

CYNGOR SIR POWYS COUNTY COUNCIL.

**Cabinet
July 13th, 2021**

REPORT AUTHOR: County Councillor Iain McIntosh

**Portfolio Holder for Economic Development, Planning
and Housing**

**REPORT TITLE: Powys Affordable Housing Programme Delivery Plan
Guide.**

REPORT FOR: Decision

1. Purpose

To approve the Council's Affordable Housing Programme Delivery Plan (PDP) Guide.

2. Background

2.1. Programme Delivery Plan Overview

2.1.1 As the strategic housing authority for Powys, the Council must submit a proposal to Welsh Government (WG) setting out how it wishes to allocate grant support for the development of affordable housing in Powys. This proposal is called the 'Programme Delivery Plan' (PDP). All schemes proposed for financial support must be in line with the Council's strategic housing priorities and contribute towards maximising the provision of affordable housing. Once submitted, WG considers the PDP proposals and unless there are major concerns, provides its approval for the recommendations made by the Council. Once approved by WG, housing providers can claim the approved grants from WG for approved schemes.

2.1.2 There are three grant types currently included in the PDP:

- Social Housing Grant (SHG): provides a capital grant of 58% of the total cost to develop a social rented home.
- 'Rent to Own' (RtO): provides a capital grant of 25% of the total cost to develop a 'Rent to Own' home¹.

¹ Rent to Own: the occupier pays a rent up to but not exceeding a market rent for the property. A proportion of the rent payments are accrued to help support the tenant being able to secure funding from a mortgage provider to buy the property after two years of occupancy. A tenant unable to purchase remains a tenant. When a 'Rent to Own' home is sold, any grant must be recycled within Powys by the housing provider to increase the provision of affordable housing.

- Recycled Capital Grant (RCG): this covers grant awarded to affordable homes which have since been sold – the selling landlord is required to recycle to support development of affordable homes in the Local Authority area in which the grant was invested.

2.2. Future Financial Support Scheme for Affordable Housing

- 2.2.1 Until 2021-2022, both the SHG and RtO grant schemes were available only to housing associations. Different grant schemes were in place for the development of new homes by local authorities. However, as a result of the Independent Review of Affordable Housing Supply undertaken by WG in 2017-2018, which explored ways to simplify and streamline the grant schemes for affordable housing development in Wales, a new grant system has been introduced with effect from April 2021.
- 2.2.2 All social housing, regardless of provider, will be supported with SHG from a single grant programme. New affordable housing developments by both the Council and housing associations will therefore from April 2021 be supported from a single grant scheme. RtO grant will no longer be available.
- 2.2.3 Included in the new approach is a different way of determining how much grant will be made available for each scheme. This will be determined on a scheme-by-scheme basis by the WG using the Standard Viability Model (SVM) which is a gap funding model. The SVM considers the amount of grant needed to make sure that the rent to be charged is within the affordability guidelines set by the WG for affordable homes. The SVM considers for each model income and costs over a thirty-year period. This means that each scheme will receive a bespoke award of grant, replacing the previous approach in which all schemes received grant of 58%, subject to the Total Scheme Cost (TSC) being within the WG's Acceptable Cost Guidance².
- 2.2.4 The new approach is designed to tailor the use of grant more efficiently, encouraging providers to focus on controlling TSC to secure value for money while still developing new homes at costs affordable to people with low and middle incomes. At the same time, due recognition will need to be given to making sure that homes are still provided in high-cost areas, where the demand for affordable housing is often higher than areas with lower property values.
- 2.2.5 There will remain opportunities to complement SHG with other funding sources. These include the WG Innovative Housing Programme (IHP)³,

² Acceptable Cost Guidance figures (ACGs) are provided by the Welsh Government as guidance on the likely acceptability of social housing scheme costs for grant purposes.

³ The Innovate Housing Programme offers support to help with additional and extraordinary costs incurred in trialling new ways of designing and building homes.

the 'Land for Housing' loan scheme⁴, the Integrated Care Fund (ICF)⁵ and the Town Centre Loan Fund⁶ which may help with the cost of converting redundant commercial properties for residential use.

2.2.6 The Council's Housing Revenue Account Business Plan is under review to allow it to generate surpluses which could be used to support increased development of new Council homes.

3.0 Advice

3.1 The Council, as the strategic housing authority for Powys, will retain the lead role in determining which proposals by providers should be recommended to the WG for financial support. The end to separate grant regimes for different categories of landlord will mean that the Council and housing associations will be considered as equally competent providers. It will therefore be important for the Council to have a robust, equitable and transparent approach for deciding the relative priorities of proposed affordable housing schemes. This will allow providers to make informed investment decisions and make sure that the Council is able to secure investment by the most appropriate providers in the homes that are most needed by the people of Powys.

