

Dadansoddi ar gyfer Polisi



Analysis for Policy



Llywodraeth Cymru
Welsh Government

SOCIAL RESEARCH NUMBER:

16/2018

PUBLICATION DATE:

22/03/2018

Understanding the Local Housing Market Assessments Process

Mae'r ddogfen yma hefyd ar gael yn Gymraeg.

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Understanding the Local Housing Market Assessments Process

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Reynolds, A (2017). *Understanding the Local Housing Market Assessments Process*. Cardiff: Welsh Government, GSR report number 16/2018
Available at: <http://gov.wales/statistics-and-research/understanding-local-housing-market-assessments-process/?lang=en>

Views expressed in this report are those of the researcher and not necessarily those of the Welsh Government

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Glossary

Glossary text

Acronym/Key word	Definition
LHMA	Local Housing Market Assessment
KAS	Knowledge and Analytical Services
LDP	Local Development Plan

1. Introduction

- 1.1 Local Housing Market Assessments (LHMAs) are carried out by local authorities to help them determine the level of housing need and demand in their local housing market(s). From this information, local authorities are expected to develop specific housing and planning policies tailored to their local area.
- 1.2 LHMAs aim to ensure that housing strategies and development plans are robust and comprehensive. They should also help local authorities ensure housing provision is responsive to changes in levels of housing need and demand.
- 1.3 To understand more about the process by which the LHMAs are undertaken across Wales, and how effective local authorities perceive LHMAs to be, the Welsh Government's Knowledge and Analytical Services (KAS) were asked to develop and administer a survey of local authorities. The resulting information, outlined in this report, will feed into future considerations regarding the guidance and support provided for LHMAs.

2. Methodology

- 2.1 An online survey was designed and distributed to all 22 local authorities in Wales. The initial deadline for the survey was extended twice, and email and telephone reminders were used to achieve a 100% response rate. The survey was live from 24th August 2017 until 6th October 2017. A copy of the survey questions can be found at Annex A.
- 2.2 Up to two contacts from each local authority (typically Housing Strategy Officers) were sent an initial email outlining the research and a copy of the survey questions (attached at Annex A). It was appreciated that one person may not be able to answer all the questions on behalf of their local authority, so this approach provided the opportunity for the recipient to discuss responses with relevant colleagues before completing the survey. A follow-up email then contained a link to the survey itself.
- 2.3 The survey contained both closed and open questions in order to gather quantitative and qualitative information. Analysis of the data was undertaken in Excel, with thematic analysis of the open questions.

3. Findings

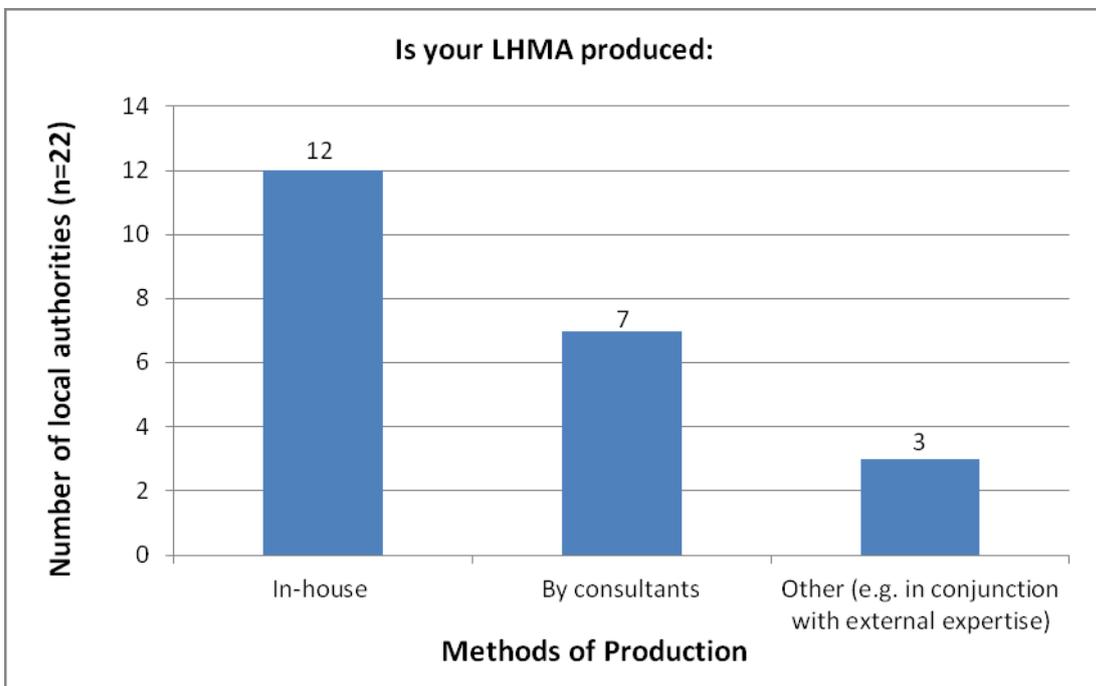
3.1 All 22 local authorities completed the survey, but as completion of all the survey questions was not mandatory, there are questions to which fewer than 22 responses have been received. This is indicated in the sample size provided with the findings of each question. Conversely, some questions offered multiple answers and so more than 22 responses may have been received. This is also indicated in the text.

LHMA Development

3.2 Local authorities were asked several questions about how they develop their LHMA.

3.3 The first question asked local authorities whether they produced their LHMA in-house or used external consultants. Chart 1.1 below illustrates that just over half of local authorities (12 of 22) reported producing their LHMA in-house, while seven local authorities reported that their LHMA was completed by consultants. Three local authorities reported producing their LHMA via 'other' methods, however in two of these cases this still involved external expertise.

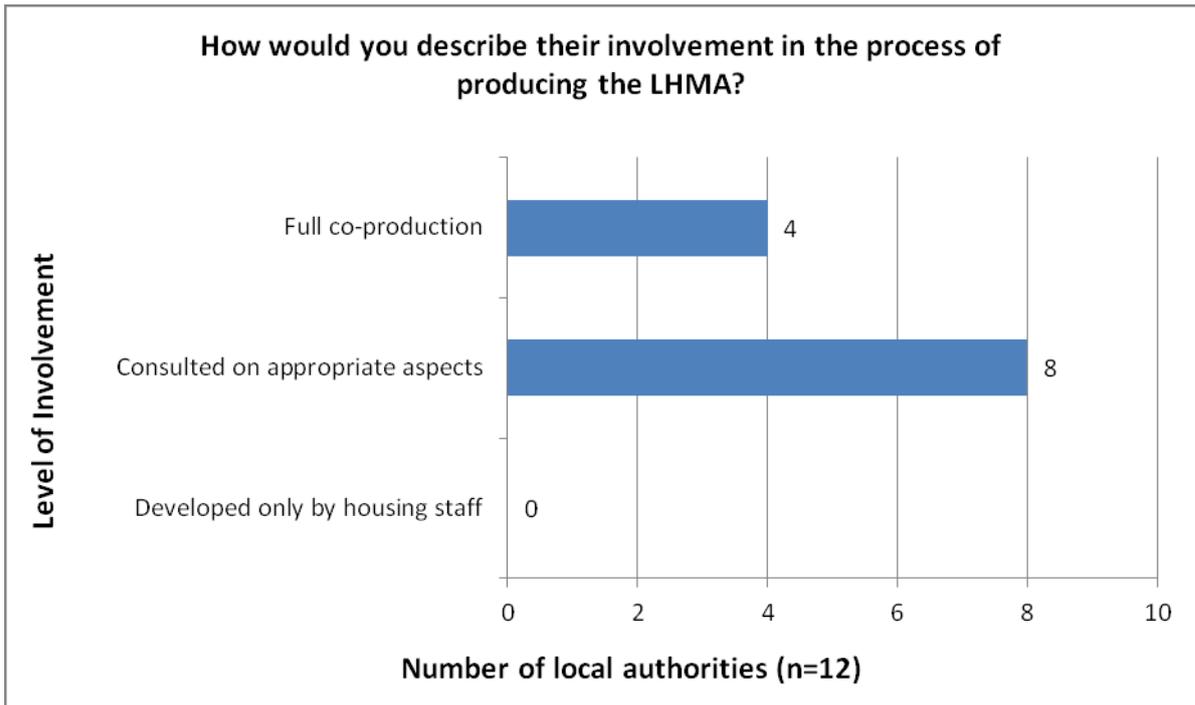
Chart 1.1 Is your LHMA produced:



