

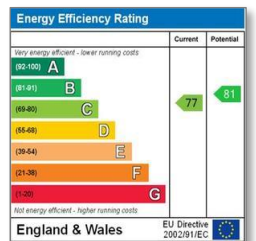


# Blaenau Gwent County Borough Council

## Local Housing Market Assessment

### Report of Findings

March 2019





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# 1. Introducing the Study

## Background to the project and wider policy context

### The Commission

- 1.1 Opinion Research Services (ORS) were commissioned by Blaenau Gwent County Borough Council to undertake an independent review of their housing needs. The key outcome required was the production of robust evidence to inform the Housing Strategy, Local Development Plan and other relevant strategies. This was to be achieved through application of the process detailed in Welsh Government Guidance<sup>1</sup> on establishing need.

### Overview of the Study Objectives

- 1.2 The main objectives of the study are to:

- » To provide robust evidence to inform the Housing Strategy, Local Development Plan and other relevant strategies.
- » To identify housing market areas and provide detailed market analysis of housing need, demand and supply by ward, housing market area and local authority boundary.
- » To identify how housing need and demand translates into different sizes, types and tenures in different housing market areas.

- 1.3 Important points of note:

- » The report is aimed at providing base data which will inform the Housing Strategy; it is not exhaustive and may not reflect the situation regarding some specific local issues. As such, it should be taken as one part of the evidence base for the Housing Strategy;
- » The report shows a **“policy off”** position. That is, it takes no account of possible policy interventions and it should be noted that such policy interventions could, potentially, alter the figures of need and demand identified.

### Wider Policy Context

#### National Context for Wales

- 1.4 The Essex Report on Affordable Housing in Wales (2008) recommended that robust and up-to-date information on housing needs, demands and supply was needed to provide a firmer basis for national housing policymaking.
- 1.5 This led to the publication of ‘Housing Need and Demand in Wales 2006 to 2026’ (Holmans & Monk; July 2010) which established a baseline need for housing in Wales.

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<sup>1</sup> Getting Started With your Local Housing Market Assessment – WLGA 2014

- 1.6 Based on projections for growth in household numbers from past trends, the research identified a need for around 14,300 dwellings per annum in Wales, of which 9,200 should be market housing and 5,100 should be affordable (Note: this tenure ‘split’ is consistent with other LHMA work undertaken by ORS across Wales). While the study also identified the tenure mix requirement for each authority in Wales, this was considered to be only a starting point for understanding the needs of each area.
- 1.7 Based on Census data, the number of dwellings in Wales increased from 1.27 million to 1.38 million over the 10-year period 2001-11, which represents an average growth of 10,900 additional homes each year. The mismatch in need and supply has resulted in various market changes:
- » An intensification of needs: A rise in concealed households and households in unsuitable housing, plus sub-divisions of private and private rented sector stock;
  - » Conversions of existing stock and increase in Houses in Multiple Occupation: the general growth of the Private Rented Sector allows more households to be absorbed in existing market supply.
- 1.8 Considerable policy focus has been given to boost supply to meet the ‘gap’ between household formation and housing delivery, including new forms of affordable housing tenure (see Housing White Paper: Better Lives and Communities 2012).
- 1.9 The Essex Review recommended a review of rent setting to improve the previous system which was seen as being unfair to social landlords and their tenants due to there being historic differences in average rent levels between local authorities and housing associations, and different levels across Wales within each sector. In response, the Welsh Government published a legislative and policy framework on social rents in 2015; see “**Policy for Social Housing Rents**”<sup>2</sup>. The Policy is intended to “... consistently reflect variations in the type size, quality and location of each landlord’s housing stock”, and applies to all social landlords, including the eleven local authorities that have retained their housing stock, and housing associations (local authorities subject to their exiting from Housing Revenue Account Subsidy). The rent policy was implemented for Housing Associations from April 2014 and local authorities from April 2015.
- 1.10 The Policy for Social Housing Rents introduces a formula to calculate the overall average rent for each social landlord with 100 or more dwellings (‘Formula Rent’). Social landlords retain the responsibility to determine the rent for individual dwellings and this allows for local factors to be taken into consideration. However, the overall average rent for a particular size of property is to be no more than the indicative rent level for that size of property. There are no longer any ‘benchmark’ rents. The Policy also includes publishing Target Rent Bands, with a low-end, mid-point and high-end rent for each social landlord. Any pooled rents and service charges are to be disaggregated and SAP rating is used as a proxy for quality. The target rent covers general needs and sheltered housing. Other specialised forms of provision are exempted e.g. extra care housing; supported housing; intermediate rent housing; market rent housing.

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<sup>2</sup> <http://gov.wales/docs/desh/publications/150216-policy-for-social-housing-rents-en.pdf>

## Local Context for Blaenau Gwent

- 1.11 At the time of writing, **Blaenau Gwent’s current local plan runs from 2006-2021**, and was adopted in November 2012.
- 1.12 Since 2006, there has been meaningful urban development in the area. The current Local Plan explains some of the changes:

*Following designation as a European Union Objective One area in 2000, and the introduction of the Heads of the Valleys Programme in 2006, the process towards transformation has accelerated. Additional resources have been invested and the results have become more visible. The opening of the railway line to Cardiff, town centre improvements, investment in cultural facilities such as the Abertillery Metropole, Ebbw Vale and Llanhilleth Institutes are already regenerating parts of the Borough.*

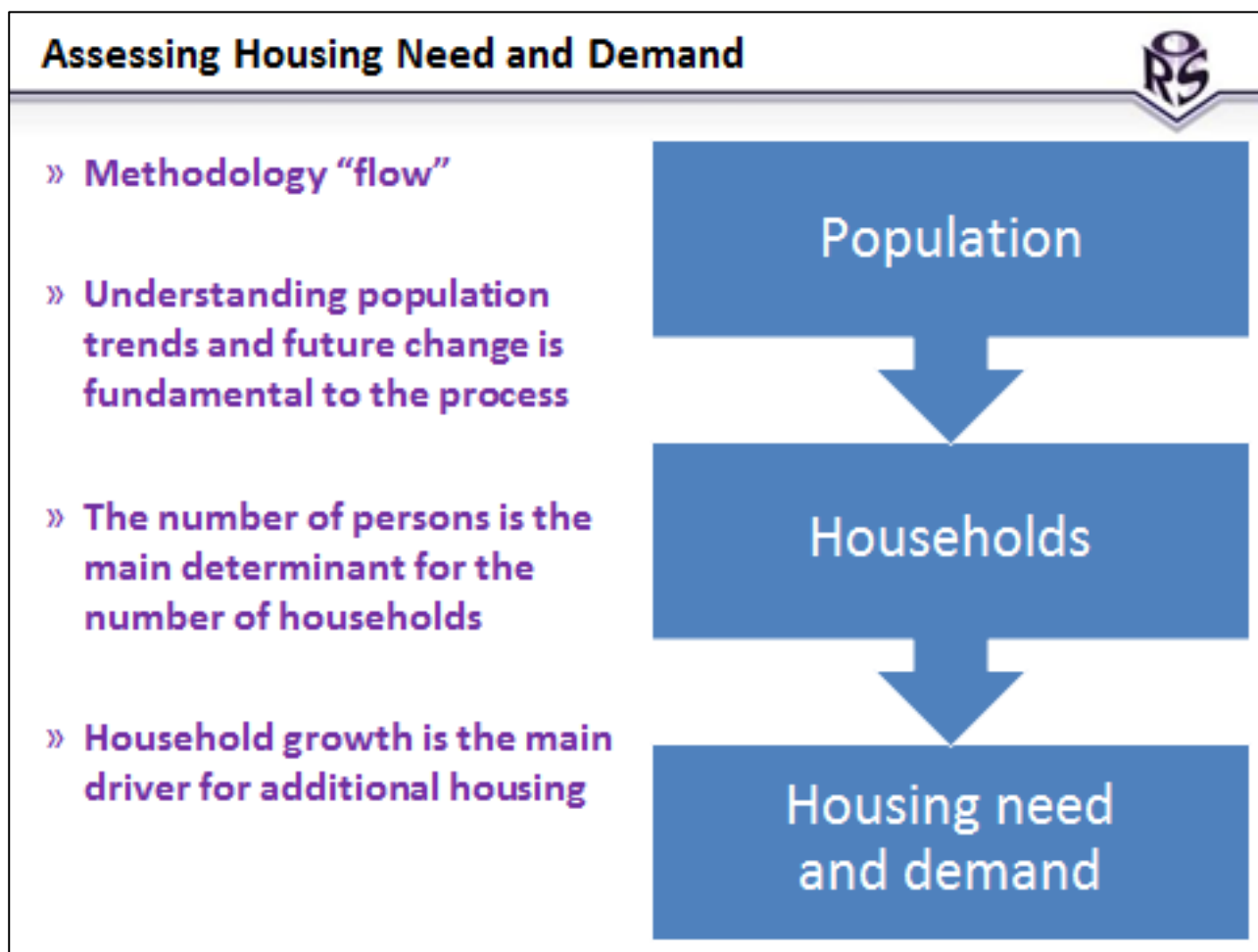
### **Blaenau Gwent Local Development Plan up to 2021 - paragraph 3.8**

- 1.13 This local plan is supported by a 2011 Population and Housing Background Paper, supporting a provision for development of between 2,250 and 3,000 dwellings over the plan period (150 to 200 dwellings per annum), concentrated primarily in Ebbw Vale.
- 1.14 In the period 2006-18, 1,211 new dwellings have been built in Blaenau Gwent, an average of 101 dwellings per annum. Over the most recent five-year period (2013-18), there has been an average of 81 dwellings completed per annum.
- 1.15 **Throughout this report (where relevant) we state that the figures do not take account of any policy interventions.** Regeneration is a major policy intervention which could have an important effect on the report figures, for example, if regeneration leads to a change in migration patterns into and out of the County Borough. **However, the evidence as presented is without speculation on the effects of the regeneration or other interventions (which cannot be known).**

## Study Methodology

- 1.16 This report brings together several elements to provide a profile of the Blaenau Gwent housing market, all based on analysis of secondary data. This section provides a summary explanation of the methodology for determining the overall housing need.
- 1.17 **The housing market area is identified** by comparing patterns of relocation into and out of the County Borough to demonstrate that a high proportion of moves are within the area and therefore the area is self-contained. Travel to work patterns, shown by in-commuting to Blaenau Gwent CB and out-commuting are assessed in the same way.
- 1.18 An overview of the method for **assessing the overall need for housing** is shown in the flow chart below:

Figure 1: Assessing Housing Need and Demand



- 1.19 **Various population projections are tested for their reliability.** The components of change (natural growth and migration) are analysed to show the factors which will govern the population change; **our analysis demonstrates that out-migration is a concern for the future.** The use of 5-year migration trends and 10-year migration trends is compared, with 10-year trends seen as the most reliable. The most realistic projections are used to assess the overall need for housing, with alternative projections utilised contextually for target setting purposes.
- 1.20 The different **household projections are tested**, particularly identifying a realistic household size that is used to convert the population to the number of households. The effect of an ageing population on household size is assessed.
- 1.21 Finally, the **number of households is converted to the number of dwellings** required. To do this, the vacancy rate (the proportion of housing without a usual resident) is applied to the annual household change from the household projections to give a maximum number of dwellings required if the vacancy rate is not to be increased.
- 1.22 To establish affordable need, an analysis of secondary data is carried out in accordance with the methodology contained in “Getting Started With Your Local Housing Market Assessment”, which was published by Welsh Government in November 2014. This document outlines a staged, quantitative approach to calculating housing need in detail.



## 2. Housing Market Overview

### Review of the housing market area and existing stock

#### Introduction

- <sup>2.1</sup> Blaenau Gwent County Borough borders the unitary authority areas of Monmouthshire and Torfaen to the east, Caerphilly to the west and Powys to the north. The main town of Ebbw Vale functions as the main commercial, retail and service centre of the County Borough. Covering an area of approximately 10,900 hectares and with a population of 68,400, Blaenau Gwent is divided into 16 political wards (Figure 2), represented by 42 elected members.
- <sup>2.2</sup> The County Borough Council's main goal for its housing strategy is to *“Provide a strategic framework to ensure that everyone in Blaenau Gwent has the scope and choice to attain a home that is decent, affordable and is situated in a healthy and safe environment.”*

Figure 2: Wards in Blaenau Gwent



## Housing Market Area

- 2.3 Welsh Government Guidance 2006 sets out how a Housing Market Areas (HMA) should be identified and evidenced<sup>3</sup>.

*Factors that authorities should take into account when defining the precise boundaries of functional housing markets include:*

- » *patterns of relocation within local areas by homeowners and tenants and the degree of self-containment;*
- » *travel to work patterns and analysis of the relationship between the place of work and the home;*
- » *areas of high and low housing demand; and*
- » *other information from previous studies (e.g. recent development plans, local plans and urban capacity studies and academic studies).*

- 2.4 A further useful definition of a functional Housing Market Area is:

*“...the geographical area in which a substantial majority of the employed population both live and work and where those moving house without changing employment choose to stay” (Maclennan et al, 1998)<sup>4</sup>.*

- 2.5 This section reviews the evidence relating the housing market area and considers two issues:

- » Testing the local HMA by examining the evidence from recent migration and commuting data;
- » A short profile of the local market in terms of tenure changes and house prices.

## Migration to and from Blaenau Gwent

- 2.6 Figure 3 shows the numbers of persons migrating into and out of Blaenau Gwent County Borough on the year preceding Census 2011, and the Top 10 origin and destination areas of those migrating.
- 2.7 Overall, there was a modest net loss for Blaenau Gwent from migration of 198 persons. The largest net migration inflows are from Caerphilly and Wiltshire (Blaenau Gwent gaining 12 persons from each). The largest net migration outflows are to Swansea (net loss of 49), Cardiff (net loss of 42) and Torfaen (net loss of 44).
- 2.8 Internal moves within Blaenau Gwent numbered 3,976 persons, more than the numbers who either moved in or out of the Borough from elsewhere in the UK (1,197 and 1,395 respectively). Moves within Blaenau Gwent represented over 76% of all moves, sufficient to consider the area to be self-contained in terms of migration.
- 2.9 **The migration data, therefore, indicates a locally based market, primarily of Blaenau Gwent, but with close links with Caerphilly and Monmouthshire.** Census records an outflow of persons to Torfaen, Cardiff and Swansea.

<sup>3</sup> <http://gov.wales/topics/housing-and-regeneration/publications/marketassessguide/?lang=en>

<sup>4</sup> Local Housing Systems Analysis: Best Practice Guide. Edinburgh: Scottish Homes

**Figure 3: Migration into and out of Blaenau Gwent County Borough: moved in the year preceding the Census 2011 (Census 2011)**

Area	Inflows	Outflows	Net change
Blaenau Gwent	3,976	3,976	-
Caerphilly	276	264	+12
Monmouthshire	162	174	-12
Cardiff	86	128	-42
Torfaen	86	130	-44
Newport	75	82	-7
Merthyr Tydfil	52	46	+6
Powys	44	51	-7
Swansea	42	91	-49
Rhondda Cynon Taf	42	59	-17
Neath Port Talbot	29	20	+9
Wiltshire	22	10	+12
Elsewhere in the UK	424	562	-138
<b>UK TOTAL excluding moves within Blaenau Gwent</b>	<b>1,197</b>	<b>1,395</b>	<b>-198</b>
Abroad (outside UK)	283	-	-

## Commuting patterns to and from Blaenau Gwent

- 2.10 Commuting flow data from the 2011 Census identifies that Blaenau Gwent County Borough has a working population of 28,400 residents; of these 16,700 (59%) also worked in Blaenau Gwent however 11,700 (41%) commuted out to work elsewhere, mostly to surrounding local areas.
- 2.11 The commuting data also identifies that 22,100 people work in Blaenau Gwent County Borough; these include the 16,700 residents that work in the area and a further 5,400 workers who live elsewhere and commute to work in Blaenau Gwent County Borough.
- 2.12 Overall, there is a daily net outward commuter flow of 6,285 workers. Figure 4 identifies the main commuting areas to and from Blaenau Gwent.

**Figure 4: Commuting into and out of Blaenau Gwent County Borough (Census 2011)**

Main commuting areas	In	Out	Net flow
Monmouthshire	739	2,279	-1,540
Newport	209	1,386	-1,177
Torfaen	707	1,718	-1,011
Caerphilly	1,648	2,256	-608
Cardiff	259	783	-524
Merthyr Tydfil	536	910	-374
Elsewhere	1,350	2,401	-1,051
<b>Total</b>	<b>5,448</b>	<b>11,733</b>	<b>-6,285</b>

- 2.13 There are comparatively large gross inflows from Caerphilly and, to a lesser extent Monmouthshire and Torfaen; this suggests that Blaenau Gwent is a centre of employment for these surrounding boroughs.
- 2.14 The main out-commuting areas are Monmouthshire and Caerphilly (2,279 and 2,256 respectively); and it is noted that there is no net inflow from any nearby locality. The next highest levels of out commuting are to Torfaen and Newport, with 1,718 and 1386 out commuters respectively.

## Overview of the Housing Market

### Housing Tenure

<sup>2.15</sup> The study considered trends in tenure mix for Blaenau Gwent over the last thirty years and this shows some changes in the balance between owner occupiers and those renting.

Figure 5: Households by Tenure 1981-2011 (Source: UK Census of Population – numbers may not sum due to rounding)<sup>5</sup>

Tenure	Total Households				Net Change		
	1981	1991	2001	2011	1981-1991	1991-2001	2001-2011
Owner occupied	15,100	17,200	18,500	18,900	+2,200	+1,300	+400
Private rent	1,100	1,200	2,500	4,200	+100	+1,300	+1,700
Social rent	11,000	9,800	8,500	7,300	-1,200	-1,200	-1,300
<b>TOTAL</b>	<b>27,100</b>	<b>28,200</b>	<b>29,600</b>	<b>30,400</b>	<b>+1,100</b>	<b>+1,400</b>	<b>+800</b>
Owner occupied	55.6%	61.1%	62.6%	62.2%	+203%	+93%	+48%
Private rent	4.0%	4.2%	8.5%	13.8%	+11%	+97%	+203%
Social rent	40.5%	34.7%	28.9%	23.9%	-113%	-90%	-151%

<sup>2.16</sup> The tenure changes show:

- » **From 1981-1991:** the number of owner occupiers increased (from 15K to 17K households, a gain of 2 thousand). The number of social tenants reduced from 11K to 10K households (a loss of one thousand) whereas the number of private tenants remained relatively constant at around 1K.
- » **From 1991-2001:** the number of owner occupiers continued to climb (increasing from 17K to around 19K households, a gain of a thousand); this was alongside a growth of private tenants (increasing from 1K to around 3K households, a gain of a thousand). The number of social tenants reduced (from 10K to 9K households, a reduction of a thousand).
- » **From 2001-2011:** the number of owner occupiers remained relatively constant (at around 19K households) whilst the number of private tenants increased (from 3K to 4K households, a gain of a thousand). The number of social tenants reduced further (from 9k to 7k).

<sup>2.17</sup> It is evident that the overall balance between owners and renters has changed in 2011 from the position in 1981, with 56% owning in 1981 and 62% owning in 2011. The balance between social rent and private rent has also changed: 9% of tenants rented privately in 1981 (9% of 44%) whereas 37% rented privately in 2011 (37% of 38%).

<sup>5</sup> Note that for consistency, the percentage net change for each tenure over each period (bottom right section of table) are percentages of the total net change over that period (calculated prior to rounding). E.g. an increase of +1,300 owner occupier households 1991-2001 is 93% of the net change of +1,400 households over the same period.

Figure 6: Number of Households by Tenure 1981-2011  
(Source: UK Census of Population)

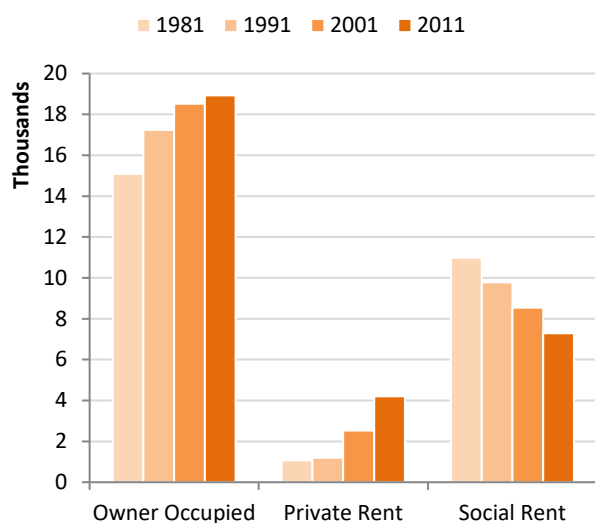
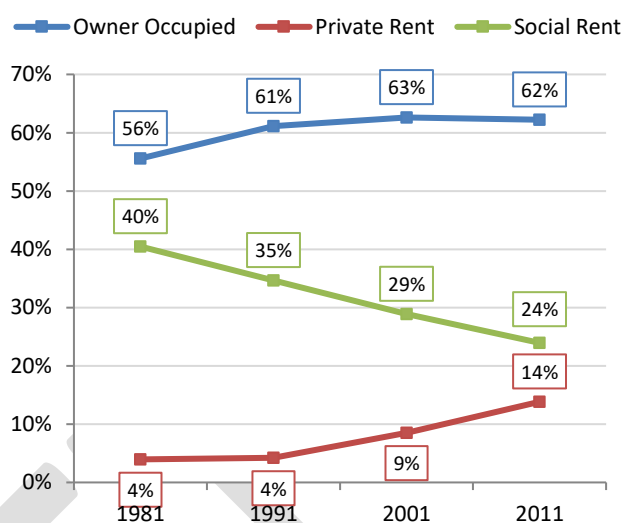


Figure 7: Percentage of Households by Tenure 1981-2011  
(Source: UK Census of Population)

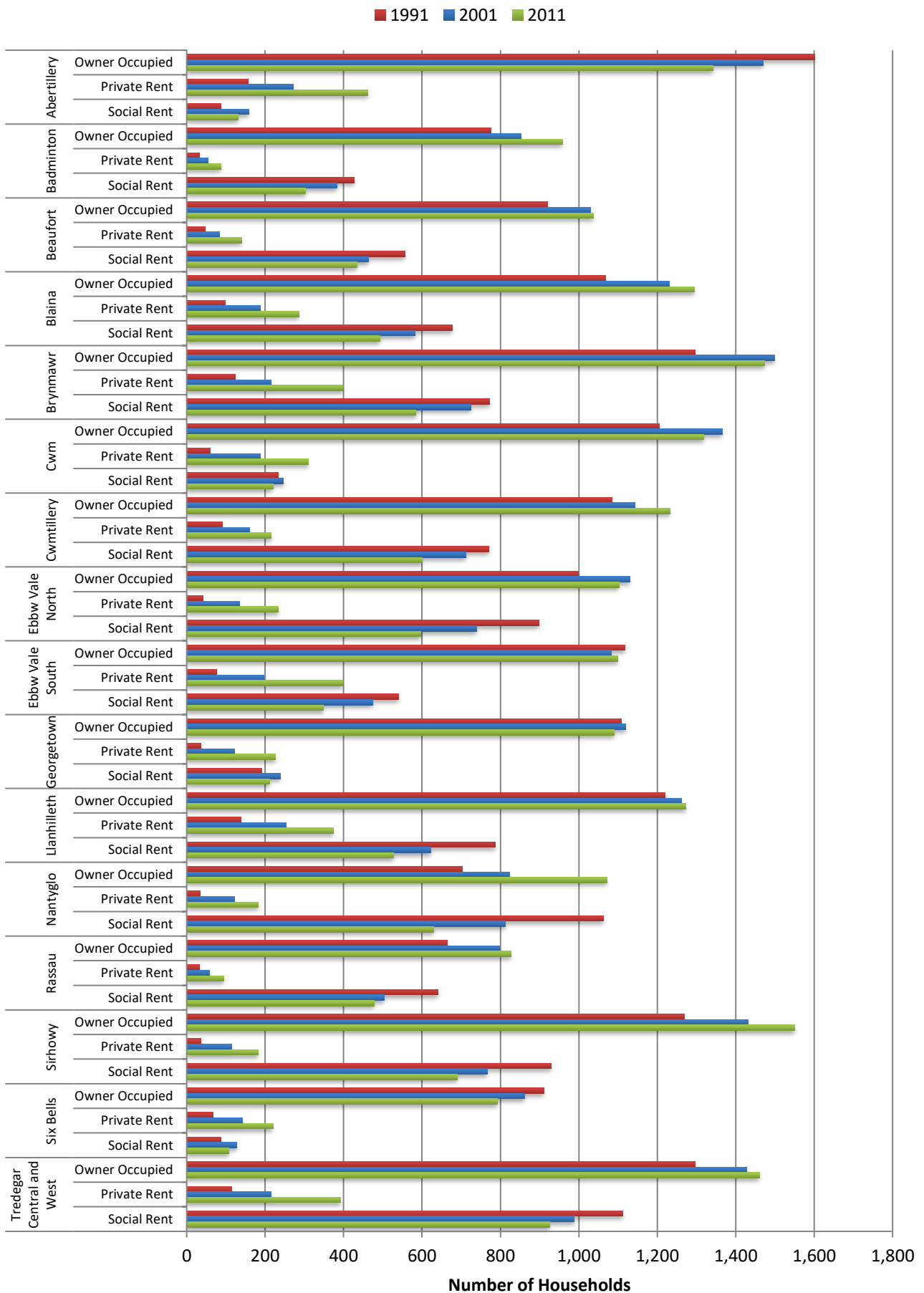


- 2.18 Perhaps the most significant change is the increase in relative size of the Private Rented Sector (PRS), growing from 1,189 households in 1991 to 4,208 in 2011. **This constitutes a PRS growth of 254% between 1991 and 2011.** There was an increase of 1,331 households between 1991 and 2001 and an increase of 1,688 households in the PRS between 2001 and 2011. Overall, around 1-in-7 households rented privately in 2011.
- 2.19 For the same period, **the social rented sector contracted from 9,777 households in 1991 to 7,284 in 2011**; a 25% decrease. Similar to the increase in the PRS, there was a contraction of 1,236 households between 1991 and 2001 and a further 1,257 leaving social rented housing between 2001 and 2011.
- 2.20 Arguably, the growth in the PRS sector has reduced effective demand for social rent. Preliminary analysis shows only minimal need for extra affordable housing beyond meeting current backlog, unless households renting privately were no longer to receive housing benefit. It should also be noted that in some areas, social rent is higher than PRS rents, which is also a potential driver for the PRS.
- 2.21 While the owner-occupied sector has grown by only 10% between 1991 and 2011, this still constitutes an increase of 1,281 households between 1991 and 2011, and 400 households between 2001 and 2011. **Owner occupation remains by far the highest tenure share in Blaenau Gwent.**

## Ward Level Housing Tenure

- 2.22 This section considers the change in tenure across different parts of the County Borough, illustrated in Figure 8 following:

Figure 8: Tenure by Ward – Blaenau Gwent (Source: Census 1991, Census 2001 and Census 2011)



- 2.23 The main increases in owner occupied households are in:
- » **Nantyglo** with an increase of 369 households 1991 to 2011 (up by more than 50% in 20 years);
  - » **Sirhowy** with an increase of 281 households in the same period, (up by over one-fifth since 1991);
  - » **Blaina** with an increase of 226 households between 1991 and 2011 (again up by over a fifth on 1991);
  - » **Badminton** with an increase of 183 households.
- 2.24 Falls in owner occupation tenure were recorded in **Abertillery** (-260 households), **Six Bells** (-120), Ebbw vale South (-19) and **Georgetown** (-18).
- 2.25 The largest numeric increase in the PRS between 1991 and 2011 were in
- » **Ebbw Vale** (321 households) increasing by more than four times the 1991 figure;
  - » **Abertillery** (305) increasing by almost twice the 1991 figure;
  - » **Tredegar and Brynmawr** with an increase of over 270 each.
- 2.26 Proportionally, the number of households in the PRS in Georgetown in 2011 was more than five times that of 1991. No wards experienced a decrease in the PRS.
- 2.27 For social rent, all wards except **Georgetown, Six Bells and Abertillery** showed a decrease in households in social rented properties between 1991 and 2011. The largest decreases were in
- » **Nantyglo** (433 households, a reduction of two fifths);
  - » **Ebbw Vale North** (302, a reduction of a third);
  - » **Llanhilleth and Sirhowy** (260 [a third] and 240 [a quarter] respectively).
- 2.28 Proportionally, the number of households in social rented properties also fell by more than a third in **Ebbw Vale**.

## House Prices and New Homes

- 2.29 There is also some variance in House prices across Blaenau Gwent, as shown on the maps in Figure 9 and Figure 10.
- 2.30 House prices in the north westernmost wards of Sirhowy, Rassau and Badminton are significantly above average house prices in Blaenau Gwent; over 25% above. Prices are significantly below average in the south of Blaenau Gwent in the wards of Llanhilleth, Six Bells and Abertillery.
- 2.31 In most areas there has been a relatively modest increase of between 20% and 30% over 10 years Sirhowy and Georgetown have experienced a notably larger increase.
- 2.32 In some areas, values have fallen. In particular, Brynmawr and Six Bells have experienced drops of between 0% and 5%.

