

Pembrokeshire - Local Housing Strategy

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Foreword

Councillor Bill Roberts, Cabinet Member - Housing and the Voluntary Sector

I am pleased to be associated with this, the first Local Housing Strategy for Pembrokeshire.

There is no doubt that housing is a fundamental human need; without good quality housing, people are less likely to be able to achieve their maximum social, educational, economic and health potential. In addition to individual benefit, the contribution made to sustaining communities, particularly in rural areas, by the provision of affordable housing, cannot be understated.

In developing this strategy it is clear that the challenges facing housing are many and not without complexity, however the Strategy has helped to put these challenges into context and gives a clear way forward for partnership working to address them.

As a fundamental aim, we are committed to ensuring that assistance is provided to the most vulnerable members of our society, thus ensuring that there is equality of opportunity and real choice for people in addressing their housing needs.

Signature

Photo

Cllr. Bill Roberts

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SUMMARY

This is the first Local Housing Strategy to be produced by Pembrokeshire County Council. It sets out the key areas of work for housing and other providers for the next five years and assists in taking forward the priorities already identified within the County's ten-year community strategy.

Whilst the strategy reflects local needs and issues, it is set within the context of the National Housing Strategy's priorities for housing in Wales,

The overall vision of the Local Housing Strategy is to:

“Identify the housing needs of residents in Pembrokeshire and to develop and implement strategies to ensure that everyone has opportunity and choice to live in a home, that is fit for habitation, situated within a healthy environment and which meets their needs”

The main parts of the Local Housing Strategy include:

1. An area profile
2. Identification of links to other strategies
3. Partnership Working
4. Housing System Analysis
5. Resources
6. Strategic housing objectives and target outcomes
7. An Action Plan for progressing the strategy

The priorities within the action plan are based on overarching National, Local and Corporate Strategies and reflect the identified local needs of the people of Pembrokeshire.

The aims of the strategy will be taken forward in the period 2003-2008, through partnership working. This will be achieved through wide consultation and the involvement of people in Pembrokeshire, other housing providers and agencies as key stakeholders within housing provision.

Our long-term vision for housing in Pembrokeshire is:

- Everyone in Pembrokeshire will have the opportunity to live in a home that is fit for habitation, affordable to heat, and which meets his or her assessed needs.
- All Social Housing will meet the Welsh Housing Quality Standard by 2012.
- A documented quality control system will be in place for all housing services.
- Social Housing Tenants across the County will have access to opportunities to participate in making decisions about their homes and communities.
- People applying for social rented housing will have greater flexibility in areas of choice through the common housing register.
- A multi-agency homelessness strategy will be in place and access to information, preventative services and accommodation advice will be co-ordinated across statutory and voluntary agencies.

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- Older persons, people with disabilities and other vulnerable groups will be able to remain living in their own homes or to relocate to more suitable accommodation if that is their preference.
- New social housing and opportunities for low cost home ownership provided by Registered Social Landlords (RSL's) in Pembrokeshire will be targeted to meet identified housing need and co-ordinated with other strategic aims of the Local Authority.
- The incidence of unfitness/serious disrepair within the private sector will be reduced within identified strategic areas.
- High-risk houses in multiple occupation will be registered or licensed and will be inspected annually to ensure they are safe and fit to live in.
- Responses to requests for housing services will be appropriate to need.
- Services will be enabling and promoting of people's independence.
- Vulnerable people will be confident that their interests will be promoted and protected.
- Services will be available to reflect the needs of the customer.

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INTRODUCTION

This is the first Local Housing Strategy to be produced for Pembrokeshire as part of the Welsh Assembly Government (WAG) requirement for a longer-term strategy document. It is set against the National Housing Strategy as defined in '*Better Homes for People in Wales 2001*' the key vision of which is:

“... everyone in Wales to have the opportunity to live in good quality affordable housing; to be able to choose where they live and decide whether buying or renting is best for them and their families.”

The National Strategy comprises a number of key themes:

- The strategic role of Local Authorities
- Regeneration of Communities (Tackling Social Disadvantage)
- Meeting Housing Need and Demand
- Sustainable Home Ownership
- Thriving Private Rented Sector
- Quality Homes for Rent for the 21st Century
- Providing Quality New Homes
- Meeting the Needs of Specific Groups
- Homelessness and Rough Sleeping
- Housing Benefit
- Housing and Community Safety

Housing has an impact on all aspects of daily life, including health, education and access to services and opportunities. Therefore it is vital that the Local Housing Strategy should integrate with the Community Strategy and other key corporate strategies of the Authority.

The key housing issues within Pembrokeshire concerning all housing tenures and sectors of the community have been identified, together with strategic responses to those issues.

This document aims to set in context the key housing objectives for Pembrokeshire for the period 2003-2008, together with an Action Plan to outline how the key housing objectives will be achieved.

A key general priority throughout the term of this strategy will be the development of effective partnership working to deal with the cross boundary issues and achieve an efficient use of resources.

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AREA PROFILE

GEOGRAPHY

Pembrokeshire is a largely rural area situated in the South West of Wales. The principal towns are Haverfordwest, Milford Haven, Pembroke and Pembroke Dock, Tenby, Neyland, Narberth, Fishguard and the City of St Davids. The County is bordered to the east and north east by the administrative Counties of Carmarthen and Ceredigion.

DEMOGRAPHY

The demographic profile of the County is outlined in Appendix 1; at present there are no population projections for the area, although comparisons with previous census data would suggest that the population is likely to increase, albeit that the rate of increase is likely to reduce. Demographic change is considered further under Housing Demand.

The population is generally sparsely distributed over an area of 616 square miles.

ECONOMY

Pembrokeshire's economy is based in the main around agriculture, manufacturing and tourism.

A comparison between the 1991 and 2001 census data on Economic Activity suggests that whilst unemployment has reduced significantly, the number of people that are economically inactive has increased, in particular those who are considered to be permanently sick or disabled.

	1991 %	2001 %
Economically Active	71.29	59.75
Unemployed	7.94	3.88
Economically Inactive	28.69	40.25
Permanently Sick / Disabled	5.80	8.21

The increase in economically inactive and permanently sick or disabled persons may have the effect of increasing demand for social housing

Pembrokeshire is currently benefiting from a number of Economic Regeneration Initiatives, which have had and continue to have a direct impact on housing. The County's economic context is primarily outlined in the Objective 1 Local Strategy.

Objective 1 - European Funding Programme

Objective 1 aims to promote the development and structural adjustment of regions whose development is lagging behind. Objective 1 status is awarded to areas with a Gross Domestic Product (GDP) per head less than 75% of the European Union (EU) average. The West Wales and the Valleys area has a GDP of 71% of the EU

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average. The Objective 1 Programme is worth £1.6bn to West Wales and the Valleys between 2001 and 2006. Funding is available under a number of priorities within the programme, some of which has been used to promote social inclusion amongst social housing tenants both generally and on specific estates.

Communities First

Communities First is a long-term programme from the Welsh Assembly Government aimed at reducing poverty and improving the lives of those in the poorest areas of Wales. There are two geographical Communities First areas in Pembrokeshire – Monkton and Llanion Wards, both of which have a significant proportion of social rented accommodation, and a third community of interest - disadvantaged youth.

The programme is delivered through partnership arrangements involving community representatives, voluntary sector and business representatives and statutory agencies. The partnerships are involved in developing Community Action Plans, and are then able to draw down funding for projects within the following areas:

- Jobs and business
- Education and Training
- The Environment (including housing)
- Health and Well-Being
- Active Communities
- Crime and Community Safety

Llanion and Monkton wards are two areas considered to be in the most deprived 100 in Wales within the Index of Multiple Deprivation which measures income, employment, housing, health, education, geographical access and child poverty.

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ABOUT PEMBROKESHIRE COUNTY COUNCIL

POLITICAL PROFILE

In 2002, the Council adopted a Leader and Cabinet style structure, with supporting Overview and Scrutiny arrangements. Under this structure, the Council agrees the policy framework and budget. There is a Cabinet member for Voluntary Sector and Housing, however, housing has an impact on a number of other Cabinet portfolios e.g. The Elderly, Health and Well Being and Children, Young People and the Welsh Language. Housing services are scrutinised by the Elderly and Infirm and Children and Families Overview and Scrutiny Committees.

The Council comprises 60 Councillors. The majority of elected members are Independent. The next election is due to take place in June 2004.

CORPORATE VISION and AIMS

The Local Housing Strategy operates within the County Council's Corporate framework and aligns with the broad aims of the Corporate Plan and Community Strategy.

The mission statement of the Council is:

"To serve and represent the people of Pembrokeshire through the securement of the highest standards of public service within a safe, clean and attractive environment whilst respecting the cultural heritage of the County."

To achieve this vision, the Corporate Plan identifies six broad themes:

1. Customer Focus
2. Improving Employees
3. Working Together
4. Value for Money
5. Improving buildings
6. Information and Communications Technology

these are considered within the broad principle of continuous improvement through incremental change.

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CHALLENGES AND OPPORTUNITIES FACING PEMBROKESHIRE IN RELATION TO HOUSING

A number of challenges to the provision of housing within the County have been identified for the future. These include:

- The need to respond to the National agenda identified in Better Homes for People in Wales 2001
- The provision of affordable dwellings across all tenures, particularly within the rural areas.
- The matching of supply and demand in terms of housing availability and individual aspirations.
- The need to achieve the Welsh Housing Quality Standard (WHQS) by 2012
- The need to ensure that the private rented sector offers a good quality alternative to other tenures.
- The need to continue and develop regeneration initiatives in appropriate areas.
- Partnership working to promote community safety and tackle crime and disorder.
- The need to meeting the housing and support needs of an increasingly elderly population.
- The need to promote sustainability in terms of the construction, repair, and allocation of dwellings within the wider context of community sustainability.
- Implementing the Homelessness Act 2002
- Developing support services within the Supporting People framework

Our strategic responses to the housing issues contained within this document takes account of recent legislation, which includes:

- The Planning Green Paper (2002)
- The Health Act 1999
- The Local Government and Housing Act 1989
- The Housing Grants, Construction and Regeneration Act 1996.
- The Crime and Disorder Act 1998
- The Regulatory Reform Order (Housing Assistance) (England & Wales) 2002
- The Homelessness Act 2002
- The Race Relations (Amendment) Act 2000

THE LOCAL HOUSING STRATEGY, CORPORATE PLAN, CORPORATE STRATEGIES, AND KEY CONNECTING STRATEGIES / PLANS

Whilst the Local Housing Strategy is intended to influence the housing sector as a whole, it has been developed to link in with the Local Authority's corporate planning framework

THE WALES PROGRAMME FOR IMPROVEMENT (WPI)

This is a new initiative for local authorities, underpinned by the statutory requirement to secure continuous improvement in Local Government services, through consultation and review.