Produced in-house

- 3.4 For the 12 local authorities producing their LHMA in-house, the Housing department/division leads on undertaking the LHMA. Of these 12 local authorities, two produce the LHMA jointly between the Housing and Planning divisions, and four produce their LHMA in conjunction with other divisions such as Public Protection, Communities, the Regeneration Service or the Performance and Data team.
- 3.5 The job title of the lead responsible officer for LHMA for the majority of local authorities was “Housing Strategy Officer”, or a variation of this. Other job titles include “Housing Needs Lead”, “Affordable Housing Enabler” and “Service Manager Regeneration”.
- 3.6 Nine of the 12 local authorities that produce their LHMA in-house, reported having access to support from in-house researchers/statisticians. Three local authorities were unable to access this support as they do not have in-house researchers or statisticians.
- 3.7 Local authorities were asked whether other officers were involved in the process of producing the LHMA. The results show that all 12 local authorities producing their LHMA in-house, involved planning colleagues in the process. Three local authorities also involved Social Services colleagues. One local authority involved Environmental Health, Supporting People, Regeneration and Investment colleagues.
- 3.8 Local authorities were asked to describe the level of involvement that officers from areas other than housing had in the development of the LHMA. Four local authorities reported full co-production with other officers in developing their LHMA, although the majority (eight out of 12) report consulting officers on appropriate aspects of the assessment. No LHMA were produced solely by housing staff.

Chart 1.2 How would you describe their involvement in the process of producing the LHMA?



Produced by Consultants/Externally

3.9 There were 10 local authorities who reported that their LHMA's were produced either by consultants or other external means. These local authorities were asked why they chose to develop the LHMA's externally. Four local authorities were unable to produce the assessment in-house due to a lack of in-house resources. Two local authorities reported that they produced their LHMA externally as they wanted to ensure independence. Another local authority reported that they specifically wanted to utilise external expertise (Chart 1.3).

3.10 Other responses included:

“All 3 were considerations and it was then a joint commission with [X local authority]”

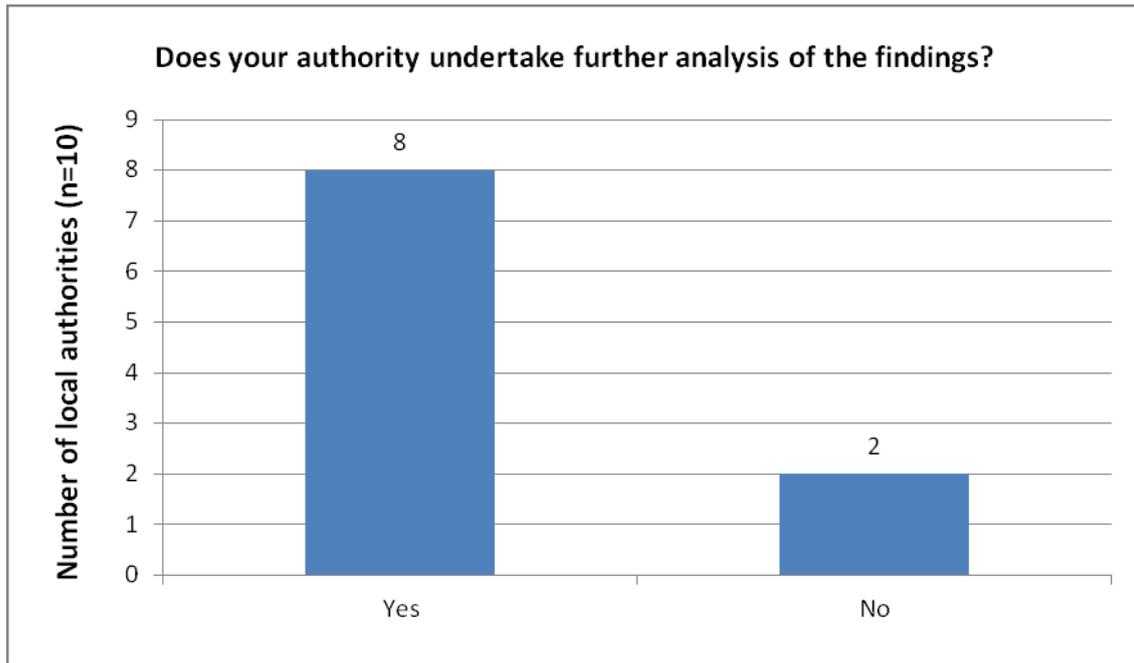
“Only one part of the LHMA is bought in”.

Chart 1.3 Why was your LHMA commissioned externally?



- 3.11 Local authorities primarily used private sector organisations to develop their LHMA's, although one LHMA was developed by a higher education institution.
- 3.12 When asked what level of consultation there was with housing officers during the external development of the LHMA, all 10 of the local authorities reported that there was 'considerable consultation'. This demonstrates that, although the LHMA was not completed within the local authority, there was still considerable dialogue between housing officers and external consultants.
- 3.13 Chart 1.4 shows that eight out of the 10 local authorities reported undertaking further analysis of the findings of the LHMA when they receive it from consultants. One authority explained that they challenge all the documents and data they receive. Several local authorities reported that they analyse the findings when they use the LHMA for new developments and policies. One local authority specifically mentioned further analysis to check the robustness of the data.

Chart 1.4 Does your authority undertake further analysis of the findings?



All Responses

3.14 Regardless of whether the LHMA was produced in-house or by external means, all local authorities were asked whether they follow Welsh Government guidance when completing their LHMA. Nearly all (21 out of 22) local authorities reported using the guidance provided. The one local authority that did not follow the guidance explained why:

“The inclusion of ALL persons on the Common Housing Register - is problematic, as over 50% of those registered are in NO HOUSING NEED (currently bronze band). Therefore using such an approach (as in the WG guidance) vastly over exaggerates the amount of affordable housing required locally.”

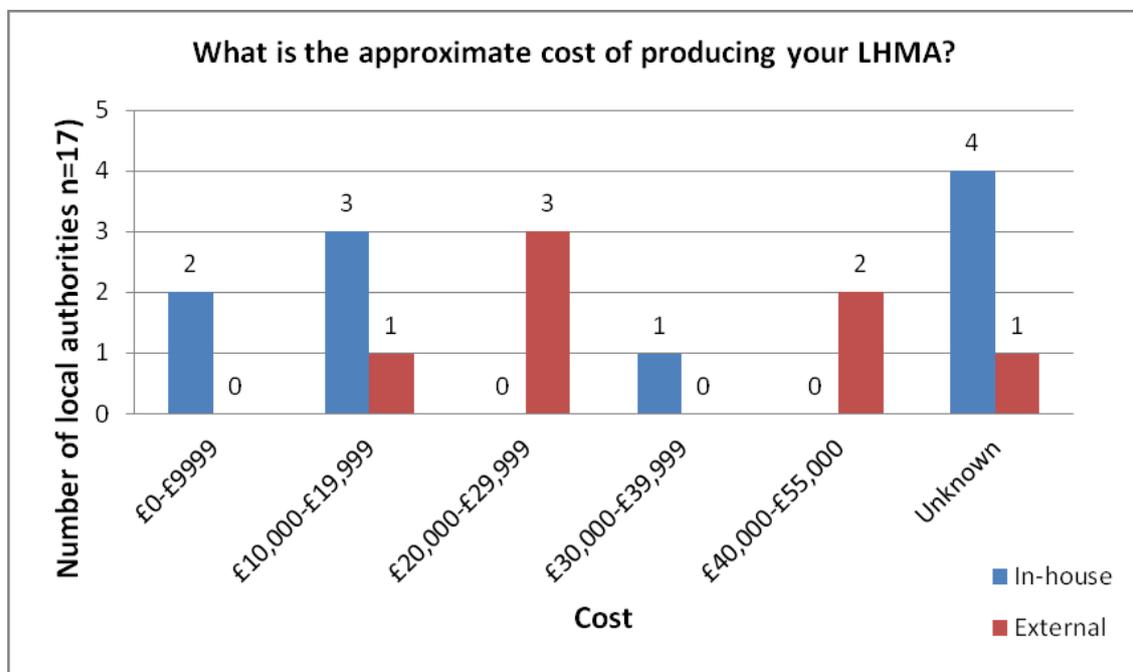
3.15 The survey asked local authorities to estimate the cost of preparing, maintaining and updating their LHMA. Of the 22 local authorities, 17 provided a response. For the purpose of analysis, questions referring to the costs of developing, maintaining and renewing the LHMA are combined. Chart 1.5 shows the overall cost of producing the LHMA and illustrates that a minority of local authorities (five out of 17) were unsure of the cost of producing the LHMA. The main reason for this was due to the difficulty in estimating staff time where an LHMA was produced in-house. Overall there is a wide range of reported costs, from £7,825 to £55,000. However, it is not clear of what the costs comprise, or what activities are part of the LHMA production. Therefore, these cost estimates should not be compared. One of the

highest costs for example (£50,000), included the undertaking of a household survey in the local authority area.

