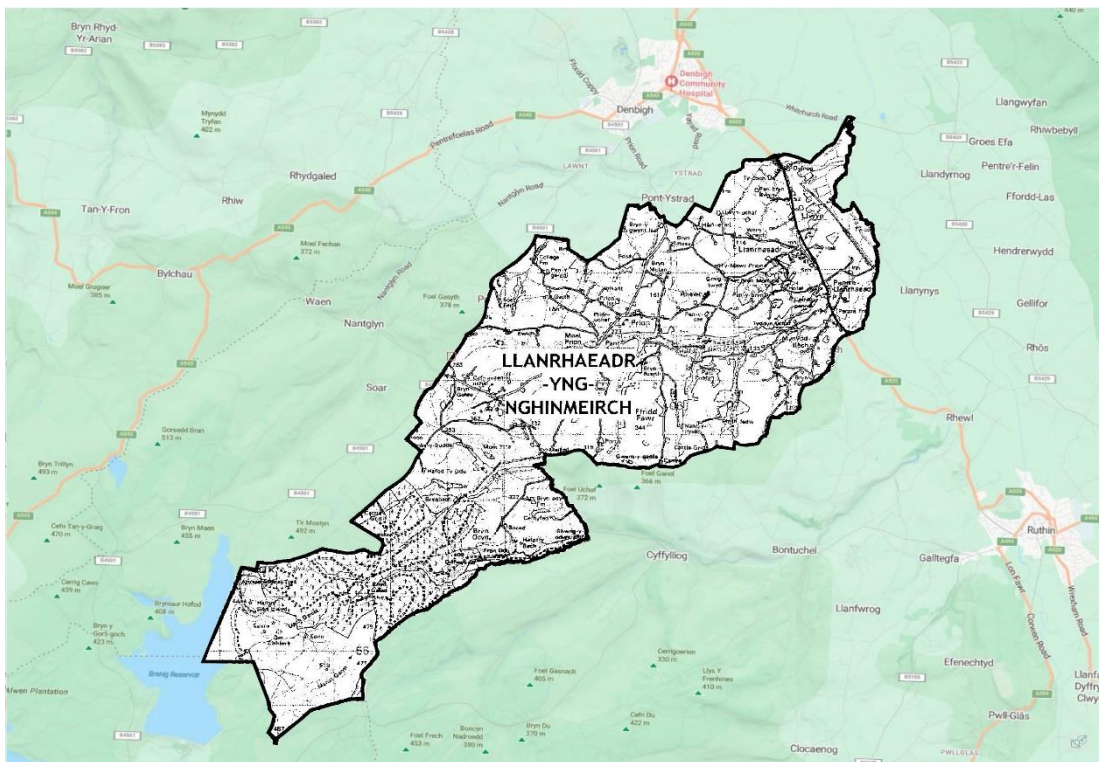




Hwylusydd Tai Gwledig
Rural Housing Enabler

HOUSING NEEDS SURVEY

The Parish of Llanrhaeadr-yng-Nghinmeirch Denbigh



Map from the Council showing the size of Llanrhaeadr-yng-Nghinmeirch Parish, February 2024

A survey in co-operation between
Llanrhaeadr-yng-Nghinmeirch Community Council and the Rural
Housing Enablers

Assessed by: Mari Wynn Tudur, Senior Rural Housing Enabler, mari.tudur@grwpcynefin.org
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Sources of information: Social Housing Register, Denbighshire County Council, CACI Paycheck Data, Tai Teg, Right Move, Zoopla, Air BnB, NOMIS, Denbighshire County Council, Empty Housing Department, Denbighshire County Council Planning Department.

Contents

1.	Information about the Rural Housing Enabler	3
2.	Methodology	4
3.	The Location – The Parish of Llanrhaeadr-yng-Nghinmeirch	5
4.	Planning Context and Recent Planning Applications	6
5.	Affordability	7
6.	Social Housing and Affordable Housing (Tai Teg) Registers	8
7.	Current Social Housing Stock in the Area	10
8.	Current Affordable Housing Stock in the area	11
9.	Property for Sale or to Rent	12
10.	Empty Properties.....	13
11.	Second Homes.....	14
12.	Holiday Homes	15
13.	Results of online survey	16
14.	Results of the Open Day (02.08.23).....	21
15.	Comments by Community Council	23
16.	Conclusions and Finding	24

1. Information about the Rural Housing Enabler

Rural Housing Enablers are independent officers working in rural communities in North West Wales identifying housing needs supporting the delivery of homes for local people.

Rural Housing Enablers support rural communities in many areas of Wales to address the shortage of affordable homes. Nine partners support the work in North West Wales, within the counties of Gwynedd, Anglesey and Conwy.

The role requires the RHE to identify local housing needs to ensure a supply of affordable housing for local people in rural areas. The work is carried out in partnership with the local community, project partners, and other stakeholders including landowners. This will be done through data auditing and by using various consultation techniques including questionnaires and open days.