Figure 9: House Price Variations: to average

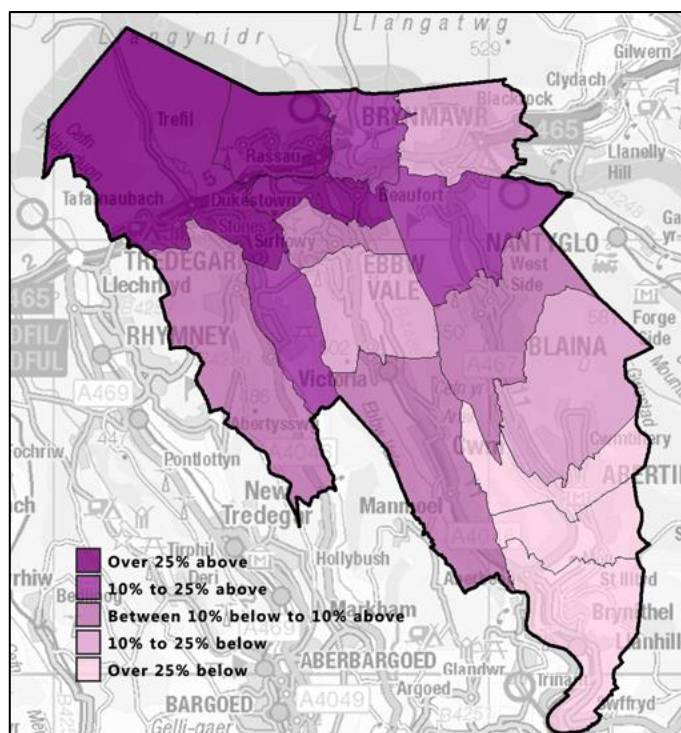
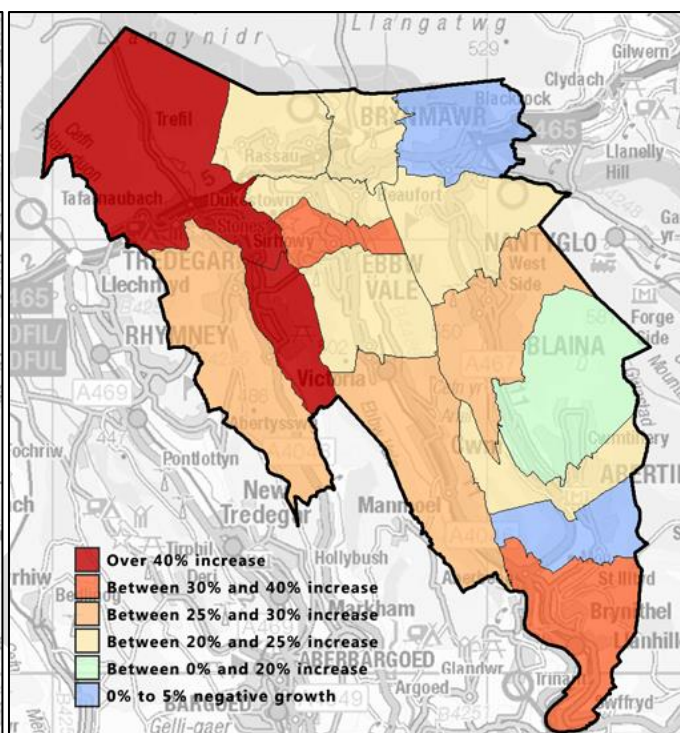


Figure 10: Demand: 5 year 'internal' House Price change



## Summary

- 2.33 The **migration data** indicates a locally based market, primarily of Blaenau Gwent and secondarily of Blaenau Gwent plus Caerphilly and Monmouthshire.
- 2.34 The **commuting data** also supports there being a locally based market, primarily of Blaenau Gwent and secondarily of Blaenau Gwent plus Monmouthshire, Newport and Torfaen.
- 2.35 The major tenure is owner occupation. However, in the 20 years since 1991 there has been a major tenure change with a large increase in households in the PRS and a large decrease in households in social rented housing.
- 2.36 The areas with the highest numbers of owner occupiers are the wards of **Sirhowy**, **Brynmawr** and **Tredegar Central**. No meaningful correlation can be drawn between levels of owner occupation and house prices or changes in house price over time.



# 3. Demographic Projections

## The starting point for establishing overall housing need

### Introduction

3.1 Modelling future need and demand for housing requires a consideration of the future housing market from a high-level, strategic perspective; in this way an understanding can be gained of how key drivers and long-term trends impact on the structure of households and population over the full planning period. Further, it needs to be produced in a way that is consistent, strategic and robust.

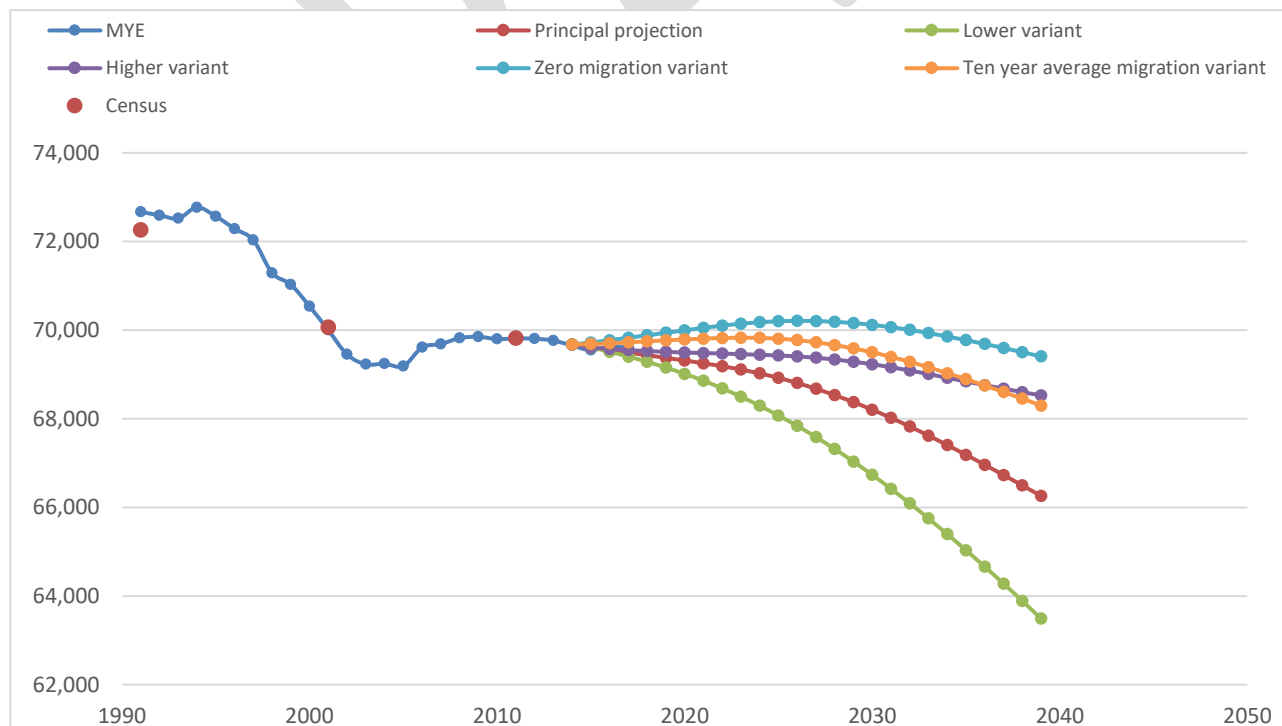
3.2 Population and Household change are key drivers of demand for homes, and both can change over time to indicate the relative strength of local demand.

Key data, such as population and household projections are also important as these form the basis for the assessment of any new housing required. This section considers these projections.

### 2014-Based Population Projections

3.3 The Welsh Government 2014-based population projections presented in Figure 11 are produced by the Office of National Statistics and constitute the most recent official population change statistics. Past population is estimated by the annual Mid-Year Estimates (MYE), informed by Census data every 10 years.

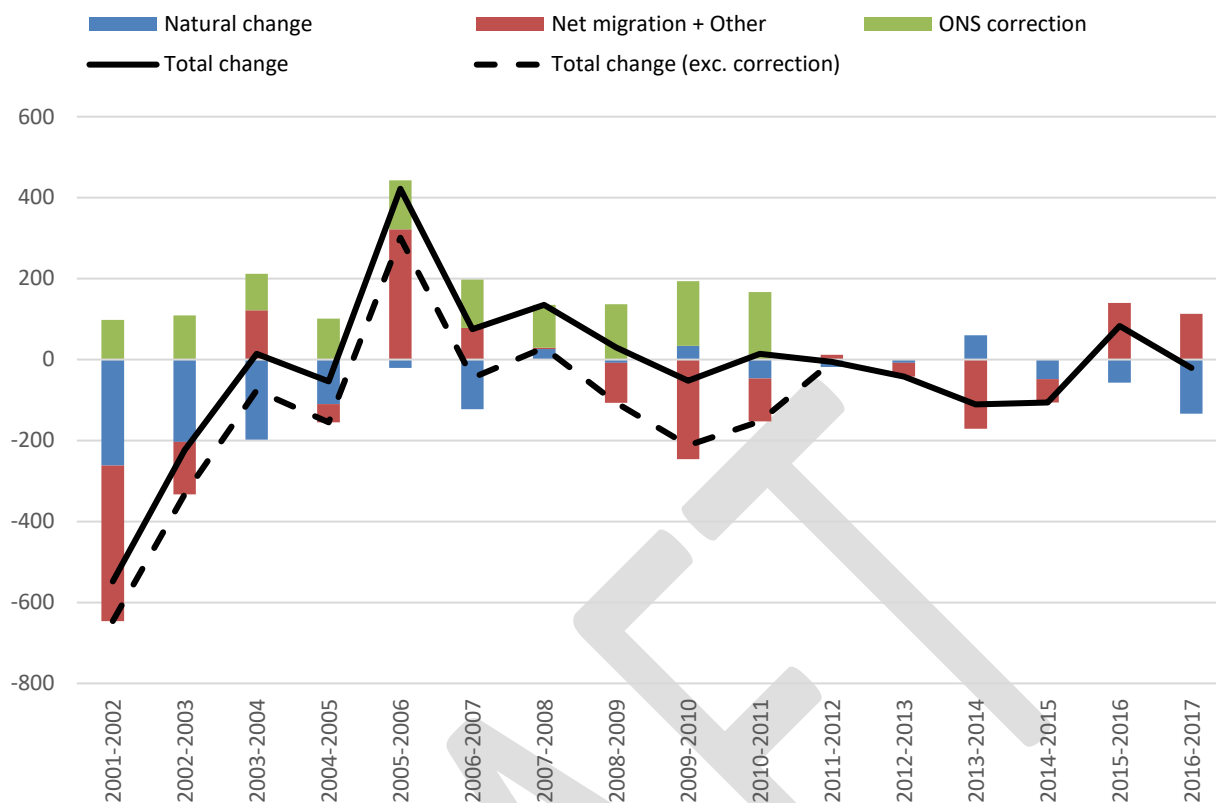
Figure 11: Blaenau Gwent: 2014-based population projections (Source: Census, ONS, Welsh Government)



- 3.4 These projections have five components:
- » The Principle Projection, based on a five year migration trend
  - » The Higher and Lower variant projections, based on taking alternative assumptions about fertility and mortality rates, also based on a five year migration trend
  - » 10-year migration, based on a ten year migration trend
  - » Zero migration, in which the only factors taken into accounts are births and deaths, and migration is assumed to be net to zero
- 3.5 Given the differences between these projections it is important to select the most appropriate to provide a robust basis from which to calculate future households and future housing need. ORS recommend the use of 10-year over 5-year projections since:
- » Migration scenarios based on 5-year averages have the potential to roll-forward short-term trends that are unduly high or low, so they do not provide a robust basis for long-term planning.
  - » 10-year trend migration scenarios are more likely to capture both highs and lows and are not as dependent on trends that are unlikely to be repeated.
- 3.6 Therefore, on balance, we favour using 10-year migration trends as the basis for our analysis.
- 3.7 Throughout, data is also presented based on the Zero migration projection, which is notably higher than the 10-year. This information is presented to assist in aspirational target setting.
- 3.8 For Blaenau Gwent, the 10-year migration trends suggest a slight decline in population of less than 600 persons over the plan period, whereas the 5-year Principle Projection suggests a decline of over 1,800 persons. Projections based on 10-year trends have the additional benefit of smoothing out any short-term fluctuations – the latter can often distort the projections as we saw earlier. For context, the Zero-migration projection suggests an increase of 50 persons.

## Components of Change

- 3.9 Components of change refer to main reasons why populations change e.g. migration or natural change. The reason why projections show variety is fundamentally about the assumptions used in producing the projection. More or fewer births and deaths (the ‘natural’ change), different levels of net migration (or the number of people moving in or out of an area), can each influence different projection outputs.
- 3.10 Figure 12 shows how the components of change have interacted in Blaenau Gwent. Note that in light of the 2011 Census, the ONS saw fit to make an upward adjustment to the annual population estimates for the period since the 2001 Census. This “accountancy adjustment” of approximately 1,200 persons spread over the decade (known as “Unidentified Population Change” or UPC) corrects the 2001-10 Mid-Year Estimates to bring them in line with the more reliable 2011 Census data.
- 3.11 Natural change has been largely negative since 2011, as the number of deaths exceeded births; essentially, the local population is reducing. Net migration, however, fluctuates; in the five years preceding 2014 (the base date of the projections used in this report), the average net migration was 109 persons leaving Blaenau Gwent annually (reducing to 43 persons if the UPC correction is ascribed to errors in enumerating migration). However, if the average is taken over the ten years preceding 2014, net out-migration was approximately 29 persons per year (modified to net in-migration of 63 persons per year if the UPC correction is ascribed to migration).

**Figure 12: Components of population Change (Source: ONS, Census, Welsh Government)**

3.12 In conclusion, from the three projections;

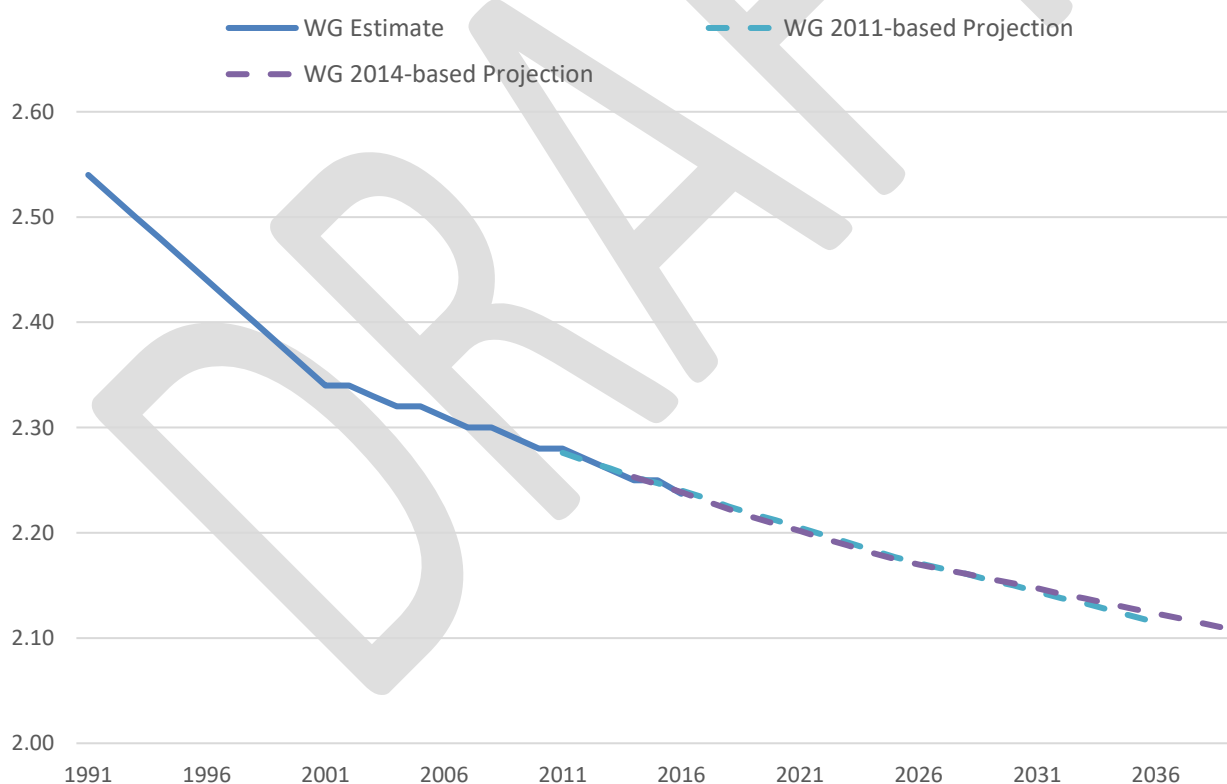
- » The Welsh Government 2014-based Principle Projections: these are at the lower end of projections and possibly include a relatively high assumption for out-migration.
- » The net zero-migration projection: this, while arguably realistic, is still ambitious.
- » The 10-year migration projections: these are the most realistic unless there is substantive change in a population driver, such as a sustained decrease in out-migration or increase in in-migration.

3.13 Note: all projections are based on the projecting forward of past trends into the future; but use different assumptions about how the population might change. This approach means that there still remains a degree of uncertainty about how the local population might change in the future from unexpected change and/or events.

## Household Projections

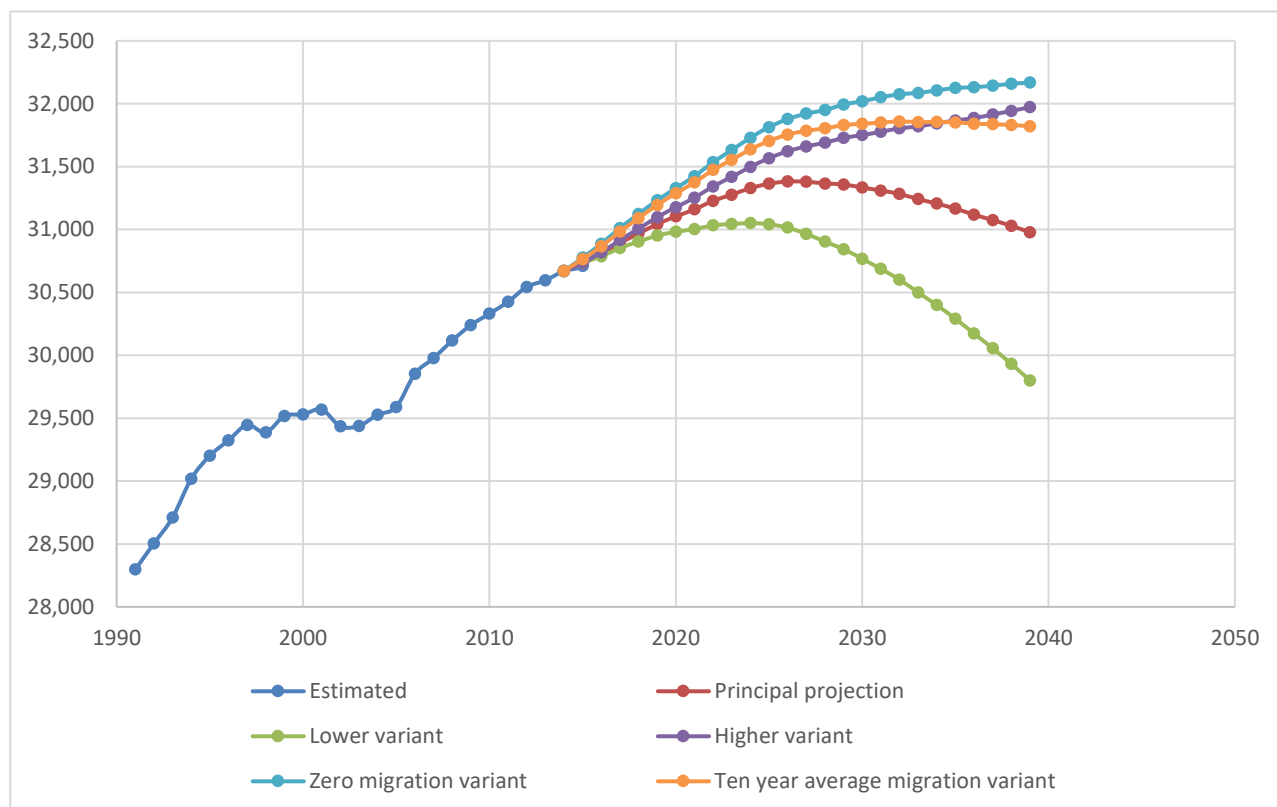
- 3.14 A household is one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area. Household projections convert the persons identified in population projections into households. The conversion takes account of changes to the population, but also changes to household characteristics which impact on the number of people in each household. These changes are reflected in changes to average household size.
- 3.15 Prior to considering the household projections, there is a further issue from demographic analysis; household sizes in Blaenau Gwent are getting smaller (Figure 13). In 1991, the average household size was c.2.5 people, whereas in 2001, this was just over 2.3. Forward projections indicate that household size may fall further to just over 2.1 by 2033. Therefore, while the population may remain relatively constant (or even decline slightly), if household size continues to reduce, the number of households will grow as the average number of persons per household declines. Both the superseded 2011-based Welsh Government projections and current 2014 projections are in close agreement regarding the rate of change in household size throughout the plan period.

Figure 13: Blaenau Gwent: Average Household Sizes (Source: Welsh Government)



- 3.16 Applying the household size projection to the five variant population projections discussed earlier results in five variant household projections, presented in Figure 14. It can be seen that the steady projected reduction in household size results in positive growth in all projections for the first few years.
- 3.17 Both the Zero-migration and 10-year based projections suggest year on year positive growth over virtually the full plan period<sup>6</sup>, whereas the 5-year Principle Projection suggests positive annual growth for the first eight years of the plan.

Figure 14: Household trends and projections (Source: Welsh Government)



- 3.18 Figure 15 summarises the change in households over the full plan period suggested by each of the three projections, and the average households per annum. The projected annual household change is between 18 and 64 over the plan period, depending on which projection is used.
- 3.19 The Welsh Government “Local Housing Market Assessment Guide” (2006) contains a methodology based on a five-year period (discussed later). For this reason, household change over the first five years of the plan for each projection is also provided in Figure 15 for reference.

Figure 15: Projected Household Change (Source: Welsh Government)

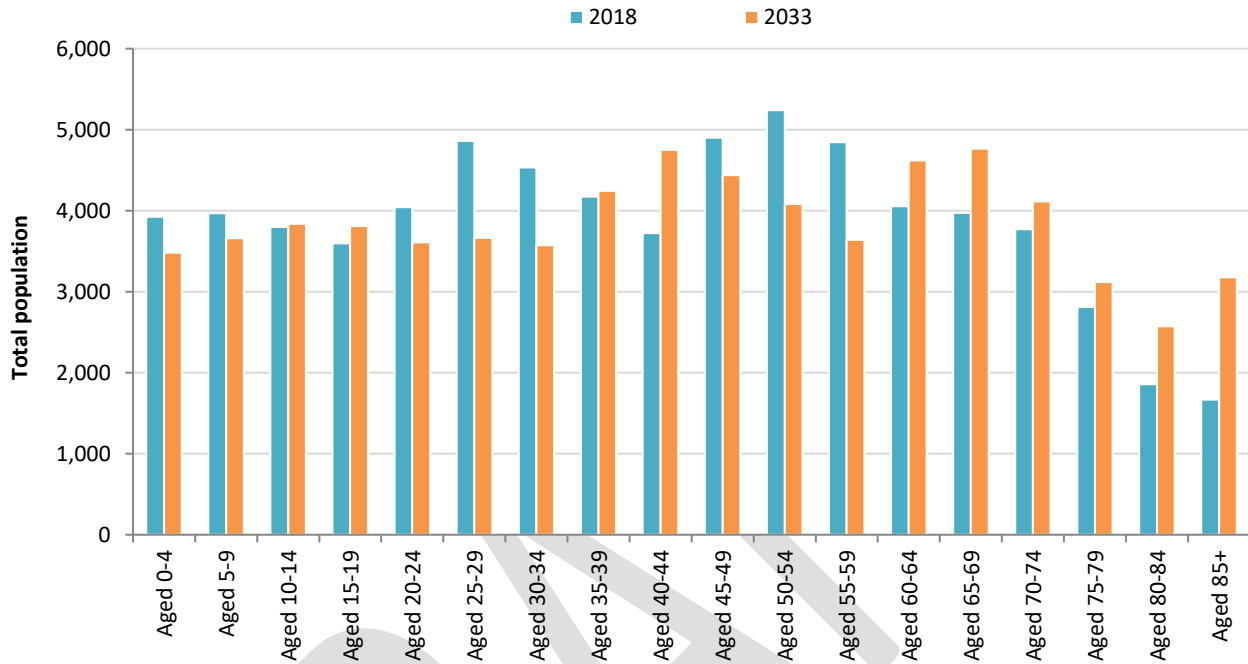
	2018 – 23		2018 -33	
	Total change	Annual average	Total change	Annual average
2014-based Principle Projection	309	62	274	18
Zero Migration	508	102	963	64
10-year Migration	464	93	764	51

<sup>6</sup> The single exception is in the 10-year projection, which suggests a decline of 5 households between 2032 and 2033.

## Age structure

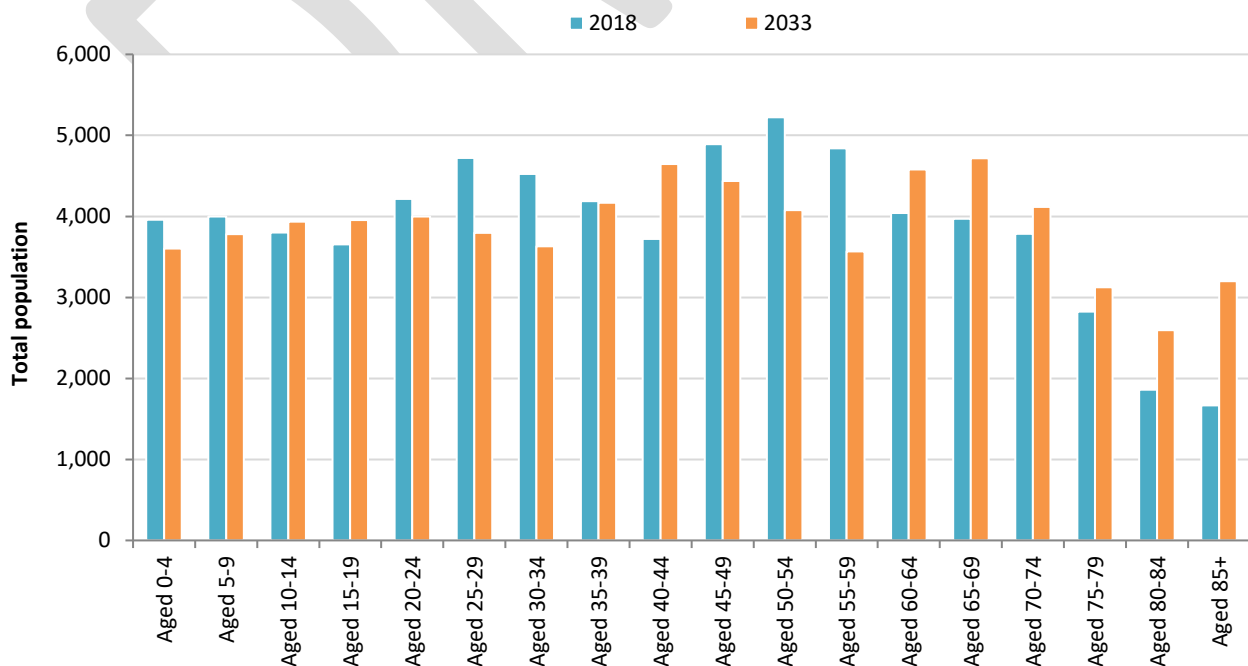
3.20 Finally, having understood the local population and how it is forecast to change, we can consider the change in terms of the age structure of the future local population. This shows that the number of children and young people (under 35s) is projected to fall, while the older population (over 60s) will rise.

Figure 16: 2014-based Projected Population by Age: 10-year Migration Trend (Source: Welsh Government)



3.21 The zero-migration projection shows less of a steep decline in younger people. Nevertheless, the number and proportion of older people is set to increase.

Figure 17: 2014-based Projected Population by Age: Zero Migration (Source: Welsh Government)



## Conclusions

- 3.22 Overall, the population of Blaenau Gwent has stayed relatively constant in recent years. Assumptions around migration lead to meaningful variance between population projections. A key task, therefore, is to ensure these variances do not distort the forward projections. This could be done by using longer-term trends, in this case 10 years.
- 3.23 The 10-year migration scenario appears the most likely based on past trends. 10-year migration patterns suggest **the population is projected to decline between 2018 and 2033**.
- 3.24 The net zero-migration projection could be seen as realistic, and this can provide a reasonable, though ambitious, target for establishing housing need and demand. Overall, net zero-migration or net in-migration would require further action to arrest the projected decrease in population.
- 3.25 Household size is projected to steadily decline. This implies that, all things being equal, a given population would form into more households in the future than currently.
- 3.26 Projected **household** change shows a small increase of 51 households per year for the 2018 to 2033 plan period. This increase in households is in contrast to the decline in population; and is as a result of the reduction in average household size. Given the average of 51 households per annum, construction of more than 50 to 60 dwellings a year is likely to result in problems of long term vacancy unless supported by associated policy intervention to reduce out-migration.
- 3.27 Further, the **local population will become older** with reduced numbers of young people and children, by 2036. This may be exacerbated by out-migration of younger people, though that supposition has not been tested in this report.
- 3.28 These conclusions take no account of possible policy interventions which could affect the figures.