3.16 Local authorities that produced their LHMA in-house (12) had a range of £7,825 to £40,000 and an average of £16,138. Four local authorities reported they could not produce a figure due to the difficulty in estimating staff time, and two did not respond to the question.

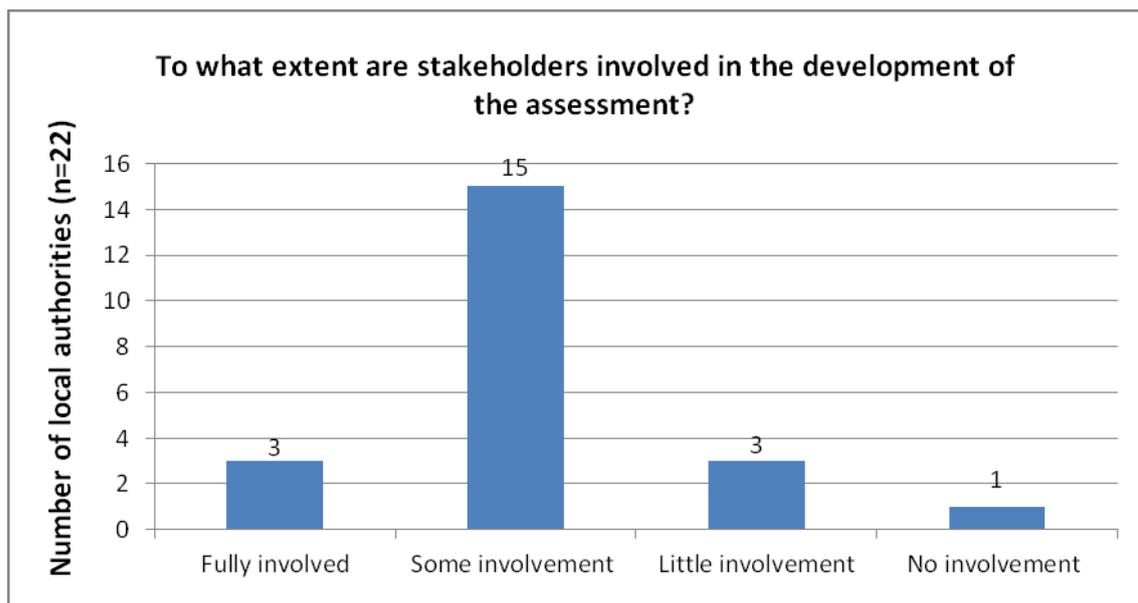
3.17 Local authorities that produced their LHMA externally (10) had a range of £5,000 (plus officer hours) to £55,000, and an average of £27,458. Two local authorities reported an estimated figure plus officer hours, and two did not respond to the question.

Chart 1.5 What is the approximate cost of producing your LHMA?



3.18 Chart 1.6 shows the extent to which external stakeholders were involved in developing the LHMA. As shown in the chart, the majority of local authorities (15 out of 22) have some involvement with external stakeholders, three local authorities have full involvement, another three have little involvement, and only one local authority has no involvement.

Chart 1.6 To what extent are stakeholders involved in the development of the assessment?



3.19 When asked which stakeholders are involved, of the 20 local authorities to respond:

- There were 16 mentions of Housing Associations.
- There were 11 mentions of Planning colleagues.
- There were nine mentions of private developers.
- There were nine mentions of resident groups.
- There were seven mentions of estate agents.
- There were two mentions of other local authorities.

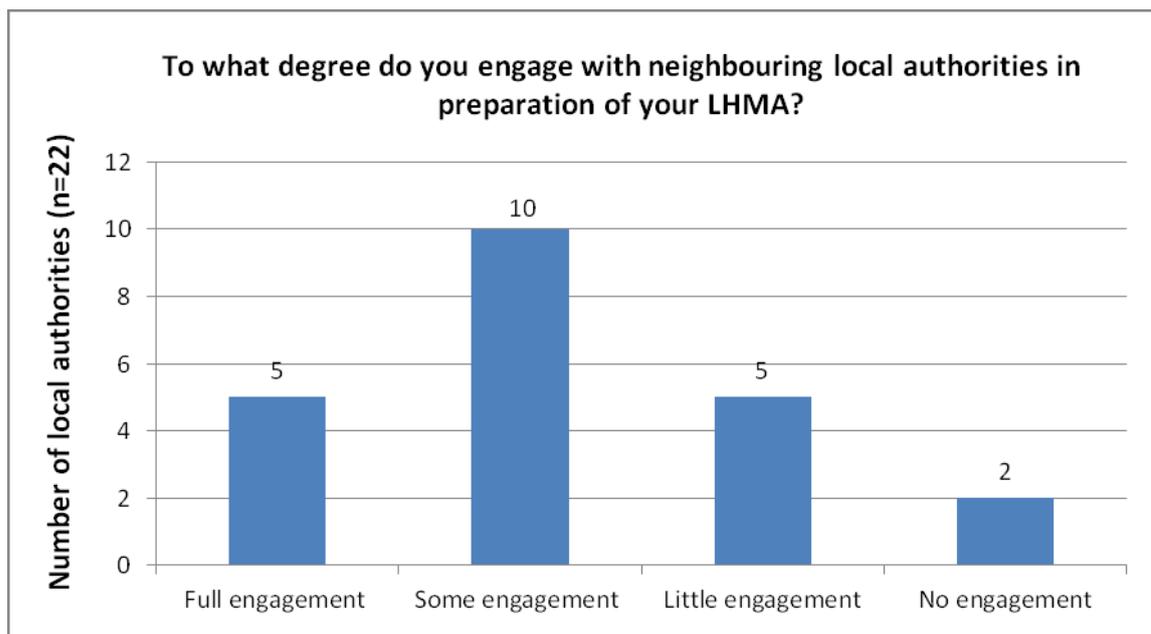
3.20 These responses indicate that a wide range of stakeholders are considered when developing the LHMA. Fifteen of 20 local authorities reported consulting with more than two stakeholders and two local authorities reported consulting seven stakeholders. Other organisations mentioned include third sector organisations, local politicians and higher education institutions.

3.21 Local authorities were then asked *how* stakeholders were involved. A range of responses were reported. The majority of local authorities (12 out of 19) reported engagement with stakeholders via face-to-face meetings. Six local authorities reported issuing surveys to residents either online or by phone (sample sizes or response rates were not provided). Five local authorities reported asking stakeholders to comment on drafts of the report. Three local authorities carried out focus groups with residents. Other ways in which stakeholders were involved include data requests, developer forums and interviews.

Regional Development

Local authorities were asked to comment on the potential for regional development of LHMA. Chart 1.7 displays the extent of engagement local authorities currently report with neighbouring local authorities when preparing the LHMA. The chart shows that most local authorities, 15 of 22, report engaging in some form with other authorities when preparing their LHMA.

Chart 1.7 To what degree do you engage with neighbouring local authorities in preparation of your LHMA?



- 3.22 It is notable that while 15 respondents report having some or full engagement with neighbouring local authorities, only two respondents to a previous question said they involve stakeholders in the development of their assessment (see para 3.19). The reason for this inconsistency is not clear but it could be due to the fact that the earlier question was unprompted while the second question focused specifically on other local authorities and/or definitions of 'engagement' and 'involvement' being interpreted differently.
- 3.23 The survey asked whether consideration was given to **jointly undertaking** the LHMA with neighbouring local authorities. The majority of local authorities (14 out of 22) did consider this, with only seven stating no consideration was given to jointly undertaking the LHMA (Chart 1.8).
- 3.24 Responses to the survey also show that the majority (15 out of 22) local authorities believe that 'wider than local authority assessments' are feasible (Chart 1.9).

3.25 However the survey found that the majority of local authorities (14 of 22), do not think there is scope to regionalise LHMA production to clearly reflect housing markets (Chart 1.10). This indicates that although local authorities believe working with other authorities to develop LHMA's may be achievable, the majority don't believe the next step of regional production is feasible. One local authority provided further comments about wider production of LHMA's:

"The LHMA's produced in each local authority are too dissimilar, synchronising them would be challenging."

Chart 1.8 Was consideration given to jointly undertaking the LHMA with neighbouring local authorities?

