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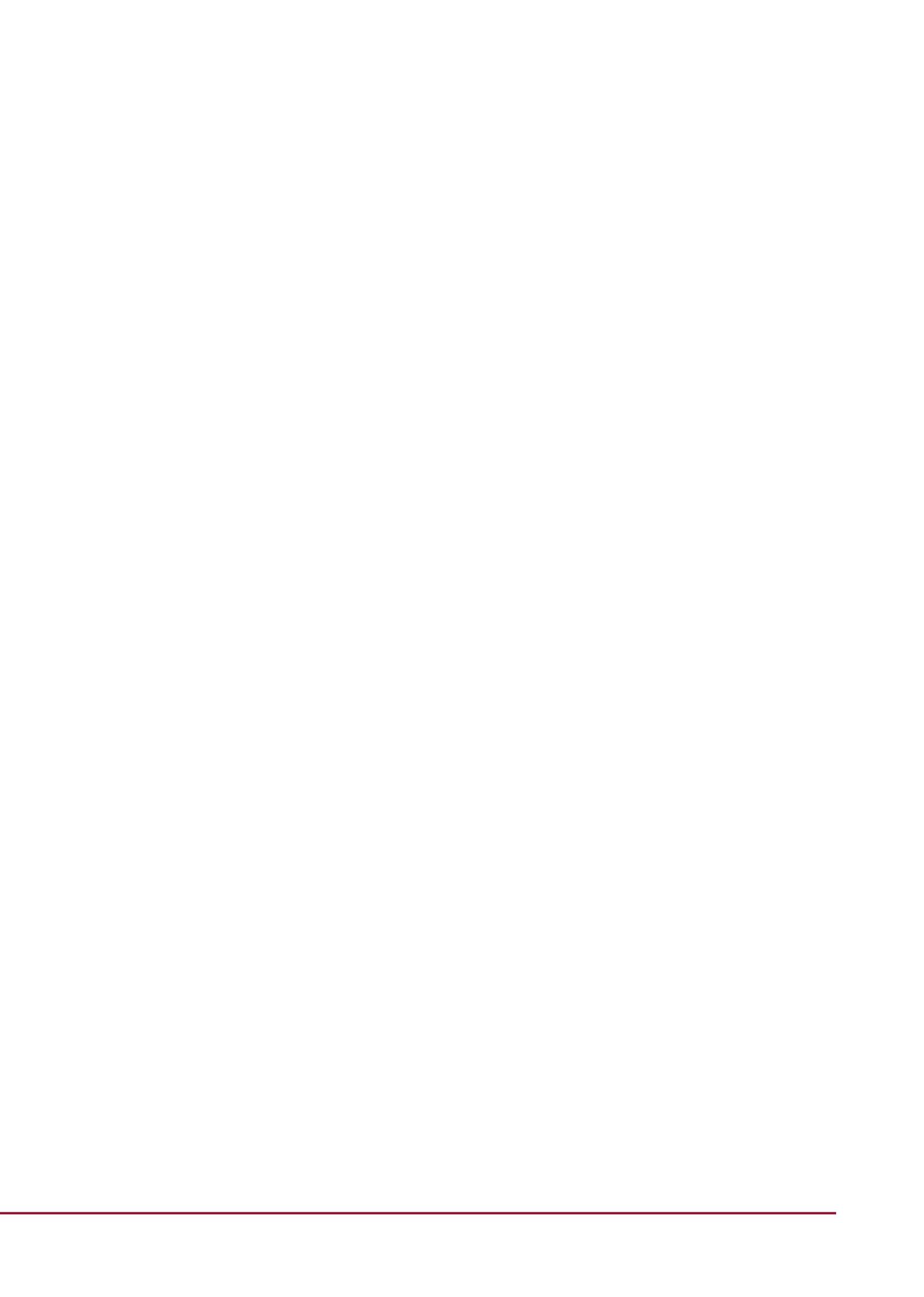
# **Blaenau Gwent Local Housing Market Assessment**

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**Blaenau Gwent County Borough Council**

**Opinion Research Services**





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# 1. Introduction

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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
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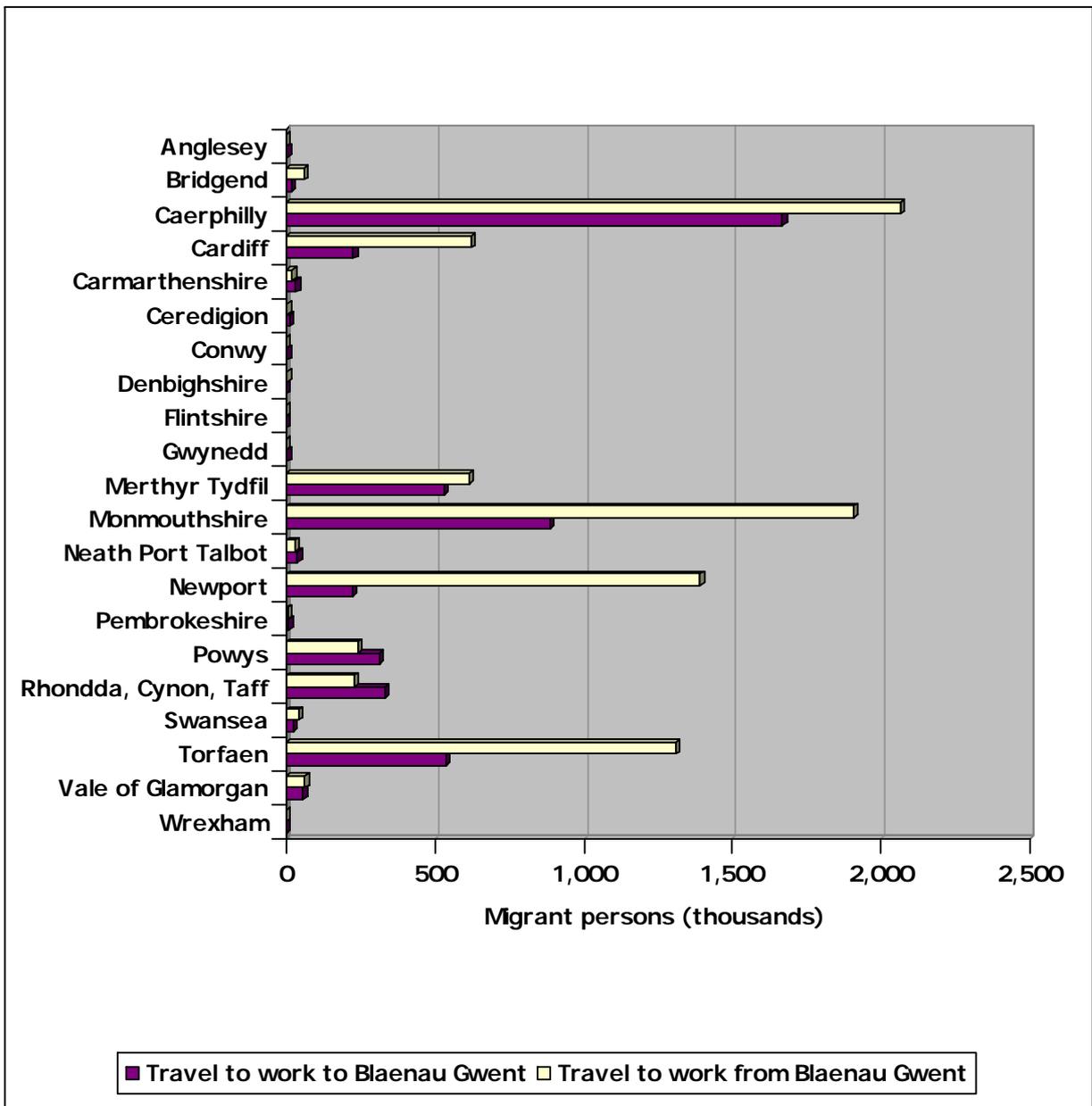


Figure 3: Travel to Work to and from Blaenau Gwent by Other Welsh Unitary Authorities 2001