3.2 The 'Powys Affordable Housing Programme Delivery Plan Guide' is attached as Appendix One. The purpose of the guide is to give clarity to all competent providers – including the Council's own Development Team – on how grant recommendations will be considered and prioritised. Housing associations and the Council's own Housing Services Development Team have been consulted in drawing up the guide. All have given their support.

3.3 Proposals for social and affordable housing will be assessed by the Council's Housing Strategy team, which is independent of the Development Team, against the following criteria:

- Housing market trends.
- Unmet housing need.
- The Council's strategic priorities, including those set out in 'Vision 2025'.
- Other recent or planned affordable housing schemes in the area.
- The availability of grants and other financial support for development in Powys.
- Cross subsidy between tenures.

⁴ The Land for Housing scheme allows housing associations to borrow money to buy land to build on. The money is recycled as loans are repaid.

⁵ The Integrated Care Fund, which includes primarily capital investment but also some revenue expenditure, is designed to help health and social care services to work together to support people with care needs. An example is Extra Care housing for older people.

⁶ The Town Centre Loan Fund is an interest free loan available to reduce the number of empty sites and properties in urban areas.

- Other specific considerations unique or relevant to the proposal, for example regeneration or pooled funding from different sources.

3.4 Options Appraisal

3.4.1 Option 1: do not adopt the Powys Affordable Housing Programme Delivery Plan Guide.

- The lack of clear guidance for determining the allocation of resources may lead to decisions being challenged on the basis of a lack of transparency and discourage investment by developers.

3.4.2 Option 2: adopt the Powys Affordable Housing Programme Delivery Plan Guide.

- Clarity for all providers of affordable homes about how the Council manages its PDP and how it ranks affordable housing schemes for the allocation of grant will encourage investment in the County.
- A robust process will provide reassurance to the WG that the PDP is evidence based, makes best use of the resources available to all affordable housing providers and demonstrates transparency and equity in the way proposals have been considered.

3.4.3 Cabinet is therefore recommended to adopt Option Two and approve the use of the Powys Affordable Housing Programme Delivery Plan Guide for managing the Council's PDP, with effect from April 2021.

4.0 Resource Implications

4.1 To help providers plan ahead as housing developments invariably span a number of financial years, WG provides indicative SHG levels for each local authority area. It is possible that the actual grant award to Powys may be more or less than this indicative figure. However, as the provision of affordable housing is a WG priority it is possible that the total grant available may be higher than the current indicative figures.

4.2 For 2021-2022 only the Welsh Government has allocated SHG between councils and housing associations. From 2022-2023, a single allowance will be awarded to each local authority area, with the strategic housing authority responsible for the allocation of the SHG across all providers, including councils and housing associations. The amount to be allocated from 2022 onwards, to each local authority in Wales, is to be decided during 2021-2022.

Table 4.1: SHG for Powys 2021-2022

	Year	Housing Associations	Powys County Council	Total for Powys	Notes
Indicative SHG	2021/22	£8,388,125	£2,097,031	£10,485,156	

- 4.2 The ICF allocation for Powys for 2021-2022 is £1,800,000.
- 4.3 Powys County Council has a comprehensive PDP covering proposals until 2024. It includes thirteen local authority schemes which, if all are considered viable and feasible, together need an estimated £17,000,000 grant funding. More schemes are being considered for 2024 onwards. There are also twenty proposed housing association schemes for the period running until 2024 that, if all are deemed feasible, would need an estimated £30,000,000 grant funding. There are also two Extra Care housing schemes, to which the Council has committed its support, requiring in the region of £5,000,000 SHG. The total estimated additional grant requirement for all schemes currently being proposed for development in Powys between now and 2024 is around £52,000,000. However, it should be noted that some schemes are in the early stages of development and may not be feasible.
- 4.4 It is unlikely that sufficient grant will be awarded to support all the proposed schemes. Alternative sources of funding are being explored by all housing providers. However, the disparity between the SHG likely to be available and the extensive range of proposals highlights the importance of having in place a robust, equitable and evidenced based approach to prioritising the schemes within the PDP.
- 4.5 The introduction and management of the Powys Affordable Housing Programme Delivery Plan Guide does not require the use of any additional resources as managing the PDP is provided for within current Housing Services budgets.
- 4.6 The Council's Section 151 Officer has noted the contents of this report and acknowledges that the number of schemes and grant requirement far exceeds that available through to 2024. Alternative funding sources need to be identified to ensure the schemes are affordable before they commence.

