



Well-being Objective 7

Live Well - Increase the availability of rented and affordable homes

On Target to delivering over 1,000 additional affordable homes by 2021

Good quality, affordable homes are the bed rock of healthy and sustainable communities. We have delivered **over 970** additional affordable homes since 2016 as part of the affordable homes plan

Why it is important

- Good quality affordable homes promote *health and well-being*, meeting the individual needs of the residents, building strong sustainable communities and places where people want to live.
- Good quality energy efficient affordable homes are good for the *People and the Environment* - as the energy use within the home will be reduced, having a significant effect on reducing the fuel costs for the occupying residents. It will also have a significant effect on reducing pollutants in the atmosphere and mitigating fuel poverty in our communities.
- It's good for the *Social Structure* - well-placed affordable housing developments allow communities to welcome a wide range of families and to create a vibrant, diverse, group of residents.
- It's good for the *Economy* - in order to thrive, new businesses need easy access to its workforce. Affordable housing developments ensure that working families will remain in their community.

Success Measure

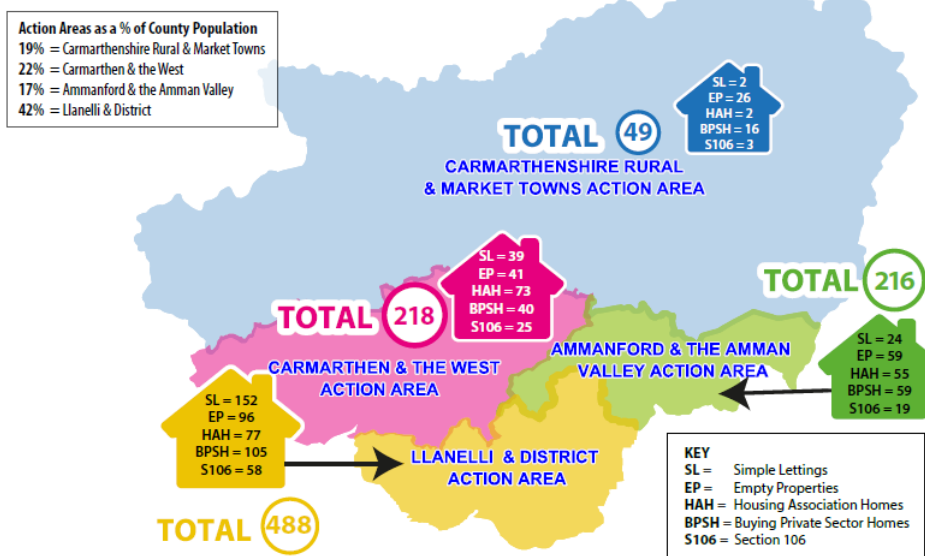
+ 315
Additional Affordable Homes
during 2019/20



Explaining the Results

Affordable Homes Performance – Overall Performance from April 2016

971 Affordable Homes Delivered



Progress Made

- As part of the 2016 - 2021 Affordable Homes Plan to date we have provided **971** additional affordable homes made up of the following:-

217: Simple lettings agency

(32: 16/17; 63: 17/18; 61: 18/19; 61:19/20)

222: Empty homes brought back into use

(28: 16/17; 63: 17/18; 67: 18/19; 64:19/20)

238: Buying private sector homes

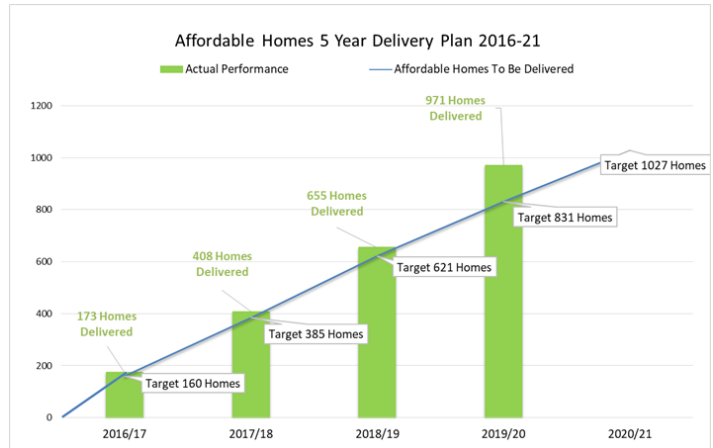
(45: 16/17; 69: 17/18; 81: 18/19; 43:19/20)

189: Housing Association new build development

(45: 16/17; 20: 17/18; 17: 18/19; 107:19/20)

105: Section 106 Contribution by Developers

(23: 16/17; 20: 17/18; 21: 18/19; 41:19/20)



- We have bought **208** private sector homes to increase the *council's own housing stock*. **30** homes have also been bought directly by Bro Myrddin and Coastal Housing Associations.
- We have five Council new build developments on site at Dylan, Garreglwyd, Glanmor Terrace, Gwynfryn and Maespiode. These developments will create 114 new affordable homes.
- Through the planning system (Section 106) **208** homes have been provided for [Low Cost Home Ownership](#) and nominated to local people who needed help to buy their own home.
- We plan to build nearly 1,000 additional Council homes.
- In May 2020 the Future Generations Commissioner published a [report](#) on the progress of the Well-being of Future Generations Act the report states: "Carmarthenshire's new build programme is identified as an excellent example of what can be delivered in the social housing sector"
- In October 2019, the Wales Audit Office published [a report on this well-being objective](#) and found that 'the Council is applying the sustainable development principle in providing additional affordable housing'



Building over 30 new council homes on one of our first sites in Dylan in Llanelli



Executive Board Member For Housing
Cllr Linda Evans