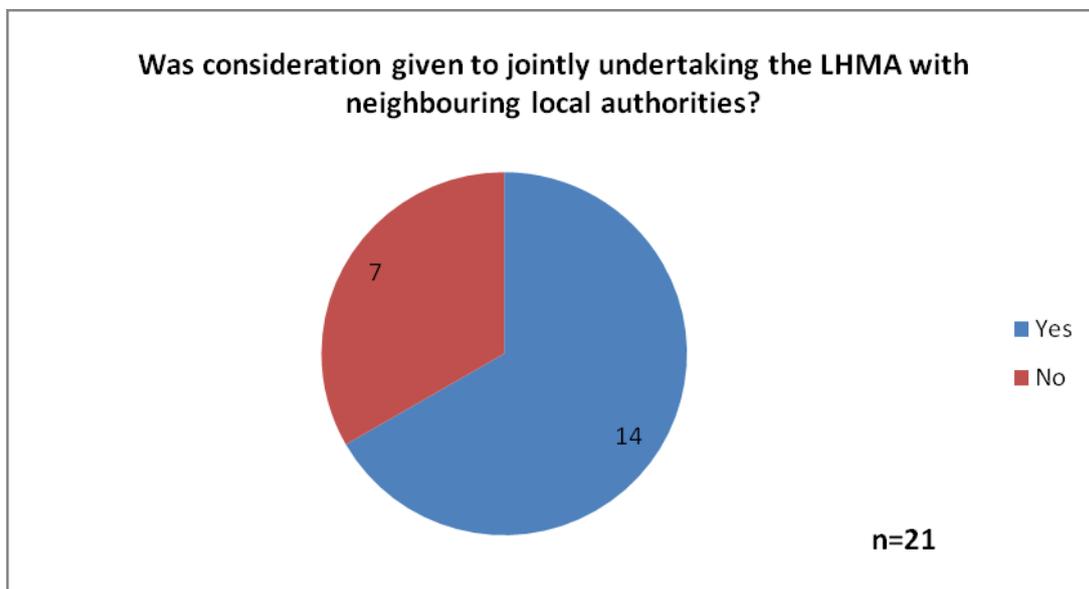


Chart 1.9 Do you feel wider than local authority assessments are feasible?

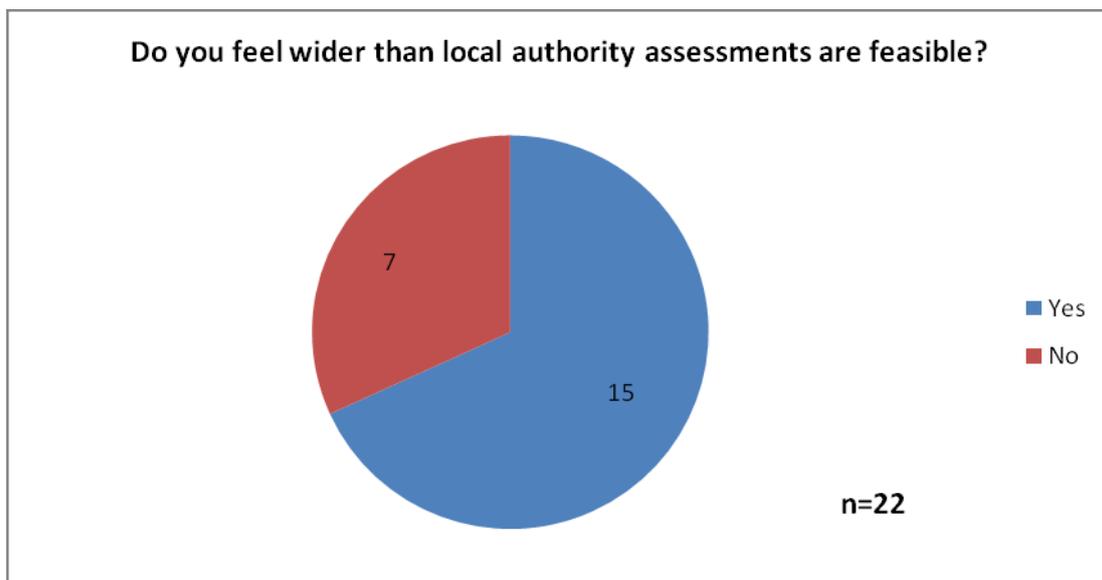
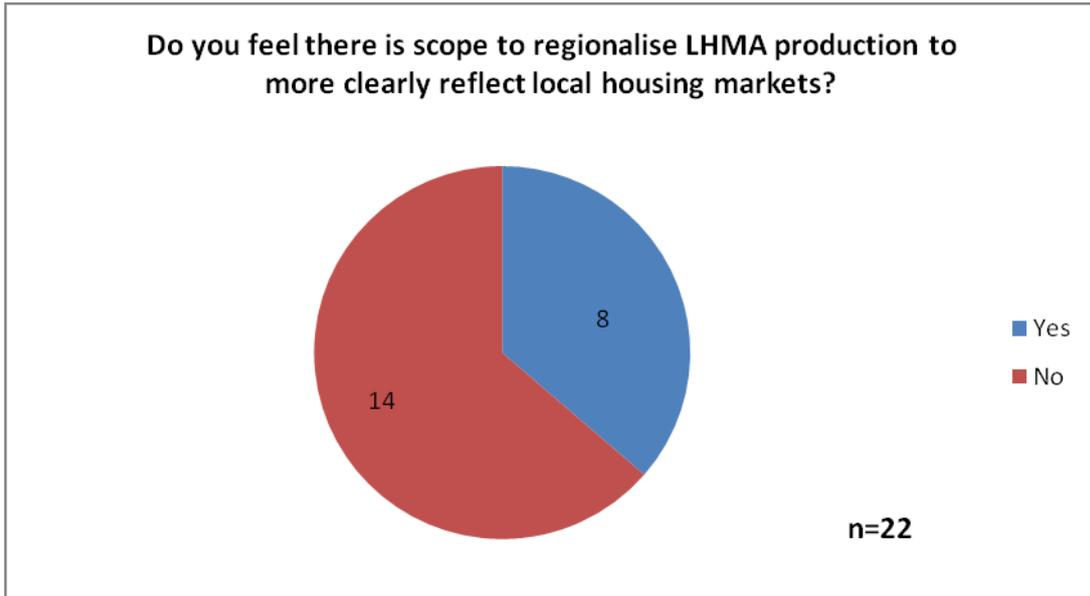


Chart 1.10 Do you feel there is scope to regionalise LHMA production to more clearly reflect local housing markets?

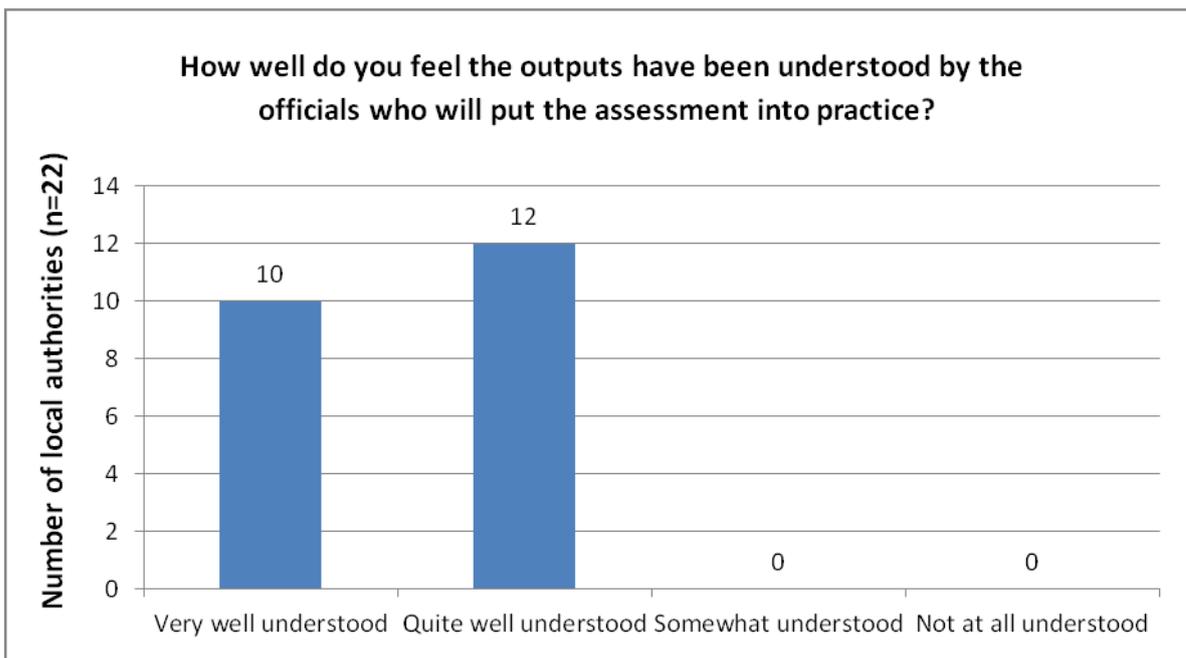


LHMA Outputs

3.26 The survey also asked local authorities some questions focusing on the outputs of their LHMA's.

3.27 Local authorities were asked to rate how well they felt outputs of the LHMA were understood by officials. All 22 local authorities perceived that LHMA outputs are either very well or quite well understood by the officials who will put the assessment into practice (Chart 2.1).