There will be a requirement for all services to produce an annual Improvement (Performance) Plan, which will provide:

- A context for each service
- An account of performance over 3 years
- Consultation arrangements
- A Financial Plan
- A five year vision
- An action plan to implement objectives

The main principles of the WPI are:

- Ensuring the continuous improvement of Local Authority Services.
- Effective performance management by the Local Authority.
- The assessment of the performance of all the Councils functions.
- Targeted actions for services to improve the outcomes for the public.
- An emphasis on engaging elected Councillors and the public.

OVERARCHING STRATEGIES

There are two main overarching strategies that have a fundamental influence upon the Local Housing Strategy.

Community Strategy

The first Community Strategy for Pembrokeshire was produced for 2003/4. The strategy provides a ten-year vision for the County and acts as the overarching strategy for all others in the County. The strategy focuses on 5 key priorities:

1. Developing vibrant communities
2. Improving communication links to, from and within the County
3. Delivering economic growth based on local need
4. Encouraging people to reach their potential
5. Promoting a clean, healthy and valued environment

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Health Social Care and Well Being Strategy

Linking fundamentally with the Community Strategy will be a new Health, Social Care and Well Being Strategy for Pembrokeshire. This strategy will be developed by the Local Authority and Local Health Board; the first draft strategy is to be produced by March 2004.

CORPORATE STRATEGIES

Pembrokeshire County Council is committed to and actively promotes joint working to achieve co-ordinated service delivery in all aspects of its work. The Local Housing Strategy will influence and in turn be influenced by the following Corporate Priority Strategies:

Community Safety Strategy

The Community Safety Strategy was reviewed in 2002 and identifies key areas to be addressed to enhance community safety within the County. Many of the areas link directly with housing issues. The specific areas to be addressed are:

- Public Reassurance (fear of crime)
- Substance misuse (Drugs and Alcohol)
- Burglary
- Violent Crime (particularly alcohol related)
- Domestic Violence
- Auto Crime
- Youth Offending
- Road Safety

With reference to section 17 of the Crime and Disorder Act 1998, it is the duty of Pembrokeshire County Council (and other partners) to consider the effects that the Local Housing Strategy can have on the prevention and reduction of crime and disorder in the County.

Framework Strategy for Developing Services For Children and Young People in Pembrokeshire

This Framework Strategy aims to improve joint planning for service providers to deliver better outcomes to children and young people within Pembrokeshire. The Local Housing Strategy (and Supporting People Operational Plan) is therefore a key link in terms of planning for resources and improving upon meeting the housing and support needs of young persons (aged 16–25) within the County.

Sustainability

Housing contributes significantly to the progression of Agenda 21 in Pembrokeshire both directly and indirectly.

It will be of crucial importance to ensure that, in the planning, provision, maintenance, improvement and management of housing across all sectors, sustainability is a key consideration.

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The Equal Opportunities Policy

The Council aims to promote equality generally and specifically in relation to disability, gender and race through the operation of the new Equality Standard for Local Government in Wales. This will provide a systematic framework for addressing equality issues and improving performance over time.

The Local Housing Strategy aims to align itself to the Corporate Equal Opportunities Plan by ensuring that equality and access issues are considered in areas such as assessing need, improving access to housing and providing housing advice and assistance to minority groups. We also aim to involve service users as widely as possible by using inclusive consultation and participation processes.

The School Organisation Plan

The School Organisational Plan uses demographic information and pupil projections to assess the demand for school places in the county over a five year period and draws conclusions about how that demand should be met. The plan sets out current policies relating to the provision of educational facilities, the number of schools, the removal of surplus places, addressing overcrowding and rationalisation of schools. It therefore sets the context for the Council, the public, and the Welsh Assembly Government to consider proposals for changes in provision.

An important consideration in the assessment is the impact of change on a local area. A crucial link with the Local Housing Strategy framework therefore is in terms of forecasting change arising from remodelling, regeneration or new development. Therefore we will ensure that links continue to be made with the School Organisation Plan to inform the education planning process of changes required due to housing related activity.

In addition through the curriculum activities that focus on life skills to prevent homelessness will be encouraged.

The Local Transport Plan

The Local Transport Plan aims to safeguard the environment, improve safety, promote accessibility and inclusion and support sustainable economic activity through improved transport facilities. There are key links between the Local Transport Plan and the Local Housing Strategy since the location of new and existing housing, or the redesigning or remodelling of estates can have a major impact on transport issues. Housing developments need to be accessible by a variety of means of transport such as cycling, on foot and by public transport. New developments should be designed with provision for these modes and the provision or promoting of facilities on estates to encourage safe walking and cycling will have positive health benefits and assist in promoting inclusion.

The Unitary Development Plan (UDP)

Pembrokeshire County Council and Pembrokeshire Coast National Park are required to prepare and keep under review a UDP. The Joint UDP provides a framework for land use planning decisions and guides new development to appropriate sites. The link between the UDP and the Local Housing Strategy cannot

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be overstated. Without appropriate planning policies, intentions relating to the provision of affordable housing can be severely curtailed.

The Joint Unitary Development Plan is currently on deposit and it is anticipated that this will be formally adopted in 2005.

The Welsh Language Scheme

Pembrokeshire County Council is committed to ensuring that Welsh and English languages are treated on a basis of equality.

The Council's Corporate Welsh Language Scheme states that all services must be able to offer the Welsh Language as a form of communication, including written correspondence, telephone communications, Public Meetings, signs, publishing, public notices and recruitment advertising. The aim is to provide as comprehensive a service as possible and every effort is made to overcome any difficulties that arise. Officers who do not speak Welsh will be aware of a colleague who does.

The part that the provision of housing can play in promoting Welsh culture and language is significant; the lack of affordable housing and the increased numbers of second homes is considered to have played a significant part in the reduction of number of Welsh speakers in the County.

OTHER HOUSING STRATEGIES AND PLANS

This Local Housing Strategy is an overarching strategy for a number of key, more specific, Housing Strategies and Plans.

Homelessness Strategy

In compliance with the Homelessness Act 2002, Pembrokeshire undertook a review of homeless services in the County and produced a five-year homeless strategy, which was published in September 2003.

Black and Minority Ethnic (BME) Housing Strategy

Local Authorities are required to produce a BME Housing Strategy, the purpose of which is to focus on the needs and preferences of the County's BME population. Following the provision of a grant from the Welsh Assembly Government, Pembrokeshire is part of a West Wales consortium comprising Local Authorities and Registered Social Landlords working together to develop a Regional BME Housing Strategy to be published by April 2004.

Supporting People Operational Plan (SPOP)

Supporting People is a new funding initiative implemented in April 2003, which relates to the provision of housing related support across all tenures to vulnerable people living in the community. The purpose of the support is to prevent tenancy failures and reduce the likelihood of homelessness. Pembrokeshire produced its first annual SPOP in October 2003. The Plan includes an assessment of support needs in the County and outlines bidding details of projects to be commissioned to address identified needs for commencement during 2004/5.

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Tenant Participation Strategy

Since 1996, Pembrokeshire County Council has been committed to working with tenants to develop the housing services provided to them. A Tenant Participation Strategy was first developed in 1997 and has been reviewed regularly since.

The strategy provides a framework within which the Council consults with its tenants

Private Sector Housing Strategy

Following the introduction of the Regulatory Reform Order 2002, the Council has reviewed its approach to the provision of housing grants; this review has informed the production of this Strategy.

Local Authority Housing Operational Plan

This will be an annual document containing interim targets / action for achieving the strategic housing aims in relation to Local Authority owned housing.

Local Authority Housing Stock Business Plan

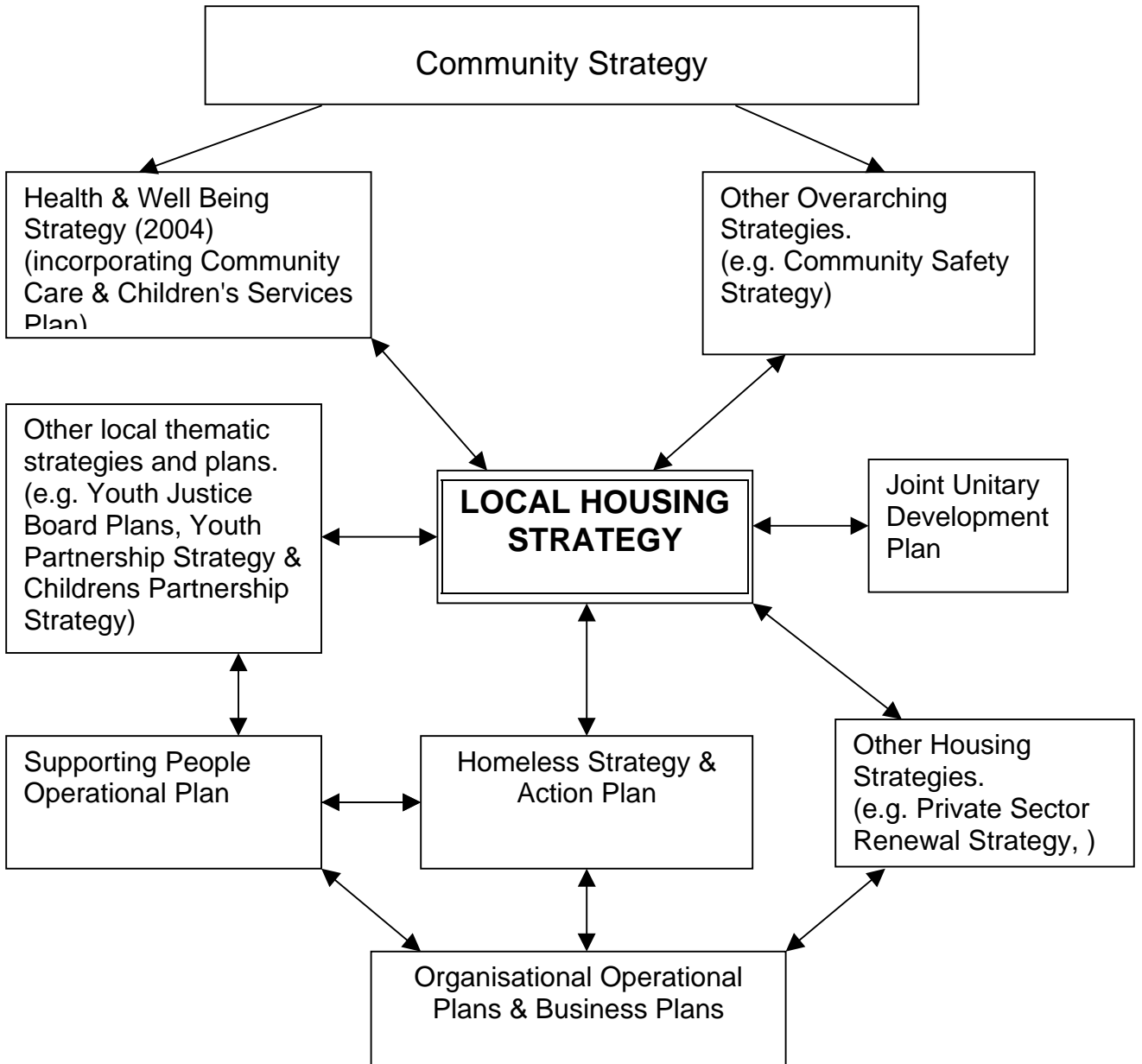
This will be an annual plan covering the management, maintenance and investment needs of Local Authority owned housing.