# 4. Assessing Housing Need

## Analysing the evidence to establish overall housing need

### Introduction

- 4.1 The need for housing is driven by changes in the market, particularly by overall household growth; any increase in households creates a need for extra housing.
- 4.2 The previous Chapter shows that, while there is some population and household growth in Blaenau Gwent between 2016 and 2026, the demographic projections suggest little growth in household numbers beyond 2026 *unless* positive net migration growth to the area can be achieved.

### Converting from households to dwellings

- 4.3 A key consideration in establishing housing need is the conversion of identified new households into a dwelling requirement.
- 4.4 Converting from households to dwellings needs an assumption on the proportion of housing without usual residents. 2011 Census identified 32,000 household spaces (mainly single dwellings) in Blaenau Gwent; of these, 30,400 had at least one usual resident indicating there were 1,500 dwellings without any residents. This corresponds to a vacancy rate of 4.8%. For context: across Wales, on average 6.0% of household spaces have no usual residents – but this includes second and holiday homes as well as vacant dwellings. For South East Wales, the average rate is 4.5%.
- 4.5 Applying the 4.8% vacancy rate to the annual household change supports the conclusion above that building more than 50 to 60 properties per year is likely to increase the number of long term vacancies.

Figure 18: Projected Annual Average Household Change and Overall Housing Need (Source: Welsh Government, Census 2011)

	2018 – 23	2018 – 33
<b>Annual Household Change</b>		
WG 2014-based Projection	+62	+18
Zero Migration	+102	+64
10-year Migration	+93	+51
<b>Overall Increase in Housing Need</b>		
WG 2014-based Projection	+65	+19
Zero Migration	+107	+67
10-year Migration	+98	+54

- 4.6 Therefore, through analysis of underlying demography of population and households for the 10-year period 2016-26, need is likely to average around 54 additional dwellings per annum. This is based on existing migration trends being maintained. If policy intervention moved towards a position where there is no net loss of population due to migration, around 67 dwellings per annum would support the resultant need.



- 4.7 Without a more substantial change to underlying rates of migration, any higher provision than 67 dpa could lead to an increase in the number of vacant homes in Blaenau Gwent. These figures take no account of policy interventions, which if instigated, could affect the rates of migration.
- 4.8 Without a change in migration, it is likely that the Council will need to seriously consider small scale clearance programmes to offset any planned new housing provision beyond this upper projection to avoid further increases in vacant stock. Nevertheless, it is important to remember that this conclusion is trend-based and does not take account of the future impact of any policy interventions; and the Council should seek to prioritise increasing the level of net migration to the area.

## Affordable Housing Need

- 4.9 In March 2006, Welsh Government published “Local Housing Market Assessment Guide”, which details the methodology that authorities should use to establish need in their local housing markets. It contains a section on enumerating affordable need. This was subsequently supplemented by “Getting Started With Your Local Housing Market Assessment” in November 2014, which outlines a staged, quantitative approach to calculating housing need in detail. One key goal of this document was to introduce a consistency of approach across Wales. Each heading following corresponds to a stage detailed by the guide. In the first instance, data is presented for the local authority as a whole, based on the 10-year household projections. Disaggregated data for each individual ward is presented in Appendix A for both 10-year migration trend and Zero migration trend projections.
- 4.10 The methodology as presented describes a five-year period, before being averaged out to annual figures. It implicitly assumes that any backlog of affordable need will be met within this five years. However, the 2006 guidance contains the following at paragraph 6.42:

*6.42 In reality, levels of unmet need are unlikely to be reduced to zero given that people’s housing circumstances change, and there will always be households falling in and out of housing need. The quota should be based upon meeting need over a period of five years, or the relevant local development plan time period, whichever is the longer. It does not imply that any individual household has to wait for this period.*

*There may be merit in linking the quota to the remaining time period of the adopted housing policies or the likely time period of any forthcoming housing policies in development plans. It is not generally recommended to use a period of less than five years in which to meet all unmet current need. For the purposes of this assessment, it is necessary to decide the rate at which identified current need should be met. If a five-year period is used, this means that 20% of current unmet need should be addressed each year. However, this is a judgement which partnerships can make at the beginning of, or during, the assessment process.*

### **Local Housing Market Assessment Guide – WAG 2006**

- 4.11 The rate at which the current identified need should be met is a judgement for Blaenau Gwent Council as part of their planning process. To assist the Council, this document initially outlines the five-year position before contrasting it with meeting the backlog of need over the full plan period.

## Stage 1a: Calculating the Need for Social Housing

- 4.12 The first stage is to establish the current need for social housing through examination of the local housing register. A cleaning process is undertaken to avoid double counting and those on the register who do not meet the definition of housing need; and the remainder separated into required property types. Based on areas of “first choice”, a proportionate level of demand across each ward is established (Figure 19).

Figure 19: Current need for social housing (Source: Blaenau Gwent Council)

Blaenau Gwent	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford who do not qualify for LHCO</b>						
Current Need for Social Housing	595	282	110	48	1034	206.8

## Stage 1b: Calculate the Current Need for Low Cost Home Ownership

- 4.13 The guidance recognises the important role of intermediate housing options. As such, separate stages calculate the current need for Low Cost Home Ownership (LCHO) and the scope for Intermediate rent.
- 4.14 To establish the current LCHO need, LHCO registers are analysed and duplication removed as far as possible. Area and property type preferences are separated out and households able to afford market housing are discounted from the list based on an affordability calculation and an assessment of savings. From the remainder, those that cannot afford LHCO are also deducted, and added into the social rented backlog (contained in Figure 19 above).

Figure 20: Current Need for LHCO (Source: Blaenau Gwent Council)

Blaenau Gwent	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford who do not qualify for LHCO</b>						
Current Need for Social Housing	595	282	110	48	1034	206.8
<b>Portion of Unable to Afford who qualify for LHCO</b>						
Current Need for LCHO	12	12	11	0	35	7.0

## Stage 2: Newly Arising Social Housing Need

- 4.15 To establish newly arising need over the period in question, the household projections for the period are the starting point. The data presented here concerns the 10-year migration projection discussed earlier, with the results of applying the methodology to the Zero Migration variant projection presented Appendix A, Tables 3-6.
- 4.16 The projection is disaggregated to ward level through one of two methods. In this document, the first method was applied, an approach based on examination of the most recent Mid-Year Estimates.
- 4.17 Once the number of future households in each ward is established, lower quartile house price data is compared to CACI Paycheck income data to establish the proportion of households who will not be able to afford, using the same 3.5x income affordability threshold as Stage 1b. From the remaining group, the proportion of households whose income is such that they will be eligible for LHCO is separated out (Figure 21).

Figure 21: Newly Arising Affordable Need (Source: Blaenau Gwent Council, MYE, CACI Paycheck, Land Registry,VOA)

Blaenau Gwent	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford who do not qualify for LHCO</b>						
Newly Arising Need from New Households	8	30	51	8	98	20
<b>Unable to afford HH Need Converted to Dwellings</b>						
<b>Portion of Unable to Afford who qualify for LHCO</b>						
Newly Arising LCHO Need from New HH	6	22	32	3	64	13

- 4.18 Over the 2018-23 period, the 10-year variant projects that 464 new households will form over the five years. The methodology therefore estimates that 162 of this this 464 (35%) will be in affordable need (98 social + 64 LCHO = 162 newly arising affordable need 2018-23).

## Stage 3: Newly Arising Need from Existing Households

4.19 In addition to newly forming households, households who are already established may fall into need if their circumstances change. To establish the rate at which this occurs, analysis of the number of annual homeless presentations is conducted and an average is taken of homelessness presentations over the last five years, again disaggregated by ward and property size.

Figure 22: Newly arising Need from Existing Households (Source: Blaenau Gwent Council, Statswales)

Blaenau Gwent	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
Newly Arising Need from Existing Households	1516	719	280	122	2637	527.4

4.20 It is notable that the methodology makes no comparable enumeration of the rate at which households may climb out of need as their circumstances improve. As such, this omission may potentially inflate the calculated affordable housing need.

## Stage 4: Supply of Affordable Housing (inc LHCO)

4.21 The supply of affordable housing is calculated to counterbalance demand from newly arising and backlog need. To achieve this, firstly a trend-based projection of social lets over the last three years is produced based on council held RSL letting data. This is then adjusted for vacancy and stock demolished or taken out of management. Finally, the projected lets are further adjusted to account for any committed supply of affordable housing likely to be delivered over the next five years. A similar process is carried out for LCHO properties, and the results are disaggregated by ward and property type.

4.22 It should be noted that projected social lets is a gross figure, and does not take into account multiple lets of the same property within a given 12-month period. As such, the number of relets may exceed the number of dwellings being let.

Figure 23: Supply of Affordable Housing (Source: Blaenau Gwent Council)

Blaenau Gwent	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
Projected Social Lets	930	1452	948	23	3353	670.7
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Projected LHCO Units	0	0	0	0	0	0

## Stage 5+6: Applying Turnover Rates to Produce an Evidence Base

- 4.23 To assess the gross overall social housing need, current need (stage 1), need from new households (stage 2) and need from existing households (stage 3) are added together, and existing/confirmed supply (stage 4) is then subtracted.
- 4.24 To allow for turnover across the social rented stock, turnover rates for each individual ward are applied. These are established by dividing the projected social let figures identified in stage 4 by the existing stock totals to determine a turnover percentage. These are applied to the gross social housing shortfall/surplus for each ward. Ward figures are then aggregated to obtain authority level data.
- 4.25 A similar turnover calculation is not carried out for LCHO units as they are considered unlikely to turnover during the LHMA period. To establish net need for LHCO units, the current need (stage 1b) and need from new households (stage 2b) are totalled, and the projected units (stage 4b) are subtracted.
- 4.26 As previously noted, this process enumerates the total number of households with affordable needs (whether social or LHCO) over the period in question. By subtracting this number from the total projected households, the market housing need can also be established.
- 4.27 Finally, these households can be converted into dwellings through application of the 4.8% vacancy rate.

4.28 The full calculation of housing need for the 5-year period 2018-23 based on the 10-year variant household projection is shown in Figure 24. Note that the annual figure assumes that the entirety of the affordable housing backlog is met within the first five years.

**Figure 24: Full calculation of Housing Needs 2018-23 (10 year variant)** (Source: Blaenau Gwent Council, MYE, CACI Paycheck, Land Registry, VOA, Statswales) Note: figures may not sum due to rounding or aggregation from ward level.

Blaenau Gwent	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LCHO</b>						
A Current Need for Social Housing	595	282	110	48	1034	206.8
B Newly Arising Need from New Households	8	30	51	8	98	19.5
C Newly Arising Need from Existing Households	1516	719	280	122	2637	527.4
D Projected Social Lets	930	1452	948	23	3353	670.7
A+B+C-D = E Gross Social Shortfall	1188	-421	-507	155	415	83.1
F Existing Social Stock	1363	2565	3217	139	7284	-
Ward Level: D / F = G Turnover Rate	11%	44%	31%	9%	-	-
Ward Level: E * G = H Shortfall / Rate	127	-186	-156	14	-201	-40.1
E - H Net Household Shortfall	1061	-235	-352	141	616	123.2
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>1115</b>	<b>-246</b>	<b>-369</b>	<b>148</b>	<b>647</b>	<b>129</b>
<b>Portion of Unable to Afford Market that qualify for LCHO</b>						
Current Need for LCHO	12	12	11	0	35	7
Newly Arising LCHO Need from New HH	6	22	32	3	64	13
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	18	34	43	3	99	20
<b>LCHO HH Need Converted to Dwellings</b>	<b>19</b>	<b>36</b>	<b>46</b>	<b>3</b>	<b>104</b>	<b>21</b>
<b>Market Housing</b>						
Total households	64	178	205	18	464	93
Unable to Afford Market	14	52	84	11	161	32
Net Household Need for Market Housing	50	126	121	6	303	61
<b>Market HH Need Converted to Dwellings</b>	<b>53</b>	<b>132</b>	<b>127</b>	<b>7</b>	<b>318</b>	<b>64</b>
<b>Total Dwellings</b>	<b>1186</b>	<b>-79</b>	<b>-197</b>	<b>158</b>	<b>1069</b>	<b>214</b>

4.29 If Blaenau Gwent were to complete 214 dwellings per year (including 150 affordable) for the first five years of the plan, then all backlog would be met by 2023. As such, this large component of the overall need would not be present, and the resultant affordable need for the remaining 10 years of the plan period to 2033 as calculated by the methodology would be -59 affordable units per annum, representing a significant surplus (see Table 2 in Appendix A).

4.30 Given the potential for this surplus, the council may decide to meet the current need over the full plan period. As explained in the Local Housing Market Assessment Guide 2006 (quoted earlier), this approach “does not imply that any individual household has to wait for this period.”

4.31 The full calculation of housing need for the 15-year period 2018-33 based on the 10-year variant household projection is shown in Figure 24. Note that the annualised figure assumes that the affordable housing backlog is met over the full plan period.

**Figure 25: Full calculation of Housing Needs 2018-33 (10-year variant) (Source: Blaenau Gwent Council, MYE, CACI Paycheck, Land Registry, VOA, Statswales) Note: figures may not sum due to rounding or aggregation from ward level.**

Blaenau Gwent	2018-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LCHO</b>						
A Current Need for Social Housing	595	282	110	48	1034	68.9
B Newly Arising Need from New Households	14	51	82	13	159	10.6
C Newly Arising Need from Existing Households	4549	2157	839	366	7911	527.4
D Projected Social Lets	2790	4355	2845	70	10,060	670.7
A+B+C-D = E Gross Social Shortfall	2367	-1866	-1814	357	-956	-63.7
F Existing Social Stock	1363	2565	3217	139	7284	-
Ward Level: D / F = G Turnover Rate	10%	38%	29%	9%	-	-
Ward Level: E * G = H Shortfall / Rate	225	-709	-523	33	-975	-65.0
E - H Net Household Shortfall	2142	-1157	-1291	325	19	1.3
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>2250</b>	<b>-1215</b>	<b>-1356</b>	<b>341</b>	<b>20</b>	<b>1</b>
<b>Portion of Unable to Afford Market that qualify for LCHO</b>						
Current Need for LCHO	12	12	11	0	35	2
Newly Arising LCHO Need from New HH	11	37	52	5	104	7
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	23	49	63	5	139	9
<b>LCHO HH Need Converted to Dwellings</b>	<b>24</b>	<b>51</b>	<b>66</b>	<b>5</b>	<b>146</b>	<b>10</b>
<b>Market Housing</b>						
Total households	113	298	327	27	765	51
Unable to Afford Market	25	87	134	17	263	18
Net Household Need for Market Housing	88	211	193	10	502	33
<b>Market HH Need Converted to Dwellings</b>	<b>93</b>	<b>221</b>	<b>203</b>	<b>10</b>	<b>527</b>	<b>35</b>
<b>Total Dwellings</b>	<b>2367</b>	<b>-943</b>	<b>-1087</b>	<b>357</b>	<b>693</b>	<b>46</b>

## Interpreting the Methodology Outputs

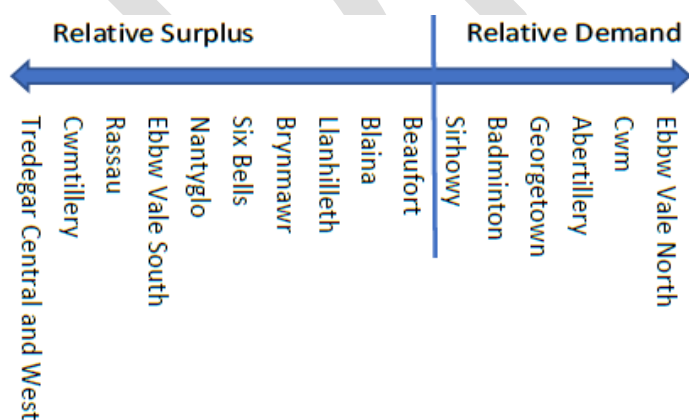
4.32 As in the previous example, the combined need for social dwellings is low as a result of the average number of relets (10,060 = effective supply) exceeding the total assessed need (1,034 + 159 + 7911 = 9104 = effective demand). This is potentially due to the number of instances of reletting exceeding the number of dwellings being relet, as a result of the data making no distinction for multiple relets of the same property in a given period.

- 4.33 The overall social housing need over the plan period in the table above is given as 20 dwellings. This figure is merely the sum of the 1-4 bed needs over the period, so requires qualification. It can clearly be seen from the table that there is considerable demand for 1-bed properties (2,250), a lesser demand for 4-bed (341) but also a considerable surplus of 2 and 3-bed properties (1,215 and 1,356 respectively) due to the high lets.
- 4.34 In terms of allocation of available stock, the council may choose to house some 1-bed households in 2 or 3-bedroom properties. Since the dwelling type requirements of young 1-bed households are likely to change over time (e.g. form a couple, have children), a strong argument can be made for utilising the surplus stock in this way, accommodating these future needs from the outset. This may be preferable to the construction of large number of 1-bed properties whilst leaving existing larger stock vacant.
- 4.35 The model’s outputs suggest a total surplus of 2,571 2 and 3-bedroom social properties, as compared with a demand for 2,250 1-bed properties and 341 4-bed (totalling 2,591), yielding a net need of 20. However, it is not the case that demand for 4-bed properties can be met by surplus 2 and 3-bed properties, since a smaller property would not constitute suitable accommodation for a household requiring 4 bedrooms. As such, the model’s outputs can be interpreted as suggesting a social housing need for 341 4-bed properties over the plan period (23 per annum), with all 1-bed need being met by surplus 2 and 3-bed. This interpretation therefore indicates a total need for dwellings of 58 dpa, comprising 23 social (4-bed), 10 LHCO and 35 market dwellings per annum.

## Comparative Demand for Affordable Housing at Ward Level

- 4.36 To determine the relative demand and surplus for affordable housing at ward level, certain assumptions need to be made regarding distribution. If the assumption is made that any 2 and 3-bed need in a given ward is met within other wards with a surplus of stock, and that 1 bed need in a given ward is met where possible within any remaining surplus of 2 and 3 bed properties within the ward, then an indication of the remaining demand/surplus for 1-bed properties can be ascertained, the results of which process are in Figure 26. Such a calculation is merely indicative as allocation of social housing resources is a matter for the council.

Figure 26: Indication of Relative Demand/Surplus at Ward Level





## Stage 7: Assessing the Scope for Intermediate Rent

- 4.37 The need for intermediate rented accommodation is separated from the main calculation as it is dependent on local market conditions. The target market for this product includes those on social and LHCO registers that cannot afford to meet their needs in the market; but are able to afford rents above benchmark levels.
- 4.38 Firstly, local rental markets are analysed to establish whether 80% of mean market rent is both within LHA rates and higher than benchmark rent, indicating scope for an intermediate rental product. This process is conducted at ward and property type level.
- 4.39 Current demand is estimated by examination of households on the LCHO register who are currently unable to afford LCHO (from Stage 1b). If 30% of their weekly income is sufficient to afford intermediate rent, then this would justify entry into the intermediate housing market. There are no households meeting this criterion currently in Blaenau Gwent.
- 4.40 Future demand is examination of CACI data and mean market rents to establish those that can afford intermediate but not LCHO. This is converted into a percentage of total households. Supply is then considered and subtracted from demand.
- 4.41 In Blaenau Gwent, the methodology calculates no future demand in 1-3 bed properties, but an annual demand from a very small percentage of total households for intermediate rented 4-bedroom properties was identified.
- 4.42 This annual demand was multiplied by 15 to reflect the full plan period, and results in an identified scope for up to 2 intermediate rented, 4-bed properties over the period 2018-33.

Figure 27: Intermediate Rent Calculation (Source: CACI, Blaenau Gwent Council, DWP)

Blaenau Gwent	2018-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	2	2	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>

- 4.43 It should be noted that these 2 dwellings do not constitute additional housing need for the area, rather they indicate the scope for intermediate rented products to meet the shortfalls identified in stages 5+6. In Blaenau Gwent, this scope is marginal.

# 5. Housing needs of different groups

## Considering the need for all types of housing

### Households with Specific Needs

- 5.1 There will also be a number of households within Blaenau Gwent who have specific needs met via a series of different types of specific schemes where support and assistance are delivered to sustain independent living.

### Supported Housing Needs

- 5.2 Forecasting the likely future population who may need this kind of additional support was undertaken using the HCA Vulnerable and Older People Needs Estimation Toolkit. This model considers the number of people who may need support in the future, based on current demand and levels of need.
- 5.3 Figure 28 sets out the growth in vulnerable and older people needs for each client group over the 20-year period 2018-2033, for both the 10-year and Zero migration variant projections.

Figure 28: Estimates of Vulnerable Persons Needs in Blaenau Gwent 2018-33 (Source: ORS amended Homes and Communities Agency Vulnerable and Older People Needs Estimation Toolkit)

Client Group	10 year trend				Zero Migration trend			
	2018	2033	Number of People	% Change	2018	2033	Number of People	% Change
<b>People aged 18-64 in need</b>								
Alcohol misuse	233	208	-25	-10.8%	226	206	-20	-8.7%
Learning disabilities	113	102	-11	-9.8%	113	104	-9	-8.4%
Mental health problems	158	142	-15	-9.8%	159	146	-13	-8.3%
Offenders	94	85	-9	-9.8%	95	87	-8	-8.3%
Moderate physical or sensory disability	77	70	-8	-9.9%	81	74	-7	-8.9%
Serious physical or sensory disability	22	21	-2	-8.3%	24	22	-2	-7.9%
Refugees	5	5	-1	-9.8%	6	5	0	-8.3%
Rough sleepers	2	2	0	-9.8%	2	2	0	-8.3%
Single homeless with support needs	121	109	-12	-9.8%	121	111	-10	-8.3%
<b>People aged 65+ in need</b>								
Frail elderly	324	408	84	26.0%	324	408	84	25.9%
Older people with mental health needs	535	674	139	26.0%	536	675	139	25.9%
Older people with support needs	1760	2218	458	26.0%	1763	2220	457	25.9%

- 5.4 The modelling of supported housing needs is complex and it is essential that housing options are established within the context of the local strategy for wider support. It therefore isn't appropriate to determine these figures in isolation, but to set them within a local strategic and funding context.
- 5.5 Overall, the numbers of future people under 65 needing support are relatively low and are universally reducing over the 15 year period. Elderly provision is dealt with in more detail later in this chapter.
- 5.6 The overall net need for various types of specialist housing is likely to represent a very small proportion of the overall housing need for Blaenau Gwent over the same period 2018-2033. The estimated need for support can be seen to fall in line with the population projections, although other factors such as health-related lifestyle changes could also come into play.
- 5.7 As potential demand is relatively low, it is arguable that any new supply will only be required where current provision is no longer fit for purpose. However, it should also be noted that there are likely to be constraints on the delivery of any new supply; for example, in new build viability, economies of scale are not strong (supported schemes tend to be bespoke or involve low volumes) and competition for land (especially in more desirable areas) drives up values and costs. Further, the role of Welfare Reform in viability becomes more pronounced; and will need to be taken into account. Often, some form of subsidy will be required either from planning gain, land subsidy or capital contribution. On this basis, new delivery may be at lower levels than the identified need due to these viability constraints. It will therefore be important for housing and planning officers to continue liaising with their colleagues from social care to ensure that any new specialist housing is both appropriate and viable for the needs of Blaenau Gwent's residents.

## Housing for Older People

- 5.8 Britain's population is ageing, and people, as they age, can reasonably expect to live longer healthier lives than previous generations. The older population is forecast to grow to 21.6m by 2037<sup>7</sup> for the over 60s, and from 1.4m (2012) to 3.6m by 2033 for the over 85s.
- 5.9 One key strategy issue to consider is how the forecast numbers of older people might translate into demand for specialist housing products, such as extra care or sheltered housing, and what the implications of any new supply (such as this) might have for existing provision.

## Modelling Future Specialist Housing Need

- 5.10 The modelling of future specialist need for older people's housing products has been undertaken using the Housing Learning and Improvement Network (LIN)/SHOP prevalence rate model. This approach sets out the likely need for specialist products per 1,000 of forecast future population and is an accepted methodology. Various different types of specialist housing are considered, both to own and to rent.

Figure 29: Benchmark Figures for Specialist Older Person Housing (Housing LIN/SHOP)

Form of Provision	SHOP resource pack		
	Owned	Rented	TOTAL
<b>Demand per 1,000 persons aged 75+</b>			
Leasehold Schemes for the Elderly (LSE)	120	-	<b>120</b>
Conventional Sheltered Housing	-	60	<b>60</b>
Sheltered 'plus' or 'Enhanced' Sheltered	10	10	<b>20</b>
Extra care	30	15	<b>45</b>
Dementia	-	6	<b>6</b>
<b>TOTAL</b>	<b>160</b>	<b>91</b>	<b>251</b>

- 5.11 Using these rates, we can use population forecast to derive a gross need for future provision:

Figure 30: Modelled demand for specialist older person housing

		10-year trend	Zero migration trend
<b>Population aged 75+</b>			
	2018	6,350	6,340
	2033	8,930	8,870
<b>Change 2018-33</b>		<b>2,580</b>	<b>2,530</b>
<b>Additional Modelled Demand for Older Person Housing</b>			
<b>Traditional sheltered</b>		150	150
Extra care	Owned	80	80
	Rented	40	40
Sheltered 'plus' or 'Enhanced' Sheltered	Owned	30	30
	Rented	30	30
Dementia		20	20
Leasehold Schemes for the Elderly (LSE)		310	300
<b>TOTAL</b>		<b>650</b>	<b>640</b>

<sup>7</sup> <http://www.ons.gov.uk/ons/rel/npp/national-population-projections/2012-based-projections/stb-2012-based-npp-principal-and-key-variants.html#tab-Changing-Age-Structure>

- 5.12 The 10-year trend model identifies a need for 650 additional specialist homes for older people between 2018 and 2033. However, current supply should also be evaluated to consider it in terms of its current condition, future life and investment requirements to establish if it remains viable.
- 5.13 There may also be other un-assessed demand, unconsidered in the Housing LIN/SHOP model, from households who currently, or in the future, might require registered accommodation (care or nursing). For example, there is evidence to suggest that extra care can meet the needs of households currently living in such registered schemes.<sup>8</sup>
- 5.14 Further, it is important that the delivery of schemes for specialist older person housing is considered in partnership with other agencies, in particular those responsible for older person support needs and funding.
- 5.15 It will also be important to consider other factors and constraints in the market:
- » **Demographics:** the changing health, longevity and aspirations of Older People mean people will live increasingly healthy longer lives and their future housing needs may be different from current or projected needs;
  - » **New supply:** development viability of schemes, and the availability of revenue funding for care and support services, need to be carefully considered before commissioning any new scheme. It will also be important to determine the most appropriate types of specialist older person housing to be provided in the area;
  - » **Existing supply:** while there is considerable existing specialist supply, this may be either inappropriate for future households or may already be approaching the end of its life. Nevertheless, other forms of specialist older person housing may be more appropriate than conventional sheltered housing to rent when considering future needs;
  - » **Other agencies:** any procurement of existing supply needs to be undertaken with other agencies who also plan for the future needs of Older People, particularly local authority Supporting People Teams and the Health Service; and
  - » **National strategy and its implications for Older People:** national strategy emphasises Older People being able to remain in their own homes for as long as possible rather than specialist provision, so future need may, again, be overstated.

## Conclusion

- 5.16 Overall, the modelling of specialist housing for older people, and the demographic projection of an increasing older population, mean that there is potential demand for new and innovative specialist housing products in Blaenau Gwent.

