

SD62

Blaenau Gwent Local Housing Market Assessment

Blaenau Gwent County Borough Council

Opinion Research Services



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1. Introduction

Project Overview

The Strategic Policy Context

Housing Requirements: The Fundamental Questions

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Data Sources

Summary of Key Points

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2. Identifying Local Housing Market Areas

| Migrant Persons | Total |
|-----------------|-------|
|-----------------|-------|

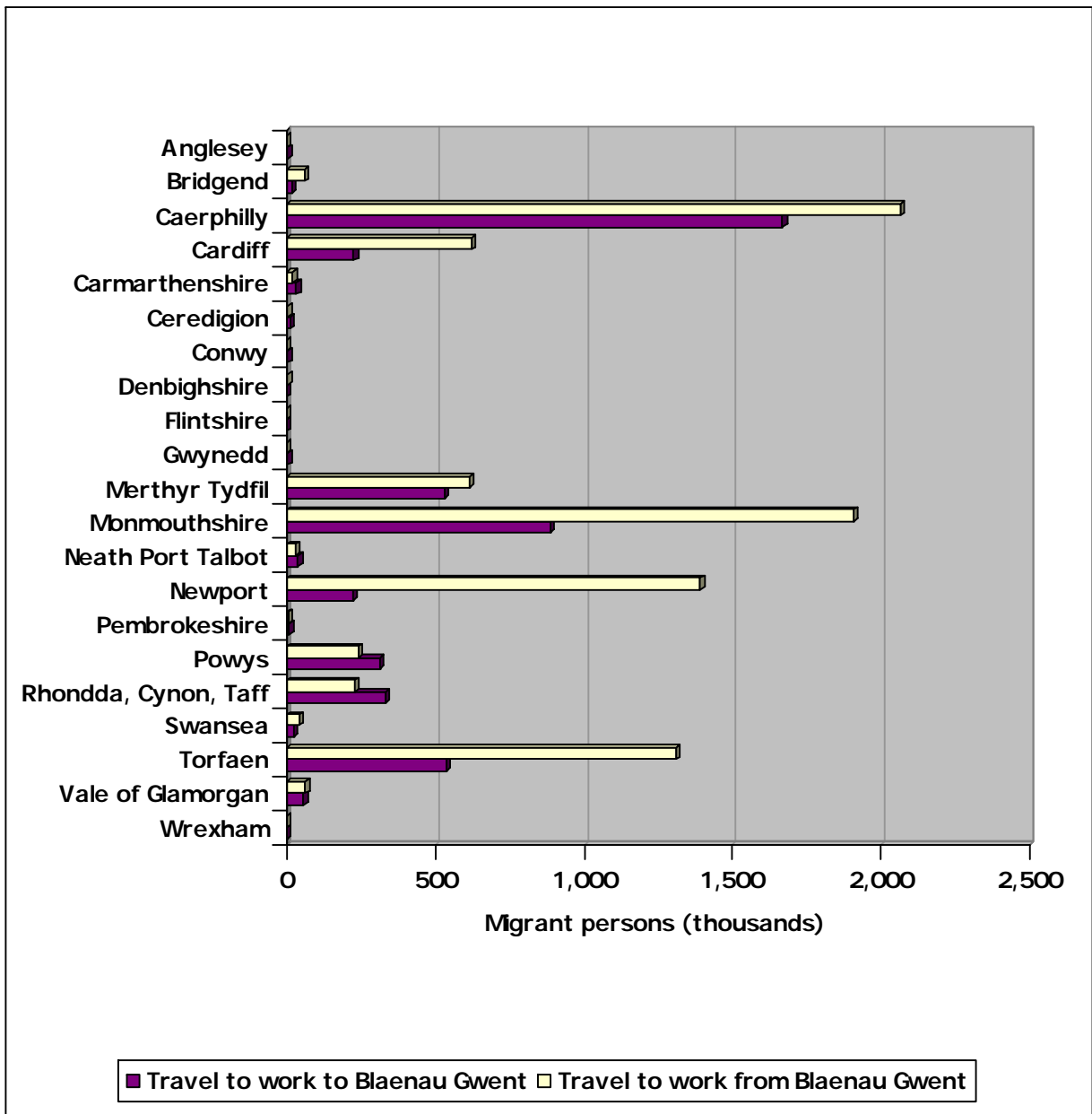


Figure 3: Travel to Work to and from Blaenau Gwent by Other Welsh Unitary Authorities 2001