Registered Social Landlord Business Plans

Registered Social Landlords produce business plans on an annual basis to indicate their past performance on a number of key performance indicators, and to provide a framework covering the management, maintenance and investment needs of existing stock and the development of new housing.

The interrelationship between the strategies is shown in Figure 1 on page 17

Figure 1: Local Housing Strategy - Links to Other Key Strategies and Plans



PARTNERSHIP WORKING

The Housing Forum

Since Local Government reorganisation in 1996 there has been a robust joint commissioning framework within the County, which has promoted strong partnerships and joint working to provide services to people in Pembrokeshire.

The Pembrokeshire Strategic Partnership Board (PSPB) includes senior managers from health, education, housing, the voluntary and private sectors and is the co-ordinating group for strategic health, housing and social care planning. The Board has recently incorporated the work of the Pembrokeshire Health Alliance.

In addition to the PSPB, customer influenced Joint Implementation Groups (JIG's) assess the need for services and influence appropriate strategies to address identified needs; they also consider service developments to address need on an annual basis.

The Housing Forum operates within this framework specifically to consider both private and public sector housing issues.

As part of a general review of commissioning arrangements within Pembrokeshire, a new commissioning structure is anticipated from 2004.

Partners in the Housing Commissioning arrangements include:

- Pembrokeshire County Council representatives from a number of service areas.
- RSL's (Pembrokeshire Housing, Cymdeithas Tai Cantref, Cymdeithas Tai Dewi Sant, Tai Hafan, Gwalia, Tai Trothwy)
- Other Statutory Sector Organisations (Pembrokeshire Coast National Park, Pembrokeshire and Derwen NHS Trust, Pembrokeshire Local Health Board, Dyfed - Powys Probation Service, Dyfed Powys Police, Mid and West Wales Fire Service).
- Voluntary Sector (Housing specific) Organisations (SHELTER, Pembrokeshire Action for The Homeless, Citizens Advice Bureau)
- Other Voluntary Sector
- Tenant representatives have also been invited to join the Forum

HOUSING SYSTEM ANALYSIS

In determining the priorities for housing in the County, account needs to be taken of the extent to which current housing supply meets the variable demands and, to an extent, preferences of the County's population. In addition consideration needs to be given to the factors influencing supply and demand.

Housing Supply

Some of the factors influencing Housing Supply include:

- Availability of Land
- Housing market forces
- Availability of funding through the private sector and the Welsh Assembly Government
- Local building economy
- Availability of employment opportunities
- Vacancy rates in the social and private rented sectors
- Demographic change

Housing Supply projections

The JUDP indicates the annual construction rate across all tenures to be an average of 470 dwellings a year and that an increase to 600 dwellings would be possible through ensuring land availability, albeit that there would need to be flexibility to account for changes in the economy. The Plan recognises the need to provide a range of accommodation from executive homes to affordable housing, however a primary aim is to ensure that housing development meets local housing need. The supply of accommodation to satisfy local needs is encouraged by the application of local planning policies.

In general terms development is to be focussed in the main settlements of Haverfordwest / Merlins Bridge, Milford Haven / Steynton, Pembroke, Pembroke Dock, Fishguard and Goodwick, Neyland, Narberth and Tenby and in planning terms there is an expectation that 70% of new development is concentrated in these areas.

With regard to affordable housing, the JUDP is quite clear in its expectation that a proportion of housing provision should be for affordable housing to meet the needs of people who cannot afford to buy or rent privately in the open market and suggests the provision of 120 dwellings per year over the next 15 years; this provision is currently well in excess of what is able to be provided by current allocations of Social Housing Grant to Pembrokeshire. Specific planning policies have been devised to guide the development of affordable housing within Pembrokeshire. This figure is further quantified by the Housing Needs Survey commissioned by Pembrokeshire Coast National Park which suggests a need for 139 dwellings per year; this housing needs survey used the raw data obtained from a postal housing survey undertaken in 2000.

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Tenure Distribution

The 2001 census indicates that the primary tenure within the Council area is that of owner occupation (69%). Whilst the number of owner occupiers has increased by approximately 10%, the percentage of owner occupation has remained constant. 17% of people rent their home from a social housing landlord (Council or Registered Social Landlord) with the private and other rented sectors accounting for only 13% of households.

Social Housing Sector

The total number of dwellings available for rent in the social housing sector at 31st March 2003 was 8324. The level of Council housing continues to decline due to the Right to Buy; an average of 210 homes per annum were sold in the last two years. In April 2003, national action was taken to restrict the maximum discount given to tenants purchasing under the scheme; it is anticipated that this may have some effect on reducing the rate of Right to Buy sales. A more detailed analysis of Right to Buy sales indicates that in general terms, the more popular purchases are houses in the rural areas, or on traditionally designed estates in the towns. To counter the decline in numbers of Council dwellings, Registered Social Landlords have been developing new and converted accommodation for rent (an average of 51 dwellings per annum have been provided over the last two years) and selling only a very small number of properties under the Right to Buy / Right to Acquire (5 were sold during 2002/3). The balance between the development programmes of the RSL's and sales through the Right to Buy / Right to Acquire has led to an annual reduction of accommodation in this sector.

The number of dwellings coming available for letting within the Social Housing Sector during the year offers a contribution to housing supply. In 2002/3 there were 741 lettings to new applicants and 180 to transfer applicants, the total number of dwellings in this sector was 8324 at 31st March 2003, hence there was a turnover of 8.9% of the stock in this period.

Private Rented Sector

The supply of property within the Private Rented Sector is susceptible to market conditions; the more buoyant the market the more likely there is to be a reduction in the availability of private rentals. Market rent levels in this sector in Pembrokeshire are lower than the Welsh average and within the County levels are highest in and around Tenby and south east Pembrokeshire (range £46 - £162 per week for a 3 bedroom house) and lowest in the North Pembrokeshire (range £58 - £127 per week). Assessed rents relating to the payment of Housing Benefit are lower than the market rent levels and most claimants are required to pay a top up amount to cover rent due. It is the payment of the amount not covered by housing benefit that often causes tenants in this sector difficulties and leads to the accumulation of rent arrears and an increased likelihood of homelessness through eviction.

Private Sector

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At the end of March 2003, 2131 homes were classed through Council Tax as second homes. This is a key issue of debate in the County and certain areas were identified as “hot spots” in the Welsh Assembly Government’s Second Homes and Planning study concluded in 2003. These areas included Newport, Tenby, Saundersfoot, St Davids, the north east Pembrokeshire coast, and the Dale Peninsula. The effect on the supply of housing to purchase in these areas of second home ownership is significant.

Empty Homes

It is of benefit to reduce the number of empty properties in order to maximise the availability of housing across all sectors. An indication from Council Tax data suggests that there was a total of 1797 properties exempt from Council Tax (as at March 2003). The properties were exempt for a number of different reasons, for example, under structural repair, mortgage repossessions or death. The 2003 figure is slightly less than that at the end of March 2002.

Property Conditions and Unfit Housing

A private sector house condition and energy efficiency survey was undertaken in 2002 and the results of this survey indicated that the total possible number of unfit dwellings in the County was 4594 (11.5% of all dwellings) with levels of unfitness being concentrated, not unsurprisingly, in older housing.

The percentage of unfit dwellings within the private rented sector is more than 36%, which is almost double the UK figure of 19.3%. Of these dwellings, 41% of those classified as Houses in Multiple Occupation (HMO’s) were unfit.

The survey indicated that 19% of unfit housing is occupied by persons over 60 years of age and who were on low incomes.

Energy Efficiency and Central Heating

The private sector house condition and energy efficiency survey indicated that the average energy efficiency rating for private sector dwellings in Pembrokeshire was greater than the UK average: 50.4 compared with 44.

Data from the 2001 census indicates that the percentage of properties in Pembrokeshire without central heating is 12.68% compared with an all Wales average of 7.51%. Whilst the reasons for there not being central heating are not identified it is likely that a proportion will be due to not being able to afford to install a suitable system, or not being able to afford to run a system. In addition it is also likely that there are a number of homes where there is only a partial heating system and that where a heating system is installed but not in use due to the inability of the occupant to afford to run it.

It has been acknowledged over recent years that there has been a lack of heating within Council dwellings and this may have contributed to the above average figures relating to lack of heating. There has been an ongoing programme to install full central heating systems into council owned properties over the last 2 years, which may significantly affect these figures in the future.

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Housing Demand

Some of the factors influencing Housing Demand include:

- Demography of the County
- Social factors, e.g. divorce, newly forming households
- Economic factors (e.g. wages, availability of employment opportunities)
- General buoyancy of the Housing Market
- In- and out-migration rates

A housing needs survey was undertaken in 2000, the raw data of which was used to inform a more detailed analysis of the need for housing provision in the county (see Housing Supply). The final analysis of the final data is yet to be released.

Population

The rate of increase in the County's population between the 1991 and 2001 census was only 1.5% compared with a 6% increase from 1981 to 1991. Relevant to this is also the fluctuation in migration rates (-657 to +400 persons per year in recent years). It is anticipated that significant numbers of new households will form due to, for example, divorce; these new households are likely to require housing.

Age

Whilst the population level has remained reasonably constant, the age profile of the county indicates that between 1981 and 2001 there has been a significant increase in people of pensionable age (38%) and in contrast there has been a reduction in under 25 year olds (12.5%). The increase in older people has an impact on the provision of social care services and the support required to keep people living at home in the community; in addition there is a need ensure the availability of suitable accommodation options for these people. The reduction of younger people may be due to out-migration for employment or educational purposes; this causes a concern in relation to the longer-term sustainability of some communities.

Health factors

There has been an increase in the number of people declaring themselves to have a limiting long term illness (57% increase from 1991 to 2001) this is likely to have an impact on the demand for properties specifically designed and adapted for disabled persons.

Mobility Factors

An additional factor in predicting housing demand will be the mobility of the population in relation to commuting to work or travelling to provide or receive care. The 2001 census collected data relating to work commuting patterns through the identification of the origin and destination of journeys; this data is still to be released

Social Housing Demand

Demand for social housing for rent is indicated by the number of people applying for rented housing to the Pembrokeshire Housing Register (PHR). Although the

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limitations of only using this source of data should be recognised as applications are only recorded in relation to where housing currently exists.

Pembrokeshire operates a common housing register with four participating Landlords including the Council. The benefits of the Register are that allocations (both transfers and first time applications) are made from a single pool of people, this single pool enables a more accurate estimation of demand for social housing to be made. In 2003 a total of 2562 applicants were awaiting accommodation and 1169 current tenants were wanting other social housing by way of a transfer. The turnover in 2002/3 in lettings to new applicants represents 28.9% of those on the register which is a significant reduction from 111% in 1999/2000. The turnover in the same period in transfers represents 15% (39% in 1999/2000) of the applications for transfer.