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<sup>8</sup> [http://www.housinglin.org.uk/library/Resources/Housing/Support\\_materials/Other\\_reports\\_and\\_guidance/HSU/Extra\\_Care\\_-\\_The\\_Financial\\_Benefits.pdf](http://www.housinglin.org.uk/library/Resources/Housing/Support_materials/Other_reports_and_guidance/HSU/Extra_Care_-_The_Financial_Benefits.pdf)

# 6. Summary of Key Findings

## Key messages relating to Blaenau Gwent housing market

6.1 The key messages from this analysis of the Blaenau Gwent County Borough housing market are based on an analysis which takes no account of policy interventions which could affect the Blaenau Gwent housing market. The key messages are:

- » **Migration and commuting data indicate a locally based housing market**, primarily of Blaenau Gwent and secondarily of Blaenau Gwent plus Monmouthshire, Caerphilly Newport and Torfaen.
- » There has been a **major shift away from social rented housing to the PRS** in the twenty years since 1991. The majority tenure is still owner occupation.
- » The 2014 based Principle Population projection based on five-year migration trends indicates a decline of around 1,800 persons over the plan period. The **ten-year migration trend indicates a decline of less than 600 persons 2018-33**. ORS favour the use of 10-year trends in housing assessment.
- » **Average household size is steadily decreasing**, with a corresponding impact on household projections.
- » **Household projections all show an increase over the first eight years of the plan period**. After this point, the five-year projection indicates a steady decline, whereas **the 10-year projection indicates steady year on year growth**.
- » The Welsh Government Methodology for assessing affordable housing need indicates that there is a **significant surplus of 2 and 3-bed housing** in Blaenau Gwent.
- » This housing could be used to accommodate households requiring 1-bed accommodation. However, this still leaves **an outstanding need for 4-bed dwellings**.
- » If the identified **current backlog of affordable housing need is met over a short period at the beginning of the plan**, this may potentially lead to **increases in vacant stock** over the remainder of the plan period.
- » There is **very little scope for Intermediate Rented products** according to the methodology.
- » **The number of vulnerable people** in need aged 18-64, such as people with learning disabilities or mental health problems, **appears to be decreasing**.
- » **There will be a need for more housing options for older people**. The Housing LIN model estimates a need for a further 650 units by 2033, including 150 traditional sheltered, 180 extra care or enhanced sheltered for rent or sale, 20 dementia and 300 LSE properties.

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# Appendix A – Data Tables

## Blaenau Gwent

### Ten Year Trend Model Outputs

**Table 1: Blaenau Gwent Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years**

Blaenau Gwent		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	595	282	110	48	1034	206.8
B	Newly Arising Need from New Households	8	30	51	8	98	19.5
C	Newly Arising Need from Existing Households	1516	719	280	122	2637	527.4
D	Projected Social Lets	930	1452	948	23	3353	670.7
A+B+C-D = E		1188	-421	-507	155	415	83.1
F	Existing Social Stock	1363	2565	3217	139	7284	-
D / F = G		11%	44%	31%	9%	-	-
E * G = H		127	-186	-156	14	-201	-40.1
E - H		1061	-235	-352	141	616	123.2
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>1115</b>	<b>-246</b>	<b>-369</b>	<b>148</b>	<b>647</b>	<b>129</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
Current Need for LHCO		12	12	11	0	35	7
Newly Arising LHCO Need from New HH		6	22	32	3	64	13
Projected LHCO Units		0	0	0	0	0	0
Net LHCO Shortfall		18	34	43	3	99	20
<b>LHCO HH Need Converted to Dwellings</b>		<b>19</b>	<b>36</b>	<b>46</b>	<b>3</b>	<b>104</b>	<b>21</b>
<b>Intermediate Rent</b>							
Current Demand for Intermediate		0	0	0	0	0	0
Future Demand for Intermediate Rent		0	0	0	1	1	0
Supply of Intermediate Rent		0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Market Housing</b>							
Total households		64	178	205	18	464	93
Unable to Afford Market		14	52	84	11	161	32
Net Household Need for Market Housing		50	126	121	6	303	61
<b>Market HH Need Converted to Dwellings</b>		<b>53</b>	<b>132</b>	<b>127</b>	<b>7</b>	<b>318</b>	<b>64</b>
<b>Total Dwellings</b>		<b>1186</b>	<b>-79</b>	<b>-197</b>	<b>158</b>	<b>1069</b>	<b>214</b>



Table 2: Blaenau Gwent Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Blaenau Gwent	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	6	20	31	4	61	6
C Newly Arising Need from Existing Households	3032	1438	560	244	5274	527
D Projected Social Lets	1860	2903	1897	47	6707	671
A+B+C-D = E Gross Social Shortfall	1178	-1445	-1306	202	-1371	-137
F Existing Social Stock	1363	2565	3217	139	7284	-
D / F = G Turnover Rate	8%	36%	28%	9%	-	-
E * G = H Shortfall / Turnover Rate	98	-523	-367	19	-774	-77
E - H Net Household Shortfall	1081	-922	-939	184	-597	-60
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>1135</b>	<b>-969</b>	<b>-986</b>	<b>193</b>	<b>-627</b>	<b>-63</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	0	0	0	0	0	0
Newly Arising LHCO Need from New HH	5	15	19	2	41	4
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	5	15	19	2	41	4
<b>LHCO HH Need Converted to Dwellings</b>	<b>5</b>	<b>15</b>	<b>20</b>	<b>2</b>	<b>43</b>	<b>4</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	1	1	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Market Housing</b>						
Total households	49	120	122	10	301	30
Unable to Afford Market	11	35	50	6	102	10
Net Household Need for Market Housing	38	85	72	4	199	20
<b>Market HH Need Converted to Dwellings</b>	<b>40</b>	<b>89</b>	<b>76</b>	<b>4</b>	<b>209</b>	<b>21</b>
<b>Total Dwellings</b>	<b>1180</b>	<b>-864</b>	<b>-890</b>	<b>198</b>	<b>-376</b>	<b>-38</b>

Table 3: Blaenau Gwent Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Blaenau Gwent		2018-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	595	282	110	48	1034	68.9
B	Newly Arising Need from New Households	14	51	82	13	159	10.6
C	Newly Arising Need from Existing Households	4549	2157	839	366	7911	527.4
D	Projected Social Lets	2790	4355	2845	70	10060	670.7
A+B+C-D = E	Gross Social Shortfall	2367	-1866	-1814	357	-956	-63.7
F	Existing Social Stock	1363	2565	3217	139	7284	-
D / F = G	Turnover Rate	10%	38%	29%	9%	-	-
E * G = H	Shortfall / Turnover Rate	225	-709	-523	33	-975	-65.0
E - H	Net Household Shortfall	2142	-1157	-1291	325	19	1.3
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>2250</b>	<b>-1215</b>	<b>-1356</b>	<b>341</b>	<b>20</b>	<b>1</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	12	12	11	0	35	2
	Newly Arising LHCO Need from New HH	11	37	52	5	104	7
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	23	49	63	5	139	9
<b>LHCO HH Need Converted to Dwellings</b>		<b>24</b>	<b>51</b>	<b>66</b>	<b>5</b>	<b>146</b>	<b>10</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	2	2	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	113	298	327	27	765	51
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	88	211	193	10	502	33
<b>Market HH Need Converted to Dwellings</b>		<b>93</b>	<b>221</b>	<b>203</b>	<b>10</b>	<b>527</b>	<b>35</b>
<b>Total Dwellings</b>		<b>2367</b>	<b>-943</b>	<b>-1087</b>	<b>357</b>	<b>693</b>	<b>46</b>

## Zero Migration Trend Model Outputs

Table 4: Blaenau Gwent Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Blaenau Gwent	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	595	282	110	48	1034	206.8
B Newly Arising Need from New Households	8	33	57	9	107	21.5
C Newly Arising Need from Existing Households	1516	719	280	122	2637	527.4
D Projected Social Lets	930	1452	948	23	3353	670.7
A+B+C-D = E Gross Social Shortfall	1189	-418	-502	156	425	85.0
F Existing Social Stock	1363	2565	3217	139	7284	-
D / F = G Turnover Rate	11%	44%	31%	9%	-	-
E * G = H Shortfall / Turnover Rate	127	-185	-155	14	-199	-39.8
E - H Net Household Shortfall	1062	-233	-347	142	624	124.8
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>1115</b>	<b>-244</b>	<b>-365</b>	<b>149</b>	<b>655</b>	<b>131</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	12	12	11	0	35	7
Newly Arising LCHO Need from New HH	7	24	36	3	70	14
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	19	36	47	3	105	21
<b>LCHO HH Need Converted to Dwellings</b>	<b>20</b>	<b>38</b>	<b>49</b>	<b>4</b>	<b>110</b>	<b>22</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	1	1	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Market Housing</b>						
Total households	69	194	226	20	509	102
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	54	137	133	7	332	66
<b>Market HH Need Converted to Dwellings</b>	<b>57</b>	<b>144</b>	<b>140</b>	<b>7</b>	<b>348</b>	<b>70</b>
<b>Total Dwellings</b>	<b>1192</b>	<b>-63</b>	<b>-176</b>	<b>160</b>	<b>1114</b>	<b>223</b>

Table 5: Blaenau Gwent Model Outputs 2023-33 - Zero average migration trend, backlog of social need met in first five years

Blaenau Gwent	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	8	30	48	7	94	9
C Newly Arising Need from Existing Households	3032	1438	560	244	5274	527
D Projected Social Lets	1860	2903	1897	47	6707	671
A+B+C-D = E Gross Social Shortfall	1181	-1435	-1289	205	-1339	-134
F Existing Social Stock	1363	2565	3217	139	7284	-
D / F = G Turnover Rate	8%	36%	28%	9%	-	-
E * G = H Shortfall / Turnover Rate	98	-520	-364	19	-768	-77
E - H Net Household Shortfall	1083	-915	-925	186	-571	-57
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>1137</b>	<b>-961</b>	<b>-972</b>	<b>196</b>	<b>-600</b>	<b>-60</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	0	0	0	0	0	0
Newly Arising LHCO Need from New HH	7	22	30	3	62	6
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	7	22	30	3	62	6
<b>LHCO HH Need Converted to Dwellings</b>	<b>7</b>	<b>23</b>	<b>32</b>	<b>3</b>	<b>65</b>	<b>6</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	1	1	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Market Housing</b>						
Total households	69	178	192	16	454	45
Unable to Afford Market	15	52	79	10	156	16
Net Household Need for Market Housing	54	126	113	6	299	30
<b>Market HH Need Converted to Dwellings</b>	<b>56</b>	<b>132</b>	<b>119</b>	<b>6</b>	<b>314</b>	<b>31</b>
<b>Total Dwellings</b>	<b>1201</b>	<b>-806</b>	<b>-821</b>	<b>205</b>	<b>-221</b>	<b>-22</b>

Table 6: Blaenau Gwent Model Outputs 2018-33 - Zero average migration trend, backlog of social need met over 15 years

Blaenau Gwent		2018-33					2018-33 Total	Annual Average 2018-33
		1-Bed	2-Bed	3-Bed	4+ Bed			
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>								
A	Current Need for Social Housing	595	282	110	48	1034	68.9	
B	Newly Arising Need from New Households	17	63	105	16	201	13.4	
C	Newly Arising Need from Existing Households	4549	2157	839	366	7911	527.4	
D	Projected Social Lets	2790	4355	2845	70	10060	670.7	
A+B+C-D = E		Gross Social Shortfall	2370	-1853	-1791	361	-914	-60.9
F	Existing Social Stock	1363	2565	3217	139	7284	-	
D / F = G		Turnover Rate	10%	38%	29%	9%	-	-
E * G = H		Shortfall / Turnover Rate	225	-706	-519	33	-967	-64.4
E - H		Net Household Shortfall	2144	-1147	-1272	328	53	3.5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>2252</b>	<b>-1205</b>	<b>-1336</b>	<b>345</b>	<b>56</b>	<b>4</b>	
<b>Portion of Unable to Afford Market that qualify for LHCO</b>								
Current Need for LHCO		12	12	11	0	35	2	
Newly Arising LHCO Need from New HH		14	46	66	6	132	9	
Projected LHCO Units		0	0	0	0	0	0	
Net LHCO Shortfall		26	58	77	6	167	11	
<b>LHCO HH Need Converted to Dwellings</b>		<b>27</b>	<b>61</b>	<b>81</b>	<b>6</b>	<b>175</b>	<b>12</b>	
<b>Intermediate Rent</b>								
Current Demand for Intermediate		0	0	0	0	0	0	
Future Demand for Intermediate Rent		0	0	0	2	2	0	
Supply of Intermediate Rent		0	0	0	0	0	0	
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	
<b>Market Housing</b>								
Total households		138	372	418	35	963	64	
Unable to Afford Market		30	109	171	23	333	22	
Net Household Need for Market Housing		108	263	247	13	630	42	
<b>Market HH Need Converted to Dwellings</b>		<b>113</b>	<b>276</b>	<b>259</b>	<b>13</b>	<b>662</b>	<b>44</b>	
<b>Total Dwellings</b>		<b>2392</b>	<b>-869</b>	<b>-996</b>	<b>365</b>	<b>892</b>	<b>59</b>	

# Abertillery

## Ten Year Trend Model Outputs

Table 7: Abertillery Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Abertillery	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	17	8	2	2	29	6
B Newly Arising Need from New Households	0	2	2	0	4	1
C Newly Arising Need from Existing Households	44	21	5	5	75	15
D Projected Social Lets	8	19	7	0	35	7
A+B+C-D = E Gross Social Shortfall	53	12	1	7	73	15
F Existing Social Stock	36	71	25	0	132	-
D / F = G Turnover Rate	5%	11%	4%	0%	-	-
E * G = H Shortfall / Turnover Rate	2	1	0	0	4	1
E - H Net Household Shortfall	50	11	1	7	69	14
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>53</b>	<b>11</b>	<b>1</b>	<b>7</b>	<b>73</b>	<b>15</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	0	1	2	0	3	1
Newly Arising LHCO Need from New HH	0	2	1	0	3	1
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	1	2	3	0	6	1
<b>LHCO HH Need Converted to Dwellings</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>6</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	17	64	92	12	184	37
Unable to Afford Market	14	52	84	11	161	32
Net Household Need for Market Housing	3	12	8	1	23	5
<b>Market HH Need Converted to Dwellings</b>	<b>3</b>	<b>12</b>	<b>8</b>	<b>1</b>	<b>24</b>	<b>5</b>
<b>Total Dwellings</b>	<b>57</b>	<b>26</b>	<b>12</b>	<b>8</b>	<b>103</b>	<b>21</b>

Table 8: Abertillery Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Abertillery	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	1	1	0	3	0
C Newly Arising Need from Existing Households	87	43	10	10	149	15
D Projected Social Lets	17	39	15	0	70	7
A+B+C-D = E Gross Social Shortfall	71	5	-4	10	82	8
F Existing Social Stock	36	71	25	0	132	-
D / F = G Turnover Rate	5%	11%	4%	0%	-	-
E * G = H Shortfall / Turnover Rate	3	1	0	0	4	0
E - H Net Household Shortfall	68	5	-4	10	78	8
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>71</b>	<b>5</b>	<b>-4</b>	<b>10</b>	<b>82</b>	<b>8</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0.0
Newly Arising LCHO Need from New HH	0	1	1	0	2	0.2
Projected LHCO Units	0	0	0	0	0	0.0
Net LCHO Shortfall	0	1	1	0	2	0.2
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	13	43	55	7	118	11.8
Unable to Afford Market	11	35	50	6	102	10.2
Net Household Need for Market Housing	2	8	5	0	16	1.6
<b>Market HH Need Converted to Dwellings</b>	<b>3</b>	<b>9</b>	<b>5</b>	<b>0</b>	<b>17</b>	<b>2</b>
<b>Total Dwellings</b>	<b>74</b>	<b>15</b>	<b>2</b>	<b>11</b>	<b>101</b>	<b>10</b>

Table 9: Abertillery Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Abertillery	2018-33					2018-33 Total	Annual Average 2018-33
	1-Bed	2-Bed	3-Bed	4+ Bed			
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	17	8	2	2	29	2
B	Newly Arising Need from New Households	1	3	3	0	7	0
C	Newly Arising Need from Existing Households	131	64	14	14	224	15
D	Projected Social Lets	25	58	22	0	105	7
A+B+C-D = E	Gross Social Shortfall	124	18	-3	17	155	10
F	Existing Social Stock	36	71	25	0	132	-
D / F = G	Turnover Rate	5%	11%	4%	0%	-	-
E * G = H	Shortfall / Turnover Rate	6	2	0	0	7	0
E - H	Net Household Shortfall	118	16	-3	17	147	10
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>124</b>	<b>16</b>	<b>-3</b>	<b>18</b>	<b>155</b>	<b>10</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	1	2	0	3	0
	Newly Arising LHCO Need from New HH	1	3	2	0	6	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	3	4	0	8	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>9</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	30	107	146	18	302	20
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	5	20	13	1	39	3
<b>Market HH Need Converted to Dwellings</b>		<b>6</b>	<b>21</b>	<b>13</b>	<b>1</b>	<b>41</b>	<b>3</b>
<b>Total Dwellings</b>		<b>131</b>	<b>41</b>	<b>14</b>	<b>19</b>	<b>204</b>	<b>14</b>



## Zero Migration Trend Model Outputs

Table 10: Abertillery Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Abertillery	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	17	8	2	2	29	6
B Newly Arising Need from New Households	0	2	2	0	4	1
C Newly Arising Need from Existing Households	44	21	5	5	75	15
D Projected Social Lets	8	19	7	0	35	7
A+B+C-D = E Gross Social Shortfall	53	12	1	7	73	15
F Existing Social Stock	36	71	25	0	132	-
D / F = G Turnover Rate	5%	11%	4%	0%	-	-
E * G = H Shortfall / Turnover Rate	2	1	0	0	4	1
E - H Net Household Shortfall	50	11	1	7	69	14
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>53</b>	<b>12</b>	<b>1</b>	<b>7</b>	<b>73</b>	<b>15</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	1	2	0	3	1
Newly Arising LCHO Need from New HH	0	2	1	0	4	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	1	2	3	0	6	1
<b>LCHO HH Need Converted to Dwellings</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>7</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	18	70	101	13	202	40
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	3	13	8	1	25	5
<b>Market HH Need Converted to Dwellings</b>	<b>3</b>	<b>13</b>	<b>9</b>	<b>1</b>	<b>27</b>	<b>5</b>
<b>Total Dwellings</b>	<b>57</b>	<b>28</b>	<b>13</b>	<b>8</b>	<b>106</b>	<b>21</b>

Table 11: Abertillery Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Abertillery	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	2	2	0	4	0
C Newly Arising Need from Existing Households	87	43	10	10	149	15
D Projected Social Lets	17	39	15	0	70	7
A+B+C-D = E Gross Social Shortfall	71	6	-4	10	83	8
F Existing Social Stock	36	71	25	0	132	-
D / F = G Turnover Rate	5%	11%	4%	0%	-	-
E * G = H Shortfall / Turnover Rate	3	1	0	0	4	0
E - H Net Household Shortfall	68	5	-4	10	79	8
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>71</b>	<b>6</b>	<b>-4</b>	<b>10</b>	<b>83</b>	<b>8</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0.0
Newly Arising LCHO Need from New HH	0	2	1	0	3	0.3
Projected LHCO Units	0	0	0	0	0	0.0
Net LCHO Shortfall	0	2	1	0	3	0.3
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	18	64	86	11	179	17.9
Unable to Afford Market	15	52	79	10	156	15.6
Net Household Need for Market Housing	3	12	7	1	23	2.3
<b>Market HH Need Converted to Dwellings</b>	<b>3</b>	<b>12</b>	<b>8</b>	<b>1</b>	<b>24</b>	<b>2</b>
<b>Total Dwellings</b>	<b>75</b>	<b>20</b>	<b>5</b>	<b>11</b>	<b>111</b>	<b>11</b>

Table 12: Abertillery Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Abertillery	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	17	8	2	2	29	2
B	Newly Arising Need from New Households	1	4	3	1	8	1
C	Newly Arising Need from Existing Households	131	64	14	14	224	15
D	Projected Social Lets	25	58	22	0	105	7
A+B+C-D = E	Gross Social Shortfall	124	18	-3	17	156	10
F	Existing Social Stock	36	71	25	0	132	-
D / F = G	Turnover Rate	5%	11%	4%	0%	-	-
E * G = H	Shortfall / Turnover Rate	6	2	0	0	8	1
E - H	Net Household Shortfall	118	16	-3	17	149	10
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>124</b>	<b>17</b>	<b>-3</b>	<b>18</b>	<b>156</b>	<b>10</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	1	2	0	3	0
	Newly Arising LHCO Need from New HH	1	3	3	0	7	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	4	4	0	10	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>10</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	37	133	187	24	381	25
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	7	25	16	1	48	3
<b>Market HH Need Converted to Dwellings</b>		<b>7</b>	<b>26</b>	<b>17</b>	<b>1</b>	<b>51</b>	<b>3</b>
<b>Total Dwellings</b>		<b>132</b>	<b>47</b>	<b>18</b>	<b>20</b>	<b>217</b>	<b>14</b>

# Badminton

## Ten Year Trend Model Outputs

**Table 13: Badminton Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years**

Badminton		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	20	14	6	2	41	8.3
B	Newly Arising Need from New Households	0	1	4	1	5	1.1
C	Newly Arising Need from Existing Households	50	35	15	6	106	21.1
D	Projected Social Lets	20	32	30	0	82	16.3
A+B+C-D = E	Gross Social Shortfall	50	17	-5	8	71	14.2
F	Existing Social Stock	57	67	175	2	301	-
D / F = G	Turnover Rate	7%	11%	11%	0%	-	-
E * G = H	Shortfall / Turnover Rate	4	2	-1	0	5	1.0
E - H	Net Household Shortfall	47	16	-5	8	66	13.2
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>49</b>	<b>16</b>	<b>-5</b>	<b>9</b>	<b>69</b>	<b>14</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	2	2	3	0	7	1
	Newly Arising LHCO Need from New HH	0	0	2	0	3	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	3	3	5	0	10	2
<b>LHCO HH Need Converted to Dwellings</b>		<b>3</b>	<b>3</b>	<b>5</b>	<b>0</b>	<b>11</b>	<b>2</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	15	54	90	11	171	34
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	1	2	7	0	10	2
<b>Market HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>11</b>	<b>2</b>
<b>Total Dwellings</b>		<b>53</b>	<b>21</b>	<b>7</b>	<b>9</b>	<b>91</b>	<b>18</b>

Table 14: Badminton Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Badminton	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	0	2	0	3	0
C Newly Arising Need from Existing Households	100	70	30	11	211	21
D Projected Social Lets	40	63	60	0	163	16
A+B+C-D = E Gross Social Shortfall	61	7	-28	11	51	5
F Existing Social Stock	57	67	175	2	301	-
D / F = G Turnover Rate	7%	11%	11%	0%	-	-
E * G = H Shortfall / Turnover Rate	4	1	-3	0	2	0
E - H Net Household Shortfall	56	6	-25	11	49	5
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>59</b>	<b>6</b>	<b>-26</b>	<b>12</b>	<b>51</b>	<b>5</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0.0
Newly Arising LCHO Need from New HH	0	0	1	0	2	0.2
Projected LHCO Units	0	0	0	0	0	0.0
Net LCHO Shortfall	0	0	1	0	2	0.2
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	12	36	54	6	108	10.8
Unable to Afford Market	11	35	50	6	102	10.2
Net Household Need for Market Housing	1	1	4	0	6	0.6
<b>Market HH Need Converted to Dwellings</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>6</b>	<b>1</b>
<b>Total Dwellings</b>	<b>60</b>	<b>8</b>	<b>-21</b>	<b>12</b>	<b>60</b>	<b>6</b>

Table 15: Badminton Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Badminton	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	20	14	6	2	41	2.8
B	Newly Arising Need from New Households	1	1	6	1	9	0.6
C	Newly Arising Need from Existing Households	151	104	45	17	317	21.1
D	Projected Social Lets	60	95	90	0	245	16.3
A+B+C-D = E	Gross Social Shortfall	111	24	-33	20	122	8.1
F	Existing Social Stock	57	67	175	2	301	-
D / F = G	Turnover Rate	7%	11%	11%	0%	-	-
E * G = H	Shortfall / Turnover Rate	8	3	-3	0	7	0.5
E - H	Net Household Shortfall	103	21	-29	20	115	7.7
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>108</b>	<b>23</b>	<b>-31</b>	<b>21</b>	<b>121</b>	<b>8</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	2	2	3	0	7	0
	Newly Arising LHCO Need from New HH	0	1	3	0	5	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	3	3	6	0	12	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>3</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>13</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	27	90	144	18	279	19
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	2	3	10	0	16	1
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>4</b>	<b>11</b>	<b>0</b>	<b>17</b>	<b>1</b>
<b>Total Dwellings</b>		<b>114</b>	<b>29</b>	<b>-14</b>	<b>21</b>	<b>150</b>	<b>10</b>

## Zero Migration Trend Model Outputs

**Table 16: Badminton Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years**

Badminton	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	20	14	6	2	41	8.3
B Newly Arising Need from New Households	0	1	4	1	6	1.2
C Newly Arising Need from Existing Households	50	35	15	6	106	21.1
D Projected Social Lets	20	32	30	0	82	16.3
A+B+C-D = E Gross Social Shortfall	50	18	-5	8	71	14.3
F Existing Social Stock	57	67	175	2	301	-
D / F = G Turnover Rate	7%	11%	11%	0%	-	-
E * G = H Shortfall / Turnover Rate	4	2	0	0	5	1.0
E - H Net Household Shortfall	47	16	-4	8	66	13.3
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>49</b>	<b>16</b>	<b>-4</b>	<b>9</b>	<b>70</b>	<b>14</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	2	2	3	0	7	1
Newly Arising LCHO Need from New HH	0	1	2	0	3	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	3	3	5	0	11	2
<b>LCHO HH Need Converted to Dwellings</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>0</b>	<b>11</b>	<b>2</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	17	59	100	13	188	38
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	1	2	7	0	11	2
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>0</b>	<b>12</b>	<b>2</b>
<b>Total Dwellings</b>	<b>54</b>	<b>22</b>	<b>8</b>	<b>9</b>	<b>93</b>	<b>19</b>

Table 17: Badminton Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Badminton	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	1	4	1	5	1
C Newly Arising Need from Existing Households	100	70	30	11	211	21
D Projected Social Lets	40	63	60	0	163	16
A+B+C-D = E Gross Social Shortfall	61	7	-26	12	53	5
F Existing Social Stock	57	67	175	2	301	-
D / F = G Turnover Rate	7%	11%	11%	0%	-	-
E * G = H Shortfall / Turnover Rate	4	1	-3	0	2	0
E - H Net Household Shortfall	57	6	-23	12	51	5
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>59</b>	<b>6</b>	<b>-25</b>	<b>12</b>	<b>53</b>	<b>5</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0.0
Newly Arising LCHO Need from New HH	0	0	2	0	3	0.3
Projected LHCO Units	0	0	0	0	0	0.0
Net LCHO Shortfall	0	0	2	0	3	0.3
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	16	54	85	10	165	16.5
Unable to Afford Market	15	52	79	10	156	15.6
Net Household Need for Market Housing	1	2	6	0	10	1.0
<b>Market HH Need Converted to Dwellings</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>10</b>	<b>1</b>
<b>Total Dwellings</b>	<b>61</b>	<b>9</b>	<b>-16</b>	<b>12</b>	<b>67</b>	<b>7</b>



Table 18: Badminton Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Badminton	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	20	14	6	2	41	2.8
B	Newly Arising Need from New Households	1	2	8	1	11	0.7
C	Newly Arising Need from Existing Households	151	104	45	17	317	21.1
D	Projected Social Lets	60	95	90	0	245	16.3
A+B+C-D = E	Gross Social Shortfall	111	24	-31	20	125	8.3
F	Existing Social Stock	57	67	175	2	301	-
D / F = G	Turnover Rate	7%	11%	11%	0%	-	-
E * G = H	Shortfall / Turnover Rate	8	3	-3	0	7	0.5
E - H	Net Household Shortfall	103	22	-28	20	117	7.8
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>109</b>	<b>23</b>	<b>-29</b>	<b>21</b>	<b>123</b>	<b>8</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	2	2	3	0	7	0
	Newly Arising LHCO Need from New HH	1	1	4	0	6	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	3	3	7	0	14	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>3</b>	<b>3</b>	<b>7</b>	<b>0</b>	<b>14</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	33	113	185	23	354	24
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	3	4	13	0	21	1
<b>Market HH Need Converted to Dwellings</b>		<b>3</b>	<b>5</b>	<b>14</b>	<b>0</b>	<b>22</b>	<b>1</b>
<b>Total Dwellings</b>		<b>115</b>	<b>31</b>	<b>-8</b>	<b>22</b>	<b>160</b>	<b>11</b>

# Beaufort

## Ten Year Trend Model Outputs

Table 19: Beaufort Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Beaufort		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	35	19	8	4	65	13.0
B	Newly Arising Need from New Households	0	2	2	0	5	0.9
C	Newly Arising Need from Existing Households	88	48	20	10	166	33.2
D	Projected Social Lets	33	100	62	2	197	39.3
A+B+C-D = E	Gross Social Shortfall	90	-32	-32	12	39	7.8
F	Existing Social Stock	73	137	216	8	434	-
D / F = G	Turnover Rate	9%	27%	17%	4%	-	-
E * G = H	Shortfall / Turnover Rate	8	-9	-5	1	-5	-1.1
E - H	Net Household Shortfall	82	-23	-26	12	44	8.8
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>86.1</b>	<b>-24.3</b>	<b>-27.6</b>	<b>12.3</b>	<b>46.4</b>	<b>9.3</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LCHO	1.8	1.9	0.5	0.0	4.2	0.8
	Newly Arising LCHO Need from New HH	0.3	1.1	1.4	0.2	3.0	0.6
	Projected LHCO Units	0.0	0.0	0.0	0.0	0.0	0.0
	Net LCHO Shortfall	2.1	3.0	2.0	0.2	7.2	1.4
<b>LCHO HH Need Converted to Dwellings</b>		<b>2.2</b>	<b>3.2</b>	<b>2.1</b>	<b>0.2</b>	<b>7.6</b>	<b>1.5</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0.0	0.0	0.0	0.0	0.0	0.0
	Future Demand for Intermediate Rent	0.0	0.0	0.0	0.1	0.1	0.0
	Supply of Intermediate Rent	0.0	0.0	0.0	0.0	0.0	0.0
<b>Scope for Intermediate Rent</b>		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>0.1</b>	<b>0.0</b>
<b>Market Housing</b>							
	Total households	15.9	57.2	89.9	11.6	174.6	34.9
	Unable to Afford Market	14.0	52.0	83.9	11.2	161.2	32.2
	Net Household Need for Market Housing	1.9	5.2	6.0	0.4	13.4	2.7
<b>Market HH Need Converted to Dwellings</b>		<b>2.0</b>	<b>5.4</b>	<b>6.3</b>	<b>0.4</b>	<b>14.1</b>	<b>2.8</b>
<b>Total Dwellings</b>		<b>90.2</b>	<b>-15.7</b>	<b>-19.3</b>	<b>12.9</b>	<b>68.1</b>	<b>13.6</b>