## Local Housing Market Areas in Blaenau Gwent

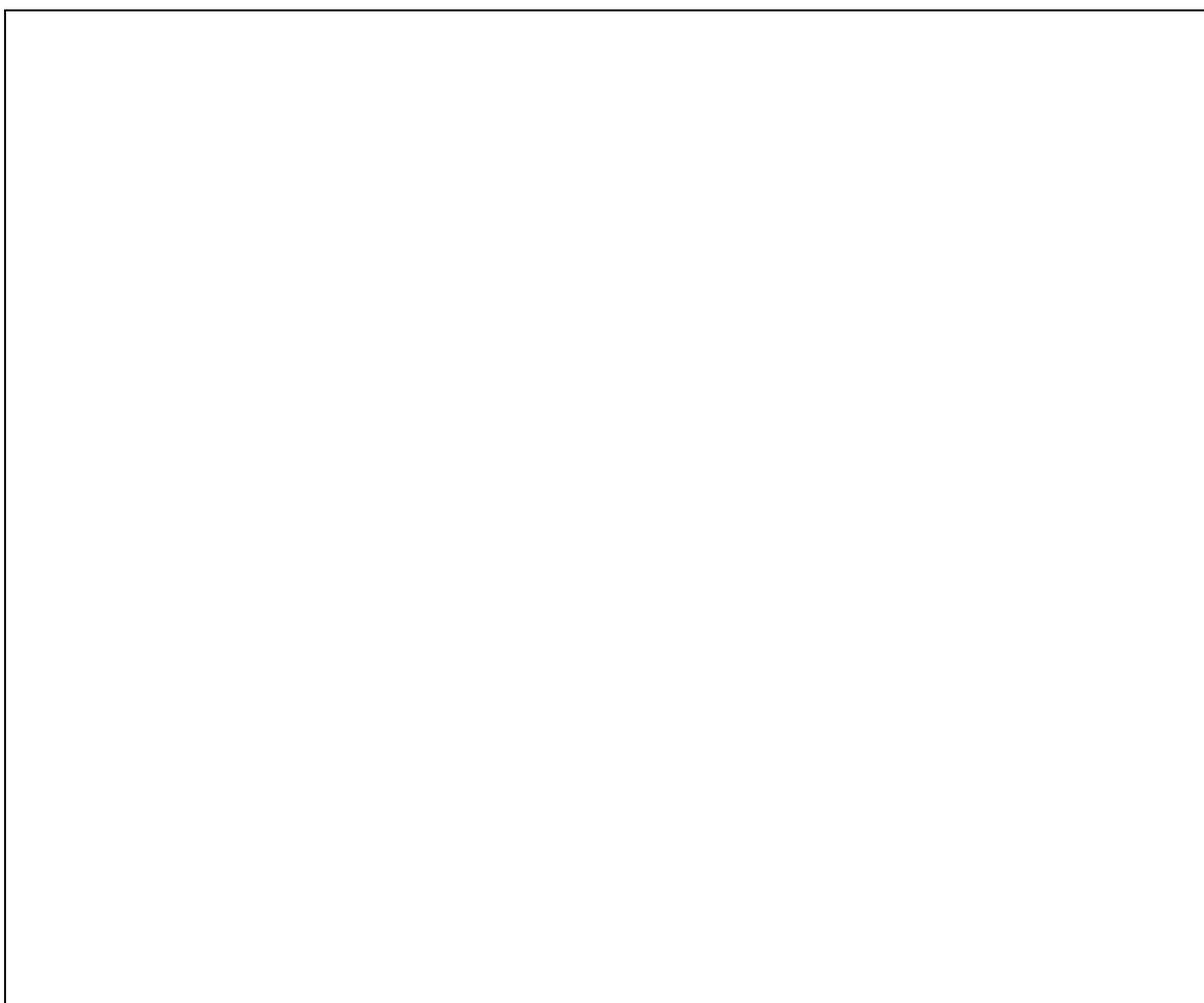


Figure 4: Identifying the Tredegar Functional Housing Market Area



## Summary of Key Points

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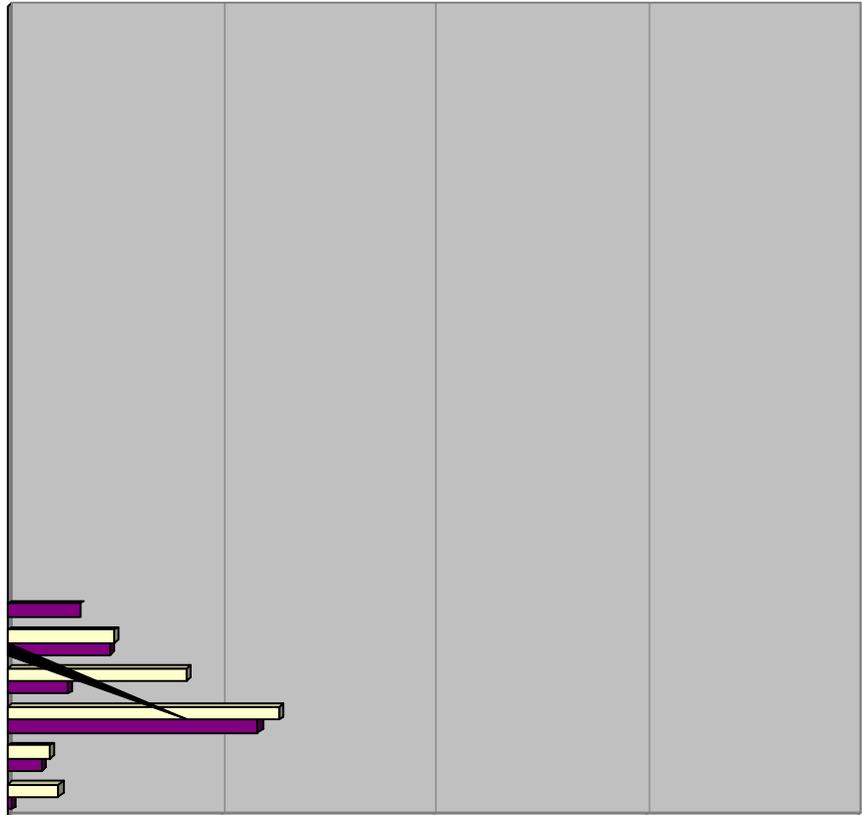
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### 3. Socp c u

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

## **Migration**





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

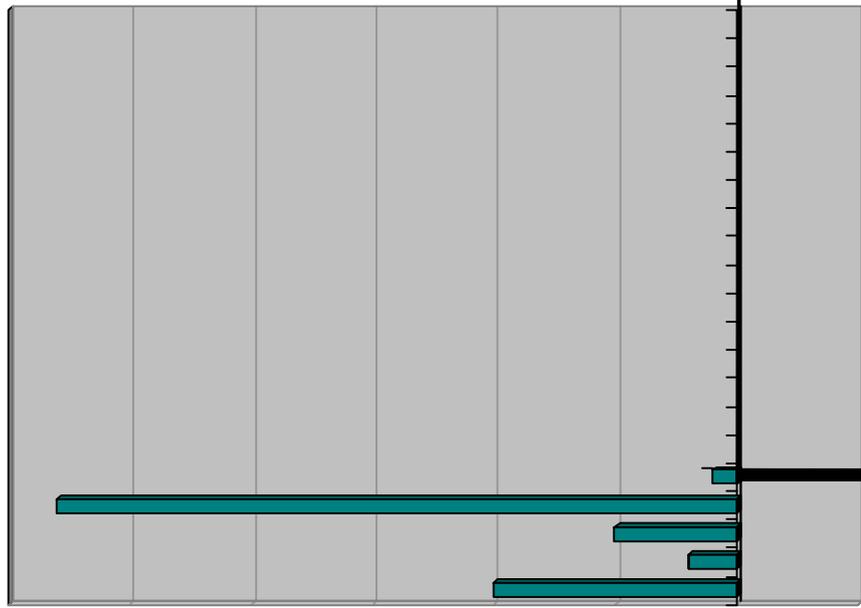
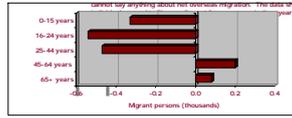


Figure 11: Net Migration to Blaenau Gwent by Other Welsh Unitary Authorities 1999-2004

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 moved 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

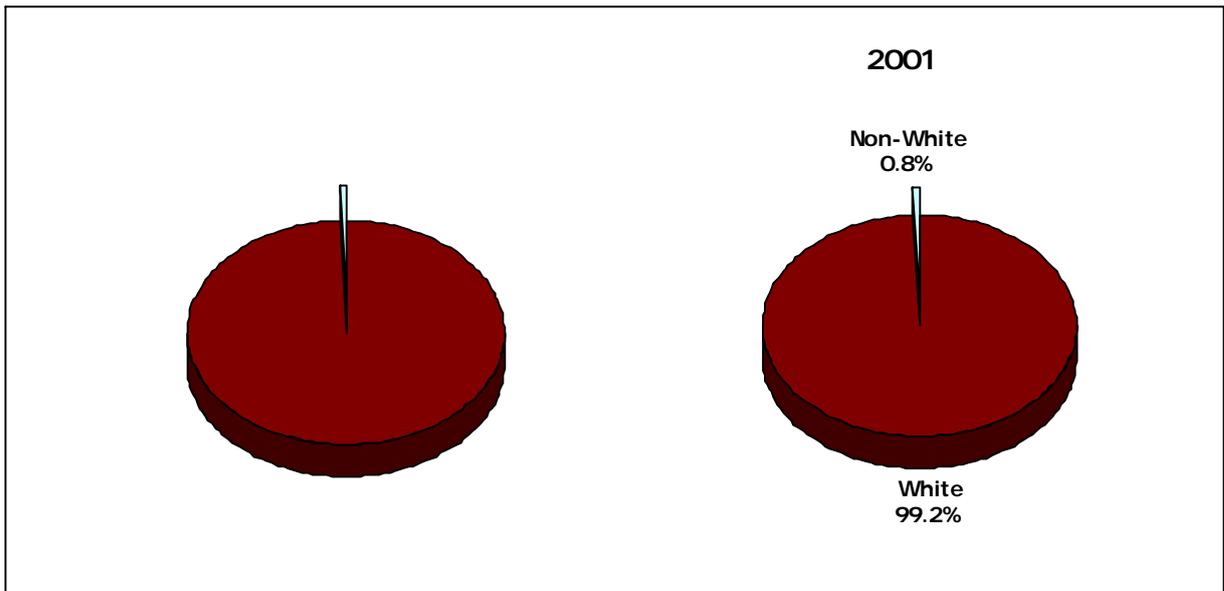
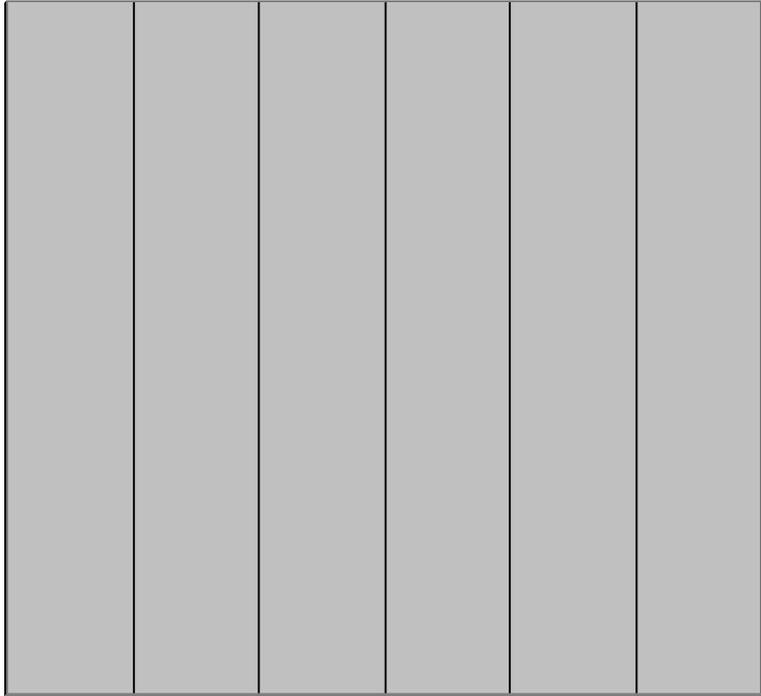


Figure 16: Non-White Population of Blaenau Gwent 1991 and 2001

**Broad Ethnic Group  
Classification**

**Detailed Ethnic Group  
Classification**



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

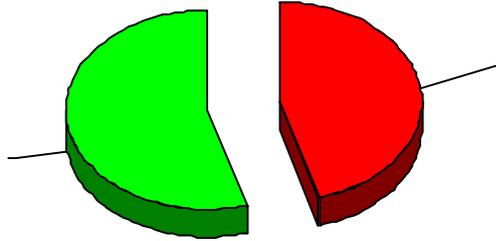
## Household Structure

## 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**

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**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**