Applications to the register fluctuate depending upon the housing market conditions operating at the time.

Affordability

The affordability of housing is a key issue within the County. With owner occupation beyond the reach of many people other than through Homebuy Option schemes provided by local Registered Social Landlords (see Private Sector - Current Housing Market), and it being a similar case in the private rented sector (See section in Housing Supply) social rented accommodation is often the only tenure that many people in the county can afford.

Homelessness

Homelessness is another indicator of housing demand. The total number of homeless applications increased by 21% from 2001/2 to 2002/3 and, more significantly, the number of applications being accepted as in Priority Need has increased by 60% over the same period. This increase in priority need applications is likely to reflect firstly, the changes to homeless legislation introduced in March 2001 which extended the categories of people considered to be in Priority Need and secondly, the current housing market.

Private Sector - Current Owner Occupier Housing Market

Pembrokeshire, in general, reflects the housing market as it operates in England and Wales; however, house prices have risen over the period between June 2002 and June 2003 by an average of 33.06% compared with 23.66% in Wales as a whole and 12.52% in England and Wales.

The average property price in the County is now £108,028 (compared with an all-Wales average of £98,186).

The average price of a flat is £57,107. To purchase a property at this level would require an income of approximately £19,000 to obtain a 100% mortgage. The census data indicates that only 54% of people aged 16 to 64 are economically active and in

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employment, of these a proportion will have an income below the £19,000 threshold previously indicated. Unfortunately there is no data to indicate an average income within the County although Economic Development data indicates that housing is less affordable in Pembrokeshire than most parts of Wales.

In Pembrokeshire there has been a 1.2% increase in housing sales transactions compared to a reduction in transactions in Wales and England & Wales.

The current buoyancy of the housing market in Pembrokeshire may directly link with the increased number of applications to the Housing Register and applications for assistance as homeless due to properties being taken out of the private rental market in favour of being sold.

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The Housing Requirements of Special Interest Groups

In addition to considering the general housing issues within the county, the housing requirements of specific groups need to be considered and addressed.

There are different references throughout this strategy to vulnerable residents. The term vulnerability broadly concurs with vulnerable groups as defined by the Homelessness Act 2002, with the flexibility that this term can also be applied to other groups of people whose circumstances potentially place them at a relative disadvantage to others.

Young People (inc. care leavers)

As indicated previously the number of young people in the County has reduced between 1991 and 2001.

Given the housing market information above it is likely that owner occupation, whilst an aspiration of this client group, is often not a practical consideration. Young people are therefore likely to have to look to the social or private sector housing options to provide their accommodation. It is recognised, however, that the restrictions in the availability of housing benefit for private rented sector lettings (the "Single Room Rent") often limits the private rented sector as a viable option.

Increasingly it is the social sector that is the main source of provision for Young People either through the Housing Register in a planned way or increasingly so as a way of discharging a duty towards the person as a result of homelessness. Whilst the accommodation needs are then met, it is often the case that this group in particular require additional support to help them settle in to their accommodation. The support currently offered is very limited given that this will normally be the first time that the person has lived on their own; in view of the changes to homeless legislation which now considers young people to be in priority need, combined accommodation and support provision will be required.

Disabled Persons

The provision of adaptations within accommodation for disabled persons and specifically designed new build accommodation has been a priority within the County for a number of years and consequently there has been a small ongoing development programme of disabled adapted accommodation, particularly in rural areas. Other housing has been developed taking into account build for life principles wherever possible.

The Disabled Facilities Grant (DFG) remains the only grant with mandatory status. The number of DFG grants completed during 2001/2 and 2002/3 were 62 and 49 respectively. The Council also offers a discretionary small grant for disabled adaptations as a fast track system for carrying out smaller adaptations. The demand for these small grants has increased from 235 to 268 during the same period.

In addition to the above there is an ongoing programme of disabled adaptations to council housing. For 2001/2 and 2002/3 the number of jobs completed was 440 and 542 respectively.

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The figures relating to adaptations completed in the public and private sectors cover a wide range of works from simple grab rails to the installation of new bathroom / shower facilities.

A project was undertaken during 2002/3 to develop a Geographical Information System (GIS) based adapted properties register in recognition of the need to map the supply of and maximise the use and effectiveness of properties which have already been adapted for use by disabled persons.

Given the increase in numbers of people considering themselves to have a limiting long-term illness and the continued mandatory status of DFG's, provision will need to continue.

Older People

The county already offers a diverse range of accommodation options for older people. The accommodation options include:

- Accommodation linked by telephone to emergency services
- Accommodation receiving the services of a mobile warden
- Sheltered Accommodation with a non resident warden
- Sheltered Accommodation with a resident warden
- Residential / Nursing Care

In addition older people are encouraged to remain in general needs housing through a combined package of care ranging from home care, domiciliary help and by purchasing the services of a telephone system which provides 24hour emergency cover to people in their own homes.

Recognising the gap existing between sheltered accommodation and residential care, an Extra Care Scheme is being developed to extend the range further and support the principle of giving the increasing elderly population the choice of remaining at home within their communities instead of having to move into residential care.

A key issue now is the suitability of some of the older schemes for the needs and preferences of older persons; bedsits, particularly those with shared facilities are increasingly unpopular and consideration needs to be given as to whether they can be redesigned for modern tastes or whether alternative use should be made of them.

Homeless Persons

The increasing number of people for whom the Local Authority has a statutory duty to assist as homeless are provided with temporary and permanent accommodation in a number of ways:

- Homeless Hostel
- Private Rented Sector
- Assured Shorthold Tenancies within RSL stock
- Refuge
- Local Authority owned stock
- Bed and Breakfast

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A comprehensive review of homeless services was undertaken in 2002 and the review has informed the development of the County's Homeless Strategy, which is the primary document outlining the programme of work for addressing the specialist needs of homeless people.

Domestic Abuse Victims

The Pembrokeshire Domestic Abuse Forum has identified housing as a key element in reducing or preventing continued domestic abuse. Housing options currently specifically available for women victims of Domestic Abuse are:

- Temporary accommodation and support in refuge accommodation
- Self contained accommodation with support for women moving out of a refuge
- General needs accommodation in the social and private rented sectors.

It is recognised that accommodation is only part of the service needed by victims of domestic abuse; support is another key element.

The Pembrokeshire Domestic Abuse Forum has secured grant funding to provide an outreach support service and telephone support line, which will operate across the county and across all tenures.

Gypsies

Pembrokeshire has a settled gypsy population as well as a number of travellers who regularly visit the area.

There is no longer a statutory duty to provide residential or temporary sites for gypsies, however, historically, the Local Authority owns and manages five residential Gypsy Sites comprising a total of 84 pitches. The sites consist, in the main, of settled communities although there is a waiting list for each site, totalling 7 in March 2003. The vacancy rate during 2002/3 across the sites was 7 and a total of 9 plots were vacant at the end of the financial year. The waiting list exists due to the expressed preferences of applicants for certain sites where there may be family links rather than it demonstrating a need for further provision. The sites are subject to an ongoing improvement programme to ensure that the quality of sites is maintained. No further provision is planned.

Provision is also made through the Housing Register for gypsies to access conventional housing when this becomes a particular requirement.

Refugees

There is no special provision for refugees or asylum seekers within the county, however a commitment has been given to participating in dispersal arrangements for refugees and asylum seekers should there be a need to do so; to date there have been no referrals to the Authority under the scheme. During 2002 / 3 the Authority made arrangements for a total of four asylum seekers, all of whom were assisted under the provisions of the Children Act 1989.

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Black and Minority Ethnic (BME) Households

There is no special provision for BME households within the county.

Census data indicates a total BME population within the county of 937 which is an increase of 0.3% (based on 1991 groupings) and 56% (based on extended groupings in the 2001 census). 62% of the BME population indicated that they were owner occupiers, reflecting closely the most popular tenure in the county as a whole, there were a higher proportion of BME households living in private rented accommodation than the population as a whole.

The wider issues relating to the housing needs of the BME population are to be addressed within the BME Housing Strategy which is the primary document for outlining the programme of work to address the specialist needs of BME people.

People with care / support needs

The care and support needs of vulnerable individuals living in independent accommodation in the community vary from low level support to high, intensive, crisis support. Different customer groups may have a need for support, for example people with a learning disability or ex-offenders. The mapping of these support needs will be undertaken as part of the planning of Supporting People services. A base level of tenancy support needs within the County has been identified as part of Supporting People and an expansion of current services has been considered and included within the annual SPOP. The SPOP will become the primary document for outlining the tenancy support needs of vulnerable people.

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RESOURCES

Pembrokeshire County Council – Public and Private Sector

At present the Council's capital programme is a rolling programme of investment in the assets of the authority and private sector housing in the form of Housing Renovation grants.

The capital allocations for 2003/4 are as follows:

Sector	Amount 2003/4 (£)
Private	5,409,000
Public	3,915,000

The private sector allocation is used to provide home improvement, home repairs assistance and disabled facilities grants, the public sector allocation is used to fund improvements (such as central heating) and other appropriate projects on Council owned estates (e.g. Highway adoptions). The Council has been reducing investment in private sector housing and increasing investment in public sector housing and this trend is likely to continue due to the fact that WAG will be allocating greater resources for investment in council housing.

The capital programme is funded from Basic and Supplementary Credit Approvals (BCA's and SCA's) from the Welsh Assembly Government, use of capital receipts and general and specific grants. Under the rules relating to SCA's it is for the Local Authority to set its own priorities and is split between the private and public sector housing stock for strategic schemes. Other housing services such as grants for improving poor quality private sector properties are paid for through the general capital and revenue resources.

Changes are due to take place to this mechanism from 2004/05. The current funding arrangements through BCA/ SCA will be gradually replaced with a major repairs allowance to the Housing Revenue Account (HRA), and there will be a transition to a new prudential code.

That being so, forecasting for actual resources available to us beyond 2004/05 is at present made difficult due to the proposed new financial arrangements. The exact resources available to resource capital investment in terms of whether the BCA grants will be replaced with similar amounts to the current revenue or capital grants are not available to us at the present time. We will need to examine future funding on the basis of HRA and Non HRA spending.

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Work is also in progress to develop the Local Housing Stock Business plan which will provide further information regarding resource availability in the future.

In addition to the capital programme the revenue funding for both sectors is shown as a comparison with 2002/3 actuals in Appendix 3.

Registered Social Landlords (RSL's)

The revenue cost of providing services to RSL tenants is met through rents and service charges.

The capital cost of new development (for rent and purchase at an affordable level) is funded through a combination of Social Housing Grant (SHG) from the Welsh Assembly Government and private sector borrowing (e.g. building societies). The annual SHG programme is directed by the Council as the strategic authority to address identified needs.

The programme for 2003/4 is shown at Appendix 4.

The total SHG allocation for 2003/4 is £2.6million.