Local Housing Market Areas in Blaenau Gwent

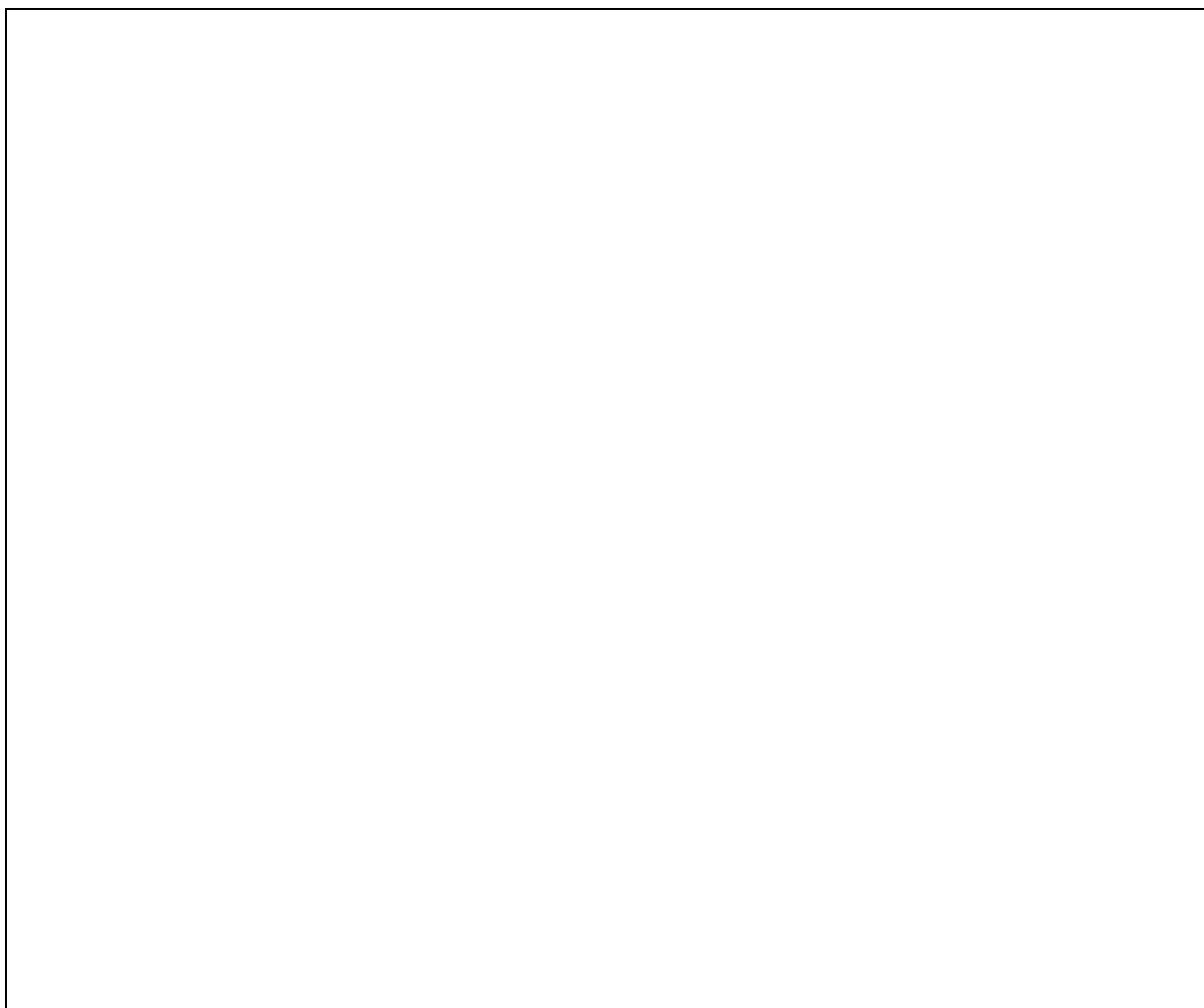


Figure 4: Identifying the Tredegar Functional Housing Market Area

Summary of Key Points

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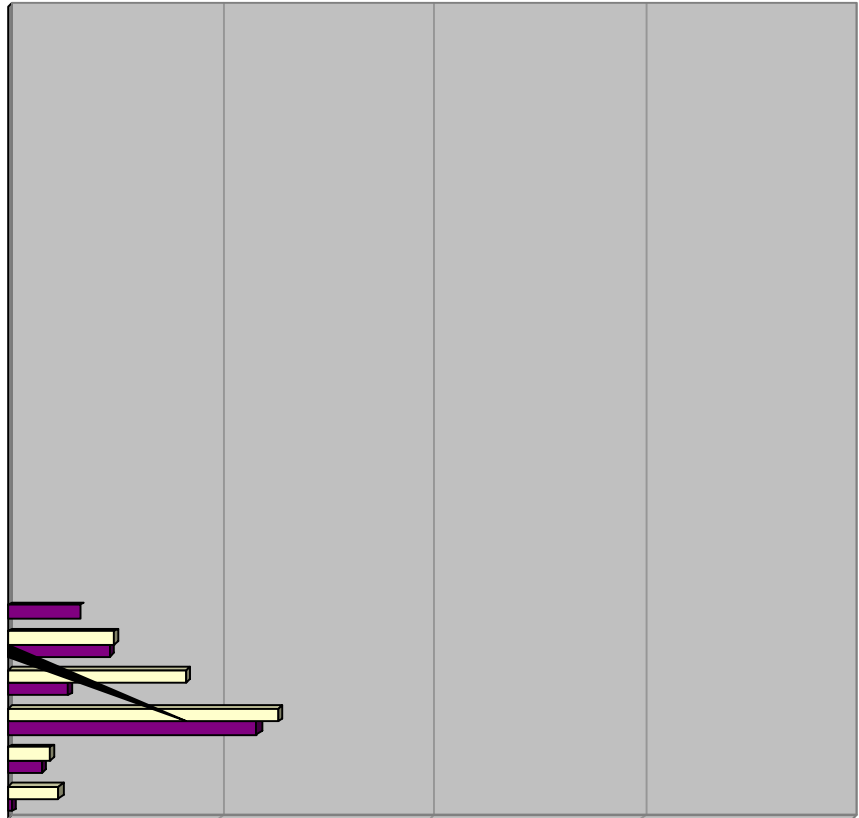
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3. Socp c u

Figure 7: Age Profile for Blaenau Gwent Compared with Wales: 2004

Migration



Migration to and from Blaenau Gwent by Other Welsh Unitary Authorities 1999-

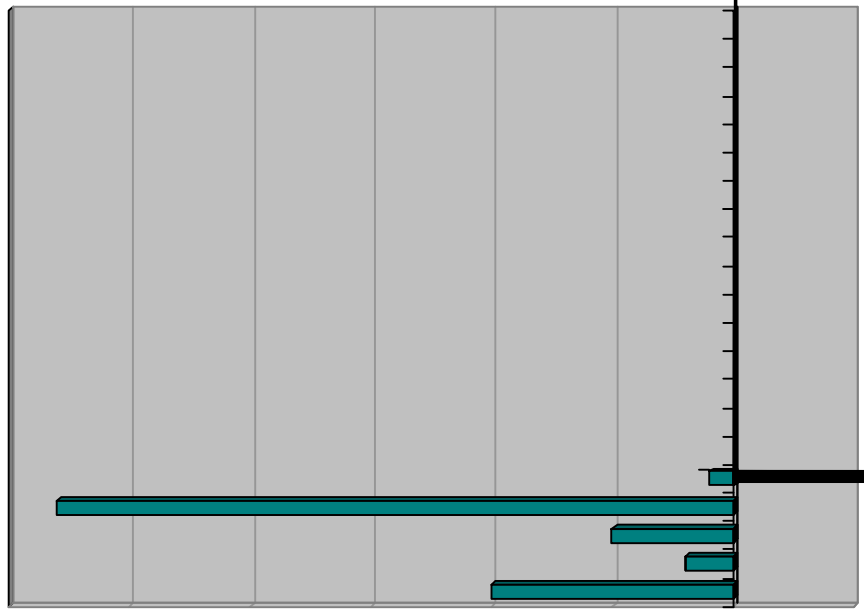
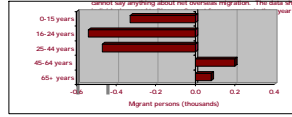


Figure 11: Net Migration to Blaenau Gwent by Other Welsh Unitary Authorities 1999-2004

3.10 The 2001 Census statistics do not record any ethnic divisions to migration. However, the Census statistics do show that in the year before the 2001 Census there was a net migration from Blaenau Gwent to the rest of the UK of 254 people. Overall, there was a net out migration of one Non-White person from Blaenau Gwent in the year before the Census.

3.11 Figure 14 shows that in the year before the 2001 Census there was a net migration from Blaenau Gwent to the rest of the UK of 254 people. Overall, there was a net out migration of one Non-White person from Blaenau Gwent in the year before the Census.

3.12 Figure 14 also records the inward migration from overseas to Blaenau Gwent. This is not balanced by any measure of migration overseas from Blaenau Gwent, and therefore we cannot say anything about net overseas migration. The statistics show that only 6 Non-White people migrated to Blaenau Gwent in the year before the Census.



| Age group | Year |
|-----------|------|
| | 1999 |

| Ethnic Group | Migration from UK Households | | | Other Migration | |
|--------------|------------------------------|-----|-----|------------------|----------|
| | In | Out | Net | No Usual Address | Overseas |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

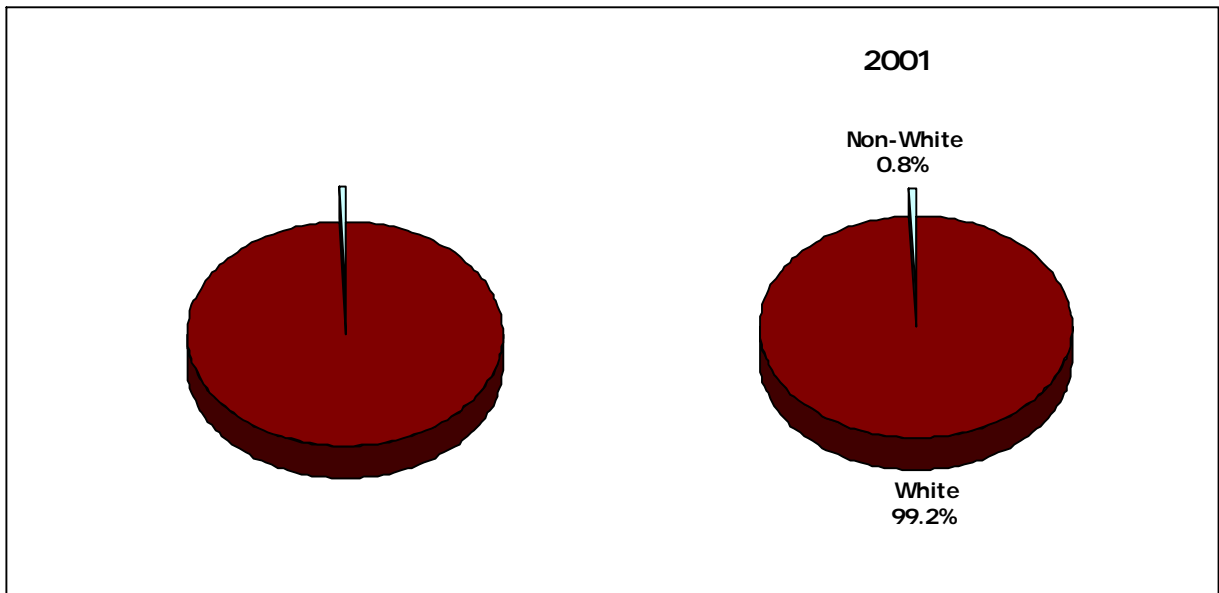


Figure 16: Non-White Population of Blaenau Gwent 1991 and 2001

**Broad Ethnic Group
Classification**

**Detailed Ethnic Group
Classification**

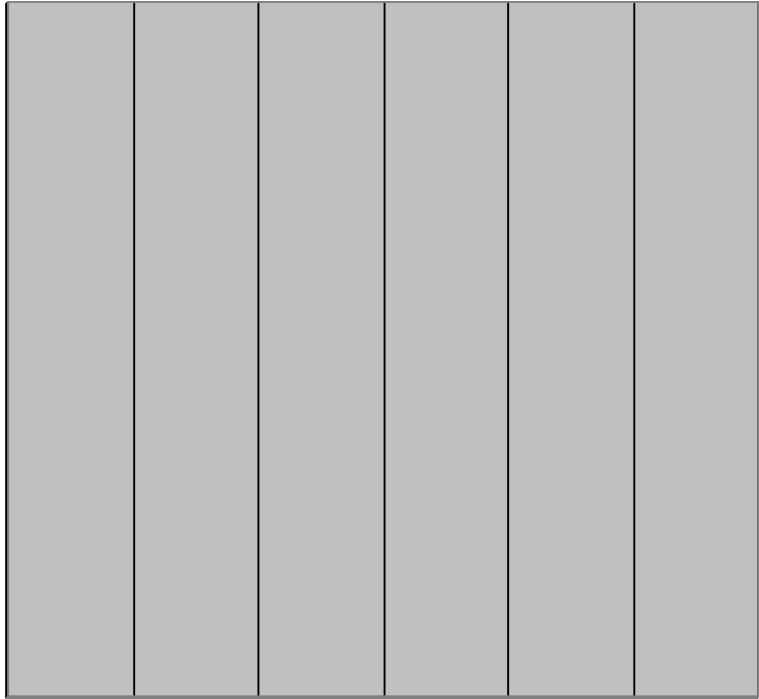


Figure 18: Black and Ethnic Minority Population by Ethnic Group in 2001

Household Structure

General Health

Figure 21: Limiting Long-term Illness by Age Group for Blaenau Gwent, Wales and England and Wales.

