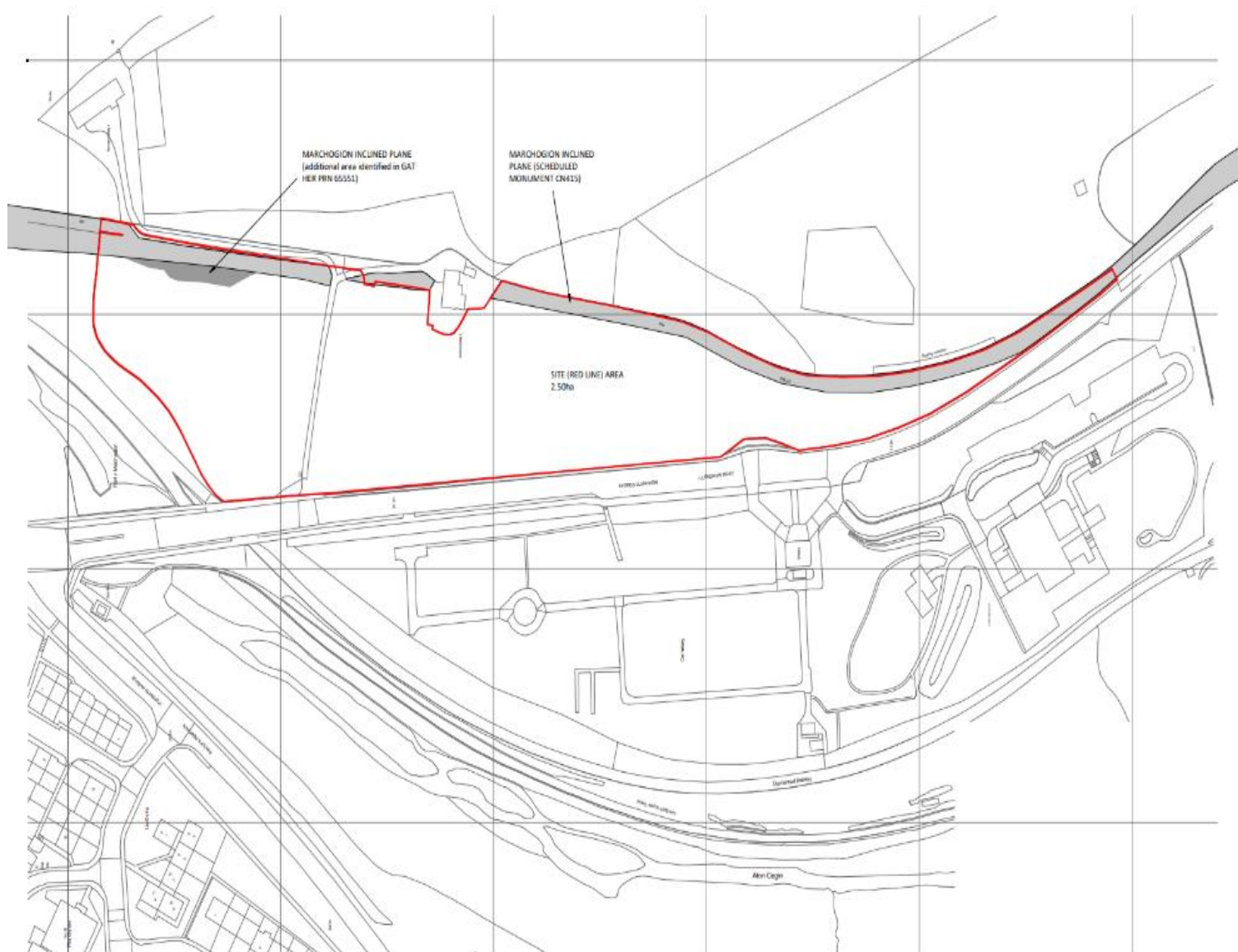




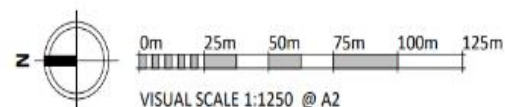
## Incline Fields Bangor, Gwynedd Affordable Housing Statement





## 1 | SITE - LOCATION PLAN

SCALE: 1 : 1250



Development: Incline Fields,

Bangor, Gwynedd, LL57 4HP

Developer: Adra (Tai) Cyfyngedig

Document title: DEV-0055 Affordable Housing Statement

Prepared by:

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Date: *December 2024*

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Date: *December 2024*

## Introduction to Adra

Bangor is a city with a diverse population and a range of housing needs. This Housing Needs Statement aims to provide an overview of the current housing situation, identify key issues, and suggest potential solutions for Adra to meet the housing needs of the area.