Every effort is made to ensure that the benefits of the community are central to any scheme and responds to the local demand for housing. We also ensure that the community's views are included within the Housing Needs Report.

Building new houses is not always the best option for a community. In these circumstances, the team can use their expertise to identify innovative opportunities and work with the community, and appropriate partners, to identify which options best meet their needs.

The support provided by the service is tailored to the needs of the community and the partners involved. The aim of the work is to contribute to community regeneration by providing local people with a high standard of fit for purpose affordable housing that will enable them to remain in their communities.

Llanrhaeadr-yng-Nghinmeirch Community Council have asked the Rural Housing Enablers service to identify the need for housing in the Parish of Llanrhaeadr-yng-Nghinmeirch by conducting a housing needs survey. The purpose of the survey is to work closely with the community to find out what is the need for housing in this area, if it is needed, and what type of housing the local people of The Llanrhaeadr-yn-Nghinmeirch Parish need.

2. Methodology

The Rural Housing Enablers use different methods for connecting with different people within the community including community councils, local councillors and residents living within the community council area.

Full Consultation

At the beginning of the consultation process the community council contacted the Rural Housing Enablers asking them to complete a Housing Needs Report. The Rural Housing Enablers offered to attend the community council meeting to discuss the consultation process and the housing needs report. The community council will receive an opportunity to set out their views on any development in the area, we will discuss the views of the community council within section 15 of this report.

The Rural Housing Enablers will send a letter to everyone living within the community council, Surgeries and Schools inviting them to complete an online survey. The survey will provide an opportunity for individuals to indicate if they:

- Are in need of an affordable house or looking to move as their current house do not meet their needs.
- Looking to rent or buy, and.
- Are supporting or against the development of affordable houses. The questionnaire will provide an opportunity for individuals/residents to state their views on any potential development.

Anyone who does not have access to the internet is offered to call the Rural Housing Enablers to complete the survey over the phone. A detailed analysis of survey responses is available in section 13 of this report.

The open day is an informal drop-in session open to the public. The open day will be attended by the Rural Housing Enabler team, Tai Teg, SARTH (subject to availability) and the developers. The open day gives residents the opportunity to see potential plans and learn about social housing and Affordable housing options. Residents attending the open day will have the opportunity to complete a feedback form stating their housing situation and views on a potential development if not already completed the online survey. More information and a detailed analysis of the completed feedback forms is available in section 14 of this report.

Social media channels such as Facebook, Twitter and Instagram are used to promote the online survey and the open day. The Enablers also asks community council members and members of the public to promote the online survey and open day on their social media.

3. The Location – The Parish of Llanrhaeadr-yng-Nghinmeirch

Location: Llanrhaeadr-yng-Nghinmeirch Parish is located within Denbighshire, between the villages of Denbigh and Ruthin (see the map on the front page to see the exact location).

Population (according to 2021 Census): 1,000.

School: There are two schools located in the area, Ysgol Bro Cinmeirch in Llanrhaeadr and Ysgol Pant Pastynog in Prion. There are 101 pupils at Ysgol Bro Cinmeirch and 73 pupils at Ysgol Pant Pastynog, Prion. Both schools are Welsh primary schools.

Shop: There is a shop located in Llanrhaeadr village called Siop y Pentre. There is also car dealership called Pentre Motors located there. There is also a clothes shop (and café) called The Lodge (adjacent Ysgol Bro Cinmeirch).

Chapel / Church: There is a church in Llanrhaeadr (in the Llan) and a chapel in both Llanrhaeadr and Saron. The chapels in Prion and Peniel have closed as is the church in Prion.

Café/Restaurant: There is a restaurant in Llanrhaeadr village called Nant y Felin, a café within the shop at the Lodge and a public house called the Kings Head opposite the church in Llanrhaeadr

Community: There is a strong Welsh community within the Parish.

Bus service: Buses run between Denbigh and Ruthin daily and stop in Llan Llanrhaeadr and Llanrhaeadr village every 60 minutes between 7am and 10pm.

In Prion, Peniel & Saron there is Denbigh Fflecsi Service - a system of demand responsive bus service which does not have a fixed route and timetable but an operating zone which enables passengers to be picked up and dropped off anywhere within that fflecsi zone available from Monday until Friday from 9:30am until 2:30pm.

Housing (according to 2021 Census): 440.

4. Planning Context and Recent Planning Applications

The table below contains information about the planning applications that have been submitted, approved, and rejected over the past year for the area. We include this information within the report in order to give context in terms of several developments that have taken place in the area recently, what type of developments and if these have contributed positively or negatively to the provision of affordable housing that is available for local people e.g. there may have been several developments in the area recently but these have been for houses to be sold on the open market rather than a development of affordable houses only.

Table 1

Reference and Date:	Address:	Case Details:
Planning application– 14/2023/0371 – authentic from 15/06/2023	Llys Heulog, Cyffylliog Village to Nant Uchaf and Spur, Cyffylliog, Rhuthun, SIR DDINBYCH, LL15 2DW	Erection of 7 dwellings including access, internal estate roads, landscaping and related works

Although several planning applications were included on the planning portal this was the only planning application that was submitted relating to the building of new units over the past 12 months.