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Tenant Priorities for Social Housing Services

A Tenant Compact was agreed with Pembrokeshire County Council and Pembrokeshire Housing tenant representatives in 2001 and was reviewed in 2003. Tenants have identified the following as priority areas:

- Tenancy agreements and enforcement of tenancy conditions.
- Allocation of tenancies.
- Repair standards.
- Heating programmes.
- Rubbish and refuse collection.
- Roads and other Estate improvements.

The Local Authority has developed a range of consultation methods through which it can seek the views of tenants as a part of the development of the services it provides, although the interest in tenant participation within the county would appear to be low. The consultation processes are outlined in the Tenant Participation Strategy, which is reviewed on an annual basis.

A WAG grant is currently being used to encourage further participation amongst underrepresented groups in the county, e.g. the elderly, disabled, tenants in rural areas.

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KEY HOUSING ISSUES FACING PEMBROKESHIRE

Based on the analysis of the data above, the key housing issues identified for Pembrokeshire are

- The availability of affordable housing for rent and purchase for local people and the impact upon the sustainability of local communities.
- The
- The limited ability of social housing tenants to have real choice in where they live
- The quality of housing in relation to the new WHQS
- The design of some Local Authority housing estates and perceived problems of crime, nuisance and anti-social behaviour
- The quality of some Local Authority owned sheltered housing accommodation which does not meet the expectations of tenants and prospective tenants
- Unemployment, poverty and lack of opportunity for tenants
- The time taken to relet vacant Local Authority dwellings
- The increasing numbers of homeless people
- The provision of temporary and permanent accommodation for homeless people
- The provision of support to vulnerable people to prevent tenancy breakdown
- High levels of unfitness in private rented sector housing
- The effect of empty homes on communities
- Demographic change - An ageing population, an increasing need for adaptations for disabled people and the reduction in number of younger people
- Affordable warmth across all tenures

HIGH LEVEL AIMS 2003 / 2008

To meet the challenge of the presenting issues within the County and to reflect the needs identified within the National Housing Strategy, a number of high level aims can be identified:

- a) To ensure that all social housing will meet the WHQS by 2012.
- b) To seek continuous Improvement in the provision of housing services to tenants
- c) To ensure that tenants will have access to opportunities to participate in making decisions about the services they receive.
- d) To minimise nuisance and antisocial behaviour amongst social housing tenants.
- e) To promote the provision of additional affordable housing for rent or purchase to meet needs including those identified by Town and Community Councils
- f) When providing new social housing, RSL's will consider implementing the principles of the Egan Report
- g) To ensure that social housing rents within the county reflect the type, location, size and amenities of the property
- h) To ensure that people applying for social rented housing will have greater flexibility and choice in where they live.
- i) To assist older, disabled and vulnerable homeowners of limited income to maintain and improve their properties.

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- j) To encourage the maintenance and improvement of private sector housing to the fitness standard through advice and other non-financial assistance.
- k) To ensure the safety and fitness of private rented sector housing
- l) To encourage landlords to provide good quality private rented sector housing
- m) To ensure the safety and fitness of Houses in Multiple Occupation
- n) To continue to provide Low Cost Home Ownership schemes to meet needs including those identified by Town and Community Councils
- o) To ensure that the incidence of homelessness is reduced and that where homelessness occurs, people are provided with temporary and permanent accommodation suitable for their needs.
- p) To promote the geographical expansion of good quality housing advice services
- q) To enable people with a disability to be provided with assistance to remain living in their own homes or to relocate to more suitable accommodation if they so wish.
- r) To enable vulnerable people to be provided with assistance to remain living in their own homes or to relocate to more suitable accommodation if they so wish.
- s) To enable older people to be provided with assistance to remain living in their own homes or to relocate to more suitable accommodation if they so wish.
- t) To provide as wide a range of housing options, support and advice as possible to victims of domestic abuse.
- u) To ensure that there is no discrimination or disadvantage for BME residents in relation to their housing needs and circumstances
- v) To identify the factors affecting fuel poverty in Pembrokeshire and develop initiatives that will increase the number of homes that are energy efficient and affordable to heat.

STRATEGIC HOUSING OBJECTIVES & TARGET OUTCOMES

In considering the presenting issues and high level aims a number of key areas for action can be identified and it is clear that there is a need to work across all sectors to achieve the overall national and local housing vision.

A Plan for achieving the identified high level aims is attached at Appendix 5.

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CONSULTATION

This Strategy has been developed following extensive consultation.

The draft Strategy was informed by the views of Town and Community Councils in Pembrokeshire who were asked to give an indication of housing priorities in their respective areas; a resume of these responses is attached at Appendix 2. In addition at this stage members of the Housing Forum were also consulted as to priority changes since the Housing Strategy and Operational Plan was produced in 2000/1.

The key issues arising from the initial consultation were:

- The provision of affordable housing for local people and associated matters (e.g. planning policies)
- Allocations
- Environmental impacts of new housing

Following the production of a draft document, a wider consultation exercise was undertaken with partners listed in Appendix 8 and the broad comments received have been shown at Appendix 9. Appendix 9 also indicates where the comments have resulted in changes to the Strategy.

It is recognised that it will be important to ensure that consultation continues through the life of the Strategy; it is intended to use existing mechanisms, such as representatives of tenants and residents groups, the Private Sector Landlords Forum, Housing Forum, Communities First Boards, and the recently created Tenant Panel for this purpose.

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DELIVERING THE STRATEGY

PUBLIC ACCESS

To ensure that the public have access to the Local Housing Strategy it has been placed on the County Council's website and copies have also been distributed to libraries.

MONITORING AND REVIEW

As already indicated, whilst it is the responsibility of Pembrokeshire County Council to develop a Local Housing Strategy, it is incumbent upon all organisations, companies and agencies to work together to ensure that the identified aims and objectives are met.

It is the intention that progress towards achieving the aims and objectives are reviewed on a regular basis and that this progress is reported to relevant organisations through the Housing Forum and outwards by members through their own internal reporting mechanisms.

Progress will be reviewed as follows:

Date	Type of review	Reporting Arrangements
July 2004	Initial progress review	Housing Forum
October 2004	Annual interim review	Housing Forum & Report to Cabinet
July 2005	6 month progress	Housing Forum
October 2005	Annual interim review	Housing Forum & Report to Cabinet
July 2006	6 month progress	Housing Forum
October 2006	Annual interim review	Housing Forum & Report to Cabinet
July 2007	6 month progress	Housing Forum
October 2007	Annual interim review	Housing Forum & Report to Cabinet
July 2008	6 month progress	Housing Forum
October 2008	Full Review of five year strategy	Housing Forum & Report to Cabinet

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Appendix 1 Demographic Profile

Population

Population	1981	1991	2001
Males	51680	54600	55033
Female	53732	57800	59098
Total - All Pembrokeshire	105412	112,400	114131

A 20 year population projection was undertaken in 1996. It is evident that these projections were overstated. The projection for 2001 was 115,246, 1% over the actual total identified through the 2001 census data. An up to date population projection is not currently available. It is clear that that the rate of increase in population has been reducing.

Population Density

	1991	2001
Density (persons per hectare)	0.71	0.71

Household Information

	1991	2001
Number of Households	43561	48176
Average Household Size	2.57	2.34
Composition		
• Households with dependent children	31.75%	29.78%
• Lone parent households with dependent children	3.36%	7.34%
• Lone pensioner households	14.94%	Not collected
• All pensioner households	26.01%	26.74%

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Age Profile

Age	1981	1991*	2001^
<= 15 years	24455	22848	23394
16 - 24 years	14349	13113	10569
25 - 59 years	45702	50189	51290
60 - 84 years	19927	24357	26494
85+ years	979	1578	2384
Total	105412	112085	114131

* included student information

^ relates to Pembrokeshire post 2003 Local Government Administrative Boundary Changes

Health Profile

Health	1991	2001
People with limiting long term illness	16193	25477
People of working age population with limiting long term illness*	Not collected	11559
People whose health was good	Not Collected	74921
People whose health was fairly good	Not Collected	26413

* part of total row 1

NB Health issues were not included as part of the 1981 census

The overall health of the population in Pembrokeshire is good, although there has been a significant increase (57.3%) in people indicating that they have a limiting long term illness.

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Ethnicity

Ethnicity	Total - 1991	Total - 2001
White British	111427	110627
White Irish	N/A	920
White Other	N/A	1558
Mixed White and Black Caribbean	N/A	98
Mixed White and Black African	N/A	29
Mixed White and Asian	N/A	123
Mixed Other	N/A	116
Asian / Asian British - Indian	103	139
Asian / Asian British - Pakistani	23	52
Asian / Asian British - Bangladeshi	57	46
Asian / Asian British - Other	88	65
Black or Black British - Caribbean	35	31
Black or Black British - African	14	43
Black or Black British - Other	89	14
Chinese or other Ethnic Group - Chinese	99	150
Chinese or other Ethnic Group - Other	150	120
Total	112085	114131
People identifying themselves as Welsh *	N/A	14912

* Figure included in Total

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Welsh Language

Knowledge of Welsh	1991		2001	
	Pembrokeshire %	Wales %	Pembrokeshire %	Wales %
Welsh Speakers	18.31	18.66	N/C	N/C
Reads Welsh	15.08	16.32	N/C	N/C
Writes Welsh	12.98	14.12	N/C	N/C
Speaks and reads Welsh	14.08	14.97	N/C	N/C
Speaks reads and writes Welsh	12.47	13.57	N/C	N/C
Either speaks, reads or writes Welsh	19.39	20.07	N/C	N/C
Understands spoken Welsh only	N/C	N/C	5.43	4.93
Speaks but does not read or write Welsh	N/C	N/C	3.51	2.83
Speaks but does not write Welsh	N/C	N/C	1.64	1.37
Speaks reads and writes Welsh	N/C	N/C	16.35	16.32
Other combination of skills	N/C	N/C	2.43	2.98
No knowledge of Welsh	N/C	N/C	70.65	71.57

N/C - Not collected in this format.