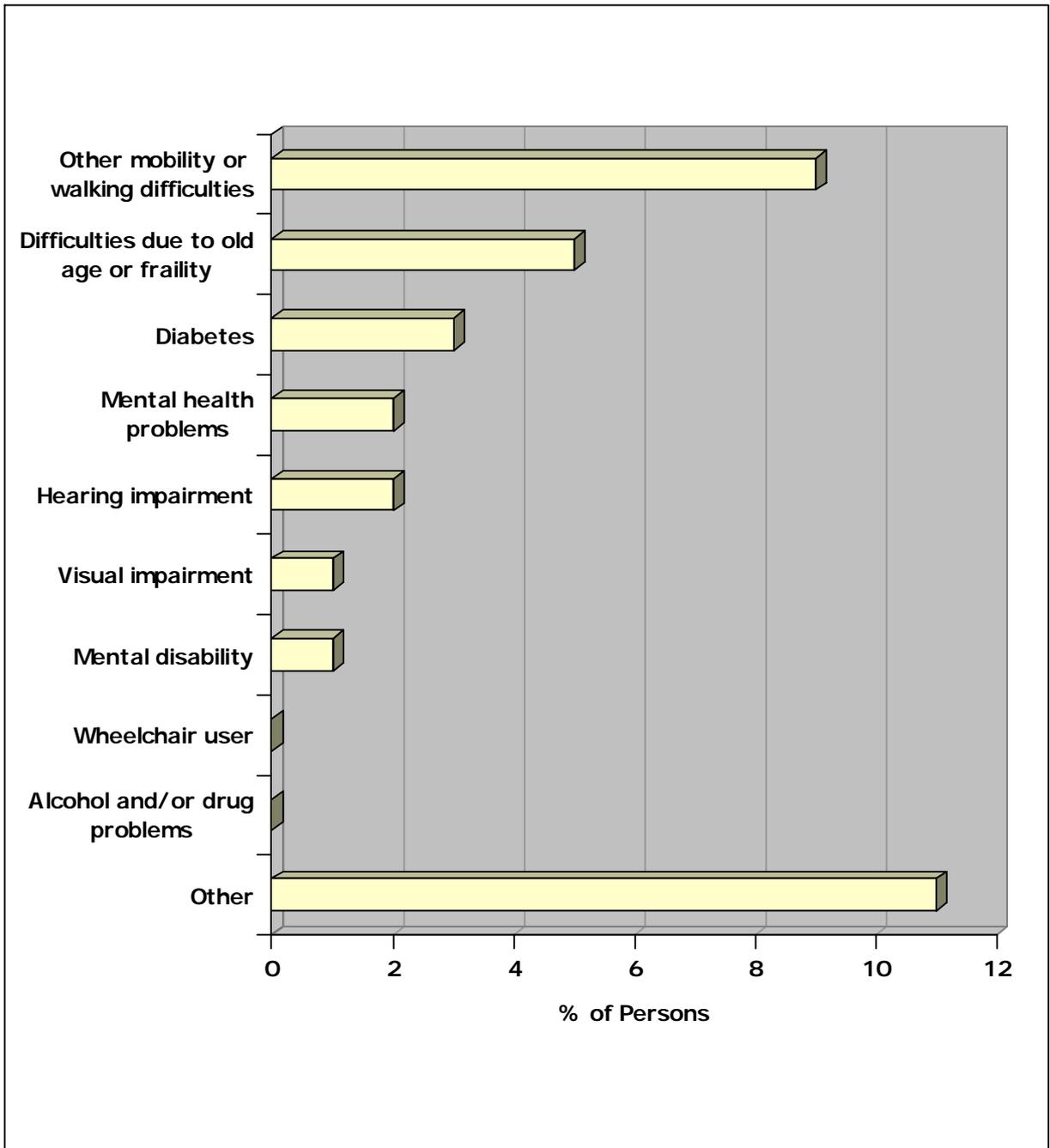
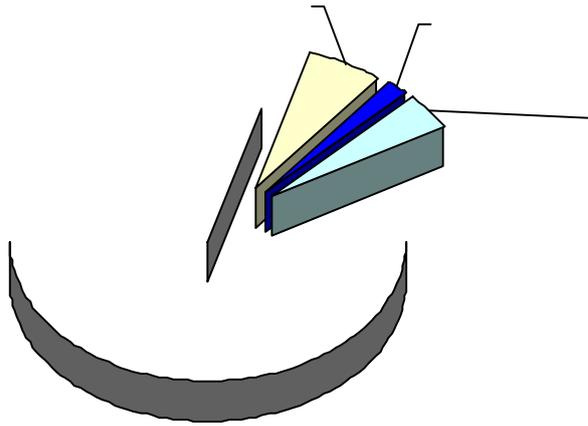


Figure 23: Which problems are most relevant to them? By all persons

## 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**



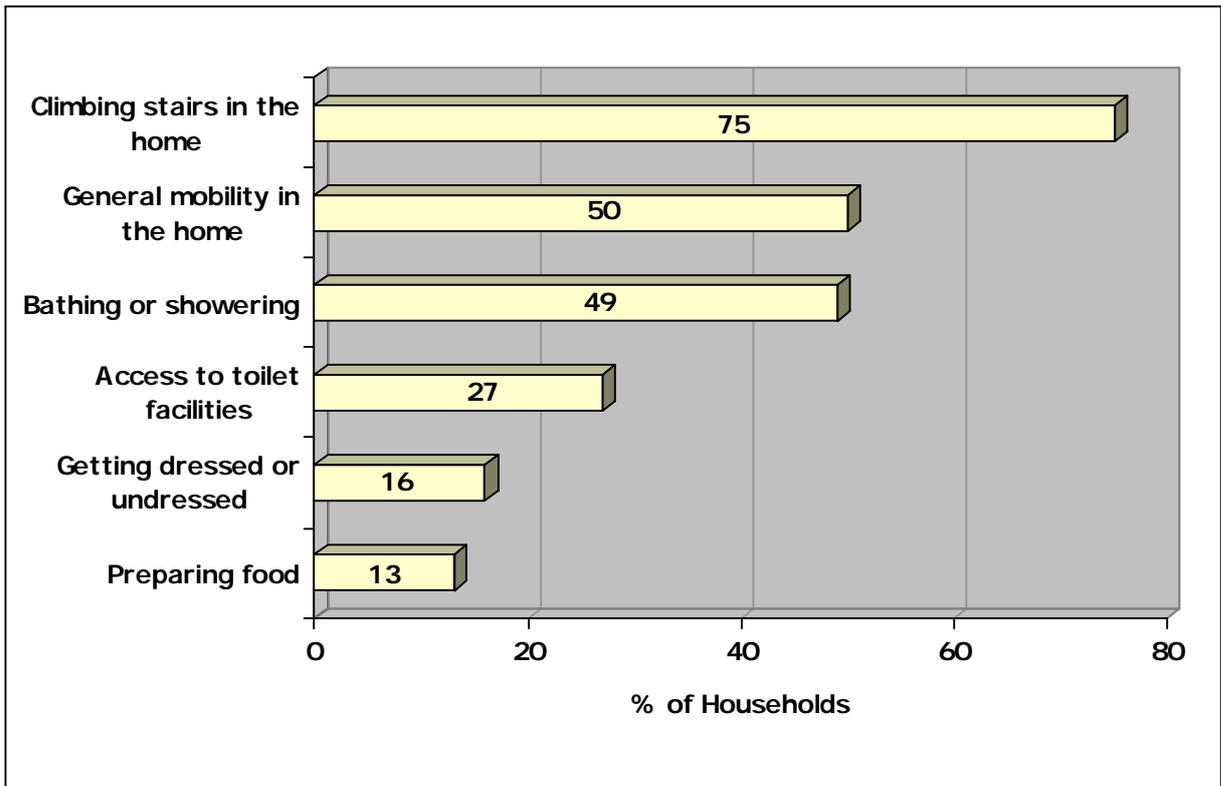
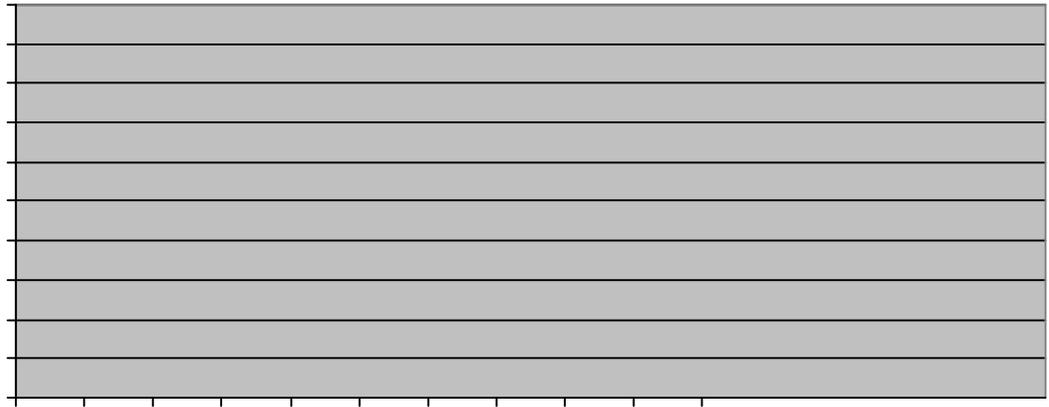


Figure 27: Which of the following activities, if any, are difficult for them because of the layout of your current home? By all households where the home did not satisfactorily meet the health needs of its members