Households and Persons with Health Problems

T

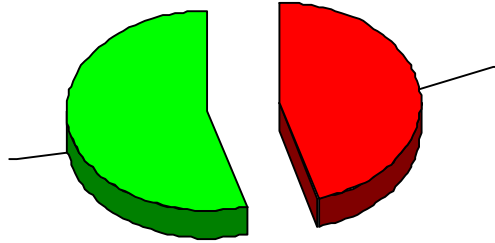


Figure 22: Do any of the people currently living as part of your household suffer from any health problems, such as long-term illness, disability or infirmity – including problems associated with old age? By long standing I mean anything that has troubled them over a period of time or that is likely to affect them over a period of time. By all households

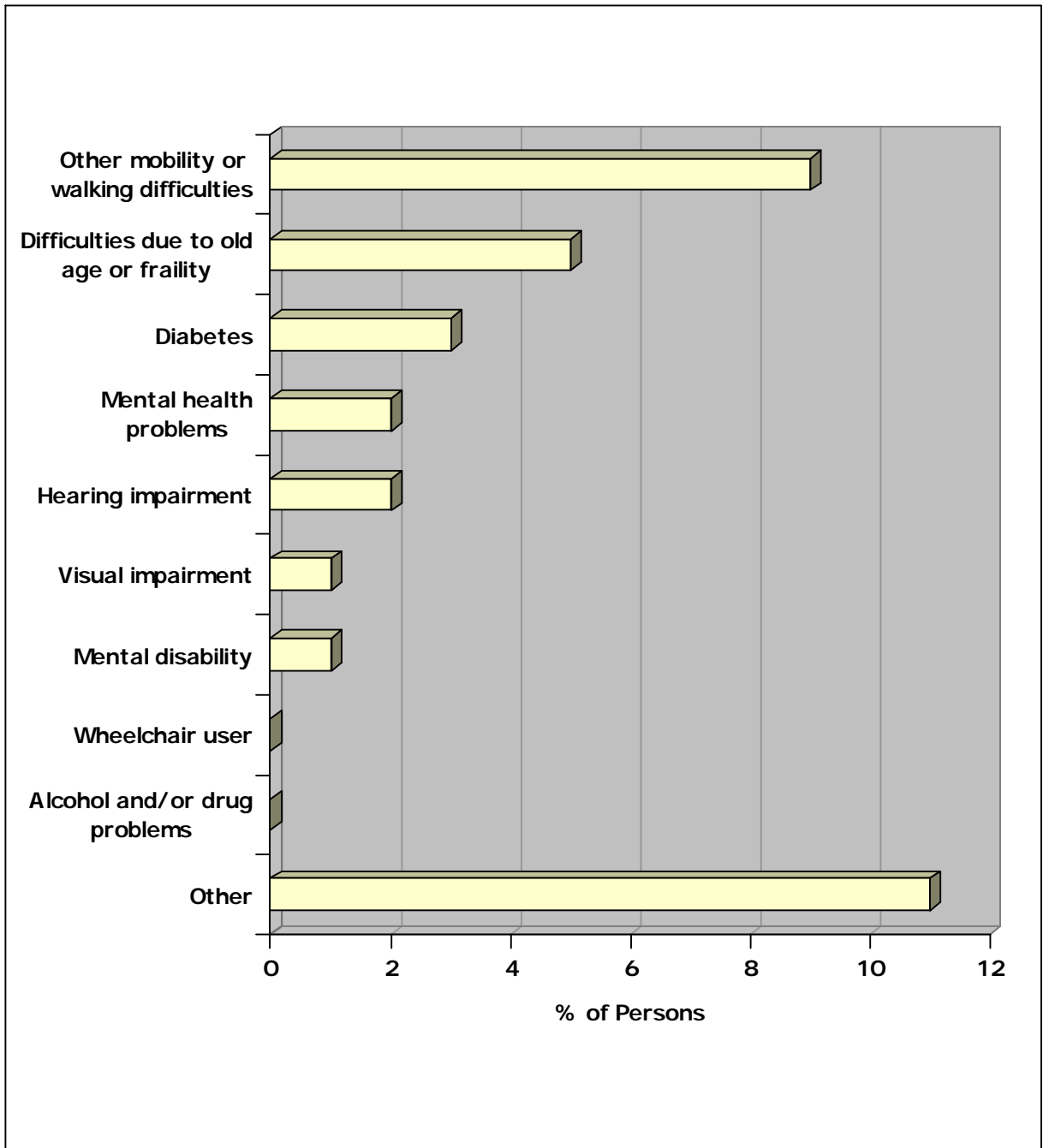


Figure 23: Which problems are most relevant to them? By all persons

Care Needs

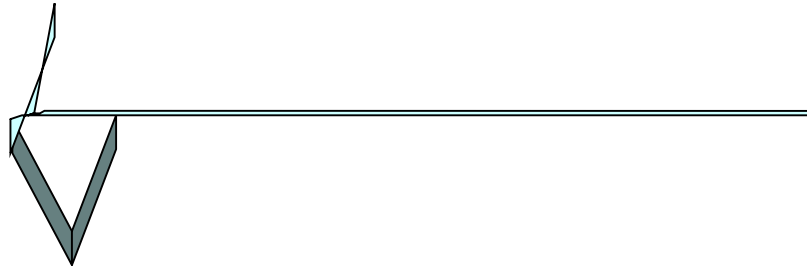


Figure 24: Which describes their care needs? By all persons

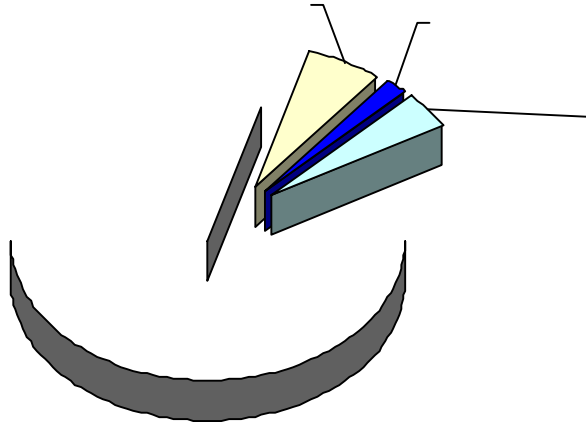


Figure 25: Thinking of the care provided, which best describes their current situation? By all persons



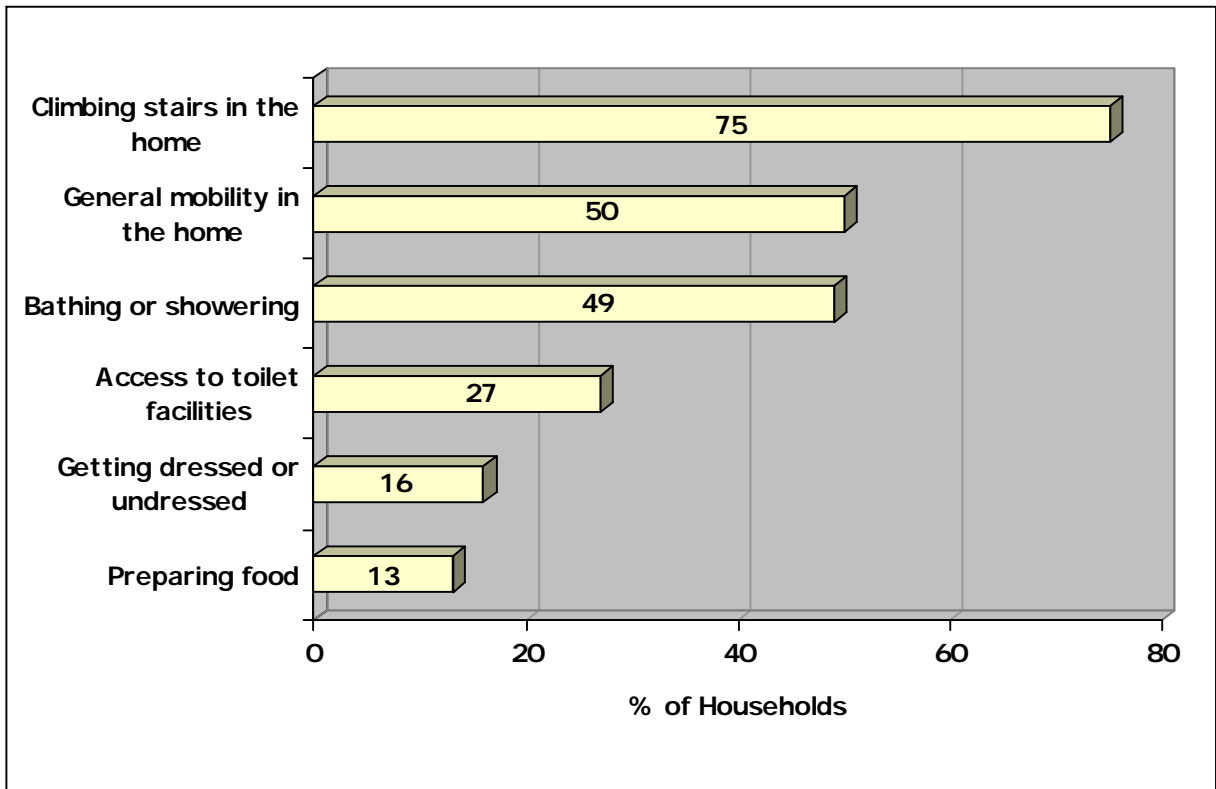


Figure 27: Which of the following activities, if any, are difficult for them because of the layout of your current home? By all households where the home did not satisfactorily meet the health needs of its members