Table 20: Beaufort Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Beaufort	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	1	1	0	2	0
C Newly Arising Need from Existing Households	177	96	40	19	332	33
D Projected Social Lets	67	200	123	3	393	39
A+B+C-D = E Gross Social Shortfall	110	-104	-82	16	-59	-6
F Existing Social Stock	73	137	216	8	434	-
D / F = G Turnover Rate	9%	27%	17%	4%	-	-
E * G = H Shortfall / Turnover Rate	10	-28	-14	1	-32	-3
E - H Net Household Shortfall	100	-75	-68	15	-28	-3
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>105</b>	<b>-79</b>	<b>-72</b>	<b>16</b>	<b>-29</b>	<b>-3</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0.0
Newly Arising LCHO Need from New HH	0	1	1	0	1	0.1
Projected LHCO Units	0	0	0	0	0	0.0
Net LCHO Shortfall	0	1	1	0	1	0.1
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	12	38	53	6	109	10.9
Unable to Afford Market	11	35	50	6	102	10.2
Net Household Need for Market Housing	1	3	3	0	7	0.7
<b>Market HH Need Converted to Dwellings</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>7</b>	<b>1</b>
<b>Total Dwellings</b>	<b>107</b>	<b>-75</b>	<b>-68</b>	<b>16</b>	<b>-20</b>	<b>-2</b>

Table 21: Beaufort Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Beaufort	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	35	19	8	4	65	4.3
B	Newly Arising Need from New Households	1	2	3	1	7	0.5
C	Newly Arising Need from Existing Households	265	143	60	29	498	33.2
D	Projected Social Lets	100	300	185	5	590	39.3
A+B+C-D = E	Gross Social Shortfall	201	-135	-114	28	-20	-1.4
F	Existing Social Stock	73	137	216	8	434	-
D / F = G	Turnover Rate	9%	27%	17%	4%	-	-
E * G = H	Shortfall / Turnover Rate	18	-37	-19	1	-37	-2.5
E - H	Net Household Shortfall	182	-98	-95	27	16	1.1
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>191</b>	<b>-103</b>	<b>-100</b>	<b>29</b>	<b>17</b>	<b>1</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	2	2	1	0	4	0
	Newly Arising LHCO Need from New HH	1	2	2	0	4	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	4	3	0	9	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>2</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>9</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	28	95	143	18	283	19
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	3	8	9	1	20	1
<b>Market HH Need Converted to Dwellings</b>		<b>3</b>	<b>8</b>	<b>9</b>	<b>1</b>	<b>21</b>	<b>1</b>
<b>Total Dwellings</b>		<b>197</b>	<b>-91</b>	<b>-88</b>	<b>29</b>	<b>48</b>	<b>3</b>

## Zero Migration Trend Model Outputs

Table 22: Beaufort Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Beaufort	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	35	19	8	4	65	13.0
B Newly Arising Need from New Households	0	2	3	0	5	1.0
C Newly Arising Need from Existing Households	88	48	20	10	166	33.2
D Projected Social Lets	33	100	62	2	197	39.3
A+B+C-D = E Gross Social Shortfall	90	-32	-31	12	39	7.9
F Existing Social Stock	73	137	216	8	434	-
D / F = G Turnover Rate	9%	27%	17%	4%	-	-
E * G = H Shortfall / Turnover Rate	8	-9	-5	1	-5	-1.0
E - H Net Household Shortfall	82	-23	-26	12	45	8.9
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>86.1</b>	<b>-24.2</b>	<b>-27.4</b>	<b>12.3</b>	<b>46.9</b>	<b>9.4</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	1.8	1.9	0.5	0.0	4.2	0.8
Newly Arising LCHO Need from New HH	0.4	1.2	1.6	0.2	3.4	0.7
Projected LHCO Units	0.0	0.0	0.0	0.0	0.0	0.0
Net LCHO Shortfall	2.1	3.1	2.1	0.2	7.6	1.5
<b>LCHO HH Need Converted to Dwellings</b>	<b>2.2</b>	<b>3.3</b>	<b>2.2</b>	<b>0.2</b>	<b>8.0</b>	<b>1.6</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0.0	0.0	0.0	0.0	0.0	0.0
Future Demand for Intermediate Rent	0.0	0.0	0.0	0.1	0.1	0.0
Supply of Intermediate Rent	0.0	0.0	0.0	0.0	0.0	0.0
<b>Scope for Intermediate Rent</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>0.1</b>	<b>0.0</b>
<b>Market Housing</b>						
Total households	17.2	62.6	99.4	12.9	192.1	38.4
Unable to Afford Market	15.1	56.8	92.6	12.5	177.0	35.4
Net Household Need for Market Housing	2.1	5.8	6.8	0.4	15.0	3.0
<b>Market HH Need Converted to Dwellings</b>	<b>2.2</b>	<b>6.0</b>	<b>7.1</b>	<b>0.5</b>	<b>15.8</b>	<b>3.2</b>
<b>Total Dwellings</b>	<b>90.5</b>	<b>-14.8</b>	<b>-18.0</b>	<b>13.0</b>	<b>70.7</b>	<b>14.1</b>

Table 23: Beaufort Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Beaufort	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	1	2	0	4	0
C Newly Arising Need from Existing Households	177	96	40	19	332	33
D Projected Social Lets	67	200	123	3	393	39
A+B+C-D = E Gross Social Shortfall	111	-103	-81	16	-57	-6
F Existing Social Stock	73	137	216	8	434	-
D / F = G Turnover Rate	9%	27%	17%	4%	-	-
E * G = H Shortfall / Turnover Rate	10	-28	-14	1	-31	-3
E - H Net Household Shortfall	100	-75	-68	16	-26	-3
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>106</b>	<b>-78</b>	<b>-71</b>	<b>16</b>	<b>-28</b>	<b>-3</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0.0
Newly Arising LCHO Need from New HH	0	1	1	0	3	0.3
Projected LHCO Units	0	0	0	0	0	0.0
Net LCHO Shortfall	0	1	1	0	3	0.3
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	17	57	84	10	168	16.8
Unable to Afford Market	15	52	79	10	156	15.6
Net Household Need for Market Housing	2	5	5	0	12	1.2
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>13</b>	<b>1</b>
<b>Total Dwellings</b>	<b>108</b>	<b>-72</b>	<b>-64</b>	<b>17</b>	<b>-12</b>	<b>-1</b>

Table 24: Beaufort Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Beaufort	2018-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	35	19	8	4	65	4.3
B Newly Arising Need from New Households	1	3	4	1	9	0.6
C Newly Arising Need from Existing Households	265	143	60	29	498	33.2
D Projected Social Lets	100	300	185	5	590	39.3
A+B+C-D = E Gross Social Shortfall	201	-135	-113	29	-18	-1.2
F Existing Social Stock	73	137	216	8	434	-
D / F = G Turnover Rate	9%	27%	17%	4%	-	-
E * G = H Shortfall / Turnover Rate	18	-37	-19	1	-36	-2.4
E - H Net Household Shortfall	182	-98	-94	27	18	1.2
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>192</b>	<b>-103</b>	<b>-99</b>	<b>29</b>	<b>19</b>	<b>1</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	2	2	1	0	4	0
Newly Arising LHCO Need from New HH	1	2	3	0	6	0
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	2	4	3	0	10	1
<b>LHCO HH Need Converted to Dwellings</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>11</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	34	119	183	23	360	24
Unable to Afford Market	30	109	171	23	333	22
Net Household Need for Market Housing	4	11	12	1	27	2
<b>Market HH Need Converted to Dwellings</b>	<b>4</b>	<b>11</b>	<b>12</b>	<b>1</b>	<b>29</b>	<b>2</b>
<b>Total Dwellings</b>	<b>198</b>	<b>-87</b>	<b>-82</b>	<b>30</b>	<b>59</b>	<b>4</b>

# Blaina

## Ten Year Trend Model Outputs

Table 25: Blaina Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Blaina	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	32	13	5	2	52	10.4
B Newly Arising Need from New Households	1	2	4	1	7	1.3
C Newly Arising Need from Existing Households	81	34	13	4	132	26.5
D Projected Social Lets	67	56	29	0	152	30.3
A+B+C-D = E Gross Social Shortfall	46	-6	-7	7	40	7.9
F Existing Social Stock	123	170	197	3	493	-
D / F = G Turnover Rate	11%	9%	5%	0%	-	-
E * G = H Shortfall / Turnover Rate	5	-1	0	0	4	0.8
E - H Net Household Shortfall	41	-6	-7	7	35	7.1
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>43</b>	<b>-6</b>	<b>-7</b>	<b>7</b>	<b>37</b>	<b>7</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	0	0	0	0	0	0
Newly Arising LHCO Need from New HH	1	1	2	0	4	1
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	1	1	2	0	4	1
<b>LHCO HH Need Converted to Dwellings</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	18	59	92	12	180	36
Unable to Afford Market	14	52	84	11	161	32
Net Household Need for Market Housing	4	6	8	0	19	4
<b>Market HH Need Converted to Dwellings</b>	<b>4</b>	<b>7</b>	<b>9</b>	<b>0</b>	<b>20</b>	<b>4</b>
<b>Total Dwellings</b>	<b>48</b>	<b>2</b>	<b>4</b>	<b>8</b>	<b>62</b>	<b>12</b>



Table 26: Blaina Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Blaina	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	1	1	2	0	4	0
C Newly Arising Need from Existing Households	161	69	26	9	265	26
D Projected Social Lets	133	112	58	0	303	30
A+B+C-D = E Gross Social Shortfall	28	-42	-30	9	-34	-3
F Existing Social Stock	123	170	197	3	493	-
D / F = G Turnover Rate	11%	9%	5%	0%	-	-
E * G = H Shortfall / Turnover Rate	3	-4	-1	0	-2	0
E - H Net Household Shortfall	25	-38	-28	9	-32	-3
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>27</b>	<b>-40</b>	<b>-30</b>	<b>10</b>	<b>-34</b>	<b>-3</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	0	0	0	0	0	0
Newly Arising LHCO Need from New HH	0	1	1	0	2	0
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	0	1	1	0	2	0
<b>LHCO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	13	39	55	6	113	11
Unable to Afford Market	11	35	50	6	102	10
Net Household Need for Market Housing	3	4	5	0	12	1
<b>Market HH Need Converted to Dwellings</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>12</b>	<b>1</b>
<b>Total Dwellings</b>	<b>30</b>	<b>-35</b>	<b>-24</b>	<b>10</b>	<b>-19</b>	<b>-2</b>

Table 27: Blaina Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Blaina	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	32	13	5	2	52	3.5
B	Newly Arising Need from New Households	1	3	5	1	10	0.7
C	Newly Arising Need from Existing Households	242	103	39	13	397	26.5
D	Projected Social Lets	200	168	87	0	455	30.3
A+B+C-D = E	Gross Social Shortfall	75	-48	-37	16	5	0.4
F	Existing Social Stock	123	170	197	3	493	-
D / F = G	Turnover Rate	11%	9%	5%	0%	-	-
E * G = H	Shortfall / Turnover Rate	8	-4	-2	0	2	0.1
E - H	Net Household Shortfall	66	-44	-35	16	3	0.2
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>70</b>	<b>-46</b>	<b>-37</b>	<b>17</b>	<b>4</b>	<b>0</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	0	0
	Newly Arising LHCO Need from New HH	1	2	3	0	7	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	2	3	0	7	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>7</b>	<b>0</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	31	98	147	18	294	20
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	7	10	13	1	31	2
<b>Market HH Need Converted to Dwellings</b>		<b>7</b>	<b>11</b>	<b>14</b>	<b>1</b>	<b>32</b>	<b>2</b>
<b>Total Dwellings</b>		<b>78</b>	<b>-33</b>	<b>-20</b>	<b>18</b>	<b>43</b>	<b>3</b>

## Zero Migration Trend Model Outputs

Table 28: Blaina Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Blaina	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	32	13	5	2	52	10.4
B Newly Arising Need from New Households	1	2	4	1	7	1.5
C Newly Arising Need from Existing Households	81	34	13	4	132	26.5
D Projected Social Lets	67	56	29	0	152	30.3
A+B+C-D = E Gross Social Shortfall	46	-6	-7	7	40	8.0
F Existing Social Stock	123	170	197	3	493	-
D / F = G Turnover Rate	11%	9%	5%	0%	-	-
E * G = H Shortfall / Turnover Rate	5	-1	0	0	4	0.8
E - H Net Household Shortfall	41	-6	-6	7	36	7.2
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>43</b>	<b>-6</b>	<b>-7</b>	<b>7</b>	<b>38</b>	<b>8</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	1	1	2	0	5	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	1	1	2	0	5	1
<b>LCHO HH Need Converted to Dwellings</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	19	64	102	13	198	40
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	4	7	9	0	21	4
<b>Market HH Need Converted to Dwellings</b>	<b>4</b>	<b>8</b>	<b>10</b>	<b>0</b>	<b>22</b>	<b>4</b>
<b>Total Dwellings</b>	<b>48</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>65</b>	<b>13</b>

Table 29: Blaina Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Blaina	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	1	2	3	0	6	1
C Newly Arising Need from Existing Households	161	69	26	9	265	26
D Projected Social Lets	133	112	58	0	303	30
A+B+C-D = E Gross Social Shortfall	29	-41	-28	9	-32	-3
F Existing Social Stock	123	170	197	3	493	-
D / F = G Turnover Rate	11%	9%	5%	0%	-	-
E * G = H Shortfall / Turnover Rate	3	-4	-1	0	-2	0
E - H Net Household Shortfall	25	-38	-27	9	-30	-3
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>27</b>	<b>-40</b>	<b>-28</b>	<b>10</b>	<b>-31</b>	<b>-3</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	1	1	2	0	4	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	1	1	2	0	4	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	19	58	86	10	174	17
Unable to Afford Market	15	52	79	10	156	16
Net Household Need for Market Housing	4	6	8	0	18	2
<b>Market HH Need Converted to Dwellings</b>	<b>4</b>	<b>7</b>	<b>8</b>	<b>0</b>	<b>19</b>	<b>2</b>
<b>Total Dwellings</b>	<b>32</b>	<b>-32</b>	<b>-18</b>	<b>10</b>	<b>-8</b>	<b>-1</b>

Table 30: Blaina Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Blaina	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	32	13	5	2	52	3.5
B	Newly Arising Need from New Households	2	4	7	1	13	0.9
C	Newly Arising Need from Existing Households	242	103	39	13	397	26.5
D	Projected Social Lets	200	168	87	0	455	30.3
A+B+C-D = E	Gross Social Shortfall	75	-48	-35	16	8	0.6
F	Existing Social Stock	123	170	197	3	493	-
D / F = G	Turnover Rate	11%	9%	5%	0%	-	-
E * G = H	Shortfall / Turnover Rate	8	-4	-2	0	2	0.1
E - H	Net Household Shortfall	67	-43	-34	16	6	0.4
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>70</b>	<b>-45</b>	<b>-35</b>	<b>17</b>	<b>7</b>	<b>0</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	0	0
	Newly Arising LHCO Need from New HH	1	3	4	0	9	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	3	4	0	9	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>3</b>	<b>5</b>	<b>0</b>	<b>9</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	38	122	188	23	372	25
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	8	13	17	1	39	3
<b>Market HH Need Converted to Dwellings</b>		<b>9</b>	<b>14</b>	<b>18</b>	<b>1</b>	<b>41</b>	<b>3</b>
<b>Total Dwellings</b>		<b>80</b>	<b>-29</b>	<b>-13</b>	<b>18</b>	<b>57</b>	<b>4</b>

# Brynmawr

## Ten Year Trend Model Outputs

**Table 31: Brynmawr Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years**

Brynmawr		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	68	25	11	3	108	21.6
B	Newly Arising Need from New Households	1	3	4	1	8	1.6
C	Newly Arising Need from Existing Households	174	64	29	8	275	55.0
D	Projected Social Lets	183	77	52	2	313	62.7
A+B+C-D = E	Gross Social Shortfall	61	15	-8	10	78	15.5
F	Existing Social Stock	188	178	206	13	585	-
D / F = G	Turnover Rate	20%	8%	5%	3%	-	-
E * G = H	Shortfall / Turnover Rate	12	1	0	0	13	2.6
E - H	Net Household Shortfall	49	13	-7	10	65	13.0
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>51</b>	<b>14</b>	<b>-8</b>	<b>10</b>	<b>68</b>	<b>14</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	0	0	0	1	0
	Newly Arising LHCO Need from New HH	1	2	2	0	6	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	2	2	0	7	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	22	63	93	12	190	38
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	8	11	9	1	28	6
<b>Market HH Need Converted to Dwellings</b>		<b>8</b>	<b>12</b>	<b>10</b>	<b>1</b>	<b>30</b>	<b>6</b>
<b>Total Dwellings</b>		<b>61</b>	<b>28</b>	<b>4</b>	<b>11</b>	<b>105</b>	<b>21</b>

Table 32: Brynmawr Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Brynmawr	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	1	2	2	0	6	1
C Newly Arising Need from Existing Households	349	127	58	16	550	55
D Projected Social Lets	367	153	103	3	627	63
A+B+C-D = E Gross Social Shortfall	-17	-24	-43	13	-71	-7
F Existing Social Stock	188	178	206	13	585	-
D / F = G Turnover Rate	20%	8%	5%	3%	-	-
E * G = H Shortfall / Turnover Rate	-3	-2	-2	0	-7	-1
E - H Net Household Shortfall	-13	-22	-41	13	-64	-6
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>-14</b>	<b>-23</b>	<b>-43</b>	<b>13</b>	<b>-67</b>	<b>-7</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	0	0	0	0	0	0
Newly Arising LHCO Need from New HH	1	1	2	0	4	0
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	1	1	2	0	4	0
<b>LHCO HH Need Converted to Dwellings</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	17	43	56	7	123	12
Unable to Afford Market	11	35	50	6	102	10
Net Household Need for Market Housing	6	8	6	0	21	2
<b>Market HH Need Converted to Dwellings</b>	<b>7</b>	<b>9</b>	<b>6</b>	<b>0</b>	<b>22</b>	<b>2</b>
<b>Total Dwellings</b>	<b>-7</b>	<b>-13</b>	<b>-35</b>	<b>14</b>	<b>-40</b>	<b>-4</b>

Table 33: Brynmawr Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Brynmawr	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	68	25	11	3	108	7.2
B	Newly Arising Need from New Households	2	5	6	1	14	0.9
C	Newly Arising Need from Existing Households	523	191	87	24	825	55.0
D	Projected Social Lets	550	230	155	5	940	62.7
A+B+C-D = E	Gross Social Shortfall	44	-9	-51	23	7	0.5
F	Existing Social Stock	188	178	206	13	585	-
D / F = G	Turnover Rate	20%	8%	5%	3%	-	-
E * G = H	Shortfall / Turnover Rate	9	-1	-3	1	6	0.4
E - H	Net Household Shortfall	35	-9	-48	22	1	0.1
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>37</b>	<b>-9</b>	<b>-50</b>	<b>24</b>	<b>1</b>	<b>0</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	0	0	0	1	0
	Newly Arising LHCO Need from New HH	2	3	4	0	10	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	3	4	4	0	11	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>3</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>12</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	38	107	149	18	312	21
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	14	19	15	1	49	3
<b>Market HH Need Converted to Dwellings</b>		<b>15</b>	<b>20</b>	<b>16</b>	<b>1</b>	<b>52</b>	<b>3</b>
<b>Total Dwellings</b>		<b>55</b>	<b>15</b>	<b>-30</b>	<b>25</b>	<b>65</b>	<b>4</b>



## Zero Migration Trend Model Outputs

Table 34: Brynmawr Model Outputs 2018-23 Zero migration trend, backlog of social need met in first five years

Brynmawr	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	68	25	11	3	108	21.6
B Newly Arising Need from New Households	1	3	4	1	9	1.8
C Newly Arising Need from Existing Households	174	64	29	8	275	55.0
D Projected Social Lets	183	77	52	2	313	62.7
A+B+C-D = E Gross Social Shortfall	61	15	-7	10	78	15.7
F Existing Social Stock	188	178	206	13	585	-
D / F = G Turnover Rate	20%	8%	5%	3%	-	-
E * G = H Shortfall / Turnover Rate	12	1	0	0	13	2.6
E - H Net Household Shortfall	49	14	-7	10	65	13.1
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>51</b>	<b>14</b>	<b>-7</b>	<b>10</b>	<b>69</b>	<b>14</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	1	0	0	0	1	0
Newly Arising LHCO Need from New HH	1	2	3	0	6	1
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	2	2	3	0	7	1
<b>LHCO HH Need Converted to Dwellings</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>8</b>	<b>2</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	23	69	102	13	208	42
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	8	12	10	1	30	6
<b>Market HH Need Converted to Dwellings</b>	<b>8</b>	<b>13</b>	<b>10</b>	<b>1</b>	<b>32</b>	<b>6</b>
<b>Total Dwellings</b>	<b>62</b>	<b>30</b>	<b>6</b>	<b>11</b>	<b>109</b>	<b>22</b>

Table 35: Brynmawr Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Brynmawr	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A	Current Need for Social Housing	0	0	0	0	0
B	Newly Arising Need from New Households	1	3	4	1	8
C	Newly Arising Need from Existing Households	349	127	58	16	550
D	Projected Social Lets	367	153	103	3	627
A+B+C-D = E	Gross Social Shortfall	-16	-23	-42	13	-68
F	Existing Social Stock	188	178	206	13	585
D / F = G	Turnover Rate	20%	8%	5%	3%	-
E * G = H	Shortfall / Turnover Rate	-3	-2	-2	0	-7
E - H	Net Household Shortfall	-13	-21	-40	13	-61
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>-14</b>	<b>-22</b>	<b>-42</b>	<b>14</b>	<b>-64</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
	Current Need for LHCO	0	0	0	0	0
	Newly Arising LHCO Need from New HH	1	2	2	0	6
	Projected LHCO Units	0	0	0	0	0
	Net LHCO Shortfall	1	2	2	0	6
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>6</b>
<b>Intermediate Rent</b>						
	Current Demand for Intermediate	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
	Total households	23	64	87	11	185
	Unable to Afford Market	15	52	79	10	156
	Net Household Need for Market Housing	8	11	9	1	29
<b>Market HH Need Converted to Dwellings</b>		<b>9</b>	<b>12</b>	<b>9</b>	<b>1</b>	<b>31</b>
<b>Total Dwellings</b>		<b>-4</b>	<b>-8</b>	<b>-30</b>	<b>14</b>	<b>-28</b>

Table 36: Brynmawr Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Brynmawr	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	68	25	11	3	108	7.2
B	Newly Arising Need from New Households	3	6	7	1	17	1.1
C	Newly Arising Need from Existing Households	523	191	87	24	825	55.0
D	Projected Social Lets	550	230	155	5	940	62.7
A+B+C-D = E	Gross Social Shortfall	44	-8	-49	23	10	0.7
F	Existing Social Stock	188	178	206	13	585	-
D / F = G	Turnover Rate	20%	8%	5%	3%	-	-
E * G = H	Shortfall / Turnover Rate	9	-1	-3	1	6	0.4
E - H	Net Household Shortfall	36	-8	-47	23	4	0.3
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>37</b>	<b>-8</b>	<b>-49</b>	<b>24</b>	<b>4</b>	<b>0</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	0	0	0	1	0
	Newly Arising LHCO Need from New HH	2	4	5	1	12	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	3	5	5	1	13	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>3</b>	<b>5</b>	<b>5</b>	<b>1</b>	<b>14</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	47	132	190	24	392	26
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	16	23	19	1	60	4
<b>Market HH Need Converted to Dwellings</b>		<b>17</b>	<b>25</b>	<b>20</b>	<b>1</b>	<b>63</b>	<b>4</b>
<b>Total Dwellings</b>		<b>58</b>	<b>21</b>	<b>-24</b>	<b>26</b>	<b>81</b>	<b>5</b>

## Cwm

## Ten Year Trend Model Outputs

Table 37: Cwm Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Cwm	2018-23						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	38	17	7	2	64	12.9
B	Newly Arising Need from New Households	0	1	2	0	3	0.7
C	Newly Arising Need from Existing Households	96	44	19	6	164	32.9
D	Projected Social Lets	42	30	20	0	92	18.3
A+B+C-D = E	Gross Social Shortfall	92	32	8	8	141	28.1
F	Existing Social Stock	74	58	87	1	220	-
D / F = G	Turnover Rate	11%	8%	5%	0%	-	-
E * G = H	Shortfall / Turnover Rate	10	3	0	0	13	2.7
E - H	Net Household Shortfall	82	29	8	8	127	25.5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>86</b>	<b>31</b>	<b>8</b>	<b>9</b>	<b>134</b>	<b>27</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	1	0	0	1	0
	Newly Arising LHCO Need from New HH	0	1	1	0	3	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	1	1	0	4	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	16	59	94	12	181	36
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	2	6	10	1	20	4
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>7</b>	<b>11</b>	<b>1</b>	<b>21</b>	<b>4</b>
<b>Total Dwellings</b>		<b>89</b>	<b>39</b>	<b>21</b>	<b>10</b>	<b>159</b>	<b>32</b>

Table 38: Cwm Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Cwm	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A	Current Need for Social Housing	0	0	0	0	0
B	Newly Arising Need from New Households	0	1	1	0	2
C	Newly Arising Need from Existing Households	192	87	38	12	329
D	Projected Social Lets	83	60	40	0	183
A+B+C-D = E	Gross Social Shortfall	109	28	-1	12	148
F	Existing Social Stock	74	58	87	1	220
D / F = G	Turnover Rate	11%	8%	5%	0%	-
E * G = H	Shortfall / Turnover Rate	12	2	0	0	14
E - H	Net Household Shortfall	97	26	-1	12	133
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>102</b>	<b>27</b>	<b>-1</b>	<b>12</b>	<b>140</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
	Current Need for LHCO	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	0	1	0	1
	Projected LHCO Units	0	0	0	0	0
	Net LHCO Shortfall	0	0	1	0	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>2</b>
<b>Intermediate Rent</b>						
	Current Demand for Intermediate	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
	Total households	12	39	56	6	113
	Unable to Afford Market	11	35	50	6	102
	Net Household Need for Market Housing	2	4	6	0	12
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>12</b>
<b>Total Dwellings</b>		<b>103</b>	<b>32</b>	<b>6</b>	<b>13</b>	<b>154</b>

Table 39: Cwm Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Cwm	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	38	17	7	2	64	4.3
B	Newly Arising Need from New Households	0	1	3	1	5	0.4
C	Newly Arising Need from Existing Households	288	131	57	18	493	32.9
D	Projected Social Lets	125	90	60	0	275	18.3
A+B+C-D = E	Gross Social Shortfall	201	60	7	20	288	19.2
F	Existing Social Stock	74	58	87	1	220	-
D / F = G	Turnover Rate	11%	8%	5%	0%	-	-
E * G = H	Shortfall / Turnover Rate	23	5	0	0	28	1.9
E - H	Net Household Shortfall	178	55	7	20	260	17.4
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>187</b>	<b>58</b>	<b>7</b>	<b>21</b>	<b>274</b>	<b>18</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	1	0	0	1	0
	Newly Arising LHCO Need from New HH	0	1	2	0	4	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	2	2	0	5	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>0</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	29	98	150	18	294	20
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	4	10	16	1	31	2
<b>Market HH Need Converted to Dwellings</b>		<b>4</b>	<b>11</b>	<b>17</b>	<b>1</b>	<b>33</b>	<b>2</b>
<b>Total Dwellings</b>		<b>193</b>	<b>70</b>	<b>26</b>	<b>22</b>	<b>312</b>	<b>21</b>