5.0 Legal implications

- 5.1 The requirement for a PDP is set out in this report. The approval of the annual PDP is an executive function which does not have to be referred to full Council or the Cabinet. Approval of the PDP is currently vested in the Housing Services Senior Management Team. However, to achieve a higher level of accountability and recognising the importance of the PDP to Vision 2025, it is proposed that in future the PDP be approved by the Council's Executive Management Team (EMT).
- 5.2 This report therefore requests approval for the 'Powys Affordable Housing Programme Delivery Plan Guide', which will be used by the Housing Services Senior Management Team to assess and recommend to EMT for approval each year's PDP.

5.3 The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: "I have nothing to add to the report".

6.0 Data Protection

6.1 There are no data protection implications arising from this report as the PDP and associated work does not require the processing of personal data.

7.0 Comment from local member(s)

7.1 Housing developments take place across Powys which means that the PDP and Affordable Housing Programme Delivery Plan Guide apply to all constituencies. All affordable housing schemes are subject to approval by the relevant planning authority, the planning process providing opportunities for members to comment on proposed developments in their constituencies.

8.0 Integrated Impact Assessment

8.1 An Impact Assessment is attached to this report as Appendix Two.

9.0 Recommendation

9.1 Cabinet is recommended to:

9.1.1 Approve the 'Powys Affordable Housing Plan Delivery Programme Guide' as set out in appendix 1 to the report.

9.1.2 Approve the delegation of authority to EMT to approve each year's PDP.

Contact Officer: Henk Jan Kuipers
Tel: 07917 172854
Email: henk.jan.kuipers@powys.gov.uk

Head of Service: Nina Davies

Corporate Director: Nigel Brinn

Appendix One: Affordable Housing Programme Delivery Plan Guide

Powys County Council

Affordable Housing Programme Delivery Plan Guide

Effective: April 2021



Overview

The Council, as the Strategic Housing Authority for Powys, supports and guides the programme for the development of affordable housing across the county. This is called Programme Delivery Plan (PDP) and is used to inform the Welsh Government which schemes the Council would like to see prioritised for financial support. The **Affordable Housing Programme Delivery Plan Guide** sets out how the Council will assess proposals for inclusion in the Programme Delivery Plan.

The PDP covers additional affordable housing to be delivered by the Council and any housing associations awarded developer status by the Welsh Government. In this document they are referred to as providers.

Housing proposals in the PDP are considered by the Welsh Government for the award of Social Housing Grant (SHG), which is a Welsh Government grant to increase the provision of social rented housing. There may be other grants or loans provided by Welsh Government or the Council that will on occasion, depending on the grant being considered, require inclusion in the PDP.

The Council is required to submit an updated PDP to the Welsh Government every quarter, with recommendations for the award of grant support and an update on the progress of affordable housing projects under development in Powys. Welsh Government assesses the updated PDP, including the Council's recommendations, to determine which schemes will benefit from grant support.

The Council's Housing Strategy Team will make provision to meet with all providers and Welsh Government representative, before submitting an updated PDP. Approval of the PDP for submission to the Welsh Government is vested with the Council's Executive Management Team.

Priority Status and Ranking

Addressing housing need and deliverability of a proposal are essential criteria for successful housing schemes. There are different options to increase affordable housing supply. Examples are new build by providers, purchasing new build from a developer, purchasing existing properties and remodelling

existing buildings. Therefore, the criteria to be used to assess housing proposals are not intended to be rigid and provide for the necessary degree of flexibility to encourage providers to explore all options for increasing the availability of affordable homes in Powys. This is reflected in the four Status categories – set out below - which will be used to deter purely speculative proposals with little chance of delivery while encouraging viable proposals.



Priority Status - Opportunity

The Council’s strategic housing service will consider the opportunity offered by each proposal to meet housing needs not otherwise provided for by the housing market. Evidence of need should include references to housing demand recorded by ‘Homes in Powys’⁷ and any other relevant evidence, for example the relationship between local incomes and the ability of people to secure funding to buy a home or pay private sector rents and the incidence of homelessness in the community. Where there is clear evidence of housing need the Council will support the proposal in principle. This is called “Strategic Support”.

Priority Status ‘Opportunity’ proposals are not included in the PDP. This Priority Status category is designed to help providers make an initial assessment about whether or not an opportunity to provide homes will contribute towards the expansion of affordable housing opportunities to meet housing needs and contributes towards achieving a balanced housing market.

