

SD62

# **Blaenau Gwent Local Housing Market Assessment**

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**Blaenau Gwent County Borough Council**

**Opinion Research Services**





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# 1. Introduction

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Project Overview

## The Strategic Policy Context

## Housing Requirements: The Fundamental Questions

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## Data Sources

### Summary of Key Points

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## **2. Identifying Local Housing Market Areas**

Migrant Persons	Total
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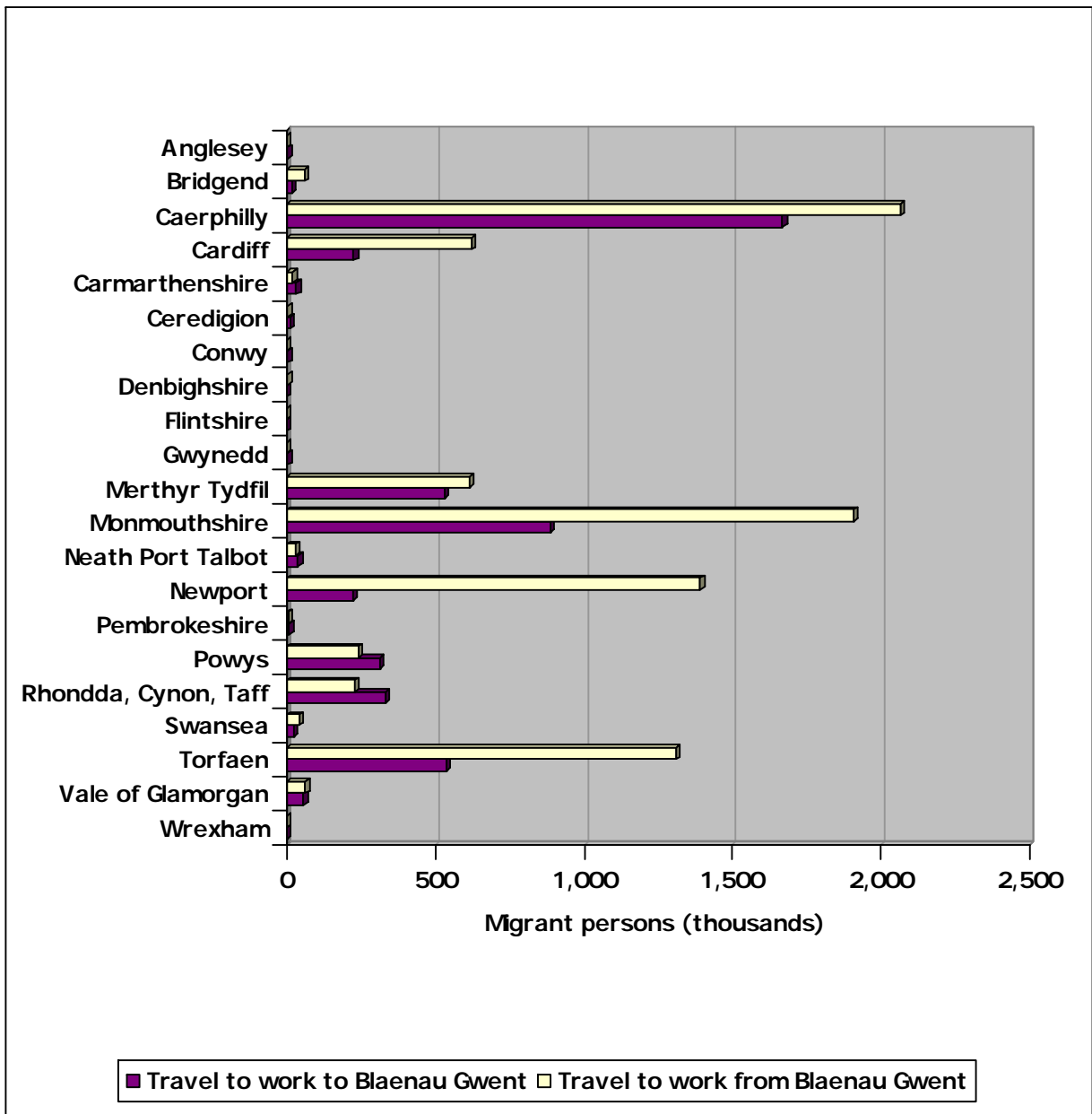


Figure 3: Travel to Work to and from Blaenau Gwent by Other Welsh Unitary Authorities 2001

