
Provision of
Affordable
Bungalows in
Carmarthenshire

March 2018

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1.0 Purpose....

The purpose of this report is to provide Community Scrutiny Committee with:

- an overview of the current need, demand and provision of affordable bungalows;
- details of the demographics of existing tenants and applicants wishing to become our tenants; and
- outline other options that are available to support older and disabled tenants to remain living independently in their own homes.

2.0 Context....

2.1 This report has been requested by Community Scrutiny Committee as a pre-cursor to deciding whether to pursue a Task and Finish Group to examine the current provision of bungalows within the Council's Housing Stock.

3.0 Background.....

3.1 The population of Carmarthenshire is growing, as is the number of households (although the average household size is reducing). Single people households and adult couples without children account for most of this increase.

3.2 We try and understand this further by regularly undertaking a '*housing market assessment*'. This is done by:

- looking at the type, size and location of the housing people have applied to us for;
- looking at what becomes available as people move;
- identifying house prices (to rent and buy);
- assessing the ability for people to pay for housing (household income);
- comparing the above to population and household changes;
- looking at the number of people telling us they have a housing need, for example through disability, illness or homelessness;

We then compare the 'need' and the likely supply of new homes. This leaves us with a gap in what is needed and what will be provided.

3.2 For our existing Council homes, we have achieved (in 2015) the CHS+ to homes where tenants have agreed to have work completed. This has seen an investment of over £200m, and we will continue to invest a further £29m in our existing homes over the next three years.

3.3 To increase the supply of affordable homes, our Delivery Plan, produced in 2016, has already delivered over 400 homes during the first two years. We have also identified a further £26m to continue to deliver more affordable homes over the next three years, aligning with the planned delivery of Cartrefi Croeso (our Housing Company). Tenants told us that delivering a wide range of housing to meet demands, and us buying and building new suitable homes is important to them.

- 3.4 We also suspect we do not fully understand housing need in rural areas. As a result, we have already carried out further research in two rural areas. The wards were selected as a priority partly because they have lower levels of affordable housing currently compared to other wards. The affordable need identified in the first two areas is what we originally thought, but the type of that need is different to more urban areas i.e. more focus on affordable home ownership. We are currently working up plans as to how we will go about meeting this need in these areas as well as carrying out assessments in other rural areas.
- 3.6 Housing also provides adaptations for our tenants to ensure that our homes meet their needs. Adaptations range from a simple grab rail at the side of a doorway, to a bathroom converted into a wet room and to a purpose built bedroom and wet room extension.

4.0 Current need, demand and provision of affordable bungalows.....

Existing Homes

- 4.1 Carmarthenshire County Council's Housing Revenue Account (HRA) stock comprises 9,068 homes, including 508 sheltered homes, and an additional 229 leasehold homes. The housing stock comprises 4,913 houses and 2,169 bungalows, with the remainder made up of 1,478 flats, bedsits and maisonettes. The majority of the stock is two and three bedroom homes. 90 of the homes have four bedrooms, and only two, are five and six bedrooms.
- 4.2 The following section describes the existing housing stock by Ward, size and type. **Appendix 1** sets out all the HRA housing stock by Ward. Table 1, below sets out the HRA housing stock by house type:

Table 1. HRA housing stock by house type

| Type of Home | Bedrooms | | | | | | | Total |
|-----------------|----------|------|------|------|----|---|----|-------|
| | 0 | 1 | 2 | 3 | 4 | 5 | 6+ | |
| Flats | | 639 | 769 | 7 | | | | 1415 |
| Bedsits | 21 | 1 | | | | | | 22 |
| Maisonettes | | | 10 | 31 | | | | 41 |
| Bungalows | | 362 | 1776 | 30 | 1 | | | 2169 |
| House | 3 | 19 | 1098 | 3703 | 88 | 1 | 1 | 4913 |
| Sheltered flats | 1 | 462 | 38 | 6 | 1 | | | 508 |
| Total | 25 | 1483 | 3691 | 3777 | 90 | 1 | 1 | 9068 |

- 4.3 In addition to the above HRA stock, homes are also provided by six Housing Associations (HA's) Pobl, Family Housing, Bro Myrddin, Wales and the West, Aelwyd,

and Abbeyfield Llandeilo. **Appendix 2** sets out the total Council and housing association stock designated for applicants and tenants 55+, including bungalows.

| Key Messages | | |
|--|---|--|
| All wards have some provision of bungalows ranging from 1%-100% of the homes | Of the 58 wards, 22 wards also have additional homes for people 55+ | Bungalows account for 24% of the HRA stock |

Current Demand

- 4.4 Table 2, below, sets out the current demand for homes based on the number of applicants (55+) registered on the Council’s Housing Choice Register for 1 and 2 bedroom homes.

Table 2 – Housing Choice Register applicants 55+ (1 and 2 bedroom only)

| Bedrooms | Band A | Band B | Registered only |
|----------|--------|--------|-----------------|
| 1 | 73 | 466 | 1097 |
| 2 | 4 | 44 | 96 |

- 4.5 Carmarthenshire’s policy for allocating social housing, approved by Full Council on 14th December 2016, sets out how Social Housing is only allocated to people who have been accepted onto our housing register. Once eligibility to join the register has been confirmed, applicants will either be placed in one of two priority bands. If the applicant has low or no housing need, they will be ‘registered only’.
- 4.6 The decision as to what band a person will go into is dependent on their housing need, the urgency and circumstances. Priority is given to people with a local connection to Carmarthenshire. The bands are as following:

Band A – Urgent Housing Need. This band includes applicants who:

- are homeless;
- have urgent medical grounds;
- are currently under-occupying social housing.

Band B – Housing Need. This band includes applicants who:

- are threatened with homelessness;
- need to move as their medical condition will not improve;
- are occupying unsanitary or overcrowded housing.

Registered Only – These applicants are eligible to be registered, but have very low or no housing need; however they have expressed an interest in moving. They may be offered homes which have not been taken up by applicants from the two priority groups.