5. Affordability

The Rural Housing Enablers service uses CACI Paycheck to find out what the income is for households living within certain areas in order to discuss how the area's income compares with house prices, rent prices etc. The paragraph below sets out what CACI Paycheck is and what the data contains.

“Paycheck is CACI's income model which provides gross household income estimates at full postcode level across 1.6 UK residential postcodes. Using the CACI wealth information from joint data sources and ONS survey data to build a consistent and statistically reliable income model”

(CACI Website, January 2023)

The table below gives the income figures within the area:

Table 2

Median Income:	Median salary Band:	Lower Quartile:	Upper quartile:
£38,200	£35,000 - £40,000	£22,582	£60,078

6. Social Housing and Affordable Housing (Tai Teg) Registers

a Social Housing

The information below has been provided by Denbighshire County Council. Note that the information in the table includes people who are within band 1 and band 2 (a definition of the criteria for band 1 and 2 is included below). Note that the officer who assesses applications for social property places applicants within the banding system depending on their situation and the information that has been provided on their applications.

Band 1 – In intense need and with a local connection.

Band 2 - In need and with a local connection.

The table below contains information about how many applicants have chosen which number of bedrooms, please note that applicants have the right to choose more than one option and therefore the information in the table below may contain an element of duplication. Please also note that some of the applicants have chosen several areas on their application (this may be due to the intensity of their need for a house), however the applicants have identified Llanrhaeadr-yng-Nghinmeirch Parish as their preferred location:

Table 3

1 Bed:	2 Bed:	3 Bed:	4 Bed:
54	24	13	5

Note that we have not received further information to confirm if a specific property is required i.e., ground floor or converted property.

Although the applicants have indicated several areas on their application, the numbers included in the table above are high considering that Llanrhaeadr-yng-Nghinmeirch Parish is a small area. Applicants would also have been advised by the officer dealing with an application that not accepting a property on offer in one of the areas indicated on their application could cause them to lose their priority within the banding system. Note that this information was provided in June 2023.

b. Tai Teg:

'The register is intended to collect information on the need for affordable properties in the Anglesey, Gwynedd, Conwy, Denbigh, Flint, Wrexham and Powys County Council areas. The information will be used to comment on planning applications, as well as to support Councils and Associations to plan for future developments.'
(Tai Teg website, January 2023)

A total of 37 candidates have chosen Llanrhaeadr-yng-Nghinmeirch village as their area of choice (1st choice) on their Tai Teg application form. The 37 applicants also have a 'ready to apply' status on their application which means they have been approved and have passed the Tai Teg criteria.

The list below includes numbers who have chosen what size property and type of tenure they are looking for. Note that an applicant has the right to choose more than one tenure so the table below may contain duplication.

Table 4

Property Size:	Tenure:	Number of applicants:
1 Bed	Rent	1
	Buy	0
	Self-Build	0
2 Bed	Rent	12
	Buy	7
	Self-Build	0
3 Bed	Rent	13
	Buy	7
	Self-Build	1
4 Bed	Rent	1
	Buy	1
	Self-Build	0
3 Bed Bungalow	Rent	1
	Buy	1
	Self-Build	1

The table above shows that there is a demand for affordable property in the area, with a high number also eligible for a Tai Teg scheme. There is no Affordable Housing (which does not include social property) available in the area at the moment.

The information available from CACI Paycheck regarding the area's median employment indicates that the majority fall within the £35,000 - £40,000 per year band per household - these people would be eligible for an affordable property.

Please note that applicants must have at least one year of local contact with the area in order to meet the Tai Teg criteria, each County has further guidelines as to how many years you need to have lived in the county in order to be considered for have a local connection).

7. Current Social Housing Stock in the Area

The information below indicates how many social properties are available in Llanrhaeadr (note that the information does not indicate if these social properties are let or empty):

General needs property:

Table 5

1 Bed Bungalow:	2 Bed Bungalow:	2 Bed House:	3 Bed House:	Total:
2	1	4	4	11

Over 55 sheltered property:

There are 15 social 2-bedroom bungalows for people over 55 located in Llanrhaeadr.

It is important to note that none of these properties are vacant, each has a tenant. According to one of Denbighshire County Council's lettings officers, Llanrhaeadr is seen as a popular area for people in need of a bungalow.

8. Current Affordable Housing Stock in the area

Affordable housing means housing *that is considered affordable for those with a household income in or below the median as rated by the national or local government by a recognised housing affordability index.*

There are 4 almshouses in Llanrhaeadr for people within the Parish.

There is also a development of 37 properties being built in the new year.