## Local Housing Market Areas in Blaenau Gwent

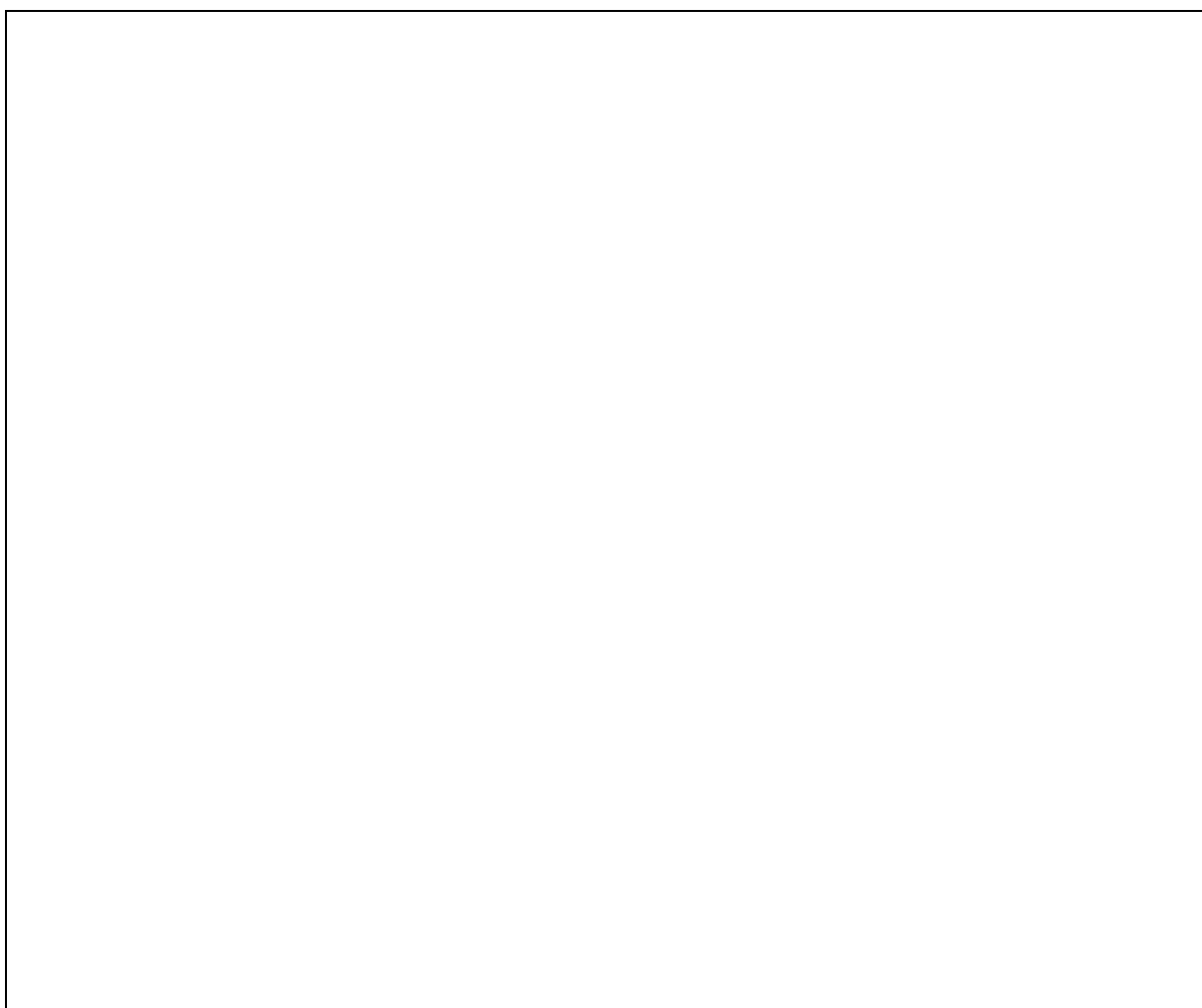


Figure 4: Identifying the Tredegar Functional Housing Market Area



## Summary of Key Points

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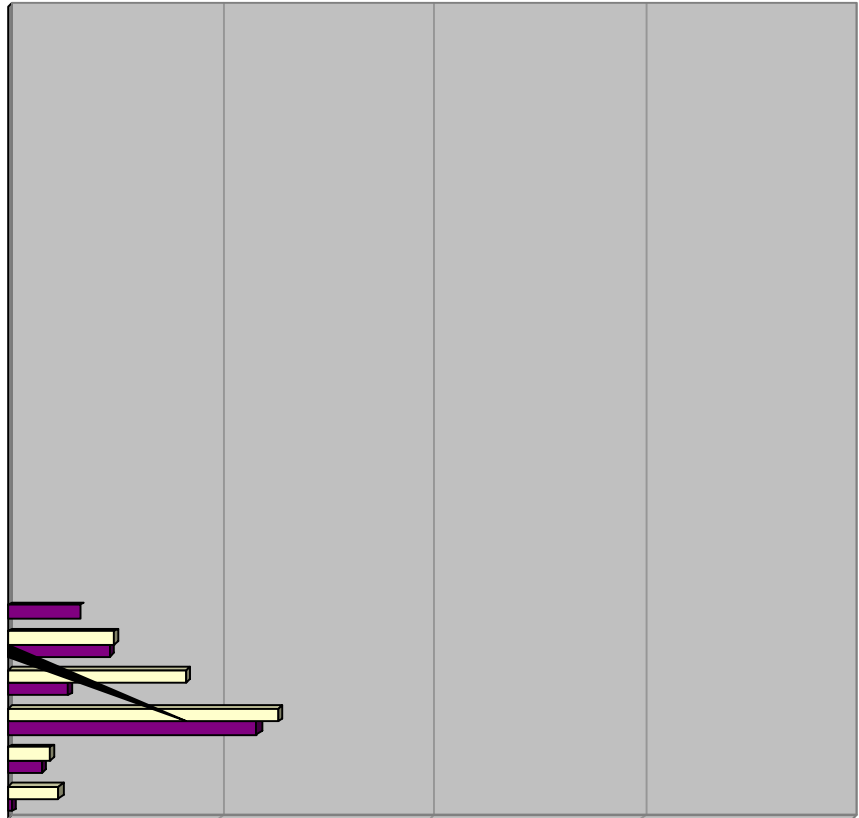
### 3. Socp c u

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

## Migration







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

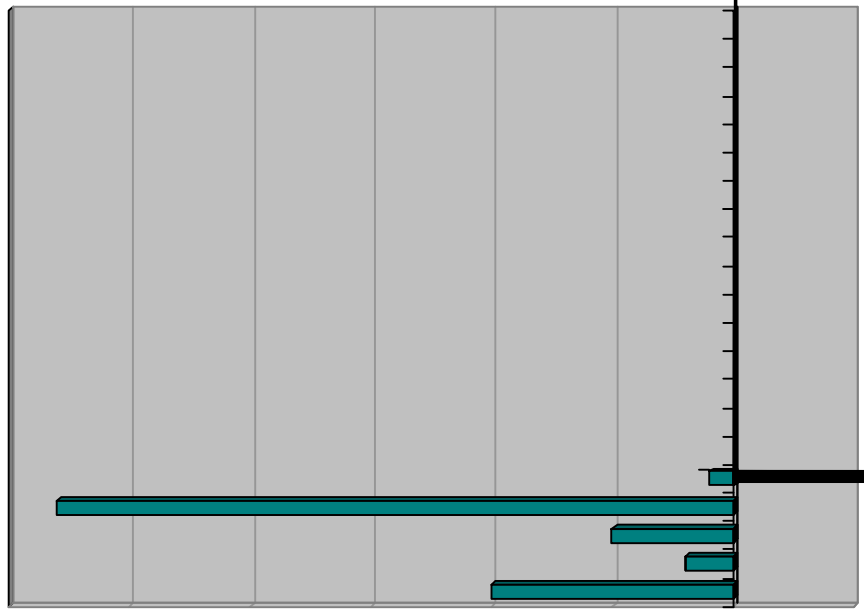
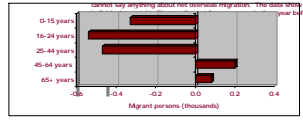


Figure 11: Net Migration to Blaenau Gwent by Other Welsh Unitary Authorities 1999-2004

3.10 The 2001 statistics do not record any ethnic divisions to migration. However, the Census indicates that 48% of the population of Blaenau Gwent is of non-white ethnicity. This is detailed in Figure 14 below.

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

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



Age group	Year
	1999

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

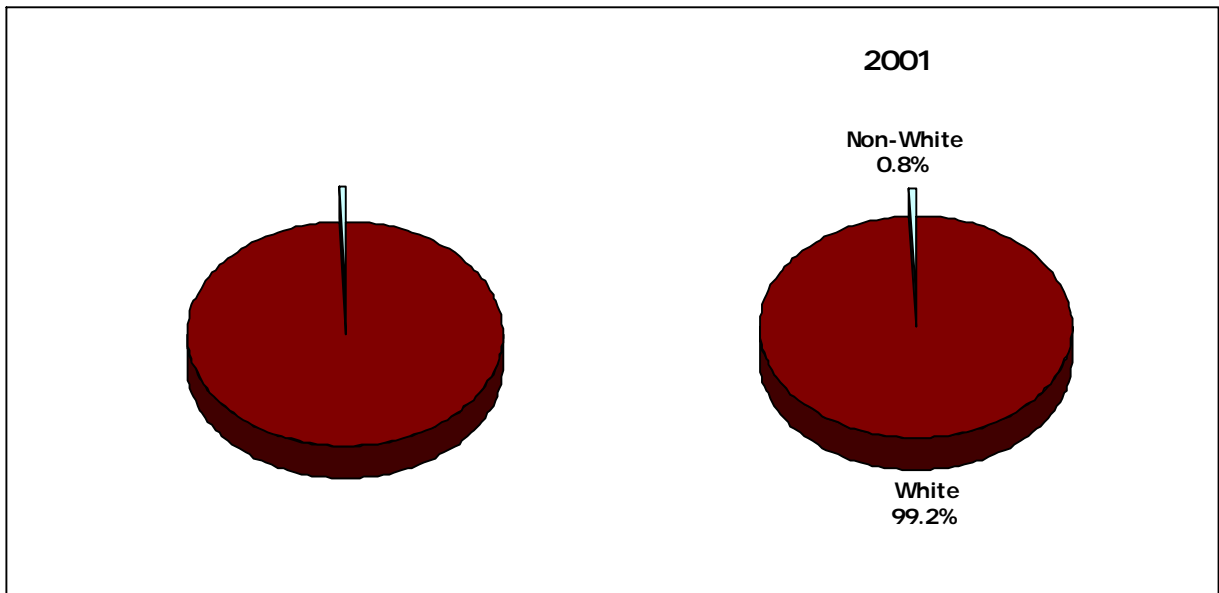
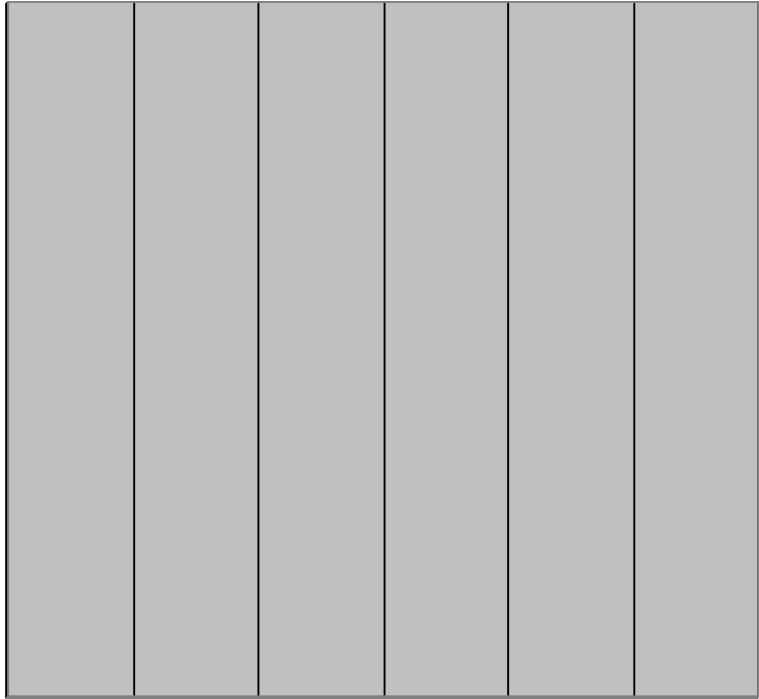