4.7 Social housing (housing for rent from us or housing associations) is in high demand. There are approximately 3,500 households on the housing choice register. Table 3, below sets out the current provision and demand for bungalows by ward:

Table 3 - Current provision and demand for bungalows by ward

| Ward | Bungalows by ward | Current applications for bungalows by ward | Ward | Bungalows by ward | Current applications for bungalows by ward |
|------------------|-------------------|--|--------------------------|-------------------|--|
| Abergwili | 36 | 44 | Llandybie & Heol Ddu | 38 | 71 |
| Ammanford | 21 | 153 | Llanegwad | 13 | 12 |
| Betws | 2 | 59 | Llanfihangel Aberbythych | 2 | 4 |
| Bigyn | 69 | 179 | Llanfihangel ar Arth | 51 | 9 |
| Burry Port | 35 | 180 | Llangadog | 10 | 23 |
| Bynea | 22 | 79 | Llangeler | 125 | 20 |
| Carmarthen North | 25 | 104 | Llangennech | 51 | 73 |
| Carmarthen South | 0 | 111 | Llangunnor | 91 | 47 |
| Carmarthen West | 0 | 120 | Llangyndeyrn | 93 | 12 |
| Cenarth | 30 | 24 | Llannon | 51 | 72 |
| Cilycwm | 4 | 7 | Llansteffan | 43 | 37 |
| Cynwyl Elfed | 55 | 13 | Llanybydder | 66 | 14 |
| Cynwyl Gaeo | 7 | 4 | Lliedi | 18 | 182 |
| Dafen | 67 | 168 | Llwynhendy | 29 | 112 |
| Elli | 30 | 193 | Manordeilo & Salem | 2 | 13 |
| Felinfoel | 32 | 160 | Pembrey | 36 | 106 |
| Garnant | 12 | 43 | Penygroes | 6 | 42 |
| Glanamman | 39 | 45 | Pontaman | 33 | 62 |
| Glanymor | 82 | 197 | Pontyberem | 45 | 37 |
| Glyn | 33 | 32 | Quarter Bach | 24 | 24 |
| Gorslas | 176 | 81 | Saron | 78 | 90 |
| Hendy | 15 | 49 | St Clears | 54 | 38 |
| Hengoed | 19 | 83 | St Ishmael | 37 | 34 |
| Kidwelly | 61 | 62 | Swiss Valley | 0 | 71 |
| Laugharne | 46 | 33 | Trelech | 13 | 18 |
| Llanboidy | 19 | 11 | Trimsaran | 22 | 29 |
| Llanddarog | 47 | 25 | Tycroes | 27 | 70 |
| Llandeilo | 53 | 58 | Tyisha | 30 | 159 |
| Llandovery | 42 | 46 | Whitland | 14 | 42 |

4.8 **Appendix 3** also sets out the current need by ward for bungalows including applicants' preference for size. 34% of applicants are registered for homes greater than their housing need requirement.

4.9 The indicative costs for building 1 and 2 bedroom bungalows (as set out by the Welsh Government's Approved Cost Guidelines [ACG] – which includes the cost of land) is set out in Table 4. By comparison, the indicative ACG costs for building 1 bedroom flats and 2 bedroom houses are also provided.

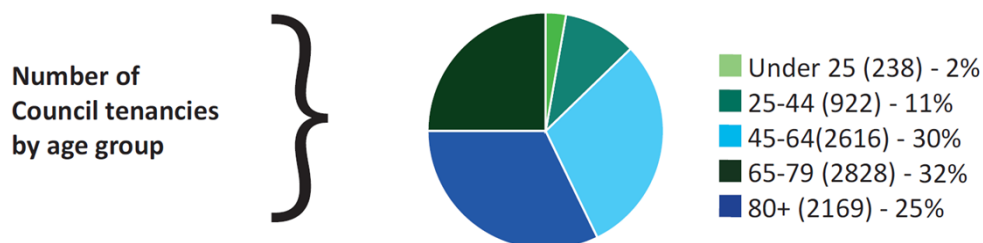
Table 4 - The indicative costs for building as set out by the Welsh Government's Approved Cost Guidelines [ACG]

| House type | ACG rate (band 2) | Floor areas m2 | Cost per m2 |
|----------------|-------------------|----------------|-------------|
| 2 bed bungalow | £141,600 | 58 | £2,441 |
| 1 bed bungalow | £112,515 | 46 | £2,441 |
| 2 bed house | £153,200 | 83 | £1,846 |
| 1 bed flat | £102,900 | 51 | £2,018 |

| Key Messages | | |
|--|---|--|
| 33% of applicants 55+ are in Housing Need; 67% are registered only | 34% of applicants 55+ expressed a preference for a 2 bed bungalow, when their housing need is for 1 bed | The new build cost differential between a 1 bed and 2 bed bungalow, is an additional £29,000 |

5.0 Demographics of existing tenants and applicants wishing to become our tenants.....

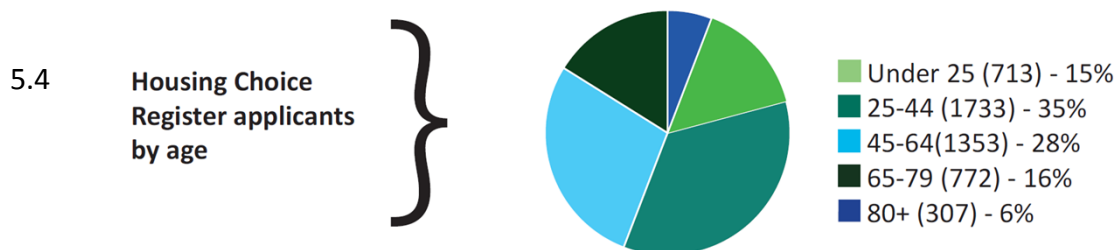
5.1 We know that 25% of our lead tenants are aged 80 or over and a further 32% are aged 65 to 80. As a result, 57% of our tenants are 65 or above. 3% of our lead tenants are under 25, the remaining 40% are aged 45 to 65.