9. Property for Sale or to Rent

There are a total of 10 properties for sale on Rightmove in Llanrhaeadr-yng-Nghinmeirch Parish (according to the Rightmove website August 2023) as well as a plot of land which is for sale for £45,000. The table below contains details of the types of properties available for sale within the village (you will see that there is a wide range in prices):

Table 6

Number of Bedrooms:	Type of Property:	Asking Price:
4 Bed House	Detached	£500,000
2 Bed House	Detached	£430,000
3 Bed House	Detached	£325,000
3 Bed Bungalow	Detached	£260,000
2 Bed Bungalow	Detached	£260,000
2 Bed Bungalow	Detached	£260,000
3 Bed House	Semi-detached	£245,000
3 Bed House	Terraced house	£235,000
3 Bed House	Terraced house	£230,000
2 Bed Apartment	Apartment	£155,000

As noted above, there is one piece of land for sale for £45,000.

Average sales prices for Llanrhaeadr-yng-Nghinmeirch Parish over the past year was £167,000. The average price for a semi-detached property and the average price for a detached house was £280,000. According to Rightmove sales prices last year were down 43% compared to the year before.

According to the Rightmove website there are no properties available to rent in Llanrhaeadr-yng-Nghinmeirch Parish.

According to the information provided regarding affordability, only the 2-bedroom flat advertised for £155,000 would be affordable for the local people who earn the median income of £38,200 in accordance with the affordability formula of salary x 3.5 + minimum 5% deposit.

10. Empty Properties

The information about empty properties has been provided by Denbighshire County Council.

According to Denbighshire County Council there are a total of 8 empty properties in Llanrhaeadr-yng-Nghinmeirch Parish:

- 2 of the properties are within class c which have been empty for over 6 months.
- 6 of the properties are within class c which have been empty for up to 6 months.

There was no further information about why these properties are empty, their current condition, or information about which council tax band they belong to.

11. Second Homes

The information about second homes has been provided by Denbighshire County Council.

According to Denbighshire County Council a total of 3 properties have been registered as second homes in Llanrhaedryng-Nghinmeirch Parish. This amount is very low compared to the numbers of properties that have been registered as second homes in other areas we are reviewing.

12. Holiday Homes

According to Denbighshire County Council there are a total of 6 properties registered as holiday accommodations in Llanrhaeadr-yng-Nghinmeirch Parish. However local knowledge confirms that there are in fact 12 properties which are rented out as Holiday accommodation.

No further details have been provided to indicate the size of these properties or where they are located.

As part of the research in order to identify how many holiday properties there are in the area, the Rural Housing Enablers look at Sykes and Airbnb websites. Please note that the information below includes properties that we feel are suitable as permanent homes for local people, so the list does not include caravans, shepherd's hut, purpose built holiday cottages on a farmyard.

a. Airbnb:

There are 3 number of holiday accommodations available in Llanrhaeadr-yng-Nghinmeirch village. Please note that the 'search' bar may have missed some properties as they may have already been booked.

b. Sykes:

There are 2 number of holiday accommodation available in Llanrhaeadr-yng-Nghinmeirch village according to Sykes website, note that the search includes available properties, so there may be some in the village that have already been booked, therefore does not show up on the search page.

13. Results of online survey

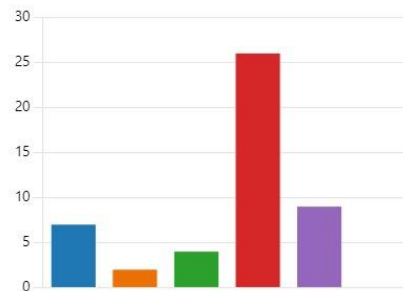
A letter was sent to 472 households within Llanrhaeadr-yng-Nghinmeirch Community Council area on 18 July 2023. The letter included details about how to complete an online survey as well as details about the open day. The online survey was completed by 48 people.

The link below contains the responses in full, however we will discuss the main points and findings within this section below:

<https://forms.office.com/Pages/DesignPageV2.aspx?origin=NeoPortalPage&subpage=design&id=wtYyWtrez0uAA1TMizV4fKUBvLMGYjxDkuH5TPNVdN1URDJVWTixRFY4SjZZUEFYQUFZQTRGNFMwTSQIQCN0PWcu&analysis=true> We

asked what type of property the respondents currently live in; the answers can be seen below:

- 26 live in a detached house
- 9 live in a bungalow.
- 7 live in a semi-detached house
- 4 in a terraced house
- 2 live in a flat or apartment



We asked for the respondents to note what type of tenure would best describe their current situation:

- 38 own their own homes.
- 5 rent through a private landlord
- 1 part ownership
- 1 lives rent free with a relative
- 3 live in a social rented property

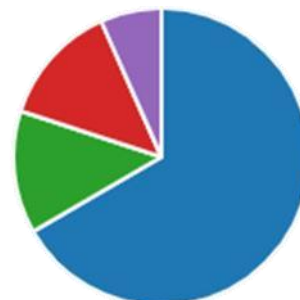
People were asked to indicate if they or someone living in the home needed to move soon.