Adaptations for Housing Requirements



Adjustments to Growing Older

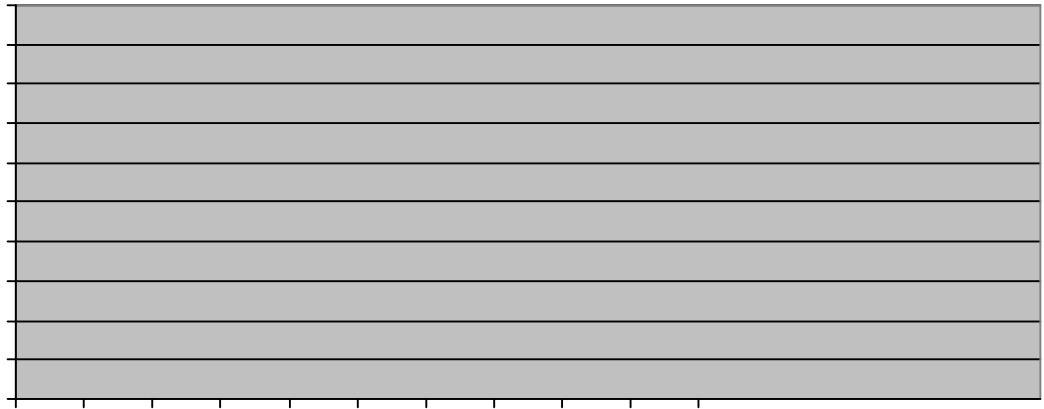


Figure 31: Unemployment Rate for Working Age Population for Blaenau Gwent, Wales and England and Wales: 1992-2006

Figure 32: Disability Rates Amongst Working Age Population for Blaenau Gwent and Wales December 2005

Education

| Qualification Level | Description |
|---------------------|-------------|
| | |

| Level | Percentage of Age group | | | |
|-------|-------------------------|--------|--------|--------|
| | 16-24 | 25-34 | 35-49 | 50+ |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| TOTAL | 100.0% | 100.0% | 100.0% | 100.0% |