Figure 16: Non-White Population of Blaenau Gwent 1991 and 2001

**Broad Ethnic Group  
Classification**

**Detailed Ethnic Group  
Classification**



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



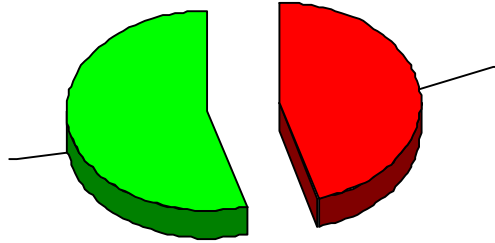
## Household Structure

## General Health

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

### **Households and Persons with Health Problems**

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

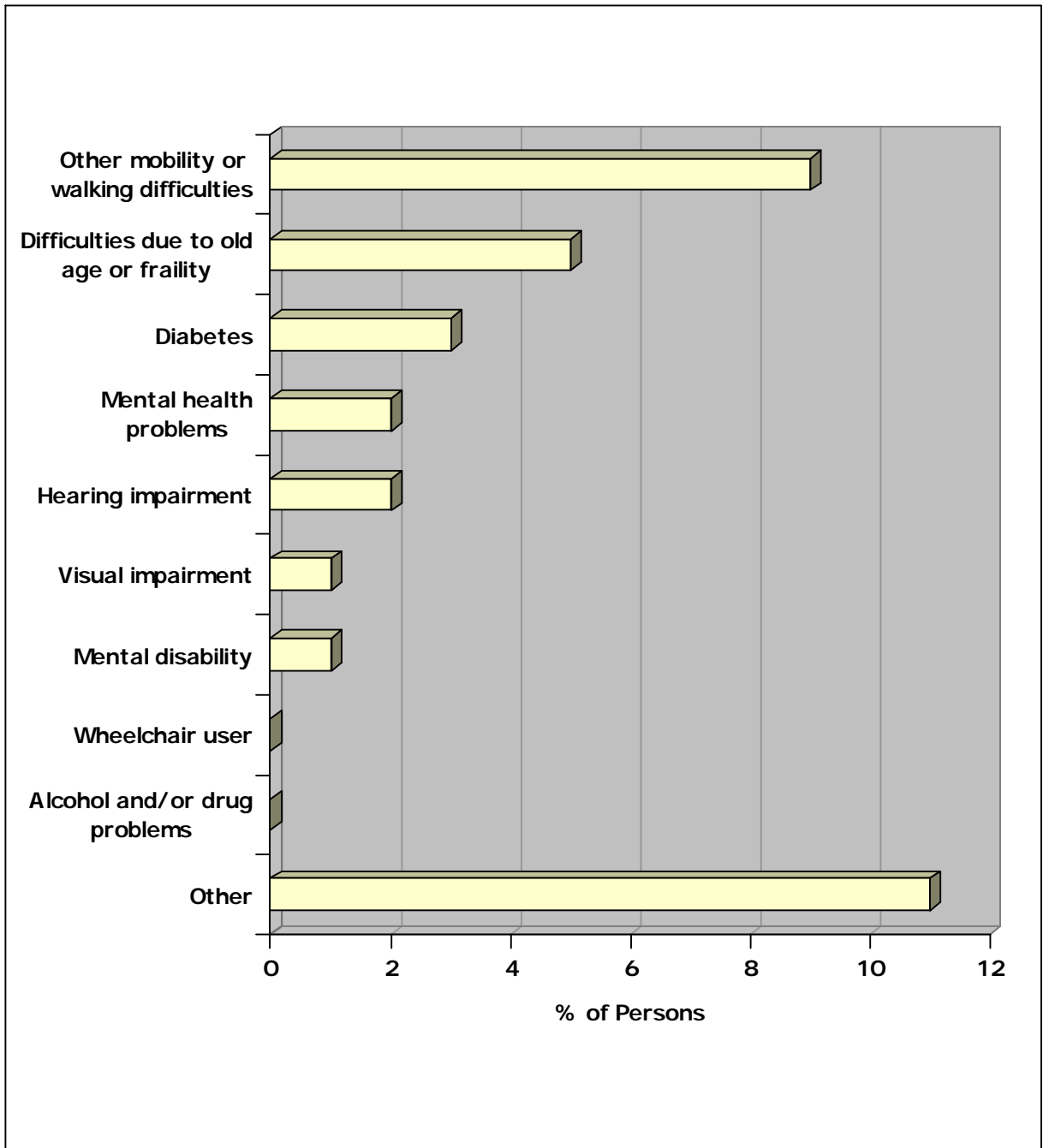


Figure 23: Which problems are most relevant to them? By all persons

## Care Needs

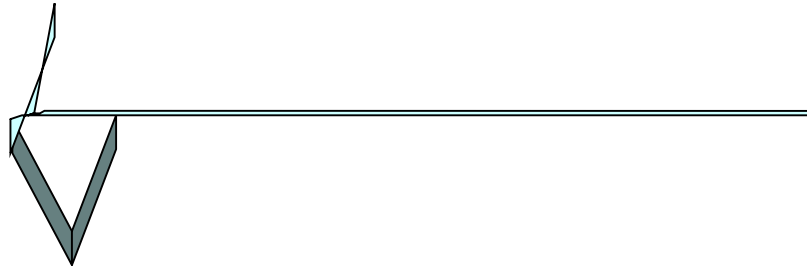


Figure 24: Which describes their care needs? By all persons

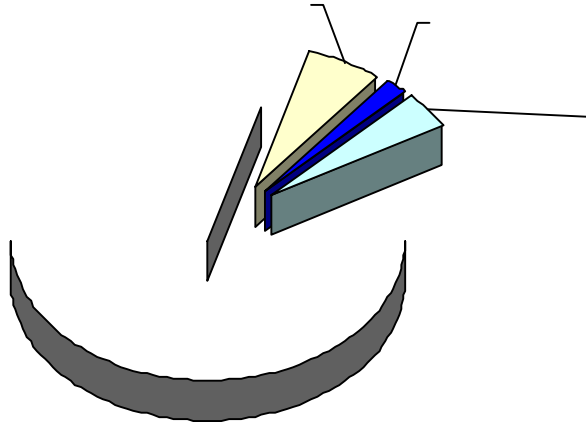


Figure 25: Thinking of the care provided, which best describes their current situation? By all persons





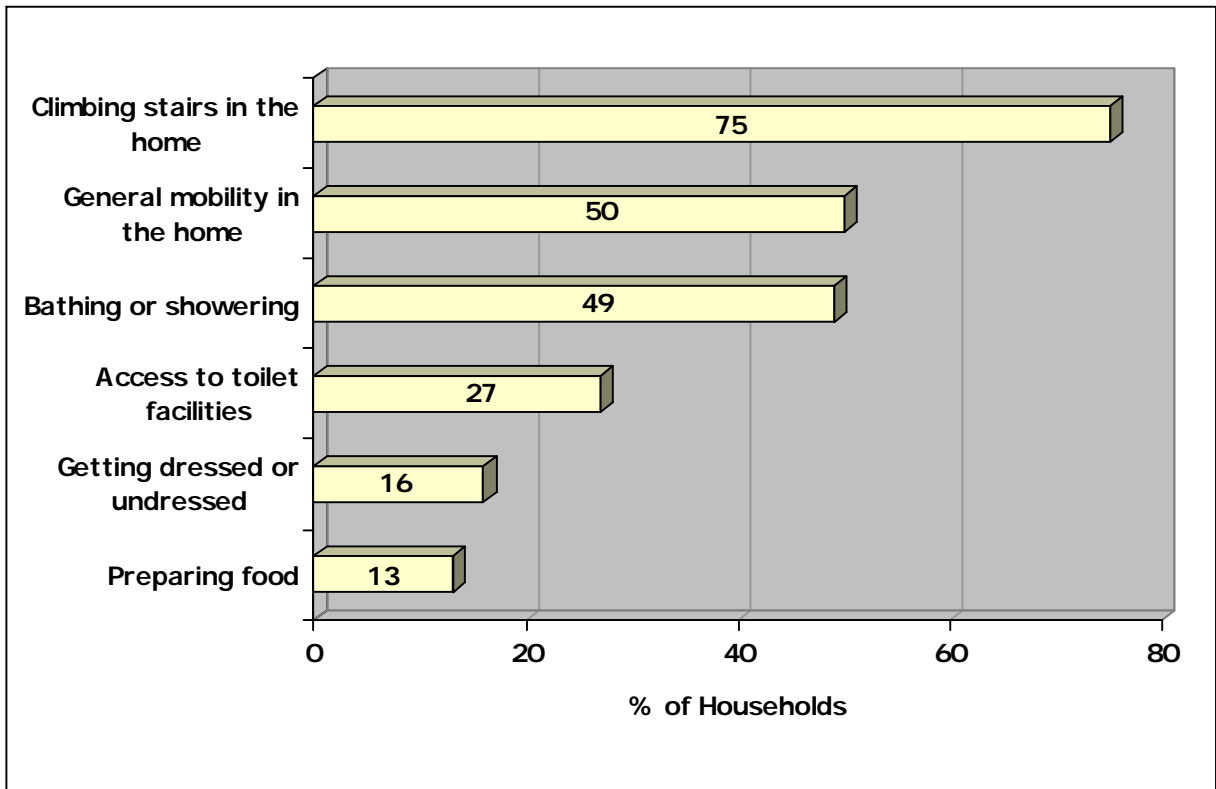
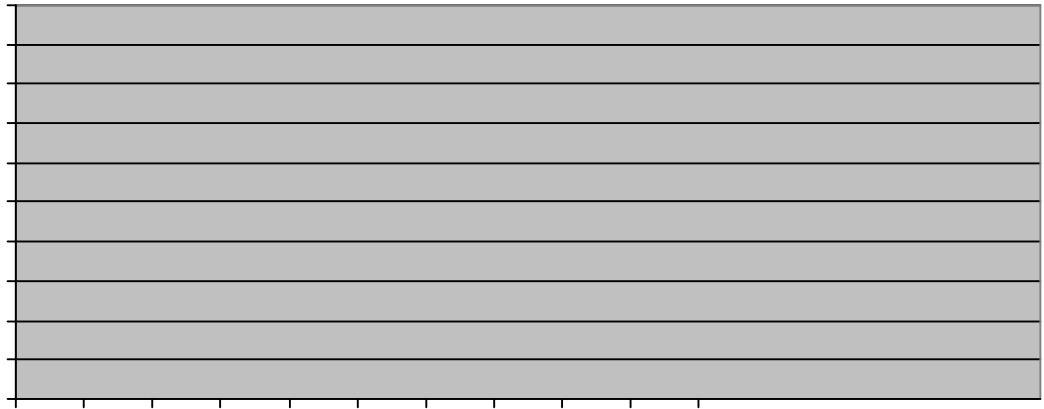