As the largest housing association in North Wales, Adra provides good quality services and homes to residents and endeavors to safeguard and strengthen the culture and heritage of the communities that it serves.

As a registered social landlord, the main purpose of Adra is to offer affordable homes to those in need. We are an independent not-for-profit organization which is registered and managed by Welsh Government.

As a not-for-profit organization any surplus income is returned to the business to enable us to continue to provide homes and services and deliver our objectives.

At present Adra has over 7,300 affordable rented homes and we manage and maintain these properties. During the last ten years we have invested £137 million in our homes to successfully achieve the Welsh Housing Quality Standards (WHQS).

However, there is a strong demand for more affordable units in Gwynedd. To meet this need Adra is building new high-quality homes and has implemented an ambitious 'development programme', to invest in the region of £200m in North Wales on our newbuild programme. Adra recognizes that affordable housing is a vital element in regenerating communities and strengthening social inclusion.

This document has been prepared by Adra in support of a planning application to develop 48 Mixed tenure and design type affordable housing units. These affordable homes (sample as seen pictured below) are proposed within the site and are in accordance with the 2018 Housing Mix Planning Guidance.



**FRONT ELEVATION**



**SIDE ELEVATION**



**REAR ELEVATION**



Type of units	Number of persons/ bedrooms	Number of Units
Bungalows	3per/2bedroom	5
Apartment	2per/1bedroom	8
Apartment	3per/2bedroom	6
House	4per/2bedroom	13
House	5per/3bedroom	4
Dual Aspect House	5per/3bedroom	6
Supported Living Bungalow	5per/3bedroom	1
Wide Frontage House	5per/3bedroom	2
House	7per/4bedroom	2
Detached House	8per/5bedroom	1
<b>TOTAL</b>	<b>108 bedrooms</b>	<b>48</b>

*The above table provides the mix of units Adra propose to develop on the site.*



## Current Housing Need Requirements

### **Population and Demographics:**

Bangor has a mix of students, families, young and elderly residents. The presence of Bangor University significantly influences the affordable housing market. During the last 5 years (2019/20 to 2023/24) for north Wales, mid Wales, south west Wales and south east Wales the Welsh Government estimated that between 6,200 and 8,300 additional housing units were required annually, with a central estimate of 7,400. These figures include an annual average of 1,100 additional housing units to clear those in existing unmet need over the first 5 years.

Under the central estimate, the additional annual housing need estimate of 7,400 is split into 3,900 additional market housing units (52% of the additional housing need) and 3,500 additional affordable housing units (48% of the additional housing need) over this five year period (2019/20 to 2023/24).

### **Housing Stock:**

The aim of the proposed scheme for meeting housing need is to provide quality housing at the site. The scheme is partially dependent on the designated Social Housing Grant and requires Adra private finance. The scheme will include Social rented units Intermediate Rented units. The initial housing mix is based on the local housing need demand figures and the surrounding area.

Please note that Adra is committed to ensuring that 100% of the units are affordable. Adra is committed to supporting all tenure types of the affordable housing, both Social & Intermediate Rented Tenure.

The current proposal is for the following mixture of units:

- 5 x 2 Bed 3 Person Bungalow – Social Rented
- 8 x 1 Bed 2 Person Apartment – Social Rented
- 6 x 2 Bed 3 Person Apartment – Social Rented
- 13 x 2 Bed 3 Person House – Social & Intermediate Rented
- 4 x 3 Bed 5 Person House – Social & Intermediate Rented
- 1 x 3 Bed 5 Person Supported Living Bungalow– Social Rented
- 2 x 3 Bed 5 Person Wide Front House – Social & Intermediate Rented
- 2 x 4 Bed 7 Person House – Social & Intermediate Rented
- 1 x 5 Bed 8 Person Specialist House – Social Rented
- 6 x 3 bed 5-person Dual Aspect House