- 12 indicated that people living within their home needed to move,
- 36 indicated that no one within their home needed to move.

Note that only the people who indicated that they need to move were referred to the following questions, those who indicated that they do not need to move were referred to the question asking for their opinion regarding the housing situation in the area.

We asked for them to choose what type of tenure would suit their current housing need (note that the respondents could choose more than one option here):

- 10 were looking to buy a property off the open market.
- 2 wanted to rent from the local authority.
- 2 wanted to part purchase a property through a social landlord.
- 1 looking to buy a property through an affordable housing scheme.



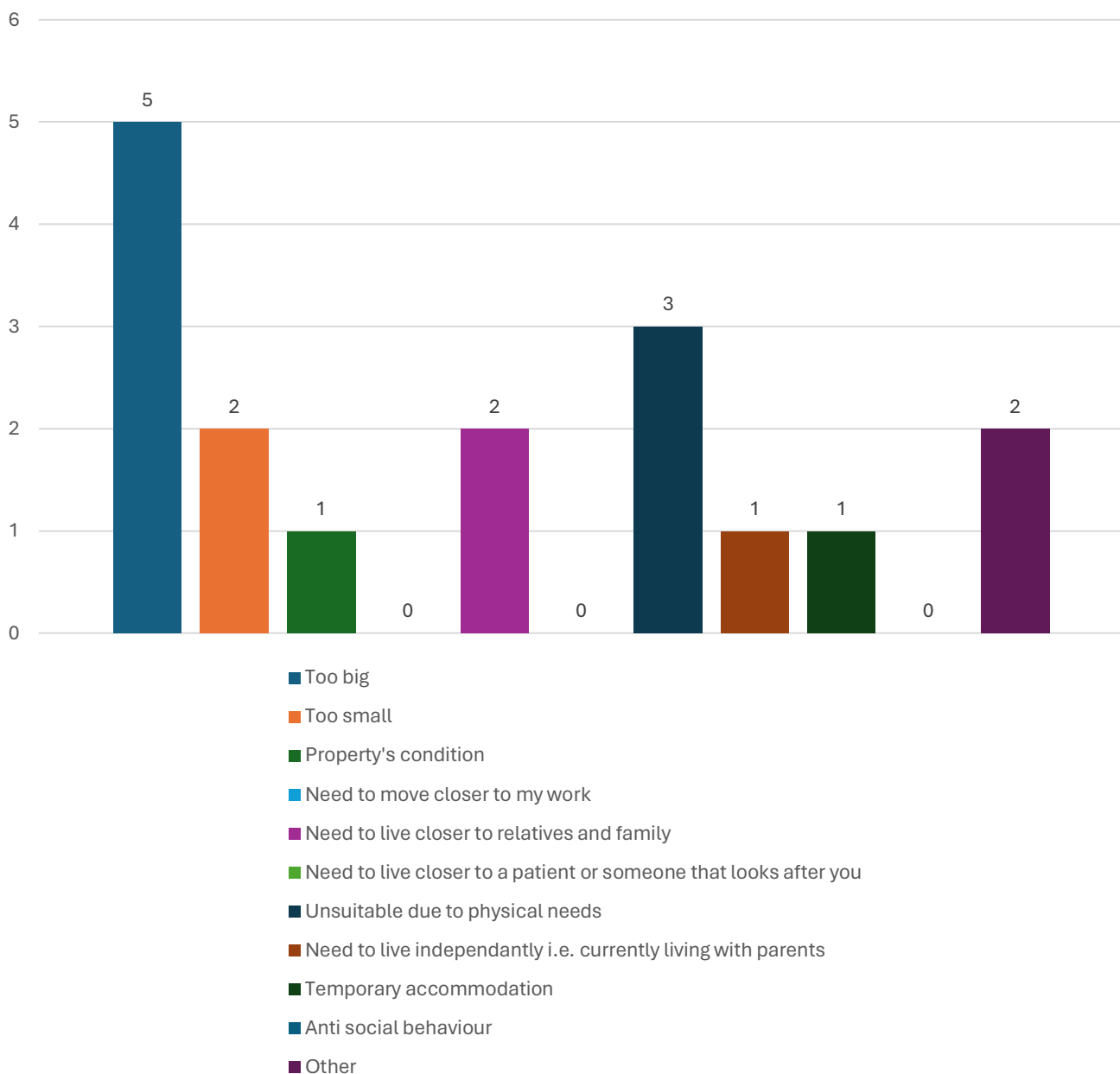
11 noted that they have a deposit for a property, 1 noted that they currently do not have a deposit. The survey did not ask for them how much money they have as a deposit.

Those who completed the survey were asked to indicate how many bedrooms they needed; the responses can be seen below:

- 6 looking for a 2-bedroom bungalow (matching the most popular choice on the social property register)
- 4 want a 2-bedroom house.
- 4 want a 3-bedroom house.

1 indicated that they needed to move within the year, 5 needed to move within 3 years and 6 needed to move between 3 and 5 years.