Figure 27: Which of the following activities, if any, are difficult for them because of the layout of your current home? By all households where the home did not satisfactorily meet the health needs of its members

## Adaptations for Housing Requirements



## Adjustments to Growing Older



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

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

## Education

Qualification Level	Description

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

Figure 35: Qualifications by Age Group for Blaenau Gwent

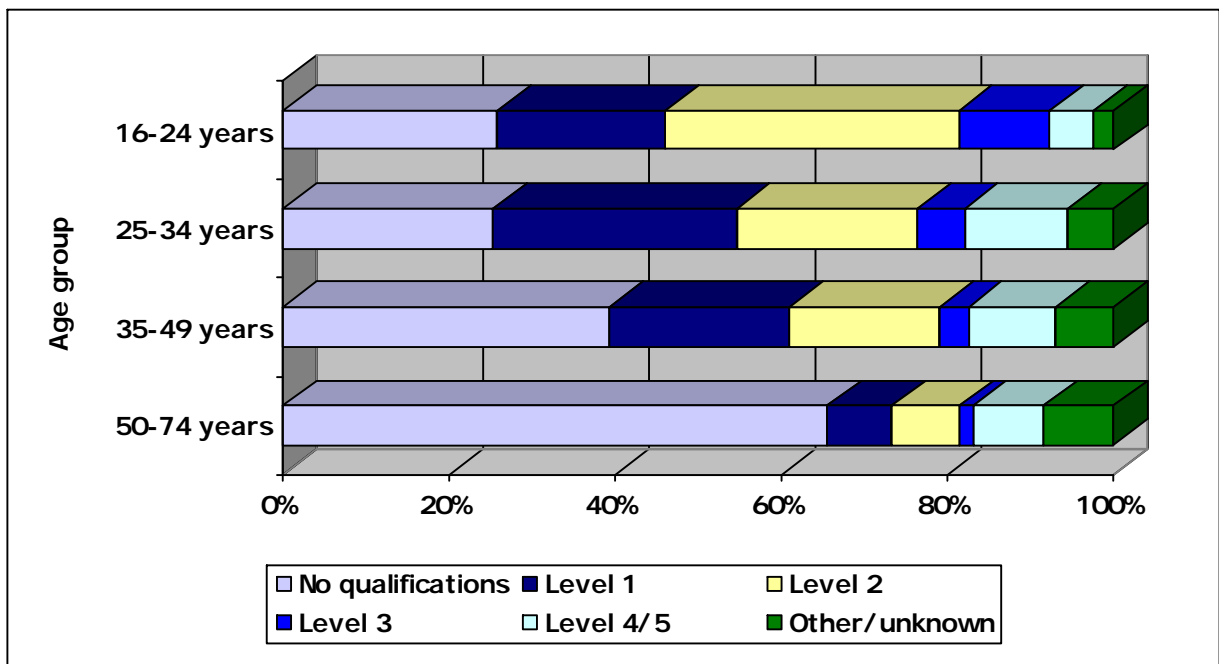


Figure 36: Qualifications by Age group for Blaenau Gwent

## Occupation & Industry

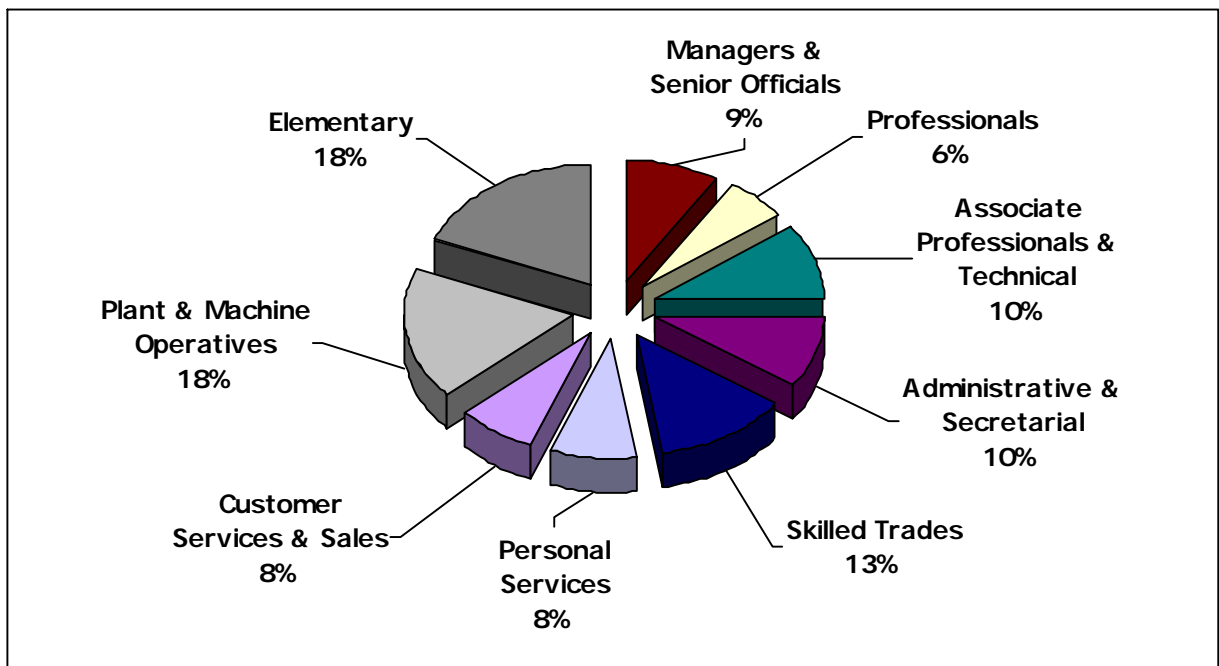


Figure 37: Occupation for Blaenau Gwent Residents

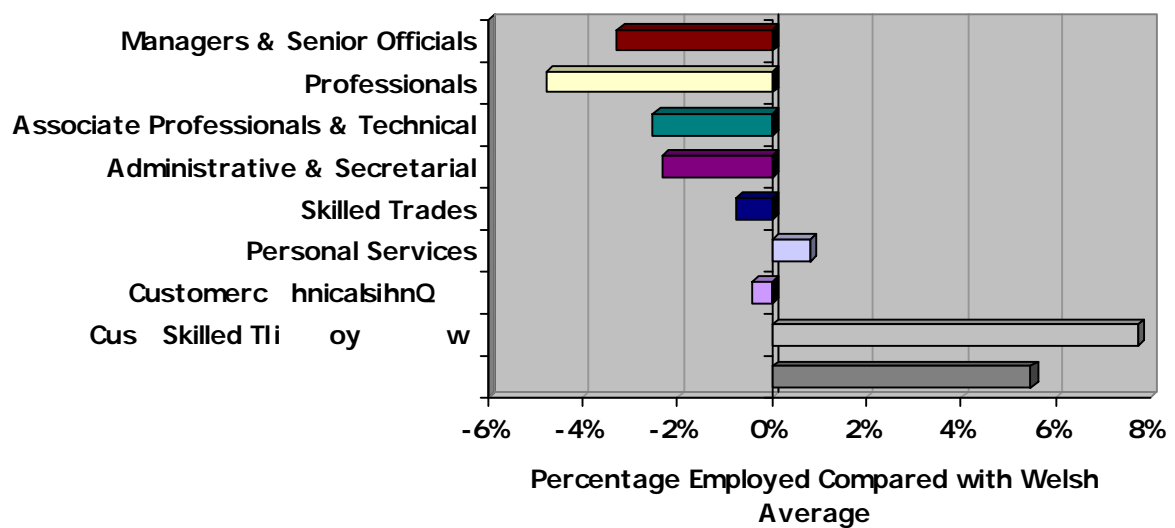