Chart 2.1 How well do you feel the outputs have been understood by the officials who will put the assessment into practice?



3.28 To understand how effective local authorities perceive LHMA to be in providing the information required for decision making or in understanding the needs of particular groups, local authorities were asked how effective they felt their LHMA are in the following areas:

- Enabling local authorities to determine market and affordable housing demand and need.
- Differentiating between different housing markets.

And for the following groups or parts of the sector:

- Older people.
- Disabled people.
- First time buyers.
- Socially rented properties.
- Private rented properties.

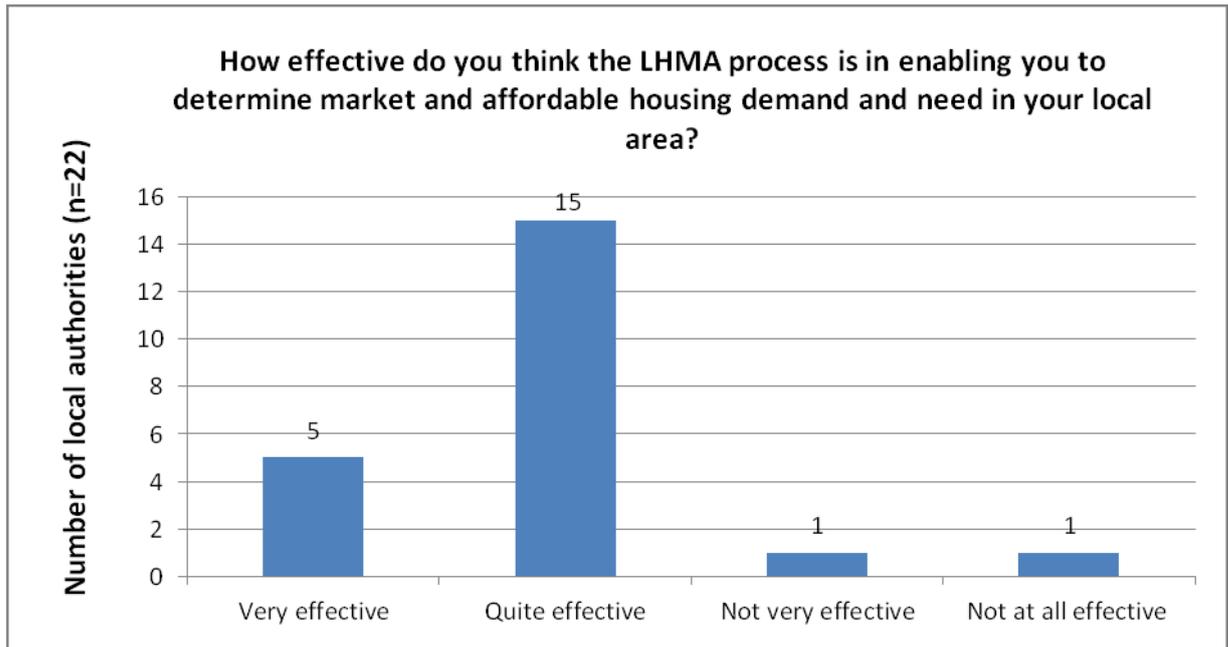
Each of these is taken in turn below.

Affordable and market housing

3.29 Chart 2.2 shows that 20 out of 22 of local authorities report the LHMA process is effective in enabling local authorities to determine market and affordable housing demand and need in their local area. One local authority who felt LHMA were not very effective in this regard, reported that:

“Following the model to the letter tells you nothing about market housing need and demand, other than the supposition that anyone not in need of affordable housing is in need of market housing. We have included further analysis on demand for market housing in our most recent LHMA but this is going beyond the scope of the guidance.”

Chart 2.2 How effective do you think the LHMA process is in enabling you to determine market and affordable housing demand and need in your local area?

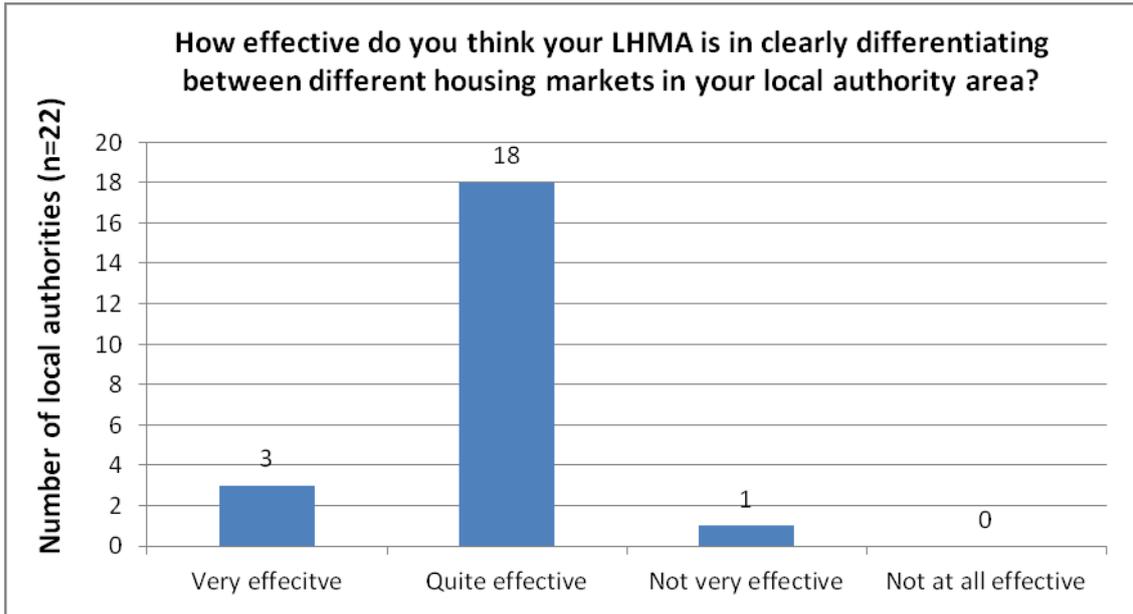


Different Housing Markets

3.30 Chart 2.3 shows that almost all (21 of 22 local authorities) believe their LHMA is very or quite effective at clearly differentiating between different housing markets (with no difference between the perspectives of those undertaking their LHMA in-house or externally). The one local authority that felt the LHMA was not very effective explained that:

“It is quite effective in differentiating between different types of housing need - be it for a specific type of accommodation or a specific product. In terms of housing markets - first time buyers, people downsizing or trading up, people privately renting etc. - our LHMA does cover these issues but they are not included in the LHMA guidance. If you were to follow the existing guidance to the letter market housing would not really be covered.”

Chart 2.3 How effective do you think your LHMA is in clearly differentiating between different housing markets in your local authority area?