Figure 35: Qualifications by Age Group for Blaenau Gwent

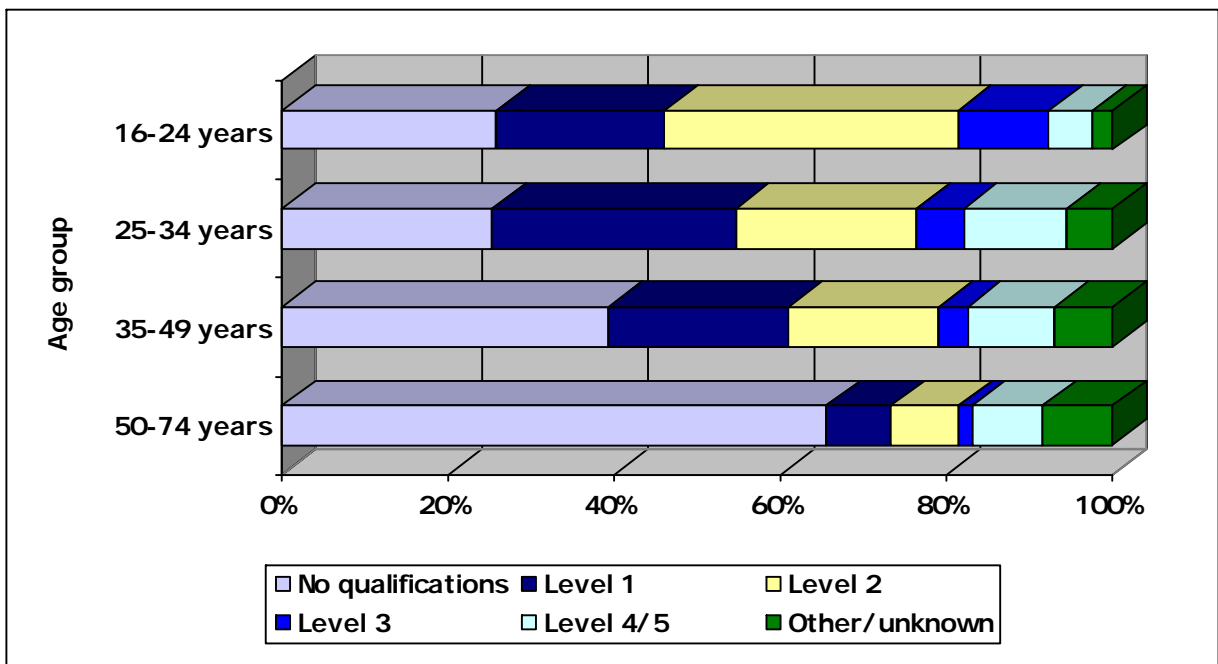


Figure 36: Qualifications by Age group for Blaenau Gwent

Occupation & Industry

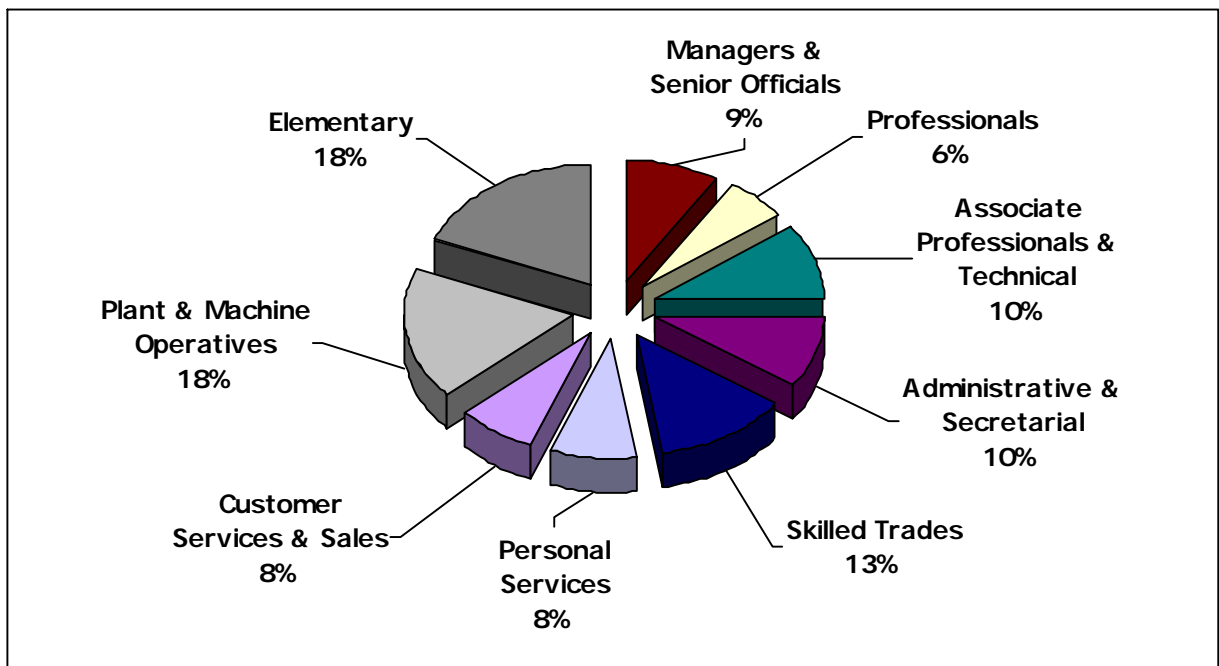


Figure 37: Occupation for Blaenau Gwent Residents

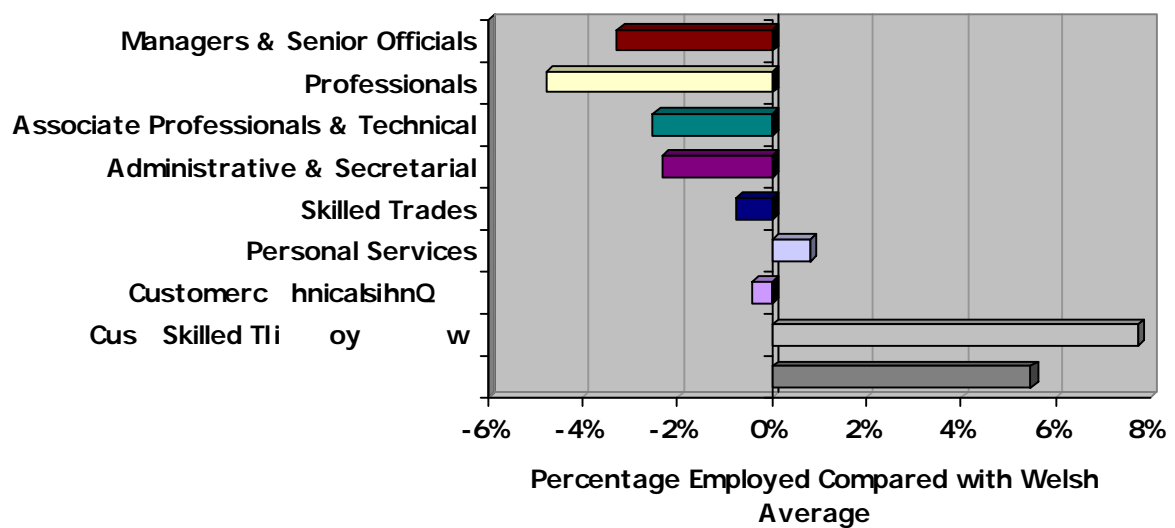


Figure 38: Occupation for Blaenau Gwent Residents Compared with Welsh Average

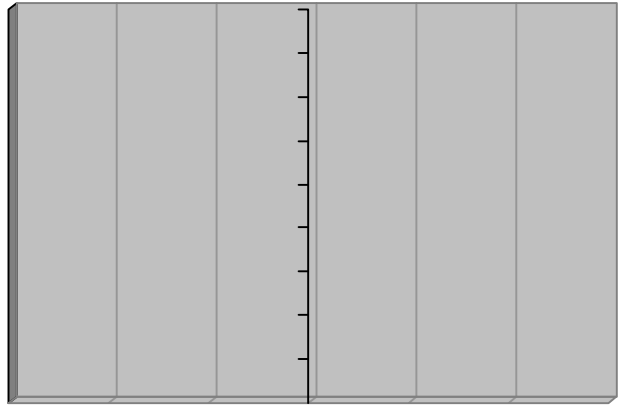


Figure 40: NS-SeC for Blaenau Gwent Residents Compared with Welsh Average
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New Business Start-up

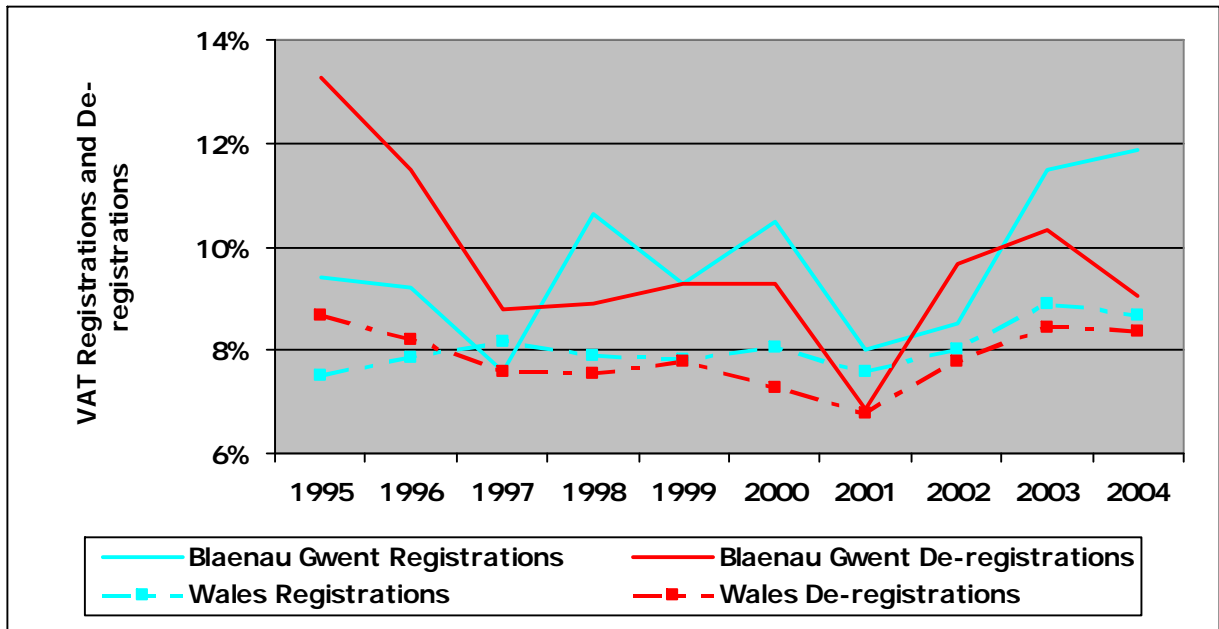


Figure 43: New VAT Registered and De-registered Businesses in Blaenau Gwent and Wales as a Percentage of the Previous Years Stock: 1995-2004

Incomes and Earnings

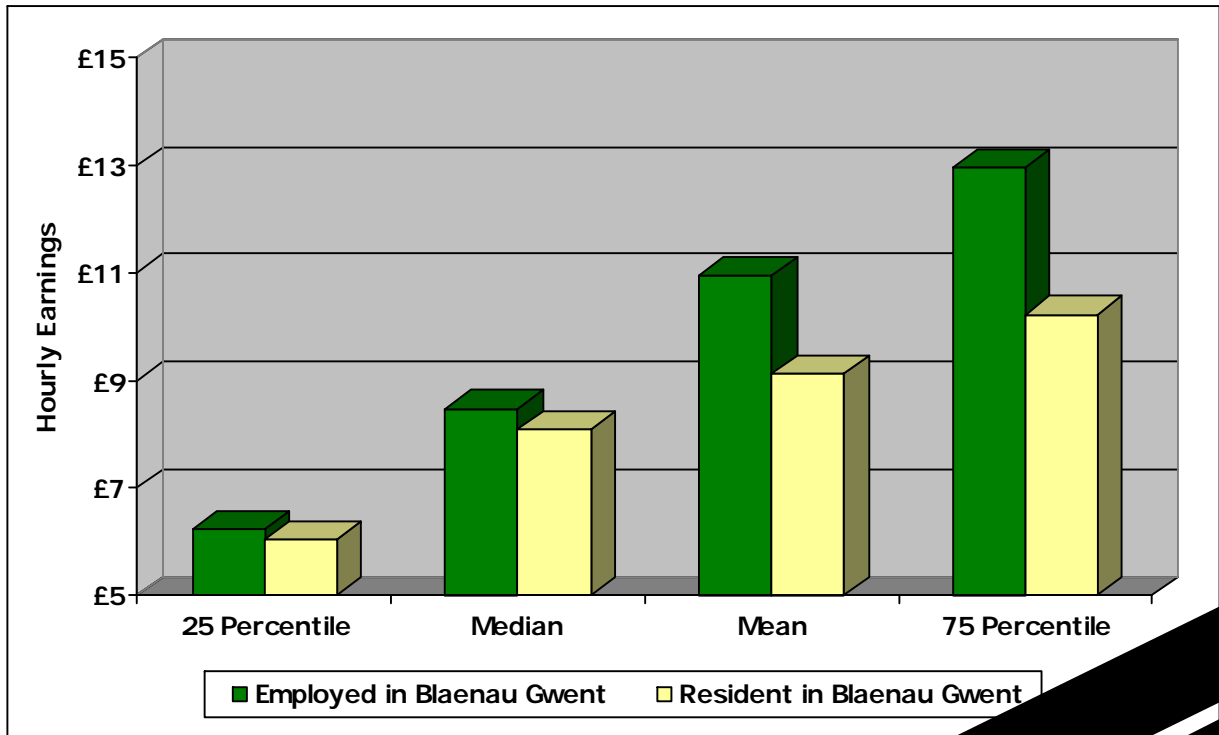


Figure 44: Average Hourly Earnings Excluding Overtime for Blaenau Gwent for Full-time Employees

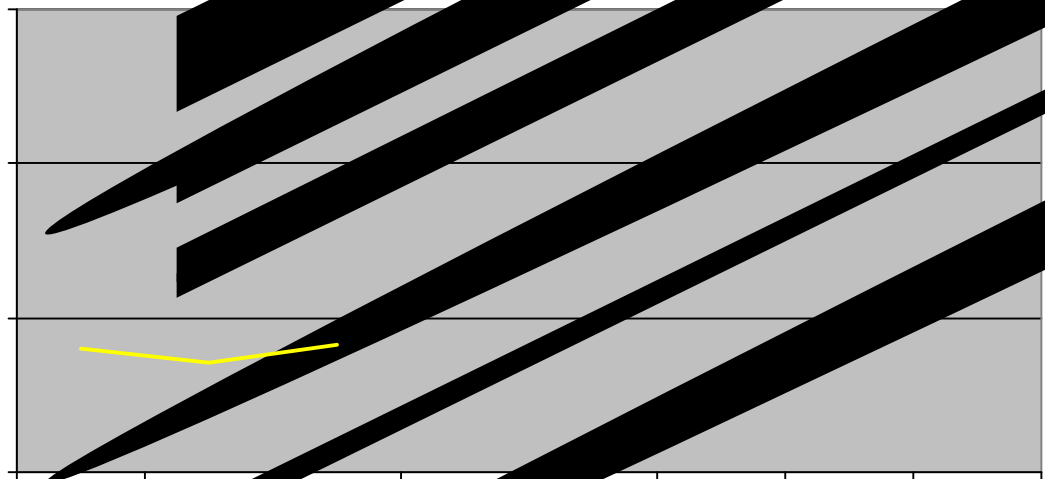
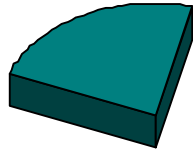