Figure 38: Occupation for Blaenau Gwent Residents Compared with Welsh Average





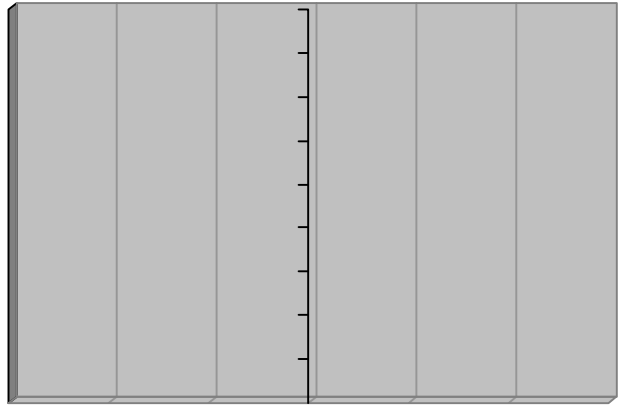


Figure 40: NS-SeC for Blaenau Gwent Residents Compared with Welsh Average  
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## New Business Start-up

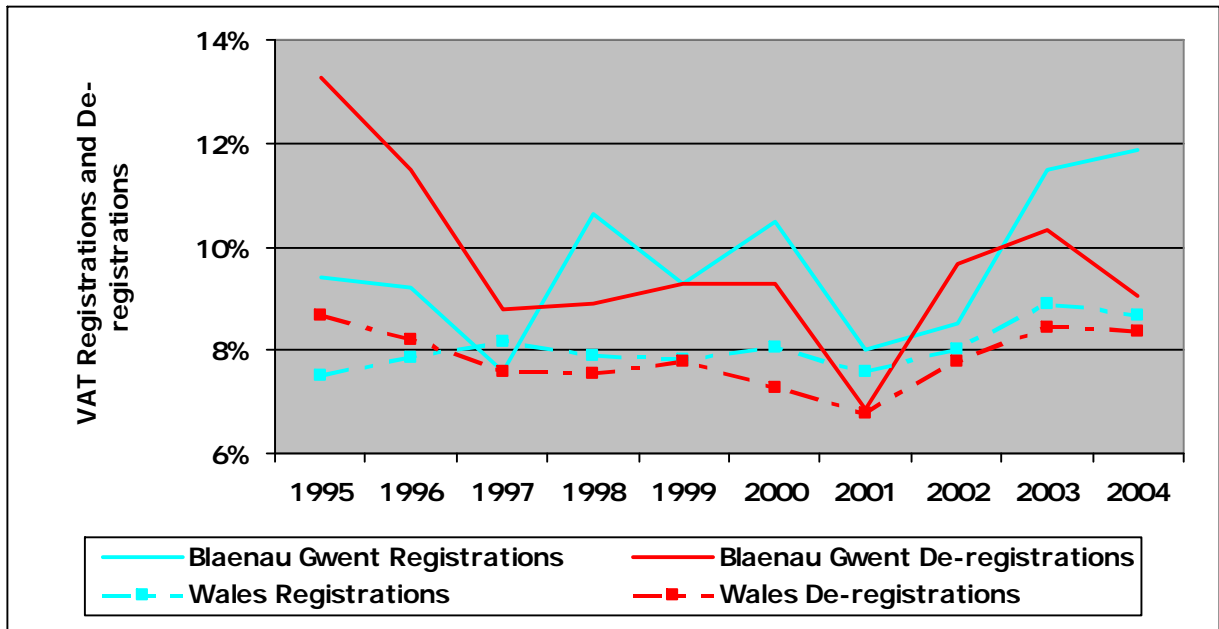


Figure 43: New VAT Registered and De-registered Businesses in Blaenau Gwent and Wales as a Percentage of the Previous Years Stock: 1995-2004

## Incomes and Earnings

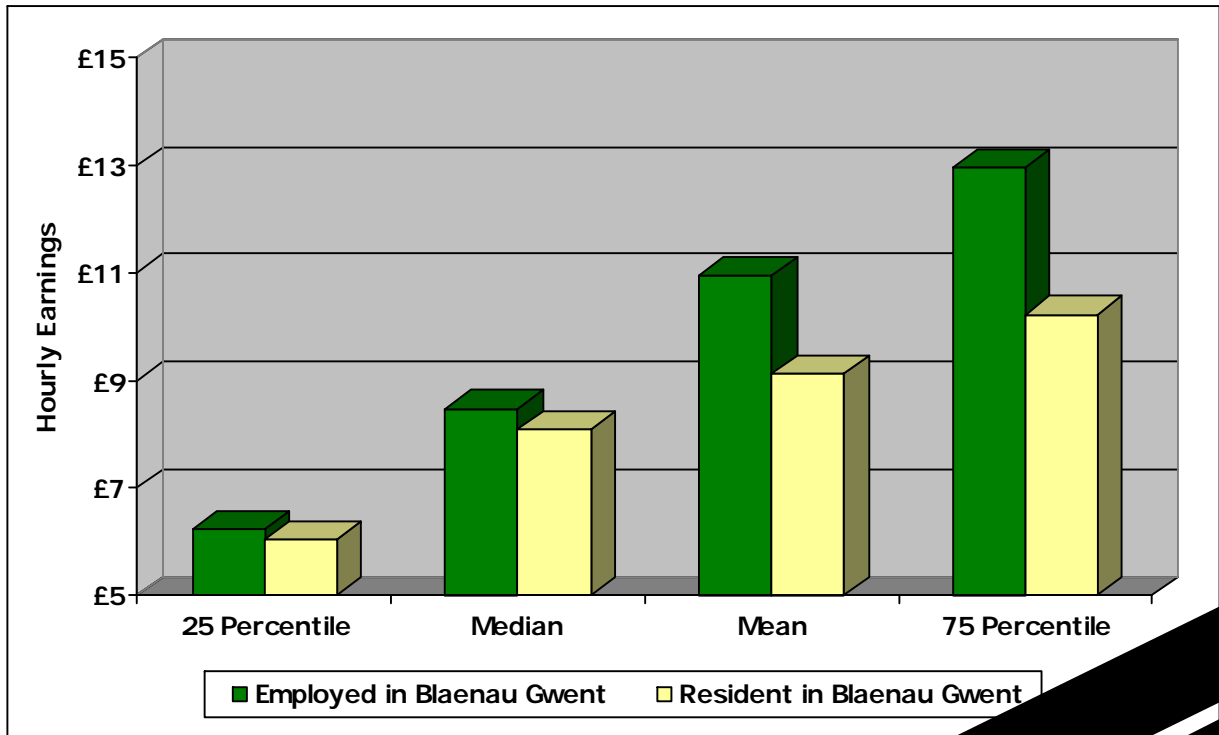


Figure 44: Average Hourly Earnings Excluding Overtime for Blaenau Gwent for Full-time Employees

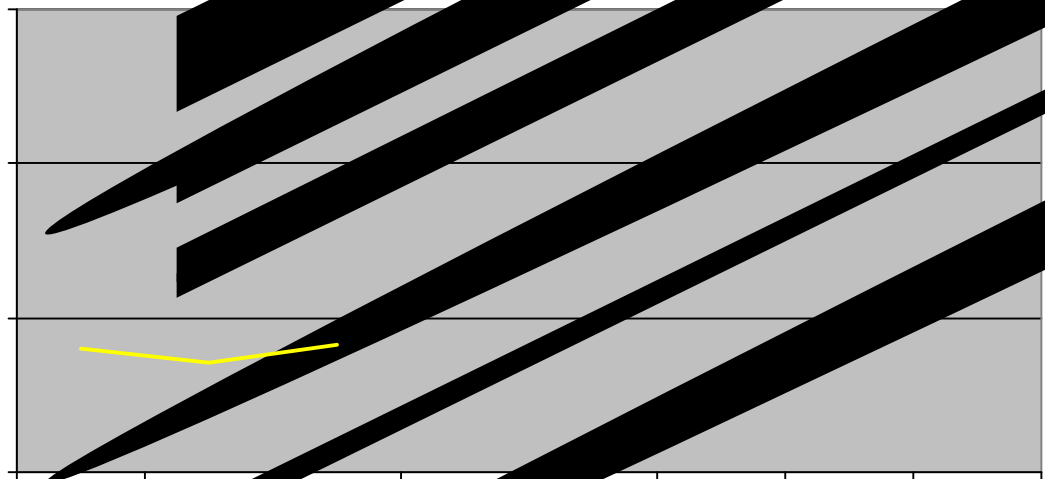


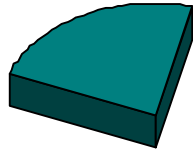
Figure 45: Average Hourly Earnings Excluding Overtime for Full-time Employees Employed in Blaenau Gwent 1998-2005