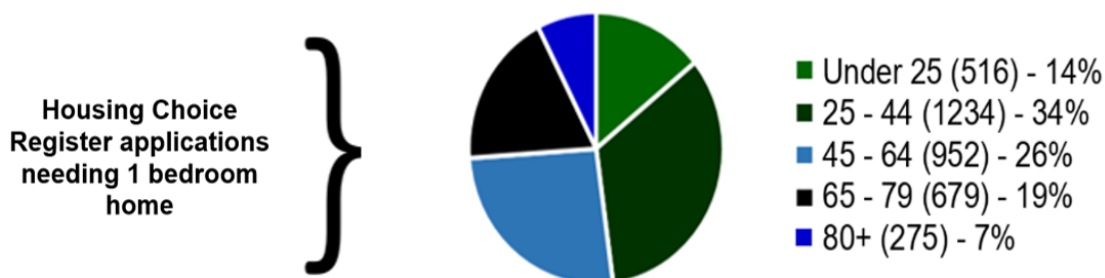
5.2 We have 2114 existing tenancies of Council bungalows (15/03/2018). We know that:

- 496 are joint tenancies and 1618 are single tenancies;
- The average length of tenancy is 29 years;
- The age breakdown of Council bungalow tenants is as follows:
 - Under 55: 11%
 - 55-64: 23%
 - 65-74: 30%
 - 75-84: 26%
 - 85+: 11% (including five centenarians).

5.3 We also know that 35% of our lead Housing Choice Applicants are aged 25 to 44. 6% are aged 80+ and the remaining 44% are aged 45 to 79. Of those aged 80+ all are existing tenants wanting to transfer to other homes.



69% (3656) of our Housing Choice Applications are for one bedroom homes (as of 19/03/18). Only 14% of our lead applicants are under 25. Additionally 34% are aged 25 to 44; 26% are aged 45 to 79; 19% are aged 65 to 79; the remaining 7% being 80+.



| Key Messages | | |
|---|---|--|
| 89% of our tenants in bungalows are 55+ | 69% of our Housing Choice Register applications are for one bedroom homes | Only 14% of applications for one bedroom homes are for people Under 25 |

6.0 Demand for affordable social housing in Carmarthenshire.....

6.1 New build feasibility studies have been carried out on land held within the HRA and Council Fund (CF) with the ability to accommodate more than 4 homes per site. The study has prioritised the sites based on housing need, build costs, land availability, new build options and deliverability.

6.2 Our current Phase 1 new build programme does not currently include any plans to increase the provision of homes for 55+. The programme was developed based on

housing need which demonstrated, at the time, a need for 2 bedroom and 4 bedroom houses.

- 6.3 Across the county, the biggest shortfall in affordable housing is for smaller homes for both single people and couples without children – typically one bedroom homes. Out of the 1,656 additional new homes required, 1,069 are required for this group. In terms of age, around half of these households are over 55 (538).
- 6.4 29% of all existing social housing homes are designated to tenants aged 55+, most of these are bungalows. Applicants’ aged 55+, with no care or support needs could also be allocated general needs housing from the Register. In addition to the 29% of homes designated to 55+, there are a further 1425 (12%), one bedroom general needs homes in total (Council and housing association).
- 6.5 **Appendix 4** sets out the current waiting times for allocated bungalows since April 2017. The average turnover for bungalows over the last three years is around 9%, very similar to the general needs stock. This means that of the 2441 bungalows (all social housing), around 193 become available in a year.
- 6.6 **Appendix 5** summarises the results of the recent survey carried out to understand the local need for bungalows from existing Council tenants aged over 55 in the wards of Bynea and Llwynhendy. These two sites were identified through the HRA feasibility study. The feasibility study identified that although there was a demand for bungalows, the demand for two and four bedroom general needs houses was far greater.

| Key Messages | | |
|---|--|---|
| Across the county the biggest shortfall in affordable housing is for one bedroom homes. This accounts for 1,069 homes | 33 of the people spoken to in Bynea and Llwynhendy would consider moving to a bungalow if one became available. 61 people did not express a wish to move | 29% of all existing social housing is designated to tenants 55+ |

7.0 Options that are available to support older and disabled tenants to remain living independently in their own homes.....

Sheltered Housing

- 7.1 Demand for our Sheltered Housing remains high generally, but we need to ensure that the right type of support is in the right schemes. Some schemes are very popular whilst others less so because of things like their location and/or access to amenities. Table 5, over sets out the provision of existing sheltered housing flats by

wards with the current demand. By comparison the number of bungalows within these wards are also set out together with their demand.

Table 5 (by Ward) - Sheltered Housing flats and bungalows with current demand

| Ward | Council sheltered flats in ward | Current applications for sheltered by ward | Bungalows by ward | Current applications for bungalows by ward |
|------------------|---------------------------------|--|-------------------|--|
| Burry Port | 29 | 8 | 35 | 180 |
| Bynea | 20 | 2 | 40 | 79 |
| Carmarthen South | 49 | 3 | 8 | 111 |
| Dafen | 29 | 1 | 68 | 168 |
| Felinfoel | 14 | 1 | 32 | 160 |
| Glanymor | 73 | 2 | 106 | 197 |
| Glyn | 24 | 1 | 33 | 32 |
| Hendy | 19 | 0 | 16 | 49 |
| Llangennech | 32 | 1 | 54 | 73 |
| Llangunnor | 23 | 0 | 92 | 47 |
| Llannon | 23 | 1 | 51 | 72 |
| Llwynhendy | 29 | 4 | 39 | 112 |
| Pontyberem | 20 | 2 | 45 | 37 |
| Saron | 22 | 1 | 81 | 90 |
| Trimsaran | 25 | 0 | 22 | 29 |
| Tycroes | 11 | 2 | 27 | 70 |
| Tyisha | 51 | 0 | 38 | 159 |
| Whitland | 44 | 1 | 16 | 42 |

7.2 Sheltered Housing is self-contained accommodation designated for older people. Sheltered housing does have staff on site during the day to provide housing support. Table 5 demonstrates that where wards include both sheltered flats and bungalows the demand for bungalows outweighs the demand for sheltered flats.