Figure 45: Average Hourly Earnings Excluding Overtime for Full-time Employees Employed in Blaenau Gwent 1998-2005

4. Existing Housing Stock

Introduction



1% Semi-detach
29% Flat

Figure 47: Property Type by Tenure in Blaenau Gwent

Detached

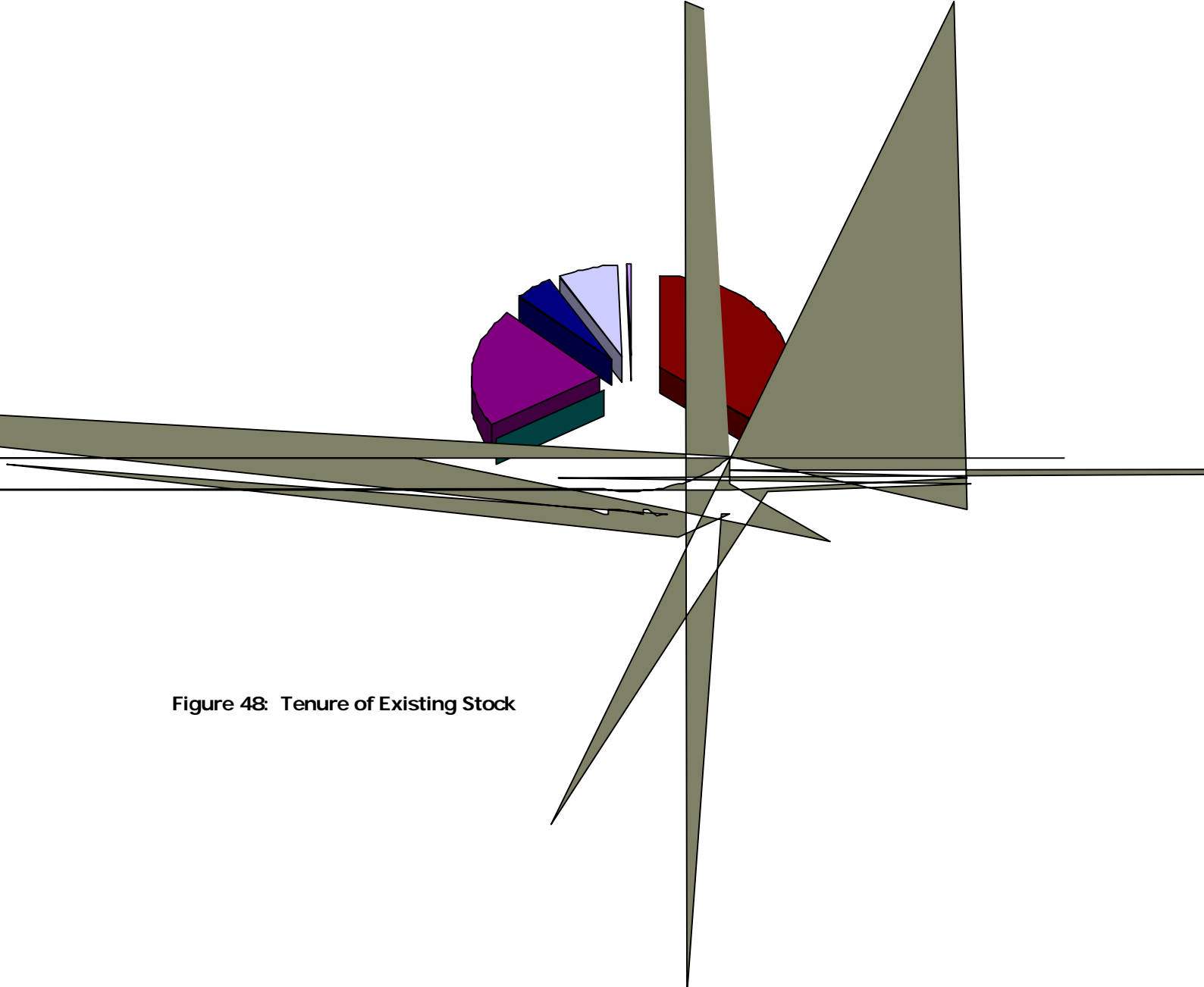


Figure 48: Tenure of Existing Stock

Figure 49: Socially Rented Houses by Local Authorities in Wales: 2004

Housing Size Mix of Properties

Figure 50: Number of Bedrooms for Blaenau Gwent



Figure 57: Overall Satisfaction with Home for Owner Occupiers

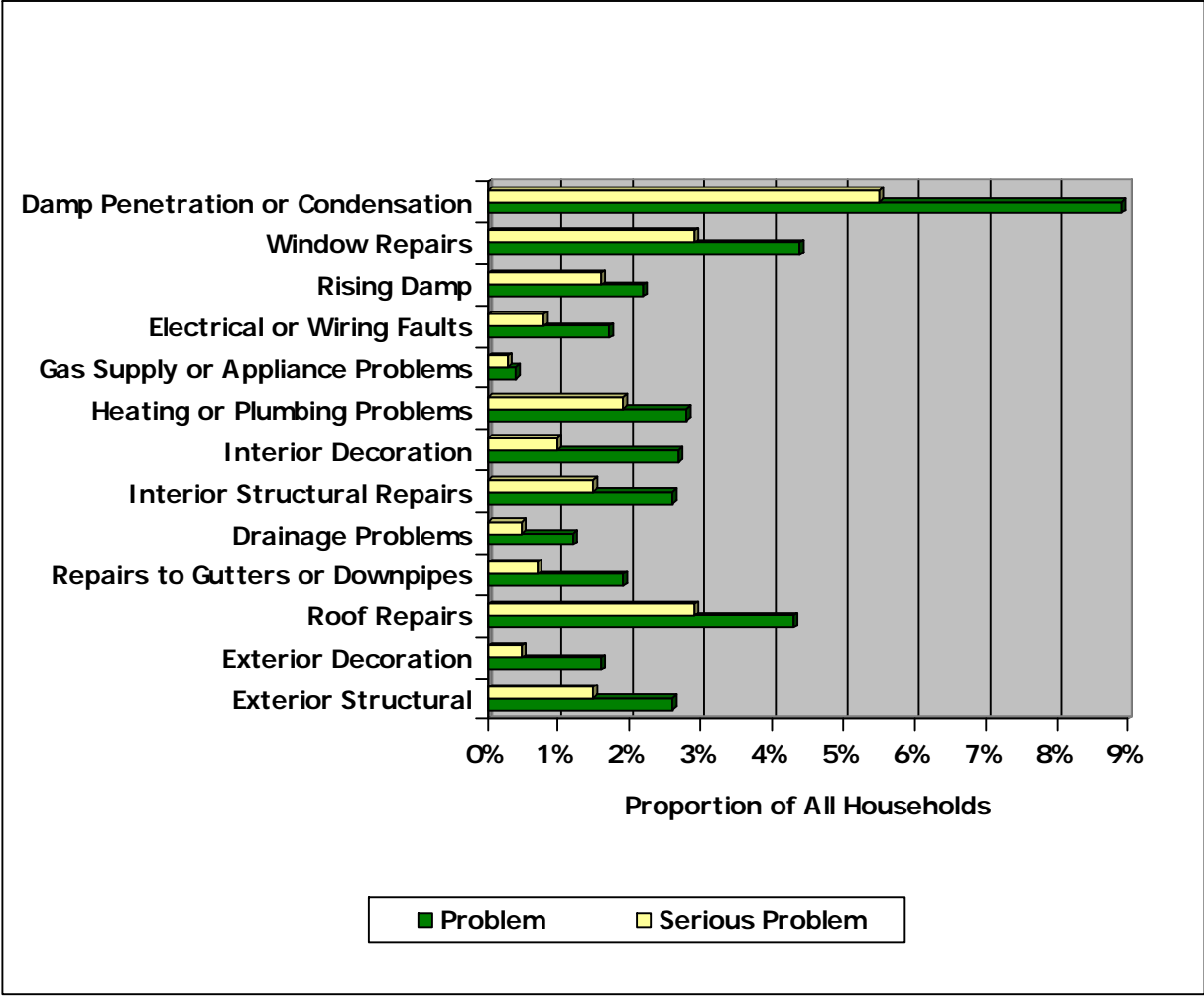


Figure 62: Problems Experienced by Households in their Current Home

Shared Housing & Communal Establishments

% of People

Figure 63: Proportion of People in Communal Housing by Type of Establishment in

Summary of Key Points

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5. The Active Housing Market