## Zero Migration Trend Model Outputs

Table 40: Cwm Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Cwm	2018-23						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	38	17	7	2	64	12.9
B	Newly Arising Need from New Households	0	1	2	0	4	0.7
C	Newly Arising Need from Existing Households	96	44	19	6	164	32.9
D	Projected Social Lets	42	30	20	0	92	18.3
A+B+C-D = E	Gross Social Shortfall	92	32	8	9	141	28.2
F	Existing Social Stock	74	58	87	1	220	-
D / F = G	Turnover Rate	11%	8%	5%	0%	-	-
E * G = H	Shortfall / Turnover Rate	10	3	0	0	13	2.7
E - H	Net Household Shortfall	82	29	8	9	128	25.5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>86</b>	<b>31</b>	<b>8</b>	<b>9</b>	<b>134</b>	<b>27</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LCHO	1	1	0	0	1	0
	Newly Arising LCHO Need from New HH	0	1	2	0	3	1
	Projected LCHO Units	0	0	0	0	0	0
	Net LCHO Shortfall	1	1	2	0	4	1
<b>LCHO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	18	64	104	13	199	40
	Unable to Afford Market	15	57	93	12	177	35
	Net Household Need for Market Housing	3	7	12	1	22	4
<b>Market HH Need Converted to Dwellings</b>		<b>3</b>	<b>8</b>	<b>12</b>	<b>1</b>	<b>23</b>	<b>5</b>
<b>Total Dwellings</b>		<b>90</b>	<b>40</b>	<b>22</b>	<b>10</b>	<b>162</b>	<b>32</b>

Table 41: Cwm Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Cwm	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A	Current Need for Social Housing	0	0	0	0	0
B	Newly Arising Need from New Households	0	1	2	0	3
C	Newly Arising Need from Existing Households	192	87	38	12	329
D	Projected Social Lets	83	60	40	0	183
A+B+C-D = E	Gross Social Shortfall	109	28	0	12	149
F	Existing Social Stock	74	58	87	1	220
D / F = G	Turnover Rate	11%	8%	5%	0%	-
E * G = H	Shortfall / Turnover Rate	12	2	0	0	15
E - H	Net Household Shortfall	97	26	0	12	134
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>102</b>	<b>27</b>	<b>0</b>	<b>13</b>	<b>141</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
	Current Need for LHCO	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	1	1	0	2
	Projected LHCO Units	0	0	0	0	0
	Net LHCO Shortfall	0	1	1	0	2
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>3</b>
<b>Intermediate Rent</b>						
	Current Demand for Intermediate	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
	Total households	17	58	88	10	175
	Unable to Afford Market	15	52	79	10	156
	Net Household Need for Market Housing	2	6	10	0	19
<b>Market HH Need Converted to Dwellings</b>		<b>3</b>	<b>7</b>	<b>10</b>	<b>0</b>	<b>20</b>
<b>Total Dwellings</b>		<b>104</b>	<b>35</b>	<b>11</b>	<b>13</b>	<b>164</b>



Table 42: Cwm Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Cwm	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	38	17	7	2	64	4.3
B	Newly Arising Need from New Households	1	2	4	1	7	0.5
C	Newly Arising Need from Existing Households	288	131	57	18	493	32.9
D	Projected Social Lets	125	90	60	0	275	18.3
A+B+C-D = E	Gross Social Shortfall	201	60	8	21	290	19.3
F	Existing Social Stock	74	58	87	1	220	-
D / F = G	Turnover Rate	11%	8%	5%	0%	-	-
E * G = H	Shortfall / Turnover Rate	23	5	0	0	28	1.9
E - H	Net Household Shortfall	179	55	8	21	262	17.5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>188</b>	<b>58</b>	<b>8</b>	<b>22</b>	<b>275</b>	<b>18</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	1	0	0	1	0
	Newly Arising LHCO Need from New HH	0	2	3	0	5	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	2	3	0	7	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>7</b>	<b>0</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	35	122	193	24	374	25
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	5	14	21	1	41	3
<b>Market HH Need Converted to Dwellings</b>		<b>5</b>	<b>14</b>	<b>22</b>	<b>1</b>	<b>43</b>	<b>3</b>
<b>Total Dwellings</b>		<b>194</b>	<b>75</b>	<b>33</b>	<b>23</b>	<b>325</b>	<b>22</b>

# Cwmtillery

## Ten Year Trend Model Outputs

Table 43: Cwmtillery Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Cwmtillery	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	28	15	4	2	49	9.7
B Newly Arising Need from New Households	1	2	3	0	6	1.2
C Newly Arising Need from Existing Households	72	37	10	5	124	24.8
D Projected Social Lets	150	131	44	2	326	65.2
A+B+C-D = E Gross Social Shortfall	-49	-77	-27	6	-147	-29.5
F Existing Social Stock	180	231	177	11	599	-
D / F = G Turnover Rate	17%	15%	5%	3%	-	-
E * G = H Shortfall / Turnover Rate	-8	-11	-1	0	-21	-4.1
E - H Net Household Shortfall	-41	-66	-26	6	-127	-25.4
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>-43</b>	<b>-69</b>	<b>-27</b>	<b>6</b>	<b>-133</b>	<b>-27</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	0	0	1	0	1	0
Newly Arising LHCO Need from New HH	1	2	2	0	4	1
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	1	2	2	0	5	1
<b>LHCO HH Need Converted to Dwellings</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	20	61	90	12	183	37
Unable to Afford Market	14	52	84	11	161	32
Net Household Need for Market Housing	6	9	7	0	22	4
<b>Market HH Need Converted to Dwellings</b>	<b>6</b>	<b>10</b>	<b>7</b>	<b>0</b>	<b>23</b>	<b>5</b>
<b>Total Dwellings</b>	<b>-37</b>	<b>-57</b>	<b>-18</b>	<b>7</b>	<b>-105</b>	<b>-21</b>

Table 44: Cwmtillery Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Cwmtillery	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A	Current Need for Social Housing	0	0	0	0	0
B	Newly Arising Need from New Households	0	1	2	0	4
C	Newly Arising Need from Existing Households	144	74	19	10	248
D	Projected Social Lets	300	261	87	3	652
A+B+C-D = E	Gross Social Shortfall	-156	-186	-66	7	-400
F	Existing Social Stock	180	231	177	11	599
D / F = G	Turnover Rate	17%	15%	5%	3%	-
E * G = H	Shortfall / Turnover Rate	-26	-27	-3	0	-56
E - H	Net Household Shortfall	-130	-159	-63	7	-344
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>-136</b>	<b>-167</b>	<b>-66</b>	<b>7</b>	<b>-362</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
	Current Need for LCHO	0	0	0	0	0
	Newly Arising LCHO Need from New HH	0	1	1	0	3
	Projected LHCO Units	0	0	0	0	0
	Net LCHO Shortfall	0	1	1	0	3
<b>LCHO HH Need Converted to Dwellings</b>		<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>3</b>
<b>Intermediate Rent</b>						
	Current Demand for Intermediate	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
	Total households	15	41	54	6	117
	Unable to Afford Market	11	35	50	6	102
	Net Household Need for Market Housing	4	6	4	0	15
<b>Market HH Need Converted to Dwellings</b>		<b>4</b>	<b>7</b>	<b>4</b>	<b>0</b>	<b>16</b>
<b>Total Dwellings</b>		<b>-131</b>	<b>-159</b>	<b>-61</b>	<b>8</b>	<b>-343</b>

Table 45: Cwmtillery Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Cwmtillery	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	28	15	4	2	49	3.2
B	Newly Arising Need from New Households	1	4	5	1	10	0.7
C	Newly Arising Need from Existing Households	216	111	29	15	372	24.8
D	Projected Social Lets	450	392	131	5	978	65.2
A+B+C-D = E	Gross Social Shortfall	-205	-262	-93	13	-547	-36.5
F	Existing Social Stock	180	231	177	11	599	-
D / F = G	Turnover Rate	17%	15%	5%	3%	-	-
E * G = H	Shortfall / Turnover Rate	-34	-38	-5	0	-76	-5.1
E - H	Net Household Shortfall	-171	-224	-89	13	-471	-31.4
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>-179</b>	<b>-236</b>	<b>-93</b>	<b>14</b>	<b>-495</b>	<b>-33</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	1	0	1	0
	Newly Arising LHCO Need from New HH	1	3	3	0	7	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	3	3	0	7	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>8</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	34	103	145	18	300	20
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	10	16	11	1	37	2
<b>Market HH Need Converted to Dwellings</b>		<b>10</b>	<b>16</b>	<b>11</b>	<b>1</b>	<b>39</b>	<b>3</b>
<b>Total Dwellings</b>		<b>-168</b>	<b>-216</b>	<b>-79</b>	<b>15</b>	<b>-449</b>	<b>-30</b>

## Zero Migration Trend Model Outputs

Table 46: Cwmtillery Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Cwmtillery	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	28	15	4	2	49	9.7
B Newly Arising Need from New Households	1	2	3	1	7	1.3
C Newly Arising Need from Existing Households	72	37	10	5	124	24.8
D Projected Social Lets	150	131	44	2	326	65.2
A+B+C-D = E Gross Social Shortfall	-49	-77	-27	6	-147	-29.4
F Existing Social Stock	180	231	177	11	599	-
D / F = G Turnover Rate	17%	15%	5%	3%	-	-
E * G = H Shortfall / Turnover Rate	-8	-11	-1	0	-20	-4.1
E - H Net Household Shortfall	-41	-65	-26	6	-126	-25.3
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>-43</b>	<b>-69</b>	<b>-27</b>	<b>6</b>	<b>-133</b>	<b>-27</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	1	0	1	0
Newly Arising LCHO Need from New HH	1	2	2	0	4	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	1	2	2	0	5	1
<b>LCHO HH Need Converted to Dwellings</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	21	67	100	13	201	40
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	6	10	7	0	24	5
<b>Market HH Need Converted to Dwellings</b>	<b>6</b>	<b>11</b>	<b>8</b>	<b>0</b>	<b>25</b>	<b>5</b>
<b>Total Dwellings</b>	<b>-36</b>	<b>-56</b>	<b>-17</b>	<b>7</b>	<b>-102</b>	<b>-20</b>

Table 47: Cwmtillery Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Cwmtillery	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A	Current Need for Social Housing	0	0	0	0	0
B	Newly Arising Need from New Households	1	2	3	0	6
C	Newly Arising Need from Existing Households	144	74	19	10	248
D	Projected Social Lets	300	261	87	3	652
A+B+C-D = E	Gross Social Shortfall	-155	-185	-65	7	-398
F	Existing Social Stock	180	231	177	11	599
D / F = G	Turnover Rate	17%	15%	5%	3%	-
E * G = H	Shortfall / Turnover Rate	-26	-27	-3	0	-56
E - H	Net Household Shortfall	-130	-158	-62	7	-342
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>-136</b>	<b>-166</b>	<b>-65</b>	<b>8</b>	<b>-360</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
	Current Need for LHCO	0	0	0	0	0
	Newly Arising LHCO Need from New HH	1	2	2	0	4
	Projected LHCO Units	0	0	0	0	0
	Net LHCO Shortfall	1	2	2	0	4
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>4</b>
<b>Intermediate Rent</b>						
	Current Demand for Intermediate	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
	Total households	21	61	85	10	178
	Unable to Afford Market	15	52	79	10	156
	Net Household Need for Market Housing	6	9	6	0	22
<b>Market HH Need Converted to Dwellings</b>		<b>6</b>	<b>10</b>	<b>7</b>	<b>0</b>	<b>23</b>
<b>Total Dwellings</b>		<b>-129</b>	<b>-155</b>	<b>-57</b>	<b>8</b>	<b>-332</b>

Table 48: Cwmtillery Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Cwmtillery	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	28	15	4	2	49	3.2
B	Newly Arising Need from New Households	1	5	6	1	13	0.8
C	Newly Arising Need from Existing Households	216	111	29	15	372	24.8
D	Projected Social Lets	450	392	131	5	978	65.2
A+B+C-D = E	Gross Social Shortfall	-205	-262	-92	13	-545	-36.3
F	Existing Social Stock	180	231	177	11	599	-
D / F = G	Turnover Rate	17%	15%	5%	3%	-	-
E * G = H	Shortfall / Turnover Rate	-34	-38	-4	0	-76	-5.1
E - H	Net Household Shortfall	-171	-224	-88	13	-469	-31.2
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>-179</b>	<b>-235</b>	<b>-92</b>	<b>14</b>	<b>-492</b>	<b>-33</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	1	0	1	0
	Newly Arising LHCO Need from New HH	1	3	4	0	8	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	3	4	0	9	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>9</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	42	128	185	23	379	25
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	12	20	13	1	46	3
<b>Market HH Need Converted to Dwellings</b>		<b>13</b>	<b>21</b>	<b>14</b>	<b>1</b>	<b>48</b>	<b>3</b>
<b>Total Dwellings</b>		<b>-165</b>	<b>-211</b>	<b>-74</b>	<b>15</b>	<b>-435</b>	<b>-29</b>

## Ebbw Vale North

### Ten Year Trend Model Outputs

**Table 49: Ebbw Vale North Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years**

Ebbw Vale North		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	35	20	8	5	67	13.5
B	Newly Arising Need from New Households	0	2	4	0	6	1.3
C	Newly Arising Need from Existing Households	90	50	20	12	172	34.4
D	Projected Social Lets	0	33	46	2	81	16.1
A+B+C-D = E	Gross Social Shortfall	125	39	-14	15	165	33.1
F	Existing Social Stock	33	242	309	9	593	-
D / F = G	Turnover Rate	0%	20%	28%	3%	-	-
E * G = H	Shortfall / Turnover Rate	0	8	-4	0	4	0.9
E - H	Net Household Shortfall	125	31	-10	15	161	32.2
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>132</b>	<b>33</b>	<b>-11</b>	<b>16</b>	<b>169</b>	<b>34</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	2	1	2	0	5	1
	Newly Arising LHCO Need from New HH	0	2	2	0	4	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	3	4	0	9	2
<b>LHCO HH Need Converted to Dwellings</b>		<b>2</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>9</b>	<b>2</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	15	60	91	11	177	35
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	1	8	7	0	16	3
<b>Market HH Need Converted to Dwellings</b>		<b>1</b>	<b>9</b>	<b>7</b>	<b>0</b>	<b>17</b>	<b>3</b>
<b>Total Dwellings</b>		<b>135</b>	<b>45</b>	<b>0</b>	<b>16</b>	<b>196</b>	<b>39</b>



**Table 50: Ebbw Vale North Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years**

Ebbw Vale North		2023-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	0	0	0	0	0	0
B	Newly Arising Need from New Households	0	1	2	0	4	0
C	Newly Arising Need from Existing Households	180	100	40	24	344	34
D	Projected Social Lets	0	66	92	3	161	16
A+B+C-D = E	Gross Social Shortfall	180	36	-50	21	187	19
F	Existing Social Stock	33	242	309	9	593	-
D / F = G	Turnover Rate	0%	20%	28%	3%	-	-
E * G = H	Shortfall / Turnover Rate	0	7	-14	1	-6	-1
E - H	Net Household Shortfall	180	28	-36	20	193	19
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>189</b>	<b>30</b>	<b>-38</b>	<b>21</b>	<b>202</b>	<b>20</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	1	1	0	2	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	0	1	1	0	2	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	11	40	54	6	111	11
	Unable to Afford Market	11	35	50	6	102	10
	Net Household Need for Market Housing	1	5	4	0	9	1
<b>Market HH Need Converted to Dwellings</b>		<b>1</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>1</b>
<b>Total Dwellings</b>		<b>190</b>	<b>36</b>	<b>-33</b>	<b>22</b>	<b>214</b>	<b>21</b>

Table 51: Ebbw Vale North Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Ebbw Vale North		2018-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	35	20	8	5	67	4.5
B	Newly Arising Need from New Households	0	4	6	1	10	0.7
C	Newly Arising Need from Existing Households	269	151	60	36	516	34.4
D	Projected Social Lets	0	99	137	5	242	16.1
A+B+C-D = E	Gross Social Shortfall	305	75	-64	36	352	23.5
F	Existing Social Stock	33	242	309	9	593	-
D / F = G	Turnover Rate	0%	20%	28%	3%	-	-
E * G = H	Shortfall / Turnover Rate	0	15	-18	1	-2	-0.1
E - H	Net Household Shortfall	305	60	-46	35	354	23.6
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>320</b>	<b>63</b>	<b>-49</b>	<b>37</b>	<b>372</b>	<b>25</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	2	1	2	0	5	0
	Newly Arising LHCO Need from New HH	0	3	3	0	6	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	4	5	0	11	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>2</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>11</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	26	100	144	18	288	19
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	2	13	11	0	25	2
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>14</b>	<b>11</b>	<b>0</b>	<b>27</b>	<b>2</b>
<b>Total Dwellings</b>		<b>324</b>	<b>81</b>	<b>-33</b>	<b>38</b>	<b>410</b>	<b>27</b>

## Zero Migration Trend Model Outputs

Table 52: Ebbw Vale North Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Ebbw Vale North	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	35	20	8	5	67	13.5
B Newly Arising Need from New Households	0	3	4	0	7	1.4
C Newly Arising Need from Existing Households	90	50	20	12	172	34.4
D Projected Social Lets	0	33	46	2	81	16.1
A+B+C-D = E Gross Social Shortfall	125	39	-14	15	166	33.2
F Existing Social Stock	33	242	309	9	593	-
D / F = G Turnover Rate	0%	20%	28%	3%	-	-
E * G = H Shortfall / Turnover Rate	0	8	-4	0	4	0.9
E - H Net Household Shortfall	125	31	-10	15	162	32.4
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>132</b>	<b>33</b>	<b>-11</b>	<b>16</b>	<b>170</b>	<b>34</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	2	1	2	0	5	1
Newly Arising LCHO Need from New HH	0	2	2	0	4	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	2	3	4	0	9	2
<b>LCHO HH Need Converted to Dwellings</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>2</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	16	66	100	13	195	39
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	1	9	8	0	18	4
<b>Market HH Need Converted to Dwellings</b>	<b>1</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>19</b>	<b>4</b>
<b>Total Dwellings</b>	<b>135</b>	<b>46</b>	<b>2</b>	<b>16</b>	<b>199</b>	<b>40</b>

Table 53: Ebbw Vale North Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Ebbw Vale North	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	2	3	0	6	1
C Newly Arising Need from Existing Households	180	100	40	24	344	34
D Projected Social Lets	0	66	92	3	161	16
A+B+C-D = E Gross Social Shortfall	180	36	-48	21	189	19
F Existing Social Stock	33	242	309	9	593	-
D / F = G Turnover Rate	0%	20%	28%	3%	-	-
E * G = H Shortfall / Turnover Rate	0	7	-13	1	-6	-1
E - H Net Household Shortfall	180	29	-35	21	195	19
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>189</b>	<b>31</b>	<b>-37</b>	<b>22</b>	<b>204</b>	<b>20</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	0	2	2	0	4	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	0	2	2	0	4	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	16	60	85	10	171	17
Unable to Afford Market	15	52	79	10	156	16
Net Household Need for Market Housing	1	8	6	0	15	2
<b>Market HH Need Converted to Dwellings</b>	<b>1</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>16</b>	<b>2</b>
<b>Total Dwellings</b>	<b>190</b>	<b>41</b>	<b>-28</b>	<b>22</b>	<b>224</b>	<b>22</b>

Table 54: Ebbw Vale North Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Ebbw Vale North		2018-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	35	20	8	5	67	4.5
B	Newly Arising Need from New Households	0	5	7	1	13	0.9
C	Newly Arising Need from Existing Households	269	151	60	36	516	34.4
D	Projected Social Lets	0	99	137	5	242	16.1
A+B+C-D = E	Gross Social Shortfall	305	76	-62	37	355	23.7
F	Existing Social Stock	33	242	309	9	593	-
D / F = G	Turnover Rate	0%	20%	28%	3%	-	-
E * G = H	Shortfall / Turnover Rate	0	15	-17	1	-1	-0.1
E - H	Net Household Shortfall	305	61	-45	36	356	23.8
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>320</b>	<b>64</b>	<b>-47</b>	<b>37</b>	<b>374</b>	<b>25</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	2	1	2	0	5	0
	Newly Arising LHCO Need from New HH	0	3	4	0	8	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	5	6	0	13	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>2</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>14</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	32	126	185	23	366	24
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	2	17	14	0	33	2
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>18</b>	<b>15</b>	<b>0</b>	<b>35</b>	<b>2</b>
<b>Total Dwellings</b>		<b>325</b>	<b>86</b>	<b>-26</b>	<b>38</b>	<b>423</b>	<b>28</b>

## Ebbw Vale South

### Ten Year Trend Model Outputs

**Table 55: Ebbw Vale South Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years**

Ebbw Vale South		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	75	38	16	10	139	27.8
B	Newly Arising Need from New Households	0	1	3	0	5	0.9
C	Newly Arising Need from Existing Households	191	97	40	26	354	70.9
D	Projected Social Lets	124	175	118	2	418	83.7
A+B+C-D = E	Gross Social Shortfall	143	-38	-60	35	80	16.0
F	Existing Social Stock	132	62	154	0	348	-
D / F = G	Turnover Rate	19%	27%	18%	33%	-	-
E * G = H	Shortfall / Turnover Rate	27	-10	-11	12	18	3.5
E - H	Net Household Shortfall	116	-28	-49	24	62	12.5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>122</b>	<b>-30</b>	<b>-52</b>	<b>25</b>	<b>65</b>	<b>13</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	1	1	0	2	0
	Newly Arising LHCO Need from New HH	0	1	2	0	3	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	2	2	0	5	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	20	59	92	12	183	37
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	6	7	8	1	22	4
<b>Market HH Need Converted to Dwellings</b>		<b>7</b>	<b>7</b>	<b>9</b>	<b>1</b>	<b>23</b>	<b>5</b>
<b>Total Dwellings</b>		<b>130</b>	<b>-21</b>	<b>-41</b>	<b>26</b>	<b>94</b>	<b>19</b>

**Table 56: Ebbw Vale South Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years**

Ebbw Vale South		2023-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	0	0	0	0	0	0
B	Newly Arising Need from New Households	0	1	2	0	3	0
C	Newly Arising Need from Existing Households	383	195	79	52	709	71
D	Projected Social Lets	248	350	236	3	837	84
A+B+C-D = E	Gross Social Shortfall	135	-154	-155	49	-124	-12
F	Existing Social Stock	132	62	154	0	348	-
D / F = G	Turnover Rate	19%	27%	18%	33%	-	-
E * G = H	Shortfall / Turnover Rate	25	-41	-28	16	-27	-3
E - H	Net Household Shortfall	110	-113	-127	33	-98	-10
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>116</b>	<b>-119</b>	<b>-134</b>	<b>35</b>	<b>-102</b>	<b>-10</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	1	1	0	2	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	0	1	1	0	2	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	16	40	55	6	117	12
	Unable to Afford Market	11	35	50	6	102	10
	Net Household Need for Market Housing	5	5	5	0	15	2
<b>Market HH Need Converted to Dwellings</b>		<b>5</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>16</b>	<b>2</b>
<b>Total Dwellings</b>		<b>121</b>	<b>-114</b>	<b>-127</b>	<b>35</b>	<b>-84</b>	<b>-8</b>

Table 57: Ebbw Vale South Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Abertillery	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	75	38	16	10	139	9.3
B	Newly Arising Need from New Households	1	2	4	1	8	0.5
C	Newly Arising Need from Existing Households	574	292	119	78	1063	70.9
D	Projected Social Lets	371	525	353	5	1255	83.7
A+B+C-D = E	Gross Social Shortfall	279	-193	-215	84	-45	-3.0
F	Existing Social Stock	132	62	154	0	348	-
D / F = G	Turnover Rate	19%	27%	18%	33%	-	-
E * G = H	Shortfall / Turnover Rate	52	-51	-38	28	-9	-0.6
E - H	Net Household Shortfall	226	-142	-176	57	-35	-2.4
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>238</b>	<b>-149</b>	<b>-185</b>	<b>59</b>	<b>-37</b>	<b>-2</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	1	1	0	2	0
	Newly Arising LHCO Need from New HH	1	1	3	0	6	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	2	3	0	8	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>2</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	36	98	148	18	300	20
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	11	11	14	1	37	2
<b>Market HH Need Converted to Dwellings</b>		<b>12</b>	<b>12</b>	<b>14</b>	<b>1</b>	<b>39</b>	<b>3</b>
<b>Total Dwellings</b>		<b>251</b>	<b>-135</b>	<b>-167</b>	<b>61</b>	<b>10</b>	<b>1</b>



## Zero Migration Trend Model Outputs

Table 58: Ebbw Vale South Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Ebbw Vale South	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	75	38	16	10	139	27.8
B Newly Arising Need from New Households	1	1	3	0	5	1.0
C Newly Arising Need from Existing Households	191	97	40	26	354	70.9
D Projected Social Lets	124	175	118	2	418	83.7
A+B+C-D = E Gross Social Shortfall	143	-38	-60	35	80	16.1
F Existing Social Stock	132	62	154	0	348	-
D / F = G Turnover Rate	19%	27%	18%	33%	-	-
E * G = H Shortfall / Turnover Rate	27	-10	-11	12	18	3.5
E - H Net Household Shortfall	116	-28	-49	24	63	12.5
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>122</b>	<b>-29</b>	<b>-52</b>	<b>25</b>	<b>66</b>	<b>13</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	1	1	1	0	2	0
Newly Arising LCHO Need from New HH	1	1	2	0	4	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	1	2	3	0	6	1
<b>LCHO HH Need Converted to Dwellings</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>6</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	22	64	102	13	201	40
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	7	7	9	1	24	5
<b>Market HH Need Converted to Dwellings</b>	<b>7</b>	<b>7</b>	<b>10</b>	<b>1</b>	<b>25</b>	<b>5</b>
<b>Total Dwellings</b>	<b>131</b>	<b>-20</b>	<b>-39</b>	<b>26</b>	<b>96</b>	<b>19</b>

Table 59: Ebbw Vale South Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Ebbw Vale South	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	1	1	3	0	5	0
C Newly Arising Need from Existing Households	383	195	79	52	709	71
D Projected Social Lets	248	350	236	3	837	84
A+B+C-D = E Gross Social Shortfall	136	-154	-154	49	-123	-12
F Existing Social Stock	132	62	154	0	348	-
D / F = G Turnover Rate	19%	27%	18%	33%	-	-
E * G = H Shortfall / Turnover Rate	25	-41	-27	16	-27	-3
E - H Net Household Shortfall	110	-113	-126	33	-96	-10
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>116</b>	<b>-119</b>	<b>-133</b>	<b>35</b>	<b>-101</b>	<b>-10</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	1	1	2	0	3	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	1	1	2	0	3	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	22	59	87	10	178	18
Unable to Afford Market	15	52	79	10	156	16
Net Household Need for Market Housing	7	7	8	0	22	2
<b>Market HH Need Converted to Dwellings</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>0</b>	<b>23</b>	<b>2</b>
<b>Total Dwellings</b>	<b>124</b>	<b>-111</b>	<b>-123</b>	<b>35</b>	<b>-75</b>	<b>-7</b>

Table 60: Ebbw Vale South Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Abertillery	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	75	38	16	10	139	9.3
B	Newly Arising Need from New Households	1	2	5	1	10	0.7
C	Newly Arising Need from Existing Households	574	292	119	78	1063	70.9
D	Projected Social Lets	371	525	353	5	1255	83.7
A+B+C-D = E	Gross Social Shortfall	279	-192	-214	85	-43	-2.8
F	Existing Social Stock	132	62	154	0	348	-
D / F = G	Turnover Rate	19%	27%	18%	33%	-	-
E * G = H	Shortfall / Turnover Rate	52	-51	-38	28	-9	-0.6
E - H	Net Household Shortfall	226	-141	-176	57	-34	-2.2
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>238</b>	<b>-148</b>	<b>-184</b>	<b>60</b>	<b>-35</b>	<b>-2</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	1	1	0	2	0
	Newly Arising LHCO Need from New HH	1	2	4	0	7	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	2	4	0	9	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>2</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>9</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	44	123	188	24	378	25
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	14	14	17	1	45	3
<b>Market HH Need Converted to Dwellings</b>		<b>14</b>	<b>14</b>	<b>18</b>	<b>1</b>	<b>48</b>	<b>3</b>
<b>Total Dwellings</b>		<b>254</b>	<b>-131</b>	<b>-162</b>	<b>61</b>	<b>22</b>	<b>1</b>

# Georgetown

## Ten Year Trend Model Outputs

Table 61: Georgetown Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Georgetown		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	15	8	3	1	28	5.5
B	Newly Arising Need from New Households	0	2	3	1	5	1.0
C	Newly Arising Need from Existing Households	39	21	8	2	70	14.0
D	Projected Social Lets	8	7	18	2	35	7.0
A+B+C-D = E	Gross Social Shortfall	47	25	-5	2	68	13.6
F	Existing Social Stock	60	69	78	1	208	-
D / F = G	Turnover Rate	3%	2%	6%	7%	-	-
E * G = H	Shortfall / Turnover Rate	1	1	0	0	2	0.3
E - H	Net Household Shortfall	45	24	-5	2	66	13.3
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>48</b>	<b>25</b>	<b>-5</b>	<b>2</b>	<b>70</b>	<b>14</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	1	1	0	2	0
	Newly Arising LHCO Need from New HH	0	1	3	0	5	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	2	4	0	6	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>7</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	16	59	89	11	175	35
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	2	7	5	0	14	3
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>15</b>	<b>3</b>
<b>Total Dwellings</b>		<b>50</b>	<b>35</b>	<b>4</b>	<b>2</b>	<b>91</b>	<b>18</b>