7.3 Our Sheltered Schemes have had considerable investment in terms of meeting compliance to the Carmarthenshire Homes Standard (CHS+), and the existing standards are appropriate. It is clear, however, that applicants are choosing not to register for such accommodation and this needs further consideration.

Council House Adaptations

7.6 Due to the extended age profile of people in our communities we predict that the demand for adaptations is unlikely to decrease. Delivery times for the installation of adaptations has improved over recent years. The average time from enquiry to installation of an adaptation in a council owned property has decreased from 178 days in 2014/15 to 91 days in 2017/18. This is set to improve further in 2018/19 with the employment of an additional Occupational Therapist.

- 7.7 We receive around 650 enquiries for adaptations each year. In 2017/18 we completed over 500 adaptations, with over £1m being invested to ensure tenants' homes are suited to their needs. The cost of major adaptations ranges from £1,700 to £26,000, with the average cost of major works per property in 2017/18 being £5,300.
- 7.8 Currently we have approximately 3,000 homes within our stock that have been adapted. Adaptations range from small scale adaptations such as handrails, through to larger adaptations such as extensions. **Appendix 6** sets out the number of our stock by ward that have been adapted with major adaptations such as the installation of either a ramp, level access shower, stair lift or purpose built extension.
- 7.9 In 2017/18 we removed 27 adaptations from 309 void adapted homes as we could not match the homes to an applicant who required adaptations. Where we remove stair lifts and track hoists, however, we recycle them. In the case of palliative care clients we have a stock of straight stair lifts and temporary ramps that we loan out and remove when they are no longer required. These stair lifts and ramps are then reused in other homes. This demonstrates the sustainability of providing adaptations.
- 7.10 We have identified £4.4m within the CHS+ Business Plan over the next three years to continue our programme of providing adaptations for our tenants to ensure that our homes meet their needs.

Accessible Housing Register

- 7.11 We also endeavour to utilise our stock in an efficient manner through the Accessible Housing Register (AHR) where a void property with existing adaptations is matched to a client on the AHR whose needs will be met by the property. Applicants who are registered for the AHR generally have a medical need such as wheelchair user, degenerative disease, or applicants that may be in hospital and their current home can't be adapted.
- 7.12 During 2017/18 of the 657 lets, 251 properties were adapted, and we housed 29 tenants through the AHR. The introduction of Choice Based Lettings will also give greater opportunities to applicants to enable them to match their needs to available homes. Table 6 sets out the number of homes that were let in 2016/17 and 2017/18. The table indicates how many of those that were let were adapted, together with the number of homes let through the AHR.

Table 6 – The number of lets, adapted homes and AHR lets

| Year | Lets | Adapted Properties | AHR |
|--------------|------|--------------------|-----|
| 16 -17 | 883 | 361 | 47 |
| 17- 6 Mar 18 | 657 | 251 | 29 |

| Key Messages | | |
|--|---|---|
| Adaptations to Council Homes are quicker and cost effective where tenants want to remain in their own home | Around 40% of homes that become available for letting already have some adaptations | Around 5% of homes that become available for letting are let to applicants from the AHR |

8.0 Recommendations.....

8.1 The Community Scrutiny Committee is asked to:

- **note and provide comment on the information contained in this report; and**
- **confirm if any further work/information is required.**

APPENDIX 1 – HRA housing stock by Ward

| Ward | Homes | Ward | Homes |
|-----------------------|-------|--------------------------|-------|
| Abergwili | 40 | Llandybie | 209 |
| Ammanford | 143 | Llanegwad | 43 |
| Betws | 72 | Llanfihangel Aberbythych | 20 |
| Bigyn | 385 | Llanfihangel Ar Arth | 123 |
| Burry Port | 161 | Llangadog | 46 |
| Bynea | 260 | Llangeler | 180 |
| Carmarthen Town North | 403 | Llangennech | 243 |
| Carmarthen Town South | 175 | Llangunnor | 172 |
| Carmarthen Town West | 120 | Llangyndeyrn | 193 |
| Cenarth | 59 | Llannon | 263 |
| Cilycwm | 26 | Llansteffan | 46 |
| Cynwyl Elfed | 62 | Llanybydder | 138 |
| Cynwyl Gaeo | 13 | Lliedi | 272 |
| Dafen | 223 | Llwynhendy | 614 |
| Elli | 56 | Manordeilo & Salem | 22 |
| Felinfoel | 254 | Pembrey | 223 |
| Garnant | 140 | Penygroes | 73 |
| Glanamman | 151 | Pontaman | 141 |
| Glanymor | 515 | Pontyberem | 185 |
| Glyn | 105 | Quarter Bach | 204 |
| Gorslas | 240 | Saron, Ammanford | 257 |
| Hendy | 101 | St Clears | 101 |
| Hengoed | 225 | St Ishmael | 48 |
| Kidwelly | 198 | Swiss Valley | 16 |
| Laugharne | 90 | Trelech | 29 |
| Llanboidy | 19 | Trimsaran | 207 |
| Llanddarog | 80 | Tycoes | 84 |
| Llandeilo | 103 | Tyisha | 291 |
| Llandovery | 122 | Whitland | 84 |