Priority Status - Potential Programme

‘Potential Programme’ schemes are proposals which have been assessed by the provider as potentially representing a viable opportunity to provide new homes that will meet evidenced housing need and which the Council has determined are sufficiently robust to be included in the PDP. To secure ‘Potential Programme’ status, the provider will need to have carried out a basic assessment of the viability of the proposal. ‘Potential Programme’ status recognises that time is needed to complete detailed viability and feasibility studies and take account of land acquisition, determination of housing mix,

⁷ ‘Homes in Powys’ is the common allocation scheme used by all social housing providers to allocate affordable homes across Powys. Information on the current levels of demand will be provided to housing providers proposing affordable housing developments in the county by Powys County Council.

planning permission and any other relevant approvals or contributions from other agencies, etcetera. 'Potential Programme' schemes will need to undergo concept scrutiny by the Welsh Government.

A 'Potential Programme' scheme needs to meet the following criteria:

- Grant is sought for the scheme. If no grant is required the scheme does not have to be included in the PDP. The Council should however be made aware of such schemes, to be able to coordinate development of social housing across the county to make sure investment goes where it is most needed to contribute towards securing a balanced housing market.
- Indication of tenures, property types and numbers of bedrooms.
- Indication of type of grant and amount sought.
- An estimate of timelines and delivery milestones (see appendix A).

Priority Status - Reserve Programme

'Reserve Programme' schemes are those that are close to being ready to progress towards the main programme when grant becomes available.

A 'Reserve Programme' scheme needs to meet the following criteria:

- Undergone successful concept scrutiny from the Welsh Government. There may be exceptions for package deals, off-the-shelf developments and acquisition of existing properties.
- Detailed or outline planning permission and Sustainable-drainage Approval Body approval in place or being actively sought.
- Land in the provider's ownership or an agreement in principle with the landowner to sell, transfer or release the land for the scheme.
- An expected lead-in-time that allows the provider to draw down grant within the next financial year following registration as a 'Reserve Programme' scheme. For more complex schemes a longer draw down lead in will be considered.
- Indication of tenures, property types and numbers of bedrooms.
- Indication of type of grant and amount sought.
- An estimate of timelines and delivery milestones (see appendix A).

'Reserve Programme' schemes may or may not progress to 'Main Programme' scheme status. Progress will be considered against the availability of grant and the relative merits of all schemes being considered for 'Main Programme' status.

Priority Status - Main Programme

The Council's Housing Services Senior Management Team is the decision-making body with responsibility to include schemes in the 'Main Programme'. It will receive recommendations from the Council's Housing Strategy Team to

inform its decisions, informed by the quarterly PDP updates submitted to the Welsh Government.

To be considered for 'Main Programme' status, a scheme will need to meet the criteria for 'Reserve Programme' schemes. In addition, 'Main Programme' schemes must have the full support from the Council to apply for Welsh Government grant. It is the Welsh Government which decides which scheme meet grant requirements. Grant awards are made by the Welsh Government.

Ranking schemes within the 'Potential Programme' and 'Reserve Programme' categories

The Council will consider the following factors when ranking schemes:

-  Housing need.
-  Housing market trends.
-  Powys Strategic Housing Priorities.
-  Other recent or planned affordable housing schemes in the area.
-  The availability and suitability of grants for development in Powys.
-  Cross subsidy between tenures.
-  Other specific considerations unique or relevant to the proposal, for example regeneration or pooled funding from different sources.

Because every scheme is different, a degree of informed flexibility may be used when ranking schemes. Rankings may however on occasion need to change, in response to changing housing needs, housing market trends and the availability of investment resources.

Housing Needs and Housing Markets

There are different ways of measuring housing need, for example the total number of households looking for social rented housing, the average waiting time before people looking for social housing are offered a home, the number of households relative to the availability of social housing in any given community, average income compared to average house prices, turnover of properties for sale and private sector rents.

One of the principal indicators of housing need is the Local Housing Market Assessment (LHMA)⁸. For social rented housing, the common housing register 'Homes in Powys' is also an important indicator of housing need⁹. 'Homes in Powys' groups different households into different priority bands which reflect their level of housing need. Bands One to Three demonstrate the most urgent

⁸ The LHMA 2019 covering Powys is not yet published but will be available on www.powys.gov.uk. The LHMA 2014 Update can be found at: https://en.powys.gov.uk/media/6635/EBo8-Local-Housing-Market-Assessment-2014-Update/pdf/EBo8_Local_Housing_Market_Assessment_2014_Update.pdf?m=1539592428357.