**Table 2: Proposed Housing Need mix by plot number**

Plot number	Type of units	Number of bedrooms	Size m <sup>2</sup>	Development Quality Requirement
Plot 1	End Terrace House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 2	Mid Terrace House	2 Bedroom 4 Person	85	Yes
Plot 3	Mid Terrace House	2 Bedroom 4 Person	85	Yes
Plot 4	End Terrace House	3 bedroom 5 person	95	Yes
Plot 5	Semi-Detached House	3 bedroom 5 person	95	Yes
Plot 6	Mid Terrace House	2 bedroom 4 person	85	Yes
Plot 7	Semi-Detached Bungalow	2 bedroom 3 person	60	Yes
Plot 8	Detached House Wide Frontage	3 bedroom 5 person	95	Yes
Plot 9	Detached House Wide Frontage	3 bedroom 5 person	95	Yes
Plot 10	Semi-Detached Supported Living (Dormer) Bungalow	3 bedroom 5 person	95	Yes
Plot 11	Detached House	5 bedroom 8 person	111	Yes
Plot 12	Apartment ground floor	2 bedroom 3 person	60	Yes
Plot 13	Apartment first floor	2 bedroom 3 person	60	Yes
Plot 14	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 15	Semi-Detached House	2 Bedroom 4 Person	85	Yes
Plot 16	Semi-Detached Bungalow	2 bedroom 3 person	60	Yes
Plot 17	Semi-Detached Bungalow	2 bedroom 3 person	60	Yes
Plot 18	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 19	Semi-Detached House	2 Bedroom 4 Person	85	Yes
Plot 20	Semi-Detached House	2 Bedroom 4 Person	85	Yes
Plot 21	Semi-Detached House	2 Bedroom 4 Person	85	Yes
Plot 22	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes

Plot 23	End Terrace Bungalow	2 bedroom 3 person	60	Yes
Plot 24	Mid Terrace House	2 Bedroom 4 Person	85	Yes
Plot 25	Semi-Detached House	3 bedroom 5 person	95	Yes
Plot 26	Semi-Detached House	3 bedroom 5 person	95	Yes
Plot 27	Mid Terrace House	2 Bedroom 4 Person	85	Yes
Plot 28	End Terrace Bungalow	2 bedroom 3 person	60	Yes
Plot 29	Apartment ground floor	2 bedroom 3 person	60	Yes
Plot 30	Apartment first floor	2 bedroom 3 person	60	Yes
Plot 31	Apartment ground floor	2 bedroom 3 person	60	Yes
Plot 32	Apartment first floor	2 bedroom 3 person	60	Yes
Plot 33	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 34	Semi-Detached House	2 bedroom 4 person	85	Yes
Plot 35	Semi-Detached House	2 bedroom 4 person	85	Yes
Plot 36	Semi-Detached House	4 bedroom 7 person	107	Yes
Plot 37	Semi-Detached House	4 bedroom 7 person	107	Yes
Plot 38	Semi-Detached House	2 bedroom 4 person	85	Yes
Plot 39	Semi-Detached House	2 bedroom 4 person	85	Yes
Plot 40	Semi-Detached House (Dual Aspect)	3 bedroom 5 person	95	Yes
Plot 41	Apartment ground floor	1 bedroom 2 person	54	Yes
Plot 42	Apartment first floor	1 bedroom 2 person	54	Yes
Plot 43	Apartment ground floor	1 bedroom 2 person	54	Yes
Plot 44	Apartment first floor	1 bedroom 2 person	54	Yes
Plot 45	Apartment ground floor	1 bedroom 2 person	54	Yes
Plot 46	Apartment first floor	1 bedroom 2 person	54	Yes
Plot 47	Apartment ground floor	1 bedroom 2 person	54	Yes
Plot 48	Apartment first floor	1 bedroom 2 person	54	Yes



### Housing Need as Received from Gwynedd Housing Options for 4<sup>th</sup> quarter 2024

Marchog	Flat 1 bed	Flat 2 bed	House 1 bed	House 2 bed	House 3 bed	House 4 bd	Bungalow 1 bed	Bungalow 2 bed	Bungalow 3 bed	Bungalow 4 bed
General needs - no age designation	122	98	98	149	72	28	64	76	10	1
Designated for those 55+	28	17	16	17	3	3	39	42	2	1