APPENDIX 2 - Council and housing association stock for tenants 55+

| Total Council and housing association stock for 55+ | | | | | | | | | | | | | | | |
|---|---------------------------------|------|----|---|---|------------|----------------------------------|-------------------------------------|----|---------------------------------------|---|--|----|-----------------------|-------|
| Ward | Bungalows by number of bedrooms | | | | | BUNG Total | Bungalows as % of total for ward | Over 55 flats by number of bedrooms | | Sheltered flats by number of bedrooms | | Extra care flats by number of bedrooms | | Over 55 as % of total | Total |
| | 1 | 2 | 3 | 4 | 7 | | | 1 | 2 | 1 | 2 | 1 | 2 | | |
| Abergwili | | 36 | | | | 36 | 82% | | | | | | | 82% | 44 |
| Ammanford | 1 | 38 | | | | 39 | 15% | | | | | | | 15% | 264 |
| Betws | | 2 | | | | 2 | 1% | | | 23 | 0 | | | 18% | 140 |
| Bigyn | 67 | | | 2 | | 69 | 13% | | | | | | | 13% | 535 |
| Burry Port | 2 | 33 | | | | 35 | 15% | | | 29 | 0 | 38 | 0 | 44% | 234 |
| Bynea | 10 | 30 | | | | 40 | 14% | | | 20 | 0 | | | 21% | 289 |
| Carmarthen North | 4 | 28 | | | | 32 | 6% | | | 68 | 0 | | | 18% | 541 |
| Carmarthen South | 5 | 2 | 1 | | | 8 | 3% | 16 | 72 | 31 | 0 | 49 | 12 | 66% | 285 |
| Carmarthen West | | 15 | | 1 | | 16 | 5% | | | | | | | 5% | 293 |
| Cenarth | | 31 | 4 | | | 35 | 41% | | | | | | | 41% | 86 |
| Cilycwm | | 4 | | | | 4 | 14% | | | | | | | 14% | 28 |
| Cynwyl Elfed | | 55 | | | | 55 | 89% | | | | | | | 89% | 62 |
| Cynwyl Gaeo | | 7 | | | | 7 | 50% | | | | | | | 50% | 14 |
| Dafen | 24 | 44 | | | | 68 | 23% | | | 29 | 0 | | | 33% | 296 |
| Elli | 2 | 27 | 1 | | | 30 | 28% | | | | | | | 28% | 108 |
| Felinfoel | 15 | 17 | | | | 32 | 12% | | | 14 | 0 | | | 18% | 261 |
| Garnant | 3 | 9 | | | | 12 | 7% | | | | | | | 7% | 168 |
| Glanamman | | 39 | 2 | | | 41 | 19% | | | | | | | 19% | 221 |
| Glanymor | 42 | 61 | 3 | | | 106 | 13% | | | 73 | 0 | | | 22% | 806 |
| Glyn | 12 | 20 | 1 | | | 33 | 29% | | | 24 | 0 | | | 50% | 113 |
| Gorslas | 3 | 176 | 1 | | | 180 | 68% | | | | | | | 68% | 264 |
| Hendy | 8 | 8 | | | | 16 | 13% | | | 19 | 0 | | | 29% | 122 |
| Hengoed | 10 | 9 | | | | 19 | 8% | | | | | | | 8% | 230 |
| Kidwelly | 18 | 45 | | | | 63 | 23% | | | | | | | 23% | 271 |
| Laugharne | | 62 | 19 | 1 | 1 | 83 | 50% | | | | | | | 50% | 165 |
| Llanboidy | | 19 | | | | 19 | 100% | | | | | | | 100% | 19 |
| Llanddarog | | 45 | 2 | | | 47 | 57% | | | | | | | 57% | 83 |
| Llandeilo | 5 | 48 | | | | 53 | 37% | | | 10 | 0 | | | 43% | 145 |
| Llandovery | 11 | 41 | 1 | | | 53 | 32% | | | | | | | 32% | 165 |
| Llandybie & Heol Ddu | 10 | 41 | 1 | | | 52 | 19% | | | | | | | 19% | 273 |
| Llanegwad | 1 | 12 | | | | 13 | 27% | | | | | | | 27% | 49 |
| Llanfihangel Aberbythych | | 2 | | | | 2 | 5% | | | | | | | 5% | 42 |
| Llanfihangel ar Arth | 2 | 49 | | | | 51 | 35% | | | | | | | 35% | 146 |
| Llangadog | | 10 | | | | 10 | 21% | | | | | | | 21% | 47 |
| Llangeler | 10 | 118 | | | | 128 | 54% | | | | | | | 54% | 235 |
| Llangennech | 2 | 51 | 1 | | | 54 | 18% | | | 32 | 0 | | | 29% | 299 |
| Llangunnor | 34 | 57 | 1 | | | 92 | 49% | | | 23 | 0 | | | 61% | 187 |
| Llangyndeyrn | 2 | 89 | 3 | | | 94 | 44% | | | | | | | 44% | 216 |
| Llannon | 8 | 43 | | | | 51 | 19% | | | 23 | 0 | | | 27% | 274 |
| Llansteffan | | 43 | | | | 43 | 84% | | | | | | | 84% | 51 |
| Llanybydder | 8 | 58 | | | | 66 | 45% | | | | | 32 | 8 | 72% | 147 |
| Lliedi | 8 | 10 | 2 | 1 | | 21 | 6% | | | | | | | 6% | 376 |
| Llwynhendy | 5 | 34 | | | | 39 | 6% | | | 29 | 0 | | | 10% | 655 |
| Manordeilo & Salem | | 2 | | | | 2 | 7% | | | | | | | 7% | 29 |
| Pembrey | 15 | 28 | | | | 43 | 18% | | | | | | | 18% | 243 |
| Penygroes | 2 | 4 | 8 | | | 14 | 14% | | | | | | | 14% | 98 |
| Pontaman | 14 | 18 | 9 | | | 41 | 23% | | | | | | | 23% | 175 |
| Pontyberem | 5 | 40 | | | | 45 | 23% | | | 20 | 0 | | | 34% | 194 |
| Quarter Bach | | 48 | | 1 | | 49 | 20% | | | | | | | 20% | 242 |
| Saron | 9 | 68 | 4 | | | 81 | 25% | | | 22 | 0 | 38 | 12 | 48% | 321 |
| St Clears | 1 | 61 | 1 | | | 63 | 44% | | | | | | | 44% | 142 |
| St Ishmael | | 36 | 1 | | | 37 | 77% | | | | | | | 77% | 48 |
| Swiss Valley | | | 1 | | | 1 | 4% | | | | | | | 4% | 24 |
| Trelech | | 13 | | | | 13 | 45% | | | | | | | 45% | 29 |
| Trimsaran | | 22 | | | | 22 | 10% | | | 25 | 0 | | | 22% | 217 |
| Tycroes | 3 | 24 | | | | 27 | 29% | | | 11 | 0 | | | 41% | 93 |
| Tyisha | 20 | 17 | 1 | | | 38 | 8% | | | 63 | 0 | | | 22% | 458 |
| Whitland | | 15 | 1 | | | 16 | 14% | | | 40 | 0 | | | 50% | 111 |
| Total | 400 | 1964 | 71 | 4 | 1 | 2441 | 21% | 16 | 72 | 628 | 0 | 157 | 32 | 29% | 11673 |

APPENDIX 3 – Current need by ward for bungalows including applicants' preference for size.