Owner Occupied Housing Market

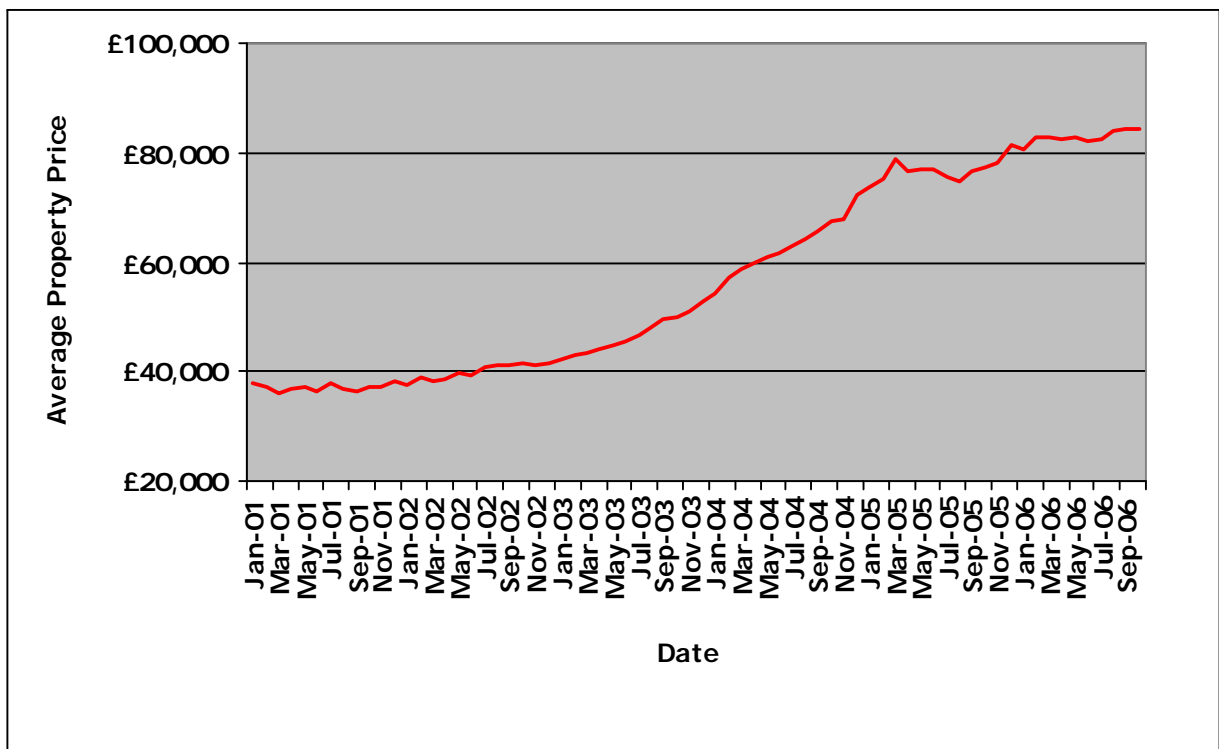


Figure 64: Average Price of Properties Sold in Blaenau Gwent: January 2001 to October 2006

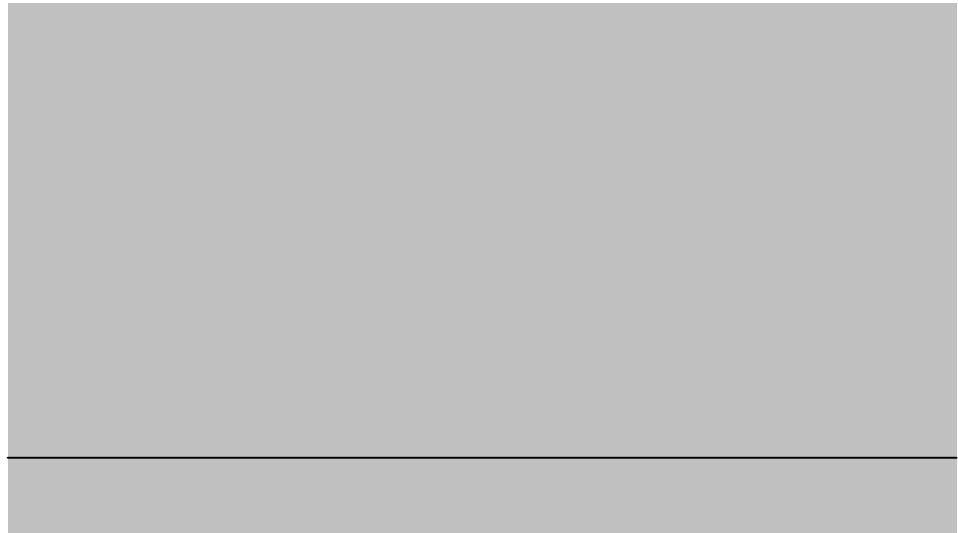


Figure 65: Average Price of Properties Sold in Blaenau Gwent by Tenure: January 2001 to October 2006

£145,000
£126,000



**Figure 68: Percentage of Houses Sold for Less Than Key Price Bands in Blaenau Gwent:
Q2 2000 to Q1 2006**



Figure 70: Properties Sold in Blaenau Gwent by Type: Q1 1999 to Q1 2006

| Property Type | Property Size | Average Price | Lowest Quarter |
|---------------|---------------|---------------|----------------|
|---------------|---------------|---------------|----------------|

Relative House Prices and Rents

| Property Size | Social Rent | | Private Rent | |
|---------------|-----------------|-----|-----------------|---------|
| | Current Average | | Lowest Quartile | Average |
| | LA | RSL | | |
| | | | | |

