

SHS 11

Ymgynghoriad ar y cyflenwad o dai cymdeithasol

Consultation on social housing supply

Ymateb gan: Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot

Response from: Neath Port Talbot County Borough Council

Good morning.

Please find below, Neath Port Talbot County Borough Council's response to the terms of reference set out for the inquiry into social housing supply.

Neath Port Talbot County Borough Council (NPTCBC) welcomes the opportunity to express views on the terms of reference for the launch of the social housing supply inquiry.

Like many local authority areas, NPTCBC are facing unprecedented demands from households facing or are homelessness and staying in temporary accommodation. Demands via the housing register have increased significantly over the years and there are currently just over 5000 households held on NPTs housing register. Demands are easily outpacing supply and with a reduction of private rented landlords in the area, based on the current housing arena, we predict this trend to continue. As with many other local authority areas, we are already identifying potential saving strategies across the board to offset increasing pressures on budgetary impacts. We fully support this inquiry.

Whilst we agree with the current terms of reference, we would also welcome.

- The impact of the Rented Homes (Wales) Act and does the act support landlords to deliver social housing?
- How can land be freed up for development. NPTCBC is situated on the South-West Wales coast and stretches north to the borders of the Brecon Beacons National Park. Approximately 40% is covered by forestry and private woodland and the low lying and flat land areas are predominantly situated close to the coastline around Port Talbot and the lower Neath and Swansea Valleys. Due to our location, there are restrictions due to flooding and forestry, this makes development opportunities limited.
- As a stock transfer authority, key parts of the housing functions were transferred out of the local authority, this impacting on skills and resource available to deliver social housing – can additional funding/sharing of skills resources be considered to open more development doors?

We look forward to further consultation opportunities as the inquiry developments.