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Appendix 2

Resume of Initial Consultation Responses from Town and Community Councils

Council	Issues
Boncath	Affordable housing for local people
	Need to restrict planning approvals
	Provision needs to take into account Welsh Language issues
Burton	Provision of affordable housing
Camrose	Planning applications need to be considered on an individual basis
Cilgerran	Local housing should be for local people - points should be awarded to people who have lived in the area / locality for a long time
Clunderwen	Development of housing restricted due to under capacity of sewage treatment facilities
Crymych	Meeting requested
Dale	Sheltered Housing development could release larger family size accommodation
	Agrees with the provision of housing for local people
	Purchase of holiday homes when they come on the market to provide accommodation for local people (avoid using greenfield sites)
	Identifies a possible site for the development of affordable housing
Eglwysrwr	Provision of local affordable housing
Havens	Lack of affordable housing for young people to purchase
	Lack of social rented housing
Haverfordwest	Provision of play areas in housing developments
	Adequate low cost social housing provision
	Storage of refuse in flats
	Access plans for development sites are produced
	Provision of car parking for all housing for single homeless / homeless couples
Hundleton	Need for affordable housing in rural areas
Jeffreyston	No additional issues to those raised through JUDP consultation
Johnston	Affordable starter homes for young people to purchase
	More sheltered accommodation
	Increased provision of properties for rent
	Provision of community facilities (e.g. Shops) linked to any future development
	Review capacity of sewerage system in connection with any future residential growth
Kilgetty / Begelly	Lack of safe play areas
Lamphey	Provision of affordable housing
	Should look to ensure that homes within the PCNP are first not

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Council	Issues
	second homes
Letterston	Any new housing needs to be undertaken with consideration of drainage / water system capacity
Manorbier	Shortage of all types of housing
	Development of housing using innovative design inc. environmentally friendly materials
Narberth	Lack of affordable housing for first time buyers
	Infrastructure is inadequate
Newport	Lack of affordable housing to rent/purchase for young home leavers, young families and single older people.
	Lack of appropriately sized accommodation for single people
	Lack of available land with permission to build on
	High percentage of empty properties used as second homes, investment property and holiday lets
	Need to protect / enhance the traditional character of Newport
	Need to link homes and employment
Neyland	Allocation of green spaces to densely populated residential areas
Pembroke	Meeting requested
Pembroke Dock	Provision of low cost starter homes
Pencaer	Provision of affordable housing for younger people
	Planning restrictions make it difficult for young people to provide their own housing
	Look to allocate land with consent for particular housing for local people and with restrictions on resale
Scleddau	No key issues
Spittal	New housing developments to be in keeping with the character of the village, especially concerning density of new houses
	Provision of affordable housing for local people
St Davids	Low cost 3 bedroom housing
	Provision of housing for single people of all ages
	Improvements required to Yr Hafan (sheltered housing scheme)
St Dogmaels	Lack of potential building land
St Ishmaels	Inadequate sewerage system - unable to accommodate further development
	Lack of low cost housing for younger people
Stackpole	Shortage of affordable housing for local people
	High proportion of second homes
	Need to weight allocation points in favour of local people who want to stay in the area
Wiston	Inadequate sewerage system - unable to accommodate further development

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Appendix 3 Revenue Funding - Public and Private Sector Housing

Housing Revenue Account

Heading	2002/3 Net Cost Actuals (£)	2003/4 Net Cost Budget (£)
Income (e.g. Rents, fees, interest, subsidies)	19,631,233	19,567,275
Repairs and Maintenance	4,983,861	5,130,175
General Management	1,451,458	1,556,065
Special Services (e.g. Sheltered Housing, estate maintenance)	915,874	944,825
Rebates & Other charges	9,529,462	9,420,190
Capital Costs	3,060,096	3,816,020

Private Sector Housing

Heading	2002/3 Net Cost Actuals (£)	2003/4 Net Cost Budget (£)
Housing Strategy	42466	64915
Private Sector Housing Renewal	402776	424830
Homelessness	241136	170530
Residential Gypsy Sites	66621	42075
Supporting People	1402	146145
Housing Standards	97319	110365
Other	11573	14780
Total	863,293	973,640

Pembrokeshire - Local Housing Strategy

Appendix 4 2003/4 SHG Programme - RSL's

Existing Commitment from Previous Years

Location	Development	No. of Dwellings
Fishguard	Rent	4
Scleddau	Rent	6
St Dogmaels / Goodwick	Rent	2
Fishguard	Rent	20
Rosemarket	Rent / Rural Homebuy	4 / 4
Pembroke Dock	Rent	3
Milford Haven	Rent	7
Total		50

Schemes Approved 2003/4

Location	Development	No. of Dwellings
Newport	Rent	15
Haverfordwest	Rent	43
Neyland	Rent	17
St Davids	Rent	4
Pembroke Dock	Rent	1
Hakin	Rent	3
Other	Voluntary Purchase Grant	3
Total		86

Pembrokeshire - Local Housing Strategy

Appendix 5

Action Plan

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
SOCIAL HOUSING SECTOR					
All homes to meet the Welsh Housing Quality Standard by 2012	To ensure that all social housing will meet the WHQS by 2012	1. Establish the gap between current housing conditions and the Welsh Housing Quality Standard 2. Implement a cost effective programme of improvement for the period to 2012	1. Social Housing Landlords will have a 30 year business plan for the maintenance and improvement of their dwellings 2. Resources are targeted at improvement work, which assists in achieving the standard. 3. Progress will be made towards achieving the standard by 2012	PCC RSL's	1. 2004 2. 2004
To promote efficient and effective social housing management	To seek continuous improvement in the provision of housing services to tenants	1. To undertake Best Value Reviews of all aspects of housing management services	1.Required improvements in services will be identified 2.The views of customers and stakeholders will be taken into account in developing new and existing service delivery. 3.Tenants will achieve good value for money for the rent they pay	RSL's	1. March 2007
		2. To implement actions arising from Best Value reviews of housing services and progress the Wales Programme for Improvement in relation to Housing Services	1.Improvements to services previously identified will be achieved.	PCC	2. March 2008

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
		3. To involve tenants in setting standards and assessing the effectiveness of housing services	1. The housing services provided will reflect the standards agreed with tenants	PCC RSL's	3. June 2004 and ongoing

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
Promoting higher levels of tenant involvement	To ensure that tenants will have access to opportunities to participate in making decisions about the services they receive	<ol style="list-style-type: none"> 1.To continue to improve and extend tenant liaison and participation 2.To continue to work in partnership with others to develop new tenant participation initiatives through available grant funding 	<ol style="list-style-type: none"> 1.Services will be able to reflect the needs and aspirations of the customer 2.Tenants across the County take an active part in decision making 3.Tenants will receive financial support in accordance with Welsh Assembly Government recommendations 4.The number of tenants in a participating role will increase 	PCC RSL's Tenant & Resident Groups	<ol style="list-style-type: none"> 1. March 2004 and ongoing 2. Annual and ongoing
Tackling antisocial behaviour and neighbour nuisance problems	To minimise nuisance and antisocial behaviour amongst social housing tenants	<ol style="list-style-type: none"> 1. To have a multi-agency Anti social Behaviour / Neighbour Nuisance protocol. 2. To have conditions of tenancy to provide clearer statements on acceptable behaviour 3. To have appropriate support for tenants who are affected by antisocial behaviour 4. To develop supporting people projects to provide support targeted at vulnerable tenants. 5. To undertake estate improvements to design out anti social behaviour 	<ol style="list-style-type: none"> 1. There is a co-ordinated approach to addressing Anti social behaviour and neighbour nuisance amongst social housing sector tenants 2. Young and vulnerable tenants receive support to reduce the likelihood of anti social behaviour 3. Estates are designed to reduce anti social behaviour 	PCC RSL's Police Probation Support providers	<ol style="list-style-type: none"> 1. March 2006 2. January 2005 3. March 2006 4. March 2007 5. March 2008

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
<p>Meeting the need for extra social housing in a sustainable way</p>	<p>To promote the provision of additional affordable housing for rent or purchase to meet needs including those identified by Town and Community Councils.</p>	<ol style="list-style-type: none"> 1. Establish community level housing need through consultation with Town and Community Councils. 2. Work with planning partners to secure the availability of land 3. To identify suitable HARP schemes in town centres 4. Develop and review Community Housing Agreements between PCC and RSL's operating within the County 	<ol style="list-style-type: none"> 1. Affordable housing will be targeted at areas where a need has been identified and agreed with the community. 2. Affordable Housing developments will play a part in sustaining local communities 	<p>PCC Community & Town Councils RSL's</p>	<ol style="list-style-type: none"> 1. Ongoing to 2008 2. Ongoing to 2008 3. Ongoing to March 2008 4. March 2005

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
<p>Promoting Egan Report principles within the construction of new social housing</p>	<p>RSL's will work towards incorporating the Egan Report principles in relation to all new social housing provision</p>	<p>1. Establish a housebuilding forum within Pembrokeshire 2.Housing providers will develop partnering arrangements where possible to replace tendering processes. 3.Housing providers will develop and review performance indicators for construction / improvements 4. The views of customers will be taken into account where possible during the construction process. 5.The move towards constructing to Egan principles is incorporated into Community Housing Agreements</p>	<p>1. The efficiency, effectiveness and quality of construction of social and affordable housing is enhanced</p>	<p>RSL's PCC House builders</p>	<p>1.Sept 2005 2. March 2006 3. March 2006 then annual review 4. Ongoing to 2008 5. March 2005</p>

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
Promoting equitable rent structures for social housing (comparable rents for comparable homes and services)	To ensure that Social Housing rents within the County reflect the type, location, size and amenities of the property	1. To review current rent setting policies.	1. Rent differences between Council and RSL tenants are minimised 2. Tenants are able to exercise choice in housing based on affordability of rent levels. 3. Rents are reflective of the characteristics of the individual property.	PCC RSL's	1. March 2008
Promoting lettings policies that take more account of preferences of tenants and prospective tenants	To ensure that people applying for housing will have greater flexibility and choice in where they live	1. To review current lettings systems to promote the ability of people to remain in their local communities where possible. 2. To extend the choice available to those seeking a social housing tenancy 3. To manage the Pembrokeshire Housing Register ensuring that social housing is let taking into account individual choice and assessed need.	1. Lettings will reflect the needs and aspirations of the community 2. Lettings will contribute to community sustainability	PCC RSL's	1. 2005 2. 2006 3. Ongoing from 2006
PRIVATE OWNER OCCUPIED SECTOR					

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
Helping low income and vulnerable owner occupiers to maintain and repair their homes over the longer term, and promoting the option to convert to renting where this can provide a better solution	To assist older, disabled and vulnerable homeowners of limited income to maintain and improve their properties and to access services which will be enabling and promoting of people's independence.	<ol style="list-style-type: none"> 1. Provide grants or loan assistance targeted to those in greatest need 2. The regeneration of designated county areas will be promoted and in those areas the number of properties unfit or in disrepair will be reduced. 	<ol style="list-style-type: none"> 1. Disabled people in financial need will be able to access financial assistance to adapt their homes within a reasonable timescale. 2. Older people in financial need will be able to access financial assistance to carry out repairs essential to enable them to remain living in their own homes in comfort safety and security. 3. Owner Occupiers in receipt of means tested benefits will be assisted to carry out urgent repair to their homes. 4. Group Repair Schemes will be implemented within designated strategic renewal areas and where they would be linked to other County strategic objectives 	PCC Care and Repair 2000	<ol style="list-style-type: none"> 1. Ongoing to 2008 2. Ongoing to 2008
Ensure that homeowners are given good information / advice to reduce risks for people who could be considered marginal homeowners	To encourage the maintenance and improvement of private sector housing to the fitness standard through advice and other non-financial assistance.	<ol style="list-style-type: none"> 1. Develop partnerships with the private sector to provide loans to bring properties to the fitness standard. 2. Provide advice through the production of quality public information 	1. Homeowners will be at less risk of losing their homes or from living in unfit housing	PCC RSL's Voluntary Sector organisatio ns	<ol style="list-style-type: none"> 1. March 2005 2. Sept 2005
PRIVATE RENTED SECTOR					