Table 62: Georgetown Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Georgetown	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	1	2	0	3	0
C Newly Arising Need from Existing Households	78	43	15	4	140	14
D Projected Social Lets	17	13	37	3	70	7
A+B+C-D = E Gross Social Shortfall	62	31	-20	1	74	7
F Existing Social Stock	60	69	78	1	208	-
D / F = G Turnover Rate	3%	2%	6%	7%	-	-
E * G = H Shortfall / Turnover Rate	2	1	-1	0	1	0
E - H Net Household Shortfall	60	30	-19	1	73	7
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>63</b>	<b>31</b>	<b>-20</b>	<b>1</b>	<b>76</b>	<b>8</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	0	1	2	0	3	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	0	1	2	0	3	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	12	40	53	6	112	11
Unable to Afford Market	11	35	50	6	102	10
Net Household Need for Market Housing	1	5	3	0	10	1
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>10</b>	<b>1</b>
<b>Total Dwellings</b>	<b>65</b>	<b>38</b>	<b>-14</b>	<b>1</b>	<b>90</b>	<b>9</b>

Table 63: Georgetown Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Georgetown		2018-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	15	8	3	1	28	1.8
B	Newly Arising Need from New Households	1	3	4	1	9	0.6
C	Newly Arising Need from Existing Households	118	64	23	6	211	14.0
D	Projected Social Lets	25	20	55	5	105	7.0
A+B+C-D = E	Gross Social Shortfall	109	55	-25	3	142	9.5
F	Existing Social Stock	60	69	78	1	208	-
D / F = G	Turnover Rate	3%	2%	6%	7%	-	-
E * G = H	Shortfall / Turnover Rate	3	1	-2	0	3	0.2
E - H	Net Household Shortfall	106	54	-23	3	139	9.3
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>111</b>	<b>57</b>	<b>-25</b>	<b>3</b>	<b>146</b>	<b>10</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	1	1	0	2	0
	Newly Arising LHCO Need from New HH	0	2	5	0	8	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	3	5	0	9	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>10</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	28	99	142	18	287	19
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	3	12	8	0	24	2
<b>Market HH Need Converted to Dwellings</b>		<b>4</b>	<b>13</b>	<b>8</b>	<b>0</b>	<b>25</b>	<b>2</b>
<b>Total Dwellings</b>		<b>115</b>	<b>72</b>	<b>-11</b>	<b>4</b>	<b>181</b>	<b>12</b>

## Zero Migration Trend Model Outputs

Table 64: Georgetown Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Georgetown	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	15	8	3	1	28	5.5
B Newly Arising Need from New Households	0	2	3	1	6	1.1
C Newly Arising Need from Existing Households	39	21	8	2	70	14.0
D Projected Social Lets	8	7	18	2	35	7.0
A+B+C-D = E Gross Social Shortfall	47	25	-5	2	68	13.7
F Existing Social Stock	60	69	78	1	208	-
D / F = G Turnover Rate	3%	2%	6%	7%	-	-
E * G = H Shortfall / Turnover Rate	1	1	0	0	2	0.3
E - H Net Household Shortfall	45	24	-5	2	67	13.3
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>48</b>	<b>26</b>	<b>-5</b>	<b>2</b>	<b>70</b>	<b>14</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	1	1	0	2	0
Newly Arising LCHO Need from New HH	0	1	3	0	5	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	1	2	4	0	7	1
<b>LCHO HH Need Converted to Dwellings</b>	<b>1</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>7</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	17	64	98	13	192	38
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	2	8	5	0	15	3
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>8</b>	<b>6</b>	<b>0</b>	<b>16</b>	<b>3</b>
<b>Total Dwellings</b>	<b>50</b>	<b>36</b>	<b>5</b>	<b>2</b>	<b>93</b>	<b>19</b>

Table 65: Georgetown Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Georgetown	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	2	3	0	5	1
C Newly Arising Need from Existing Households	78	43	15	4	140	14
D Projected Social Lets	17	13	37	3	70	7
A+B+C-D = E Gross Social Shortfall	62	31	-19	1	76	8
F Existing Social Stock	60	69	78	1	208	-
D / F = G Turnover Rate	3%	2%	6%	7%	-	-
E * G = H Shortfall / Turnover Rate	2	1	-1	0	1	0
E - H Net Household Shortfall	60	30	-18	1	74	7
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>63</b>	<b>32</b>	<b>-19</b>	<b>1</b>	<b>78</b>	<b>8</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	0	1	3	0	5	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	0	1	3	0	5	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	17	59	83	10	170	17
Unable to Afford Market	15	52	79	10	156	16
Net Household Need for Market Housing	2	7	5	0	14	1
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>8</b>	<b>5</b>	<b>0</b>	<b>15</b>	<b>1</b>
<b>Total Dwellings</b>	<b>66</b>	<b>41</b>	<b>-11</b>	<b>2</b>	<b>98</b>	<b>10</b>



Table 66: Georgetown Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Georgetown		2018-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	15	8	3	1	28	1.8
B	Newly Arising Need from New Households	1	4	5	1	11	0.7
C	Newly Arising Need from Existing Households	118	64	23	6	211	14.0
D	Projected Social Lets	25	20	55	5	105	7.0
A+B+C-D = E	Gross Social Shortfall	109	56	-24	3	144	9.6
F	Existing Social Stock	60	69	78	1	208	-
D / F = G	Turnover Rate	3%	2%	6%	7%	-	-
E * G = H	Shortfall / Turnover Rate	3	1	-1	0	3	0.2
E - H	Net Household Shortfall	106	55	-22	3	141	9.4
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>111</b>	<b>58</b>	<b>-24</b>	<b>3</b>	<b>148</b>	<b>10</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	1	1	0	2	0
	Newly Arising LHCO Need from New HH	1	3	6	0	10	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	3	7	0	11	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>3</b>	<b>7</b>	<b>0</b>	<b>12</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	34	124	181	23	362	24
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	4	15	10	1	29	2
<b>Market HH Need Converted to Dwellings</b>		<b>4</b>	<b>16</b>	<b>10</b>	<b>1</b>	<b>31</b>	<b>2</b>
<b>Total Dwellings</b>		<b>116</b>	<b>77</b>	<b>-6</b>	<b>4</b>	<b>191</b>	<b>13</b>

# Llanhilleth

## Ten Year Trend Model Outputs

Table 67: Llanhilleth Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Llanhilleth		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	47	19	5	3	75	15.0
B	Newly Arising Need from New Households	0	2	3	0	6	1.2
C	Newly Arising Need from Existing Households	121	49	13	8	192	38.3
D	Projected Social Lets	62	167	25	0	254	50.8
A+B+C-D = E	Gross Social Shortfall	106	-96	-3	12	19	3.7
F	Existing Social Stock	84	299	136	7	526	-
D / F = G	Turnover Rate	15%	40%	6%	0%	-	-
E * G = H	Shortfall / Turnover Rate	16	-38	0	0	-23	-4.5
E - H	Net Household Shortfall	91	-58	-3	12	41	8.3
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>95</b>	<b>-61</b>	<b>-3</b>	<b>12</b>	<b>43</b>	<b>9</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	2	2	0	5	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	0	2	2	0	5	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	18	65	93	12	188	38
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	4	13	9	0	27	5
<b>Market HH Need Converted to Dwellings</b>		<b>4</b>	<b>14</b>	<b>10</b>	<b>0</b>	<b>28</b>	<b>6</b>
<b>Total Dwellings</b>		<b>100</b>	<b>-45</b>	<b>9</b>	<b>13</b>	<b>76</b>	<b>15</b>

Table 68: Llanhilleth Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Llanhilleth	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	2	2	0	4	0
C Newly Arising Need from Existing Households	242	98	27	17	383	38
D Projected Social Lets	124	334	50	0	508	51
A+B+C-D = E Gross Social Shortfall	118	-234	-21	17	-121	-12
F Existing Social Stock	84	299	136	7	526	-
D / F = G Turnover Rate	15%	40%	6%	0%	-	-
E * G = H Shortfall / Turnover Rate	17	-93	-1	0	-77	-8
E - H Net Household Shortfall	100	-141	-20	17	-44	-4
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>106</b>	<b>-148</b>	<b>-21</b>	<b>18</b>	<b>-46</b>	<b>-5</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	0	1	2	0	3	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	0	1	2	0	3	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	14	45	56	6	121	12
Unable to Afford Market	11	35	50	6	102	10
Net Household Need for Market Housing	3	10	6	0	19	2
<b>Market HH Need Converted to Dwellings</b>	<b>3</b>	<b>10</b>	<b>7</b>	<b>0</b>	<b>20</b>	<b>2</b>
<b>Total Dwellings</b>	<b>109</b>	<b>-136</b>	<b>-13</b>	<b>18</b>	<b>-22</b>	<b>-2</b>

Table 69: Llanhilleth Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Llanhilleth		2018-33						
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>								
A	Current Need for Social Housing	47	19	5	3	75	5.0	
B	Newly Arising Need from New Households	1	4	5	0	10	0.7	
C	Newly Arising Need from Existing Households	362	148	40	25	575	38.3	
D	Projected Social Lets	186	501	76	0	762	50.8	
A+B+C-D = E		Gross Social Shortfall	224	-330	-25	28	-102	-6.8
F	Existing Social Stock	84	299	136	7	526	-	
D / F = G		Turnover Rate	15%	40%	6%	0%	-	-
E * G = H		Shortfall / Turnover Rate	33	-131	-1	0	-99	-6.6
E - H		Net Household Shortfall	191	-199	-23	28	-2	-0.2
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>201</b>	<b>-209</b>	<b>-25</b>	<b>30</b>	<b>-3</b>	<b>0</b>	
<b>Portion of Unable to Afford Market that qualify for LHCO</b>								
Current Need for LHCO		0	0	0	0	0	0	
Newly Arising LHCO Need from New HH		1	3	4	0	8	1	
Projected LHCO Units		0	0	0	0	0	0	
Net LHCO Shortfall		1	3	4	0	8	1	
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>1</b>	
<b>Intermediate Rent</b>								
Current Demand for Intermediate		0	0	0	0	0	0	
Future Demand for Intermediate Rent		0	0	0	0	0	0	
Supply of Intermediate Rent		0	0	0	0	0	0	
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Market Housing</b>								
Total households		31	110	150	18	309	21	
Unable to Afford Market		25	87	134	17	263	18	
Net Household Need for Market Housing		7	23	16	1	46	3	
<b>Market HH Need Converted to Dwellings</b>		<b>7</b>	<b>24</b>	<b>17</b>	<b>1</b>	<b>48</b>	<b>3</b>	
<b>Total Dwellings</b>		<b>209</b>	<b>-181</b>	<b>-4</b>	<b>31</b>	<b>54</b>	<b>4</b>	

## Zero Migration Trend Model Outputs

Table 70: Llanhilleth Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Llanhilleth	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	47	19	5	3	75	15.0
B Newly Arising Need from New Households	0	3	3	0	6	1.3
C Newly Arising Need from Existing Households	121	49	13	8	192	38.3
D Projected Social Lets	62	167	25	0	254	50.8
A+B+C-D = E Gross Social Shortfall	107	-96	-3	12	19	3.8
F Existing Social Stock	84	299	136	7	526	-
D / F = G Turnover Rate	15%	40%	6%	0%	-	-
E * G = H Shortfall / Turnover Rate	16	-38	0	0	-23	-4.5
E - H Net Household Shortfall	91	-58	-3	12	42	8.4
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>95</b>	<b>-61</b>	<b>-3</b>	<b>12</b>	<b>44</b>	<b>9</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	0	2	2	0	5	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	0	2	2	0	5	1
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	19	71	103	13	206	41
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	4	14	10	0	29	6
<b>Market HH Need Converted to Dwellings</b>	<b>4</b>	<b>15</b>	<b>11</b>	<b>0</b>	<b>30</b>	<b>6</b>
<b>Total Dwellings</b>	<b>100</b>	<b>-44</b>	<b>10</b>	<b>13</b>	<b>79</b>	<b>16</b>

Table 71: Llanhilleth Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Llanhilleth	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	2	3	0	6	1
C Newly Arising Need from Existing Households	242	98	27	17	383	38
D Projected Social Lets	124	334	50	0	508	51
A+B+C-D = E Gross Social Shortfall	118	-233	-21	17	-119	-12
F Existing Social Stock	84	299	136	7	526	-
D / F = G Turnover Rate	15%	40%	6%	0%	-	-
E * G = H Shortfall / Turnover Rate	17	-93	-1	0	-76	-8
E - H Net Household Shortfall	101	-140	-19	17	-42	-4
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>106</b>	<b>-147</b>	<b>-20</b>	<b>18</b>	<b>-45</b>	<b>-4</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	0	2	2	0	5	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	0	2	2	0	5	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	19	65	88	10	183	18
Unable to Afford Market	15	52	79	10	156	16
Net Household Need for Market Housing	4	13	9	0	27	3
<b>Market HH Need Converted to Dwellings</b>	<b>4</b>	<b>14</b>	<b>10</b>	<b>0</b>	<b>28</b>	<b>3</b>
<b>Total Dwellings</b>	<b>110</b>	<b>-131</b>	<b>-8</b>	<b>18</b>	<b>-11</b>	<b>-1</b>

Table 72: Llanhilleth Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Llanhilleth		2018-33						
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>								
A	Current Need for Social Housing	47	19	5	3	75	5.0	
B	Newly Arising Need from New Households	1	5	6	1	13	0.8	
C	Newly Arising Need from Existing Households	362	148	40	25	575	38.3	
D	Projected Social Lets	186	501	76	0	762	50.8	
A+B+C-D = E		Gross Social Shortfall	224	-329	-24	29	-100	-6.6
F	Existing Social Stock	84	299	136	7	526	-	
D / F = G		Turnover Rate	15%	40%	6%	0%	-	-
E * G = H		Shortfall / Turnover Rate	33	-131	-1	0	-99	-6.6
E - H		Net Household Shortfall	191	-198	-22	29	-1	0.0
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>201</b>	<b>-208</b>	<b>-23</b>	<b>30</b>	<b>-1</b>	<b>0</b>	
<b>Portion of Unable to Afford Market that qualify for LHCO</b>								
Current Need for LHCO		0	0	0	0	0	0	
Newly Arising LHCO Need from New HH		1	4	4	0	10	1	
Projected LHCO Units		0	0	0	0	0	0	
Net LHCO Shortfall		1	4	4	0	10	1	
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>10</b>	<b>1</b>	
<b>Intermediate Rent</b>								
Current Demand for Intermediate		0	0	0	0	0	0	
Future Demand for Intermediate Rent		0	0	0	0	0	0	
Supply of Intermediate Rent		0	0	0	0	0	0	
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Market Housing</b>								
Total households		38	136	191	23	388	26	
Unable to Afford Market		30	109	171	23	333	22	
Net Household Need for Market Housing		8	27	19	1	56	4	
<b>Market HH Need Converted to Dwellings</b>		<b>9</b>	<b>29</b>	<b>20</b>	<b>1</b>	<b>58</b>	<b>4</b>	
<b>Total Dwellings</b>		<b>210</b>	<b>-175</b>	<b>2</b>	<b>31</b>	<b>68</b>	<b>5</b>	

# Nantyglo

## Ten Year Trend Model Outputs

Table 73: Nantyglo Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Nantyglo		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	47	21	6	3	77	15.4
B	Newly Arising Need from New Households	0	1	3	1	5	1.1
C	Newly Arising Need from Existing Households	119	54	16	7	196	39.3
D	Projected Social Lets	47	118	80	0	246	49.2
A+B+C-D = E	Gross Social Shortfall	119	-42	-54	11	33	6.6
F	Existing Social Stock	70	166	384	8	628	-
D / F = G	Turnover Rate	14%	34%	23%	0%	-	-
E * G = H	Shortfall / Turnover Rate	16	-14	-12	0	-11	-2.1
E - H	Net Household Shortfall	103	-28	-42	11	44	8.8
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>108</b>	<b>-29</b>	<b>-44</b>	<b>11</b>	<b>46</b>	<b>9</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	1	2	0	3	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	0	1	2	0	3	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	16	57	91	11	175	35
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	2	5	7	0	14	3
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>5</b>	<b>7</b>	<b>0</b>	<b>14</b>	<b>3</b>
<b>Total Dwellings</b>		<b>110</b>	<b>-23</b>	<b>-35</b>	<b>12</b>	<b>64</b>	<b>13</b>



Table 74: Nantyglo Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Nantyglo	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A	Current Need for Social Housing	0	0	0	0	0
B	Newly Arising Need from New Households	0	0	1	0	2
C	Newly Arising Need from Existing Households	238	108	32	14	393
D	Projected Social Lets	95	237	160	0	492
A+B+C-D = E	Gross Social Shortfall	144	-128	-127	15	-97
F	Existing Social Stock	70	166	384	8	628
D / F = G	Turnover Rate	14%	34%	23%	0%	-
E * G = H	Shortfall / Turnover Rate	19	-43	-29	0	-53
E - H	Net Household Shortfall	124	-85	-98	15	-44
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>131</b>	<b>-89</b>	<b>-103</b>	<b>15</b>	<b>-46</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
	Current Need for LCHO	0	0	0	0	0
	Newly Arising LCHO Need from New HH	0	0	1	0	1
	Projected LHCO Units	0	0	0	0	0
	Net LCHO Shortfall	0	0	1	0	1
<b>LCHO HH Need Converted to Dwellings</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Intermediate Rent</b>						
	Current Demand for Intermediate	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
	Total households	11	37	52	6	107
	Unable to Afford Market	11	35	50	6	102
	Net Household Need for Market Housing	1	2	2	0	5
<b>Market HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>6</b>
<b>Total Dwellings</b>		<b>132</b>	<b>-87</b>	<b>-99</b>	<b>15</b>	<b>-39</b>

Table 75: Nantyglo Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Nantyglo	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	47	21	6	3	77	5.1
B	Newly Arising Need from New Households	0	1	5	1	7	0.5
C	Newly Arising Need from Existing Households	357	162	49	22	589	39.3
D	Projected Social Lets	142	355	241	0	737	49.2
A+B+C-D = E	Gross Social Shortfall	263	-170	-181	25	-63	-4.2
F	Existing Social Stock	70	166	384	8	628	-
D / F = G	Turnover Rate	14%	34%	23%	0%	-	-
E * G = H	Shortfall / Turnover Rate	35	-58	-41	0	-64	-4.2
E - H	Net Household Shortfall	227	-113	-140	25	0	0.0
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>239</b>	<b>-118</b>	<b>-147</b>	<b>27</b>	<b>0</b>	<b>0</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	1	3	0	4	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	0	1	3	0	4	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>0</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	27	94	143	18	282	19
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	3	7	9	0	19	1
<b>Market HH Need Converted to Dwellings</b>		<b>3</b>	<b>7</b>	<b>10</b>	<b>0</b>	<b>20</b>	<b>1</b>
<b>Total Dwellings</b>		<b>242</b>	<b>-110</b>	<b>-134</b>	<b>27</b>	<b>25</b>	<b>2</b>

## Zero Migration Trend Model Outputs

Table 76: Nantyglo Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Nantyglo	2018-23						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	47	21	6	3	77	15.4
B	Newly Arising Need from New Households	0	1	4	1	6	1.2
C	Newly Arising Need from Existing Households	119	54	16	7	196	39.3
D	Projected Social Lets	47	118	80	0	246	49.2
A+B+C-D = E	Gross Social Shortfall	119	-42	-54	11	34	6.8
F	Existing Social Stock	70	166	384	8	628	-
D / F = G	Turnover Rate	14%	34%	23%	0%	-	-
E * G = H	Shortfall / Turnover Rate	16	-14	-12	0	-10	-2.1
E - H	Net Household Shortfall	103	-28	-41	11	44	8.9
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>108</b>	<b>-29</b>	<b>-43</b>	<b>11</b>	<b>47</b>	<b>9</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LCHO	0	0	0	0	0	0
	Newly Arising LCHO Need from New HH	0	1	2	0	4	1
	Projected LCHO Units	0	0	0	0	0	0
	Net LCHO Shortfall	0	1	2	0	4	1
<b>LCHO HH Need Converted to Dwellings</b>		<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	17	62	100	13	193	39
	Unable to Afford Market	15	57	93	12	177	35
	Net Household Need for Market Housing	2	5	8	0	16	3
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>6</b>	<b>8</b>	<b>0</b>	<b>16</b>	<b>3</b>
<b>Total Dwellings</b>		<b>110</b>	<b>-22</b>	<b>-33</b>	<b>12</b>	<b>67</b>	<b>13</b>

Table 77: Nantyglo Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Nantyglo	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A	Current Need for Social Housing	0	0	0	0	0
B	Newly Arising Need from New Households	0	1	3	0	4
C	Newly Arising Need from Existing Households	238	108	32	14	393
D	Projected Social Lets	95	237	160	0	492
A+B+C-D = E	Gross Social Shortfall	144	-128	-125	15	-94
F	Existing Social Stock	70	166	384	8	628
D / F = G	Turnover Rate	14%	34%	23%	0%	-
E * G = H	Shortfall / Turnover Rate	19	-43	-29	0	-52
E - H	Net Household Shortfall	124	-85	-97	15	-42
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>131</b>	<b>-89</b>	<b>-101</b>	<b>16</b>	<b>-44</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
	Current Need for LHCO	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	1	2	0	3
	Projected LHCO Units	0	0	0	0	0
	Net LHCO Shortfall	0	1	2	0	3
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>
<b>Intermediate Rent</b>						
	Current Demand for Intermediate	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
	Total households	17	56	84	10	167
	Unable to Afford Market	15	52	79	10	156
	Net Household Need for Market Housing	2	4	6	0	12
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>4</b>	<b>6</b>	<b>0</b>	<b>12</b>
<b>Total Dwellings</b>		<b>133</b>	<b>-84</b>	<b>-94</b>	<b>16</b>	<b>-29</b>

Table 78: Nantyglo Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Nantyglo	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	47	21	6	3	77	5.1
B	Newly Arising Need from New Households	1	2	7	1	11	0.7
C	Newly Arising Need from Existing Households	357	162	49	22	589	39.3
D	Projected Social Lets	142	355	241	0	737	49.2
A+B+C-D = E	Gross Social Shortfall	263	-170	-179	26	-60	-4.0
F	Existing Social Stock	70	166	384	8	628	-
D / F = G	Turnover Rate	14%	34%	23%	0%	-	-
E * G = H	Shortfall / Turnover Rate	35	-57	-41	0	-63	-4.2
E - H	Net Household Shortfall	227	-112	-138	26	3	0.2
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>239</b>	<b>-118</b>	<b>-145</b>	<b>27</b>	<b>3</b>	<b>0</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	2	4	0	6	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	0	2	4	0	6	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>7</b>	<b>0</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	34	118	185	23	360	24
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	4	10	13	0	27	2
<b>Market HH Need Converted to Dwellings</b>		<b>4</b>	<b>10</b>	<b>14</b>	<b>0</b>	<b>29</b>	<b>2</b>
<b>Total Dwellings</b>		<b>243</b>	<b>-106</b>	<b>-127</b>	<b>28</b>	<b>38</b>	<b>3</b>

# Rassau

## Ten Year Trend Model Outputs

Table 79: Rassau Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Rassau		2018-23					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	16	8	4	1	30	5.9
B	Newly Arising Need from New Households	0	2	4	0	6	1.2
C	Newly Arising Need from Existing Households	41	21	10	4	75	15.1
D	Projected Social Lets	18	106	105	3	233	46.6
A+B+C-D = E	Gross Social Shortfall	38	-75	-88	2	-122	-24.4
F	Existing Social Stock	43	200	220	13	476	-
D / F = G	Turnover Rate	9%	49%	49%	4%	-	-
E * G = H	Shortfall / Turnover Rate	3	-37	-43	0	-76	-15.3
E - H	Net Household Shortfall	35	-38	-45	2	-45	-9.1
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>37</b>	<b>-40</b>	<b>-47</b>	<b>2</b>	<b>-48</b>	<b>-10</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	2	2	0	6	1
	Newly Arising LHCO Need from New HH	0	1	2	0	3	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	3	4	0	9	2
<b>LHCO HH Need Converted to Dwellings</b>		<b>2</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>9</b>	<b>2</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	15	57	88	11	172	34
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	1	5	4	0	10	2
<b>Market HH Need Converted to Dwellings</b>		<b>1</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>11</b>	<b>2</b>
<b>Total Dwellings</b>		<b>40</b>	<b>-31</b>	<b>-39</b>	<b>3</b>	<b>-27</b>	<b>-5</b>

Table 80: Rassau Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Rassau	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	1	2	0	3	0
C Newly Arising Need from Existing Households	81	42	20	8	151	15
D Projected Social Lets	37	212	210	7	466	47
A+B+C-D = E Gross Social Shortfall	45	-169	-189	1	-312	-31
F Existing Social Stock	43	200	220	13	476	-
D / F = G Turnover Rate	9%	49%	49%	4%	-	-
E * G = H Shortfall / Turnover Rate	4	-83	-92	0	-172	-17
E - H Net Household Shortfall	41	-86	-96	1	-140	-14
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>43</b>	<b>-90</b>	<b>-101</b>	<b>1</b>	<b>-147</b>	<b>-15</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	0	0	0	0	0	0
Newly Arising LHCO Need from New HH	0	1	1	0	2	0
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	0	1	1	0	2	0
<b>LHCO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	11	38	52	6	108	11
Unable to Afford Market	11	35	50	6	102	10
Net Household Need for Market Housing	1	3	2	0	6	1
<b>Market HH Need Converted to Dwellings</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>1</b>
<b>Total Dwellings</b>	<b>44</b>	<b>-86</b>	<b>-98</b>	<b>1</b>	<b>-139</b>	<b>-14</b>

Table 81: Rassau Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Rassau	2018-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	16	8	4	1	30	2.0
B Newly Arising Need from New Households	0	3	6	1	9	0.6
C Newly Arising Need from Existing Households	122	63	30	11	226	15.1
D Projected Social Lets	55	318	316	10	699	46.6
A+B+C-D = E Gross Social Shortfall	83	-244	-276	3	-433	-28.9
F Existing Social Stock	43	200	220	13	476	-
D / F = G Turnover Rate	9%	49%	49%	4%	-	-
E * G = H Shortfall / Turnover Rate	7	-120	-135	0	-248	-16.5
E - H Net Household Shortfall	76	-124	-141	3	-185	-12.4
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>80</b>	<b>-130</b>	<b>-148</b>	<b>3</b>	<b>-195</b>	<b>-13</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LHCO	1	2	2	0	6	0
Newly Arising LHCO Need from New HH	0	2	2	0	5	0
Projected LHCO Units	0	0	0	0	0	0
Net LHCO Shortfall	2	4	5	0	11	1
<b>LHCO HH Need Converted to Dwellings</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>11</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	26	96	140	18	280	19
Unable to Afford Market	25	87	134	17	263	18
Net Household Need for Market Housing	2	9	6	0	17	1
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>9</b>	<b>6</b>	<b>0</b>	<b>17</b>	<b>1</b>
<b>Total Dwellings</b>	<b>83</b>	<b>-116</b>	<b>-137</b>	<b>4</b>	<b>-166</b>	<b>-11</b>



## Zero Migration Trend Model Outputs

Table 82: Rassau Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Rassau	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	16	8	4	1	30	5.9
B Newly Arising Need from New Households	0	2	4	0	7	1.3
C Newly Arising Need from Existing Households	41	21	10	4	75	15.1
D Projected Social Lets	18	106	105	3	233	46.6
A+B+C-D = E Gross Social Shortfall	38	-75	-87	2	-121	-24.2
F Existing Social Stock	43	200	220	13	476	-
D / F = G Turnover Rate	9%	49%	49%	4%	-	-
E * G = H Shortfall / Turnover Rate	3	-37	-43	0	-76	-15.2
E - H Net Household Shortfall	35	-38	-45	2	-45	-9.0
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>37</b>	<b>-40</b>	<b>-47</b>	<b>2</b>	<b>-47</b>	<b>-9</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	1	2	2	0	6	1
Newly Arising LCHO Need from New HH	0	1	2	0	3	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	2	4	4	0	9	2
<b>LCHO HH Need Converted to Dwellings</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>2</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	16	63	97	13	189	38
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	1	6	4	0	12	2
<b>Market HH Need Converted to Dwellings</b>	<b>1</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>12</b>	<b>2</b>
<b>Total Dwellings</b>	<b>40</b>	<b>-30</b>	<b>-38</b>	<b>3</b>	<b>-26</b>	<b>-5</b>

Table 83: Rassau Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Rassau	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	2	3	0	6	1
C Newly Arising Need from Existing Households	81	42	20	8	151	15
D Projected Social Lets	37	212	210	7	466	47
A+B+C-D = E Gross Social Shortfall	45	-168	-187	1	-309	-31
F Existing Social Stock	43	200	220	13	476	-
D / F = G Turnover Rate	9%	49%	49%	4%	-	-
E * G = H Shortfall / Turnover Rate	4	-83	-92	0	-171	-17
E - H Net Household Shortfall	41	-85	-96	1	-139	-14
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>43</b>	<b>-90</b>	<b>-100</b>	<b>1</b>	<b>-146</b>	<b>-15</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	0	1	1	0	3	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	0	1	1	0	3	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	16	57	82	10	166	17
Unable to Afford Market	15	52	79	10	156	16
Net Household Need for Market Housing	1	5	4	0	10	1
<b>Market HH Need Converted to Dwellings</b>	<b>1</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>1</b>
<b>Total Dwellings</b>	<b>44</b>	<b>-83</b>	<b>-95</b>	<b>1</b>	<b>-132</b>	<b>-13</b>