## 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

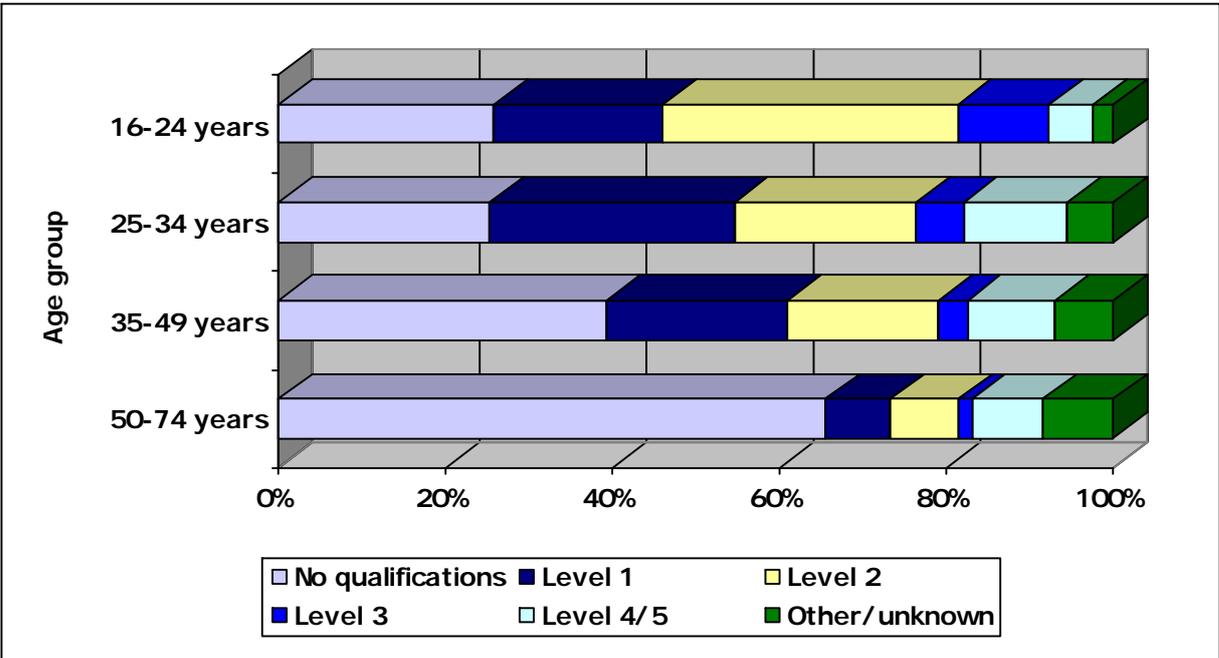


Figure 36: Qualifications by Age group for Blaenau Gwent

## Occupation & Industry

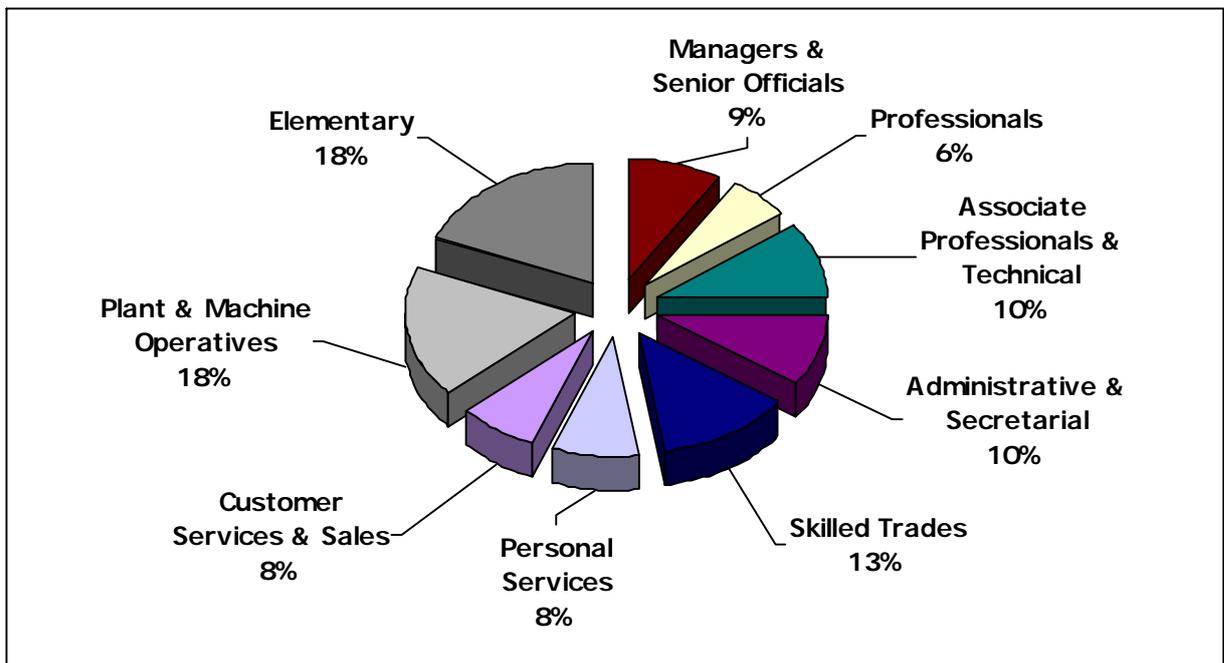


Figure 37: Occupation for Blaenau Gwent Residents

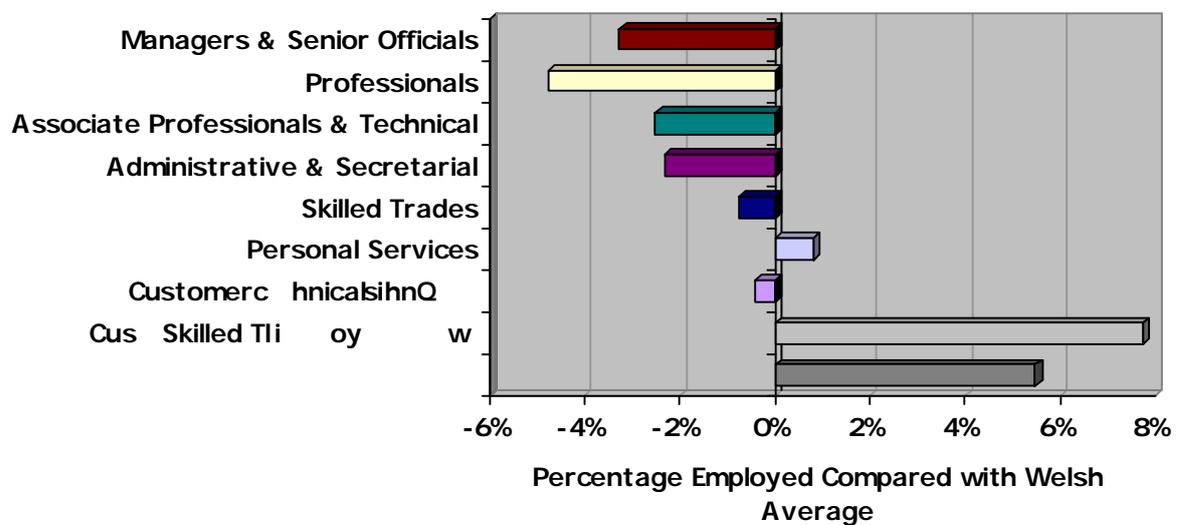


Figure 38: Occupation for Blaenau Gwent Residents Compared with Welsh Average



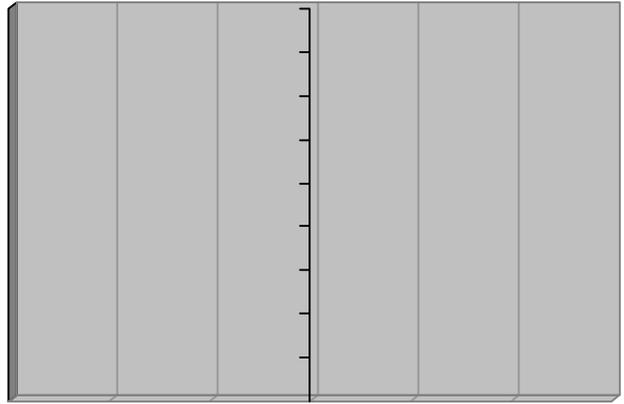


Figure 40: NS-SeC for Blaenau Gwent Residents Compared with Welsh Average  
mce ge Emplve



## New Business Start-up

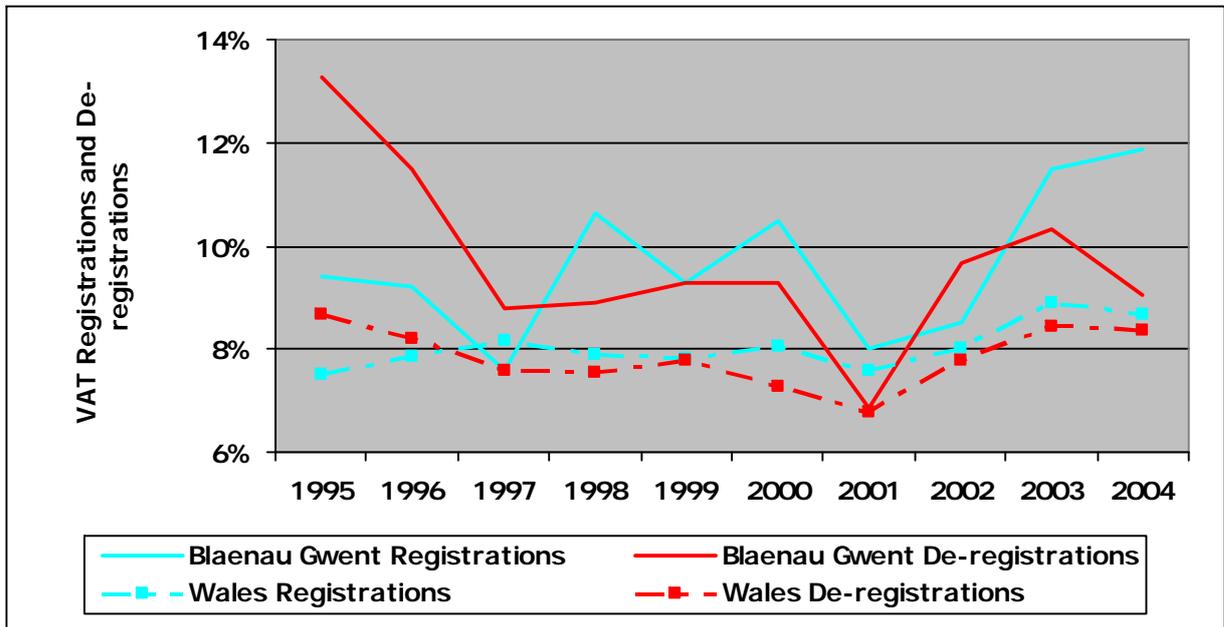


Figure 43: New VAT Registered and De-registered Businesses in Blaenau Gwent and Wales as a Percentage of the Previous Years Stock: 1995-2004