## 4. Existing Housing Stock

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### Introduction



1% Semi-detach  
29% Flat

Figure 47: Property Type by Tenure in Blaenau Gwent

Detached



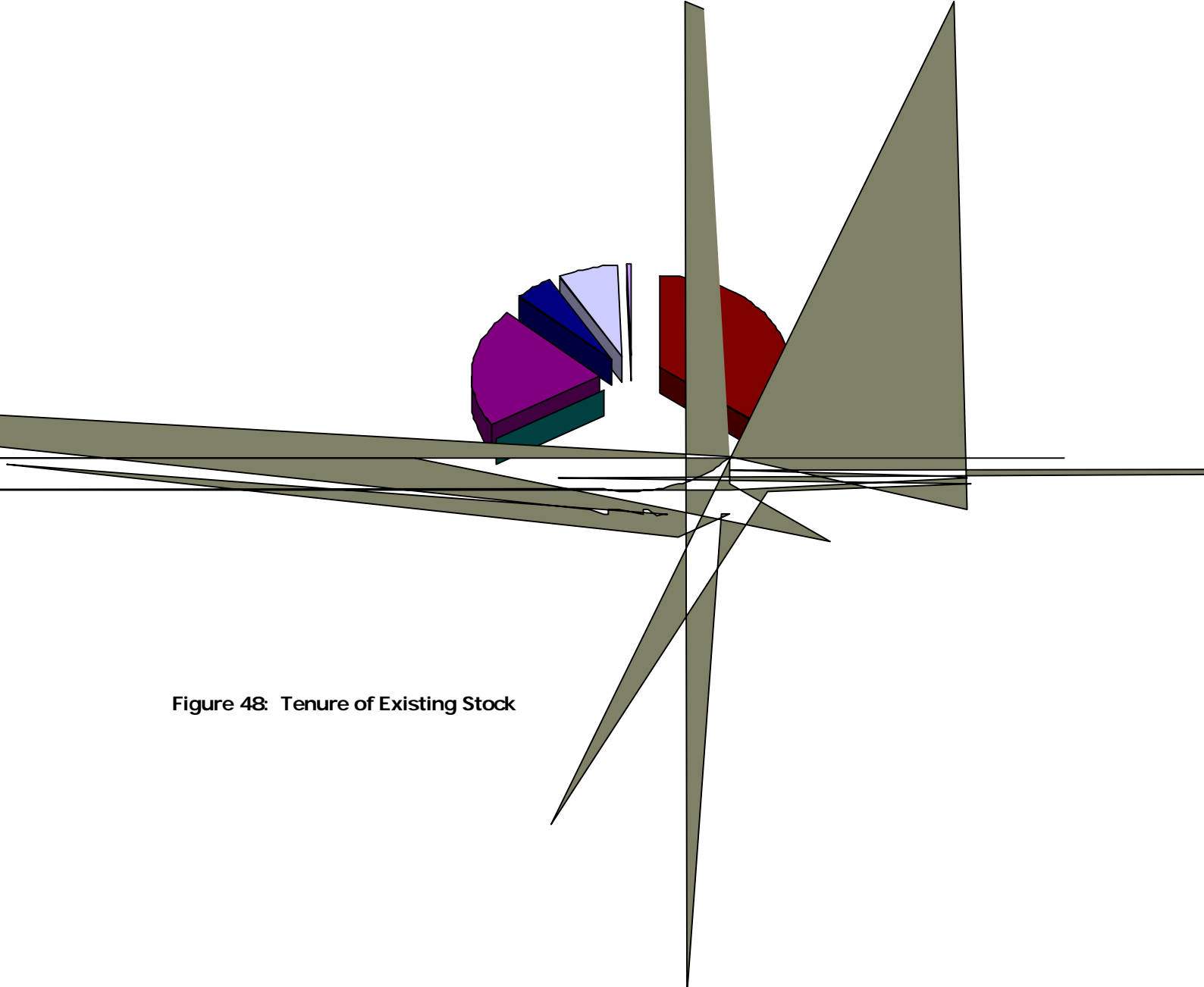


Figure 48: Tenure of Existing Stock

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

## Housing Size Mix of Properties

Figure 50: Number of Bedrooms for Blaenau Gwent







**Figure 57: Overall Satisfaction with Home for Owner Occupiers**





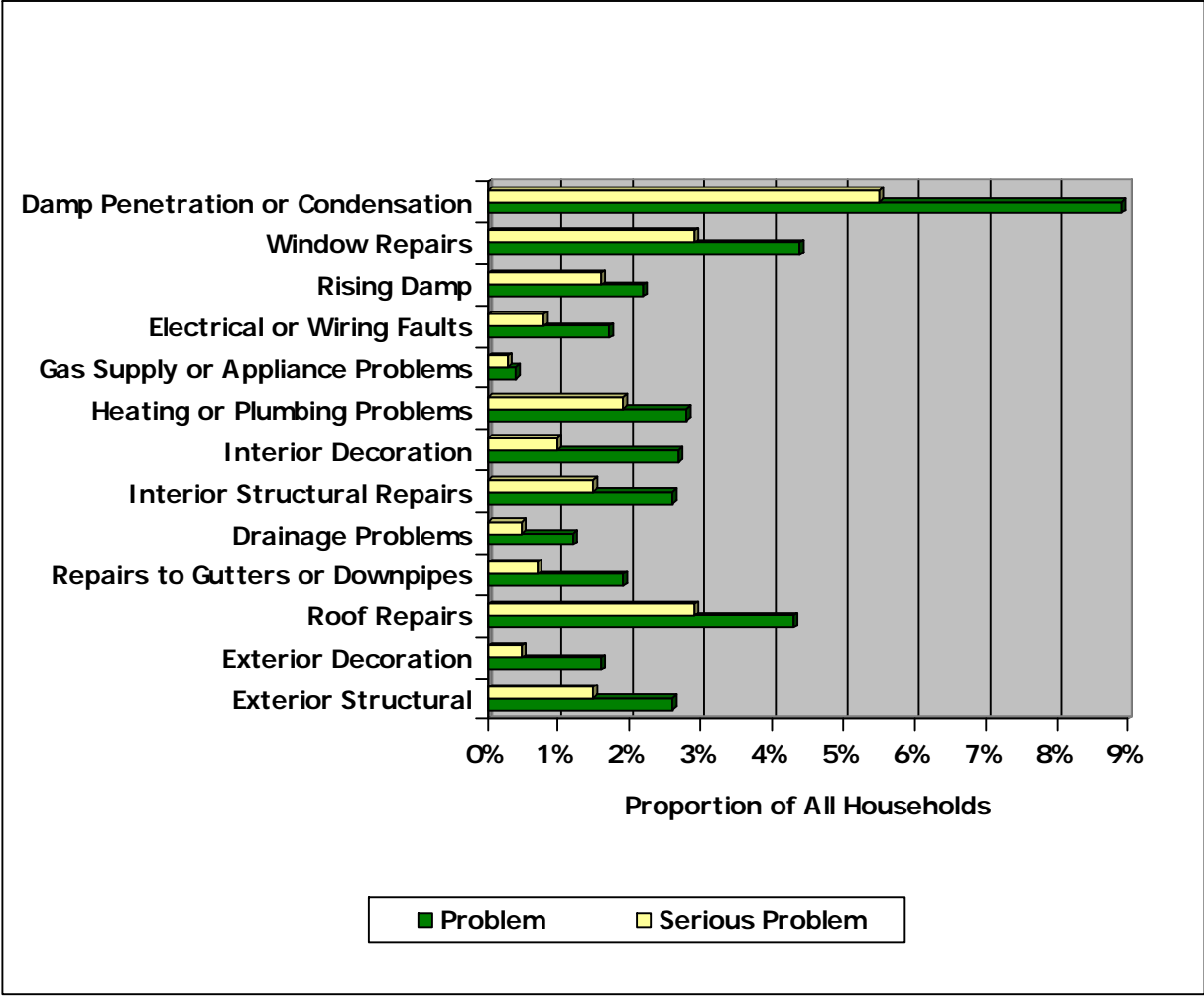


Figure 62: Problems Experienced by Households in their Current Home

## Shared Housing & Communal Establishments

% of People

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

## Summary of Key Points

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## 5. The Active Housing Market