⁹ 'Homes in Powys' website: homesinpowys.org.uk

and acute need – it is only these bands that are considered when assessing social housing proposals. Bands Four and Five include households who are not yet ready to move or who are already living in suitable accommodation.

Additional evidence may be considered, for example the findings of local housing market surveys, research with local estate agents, people coming forward at consultation meetings or anecdotal evidence from local people and communities, including Councillors, town and parish councils, community groups and housing officers.

The Council recognises that for some communities, for example villages and particular areas within towns, demand and need for housing may not be immediately apparent. This will not disadvantage proposals for such communities so long as robust evidence is provided in support of the proposed schemes.

The Council's Market Position Statement 'Accommodation for an Ageing Population' sets out the housing and care related services for older people in Powys.¹⁰ This includes the need for Extra Care housing. The Council's Social Services team records need for supported housing.

Locations with higher recorded numbers of households in housing need are ranked higher for new development.

The 'Homes in Powys' figures are included as Appendix B to this Guide, providing details of acknowledged and evidenced housing need (as of February 2020) across the county. Updates will be published annually.

Powys Strategic Housing Priorities

'Powys Strategic Housing Priorities' were agreed in September 2020, drawing upon both housing and social care needs across the county. The top priority for new housing investment is for Extra Care schemes, followed by increasing the provision of general needs social rented homes and accommodation for those who are homeless.

Powys Strategic Housing Priorities

1. *Extra Care new build.*
2. *Development of new, and the acquisition on the open market of, properties suitable for general needs social rent. This includes wheelchair accessible homes.*
3. *Accommodation suitable for helping the Council provide accommodation for those who are homeless.*

¹⁰ The 'Accommodation for an Ageing Population' statement 2018 can be found at: https://en.powys.gov.uk/media/3634/Accommodation-for-an-ageing-population---Market-Position-Statement-June-2018/pdf/Market_Position_Statement_June_2018.pdf?m=1530538406760

4. *Supported housing for people who need help and support to maintain a home in the wider community. This includes both new build and reprofiling of existing properties. Of particular importance to the Council is having sufficient accommodation to allow people who have had to be housed in places outside of Powys to return to the county.*
5. *'Low-cost Home Ownership' opportunities.*
6. *'Short Breaks' - new build homes or acquisitions for respite care.*
7. *Remodelling of existing homes for any of the above priorities, without creating additional dwellings.*

Other local housing developments

Other affordable housing developments recently completed, in development or planned in the area where new schemes are being proposed will be taken into account, with consideration being given to whether or not there remains in those communities unmet housing needs. The Council supports development in all locations with an evidenced housing need. Locations with no recent or past social housing provision and with no other planned developments, where there is clear evidence of need, will be given a higher ranking.

Making best use of grant funding opportunities

The Council is always keen to secure for investment in homes across the county the maximum possible available grant funding - subject to any grant conditions supporting the 'Powys Strategic Housing Priorities' and the provision of homes needed by the people of Powys. This means that schemes that fit the amount and type of grants available may be ranked higher if the proposals also contribute towards securing a more balanced housing market in Powys.

Cross subsidy opportunities

In pursuit of value for money, the Council will consider schemes that are able to generate cross subsidy opportunities and which incorporate tenures that do not require grant and so can reduce the amount of grant needed for social or low-cost housing. Proposals for the same location that deliver more homes with less grant are ranked higher. Pooled resources which also reduce grant will also be taken into account.

Schemes that do not require any grant, do not have to be included in the PDP, but the Council needs to be aware of them, to make sure that schemes supported by grant are prioritised where most needed. The Council will consider offering its support for schemes not requiring grant support in the same way that it does for schemes which will benefit from financial assistance.

Other specific considerations unique or relevant to the proposal

Schemes may support strategically important priorities, for example regeneration of any area, support for local employers to recruit or retain employees or encourage and support inward investment. Such factors with evidence of how the housing proposal will contribute towards such priorities will be taken into account when determining the support to be given to individual proposals.

Regulatory matters

Suitable location of a scheme and sustainability of housing development is addressed through the planning system and development plans. Both Powys and the Brecon Beacons National Park use a 'settlement hierarchy'¹¹.

The Welsh Government scrutiny process for providing financial assistance for new homes ensures good design and value for money. One of the grant conditions is that homes meet the Welsh Housing Quality Standard (WHQS)¹² and Development Quality Requirements (DQR)¹³.

Schemes need to have been given formal approval by the developing organisation's board or other appropriate and empowered governance body. This is to help make sure that all schemes have been subject to the sufficient internal scrutiny to make sure that all proposals are viable and deliverable.