## Incomes and Earnings

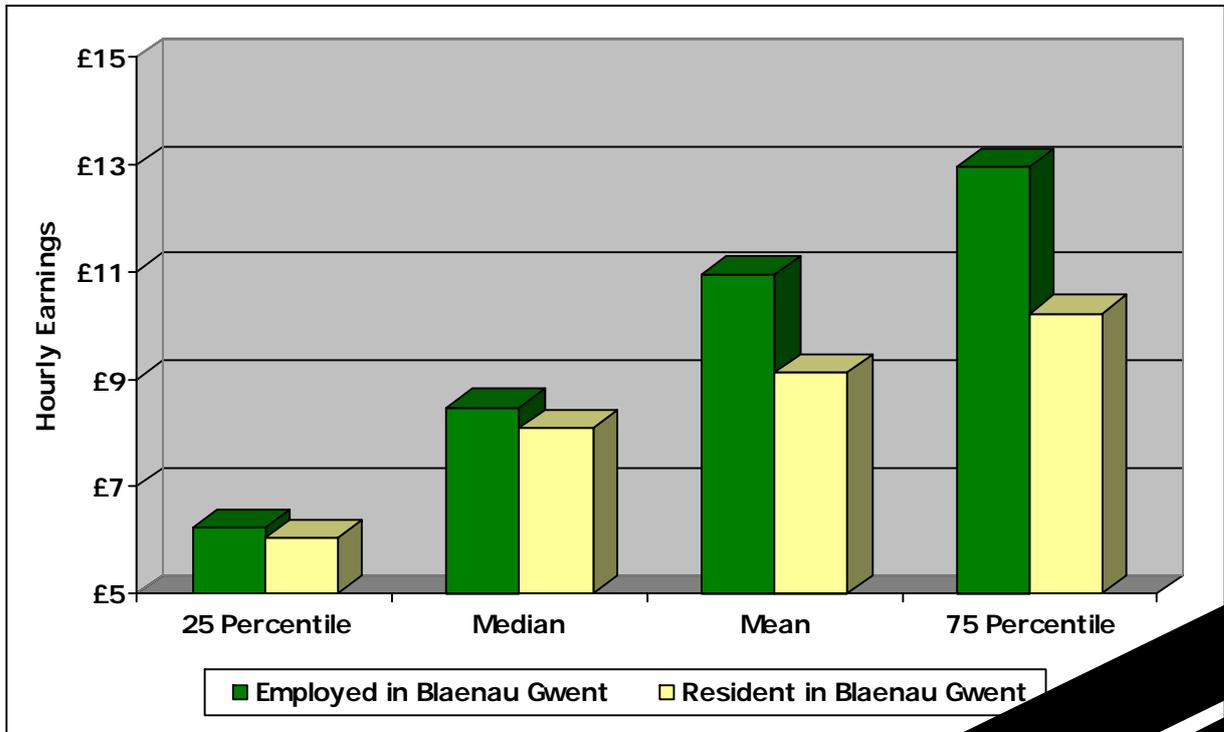


Figure 44: Average Hourly Earnings Excluding Overtime for Blaenau Gwent for Full-time Employees

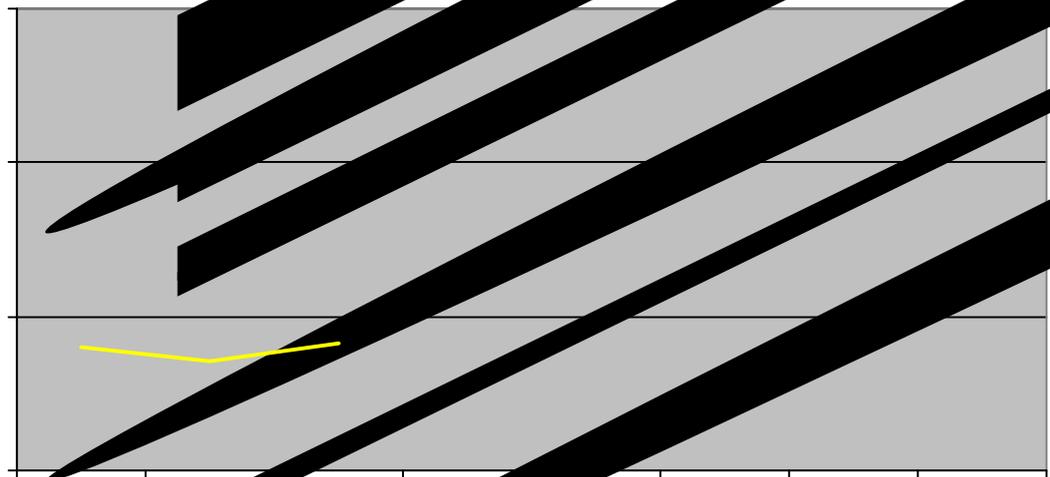


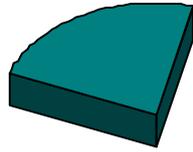
Figure 45: Average Hourly Earnings Excluding Overtime for Full-time Employees Employed in Blaenau Gwent 1998-2005



