
Land at Cae Stanley Bontnewydd Housing Statement

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1.0 Introduction

- 1.1 This Housing Statement has been prepared by Kingscrown Land & Commercial Ltd in a support of a full planning application for residential development comprising 24 cottage flats ('the Proposed Development') on 1 acres of land off Cae Stanley, Bontnewydd ('the Application Site').
 - 1.2 This Application is submitted on behalf of Kingscrown Land & Commercial (the Applicant).
 - 1.3 The application is driven by the need for housing within Bontnewydd and Gwynedd to help meet future housing needs within the County, to support economic growth and diversify the housing stock.
 - 1.4 This Housing Statement provides information on the proposed development and information on the demand for housing within Bontnewydd to demonstrate that there is a sufficient requirement for the Proposed Development.
 - 1.5 The Housing Statement has been prepared to assist Gwynedd Council (the Local Planning Authority) in its determination of the application and should be read in conjunction with the suite of supporting material.
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2.0 Proposed Development

2.1 The Proposed Development seeks to provide Gwynedd with 24 good quality modern cottage flats within Bontnewydd, on a 1 acre site allocated for 10 units.

2.2 The scheme will offer market and/or affordable tenures within modern properties and will support the continuous regeneration of Bontnewydd by developing housing on an allocated development site within the development boundary. The scheme will offer affordable tenures which includes modern properties and will support the continuous modern regeneration of Bontnewydd and the vicinity.

2.3 The Proposed Development is for the following mix of units:

House Type	Description	Plot No.	Size m2	Amount
2P1B	Walk Up Flats	3-6, 9-14, 17-20, 21-22	53	16
3P2B	Walk Up Flats	1-2, 7-9, 15-16, 23-24	65	8
Total Units				24

2.4 According to the Anglesey and Gwynedd Joint Local Development Plan, implemented in July 2017, any development of 2 or more properties in Bangor must contain at least 20% of affordable units (POLICY TAI 15: Threshold and Distribution). The current proposal for this development is far beyond this requirement, with the Adra proposal to deliver 100% of affordable units on the site.

2.5 The properties will be built according to Lifetime Homes standards which will provide flexibility to the properties. This will allow residents to remain in their homes even if circumstances change as the properties will be suitable for people with minor mobility problems.

3.0 Housing Need

3.1 The Applicant and Registered Provider taking over the management of the site on completion is committed to providing 24 affordable units in this scheme, that is 100% of the development which is an improvement to the current policy and the unit holders will be dependent on community needs when further developing the scheme and dependant on social housing grant levels.

3.2 In order to successfully provide this affordable units and ensuring that their rent levels are as per the affordable housing parameters the development will be dependent upon receiving social housing grant from Gwynedd Council and the Welsh Government.

3.3 To qualify for social rented units' applicants will need to be registered with the Gwynedd Common Housing Register. Please find below the figures on the need for affordable housing.

Social and Affordable Housing Need

3.4 For affordable housing Gwynedd uses an allocation scheme which awards points to prioritise applicants based on their situation and needs. For an applicant to be considered for social housing they must be registered with the Gwynedd Common Housing Register. This is done through application to the Gwynedd Housing Options Team.

3.5 Social rented housing are properties that are let with affordable rent in a safe manner to those with a housing need and they are provided by local authorities and Registered Social Landlords (RSL), whereby rent levels are aligned with the rent guidelines and the Welsh Government's rent threshold. Social housing properties are allocated based on need.

3.6 Please find below the current housing figures for social and intermediate rent in Bontnewydd, received form the Housing Options Team (February, 2023): -

Social Rented Units (Gwynedd Common Housing Register) as of January 2023	1 bed	2 bed	3 bed	4 bed
Bontnewydd	114	182	116	39

3.7 Please find below the waiting list for affordable rented apartments in Bontnewydd, according to the information received from the Housing Options Team (January, 2023): -

Area Waiting List

Ward	Housing Type	Waiting List/ Demand
Bontnewydd	1 bed dwelling	1
	2 bed dwelling	12
	3 bed dwelling	16
	4 bed dwelling	5

- 3.8 It can be seen from the tables above that there is an acute need for one- and two bedroom dwellings in Bontnewydd, with a total of 309 Applicants awaiting accommodation for social and affordable rent accommodation of this type and size. There is also a demand for 3 bedroom accommodation, with 136 people on the affordable and social rent waiting list for this size of accommodation. Whereas the demand for 4+ bedroom affordable and SR accommodation in Bontnewydd is very low in comparison to that of 1, 2 and 3 bedroom units. For comparison there is a 602% higher demand for 1 and 2 bedroom properties than 4 bedroom and 134% higher demand for 1 and 2 bedroom properties against 3 bedroom accommodation.
- 3.9 An alternate mix of unit types was considered, with an element of three-bedroom housing units. However the development of one x 3 or 4 bedroom dwelling would result in the loss of at least 2 cottage flats. Therefore impeding the delivery of the more in demand affordable/ social housing type and resulting in a net loss of affordable accommodation.
- 3.10 Providing 1- and 2- bedroom dwellings will offer an opportunity for existing residents within the local housing market to move up and/or down the housing ladder into more suitable accommodation with a good quality finish and in an amiable location. This will help to establish a neighbourhood and sense of place, improving living conditions for the residents and communities – in place of the existing vacant site.
- 3.11 Following recent changes to the benefits system, several tenants have suffered due to the bedroom tax because of under occupancy and wish to move to a smaller home. One and two-bedroom properties would assist the RP to better manage its current stock and enable those applicants who wish to move to a smaller home, thus releasing a larger property to other applicants. This would also help families on the housing register who require 3 or 4-bedroom homes.
- 3.12 Based on the impact of the Bedroom Tax on families who claim housing benefits, the following numbers are under occupying their homes. These figures equate to circa 13% of the RP's stock in Bangor for example:
- Under occupying by 1 bedroom – 121
 - Under occupying by 2 bedroom – 38
- 3.13 The one and two-bedroom apartments will therefore attract those that are currently affected by bedroom tax, and this will release larger homes to families in need of housing.
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4.0 Conclusions

- 4.1 The Proposed Development seeks to deliver 24 dwellings arranged as a mixture of 1 and 2 bed properties.
 - 4.2 There is a very high demand for affordable housing within Bontnewydd, with 114 people in the area waiting list for a 1-bed property and 126 people in the area waiting list for a 2 bed property.
 - 4.3 Therefore, it is demonstrated that there is sufficient demand for the proposed 24 affordable dwellings.
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