Nominating developing organisations for Section 106 opportunities

Section 106 agreements are agreements made under Section 106 of the Town and Country Planning Act 1990. These are also called planning obligations. One of the obligations may be the provision of affordable housing. Some Section 106 agreements require the Council to nominate a social housing provider, for example the Council's own landlord service or a housing association, to take ownership of the affordable housing element in a scheme. The Council will use the following criteria in informing any such nominations...

-  If a developer indicates they have already reached an agreement with a provider, the Council will contact the provider. If the provider confirms the agreement, the Council will nominate this provider.
-  If the developer indicates there is no agreement with a provider, the Council will first approach the provider with the most homes in the

¹¹ Please visit https://en.powys.gov.uk/media/4256/Adopted-Powys-LDP-Written-Statement-April-2018/pdf/Adopted_Powys_LDP_Written_Statement_April_2018.pdf?m=1536134184070 for details of the Powys Local Development Plan and <https://www.beacons-npa.gov.uk/wp-content/uploads/Brecon-Written-Statement.pdf> for details of the Brecon Beacons Local Development Plan.

¹² Please visit <https://gov.wales/welsh-housing-quality-standard-guidance> for the Welsh Government's guidance for WHQS

¹³ Please visit <https://gov.wales/development-quality-requirements-housing-associations> for the Welsh Government guidance on the DQR

village or neighbourhood. If that provider does not wish to be nominated to the developer, the Council will consider the provider with second most homes and so on until it identifies a provider able and willing to take on board the properties.

 In the event of development taking place in a community where there is no provider operating, and the Council is required to nominate a provider, the Council will approach the provider with the most homes in the surrounding area.

 If the Section 106 agreement does not include the requirement to nominate a provider, it is up to the developer and providers to determine how to progress. If asked, the Council will provide details of all providers active in the area.

Appendix A: Priority Status Checklist

Information Requested	Details	Date Completed
Scheme name		
Scheme location details including site map and eastings / northings		
Provider name		
Short description (own development, package deal, S106, land acquisition etc.)		
Evidence of housing need		
Scheme mix (numbers, tenure, type, size)		
Required grant (amount and type)		
Site ownership		
Date of board approval		
Date Welsh Government concept scrutiny completed		
Date Welsh Government pre-planning scrutiny completed		
Date Welsh Government construction scrutiny completed		
Date Pre-application Consultation completed		
Date outline planning permission submitted and obtained		
Date detailed planning permission submitted and obtained		
Date reserved matters resolved		
Date Sustainable-drainage Approval Body approval		
Date site / property acquisition completed		
Date contractor on site		
Date draw down grant		
Date scheme completion		

Because every scheme, location and provider are different, it is often not possible to complete the checklist at the start of a project. Updated information should be provided as an when it becomes available. Providers are able to provide information using the form above or in any other format that provides the same information.

Appendix B: 'Homes in Powys' figures

Settlements in Powys with an acknowledged and evidenced housing need (as of February 2021).

Number of households per settlement registered with 'Homes in Powys', Bands One to Three first and subsequent preferred location, as at February 2021.

The total number of households on the "Homes in Powys" register at the time this table was compiled was 3,486. The total number of households in Bands One to Three is 2,021. They are assessed as in housing need and ready to move. Households are asked to indicate in which settlement they would like to live most. This is called the 'first choice'. They can add settlements to increase the chance they will be offered a home to move to. This is called 'other choice'.

	Settlement	First choice	Other choice	Total choice
1.	Welshpool Y Trallwng	261	133	394
2.	Newtown Y Drenewydd	263	111	374
3.	Ystradgynlais incl. Penrhos Ystradgynlais gan gynnwys Penrhos	170	83	253
4.	Brecon incl. Llanfaes Aberhonddu gan gynnwys Llanfaes	173	53	226
5.	Llandrindod Wells Llandrindod	135	58	193
6.	Lower Cwmtwrch incl. Gurnos Cwmtwrch Isaf gan gynnwys Gurnos	45	138	183
7.	Llanidloes Llanidloes	101	67	168
8.	Glanrhyd Glanrhyd	27	120	147
9.	Machynlleth Machynlleth	110	34	144
10.	Guilsfield Cegidfa	23	120	143
11.	Montgomery Trefaldwyn	26	97	123
12.	Caersws Caersws	34	84	118
13.	Berriew Aberriw	18	97	115
14.	Llanymynech Llanymynech	13	95	108
15.	Four Crosses Llandysilio	14	93	107
16.	Builth Wells incl. Llanelwedd Llanfair-ym-Muallt gan gynnwys Llanelwedd	54	50	104
17.	Llanfyllin Llanfyllin	34	70	104
18.	Abercrave Abercraf	17	77	94
19.	Hay-on-Wye Y Gelli Gandryll	39	50	89
20.	Forden Ffordun	6	82	88
21.	Arddleen Arddlîn	3	84	87
22.	Llansantffraid Llansantffraid	14	73	87
23.	Kerry Ceri	9	75	84
24.	Trewern Trewern	4	75	79
25.	Crickhowell Crughywel	42	36	78
26.	Cwmgiedd Cwmgiedd	5	72	77
27.	Meifod Meifod	4	73	77
28.	Llandrinio Llandrinio	7	69	76