## 4. Existing Housing Stock

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### Introduction



1% Semi-detach  
29% Flat

Figure 47: Property Type by Tenure in Blaenau Gwent

Detached

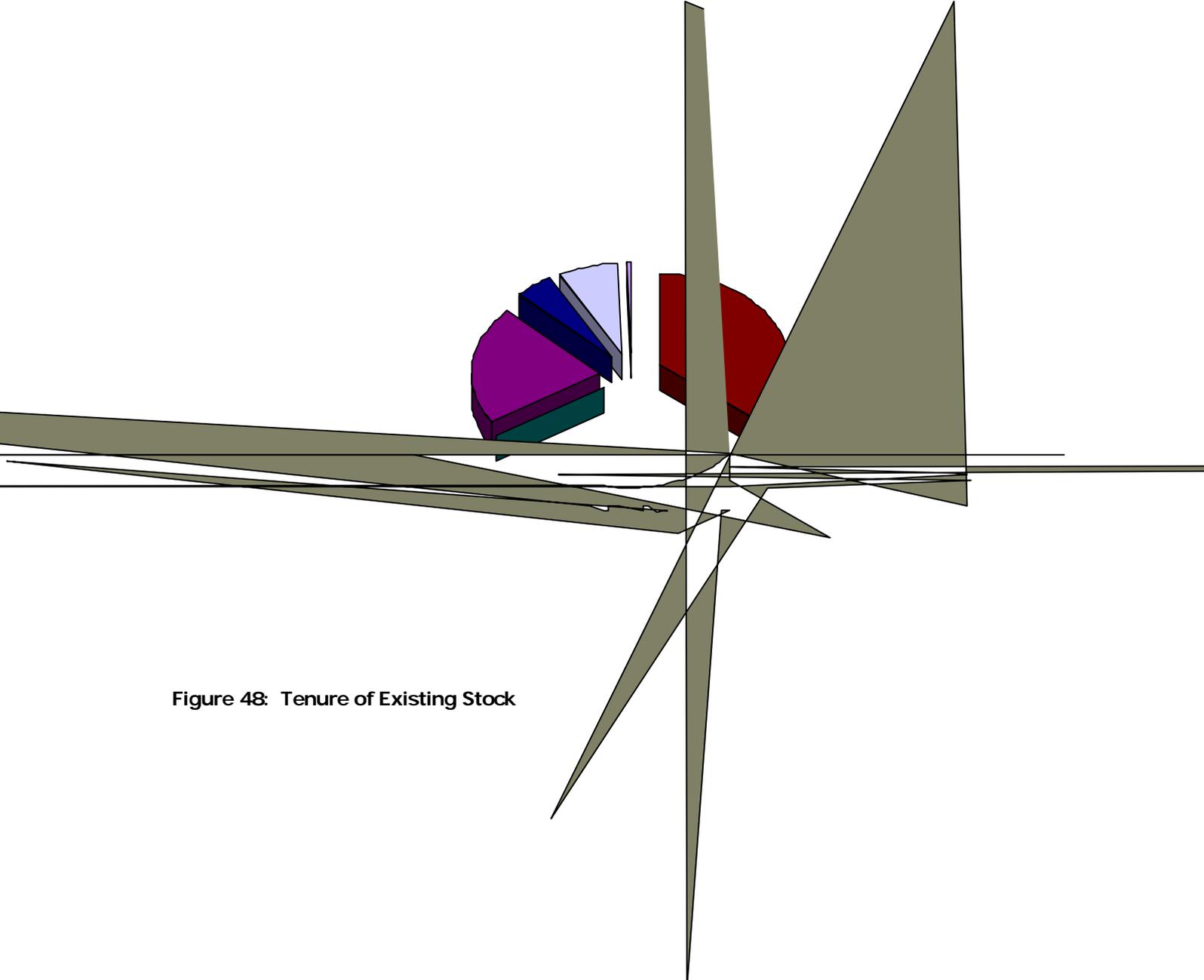


Figure 48: Tenure of Existing Stock

**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**



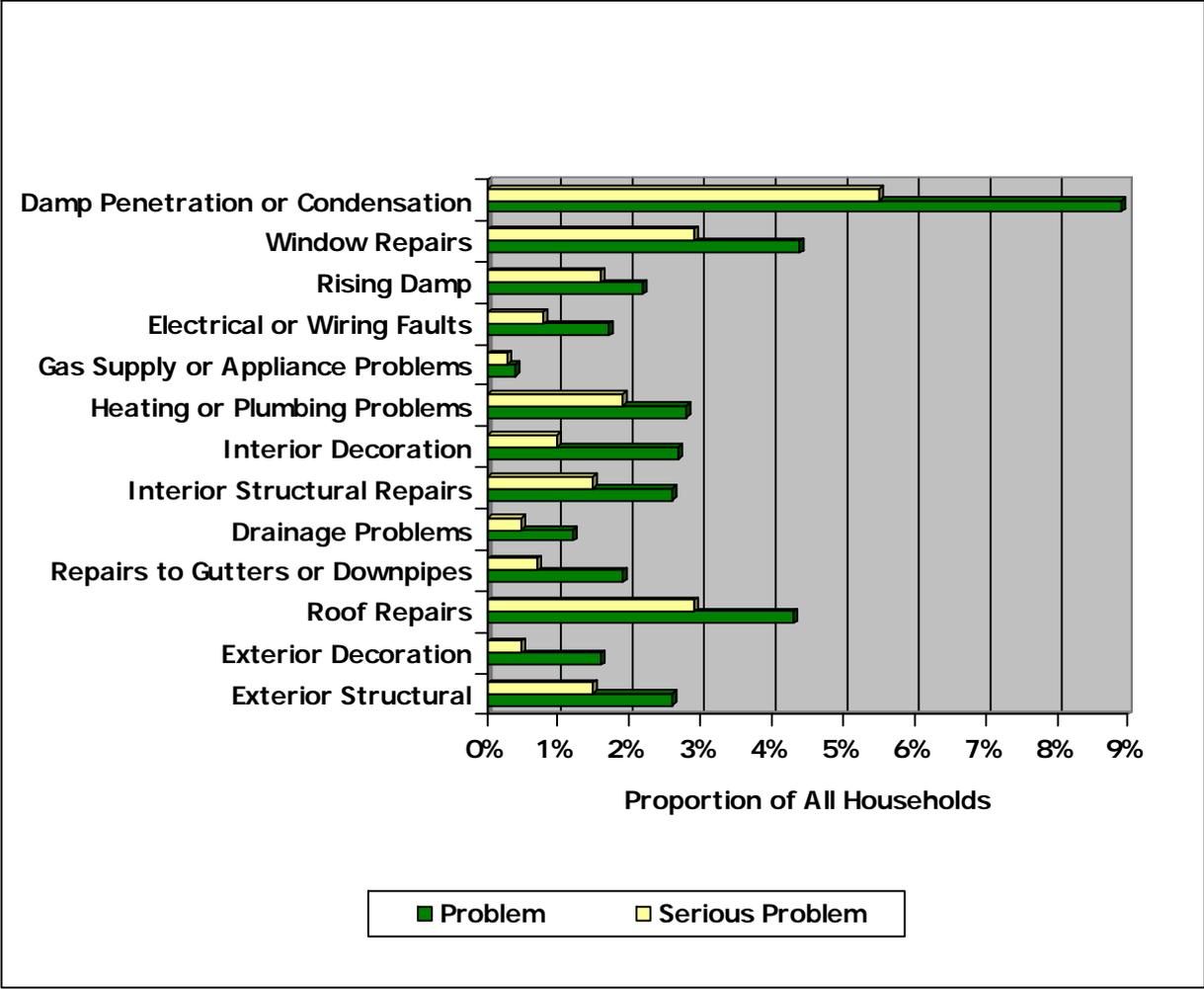


Figure 62: Problems Experienced by Households in their Current Home

## 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

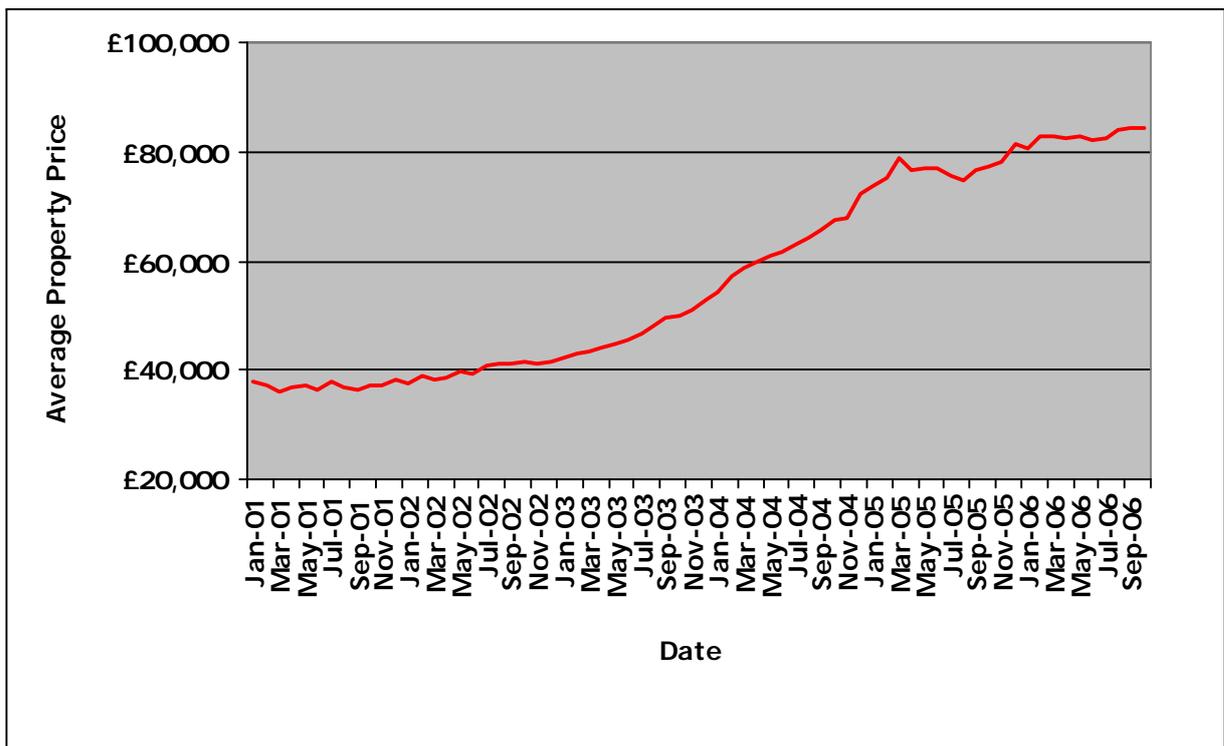


Figure 64: Average Price of Properties Sold in Blaenau Gwent: January 2001 to October 2006

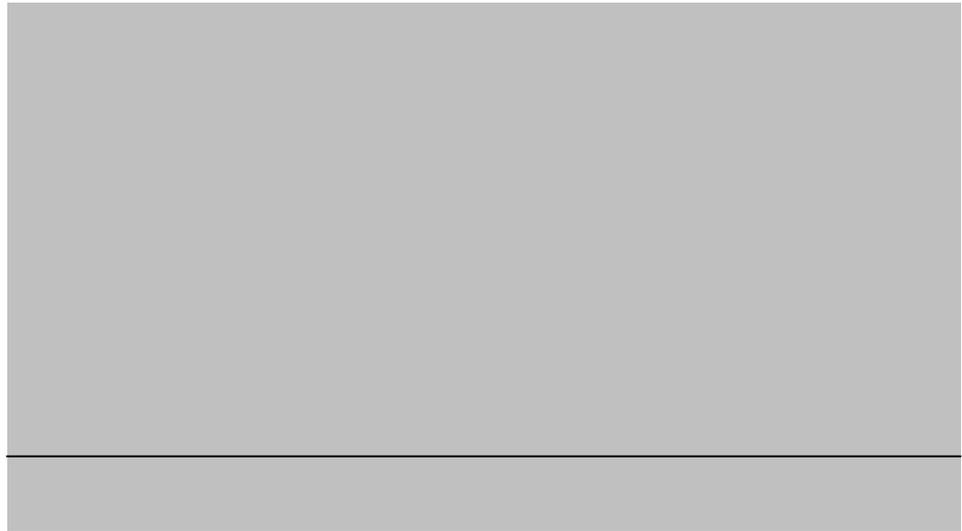


Figure 65: Average Price of Properties Sold in Blaenau Gwent by Tenure: January 2001 to October 2006

£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
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## Relative House Prices and Rents