### Owner Occupied Housing Market

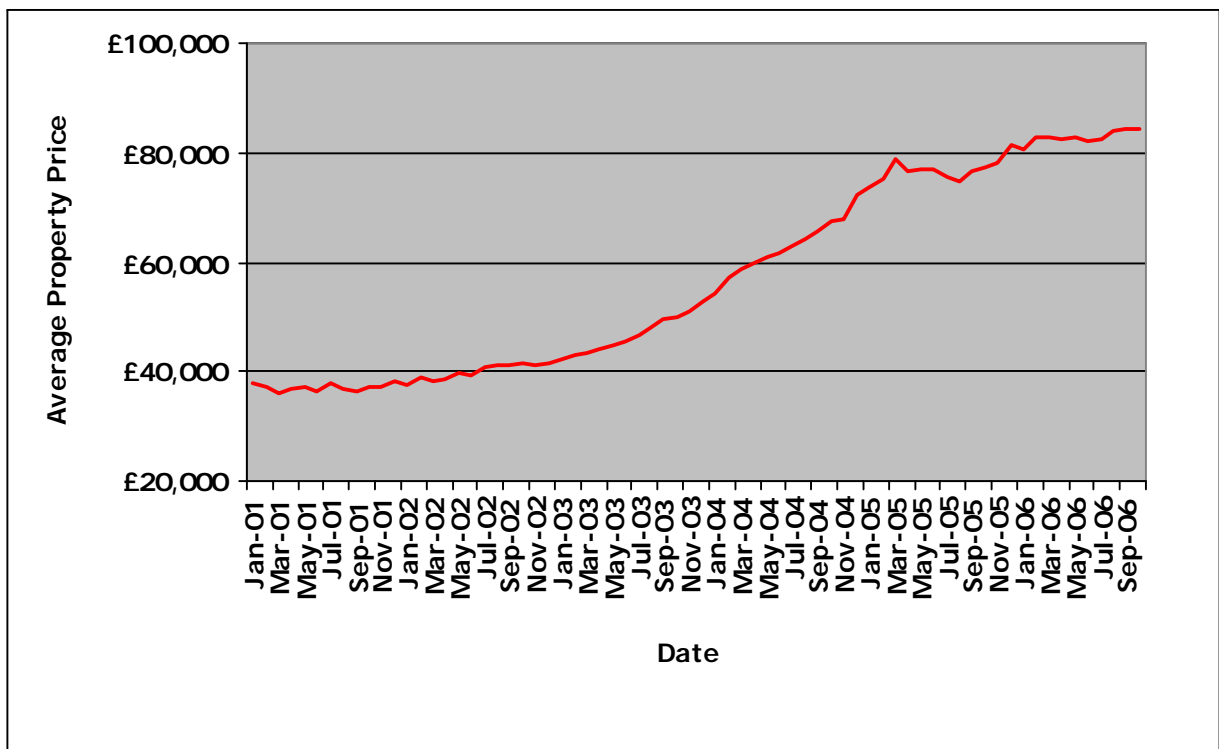


Figure 64: Average Price of Properties Sold in Blaenau Gwent: January 2001 to October 2006

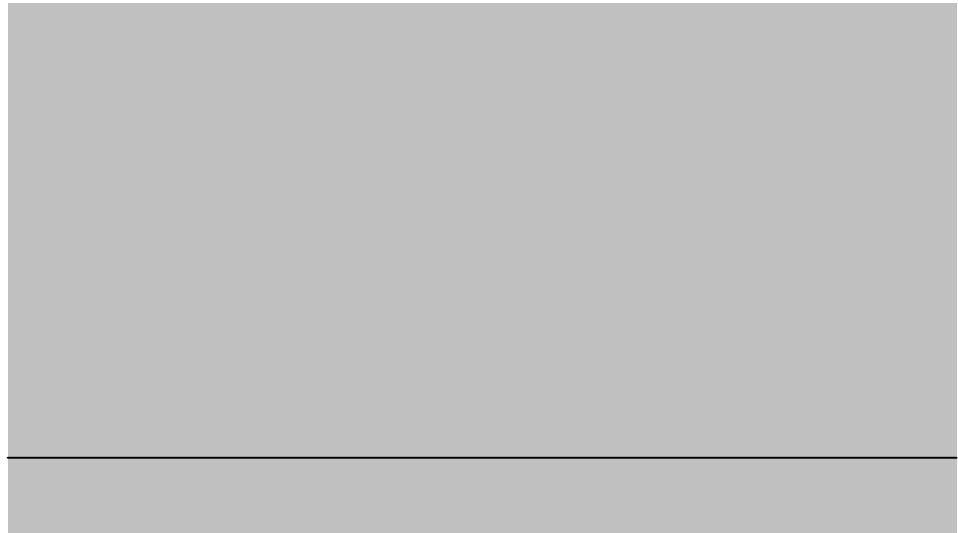


Figure 65: Average Price of Properties Sold in Blaenau Gwent by Tenure: January 2001 to October 2006

£145,000  
£126,000



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





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

Property Type	Property Size	Average Price	Lowest Quarter
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## Relative House Prices and Rents