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
Improving the overall quality of the private rented stock and its management	To ensure the safety and fitness of private rented sector housing	1. To provide a service to deal efficiently with private sector tenant's complaints regarding housing conditions 2. To take enforcement action against private sector landlords whose properties fail to meet the fitness standard.	1. Private sector tenants will be confident that their landlords provide appropriate standards of accommodation. 2. The private rented sector will continue to be a reasonable tenure option in the County.	PCC Private Sector Landlords	1. Ongoing to 2008 2. Ongoing to 2008
Stimulating increased investment in the private rented sector	To encourage the maintenance and improvement of private rented sector housing to the fitness standard through advice and other non-financial assistance.	1. Develop partnerships with the private sector to provide loans to private sector landlords to bring properties up to the fitness standard. 2. Provide advice through the production of quality public information	1. Private Rented Sector Tenants will be at less risk of living in unfit housing	PCC Private Rented Sector Landlords Voluntary Sector organisations	1. Ongoing to 2008 2. Sept 2005

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
<p>Implement HMO licensing legislation</p>	<p>To ensure the safety and fitness of Houses in Multiple Occupation (HMO's)</p>	<p>1. To continue to administer a local registration scheme for HMO's or to licence HMOs if a scheme is introduced by legislation 2. To undertake as a minimum an annual inspection of high risk HMO's. 3. To take enforcement action against private sector landlords whose properties fail to meet the fitness standard.</p>	<p>1. HMO standards will be defined and controlled for the benefit of the tenants who live in them.</p>	<p>PCC</p>	<p>1. Ongoing to 2008 2. Ongoing to 2008 3. Ongoing to 2008</p>
<p>GENERAL</p>					

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
<p>Review / develop Low Cost Home Ownership schemes to make them more relevant to Local Housing Strategies</p>	<p>To continue to provide Low Cost Home Ownership schemes to meet needs including those identified by Town and Community Councils</p>	<p>1. To ensure that annual Home Buy schemes are a part of the annual development programme of RSL's 2. To continue to promote the Right to Buy and Right to Acquire for Council and RSL tenants in line with statutory obligations 4. To work with planning authorities, private developers and community trusts to encourage the provision of affordable housing for sale through appropriate planning agreements. 5. To investigate the option of self-build affordable housing schemes</p>	<p>1. People of low or moderate incomes will be able to aspire to home ownership if they so wish.</p>	<p>PCC Private Developers RSL's Town and Community Councils Community Land Trusts</p>	<p>1. June 2004 and ongoing 2. Ongoing 3. Ongoing 4. Ongoing 5. March 2006</p>
<p>Eliminate the need for rough sleeping and reduce homelessness</p>	<p>To ensure that the incidence of homelessness is reduced and that where homelessness occurs, people are provided with temporary and permanent accommodation suitable for their needs.</p>	<p>1. To progress the County's approved homeless strategy</p>	<p>1. Services will be enabling and promoting of peoples independence 2. Vulnerable people will be confident that their interest will be promoted and protected. 3. Services will be available to reflect the needs of the customer. 4. The availability of existing housing will be maximised</p>	<p>PCC RSL's Voluntary Sector Private Sector Landlords Police Probation Financial Lenders</p>	<p>1. Homeless Strategy to be reviewed after five years - 2008.</p>

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
<p>Promoting access to free high quality housing advice and access to specialist housing advice where needed.</p>	<p>To promote the geographical expansion of good quality housing advice services</p>	<ol style="list-style-type: none"> 1. To identify all agencies providing general and specialist housing advice 2. To continue the County's Community Legal Services Partnership Forum 3. To increase advice services for identified client groups 4. To develop a preventative programme of housing advice 5. To ensure that all organisations providing general and specialist housing advice within the County achieve the Community Legal Service Commission Quality Mark standard 	<p>1. People will be able to access a consistent standard of housing advice across all levels of complexity to help prevent housing problems and to address existing housing issues</p>	<p>PCC RSL's Voluntary Sector Private Sector</p>	<ol style="list-style-type: none"> 1. March 2005 2. Ongoing 3. March 2008 4. March 2008 5. March 2005

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National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
<p>Promoting faster assessment and processing of grant claims, advice and lifetime homes that better meet the needs of people with a physical disability</p>	<p>To enable people with a disability to be provided with assistance to remain living in their own homes or to relocate to more suitable accommodation if they so wish</p>	<ol style="list-style-type: none"> 1. To comply with the statutory duty to provide mandatory disabled facilities grants and to give 100% of decisions on applications within the statutory period of 6 months. 2. To provide a fast track alternative to disabled facilities grants through small grants 3. To provide a rapid response service for very small adaptations 4. To undertake appropriate adaptations in Council housing stock to assist disabled persons to remain living at home 5. To continue the development programme of specially adapted properties in the social housing sector to address identified needs 6. To ensure that new private and social sector dwellings incorporate Lifetime Home Standards 	<ol style="list-style-type: none"> 1. Disabled people will not need to move to other accommodation if they do not wish to do so but if they do, there will be a range of suitable housing options available to them. 2. Processing times for grant application and works within the Council's own stock continue to reduce. 3. Hospital admissions will be avoided and hospital release will be assisted 	<p>PCC Pembrokes hire Care & Repair RSL's Private Developers</p>	<ol style="list-style-type: none"> 1. Ongoing to 2008 2. Ongoing to 2008 3. Ongoing to 2008 4. Ongoing to 2008 5. Ongoing to 2008 6. Ongoing to 2008

Pembrokeshire - Local Housing Strategy

National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
Promoting better access to quality housing for people with a learning disability or mental health problems	To enable vulnerable people to be provided with assistance to remain living in their own homes or to relocate to more suitable accommodation if they so wish.	1. To maintain and develop tenancy support services for vulnerable people	1. Services will be enabling and promoting of peoples independence. 2. Vulnerable people will be able to exercise choice in where they live. 3. Tenancies will be sustained.	PCC RSL's Voluntary Sector Private Sector	1. March 2006
Helping older people find the housing and support services they need in the most efficient way and to remain in their homes for as long as practicable	To enable older people to be provided with assistance to remain living in their own homes or to relocate to more suitable accommodation if they so wish.	1.To maintain and develop tenancy support services for older people 2. To assist poor, older homeowners to maintain and improve their properties to the fitness standard 3. To promote home safety for older people	1. Services will be enabling and promoting of peoples independence 2. Older people will be able to exercise choice in where they live. 3. Older people will be less likely to be admitted to hospital due to accidents in the home	PCC Pembrokes hire Care & Repair 2000 <u>Dyfed</u> <u>Powys</u> <u>Police</u>	1. Ongoing to 2008 2. Ongoing to 2008 3. Ongoing to 2008
Review policies to complement activities addressing the problem of Domestic Abuse to provide support in the most appropriate ways	To provide as wide a range of housing support and advice options as possible to victims of Domestic Abuse.	1. To continue to work with the Pembrokeshire Domestic Abuse Forum to identify the varied housing needs of domestic abuse victims 2. To develop appropriate outreach support / advice services. 3. To ensure that the needs of victims of domestic abuse are given appropriate priority when allocating social housing	1. Victims of Domestic abuse are empowered to make realistic and objective choices about their future and are enabled to make changes to their lives.	PCC RSL's Voluntary Sector Police Pembrokes hire Domestic Abuse Forum	1. Ongoing 2. 2004 3. Review of allocation policy 2005

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National Housing Strategy Objectives	High Level Local Aim	Strategic Objective	Target Outcomes	Who	Target Date for Objectives
<p>Promoting race equality by mainstreaming Black and Minority Ethnic (BME) housing requirements</p>	<p>To ensure that there is no discrimination or disadvantage for BME residents in relation to their housing needs and circumstances</p>	<p>1. To progress the County's BME Housing Strategy.</p>	<p>1. Pembrokeshire's BME residents are able to live in housing that is appropriate to their needs and cultural requirements. 2. BME residents are routinely consulted on issues that are relevant to their housing circumstances</p>	<p>PCC RSL's Private Sector Landlords Voluntary Sector</p>	<p>1. Annual review of strategy to 2008</p>
<p>Eradicating fuel poverty by 2010</p>	<p>To identify the factors affecting fuel poverty in Pembrokeshire and develop initiatives that will increase the number of homes that are energy efficient and affordable to heat.</p>	<p>1. To promote nationally available grant assistance 2. To provide utility company energy efficiency awards 3. To continue the programme of property improvements in the social housing sector 4. Provide assistance to older people to undertake small scale works to improve energy efficiency</p>	<p>1. There is a greater awareness of fuel poverty and the various ways of reducing such poverty. 2. Those households at greatest risk of fuel poverty are helped to improve the energy efficiency of their home. 3. Social housing stock is comparable with the private sector in relation to energy efficiency and meets the Welsh Housing Quality Standard on adequate heating; fuel efficiency; insulation and cost-effective upgrading of dwellings' thermal and ventilation performance by 2012.</p>	<p>PCC RSL's HEES REACT EST Private Sector Landlords Home Owners</p>	<p>1. Ongoing to 2008 2. Ongoing to 2008 3. 2012 4. Ongoing to 2008</p>

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Appendix 6

Contact Officers for Key Strategic Documents Pembrokeshire County Council

Children and Youth Partnership – Geraldine Murphy

Tel: 01437 775344 E-mail: geraldine.murphy@pembrokeshire.gov.uk

Community Safety Strategy – Sally Thompson

Tel: 01437 775513 E-mail: sally.thompson@pembrokeshire.gov.uk

Community Strategy - Policy and Corporate Planning

Tel: 01437 775857 E-mail: community.plan@pembrokeshire.gov.uk

Economic Development Strategy - Kefin Wakefield

Tel: 01437 776165 E-mail: kefin.wakefield@pembrokeshire.gov.uk

Health, Social Care and Well Being Strategy – Sue Swan

Tel: 01437 776612 E-mail: sue.swan@pembrokeshire.gov.uk

Homelessness Strategy – Val Brown

Tel: 01437 775614 E-mail: val.brown@pembrokeshire.gov.uk

Local Transport Plan - Sue Lewis

Tel: 01437 77 E-mail: sue.lewis@pembrokeshire.gov.uk

Local Authority Housing Stock Business Plan/ Capital Programme - Brian Maddocks

Tel: 01437 775903 E-mail: brian.maddocks@pembrokeshire.gov.uk

School Organisation Plan – Anne Evans

Tel: 01437 775502 E-mail: anne.evans@pembrokeshire.gov.uk

Supporting People Operational Plan – Dylan Evans

Tel: 01437 768315 E-mail: dylan.evans@pembrokeshire.gov.uk

Sustainability - Clare Williams

Tel: 01437 775651 E-mail: clare.williams@pembrokeshire.gov.uk

Unitary Development Plan – Stephen Hurr

Tel: 01437 775366 E-mail: stephen.hurr@pembrokeshire.gov.uk

Wales Programme for Improvement

Tel: 01437 775851 E-mail: phil.bevan@pembrokeshire.gov.uk

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Appendix 7 Glossary

BCA	Basic Credit Approval
BME	Black and Minority Ethnic
DFG	Disabled Facilities Grant
HRA	Housing Revenue Account
JUDP or UDP	(Joint) Unitary Development Plan
LHS	Local Housing Strategy
PCC	Pembrokeshire County Council
PHR	Pembrokeshire Housing Register
PSPB	Pembrokeshire Strategic Partnership Board
RSL	Registered Social Landlord
SCA	Supplementary Credit Approval
SHG	Social Housing Grant
SPOP	Supporting People Operational Plan
WAG	Welsh Assembly Government
WHQS	Welsh Housing Quality Standard