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



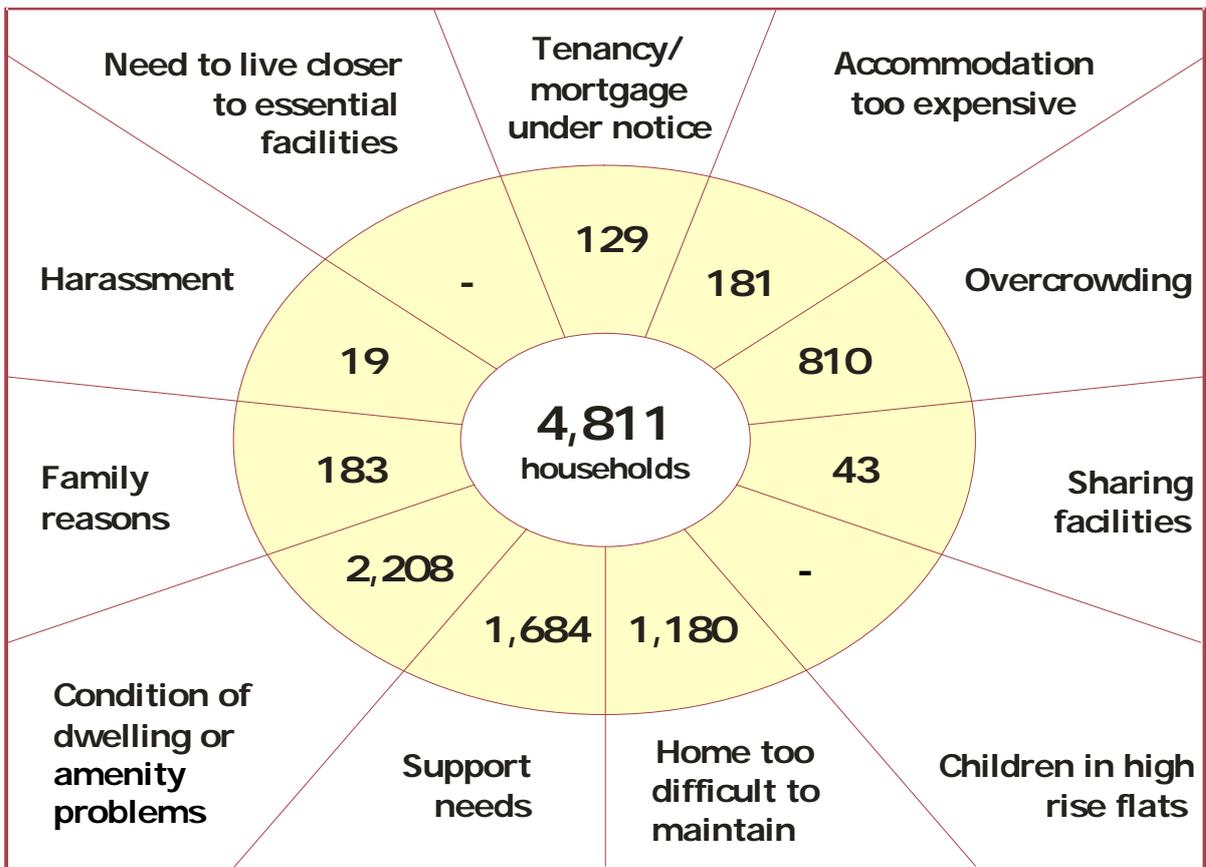


Figure 73: Established Households Living in Unsuitable Housing

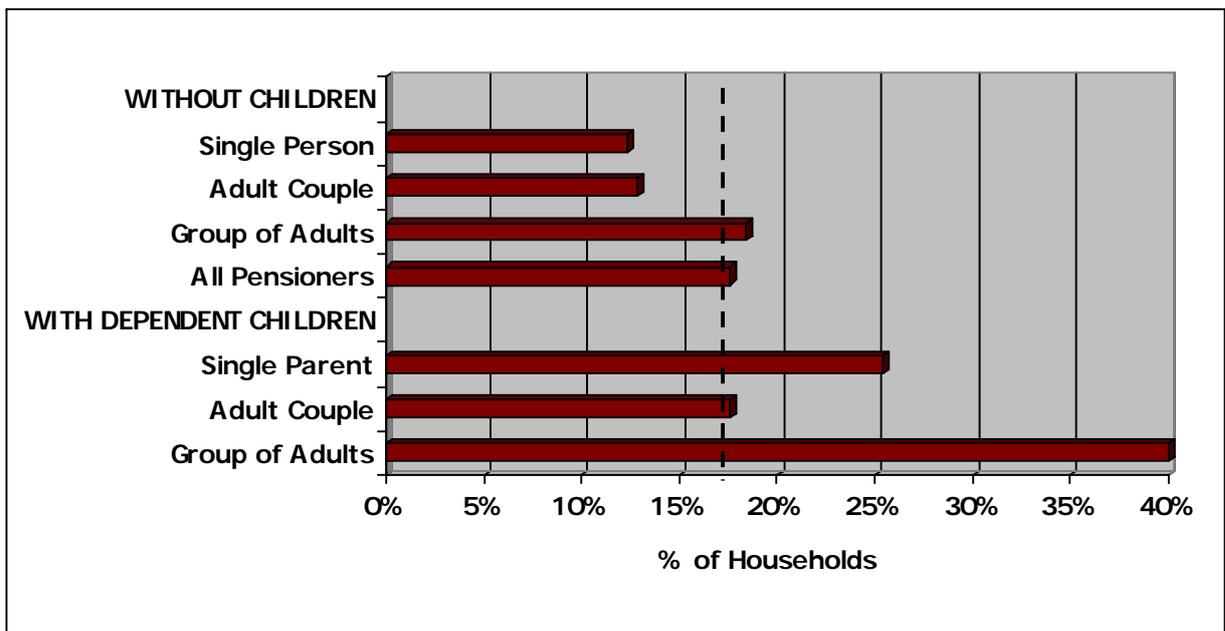


Figure 74: Proportion of Established Households in Unsuitable Housing by Household Type

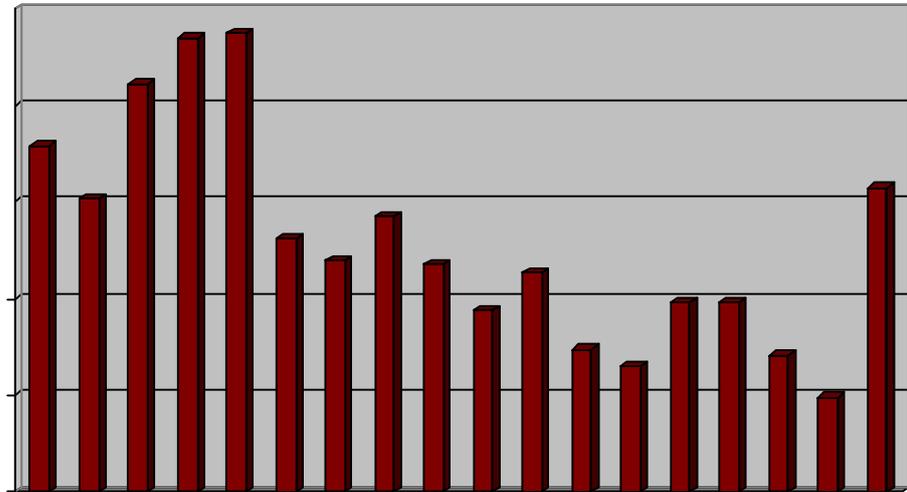


Figure 75: Proportion of Persons Living in Established Households in Unsuitable Housing by Age

### Resolving Housing Unsuitability







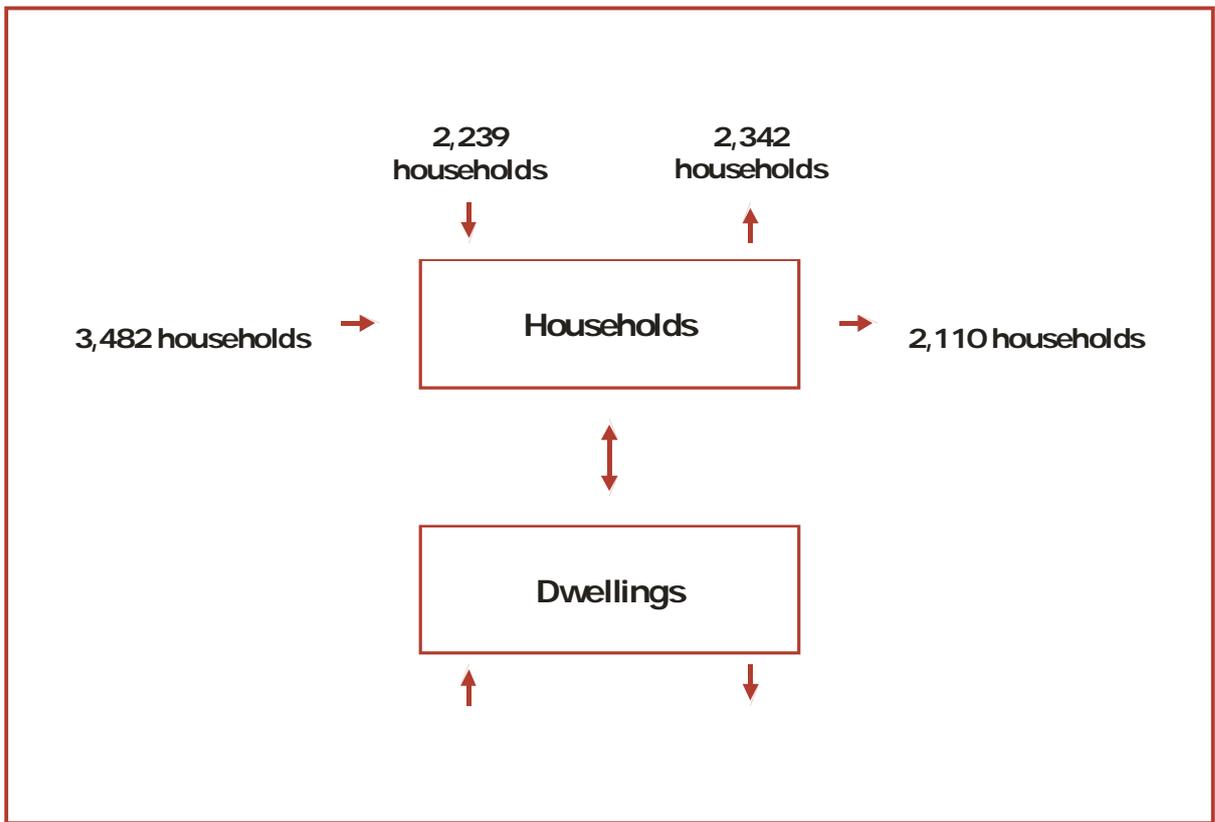


Figure 77: 5-Year Requirement/Supply Flow Analysis

## **Understanding the Required Housing Mix**

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

Housing Requirement	Type of Housing			
	Market	Intermediate	Social	All Sectors
Gross Requirement				
<b>Total</b>	<b>6,152</b>	<b>200</b>	<b>3,259</b>	<b>9,611</b>
Net Requirement				