Older People

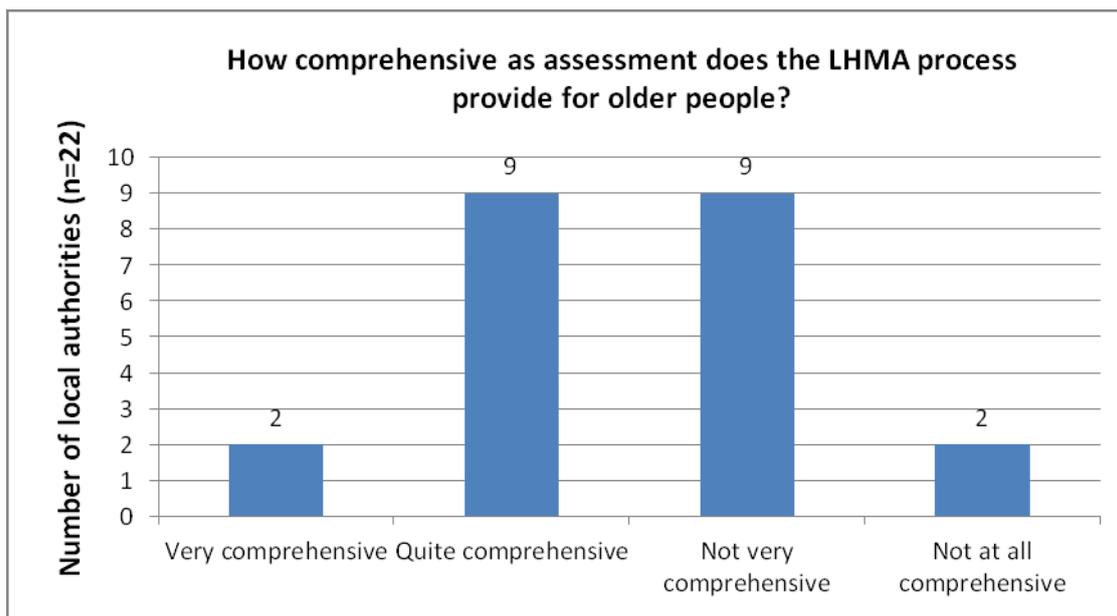
3.31 Chart 2.4 shows that only half (11 of 22) local authorities think the LHMA provides either a very or quite comprehensive assessment for older people (with no difference between the perspectives of local authorities that undertake their LHMA in-house or externally). This is generally because some local authorities felt that more detail was needed due to the complexity of housing for older people. Some of the issues raised by those who didn't feel the LHMA was effective in this regard include:

“We had to commission a second survey to focus on Older Persons as not enough detail under the general guidelines”

“It identifies it at a high level as an issue but does not provide breakdown of assessment”

“Looks at the need for sheltered social housing options but very little else.”

Chart 2.4 How comprehensive as assessment does the LHMA process provide for older people?



Disabled People

3.32 Chart 2.5 shows that less than half (10 out of 22 local authorities) reported the LHMA process provides a very or quite comprehensive assessment for disabled people (with no difference between the perspectives of those undertaking their LHMA in-house or externally). Of the 12 who felt that it didn't provide a comprehensive assessment, the issue of data was again frequently cited:

“As with older persons insufficient data was available for such a client group – however again we envisage the recent Population Needs Assessments to assist in this data going forward. There are no planning policies to encourage the development of accessible/adaptable housing currently.”

“Some questions about how to reach a better understanding of housing for disabled persons; most acute needs are recognised and quantified in the LHMA but we want to move beyond the limitations of a view based only on statutory thresholds and services and towards a wider view which will help implement a preventative approach.”

“It assesses housing generally rather than focusing on special groups and these factors can change dramatically year on year, with needs changing very quickly in any area.”

Chart 2.5 How comprehensive as assessment does the LHMA process provide for disabled people?



First Time Buyers

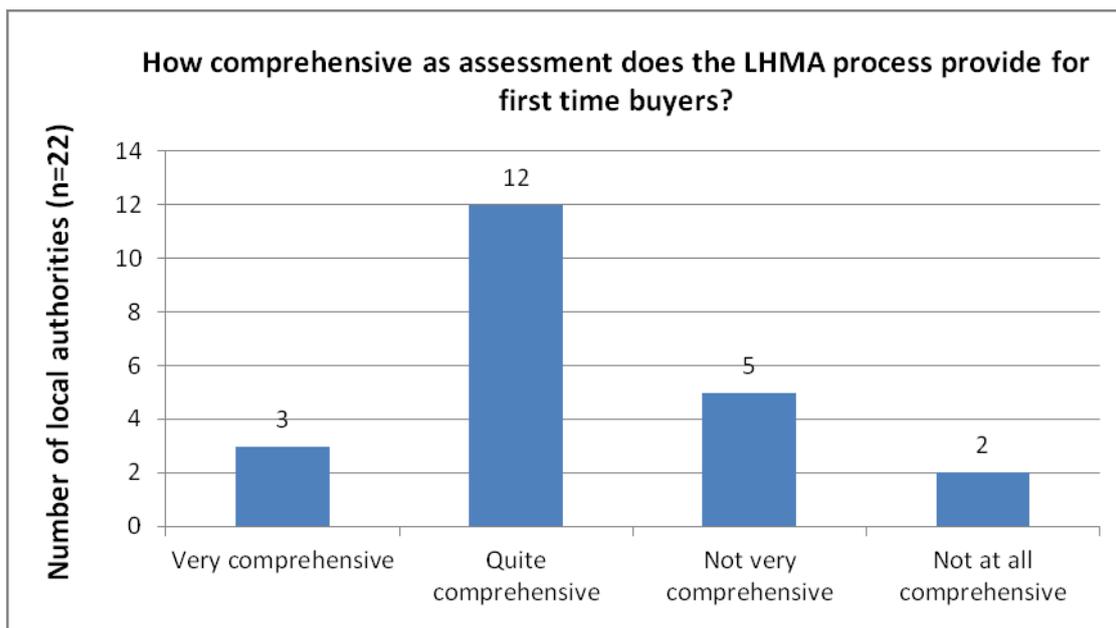
3.33 Chart 2.6 shows that most (15 out of 22) local authorities reported that their LHMA provides a very or quite comprehensive assessment for first time buyers (with no difference between the perspectives of local authorities that produce their LHMA in-house or externally). The remaining seven local authorities did not think the LHMA provides a comprehensive assessment for first time buyers, most typically due to a lack of available data on first time buyers:

“Again, where first time buyers are on our housing register the LHMA captures that need, but not for people who are not registered.”

“We do not hold the data to complete a comprehensive assessment of the housing needs of first time buyers.”

“There is no guide to be able to measure this within the assessment. We rely on internal information through Web site Fair Housing.”

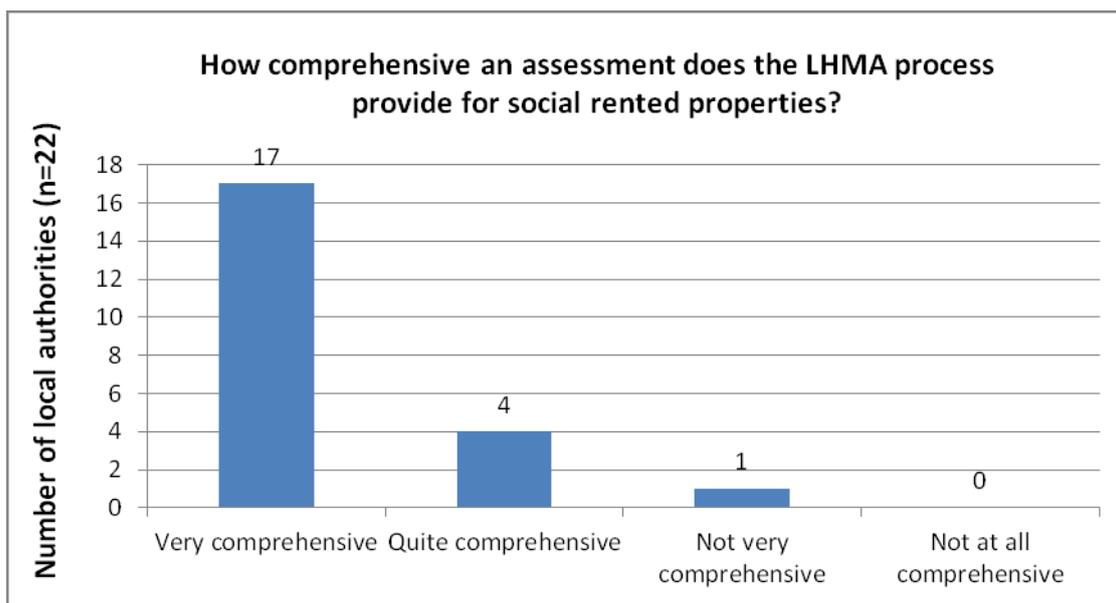
Chart 2.6 How comprehensive as assessment does the LHMA process provide for first time buyers?



Social Rented Sector

3.34 Chart 2.7 illustrates local authorities' perceptions of how comprehensive an assessment the LHMA process provides for social rented properties. The majority of (17 of 22) local authorities reported that LHMA's are very comprehensive in this regard (with no difference between the perspectives of those undertaking their LHMA in-house or externally).

Chart 2.7 How comprehensive as assessment does the LHMA process provide for social rented properties?