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Appendix 8

List of Consultees including Key Partners - Alphabetical Listing

<p>Carmarthenshire County Council Ceredigion County Council Chartered Institute of Housing Community Safety Group Dyfed-Powys Police Dyfed-Powys Probation Service Estate Agents (Local) Housing Forum Membership Legal Services Commission National Council of YMCA's Pembrokeshire Care Society Pembrokeshire Coast National Park Pembrokeshire County Council Service areas</p> <ul style="list-style-type: none">• Building Services• Community Regeneration• Community Safety• Economic Development• Education• Finance• Housing• Planning• Policy and Corporate Planning• Property and Asset Management• Public Protection• Social Care• Transport	<p>Pembrokeshire Care and Repair 2000 Pembrokeshire and Derwen NHS Trust Pembrokeshire Private Sector Landlord's Pembrokeshire Strategic Partnership Board Registered Social Landlords</p> <ul style="list-style-type: none">• Cymdeithas Tai Cantref• Cymdeithas Tai Dewi Sant• Cymdeithas Tai Hafan• Gwalia Housing Society• Pembrokeshire Housing• Tai Trothwy <p>Rent Officer Service Shelter Cymru Tenant and Resident Associations Tenant Participation Advisory Service To Gwyrdd Town and Community Councils Voluntary Sector Organisations in Pembrokeshire Welsh Assembly Government Welsh Federation of Housing Associations Welsh Language Board</p>
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Appendix 9

Details of the consultation responses received and proposals to deal with the issues raised

Respondent	Issue	Response
Burton C C	<ul style="list-style-type: none"> ▪ Urban Community Safety issues and links to HARP schemes. ▪ Number of affordable homes required 	<ul style="list-style-type: none"> ▪ Noted – the possibility of developing HARP schemes will be investigated further ▪ Noted
Community Safety Officer	<ul style="list-style-type: none"> ▪ Housing needs of substance misuse clients 	<ul style="list-style-type: none"> ▪ These are identified separately within the homeless strategy
Cymdeithas Tai Cantref	<ul style="list-style-type: none"> ▪ Egan Report principles 	<ul style="list-style-type: none"> ▪ Amendment undertaken to reflect this
Dyfed-Powys Police	<ul style="list-style-type: none"> ▪ s.17 of the Crime and Disorder Act 1998 	<ul style="list-style-type: none"> ▪ Amendment made
Dyfed-Powys Probation Service	<ul style="list-style-type: none"> ▪ Offenders needs ▪ Dyfed-Powys Probation Service is a key partner. 	<ul style="list-style-type: none"> ▪ Included in homeless strategy. • Agreed - amendment made
East Williamston CC	<ul style="list-style-type: none"> ▪ Effects of the Right to Buy ▪ Fitness standards. ▪ Increasing Council Tax on second homes ▪ Need to provide affordable housing 	<ul style="list-style-type: none"> ▪ Detailed response sent re the Right to Buy and fitness standard ▪ No discretion to charge in excess of the 100% charge ▪ Agreed - included in the strategy
Haverfordwest T C	<ul style="list-style-type: none"> ▪ Need to deliver the Strategy through partnership working and funding 	<ul style="list-style-type: none"> ▪ Agreed
Kilgetty, Begelly C C	<ul style="list-style-type: none"> ▪ Lack of provision of Safe Play areas 	<ul style="list-style-type: none"> ▪ Noted
Mid and West Wales Fire Brigade	<ul style="list-style-type: none"> ▪ Installation of sprinkler installations in newly constructed, refurbished or dwellings undergoing alteration. 	<ul style="list-style-type: none"> ▪ It would be our initial intention that each property complies with the Welsh Housing Quality Standard in the first instance.
Milford Haven T C	<ul style="list-style-type: none"> ▪ Inspection period of high risk HMO's ▪ The 30-year period covered by business plan for social housing landlords 	<ul style="list-style-type: none"> ▪ The implications, in terms of staffing resources, are to be considered ▪ It is a central government requirement that Council Housing business plans cover a 30 year period to

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Respondent	Issue	Response
	<ul style="list-style-type: none"> ▪ Response to Anti Social behaviour 	<ul style="list-style-type: none"> ensure the long term viability of the housing stock as a business. ▪ Review of tenancy agreements and development of an anti-social behaviour protocol in progress.
Mr. Fry, Private Sector Landlord	<ul style="list-style-type: none"> ▪ Specific policies for Tenby ▪ More starter homes and land should be made available for self-build for local young people. ▪ Development of designer communities 	<ul style="list-style-type: none"> ▪ The strategy is not intended to provide detail to community level. ▪ Option to be investigated ▪ Not an issue for the Local Housing Strategy.
Mr. Lort-Phillips	<ul style="list-style-type: none"> ▪ Identifies a need to indicate what appropriate planning policies are intended. ▪ The private sector landlord forum should be encouraged 	<ul style="list-style-type: none"> ▪ Agreed - need to work with colleagues in the planning authorities to progress and develop appropriate policies for Pembrokeshire ▪ Noted
Mr. Reid, Private Sector Landlord	<ul style="list-style-type: none"> ▪ Prompt, accurate payment of Housing Benefit for private sector tenants 	<ul style="list-style-type: none"> ▪ Noted
Narberth T C	<ul style="list-style-type: none"> ▪ Support for sustainable social housing 	<ul style="list-style-type: none"> ▪ Noted
Neyland T C	<ul style="list-style-type: none"> ▪ Concerns raised about the ability of the Council to resolve the housing and social problems of the County ▪ Provision of green spaces 	<ul style="list-style-type: none"> ▪ Delivery of the housing vision cannot be achieved by the Council alone. There is an expectation that there will be significant contributions made by other organisations and groups to progress towards the vision ▪ Noted
PCC - Economic Development	<ul style="list-style-type: none"> ▪ Links with Economic Development 	<ul style="list-style-type: none"> ▪ Amendments made
PCC - Infrastructure Management	<ul style="list-style-type: none"> ▪ Sustainable practices. ▪ Play provision ▪ Elimination of major waste problems 	<ul style="list-style-type: none"> ▪ Noted ▪ Noted ▪ Noted

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Respondent	Issue	Response
	<ul style="list-style-type: none"> ▪ Link to the Public Realm Guide 	<ul style="list-style-type: none"> ▪ Noted
PCC - Property and Asset Management	<ul style="list-style-type: none"> ▪ General comments regarding layout & presentation ▪ Action Plan should have more prominence and have more detail 	<ul style="list-style-type: none"> ▪ Amendments made ▪ The Action Plan will now be revised to include time scales for each of the objectives
PCC -Supporting People	<ul style="list-style-type: none"> ▪ Minor inaccuracies highlighted 	<ul style="list-style-type: none"> ▪ Amendments made
PCC - Planning	<ul style="list-style-type: none"> ▪ Improving the delivery of affordable housing ▪ Links with the Community Plan ▪ More detailed analysis by community council ▪ Analysis of private sector house building, the local housing market and the private rented sector ▪ Affordable housing - link to planning ▪ Improve poor quality housing 	<ul style="list-style-type: none"> ▪ Agreed – to be discussed further ▪ Noted ▪ The strategy is not intended to provide detail to community level. ▪ Agreed – will be incorporated at next review ▪ Agreed – further joint work required ▪ Included within the action plan, across all sectors.
Pembroke T C	<ul style="list-style-type: none"> ▪ Already sufficient affordable housing in the Pembroke area 	<ul style="list-style-type: none"> ▪ Noted
Pembrokeshire Care Society	<ul style="list-style-type: none"> ▪ Definition of vulnerability ▪ Involvement of Social Care in developing strategies ▪ Private rented sector landlords reluctance to accept Bond Guarantee Schemes ▪ Need to do more to encourage accommodation in the Private Rented Sector. ▪ The number of homeless Young People 	<ul style="list-style-type: none"> ▪ As a minimum, the term "vulnerable" reflects the homeless definition but may include others. ▪ Noted ▪ Agreed - this issue is being addressed through the Homeless Strategy ▪ The Council will be developing a Private Sector Housing Strategy as a sub-strategy of the Local Housing Strategy and will address this issue in more detail ▪ More detailed information can be made available

Pembrokeshire - Local Housing Strategy

Respondent	Issue	Response
	<p>(inc. care leavers) are homeless</p> <ul style="list-style-type: none"> ▪ Supporting People initiatives for young people. ▪ Lack of temporary accommodation for homeless people. ▪ Possible areas to include in the Action Plan <ul style="list-style-type: none"> – Partnership work with advice agencies to prevent eviction – The option of furniture recycling – Research into schemes run in other areas e.g. Private Rented Sector Rent levels 	<ul style="list-style-type: none"> ▪ A generic tenancy support unit is being considered under Supporting People ▪ Noted - addressing this issue is included as an action in the Homeless Strategy ▪ Agreed - this is already included as an action in the Homeless Strategy ▪ There are actions within the Homeless Strategy, which may assist in taking this option forward. ▪ Agreed
Pembrokeshire Coast National Park	<ul style="list-style-type: none"> ▪ Need for continued joint working on housing issues 	<ul style="list-style-type: none"> ▪ Agreed
Pembrokeshire Housing	<ul style="list-style-type: none"> ▪ Link between economically inactive & permanently sick/disabled persons and demand for social housing? ▪ Tenant Compact ▪ Projected affordable housing requirements are in excess of what can be provided by current allocations of SHG to the county ▪ Homebuy Option and affordability issues ▪ Egan Report principles ▪ Fuel Poverty actions date discrepancies 	<ul style="list-style-type: none"> ▪ Agreed that a connection between these two factors is possible but not absolute. ▪ The compact is covered under Tenant Priorities for Social Housing Services ▪ Amendment made ▪ Amendment made ▪ Amendment made ▪ Both dates set by the WAG. The 2010 date will be applied to private sector, the social housing sector will be improved to meet the 2012 date.
Welsh Assembly Government	<ul style="list-style-type: none"> ▪ Comprehensive Feedback received in set format addressing 50 key areas. Generally 	<ul style="list-style-type: none"> ▪ The feedback received had been useful. The recommendations will be considered and incorporated

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	positive although some areas for improvement have been identified.	where appropriate to do so. <ul style="list-style-type: none">▪ Other suggestions for improvement will be incorporated at the next review of the strategy▪ It is encouraging to note that the strategy has been referred to other Authorities as an example of good practice