Examples: in the Abergwili Ward, 44 applicants (single and couples) have a one bedroom need. 30 of the 44 applicants, however, have asked for a two bedroom home.

In the Ammanford Ward, 153 applicants (single and couples) have a one bedroom need. 85 of the 153 applicants, however, have asked for a two bedroom home.

| Ward | Housing need 1 bedroom | | Applicants preference for 2 bedroom | |
|----------------------|------------------------|---------|-------------------------------------|---------|
| | Single people | Couples | Single people | Couples |
| Abergwili | 31 | 13 | 10 | 20 |
| Ammanford | 122 | 31 | 42 | 43 |
| Betws | 45 | 14 | 20 | 17 |
| Bigyn | 127 | 52 | 43 | 53 |
| Burry Port | 122 | 58 | 39 | 58 |
| Bynea | 45 | 34 | 15 | 33 |
| Carmarthen North | 71 | 33 | 29 | 36 |
| Carmarthen South | 75 | 36 | 31 | 37 |
| Carmarthen West | 84 | 36 | 37 | 37 |
| Cenarth | 17 | 7 | 6 | 10 |
| Cilycwm | 5 | 2 | 2 | 5 |
| Cynwyl Elfed | 11 | 2 | 5 | 3 |
| Cynwyl Gaeo | 3 | 1 | 1 | 3 |
| Dafen | 108 | 60 | 31 | 60 |
| Elli | 134 | 59 | 47 | 59 |
| Felinfoel | 111 | 49 | 35 | 47 |
| Garnant | 33 | 10 | 14 | 13 |
| Glanamman | 36 | 9 | 14 | 12 |
| Glanymor | 143 | 54 | 48 | 53 |
| Glyn | 18 | 14 | 6 | 10 |
| Gorlas | 51 | 30 | 18 | 33 |
| Hendy | 25 | 24 | 9 | 21 |
| Hengoed | 53 | 30 | 18 | 31 |
| Kidwelly | 35 | 27 | 12 | 21 |
| Laugharne | 21 | 11 | 11 | 16 |
| Llanboidy | 9 | 2 | 6 | 3 |
| Llanddarog | 15 | 10 | 7 | 14 |
| Llandeilo | 44 | 14 | 20 | 16 |
| Llandovery | 35 | 11 | 15 | 16 |
| Llandybie & Heol Ddu | 48 | 23 | 15 | 25 |
| Llanegwad | 7 | 5 | 4 | 6 |

| | | | | |
|----------------------|-----|----|----|----|
| Llanfihangel | 3 | 1 | 1 | 2 |
| Aberbythych | | | | |
| Llanfihangel ar Arth | 6 | 3 | 2 | 4 |
| Llangadog | 15 | 8 | 8 | 10 |
| Llangeler | 15 | 5 | 6 | 8 |
| Llangennech | 41 | 32 | 11 | 30 |
| Llangunnor | 30 | 17 | 14 | 26 |
| Llangyndeyrn | 9 | 3 | 5 | 5 |
| Llannon | 42 | 30 | 21 | 27 |
| Llansteffan | 25 | 12 | 15 | 17 |
| Llanybydder | 10 | 4 | 4 | 5 |
| Lliedi | 121 | 61 | 40 | 66 |
| Llwynhendy | 70 | 42 | 28 | 36 |
| Manordeilo & Salem | 10 | 3 | 4 | 7 |
| Pembrey | 60 | 46 | 22 | 41 |
| Penygroes | 24 | 18 | 6 | 18 |
| Pontaman | 45 | 17 | 16 | 24 |
| Pontyberem | 23 | 14 | 11 | 10 |
| Quarter Bach | 16 | 8 | 7 | 9 |
| Saron | 65 | 25 | 22 | 29 |
| St Clears | 27 | 11 | 14 | 17 |
| St Ishmael | 25 | 9 | 11 | 13 |
| Swiss Valley | 40 | 31 | 14 | 29 |
| Trelech | 13 | 5 | 8 | 8 |
| Trimsaran | 18 | 11 | 9 | 7 |
| Tycoes | 50 | 20 | 13 | 23 |
| Tyisha | 114 | 45 | 36 | 49 |
| Whitland | 32 | 10 | 16 | 15 |