	Settlement	First choice	Other choice	Total choice
29.	Yniswen Ynyswen	8	68	76
30.	Upper Cwmtwrch Cwmtwrch Uchaf	5	70	75
31.	Talgarth Talgarth	20	53	73
32.	Abermule Aber-miwl	8	64	72
33.	Llanfair Caereinion Llanfair Caereinion	14	56	70
34.	Rhayader incl. Cwmduddwr Rhaeadr Gwy gan gynnwys Cwmduddwr	23	45	68
35.	Churchstoke Yr Ystog	19	47	66
36.	Castle Caereinion Castell Caereinion	3	60	63
37.	Llanrhaedr Llanrhaeadr	18	45	63
38.	Middletown Treberfedd	3	58	61
39.	Leighton Tre'r-llai	1	59	60
40.	Bronllys Bronllys	7	51	58
41.	Llanfechain Llanfechain	4	54	58
42.	Presteigne Llanandras	38	19	57
43.	Carno Carno	6	50	56
44.	Llansilin Llansilin	5	49	54
45.	Pool Quay Cei'r Trallwng	1	52	53
46.	Coelbren Coelbren	8	44	52
47.	Penegoes Penegoes	3	49	52
48.	Llandinam Llandinam	1	50	51
49.	Clyro Cleirwy	12	38	50
50.	Crossgates Y Groes	4	45	49
51.	Llangattock Llangatwg	13	36	49
52.	Sarn Sarn	2	46	48
53.	Talybont on Usk Tal-y-bont ar Wysg	4	42	46
54.	Trefeglwys Trefeglwys	0	46	46
55.	Crewgreen Crew Green	1	44	45
56.	Derwenlas Derwenlas	4	41	45
57.	Tregynon Tregynon	4	41	45
58.	Glasbury Y Clas-ar-Wy	1	43	44
59.	Howey Hawy	3	41	44
60.	Bettws Betws	3	40	43
61.	Llanbrynmair Llanbrynmair	7	36	43
62.	Llangynidr Llangynidr	5	38	43
63.	Three Cocks Aberllynfi	2	40	42
64.	Caehopkin Caehopcyn	0	41	41
65.	Llangedwyn Llangedwyn	1	40	41
66.	Llangynog Llangynog	4	37	41
67.	Knighton Tref-y-clawdd	21	19	40
68.	Newbridge-on-Wye Pontnewydd ar Wy	4	36	40
69.	Sennybridge incl. Defynnog Pontsenni gan gynnwys Defynnog	4	36	40
70.	Pontrobert Pontrobert	1	38	39
71.	Bwlch Bwlch	0	38	38
72.	Llanhamlach and Groesffordd Llanhamlach a Groesffordd	2	36	38