Table 84: Rassau Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Rassau	2018-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	16	8	4	1	30	2.0
B Newly Arising Need from New Households	0	4	7	1	12	0.8
C Newly Arising Need from Existing Households	122	63	30	11	226	15.1
D Projected Social Lets	55	318	316	10	699	46.6
A+B+C-D = E Gross Social Shortfall	83	-243	-274	4	-431	-28.7
F Existing Social Stock	43	200	220	13	476	-
D / F = G Turnover Rate	9%	49%	49%	4%	-	-
E * G = H Shortfall / Turnover Rate	7	-120	-134	0	-247	-16.4
E - H Net Household Shortfall	76	-123	-140	3	-184	-12.3
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>80</b>	<b>-129</b>	<b>-147</b>	<b>4</b>	<b>-193</b>	<b>-13</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	1	2	2	0	6	0
Newly Arising LCHO Need from New HH	0	2	3	0	6	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	2	5	5	0	12	1
<b>LCHO HH Need Converted to Dwellings</b>	<b>2</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>13</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	32	120	179	23	354	24
Unable to Afford Market	30	109	171	23	333	22
Net Household Need for Market Housing	2	11	8	0	22	1
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>12</b>	<b>8</b>	<b>0</b>	<b>23</b>	<b>2</b>
<b>Total Dwellings</b>	<b>84</b>	<b>-113</b>	<b>-133</b>	<b>4</b>	<b>-158</b>	<b>-11</b>

# Sirhowy

## Ten Year Trend Model Outputs

Table 85: Sirhowy Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Sirhowy	2018-23						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	51	23	11	2	88	17.6
B	Newly Arising Need from New Households	0	3	5	1	9	1.8
C	Newly Arising Need from Existing Households	131	60	28	6	224	44.9
D	Projected Social Lets	35	130	122	2	289	57.8
A+B+C-D = E	Gross Social Shortfall	148	-44	-79	8	33	6.5
F	Existing Social Stock	58	232	377	22	689	-
D / F = G	Turnover Rate	12%	45%	42%	1%	-	-
E * G = H	Shortfall / Turnover Rate	18	-20	-33	0	-35	-7.0
E - H	Net Household Shortfall	130	-24	-46	7	67	13.5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>136</b>	<b>-26</b>	<b>-48</b>	<b>8</b>	<b>71</b>	<b>14</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	1	0
	Newly Arising LHCO Need from New HH	0	2	3	0	5	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	2	3	0	6	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>6</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	16	60	94	12	181	36
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	2	8	10	1	20	4
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>8</b>	<b>10</b>	<b>1</b>	<b>21</b>	<b>4</b>
<b>Total Dwellings</b>		<b>139</b>	<b>-15</b>	<b>-35</b>	<b>9</b>	<b>98</b>	<b>20</b>

Table 86: Sirhowy Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Sirhowy	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A	Current Need for Social Housing	0	0	0	0	0
B	Newly Arising Need from New Households	0	2	3	1	5
C	Newly Arising Need from Existing Households	262	119	56	12	449
D	Projected Social Lets	71	260	245	3	578
A+B+C-D = E	Gross Social Shortfall	192	-139	-186	9	-124
F	Existing Social Stock	58	232	377	22	689
D / F = G	Turnover Rate	12%	45%	42%	1%	-
E * G = H	Shortfall / Turnover Rate	23	-62	-78	0	-117
E - H	Net Household Shortfall	169	-77	-108	9	-7
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>177</b>	<b>-81</b>	<b>-113</b>	<b>9</b>	<b>-7</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
	Current Need for LHCO	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	1	1	0	3
	Projected LHCO Units	0	0	0	0	0
	Net LHCO Shortfall	0	1	1	0	3
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>3</b>
<b>Intermediate Rent</b>						
	Current Demand for Intermediate	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
	Total households	12	40	55	6	113
	Unable to Afford Market	11	35	50	6	102
	Net Household Need for Market Housing	1	5	5	0	12
<b>Market HH Need Converted to Dwellings</b>		<b>1</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>12</b>
<b>Total Dwellings</b>		<b>179</b>	<b>-74</b>	<b>-106</b>	<b>10</b>	<b>8</b>

Table 87: Sirhowy Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Sirhowy	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	51	23	11	2	88	5.9
B	Newly Arising Need from New Households	1	4	7	2	14	0.9
C	Newly Arising Need from Existing Households	393	179	84	18	673	44.9
D	Projected Social Lets	106	389	367	5	867	57.8
A+B+C-D = E	Gross Social Shortfall	340	-183	-265	16	-91	-6.1
F	Existing Social Stock	58	232	377	22	689	-
D / F = G	Turnover Rate	12%	45%	42%	1%	-	-
E * G = H	Shortfall / Turnover Rate	41	-82	-112	0	-152	-10.1
E - H	Net Household Shortfall	299	-101	-153	16	61	4.0
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>314</b>	<b>-106</b>	<b>-161</b>	<b>17</b>	<b>64</b>	<b>4</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	1	0
	Newly Arising LHCO Need from New HH	1	3	4	1	8	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	3	4	1	9	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>9</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	28	100	149	18	294	20
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	3	12	15	1	32	2
<b>Market HH Need Converted to Dwellings</b>		<b>3</b>	<b>13</b>	<b>16</b>	<b>1</b>	<b>33</b>	<b>2</b>
<b>Total Dwellings</b>		<b>318</b>	<b>-90</b>	<b>-141</b>	<b>19</b>	<b>106</b>	<b>7</b>

## Zero Migration Trend Model Outputs

Table 88: Sirhowy Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Sirhowy	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	51	23	11	2	88	17.6
B Newly Arising Need from New Households	1	3	5	1	10	2.0
C Newly Arising Need from Existing Households	131	60	28	6	224	44.9
D Projected Social Lets	35	130	122	2	289	57.8
A+B+C-D = E Gross Social Shortfall	148	-44	-78	8	34	6.7
F Existing Social Stock	58	232	377	22	689	-
D / F = G Turnover Rate	12%	45%	42%	1%	-	-
E * G = H Shortfall / Turnover Rate	18	-20	-33	0	-34	-6.9
E - H Net Household Shortfall	130	-24	-45	8	68	13.6
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>136</b>	<b>-25</b>	<b>-48</b>	<b>8</b>	<b>71</b>	<b>14</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	1	0
Newly Arising LCHO Need from New HH	0	2	3	0	6	1
Projected LCHO Units	0	0	0	0	0	0
Net LCHO Shortfall	1	2	3	0	6	1
<b>LCHO HH Need Converted to Dwellings</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>7</b>	<b>1</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	17	65	103	13	199	40
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	2	9	11	1	22	4
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>9</b>	<b>11</b>	<b>1</b>	<b>23</b>	<b>5</b>
<b>Total Dwellings</b>	<b>139</b>	<b>-14</b>	<b>-33</b>	<b>9</b>	<b>101</b>	<b>20</b>

Table 89: Sirhowy Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Sirhowy	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A	Current Need for Social Housing	0	0	0	0	0
B	Newly Arising Need from New Households	1	3	4	1	8
C	Newly Arising Need from Existing Households	262	119	56	12	449
D	Projected Social Lets	71	260	245	3	578
A+B+C-D = E	Gross Social Shortfall	192	-138	-184	9	-121
F	Existing Social Stock	58	232	377	22	689
D / F = G	Turnover Rate	12%	45%	42%	1%	-
E * G = H	Shortfall / Turnover Rate	23	-62	-78	0	-116
E - H	Net Household Shortfall	169	-76	-107	9	-5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>177</b>	<b>-80</b>	<b>-112</b>	<b>10</b>	<b>-5</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
	Current Need for LHCO	0	0	0	0	0
	Newly Arising LHCO Need from New HH	0	2	2	0	5
	Projected LHCO Units	0	0	0	0	0
	Net LHCO Shortfall	0	2	2	0	5
<b>LHCO HH Need Converted to Dwellings</b>		<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>5</b>
<b>Intermediate Rent</b>						
	Current Demand for Intermediate	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
	Total households	17	60	88	11	175
	Unable to Afford Market	15	52	79	10	156
	Net Household Need for Market Housing	2	8	9	1	19
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>8</b>	<b>9</b>	<b>1</b>	<b>20</b>
<b>Total Dwellings</b>		<b>180</b>	<b>-70</b>	<b>-100</b>	<b>11</b>	<b>20</b>



Table 90: Sirhowy Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Sirhowy	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	51	23	11	2	88	5.9
B	Newly Arising Need from New Households	1	6	10	2	19	1.2
C	Newly Arising Need from Existing Households	393	179	84	18	673	44.9
D	Projected Social Lets	106	389	367	5	867	57.8
A+B+C-D = E	Gross Social Shortfall	340	-182	-263	17	-87	-5.8
F	Existing Social Stock	58	232	377	22	689	-
D / F = G	Turnover Rate	12%	45%	42%	1%	-	-
E * G = H	Shortfall / Turnover Rate	41	-81	-111	0	-150	-10.0
E - H	Net Household Shortfall	299	-100	-152	17	63	4.2
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>314</b>	<b>-105</b>	<b>-160</b>	<b>18</b>	<b>66</b>	<b>4</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	1	0
	Newly Arising LHCO Need from New HH	1	4	5	1	10	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	4	5	1	11	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>4</b>	<b>6</b>	<b>1</b>	<b>12</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	34	125	191	24	374	25
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	4	16	20	1	41	3
<b>Market HH Need Converted to Dwellings</b>		<b>4</b>	<b>17</b>	<b>21</b>	<b>1</b>	<b>43</b>	<b>3</b>
<b>Total Dwellings</b>		<b>319</b>	<b>-84</b>	<b>-133</b>	<b>20</b>	<b>121</b>	<b>8</b>

## Six Bells

### Ten Year Trend Model Outputs

Table 91: Six Bells Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years

Six Bells	2018-23						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	13	5	2	1	21	4.2
B	Newly Arising Need from New Households	0	1	1	0	3	0.6
C	Newly Arising Need from Existing Households	33	14	4	2	53	10.7
D	Projected Social Lets	58	27	4	0	89	17.9
A+B+C-D = E	Gross Social Shortfall	-12	-7	4	3	-12	-2.5
F	Existing Social Stock	37	57	14	0	108	-
D / F = G	Turnover Rate	32%	15%	2%	0%	-	-
E * G = H	Shortfall / Turnover Rate	-4	-1	0	0	-5	-1.0
E - H	Net Household Shortfall	-8	-6	4	3	-8	-1.5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>-9</b>	<b>-6</b>	<b>4</b>	<b>3</b>	<b>-8</b>	<b>-2</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	1	0	1	0
	Newly Arising LHCO Need from New HH	0	1	1	0	2	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	1	1	0	3	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	16	59	89	12	175	35
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	2	6	5	0	14	3
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>15</b>	<b>3</b>
<b>Total Dwellings</b>		<b>-6</b>	<b>2</b>	<b>11</b>	<b>4</b>	<b>10</b>	<b>2</b>

Table 92: Six Bells Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years

Six Bells	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	1	1	0	2	0
C Newly Arising Need from Existing Households	66	28	9	4	107	11
D Projected Social Lets	117	55	7	0	179	18
A+B+C-D = E Gross Social Shortfall	-50	-26	2	4	-70	-7
F Existing Social Stock	37	57	14	0	108	-
D / F = G Turnover Rate	32%	15%	2%	0%	-	-
E * G = H Shortfall / Turnover Rate	-16	-4	0	0	-20	-2
E - H Net Household Shortfall	-35	-23	2	4	-50	-5
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>-36</b>	<b>-24</b>	<b>2</b>	<b>5</b>	<b>-53</b>	<b>-5</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	0	1	1	0	2	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	0	1	1	0	2	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	12	40	54	6	112	11
Unable to Afford Market	11	35	50	6	102	10
Net Household Need for Market Housing	2	5	4	0	10	1
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>11</b>	<b>1</b>
<b>Total Dwellings</b>	<b>-34</b>	<b>-18</b>	<b>7</b>	<b>5</b>	<b>-41</b>	<b>-4</b>

Table 93: Six Bells Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years

Six Bells	2018-33					2018-33 Total	Annual Average 2018-33
	1-Bed	2-Bed	3-Bed	4+ Bed			
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	13	5	2	1	21	1.4
B	Newly Arising Need from New Households	0	2	2	0	5	0.3
C	Newly Arising Need from Existing Households	99	41	13	6	160	10.7
D	Projected Social Lets	175	82	11	0	268	17.9
A+B+C-D = E	Gross Social Shortfall	-63	-34	6	7	-83	-5.5
F	Existing Social Stock	37	57	14	0	108	-
D / F = G	Turnover Rate	32%	15%	2%	0%	-	-
E * G = H	Shortfall / Turnover Rate	-20	-5	0	0	-25	-1.6
E - H	Net Household Shortfall	-43	-29	6	7	-58	-3.9
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>-45</b>	<b>-30</b>	<b>6</b>	<b>8</b>	<b>-61</b>	<b>-4</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	1	0	1	0
	Newly Arising LHCO Need from New HH	0	2	2	0	4	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	2	2	0	5	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>0</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	28	98	143	18	287	19
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	3	11	9	1	24	2
<b>Market HH Need Converted to Dwellings</b>		<b>4</b>	<b>12</b>	<b>9</b>	<b>1</b>	<b>25</b>	<b>2</b>
<b>Total Dwellings</b>		<b>-41</b>	<b>-16</b>	<b>18</b>	<b>9</b>	<b>-31</b>	<b>-2</b>

## Zero Migration Trend Model Outputs

Table 94: Six Bells Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years

Six Bells	2018-23						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	13	5	2	1	21	4.2
B	Newly Arising Need from New Households	0	1	1	0	3	0.6
C	Newly Arising Need from Existing Households	33	14	4	2	53	10.7
D	Projected Social Lets	58	27	4	0	89	17.9
A+B+C-D = E	Gross Social Shortfall	-12	-7	4	3	-12	-2.4
F	Existing Social Stock	37	57	14	0	108	-
D / F = G	Turnover Rate	32%	15%	2%	0%	-	-
E * G = H	Shortfall / Turnover Rate	-4	-1	0	0	-5	-1.0
E - H	Net Household Shortfall	-8	-6	4	3	-7	-1.5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>-9</b>	<b>-6</b>	<b>4</b>	<b>3</b>	<b>-8</b>	<b>-2</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LCHO	0	0	1	0	1	0
	Newly Arising LCHO Need from New HH	0	1	1	0	2	0
	Projected LCHO Units	0	0	0	0	0	0
	Net LCHO Shortfall	1	1	1	0	4	1
<b>LCHO HH Need Converted to Dwellings</b>		<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	17	64	98	13	192	38
	Unable to Afford Market	15	57	93	12	177	35
	Net Household Need for Market Housing	2	7	6	0	15	3
<b>Market HH Need Converted to Dwellings</b>		<b>2</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>16</b>	<b>3</b>
<b>Total Dwellings</b>		<b>-6</b>	<b>2</b>	<b>11</b>	<b>4</b>	<b>12</b>	<b>2</b>

Table 95: Six Bells Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years

Six Bells	2023-33					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	0	0	0	0	0	0
B Newly Arising Need from New Households	0	1	1	0	3	0
C Newly Arising Need from Existing Households	66	28	9	4	107	11
D Projected Social Lets	117	55	7	0	179	18
A+B+C-D = E Gross Social Shortfall	-50	-26	3	4	-69	-7
F Existing Social Stock	37	57	14	0	108	-
D / F = G Turnover Rate	32%	15%	2%	0%	-	-
E * G = H Shortfall / Turnover Rate	-16	-4	0	0	-20	-2
E - H Net Household Shortfall	-34	-22	3	4	-50	-5
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>-36</b>	<b>-23</b>	<b>3</b>	<b>5</b>	<b>-52</b>	<b>-5</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	0	0	0	0	0	0
Newly Arising LCHO Need from New HH	0	1	1	0	2	0
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	0	1	1	0	2	0
<b>LCHO HH Need Converted to Dwellings</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	17	59	84	10	170	17
Unable to Afford Market	15	52	79	10	156	16
Net Household Need for Market Housing	2	7	5	0	14	1
<b>Market HH Need Converted to Dwellings</b>	<b>2</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>15</b>	<b>1</b>
<b>Total Dwellings</b>	<b>-34</b>	<b>-15</b>	<b>9</b>	<b>5</b>	<b>-35</b>	<b>-4</b>

Table 96: Six Bells Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Six Bells	2018-33						
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	13	5	2	1	21	1.4
B	Newly Arising Need from New Households	1	2	2	1	6	0.4
C	Newly Arising Need from Existing Households	99	41	13	6	160	10.7
D	Projected Social Lets	175	82	11	0	268	17.9
A+B+C-D = E	Gross Social Shortfall	-62	-33	6	8	-82	-5.4
F	Existing Social Stock	37	57	14	0	108	-
D / F = G	Turnover Rate	32%	15%	2%	0%	-	-
E * G = H	Shortfall / Turnover Rate	-20	-5	0	0	-24	-1.6
E - H	Net Household Shortfall	-43	-28	6	8	-57	-3.8
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>-45</b>	<b>-30</b>	<b>7</b>	<b>8</b>	<b>-60</b>	<b>-4</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	1	0	1	0
	Newly Arising LHCO Need from New HH	0	2	2	0	5	0
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	2	2	0	6	0
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>0</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	34	122	182	23	362	24
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	4	14	11	1	29	2
<b>Market HH Need Converted to Dwellings</b>		<b>4</b>	<b>14</b>	<b>11</b>	<b>1</b>	<b>31</b>	<b>2</b>
<b>Total Dwellings</b>		<b>-40</b>	<b>-13</b>	<b>20</b>	<b>9</b>	<b>-23</b>	<b>-2</b>

# Tredegar Central and West

## Ten Year Trend Model Outputs

**Table 97: Tredegar Central and West Model Outputs 2018-23 - 10 year average migration trend, backlog of social need met in first five years**

Tredegar Central and West		2018-23					Annual Average 2018-23
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	57	27	12	4	101	20.2
B	Newly Arising Need from New Households	1	4	7	1	14	2.7
C	Newly Arising Need from Existing Households	146	70	30	11	257	51.4
D	Projected Social Lets	73	244	187	8	513	102.5
A+B+C-D = E	Gross Social Shortfall	131	-143	-137	8	-141	-28.2
F	Existing Social Stock	115	326	462	23	926	-
D / F = G	Turnover Rate	13%	42%	32%	7%	-	-
E * G = H	Shortfall / Turnover Rate	17	-61	-45	1	-88	-17.6
E - H	Net Household Shortfall	114	-82	-93	8	-53	-10.6
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>120</b>	<b>-86</b>	<b>-97</b>	<b>8</b>	<b>-56</b>	<b>-11</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	1	1	0	2	0
	Newly Arising LHCO Need from New HH	1	3	4	0	8	2
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	4	4	0	10	2
<b>LHCO HH Need Converted to Dwellings</b>		<b>2</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>2</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	19	66	95	12	192	38
	Unable to Afford Market	14	52	84	11	161	32
	Net Household Need for Market Housing	5	14	11	1	31	6
<b>Market HH Need Converted to Dwellings</b>		<b>5</b>	<b>15</b>	<b>12</b>	<b>1</b>	<b>32</b>	<b>6</b>
<b>Total Dwellings</b>		<b>127</b>	<b>-68</b>	<b>-82</b>	<b>9</b>	<b>-14</b>	<b>-3</b>



**Table 98: Tredegar Central and West Model Outputs 2023-33 - 10 year average migration trend, backlog of social need met in first five years**

Tredegar Central and West		2023-33					2018-23 Total	Annual Average 2018-23
		1-Bed	2-Bed	3-Bed	4+ Bed			
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>								
A	Current Need for Social Housing	0	0	0	0	0	0	
B	Newly Arising Need from New Households	1	4	5	1	11	1	
C	Newly Arising Need from Existing Households	292	139	61	23	514	51	
D	Projected Social Lets	147	489	373	17	1025	103	
A+B+C-D = E	Gross Social Shortfall	146	-346	-307	7	-501	-50	
F	Existing Social Stock	115	326	462	23	926	-	
D / F = G	Turnover Rate	13%	42%	32%	7%	-	-	
E * G = H	Shortfall / Turnover Rate	19	-147	-100	0	-228	-23	
E - H	Net Household Shortfall	127	-199	-208	6	-273	-27	
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>134</b>	<b>-209</b>	<b>-218</b>	<b>7</b>	<b>-287</b>	<b>-29</b>	
<b>Portion of Unable to Afford Market that qualify for LHCO</b>								
	Current Need for LHCO	0	0	0	0	0	0	
	Newly Arising LHCO Need from New HH	1	2	3	0	6	1	
	Projected LHCO Units	0	0	0	0	0	0	
	Net LHCO Shortfall	1	2	3	0	6	1	
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>6</b>	<b>1</b>	
<b>Intermediate Rent</b>								
	Current Demand for Intermediate	0	0	0	0	0	0	
	Future Demand for Intermediate Rent	0	0	0	0	0	0	
	Supply of Intermediate Rent	0	0	0	0	0	0	
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Market Housing</b>								
	Total households	15	47	58	7	126	13	
	Unable to Afford Market	11	35	50	6	102	10	
	Net Household Need for Market Housing	4	12	8	0	25	2	
<b>Market HH Need Converted to Dwellings</b>		<b>5</b>	<b>12</b>	<b>9</b>	<b>0</b>	<b>26</b>	<b>3</b>	
<b>Total Dwellings</b>		<b>139</b>	<b>-194</b>	<b>-207</b>	<b>7</b>	<b>-255</b>	<b>-25</b>	

**Table 99: Tredegar Central and West Model Outputs 2018-33 - 10 year average migration trend, backlog of social need met over 15 years**

Tredegar Central and West		2018-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	57	27	12	4	101	6.7
B	Newly Arising Need from New Households	2	8	12	2	24	1.6
C	Newly Arising Need from Existing Households	438	209	91	34	771	51.4
D	Projected Social Lets	220	733	560	25	1538	102.5
A+B+C-D = E	Gross Social Shortfall	277	-489	-445	15	-642	-42.8
F	Existing Social Stock	115	326	462	23	926	-
D / F = G	Turnover Rate	13%	42%	32%	7%	-	-
E * G = H	Shortfall / Turnover Rate	35	-208	-144	1	-316	-21.1
E - H	Net Household Shortfall	242	-281	-300	14	-326	-21.7
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>254</b>	<b>-295</b>	<b>-316</b>	<b>15</b>	<b>-343</b>	<b>-23</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LCHO	1	1	1	0	2	0
	Newly Arising LCHO Need from New HH	2	5	6	1	14	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LCHO Shortfall	2	6	7	1	16	1
<b>LCHO HH Need Converted to Dwellings</b>		<b>2</b>	<b>6</b>	<b>7</b>	<b>1</b>	<b>16</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	34	113	153	18	318	21
	Unable to Afford Market	25	87	134	17	263	18
	Net Household Need for Market Housing	9	26	19	1	55	4
<b>Market HH Need Converted to Dwellings</b>		<b>10</b>	<b>27</b>	<b>20</b>	<b>1</b>	<b>58</b>	<b>4</b>
<b>Total Dwellings</b>		<b>266</b>	<b>-262</b>	<b>-288</b>	<b>16</b>	<b>-268</b>	<b>-18</b>

## Zero Migration Trend Model Outputs

**Table 100: Tredegar Central and West Model Outputs 2018-23 - Zero migration trend, backlog of social need met in first five years**

Tredegar Central and West	2018-23					
	1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>						
A Current Need for Social Housing	57	27	12	4	101	20.2
B Newly Arising Need from New Households	1	5	8	1	14	2.9
C Newly Arising Need from Existing Households	146	70	30	11	257	51.4
D Projected Social Lets	73	244	187	8	513	102.5
A+B+C-D = E Gross Social Shortfall	131	-143	-137	8	-140	-28.1
F Existing Social Stock	115	326	462	23	926	-
D / F = G Turnover Rate	13%	42%	32%	7%	-	-
E * G = H Shortfall / Turnover Rate	17	-61	-44	1	-88	-17.6
E - H Net Household Shortfall	114	-82	-92	8	-53	-10.5
<b>Unable to afford HH Need Converted to Dwellings</b>	<b>120</b>	<b>-86</b>	<b>-97</b>	<b>8</b>	<b>-55</b>	<b>-11</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>						
Current Need for LCHO	1	1	1	0	2	0
Newly Arising LCHO Need from New HH	1	3	4	0	8	2
Projected LHCO Units	0	0	0	0	0	0
Net LCHO Shortfall	2	4	4	0	10	2
<b>LCHO HH Need Converted to Dwellings</b>	<b>2</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>11</b>	<b>2</b>
<b>Intermediate Rent</b>						
Current Demand for Intermediate	0	0	0	0	0	0
Future Demand for Intermediate Rent	0	0	0	0	0	0
Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>						
Total households	20	72	104	13	210	42
Unable to Afford Market	15	57	93	12	177	35
Net Household Need for Market Housing	5	15	12	1	33	7
<b>Market HH Need Converted to Dwellings</b>	<b>6</b>	<b>16</b>	<b>12</b>	<b>1</b>	<b>34</b>	<b>7</b>
<b>Total Dwellings</b>	<b>127</b>	<b>-67</b>	<b>-80</b>	<b>9</b>	<b>-10</b>	<b>-2</b>

**Table 101: Tredegar Central and West Model Outputs 2023-33 - Zero migration trend, backlog of social need met in first five years**

Tredegar Central and West		2023-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-23 Total	Annual Average 2018-23
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	0	0	0	0	0	0
B	Newly Arising Need from New Households	1	5	7	1	14	1
C	Newly Arising Need from Existing Households	292	139	61	23	514	51
D	Projected Social Lets	147	489	373	17	1025	103
A+B+C-D = E	Gross Social Shortfall	146	-345	-306	7	-497	-50
F	Existing Social Stock	115	326	462	23	926	-
D / F = G	Turnover Rate	13%	42%	32%	7%	-	-
E * G = H	Shortfall / Turnover Rate	19	-147	-99	1	-227	-23
E - H	Net Household Shortfall	128	-198	-206	6	-271	-27
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>134</b>	<b>-208</b>	<b>-217</b>	<b>7</b>	<b>-284</b>	<b>-28</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	0	0	0	0	0	0
	Newly Arising LHCO Need from New HH	1	3	4	0	8	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	1	3	4	0	8	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>1</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>8</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	21	67	90	11	188	19
	Unable to Afford Market	15	52	79	10	156	16
	Net Household Need for Market Housing	6	15	11	1	32	3
<b>Market HH Need Converted to Dwellings</b>		<b>6</b>	<b>16</b>	<b>12</b>	<b>1</b>	<b>34</b>	<b>3</b>
<b>Total Dwellings</b>		<b>141</b>	<b>-189</b>	<b>-201</b>	<b>8</b>	<b>-242</b>	<b>-24</b>

Table 102: Tredegar Central and West Model Outputs 2018-33 - Zero migration trend, backlog of social need met over 15 years

Tredegar Central and West		2018-33					
		1-Bed	2-Bed	3-Bed	4+ Bed	2018-33 Total	Annual Average 2018-33
<b>Portion of Unable to Afford Market that do not qualify for LHCO</b>							
A	Current Need for Social Housing	57	27	12	4	101	6.7
B	Newly Arising Need from New Households	2	9	15	2	29	1.9
C	Newly Arising Need from Existing Households	438	209	91	34	771	51.4
D	Projected Social Lets	220	733	560	25	1538	102.5
A+B+C-D = E	Gross Social Shortfall	277	-488	-442	15	-637	-42.5
F	Existing Social Stock	115	326	462	23	926	-
D / F = G	Turnover Rate	13%	42%	32%	7%	-	-
E * G = H	Shortfall / Turnover Rate	35	-207	-144	1	-314	-21.0
E - H	Net Household Shortfall	242	-281	-299	14	-323	-21.5
<b>Unable to afford HH Need Converted to Dwellings</b>		<b>254</b>	<b>-295</b>	<b>-314</b>	<b>15</b>	<b>-339</b>	<b>-23</b>
<b>Portion of Unable to Afford Market that qualify for LHCO</b>							
	Current Need for LHCO	1	1	1	0	2	0
	Newly Arising LHCO Need from New HH	2	6	8	1	16	1
	Projected LHCO Units	0	0	0	0	0	0
	Net LHCO Shortfall	2	7	8	1	18	1
<b>LHCO HH Need Converted to Dwellings</b>		<b>3</b>	<b>7</b>	<b>9</b>	<b>1</b>	<b>19</b>	<b>1</b>
<b>Intermediate Rent</b>							
	Current Demand for Intermediate	0	0	0	0	0	0
	Future Demand for Intermediate Rent	0	0	0	0	0	0
	Supply of Intermediate Rent	0	0	0	0	0	0
<b>Scope for Intermediate Rent</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Market Housing</b>							
	Total households	41	139	194	24	398	27
	Unable to Afford Market	30	109	171	23	333	22
	Net Household Need for Market Housing	11	30	23	1	65	4
<b>Market HH Need Converted to Dwellings</b>		<b>11</b>	<b>32</b>	<b>24</b>	<b>1</b>	<b>68</b>	<b>5</b>
<b>Total Dwellings</b>		<b>268</b>	<b>-256</b>	<b>-281</b>	<b>17</b>	<b>-252</b>	<b>-17</b>

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