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



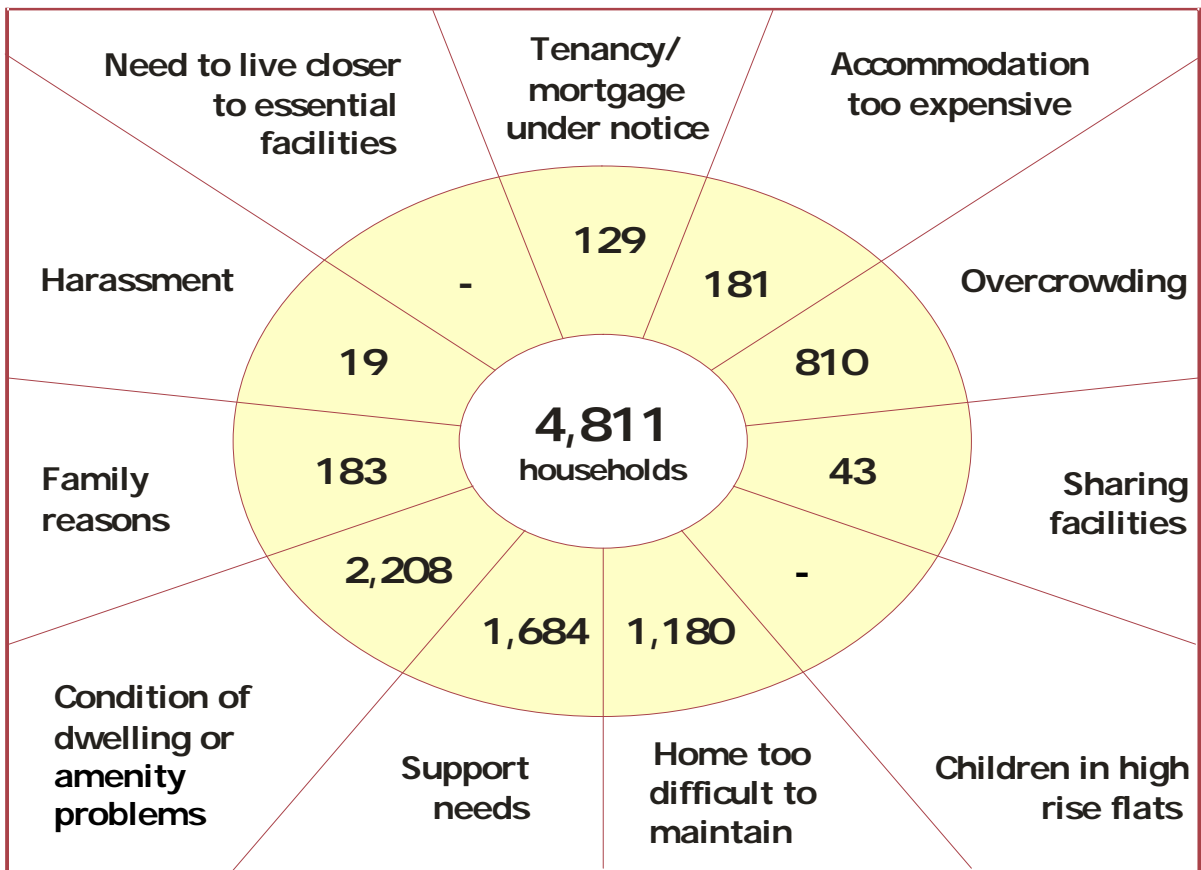


Figure 73: Established Households Living in Unsuitable Housing

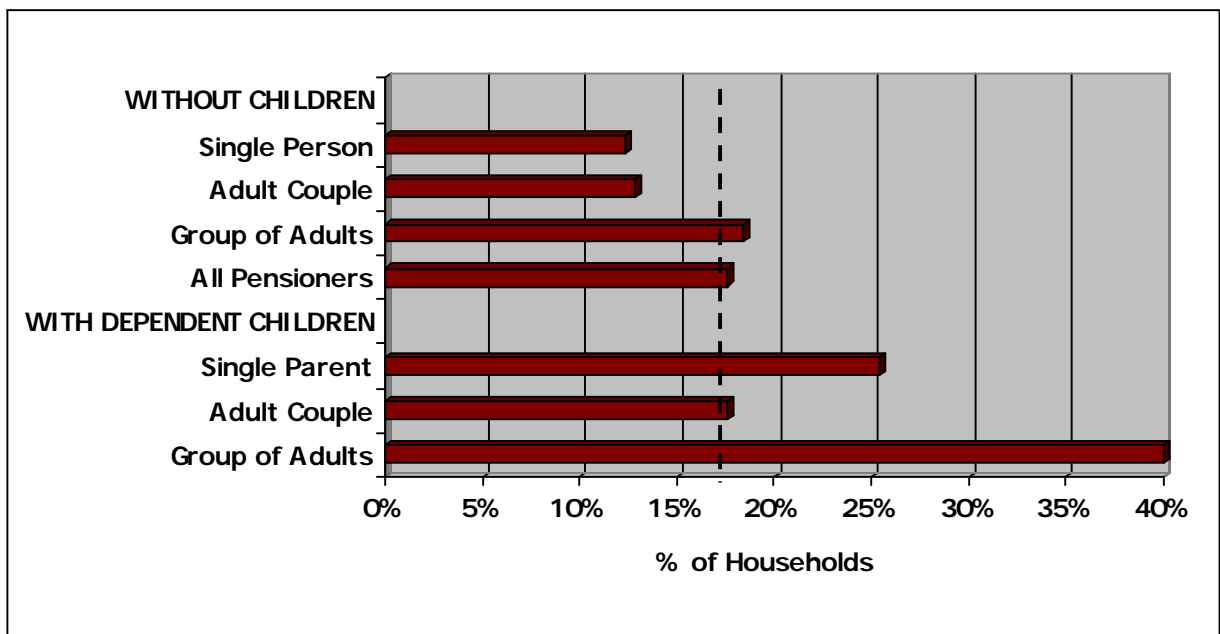


Figure 74: Proportion of Established Households in Unsuitable Housing by Household Type

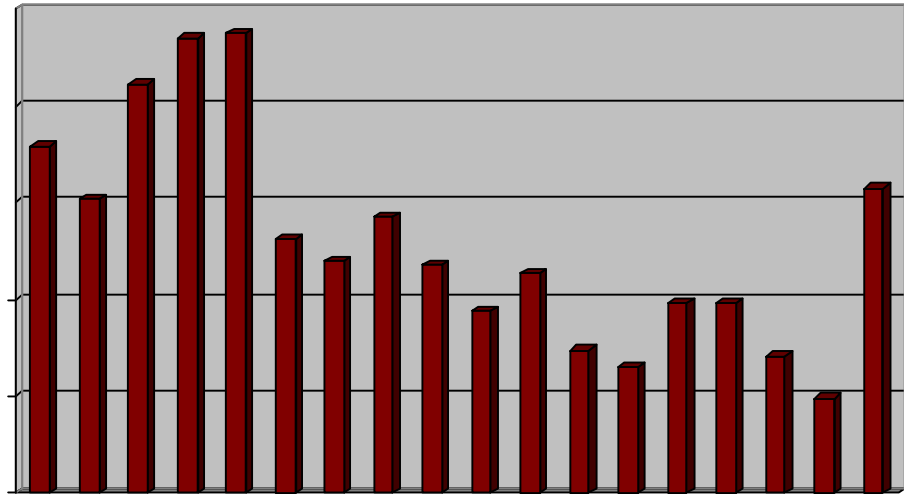


Figure 75: Proportion of Persons Living in Established Households in Unsuitable Housing by Age

### Resolving Housing Unsuitability









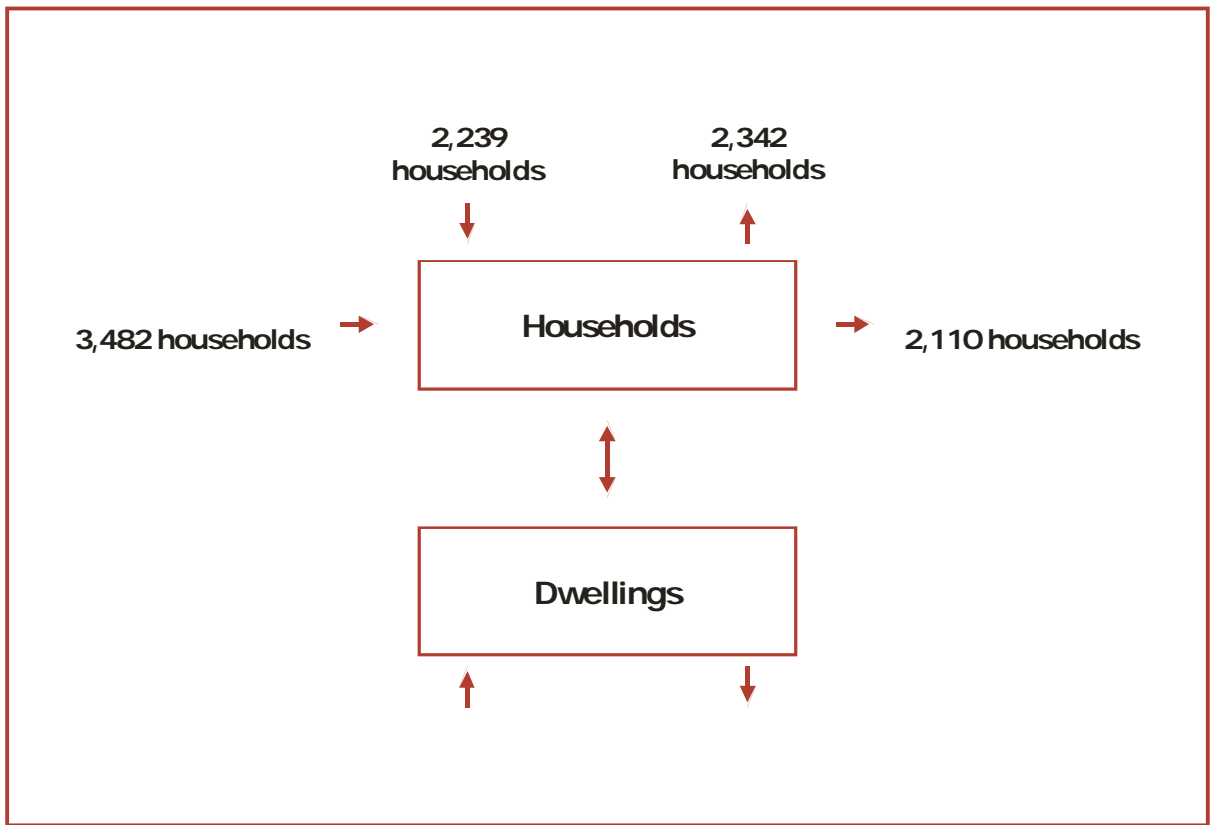


Figure 77: 5-Year Requirement/Supply Flow Analysis

## **Understanding the Required Housing Mix**

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

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

Total 9,611 @ 734 J @ U @ US 700 Q 0.0 D. A 203 U @ US P 23 00 269 D h; O H X P 70 6 P.





## 6. Study Conclusions and Implications

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Overall Housing Requirement









Appendix A:  
**Household Survey Technical Report**

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Survey Design



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

Figure 82: Summary of Interview Outcomes

### Statistical Confidence

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±  
±

±

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Categories	Survey Analysis
1. Homeless or with Insecure Tenure	

2A



# Table of Figures

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

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

Figure 4: Identifying the Tredegar Functional Housing Market Area

**Figure 14: Ethnicity of Migrants for Blaenau Gwent in 2001**

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- Figure 50: Number of Bedrooms for Blaenau Gwent
- Figure 51: Number of Bedrooms by Council Tax Band for Blaenau Gwent
- Figure 52: Too few and too many rooms for Blaenau Gwent

**Figure 53: Perceived Size Problems compared with Overcrowding**