APPENDIX 4 - Waiting times for bungalows allocated a since April '17

| Ward name | Date registered | Actual date of tenancy | Waiting time, days | Waiting time, years | Number of relets by ward | Average waiting time, years | Longest, years | Shortest, years |
|----------------------|-----------------|------------------------|--------------------|---------------------|--------------------------|-----------------------------|----------------|-----------------|
| Abergwili | 21-Jan-15 | 17-Jul-17 | 908 | 2.5 | 2 | 2.45 | 2.5 | 2.4 |
| Ammanford | 18-Feb-04 | 23-Oct-17 | 4996 | 13.7 | 2 | 12.2 | 13.7 | 10.8 |
| Bigyn | 23-Mar-11 | 26-Jun-17 | 2287 | 6.3 | 6 | 1.4 | 6.3 | 0.1 |
| Burry Port | 21-May-12 | 26-Feb-18 | 2107 | 5.8 | 5 | 2.6 | 5.8 | 0.5 |
| Bynea | 27-Jun-16 | 27-Nov-17 | 518 | 1.4 | 1 | 1.4 | 1.4 | 1.4 |
| Carmarthen North | 15-Jan-16 | 12-Mar-18 | 787 | 2.2 | 2 | 1.1 | 2.2 | 0.1 |
| Cenarth | 16-Feb-11 | 19-Feb-18 | 2560 | 7.0 | 3 | 4.6 | 7 | 0.4 |
| Cynwyl Elfed | 03-Jan-14 | 05-Mar-18 | 1522 | 4.2 | 3 | 1.8 | 4.2 | 0.5 |
| Dafen | 16-Sep-10 | 05-Mar-18 | 2727 | 7.5 | 4 | 3.1 | 7.5 | 1.1 |
| Felinfoel | 08-Apr-14 | 30-Jul-17 | 1209 | 3.3 | 3 | 1.3 | 3.3 | 0.3 |
| Glanamman | 15-Dec-14 | 19-Feb-18 | 1162 | 3.2 | 4 | 1.4 | 3.2 | 0.4 |
| Glanymor | 22-Dec-16 | 24-Apr-17 | 123 | 0.3 | 5 | 0.3 | 0.5 | 0.2 |
| Glyn | 09-Sep-10 | 12-Mar-18 | 2741 | 7.5 | 2 | 6.7 | 7.5 | 6 |
| Gorslas | 23-May-11 | 27-Nov-17 | 2380 | 6.5 | 10 | 1.7 | 6.5 | 0 |
| Hengoed | 04-May-17 | 20-Nov-17 | 200 | 0.5 | 1 | 0.5 | 0.5 | 0.5 |
| Kidwelly | 04-Apr-07 | 28-Aug-17 | 3799 | 10.4 | 8 | 3.3 | 10.4 | 0.4 |
| Laugharne | 18-Nov-15 | 03-Apr-17 | 502 | 1.4 | 2 | 1.2 | 1.4 | 1.1 |
| Llanboidy | 12-Aug-16 | 17-Apr-17 | 248 | 0.7 | 2 | 0.4 | 0.7 | 0 |
| Llanddarog | 08-Jan-16 | 27-Nov-17 | 689 | 1.9 | 2 | 1.2 | 1.9 | 0.4 |
| Llandeilo | 17-Jan-14 | 17-Apr-17 | 1186 | 3.2 | 6 | 1.7 | 3.4 | 0.1 |
| Llandovery | 19-Jan-17 | 10-Apr-17 | 81 | 0.2 | 4 | 0.2 | 0.4 | 0.1 |
| Llanegwad | 15-Dec-17 | 05-Feb-18 | 52 | 0.1 | 1 | 0.1 | 0.1 | 0.1 |
| Llanfihangel ar Arth | 15-Mar-16 | 10-Jul-17 | 482 | 1.3 | 3 | 1 | 1.3 | 0.7 |
| Llangadog | 24-May-16 | 13-Nov-17 | 538 | 1.5 | 2 | 0.9 | 1.5 | 0.2 |
| Llangeler | 26-Apr-16 | 08-May-17 | 377 | 1.0 | 5 | 0.4 | 1 | 0.1 |
| Llangennech | 28-Jan-10 | 11-Dec-17 | 2874 | 7.9 | 4 | 3.8 | 7.9 | 0.5 |
| Llangunnor | 31-Oct-16 | 07-Aug-17 | 280 | 0.8 | 5 | 0.5 | 0.8 | 0.3 |
| Llangyndeyrn | 08-Apr-15 | 08-May-17 | 761 | 2.1 | 7 | 0.7 | 2.1 | 0.1 |
| Llannon | 24-Sep-13 | 17-Jul-17 | 1392 | 3.8 | 5 | 2.2 | 4.1 | 0.9 |
| Llansteffan | 17-Apr-15 | 18-Dec-17 | 976 | 2.7 | 4 | 1.5 | 2.7 | 0.4 |
| Llanybydder | 26-Sep-14 | 06-Nov-17 | 1137 | 3.1 | 5 | 1.1 | 3.1 | 0.1 |
| Lliedi | 23-Nov-16 | 20-Nov-17 | 362 | 1.0 | 1 | 1 | 1 | 1 |
| Llwynhendy | 17-Dec-14 | 26-Feb-18 | 1167 | 3.2 | 1 | 3.2 | 3.2 | 3.2 |
| Pembrey | 27-Jan-11 | 29-May-17 | 2314 | 6.3 | 3 | 3.1 | 6.3 | 1.1 |
| Pontyberem | 25-Apr-17 | 19-Feb-18 | 300 | 0.8 | 2 | 0.5 | 0.8 | 0.2 |
| St Clears | 19-Nov-10 | 04-Dec-17 | 2572 | 7.0 | 2 | 3.6 | 7 | 0.1 |
| Trimsaran | 09-May-06 | 29-Jan-18 | 4283 | 11.7 | 3 | 4.1 | 11.7 | 0.3 |
| Tygroes | 25-Sep-13 | 19-Jun-17 | 1363 | 3.7 | 2 | 2.9 | 3.7 | 2.2 |
| Tyisha | 01-Dec-14 | 09-Oct-17 | 1043 | 2.9 | 1 | 2.9 | 2.9 | 2.9 |

APPENDIX 5 – Bynea and Llwynhendy Bungalow Survey – February 2018

1.0 Purpose

This paper will summarise the results of the recent survey carried out to understand the local need for bungalows from existing Council tenants aged over 55 in the wards of Bynea and Llwynhendy.