Private Rented Sector

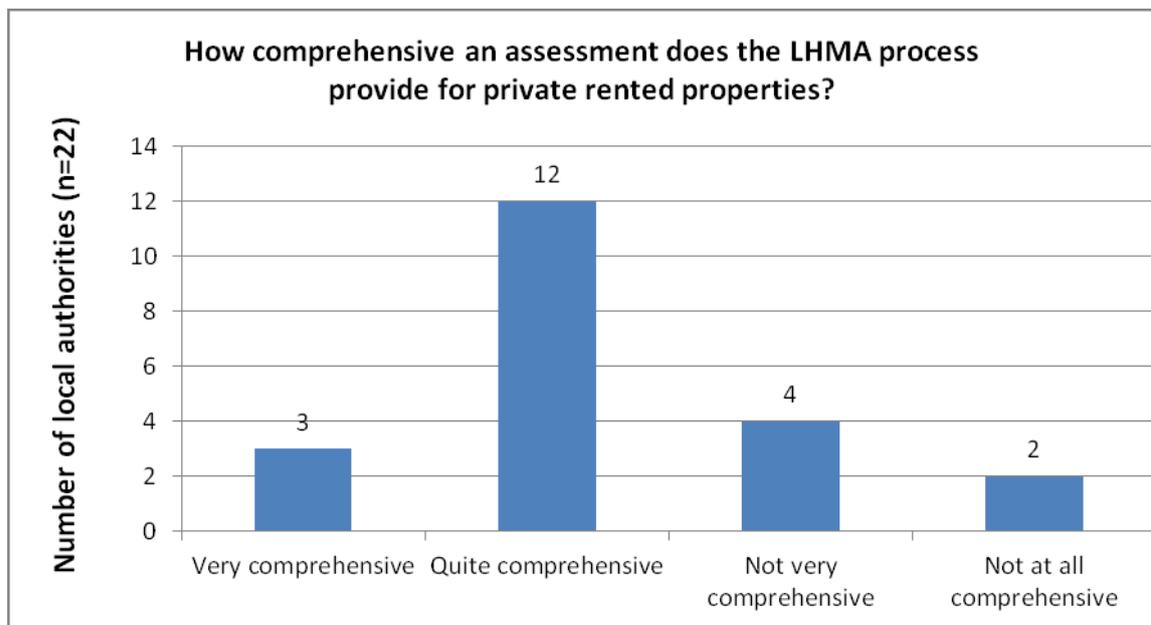
3.35 Chart 2.8 shows that most (15 out of 21) local authorities reported that the LHMA assessment for private housing is comprehensive (with no difference between the perspectives of those undertaking their LHMA in-house or externally). Six local authorities reported that the LHMA provides a 'not very' or 'not at all comprehensive' assessment. This is mainly due to a lack of data on the private sector and a greater emphasis of LHMA's on affordable housing:

“Information sources on private renting are not as good as for other groups. We have the Census; Hometrack; official stats which are used to determine LHA rates, but there are big issues with many of these sources. We don't even know for sure how many landlords there are...”

“The LHMA process as it currently stands does not include the PRS. We have taken steps to include it in our LHMA but there is far too little data readily available.”

“Our LHMA focuses on the affordable housing sector rather than private rented or market housing which is only touched upon briefly.”

Chart 2.8 How comprehensive as assessment does the LHMA process provide for private rented properties?



3.36 Responses to many of the questions in this section illustrate that an LHMA's ability to provide comprehensive assessments relies on the availability of data and guidance. This can cause issues where there is a sparsity of data and guidance on certain groups or parts of the sector. Of the local authorities that mentioned needing more guidance, most (four out of five) produce their LHMA externally.

Using the LHMA

3.37 This section of the report explores the ways in which LHMA's are used by local authorities.

3.38 In total, 18 out of 21 local authorities reported that the findings of their LHMA's are reported to a cabinet or committee, most typically scrutiny committees. The other three authorities do not report their findings.

3.39 Almost all of the local authorities (20 out of 21) reported that decisions had been made as a result of the LHMA.

3.40 When asked what decisions have been made as a result of the information provided by the LHMA, a broad range of responses were reported. This was an open-ended question, respondents were able to suggest multiple decisions that have been made as a result of the LHMA. Decisions regarding new developments or planning applications was the most frequently mentioned (raised by 13 out of 20 local authorities) that the LHMA feeds into. A similarly high number of local authorities (12 out of 20) reported that the LHMA helps inform decisions around affordable housing strategies. While seven local authorities reported the LHMA informs their Local Development Plan (LDP).

“The LHMA is used in negotiations with developers and in discussion with RSLs on new site developments to ensure affordable housing that is appropriate and meets and identified need is provided. It is also used by RSLs when they are planning their activities in respect of building, acquiring, converting and redeveloping new units. The LHMA is also used for private sector housing to identify areas of priority for targeting empty homes and loan funding.”

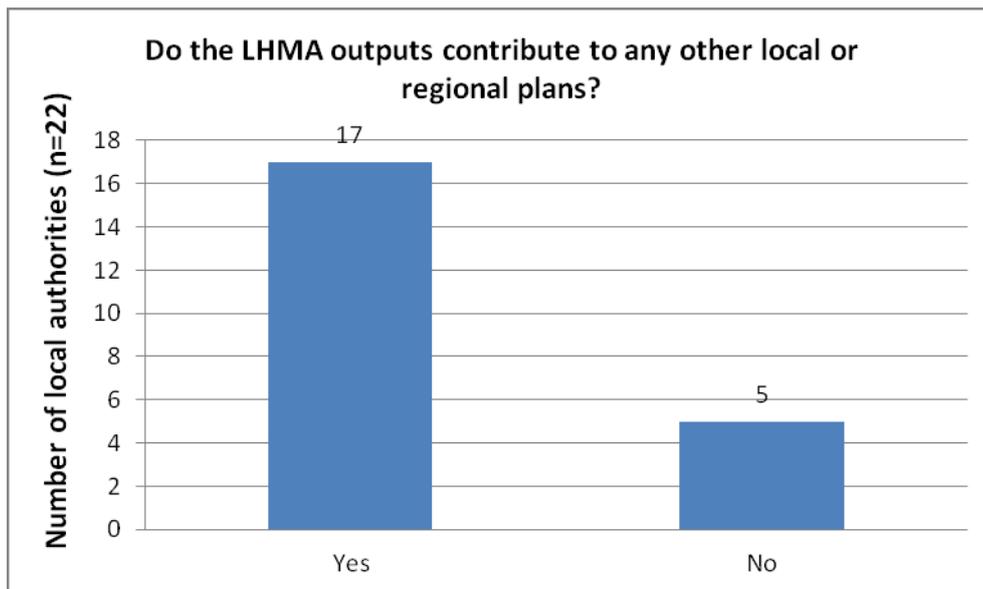
“Local Development Plan overall housing levels; design of special housing areas for HMOs, discussion with HE over dedicated accommodation planning; panning overall mix of housing and other accommodation for older people; education planning.”

- 3.41 Local authorities were then asked *how* the LHMA contributes to their Local Development Plan. Twenty-one local authorities responded to this question (and were able to provide more than one response). Even though only seven LAs spontaneously reported in the previous question that LHMA fed into their LDPs, the fact that all but one local authority commented on *how* the LHMA contributes to the LDP, suggests that there is widespread use of the LHMA for this purpose.
- 3.42 Of the 21 local authorities who responded to the question of how an LHMA contributed to LDPs, seven mentioned that the LHMA provides an evidence base for the LDP. One local authority explained that the LHMA:
- “The LHMA comprises part of the evidence base for the preparation of the LDP and informs the preparation of policies and targets seeking to address affordable housing need”.*
- 3.43 There were eight mentions of the LHMA helping to inform targets and policies concerning housing need and demand, as seen below:
- “...It helps to inform the affordable housing target by providing an overview of the scale of type of housing need across the County Borough...”.*
- “The LHMA [...] informs the preparation of policies and targets seeking to address affordable housing need within the city”.*
- “...The 2013 LHMA was also essential outlining the affordable housing target of 2,061 units within the LDP, plus the Affordable Housing SPG following the adoption of the LDP.”*
- 3.44 Five mentions were made of the LHMA providing an overview of housing need and demand in their local authority.
- “Helps to inform and identify the types of housing required in the County Borough and inform relevant policies in the LDP.”*
- “The Housing Market Assessment supported the overall housing requirement and informed the affordable housing policy.”*
- 3.45 However, two local authorities reported more negatively, commenting on the limited contribution the LHMA made to their LDP:
- “A fairly small contribution to the original development. Planning colleagues commissioned separate studies to fill gaps, such as a typology of different markets to inform rates of affordable housing that should be sustainable.”*

“...While the most recent LHMA provides useful background information that will need to be taken account of in the forthcoming LDP Review/Revision, it uses a different methodology to that used by our consultants in the preparation of the LDP and indicates a housing need that is far in excess of that previously identified. It does not enable any useful comparisons to be made, therefore, and could not be used to establish affordable housing targets because the need identified would be impossible to meet [...] it appears that there are significant methodological issues that need to be resolved before the new LHMA process can be used to inform any LDP revision....”