Hirael	Flat 1 bed	Flat 2 bed	House 1 bed	House 2 bed	House 3 bed	House 4 bd	Bungalow 1 bed	Bungalow 2 bed	Bungalow 3 bed	Bungalow 4 bed
General needs - no age designation	200	169	160	239	112	49	97	107	10	4
Designated for those 55+	44	34	24	29	6	3	55	56	1	1

## Affordable Rent Housing Need as Received from Tai Teg for 4<sup>th</sup> quarter 2024

<u>Confirmed Tai-Teg for Bangor Current Housing Need in 4<sup>th</sup> Quarter 2024</u>		
<u>Number of bedrooms</u>	<u>Type of units</u>	<u>Number of applicants</u>
<u>1 bedroom</u>	<u>BUNGALOW</u>	<u>0</u>
	<u>FLAT</u>	<u>40</u>
	<u>HOUSE</u>	<u>16</u>
	<u>MAISONETTE</u>	<u>0</u>
	<u>Total number of bedrooms</u>	<u>56</u>
<u>2 bedrooms</u>	<u>BUNGALOW</u>	<u>3</u>
	<u>FLAT</u>	<u>51</u>
	<u>HOUSE</u>	<u>218</u>
	<u>MAISONETTE</u>	<u>0</u>
	<u>Total number of bedrooms</u>	<u>272</u>
<u>3 bedrooms</u>	<u>BUNGALOW</u>	<u>1</u>
	<u>FLAT</u>	<u>4</u>
	<u>HOUSE</u>	<u>170</u>
	<u>MAISONETTE</u>	<u>0</u>
	<u>Total number of bedrooms</u>	<u>175</u>
<u>4 bedrooms</u>	<u>BUNGALOW</u>	<u>0</u>
	<u>FLAT</u>	<u>0</u>
	<u>HOUSE</u>	<u>14</u>
	<u>MAISONETTE</u>	<u>0</u>
	<u>Total number of bedrooms</u>	<u>51</u>
<u>5 bedrooms</u>	<u>BUNGALOW</u> <b>not recorded</b>	<u>0</u>
	<u>HOUSE</u> <b>not recorded</b>	<u>0</u>
	<u>Total number of bedrooms</u> <b>not recorded</b>	<u>0</u>
<b><u>Bangor LL57 4HP Area Total</u></b>		<b><u>554</u></b>

For the just Marchog and Hiracl wards alone the Gwynedd Housing Options Team have a total of 1,865 confirmed housing need applicants.

The Tai Teg housing need total for the area is 517 applicants waiting for affordable housing.

The combined total housing need for Social and Intermediate Rent for this area is 2,382 waiting applicants or families.

It is considered that the proposed above mix would comply with any S106 local development zones and “provide a mix of good quality affordable units, of a variety of types and tenures to meet housing needs for all section of the population”.

In addition, the development will achieve the vision for the JLDP to create a “place where the housing needs of local communities are better delivered in terms of supply, type, quality, efficiently, location and affordability”.

Although there are 48 units proposed at the site, it is apparent that with the ten different types of property design and layout, that this is evidence of the Adra commitment to support the widest mix of housing design types possible, as there is also provision for specialist housing and supported living bungalows, in order to meet the wider housing need for this site.

## Key Housing Issues

**Affordability:** Many local people as residents struggle with high rental prices, particularly low-income families.

**Availability:** There is a limited supply of affordable and social housing, leading to long waiting lists and increased pressure on existing Gwynedd housing stock.

**Quality:** Although some private landlord rented housing, especially older properties, may not meet modern standards for energy efficiency and living conditions, as required by Welsh Government, Adra as a Social Landlord always propose to meet all Development Design Requirement Standards. The ethos and aim of Adra is to provide High Quality Homes throughout our local communities.

**Social Housing:** as affordable housing in Bangor is provided by organizations such as Adra, and other Housing Associations in partnership with the Gwynedd Housing Options team.

Adra offer rental housing at affordable prices and support for those in urgent need.

Adra are working in partnership with the Gwynedd Housing Options to also provide Specialist Housing Needs and Supported Living accommodation at the site.

## Adra Current Housing Need Recommendations

**Increase Affordable Housing in partnership with Gwynedd:** Encourage the development of new affordable housing units that help the L.A. reduce or meet the housing needs demand.