The respondents were asked to choose the options that described why their existing home was not suitable, see the options below (note that people are allowed to choose more than one option here):



Question 10 of the online questionnaire

These were the comments of those who chose 'other' in question 10:

- “Poor bus service / too far from the doctor's surgery / doors too small for physical needs”
- "I don't need to move at the moment, but I will in the future."

10 revealed that they do not need a specific property, 2 need a ground floor property and 1 needs a sheltered house with no extra care.

None of those in need of housing are registered with the Tai Teg register or the Social Housing register. We encourage people to register with these housing registers as it is not possible to see the need in these areas without the need being on these registers.

7 are interested in renovating an empty property in the area if an opportunity arises and 6 have indicated that if a self-build plot becomes available in the area, they will be interested in building their own home.

We provide a link to the Wales self-build link with this question so that they can get more information on what is available through this scheme.

Some of the respondents have indicated that they are aware of a suitable building plot in the area. Here are the responses:

- “No and there are enough houses here as they have built almost 50 houses in the last 3 years. Ruining the village”
- “Yes. A derelict farm that had planning permission over 10 years ago for a dwelling but has not been built”. • “New houses are being built in the village of Llanrhaeadr
- “There is certainly plenty of construction”.
- “I'd love to, I'd like to build my own home”.
- "That I have no understanding of."
- “Land in Llwyn Afon, Llanrhaeadr. Land outside (above Kings Head). Land in Ffordd Las, Llandyrnog” • “Yes, Cae Capel is being built now. This little village has had 48 new houses in 2 years!!”
- “Loads built recently”.

If a need is identified that would lead to housing development in the area, would you support the development?



All respondents had the opportunity to give their opinion about the current housing situation in the area in question 19 of the online survey. Here are the respondents' comments:

Table 7

Comments:
"Not enough social housing"
"No Housing for Young People in the Area"
"Enough"
"Enough and too much green land has been used for it"
"Village getting big with 2 new housing estates recently, school too small. Busy roads. Also, the houses under construction start at 150.000 for a 3 bed flat around 245.000"

<i>"Using urban and/or brownfield sites for new buildings. Stop building on good quality agricultural land which is a valuable asset to the country."</i>
<i>"Poor enough by all accounts"</i>
<i>"There seems to be a lot under construction in the area already"</i>
<i>"Housing being built too expensive"</i>
<i>"Not enough affordable housing"</i>
<i>"It's okay"</i>
<i>"I am not aware of any issues. There has been 1 new development, and a further development is being built."</i>
<i>"Housing in general is too expensive. It is not a local issue. However, there is a huge shortage of 4-bedroom houses for families."</i>
<i>"There have been many developments recently and I would be concerned that there would be a strain on the infrastructure and the school."</i>
<i>"There is enough property in the area that is being built don't build anymore and spoil the landscape"</i>
<i>"It will only be built if there is local demand"</i>
<i>"Priority should be given to local workers and avoid over-developing the village."</i>
<i>"Very rare"</i>
<i>"There are not enough small family homes or homes for farm workers. Too many empty / abandoned farms earmarked for summer house development"</i>
<i>"There are some developments, but I think there could be more. If there are more than more facilities would be good"</i>
<i>"Lack of new bungalows"</i>
<i>"Too many new houses in the village already"</i>
<i>"Housing is expensive - out of reach for many local people."</i>
<i>"There seems to be a reasonable number of homes on the market, anything that is built will not be affordable for local rural people, also we don't have the transport infrastructure here to support it, there is hardly any public transport, and the roads are in a terrible state."</i>
<i>"I would not like to see any further developments arise. The village is too small."</i>
<i>"48 new houses have been built in two years, doubling the size of the small village. Build somewhere else!"</i>
<i>"Loads have been built here recently no more needed here"</i>
<i>"Enough housing to support existing infrastructure"</i>
<i>"Plenty of housing available"</i>
<i>"A need for affordable housing for young families to stay in villages in order to raise children locally and go to the local school"</i>
<i>"Too crowded"</i>
<i>"There is too much Airbnb and holiday accommodation. Young people don't have the opportunity to rent or buy."</i>
<i>"Too many new houses being built"</i>
<i>"Feeling that there are too many new estate houses being developed. Too much for a small village. With two estates of new houses being built here I don't feel the need for any more. There is no place in the school for new children"</i>
<i>"Young people are still looking for a reasonably priced house but they are being bought and very soon an extension will be built on the house. This raises the value of the house and then it is not reasonable for young people, and you lose a house that was supposed to be a starting point for the first-time buyer. If you build on the market for the first time, you need to keep that status on the house."</i>
<i>"We need more affordable housing"</i>

"We need more houses for the youth of the area to be able to stay or move back to their habitat"

"Difficult to get affordable housing"

"I am concerned about holiday accommodation taking homes from families who can live in the community and send their children to the local school"

14. Results of the Open Day (02.08.23)

The open day was held on August 2, 2023, in the Vestry, Pentre Llanrhaeadr between 16:30 – 18:30. Many came to support with strong comments from members of the public.