3.46 The final question asked respondents to report on whether the LHMA outputs contribute to any other local or regional development plans, as shown in Chart 3:1 below. Most local authorities (17 of 22) reported that their LHMA outputs do contribute to other local or regional plans.

Chart 3.1 Do the LHMA outputs contribute to any other local or regional plans?



3.47 When asked to state which plans, there was a range of responses. Five out of 16 local authorities reported that the LHMA contributes to their well-being assessment, with three local authorities reported that their assessments have previously contributed to their single integrated plans. Two reported it contributes to specific authority or regional initiatives, while another two local authorities reported the LHMA contributes to their own housing development programme. Two reported that there are no regional housing plans as of yet but when these are approved the LHMA will be an important tool:

“At present we do not have a regional plan for X as work on the Strategic Development Plan (SDP) is yet to commence. When work does commence it is anticipated that the LHMA’s from each of the 10 local authorities will inform the evidence base for the SDP and formulation of policies relating to affordable housing.”

“Not at present from a planning perspective. If A Strategic Development Plan for the X region is given the green light, then the LHMA’s would be key documents that will help inform the Plan.”

4. Conclusions

- 4.1 There was a split between those who used in-house resources to develop their LHMA (12 of 22) and those who used external means (10 of 22).
- 4.2 On the whole a number of different stakeholders were reported to be involved in LHMA production. These include other policy areas within the local authority, housing associations, members of the public, and private developers.
- 4.3 Although two-thirds of respondents reported that wider than local authority development of LHMA would be feasible; the majority felt that there was not scope to regionalise LHMA production to more clearly reflect housing markets. This suggests that there may be an interest to produce LHMA more widely, but there are limits to this. There were some areas where it was felt the guidance on producing LHMA could be improved.
- 4.4 The survey indicates that, overall, the LHMA is felt to be effective in helping local authorities establish the levels of housing need and demand in their local authorities. However, they are felt to provide less comprehensive assessments of certain groups, such as older people and disabled people.
- 4.5 Local authorities report that their LHMA are used in a variety of ways, whether to support LDPs, producing targets or to inform and underpin strategies. The majority are reported to cabinet or local authority scrutiny committees.
- 4.6 The research findings suggest that LHMA could be strengthened by:
- Understanding more about the availability of data regarding certain groups within the population, as well as certain parts of the sector.
 - Providing guidance on how to deal with the complexities of understanding the needs of certain groups/ parts of the sector.
 - Exploring the feasibility for further local authority co-production of LHMA and
 - Investigating further the utility of certain aspects of the current guidance.

Questionnaire on Local Housing Market Assessments

Name of Local Authority:

LHMA Development

Firstly, we'd like to ask you about the process of developing your LHMA.

1. Is your LHMA produced:

a. in-house?

b. by consultants?

c. other (e.g. in conjunction with external expertise)? Please specify

If in-house 1a (i) What part of your Authority leads on undertaking the LHMA?

1a (ii) What is the job title of the lead responsible officer?

1a (iii) Are you able to access support from in-house researchers/statisticians?

- Yes,
- No, as have no in-house researchers/statisticians
- No, as although the local authority has in-house researchers/statisticians they did not have the capacity to help

1a (iv) Are other officers from the following areas involved in the process (please tick)?

- No
- Yes, planning colleagues
- **Yes, social services colleagues**
- **Other**
(please specify)

1a (iv) How would you describe their involvement in the process of producing the LHMA:

- Full co-production
- Consulted on appropriate aspects
- Developed only by housing staff
- Please specify which policy colleagues collaborated.

(If produced by consultants/externally)

1b/c (i) Why was this commissioned externally?

- Lack of in-house resource
- Lack of in-house expertise
- To ensure independence in assessment
- Other (Please specify)

2.

3.

1b/c (ii) Please state the name of the company who undertook your LHMA

4. 1b/c (iii) What level of consultation was there with housing officers during development of the LHMA?
- Considerable consultation
 - Some consultation
 - A little consultation
 - No consultation

2b/c (ii) Does your authority undertake further analysis of the findings?

2b/c (iii) If so by whom and for what purposes?

5. Do you follow Welsh Government guidance in preparing your LHMA?

a. Yes

b. No

6.

If no: 2b (i) Why is this?

2b (ii) Please state which alternative sources of guidance you use, if any:

7. What is the approximate cost of:

- **Preparing the LHMA?**
- **Maintaining the LHMA?**
- **Updating the LHMA?**

8.

9.

10.

- 11. To what extent are stakeholders involved in the development of the assessment?**
- a. Fully involved**
 - b. Some involvement**
 - c. Little involvement**
 - d. No involvement**
- 12.
- 13.4a/b/c (i). Which stakeholders do you involve?
- 14.
- 15.4a/b/c (ii). How do you involve them?
- 16.
- 17.
- 18. To what degree do you engage with neighbouring local authorities in preparation of your LHMA?**
- Full engagement**
 - Some engagement**
 - Little engagement**
 - No engagement**
- 19.
- 20. Was consideration given to jointly undertaking the LHMA with neighbouring local authorities?**
- a. Yes**
 - b. No**
21. **Do you feel wider than local authority assessments are feasible?**
- a. Yes**
 - b. No**
- 22.
- 23. Do you feel there is scope to regionalise LHMA production to more clearly reflect local housing markets?**
- a. Yes**
 - b. No**

24.

25. LHMA Outputs

26. Now we'd like to ask about how useful your local authority finds the LHMA.

27.

28. How well do you feel the outputs have been understood by the officials who will put the assessment into practice?

- **Very well understood**
- **Quite well understood**
- **Somewhat understood**
- **Not at all understood**

29. How effective do you think the LHMA process is in enabling you to determine market and affordable housing demand and need in your local housing markets?

- a. **Very effective**
- b. **Quite effective**
- c. **Not very effective**
- d. **Not at all effective**

30.

31. 10 c/d Please explain:

32.

33. How effective do you think your LHMA is in clearly differentiating between different housing markets in your local authority area?

- a. **Very effective**
- b. **Quite effective**
- c. **Not very effective**
- d. **Not at all effective**

34.

11 c/d Please explain:

35.

- 36. How comprehensive an assessment of housing need does the LHMA process provide for older people?**
- a. Very comprehensive**
 - b. Quite comprehensive**
 - c. Not very comprehensive**
 - d. Not at all comprehensive**

12 c/d Please explain:

37.

- 38. How comprehensive an assessment of housing need does the LHMA process provide for disabled people?**
- a. Very comprehensive**
 - b. Quite comprehensive**
 - c. Not very comprehensive**
 - d. Not at all comprehensive**

39.

13 c/d Please explain:

40.

- 41. How comprehensive an assessment of housing need does the LHMA process provide for first time buyers?**
- a. Very comprehensive**
 - b. Quite comprehensive**
 - c. Not very comprehensive**
 - d. Not at all comprehensive**

42.

14 c/d Please explain

43. How comprehensive an assessment of housing need does the LHMA process provide for social rented properties?

- a. Very comprehensive**
- b. Quite comprehensive**
- c. Not very comprehensive**
- d. Not at all comprehensive**

15 c/d Please explain

44. How comprehensive an assessment of housing need does the LHMA process provide for private rented properties?

- a. Very comprehensive**
- b. Quite comprehensive**
- c. Not very comprehensive**
- d. Not at all comprehensive**

45.

16 c/d Please explain

46. Wider Considerations

47. Finally, we'd like to ask about the wider impacts of your LHMA.

48.

49. Are the findings of LHMA reported to Council/Committee?

- a. Yes**
- b. No**

50.

51. 13a (i) What Committee(s)?

52.

53.

54. Have any decisions been made as a result of the LHMA?

- a. Yes**
- b. No**

14a (i) Please outline the decisions that have been made as a result of the information provided by your LHMA?

55. Please outline the contribution the LHMA makes to your Local Development Plan (LDP).

56.

57.

58. Are there clear processes for the LHMA to inform the LDP and its Annual Monitoring Report (AMR)?

- a. Yes**
- b. No**

59.

60. 16a (i) Please describe how the LDP/AMR is informed by the LHMA

61.

62.

63. Do the LHMA outputs contribute to any other local or regional plans?

- a. Yes**
- b. No**

17 (a) Please state which plans.

Thank you for taking the time to complete the survey.