**Improve Existing Housing Stock:** Adra will continue to Invest millions in the renovation and modernisation of existing transfer stock and other properties to improve living conditions and energy efficiency for all our communities, as seen currently within Gwynedd.

**Support for Vulnerable Groups:** Adra have a vision to further enhance supported services for vulnerable groups, including the elderly and low-income families, to ensure they have access to suitable secure and affordable housing. The specialist and supported schemes within the proposed site are as in partnership with Gwynedd.

**Collaboration with Universities:** Adra have been working with Bangor University via our Decarbonisation Energy Hub in Penygroes. The new decarbonisation training and education facility will further address availability of energy efficient materials and components for the supply of affordable housing for local people. This facility is of use for the University investing in future technologies to assist themselves to provide the housing needs of students, potentially through the development of more student accommodations, to alleviate the demand on the housing need required for local persons.

**Working in partnership with others:** Adra addressing the housing needs in Bangor and throughout Gwynedd requires a multifaceted approach involving Gwynedd as the Local Authority, Planning Teams, Local Members, Adra as the Housing Association with vision and funding as well as willing Developers and willing Local Landowners, along with the

understanding of the local community working together to help achieve and meet the Welsh Government predicated housing need requirements.

By increasing the availability of affordable housing, improving existing housing stock, and providing targeted support, with all teams working together we can better meet the current housing needs of local communities and the future housing needs of our existing residents.

# Affordable Homes for Local People

Adra are committed to offering 100% of the units as affordable homes. This is an improvement to the current policy and the tenure will be led by the need of the community along with grant availability and evidence.

As stated in the Housing Mix Statement, that would support the planning consent, there is a strong need for affordable homes and evidence is provided in the document to support this.

As part of this Affordable Housing Statement, evidence of the demand for social rented houses has been provided by Gwynedd Housing Options Team and if required demand for other affordable tenures is provided by Tai Teg.

All affordable units will be built to the Welsh Governments Development Quality Requirement standards and will be let to local persons in accordance with the relevant policies and criteria as set by Gwynedd Housing Team and supported by Tai Teg.

## Open market properties affordability cost comparison

The need for affordable rent is seen as the site is in on the city outskirts and is considered to be sought-after by those who wish to remain close to the communities of of Hiracl, Marchog, and nearby areas. The following table show a mix of properties for sale by Agents: W.Owen-Bangor, Dafydd Hardy, and Rightmove, or on Zoopla (December 2024) within a 10- mile radius.

Pentir LL57	6 Bed Detached	£750,000
Llanllechid LL57	4 Bed Detached	£725,000
Glasinfryn LL57	4 Bed Detached	£650,000
Upper Garth Rd LL57	2 Bed deached	£269,000
Pentir LL57	3 Bed detached	£550,000
LLandegai LL57	3 Bed Semi	£355,000
Breeze Hill LL57	3 Bed Detached	£350,000
Total for 7 units		3,649,000
Average cost		£521,2857

Due to the relatively low income of the area, this average house purchase cost of market sale units is considered not to be accessible to the vast majority of the local population.

As the site massing is considered fair in relation to the location of Bangor, it was considered that the site focus was to deliver both Social and Intermediate Rented affordable housing in response to the local persons housing need.

In contrast to affordable homes, there are no requirements for the residents purchasing the a b o v e o p e n market sale units to be local, but by Adra providing these new high quality affordable homes, there will always be a requirement for any future resident to have a local connection.



## Emphasis on 2 and 3-bedroom units

Welsh Government's 2014 base household projections show that household compositions are predicted to change. There will be less demand for large properties, but an increase will be seen in smaller properties as smaller household sized families become the norm. As stated in the Housing Mix Supplementary Planning Guidance (October 2018) "Providing two and three-bedroom apartment / houses will increase the choice for smaller families, young couples and young people who want to share, or older households who wish to down-size. This type of households would find it difficult to afford four or five bedroomed houses, or houses of this size would be too big for their requirement."

## Homes for older people

In designing the development Adra have considered the ever-changing need of the population and have future proofed the development where possible. According to the 2011 Census, about 10% of one-person households in Gwynedd were 65+ years old. It's forecasted that these figures will increase over the next decades.