	Settlement	First choice	Other choice	Total choice
73.	Cradoc Cradoc	0	37	37
74.	Llanwrin Llanwrin	2	35	37
75.	Llanwrtyd Wells Llanwrtyd	14	23	37
76.	Libanus Libanus	1	35	36
77.	Llanerfyl Llanerfyl	1	35	36
78.	Llanigon Llanigon	0	36	36
79.	Bausley Basle	1	34	35
80.	Cemmaes Cemais	2	33	35
81.	Foel Y Foel	0	35	35
82.	Llanwyddyn Llanwddyn	1	34	35
83.	Aberhafesp Aberhafesb	0	34	34
84.	Bwylch y Cibau Bwlch y Cibau	2	32	34
85.	Llanspyddid Llansbyddid	0	34	34
86.	Llanyre Llan-llyr	1	33	34
87.	Mochdre Mochdre	1	33	34
88.	Refail Refail	0	34	34
89.	Dolanog Dolanog	1	32	33
90.	Llangadfan Llangadfan	2	31	33
91.	Penybontfawr Pen-y-bont-fawr	0	33	33
92.	Cemmaes Road Glantwymyn	1	31	32
93.	Dolfor Dolfor	0	32	32
94.	Llanfihangel Llanfihangel	2	30	32
95.	Llyswen incl. Boughrood Llyswen gan gynnwys Bochrwyd	2	30	32
96.	Clatter Cletwr	2	29	31
97.	Llanddew Llanddew	0	31	31
98.	Llandyssil Llandysul	0	31	31
99.	Ceinws Ceinws	1	29	30
100.	Glantwymyn Glantwymyn	0	30	30
101.	Llangurig Llangurig	0	30	30
102.	Penybontllan'emrys Pen-y-bont Llannerch Emrys	0	30	30
103.	Velindre Felindre	1	29	30
104.	Groes-lwyd Groes-lwyd	1	28	29
105.	Llandefalle Llandefalle	0	29	29
106.	Penybont Pen-y-bont	4	25	29
107.	Cwmlinlau Cwmlinlau	0	28	28
108.	Llanfrynach Llanfrynach	1	27	28
109.	Llangyniew Llangynyw	0	28	28
110.	Pencelli Pencelli	0	28	28
111.	PontNeathVaughan Pontneddfechan	1	27	28
112.	Y-Fan Y Fan	0	28	28
113.	Aberhosan Aberhosan	2	25	27
114.	Dolfach Dolfach	0	27	27
115.	Felinfach Felinfach	0	27	27
116.	Pennorth Pennorth	0	27	27

	Settlement	First choice	Other choice	Total choice
117.	Tretower Tretwr	1	26	27
118.	Llanfilo Llanfilo	0	26	26
119.	Llangorse Llangors	4	22	26
120.	Manafon Manafon	1	25	26
121.	Trecastle Trecastell	0	26	26
122.	Trefecca Trefecca	0	26	26
123.	Cwmdu Cwmdu	0	25	25
124.	Erwood Erwyd	0	25	25
125.	Llandefaelog Llandefaelog	0	25	25
126.	Trallong Trallong	0	25	25
127.	Adfa Yr Adfa	0	24	24
128.	Glangrwyney Glangrwyne	1	23	24
129.	Llangammarch Wells Llangamarch	2	22	24
130.	Pwllgloyw Pwllgloyw	0	24	24
131.	Scethrog Scethrog	0	24	24
132.	Abertridwr Abertridwr	1	22	23
133.	Bwlchyffridd Bwlchyffridd	0	23	23
134.	Llanstephan Llansteffan	0	23	23
135.	Cray Crai	0	22	22
136.	Llangenny Llangenni	0	22	22
137.	Pontfaen Pontfaen	0	22	22
138.	Cefn Coch Cefn Coch	0	21	21
139.	Llanbedr Llanbedr	0	21	21
140.	Lower Chapel Capel Isaf	0	21	21
141.	Pant-y-Dwr Pant-y-dwr	1	20	21
142.	Abbecwmhir Abaty Cwm-hir	2	17	19
143.	Builth Road Builth Road	0	19	19
144.	Glyntawe Glyntawe	1	17	18
145.	Nantmel Nantmel	0	18	18
146.	Old Radnor Pencraig	1	17	18
147.	St Harmon Saint Harmon	0	18	18
148.	Llandegley Llandeglau	0	17	17
149.	New Radnor Maesyfed	0	17	17
150.	Beulah Beulah	2	14	16
151.	Garth Garth	0	16	16
152.	Knucklas Cnwclas	2	14	16
153.	Norton Nortyn	0	16	16
154.	Evenjobb Einsiob	0	15	15
155.	Llangunllo Llangynllo	0	15	15
156.	Lloiney Llwyni	1	14	15
157.	Felindre Felindre	2	12	14
158.	Gladestry Llanfair Llythynwg	1	13	14
159.	Kinnerton Kinnerton	0	14	14
160.	Llanbadarn Fynydd Llanbadarn Fynydd	0	14	14

	Settlement	First choice	Other choice	Total choice
161.	Llanbister Llanbister	0	14	14
162.	Llanwrthwl Llanwrthwl	0	14	14
163.	Aberedw Aberedw	1	12	13
164.	Beguildy Bugeildy	0	13	13
165.	Cilmery Cilmeri	0	13	13
166.	Llanddewi Llanddewi	0	12	12
167.	Llanfihangel Talylyn	0	12	12
168.	Hundred House Hundred House	0	11	11
169.	Rhosgoch Rhosgoch	0	11	11
170.	Dolau Dolau	0	10	10
171.	Llanbister Road Llanbister Road	0	10	10
	Total	2021	6613	8634