Total 7,362 @ U @ US\$700 Qd Q.0.D. @ 203 @ US\$230 Qd Q.0.D. @ 1,019 @ US\$100 Qd Q.0.D. @ 1,334 @ US\$133 Qd Q.0.D. @ 1,576 @ US\$158 Qd Q.0.D. @ 1,983 @ US\$198 Qd Q.0.D. @ 2,480 @ US\$248 Qd Q.0.D. @ 2,987 @ US\$299 Qd Q.0.D. @ 3,494 @ US\$349 Qd Q.0.D. @ 4,001 @ US\$400 Qd Q.0.D. @ 4,508 @ US\$451 Qd Q.0.D. @ 5,015 @ US\$502 Qd Q.0.D. @ 5,522 @ US\$553 Qd Q.0.D. @ 6,029 @ US\$604 Qd Q.0.D. @ 6,536 @ US\$655 Qd Q.0.D. @ 7,043 @ US\$706 Qd Q.0.D. @ 7,550 @ US\$757 Qd Q.0.D. @ 8,057 @ US\$808 Qd Q.0.D. @ 8,564 @ US\$859 Qd Q.0.D. @ 9,071 @ US\$910 Qd Q.0.D. @ 9,578 @ US\$961 Qd Q.0.D. @ 10,085 @ US\$1,012 Qd Q.0.D. @ 10,592 @ US\$1,063 Qd Q.0.D. @ 11,099 @ US\$1,114 Qd Q.0.D. @ 11,606 @ US\$1,165 Qd Q.0.D. @ 12,113 @ US\$1,216 Qd Q.0.D. @ 12,620 @ US\$1,267 Qd Q.0.D. @ 13,127 @ US\$1,318 Qd Q.0.D. @ 13,634 @ US\$1,369 Qd Q.0.D. @ 14,141 @ US\$1,420 Qd Q.0.D. @ 14,648 @ US\$1,471 Qd Q.0.D. @ 15,155 @ US\$1,522 Qd Q.0.D. @ 15,662 @ US\$1,573 Qd Q.0.D. @ 16,169 @ US\$1,624 Qd Q.0.D. @ 16,676 @ US\$1,675 Qd Q.0.D. @ 17,183 @ US\$1,726 Qd Q.0.D. @ 17,690 @ US\$1,777 Qd Q.0.D. @ 18,197 @ US\$1,828 Qd Q.0.D. @ 18,704 @ US\$1,879 Qd Q.0.D. @ 19,211 @ US\$1,930 Qd Q.0.D. @ 19,718 @ US\$1,981 Qd Q.0.D. @ 20,225 @ US\$2,032 Qd Q.0.D. @ 20,732 @ US\$2,083 Qd Q.0.D. @ 21,239 @ US\$2,134 Qd Q.0.D. @ 21,746 @ US\$2,185 Qd Q.0.D. @ 22,253 @ US\$2,236 Qd Q.0.D. @ 22,760 @ US\$2,287 Qd Q.0.D. @ 23,267 @ US\$2,338 Qd Q.0.D. @ 23,774 @ US\$2,389 Qd Q.0.D. @ 24,281 @ US\$2,440 Qd Q.0.D. @ 24,788 @ US\$2,491 Qd Q.0.D. @ 25,295 @ US\$2,542 Qd Q.0.D. @ 25,802 @ US\$2,593 Qd Q.0.D. @ 26,309 @ US\$2,644 Qd Q.0.D. @ 26,816 @ US\$2,695 Qd Q.0.D. @ 27,323 @ US\$2,746 Qd Q.0.D. @ 27,830 @ US\$2,797 Qd Q.0.D. @ 28,337 @ US\$2,848 Qd Q.0.D. @ 28,844 @ US\$2,899 Qd Q.0.D. @ 29,351 @ US\$2,950 Qd Q.0.D. @ 29,858 @ US\$3,001 Qd Q.0.D. @ 30,365 @ US\$3,052 Qd Q.0.D. @ 30,872 @ US\$3,103 Qd Q.0.D. @ 31,379 @ US\$3,154 Qd Q.0.D. @ 31,886 @ US\$3,205 Qd Q.0.D. @ 32,393 @ US\$3,256 Qd Q.0.D. @ 32,900 @ US\$3,307 Qd Q.0.D. @ 33,407 @ US\$3,358 Qd Q.0.D. @ 33,914 @ US\$3,409 Qd Q.0.D. @ 34,421 @ US\$3,460 Qd Q.0.D. @ 34,928 @ US\$3,511 Qd Q.0.D. @ 35,435 @ US\$3,562 Qd Q.0.D. @ 35,942 @ US\$3,613 Qd Q.0.D. @ 36,449 @ US\$3,664 Qd Q.0.D. @ 36,956 @ US\$3,715 Qd Q.0.D. @ 37,463 @ US\$3,766 Qd Q.0.D. @ 37,970 @ US\$3,817 Qd Q.0.D. @ 38,477 @ US\$3,868 Qd Q.0.D. @ 38,984 @ US\$3,919 Qd Q.0.D. @ 39,491 @ US\$3,970 Qd Q.0.D. @ 40,008 @ US\$4,021 Qd Q.0.D. @ 40,515 @ US\$4,072 Qd Q.0.D. @ 41,022 @ US\$4,123 Qd Q.0.D. @ 41,529 @ US\$4,174 Qd Q.0.D. @ 42,036 @ US\$4,225 Qd Q.0.D. @ 42,543 @ US\$4,276 Qd Q.0.D. @ 43,050 @ US\$4,327 Qd Q.0.D. @ 43,557 @ US\$4,378 Qd Q.0.D. @ 44,064 @ US\$4,429 Qd Q.0.D. @ 44,571 @ US\$4,480 Qd Q.0.D. @ 45,078 @ US\$4,531 Qd Q.0.D. @ 45,585 @ US\$4,582 Qd Q.0.D. @ 46,092 @ US\$4,633 Qd Q.0.D. @ 46,599 @ US\$4,684 Qd Q.0.D. @ 47,106 @ US\$4,735 Qd Q.0.D. @ 47,613 @ US\$4,786 Qd Q.0.D. @ 48,120 @ US\$4,837 Qd Q.0.D. @ 48,627 @ US\$4,888 Qd Q.0.D. @ 49,134 @ US\$4,940 Qd Q.0.D. @ 49,641 @ US\$4,991 Qd Q.0.D. @ 50,148 @ US\$5,042 Qd Q.0.D. @ 50,655 @ US\$5,093 Qd Q.0.D. @ 51,162 @ US\$5,144 Qd Q.0.D. @ 51,669 @ US\$5,195 Qd Q.0.D. @ 52,176 @ US\$5,246 Qd Q.0.D. @ 52,683 @ US\$5,297 Qd Q.0.D. @ 53,190 @ US\$5,348 Qd Q.0.D. @ 53,697 @ US\$5,400 Qd Q.0.D. @ 54,204 @ US\$5,451 Qd Q.0.D. @ 54,711 @ US\$5,502 Qd Q.0.D. @ 55,218 @ US\$5,553 Qd Q.0.D. @ 55,725 @ US\$5,604 Qd Q.0.D. @ 56,232 @ US\$5,656 Qd Q.0.D. @ 56,739 @ US\$5,707 Qd Q.0.D. @ 57,246 @ US\$5,758 Qd Q.0.D. @ 57,753 @ US\$5,810 Qd Q.0.D. @ 58,260 @ US\$5,861 Qd Q.0.D. @ 58,767 @ US\$5,913 Qd Q.0.D. @ 59,274 @ US\$5,964 Qd Q.0.D. @ 59,781 @ US\$6,016 Qd Q.0.D. @ 60,288 @ US\$6,067 Qd Q.0.D. @ 60,795 @ US\$6,118 Qd Q.0.D. @ 61,302 @ US\$6,170 Qd Q.0.D. @ 61,809 @ US\$6,222 Qd Q.0.D. @ 62,316 @ US\$6,273 Qd Q.0.D. @ 62,823 @ US\$6,325 Qd Q.0.D. @ 63,330 @ US\$6,377 Qd Q.0.D. @ 63,837 @ US\$6,429 Qd Q.0.D. @ 64,344 @ US\$6,480 Qd Q.0.D. @ 64,851 @ US\$6,532 Qd Q.0.D. @ 65,358 @ 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US\$8,270 Qd Q.0.D. @ 82,089 @ US\$8,323 Qd Q.0.D. @ 82,596 @ US\$8,376 Qd Q.0.D. @ 83,103 @ US\$8,429 Qd Q.0.D. @ 83,610 @ US\$8,482 Qd Q.0.D. @ 84,117 @ US\$8,535 Qd Q.0.D. @ 84,624 @ US\$8,588 Qd Q.0.D. @ 85,131 @ US\$8,641 Qd Q.0.D. @ 85,638 @ US\$8,694 Qd Q.0.D. @ 86,145 @ US\$8,747 Qd Q.0.D. @ 86,652 @ US\$8,799 Qd Q.0.D. @ 87,159 @ US\$8,852 Qd Q.0.D. @ 87,666 @ US\$8,905 Qd Q.0.D. @ 88,173 @ US\$8,958 Qd Q.0.D. @ 88,680 @ US\$9,011 Qd Q.0.D. @ 89,187 @ US\$9,064 Qd Q.0.D. @ 89,694 @ US\$9,117 Qd Q.0.D. @ 90,201 @ US\$9,170 Qd Q.0.D. @ 90,708 @ US\$9,223 Qd Q.0.D. @ 91,215 @ US\$9,276 Qd Q.0.D. @ 91,722 @ US\$9,329 Qd Q.0.D. @ 92,229 @ US\$9,382 Qd Q.0.D. @ 92,736 @ US\$9,435 Qd Q.0.D. @ 93,243 @ US\$9,488 Qd Q.0.D. @ 93,750 @ US\$9,541 Qd Q.0.D. @ 94,257 @ US\$9,594 Qd Q.0.D. @ 94,764 @ US\$9,647 Qd Q.0.D. @ 95,271 @ US\$9,699 Qd Q.0.D. @ 95,778 @ US\$9,752 Qd Q.0.D. @ 96,285 @ US\$9,805 Qd Q.0.D. @ 96,792 @ US\$9,858 Qd Q.0.D. @ 97,299 @ US\$9,911 Qd Q.0.D. @ 97,806 @ 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@ 236,244 @ US\$25,000 Qd Q.0.D. @ 236,751 @ US\$25,055 Qd Q.0.D. @ 237,260 @ US\$25,110 Qd Q.0.D. @ 237,767 @ US\$25,165 Qd Q.0.D. @ 238,274 @ US\$25,220 Qd Q.0.D. @ 238,781 @ US\$25,275 Qd Q.0.D. @ 239,290 @ US\$25,330 Qd Q.0.D. @ 239,797 @ US\$25,385 Qd Q.0.D. @ 240,304 @ US\$25,440 Qd Q.0.D. @ 240,811 @ US\$25,495 Qd Q.0.D. @ 241,320 @ US\$25,550 Qd Q.0.D. @ 241,827 @ US\$25,605 Qd Q.0.D. @ 242,334 @ US\$25,660 Qd Q.0.D. @ 242,841 @ US\$25,715 Qd Q.0.D. @ 243,350 @ US\$25,770 Qd Q.0.D. @ 243,857 @ US\$25,825 Qd Q.0.D. @ 244,364 @ US\$25,880 Qd Q.0.D. @ 244,871 @ US\$25,935 Qd Q.0.D. @ 245,380 @ US\$26,000 Qd Q.0.D. @ 245,887 @ US\$26,055 Qd Q.0.D. @ 246,394 @ US\$26,110 Qd Q.0.D. @ 246,901 @ US\$26,165 Qd Q.0.D. @ 247,418 @ US\$26,220 Qd Q.0.D. @ 247,925 @ US\$26,275 Qd Q.0.D. @ 248,432 @ US\$26,330 Qd Q.0.D. @ 248,939 @ US\$26,385 Qd Q.0.D. @ 249,456 @ US\$26,440 Qd Q.0.D.





## 6. Study Conclusions and Implications

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Overall Housing Requirement







Appendix A:  
**Household Survey Technical Report**

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Survey Design



Interview Outcome	Number of Addresses Approached	% of Addresses Approached	% of Qualifying Households Approached
Household Interviewed			
Household Not Interviewed			
No Household Resident			
<b>GRAND TOTAL</b>	<b>2,200</b>	<b>100.0%</b>	<b>100.0%</b>

Figure 82: Summary of Interview Outcomes

### Statistical Confidence

±

±  
±

±

±











Categories	Survey Analysis
1. Homeless or with Insecure Tenure	

2A



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