**Table 4: 2014 base projections of the number of people ages 65+ in Gwynedd**

No. Of people ages 65+ - population forecasts base	2014	2019	2024	2029	2034	2039
<b>Gwynedd</b>	17,000	18,000	20,000	21,000	22,000	23,000

*(\*information provided within Housing Mix Supplementary Planning Guidance)*

All the new homes proposed in the development will offer houses that will meet all of the Welsh Government Development Quality Requirements as well as the Secure By Design Standards.

Also, in achieving the requirements of the Lifetime Homes Standards, the Bungalows and all the new homes will provide a future proofing design that will also meet the need of an aging population. In addition to their homes providing for their needs for a lifetime, this will encourage residents to get involved in their community, and to become reassured that they won't have to move, should circumstances ever change.

Access around the new estate will be fully considerate of all, as level access and grassed communal areas are a key feature within the design.

This will allow the residents to relate to the outside world within the protection of a safe and tranquil area, where engaging with all other residents can become a key part of living in the local community.

## Quality and flexibility

Quality and flexibility of design is achieved with meeting the Welsh Government Development Quality Requirements.

As all the houses will meet Welsh Government DQR compliance, this provides flexibility to change and adapt the tenures of the properties should the need of the community change or more social housing grant become available.

## Social and Intermediate Rent

Social rent is proposed for most of the site, with approximately up to a third for Intermediate Rent. Local people on low income qualify for social rented units funded through Gwynedd Housing Options team. That is where our applicants need to be registered as requiring accommodation, or homeless or resettling.

Other Local people on low to medium income can register for a new home via Tai Teg.

In comparison to (Market Rent) an Adra intermediate rent can provide people with a mid-market rental housing solution as well as potentially assisting them in the outright purchase of a different home in the future having had the time to save. An intermediate rental option is for people who are not in a position to buy a home for various reasons, such as, insufficient deposit or a poor credit history.

The site scheme is aimed at both people in need of Social Housing via Gwynedd Housing Options team and Intermediate rent via Tai Teg.

## Housing mix

Over recent years mixed housing developments have become more popular. In 2006 the Joseph Rowntree Foundation carried out a study which praised mixed housing schemes and have judged mixed housing as more successful communities to live in. It was discovered that mixed housing communities are a pleasant place to live.

The study done by Joseph Rowntree Foundation concluded that mixed housing type and mixed income were “non-issues” to the residents, and they saw their neighbours as “ordinary people” and the relationship between the different tenure residents were “civil” and “polite”.

This development provides a perfect opportunity for a successful mixed design type, of an affordable development scheme to be created that could change and evolve to safeguard and strengthen the culture and heritage of the communities that it serves.

Gwynedd Options Team will be consulted to ascertain the need and to allocate the Social rent affordable units, and all will be offered in accordance with the relevant policies.

## Running Costs

The site will be built with a very high-level insulation specification; with all dwellings achieving EPC A. Air source heating pumps, photo-voltaic panels (PV's) and other energy efficient equipment will be installed.

This will ensure that the running costs of the high quality homes are low as the P.V's will assist in reducing the tenants electric bills and other living costs for the tenants.

Support will be available from heating providers to ensure that the equipment is correctly used and to encourage tenants to be more energy efficient.

## Sources

Following sources and reports have been used as references for this housing mix statement.

- Gwynedd Council's Housing Register
- Tai Teg Register
- Local Estate agent's reports
- Housing Mix Supplementary Planning Guidance (October 2018)
- Gwynedd Local Housing Market Assessment (Draft April 2019)
- Joseph Rowntree Foundation: Mixed Community Study (March 2006)

## Meeting Housing Need Conclusion

- The proposed housing mix satisfies the local needs demand, including specialist housing .
- The houses will be energy efficient, built to a high standard and provide living space adequate for comfortable modern living.
- The proposed type and mix of design type addresses the imbalance of housing supply in the area, the larger units are to meet specific housing need.
- As all are mostly 2 and 3-bedroom homes, this addresses the need for smaller households, for changing household composition and individuals affected by the bedroom tax.
- The location and type of units offers a solution for young and older households and families.
- Building to Welsh Government Development Quality Requirement standards ensures flexibility for the lifetime of the building.
- Mixed tenure development has the capability to create a sustainable community.
- Public Open spaces incorporated into the development offer a pleasant place to live.
- Community Benefit includes for a number of public play area options .