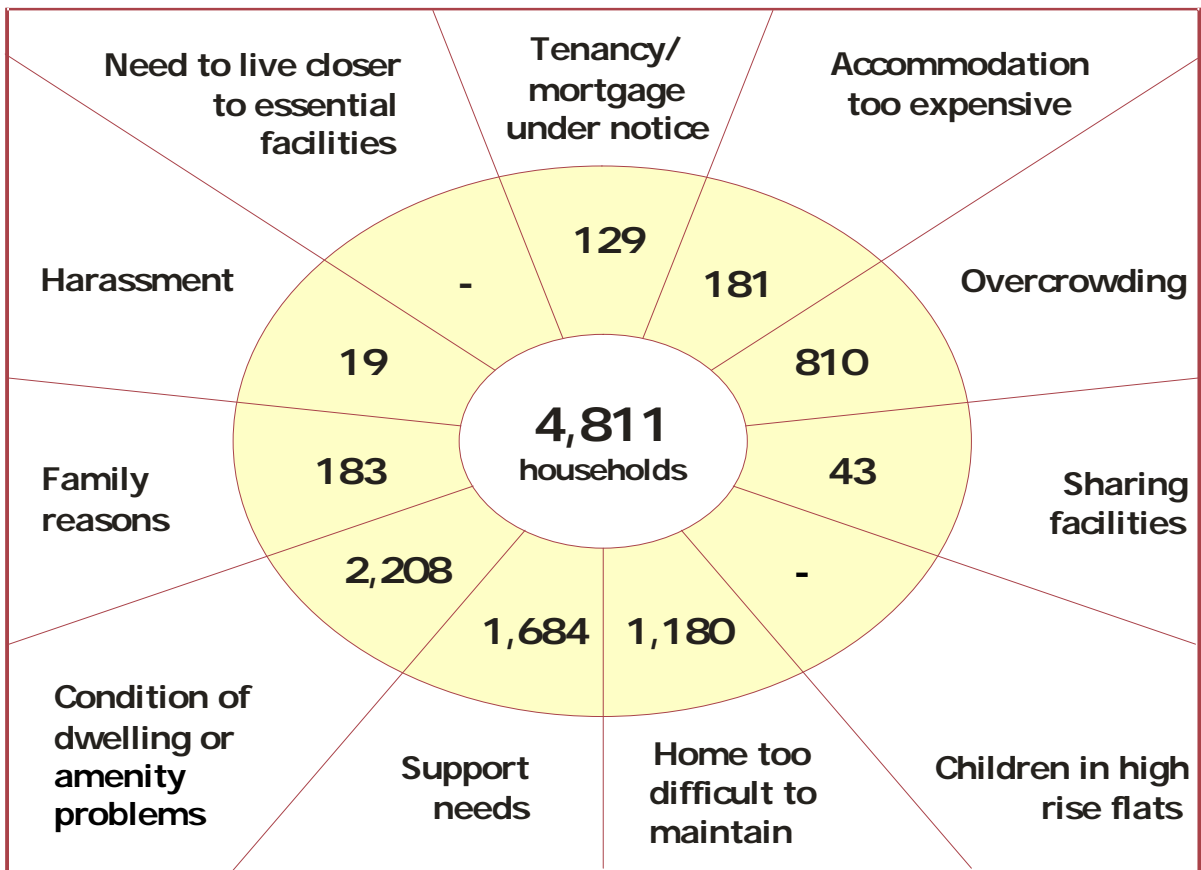


Figure 73: Established Households Living in Unsuitable Housing

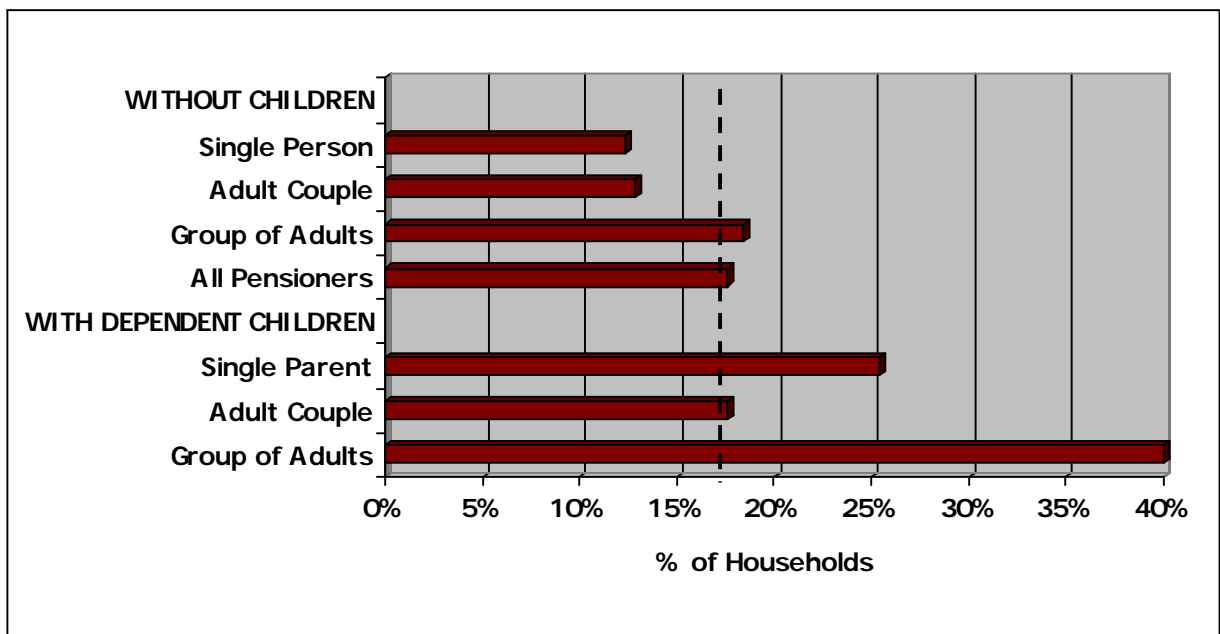


Figure 74: Proportion of Established Households in Unsuitable Housing by Household Type

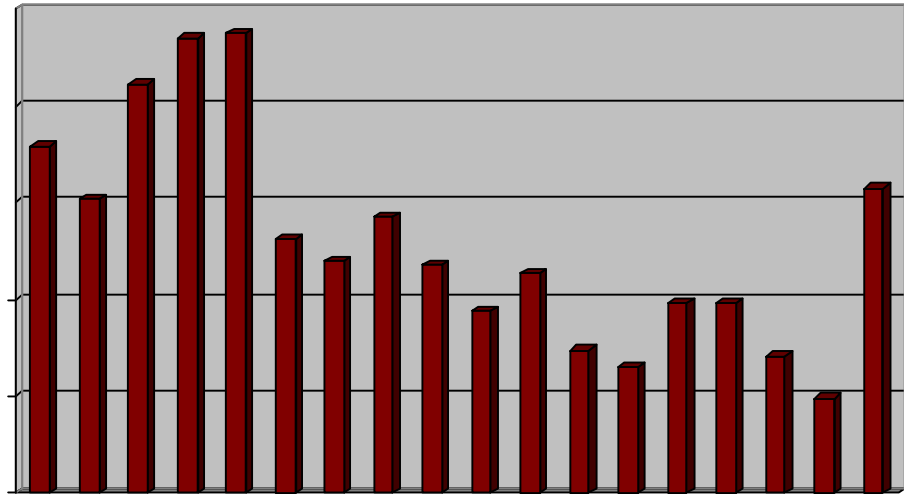


Figure 75: Proportion of Persons Living in Established Households in Unsuitable Housing by Age

Resolving Housing Unsuitability





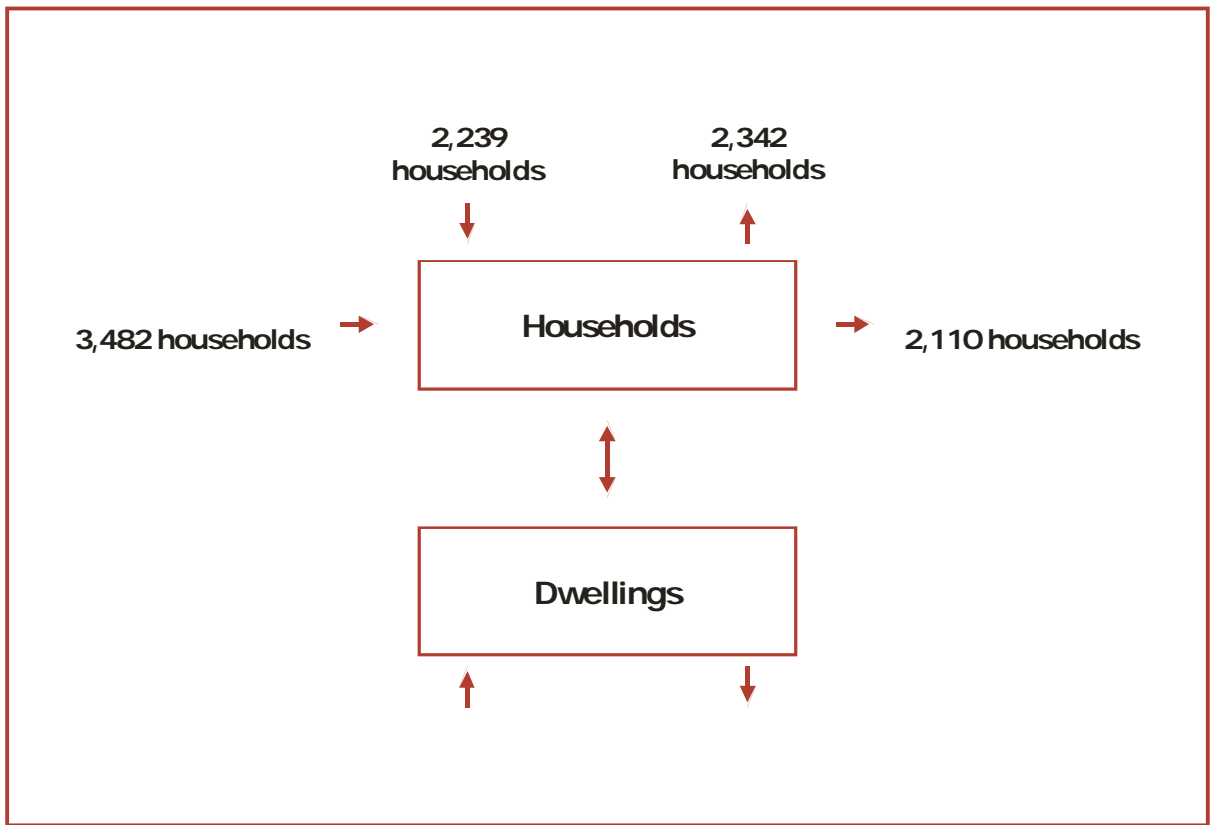


Figure 77: 5-Year Requirement/Supply Flow Analysis

Understanding the Required Housing Mix

- **Social rented housing**
- **Intermediate housing**

| Housing Requirement | Type of Housing | | | |
|---------------------|-----------------|--------------|--------------|--------------|
| | Market | Intermediate | Social | All Sectors |
| Gross Requirement | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total | 6,152 | 200 | 3,259 | 9,611 |
| Net Requirement | | | | |
| | | | | |
| | | | | |
| | | | | |

Total 9,611 @ 750p = 7,207.5 @ U @ US\$700 Qd Q.0.D. @ 203U @ US\$2500 = 506,000.00 @ 10\$ XP 700\$ @ P.

6. Study Conclusions and Implications

Overall Housing Requirement

Appendix A:
Household Survey Technical Report

Survey Design

| Interview Outcome | Number of Addresses Approached | % of Addresses Approached | % of Qualifying Households Approached |
|---------------------------|--------------------------------|---------------------------|---------------------------------------|
| Household Interviewed | | | |
| | | | |
| | | | |
| Household Not Interviewed | | | |
| | | | |
| | | | |
| No Household Resident | | | |
| | | | |
| | | | |
| GRAND TOTAL | 2,200 | 100.0% | 100.0% |

Figure 82: Summary of Interview Outcomes

Statistical Confidence

±

±
±

±

±

| Categories | Survey Analysis |
|-------------------------------------|-----------------|
| 1. Homeless or with Insecure Tenure | |
| | |
| | |

2A

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Figure 2: Travel to Work to and from Blaenau Gwent by UK Region: 2001

Figure 3: Travel to Work to and from Blaenau Gwent by Other Welsh Unitary Authorities 2001

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Figure 14: Ethnicity of Migrants for Blaenau Gwent in 2001

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- Figure 52: Too few and too many rooms for Blaenau Gwent

Figure 53: Perceived Size Problems compared with Overcrowding