Those who attended the open day had the opportunity to fill in a feedback form to identify their housing needs and give their opinion on the housing situation in the area.

- 5 indicated that they are in need of an affordable house.
- 2 out of the 5 want to purchase an affordable house.
- 1 of the respondents has a 5% deposit for a property.
- 2 have indicated that they want a 2-bedroom property, and 1 wants a 3-bedroom property.
- The 5 have revealed that they have a 5-year connection with the area.

Those who are not in need of a house were directed to the question to give their comments about the housing situation. These comments are shown below.

Table 8

Comments:
<i>"Loss of green land and hedgerows. There are enough houses here already. The fact that they are affordable does not mean that they are for local people, on the contrary it is people from outside who come in. This affects the Welshness of the area. There is no place as it is for more children in the school. We lose track of people who live in the village. Too many people, loss of village feel"</i>
<i>"We need affordable houses for the local people, the houses also need to suit the environment and the community. And the language needs to be considered"</i>
<i>"We need affordable housing to keep the local people in our communities. Positions have been appointed in the LLP"</i>
<i>"There is no need in Llanrhaeadr. What about Prion or Saron. The school is full. Children come from all areas. What is happening to the children in these affordable houses?"</i>
<i>"In my opinion, affordable houses are needed in Llanrhaeadr. The local people are priced out in many areas. In any case, any increase in housing should only move forward if it is properly matched by adequate infrastructure and services which has not been the case so far"</i>
<i>"There is certainly a need for affordable housing in the area as well as homes for the elderly. But when securing affordable housing it is necessary to secure resources/services to maintain the structure. Need to build an extension to the school. By now no additional site possible. Before building more houses in the area I think the sale of the new estates should be considered i.e., are the houses selling? Who is moving to the area? What other services are needed? Doctor, dentist etc"</i>
<i>"Not enough affordable houses in the village to meet the needs of the local community. The local school is already reaching full capacity without new development within the village"</i>
<i>"Barriers to building houses within the area"</i>
<i>"Housing needs to be more affordable for single people who work. For me to be able to move from my 3-bedroom social housing I need something more affordable for me and my family"</i>
<i>"Barriers to house building"</i>
<i>"I believe there are many new houses in Llanrhaeadr but the prices of these have been out of reach for many. Personally, I feel that more houses in the village will be harmful - the school is full, more population affects the community. The new housing estates have become a community in themselves. But saying that, I appreciate that a small development of affordable/social housing is needed. Everyone deserves a home of their own"</i>

<i>"My/Our daughter wants to move back to the area and wants an affordable house to live in. Plenty of 3- and 4-bedroom houses being built at the moment but not enough for a young person looking to rent/buy their first house"</i>
<i>"I believe that the design of the possible houses should be appropriate to the area in terms of appearance, scale and materials. I would recommend involving the Design Commission for Wales in the planning approval process"</i>
<i>"Affordable housing is needed provided it is for local people. There are too many houses as it is in Llanrhaeadr with no local people buying them. There are not enough doctors, dentists and the local school is full".</i>
<i>"The value should be reasonable"</i>
<i>"Limited places in local schools so that local families are forced to move to Denbigh. It seems that many of the new houses are beyond the affordability of young families"</i>
<i>"Limited places in the school"</i>
<i>"We have a potential site for 6 affordable houses"</i>
<i>"Youth are having to move out of the area because house prices are high in the area"</i>
<i>"We need more affordable housing in the village"</i>
<i>"I would love to see affordable housing for local young people in order to keep them in the area, but I am concerned that there is no space in the school, and I am concerned about doctors and dentists"</i>
<i>"A need for affordable housing in the area especially for the local young people"</i>
<p><i>"Suitable and affordable housing is important in order to</i></p> <ul style="list-style-type: none"> <i>• An opportunity for people to stay in their community in a house that reflects local wages</i> <i>• Holding local services e.g., shop, school, chapel</i> <i>• Maintain the energy of the society</i> <i>• Maintain language and industry</i>

15. Comments by Community Council

A small questionnaire was sent out to the community council to ask their views on a possible development in the area. The table below show the questions and answers given by them.

Table 9

Comments:
<p>1. Would you support an affordable Housing development in the area for local people?</p> <p>Yes</p> <p>Note your comments:</p> <p><i>Comment 1: We need to welcome some affordable housing here.</i></p> <p><i>Comment 2: There is no affordable homes available within the Community Council area.</i></p>
<p>2. What kind of tenure do you feel would be beneficial to the community?</p> <ul style="list-style-type: none"> • <i>Social Rent</i> • <i>Intermediate Rent</i> • <i>Shared Equity</i> • <i>Mixed</i> <p>Note your comments:</p> <p><i>We need to be able to accommodate our younger generations to buy houses in the village.</i></p>
<p>3. Have you any concerns of possible developments in the area?</p> <p><i>Comment 1: No concerns at all, I welcome some affordable housing for our youngsters. Comments 2: Only affordable homes are required within the Community Council area.</i></p>

16. Conclusions and Finding

This Housing Needs Report has identified that there is a need for Affordable and Social housing in Llanrhaeadr-yng-Nghinmeirch Parish. However, there are several properties for sale on the Open Market in Llanrhaeadr-yng-Nghinmeirch Parish, but these properties are out of reach for those who live in the area.