2.0 Context

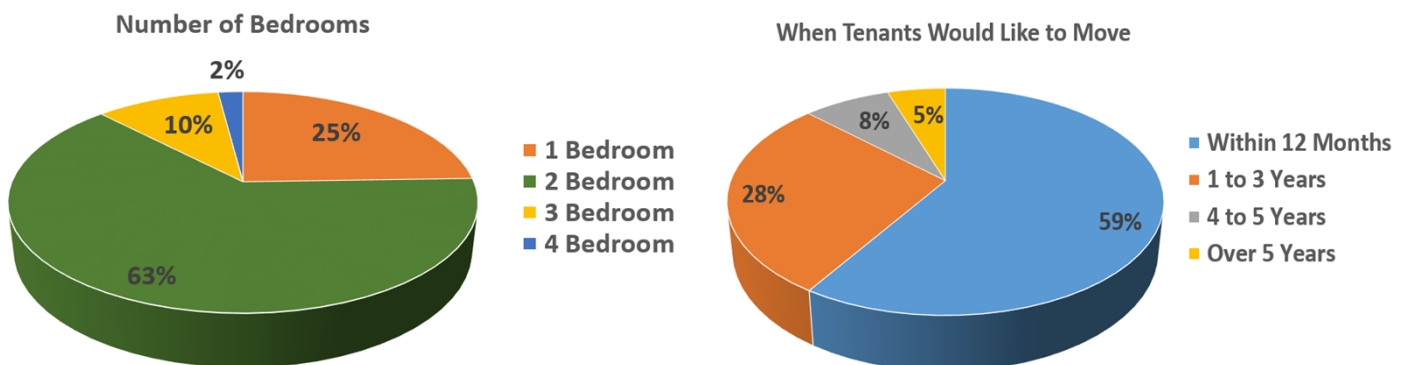
One of our first Council new build developments will be in the Ward of Bynea. The proposed development will consist of 34 homes. The development will be a mix of 28 two bedroom homes and 6 four bedroom homes meeting the greatest levels of housing need identified for Council homes in the area.

The local member expressed concerns that the need for bungalows in the area was underrepresented and the local community would benefit from a greater supply of bungalows.

To ensure that we better understood the need for bungalows, in February 2018, we surveyed 94 Council households over the age of 55 in the Bynea and Llwynhendy wards. The sample we surveyed represents approximately 50% of our Council tenants over the age of 55 in the area.

3.0 Survey Results

- **94 households were contacted**
- **33 households would consider moving to a bungalow if one came available in the area (35% of the survey sample)**
- **The number of bedrooms tenants require and when they would like to move is indicated below:**



- **The greatest demand is for one and two bedroom bungalows. The majority of tenants would like to move within the next 12 months**
- **Tenants told us that they would like bungalows that are easily accessible with :**
 - **ramped access**
 - **handrails**

- **level access showers**
- **level gardens**
- **parking facilities**
- **spacious kitchen**
- **scooter storage**

4.0 How does the survey results compare with the overall housing need on the Council's waiting list for the wards of Bynea and Llwynhendy?

In the wards of Bynea and Llwynhendy there are **1,717 applications** on the Housing Choice Register for Council homes. **191 of these applications are for bungalows**, the remaining 1,526 are for general needs homes. This includes the need for one bedroom, two bedroom, three bedroom, four bedroom and larger homes.

Currently, we have **over 63 families requiring a four bedroom home to meet their housing needs, but only have four homes of this type in our housing stock in the wards of Bynea and Llwynhendy.** We also have **34 families requiring homes with five or more bedrooms but have no suitable housing within our stock to meet their needs in this area.**

Sheltered accommodation and bungalows account for 14% of the housing stock in the Bynea and Llwynhendy ward. 191 or 11% of the applicants on the Housing Choice Register are over the age of 55 and require bungalows.

The need for two and four bedroom general needs homes for families in both wards greatly exceeds the need for bungalows for households over the age of 55.

There are currently 455 applications on the housing choice register for two and four bedroom general needs homes in the area. Our current stock only contains 289 two and four bedroom family homes.

5.0 Summary and Conclusion

Our bungalow survey results show that only 35% of the people spoken to would consider moving to a bungalow in the area if one became available. **65% of people surveyed did not express a wish to move from their current home.**

The demand for two and four bedroom general needs homes in the Bynea and Llwynhendy wards is more than double the demand for bungalows. This demand reflects the Council's decision to provide more two and four bedroom homes through Phase 1 of the Council new build programme. This includes the Council's new build development at the site in Dylan which is located in the Bynea ward.

APPENDIX 6 – Adapted Homes by Ward (Major adaptations i.e. ramp, level access shower, stair lift or purpose built extension)

| Ward | Adapted Council homes | Ward | Adapted Council homes |
|-----------------------|-----------------------|--------------------------|-----------------------|
| Abergwili | 24 | Llandybie | 82 |
| Ammanford | 58 | Llanegwad | 17 |
| Betws | 21 | Llanfihangel Aberbythych | 5 |
| Bigyn | 91 | Llanfihangel Ar Arth | 42 |
| Burry Port | 75 | Llangadog | 15 |
| Bynea | 80 | Llangeler | 82 |
| Carmarthen Town North | 71 | Llangennech | 78 |
| Carmarthen Town South | 109 | Llangunnor | 80 |
| Carmarthen Town West | 28 | Llangyndeyrn | 80 |
| Cenarth | 21 | Llannon | 93 |
| Cilycwm | 8 | Llansteffan | 29 |
| Cynwyl Elfed | 36 | Llanybydder | 71 |
| Cynwyl Gaeo | 6 | Lliedi | 63 |
| Dafen | 91 | Llwynhendy | 130 |
| Elli | 26 | Manordeilo & Salem | 3 |
| Felinfoel | 95 | Pembrey | 61 |
| Garnant | 27 | Penygroes | 16 |
| Glanamman | 55 | Pontaman | 52 |
| Glanymor | 177 | Pontyberem | 65 |
| Glyn | 47 | Quarter Bach | 50 |
| Gorslas | 146 | Saron | 105 |
| Hendy | 31 | St Clears | 48 |
| Hengoed | 44 | St Ishmael | 20 |
| Kidwelly | 64 | Swiss Valley | 1 |
| Laugharne | 45 | Trelech | 7 |
| Llanboidy | 16 | Trimsaran | 63 |
| Llanddarog | 33 | Tycroes | 40 |
| Llandeilo | 45 | Tyisha | 64 |
| Llandovery | 58 | Whitland | 41 |