Tai Teg and Social housing Registers

These are the numbers on Tai Teg and Social Housing registers.

Social housing Register

Type of Property:	Number of Applicants:
1 Bed	54
2 Bed	24
3 Bed	13
4 Bed	5

- It is clear from table 9 that there is a high demand for 1-bedroom properties in Llanrhaeadr-yng-Nghinmeirch Parish according to the Social Housing register.

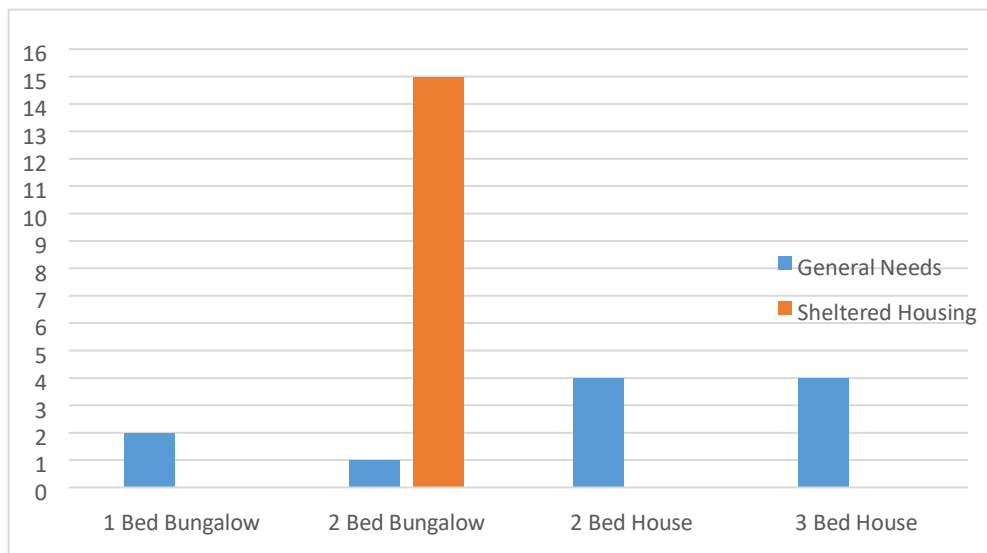
Tai Teg

Tenure:	Number of Applicants:
Rent	28
Buy	16
Self-Build	2

- 37 have chosen Llanrhaeadr-yng-Nghinmeirch village on Tai Teg's Affordable Housing register.
- The most popular properties chosen to rent, and purchase are 2- and 3-bedroom properties.
- The most popular self-build property chosen is a 3-bedroom bungalow or house.

Current Social Housing Stock

The Social Housing stock in the area is very popular with each one filled with tenants. It is clear that it is a popular area as Denbighshire County Council have indicated that the area is popular for people in need of bungalows. This reflects on the Social Housing waiting list where 54 are waiting for a 1-bedroom property.



Properties for sale or rent through the Open Market / Affordability

In August 2023, according to Right Move, there were 10 properties for sale on the Open Market. The most expensive property worth £500,000 which is a 4-bedroom house, and the cheapest being £155,000 which is a 2-bedroom flat.

- The median income of £38,200 x 3.5 (affordability calculation) gives a total of £133,700.
- Currently, a 2-bedroom flat is the cheapest property for sale on the Open Market and a 5% deposit would be required for this property, which would be £7,750.
- Therefore, the median income (£38,200) x the affordability calculation (x3.5) + the 5% deposit for the property (£7,750) = £141,450.

It is clear that the properties that are currently for sale on the Open Market in Llanrhaeadr-yng-Nghinmeirch Parish are out of reach for many within the community.

Empty Homes / Second Homes / Holiday Units

There are 8 empty properties in Llanrhaeadr-yng-Nghinmeirch Parish, 6 have been empty for up to 6 months and 2 have been empty for over 6 months. This is interesting knowing that 7 have revealed in the online survey that they are interested in renovating an empty property if an opportunity arises to do so in the area.

- There are 3 second homes registered with Denbighshire County Council which is very low compared to other areas.
- There are 12 holiday accommodations in the Parish of Llanrhaeadr-yng-Nghinmeirch.

Online Survey

After evaluating the online survey, here are the main points summarized:

- 12 in need of an affordable property
- Majority want to purchase off the Open Market
- 11 said they had a deposit.
- 6 want to self-build.
- No one registered with Tai Teg or Social Housing registers.

If you need to discuss this report further, or if you have any questions, please do not hesitate to contact us.

