



Hwylusydd Tai Gwledig  
Rural Housing Enabler

## HOUSING NEEDS SURVEY

of Llandegfan in the Cwm Cadnant Community Council Area of  
Anglesey



A survey in co-operation between the;-  
Rural Housing Enabler Service  
Anglesey County Council and  
Cwm Cadnant Community Council.

July 2021

## Information about the RHE

### **Rural Housing Enablers are independent experts working in rural communities in Wales identifying housing and other needs supporting the delivery of homes for local people.**

Rural Housing Enablers are implemented with and on behalf of rural communities in many areas of Wales to address the shortage of affordable homes. Nine partners support the work in North West Wales, within the counties of Gwynedd, Anglesey and Conwy.

Identifying local housing needs to ensure a supply of affordable housing for local people in rural areas is the foundation of the work. The work is carried out in partnership with the local community, project partners, and other stakeholders including landowners. This will be done through data auditing and by using various consultation techniques including questionnaires and open days.

Every effort is made to ensure that the benefits of the community are central to any scheme by ensuring that that scheme responds to the local demand for housing, whilst enjoying the local community and natural environment.

Building new houses is not always the best option for a community. In these circumstances, the team can use their expertise to identify innovative opportunities and work with the community, and appropriate partners, to identify which options best meet their needs.

The support provided by the service is tailored to the needs of the community and the partners involved in the work. The aim of the work is to contribute to community regeneration by providing local people with a high standard of fit for purpose affordable housing that will enable them to remain in their communities.

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Nomis, Caci and relevant data websites

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## 1. Introduction

The Rural Housing Enabler (RHE) Service normally get in touch with the Community Council for the specific area to discuss any plans to build affordable housing for local people. The RHE also consults with the community to identify the housing need in the area, if there is a demand, and to gather the community's views regarding any possible development. It's not possible for the RHE to meet with the Community Council face to face at the moment due to the social distance measure's put in place by the Government as a result of COVID-19. In order to ensure that the Community Council are given the opportunity to give their views the RHE contract the Community Council clerk to ask for their views regarding any development and offer to attend a meeting, if its geld 0online.

The HRE did arrange Open Days with the community to discuss any possible developments and gather the community's opinion. Its not been possible for the Service to hold Open Days since March 2020 due to the social distancing guidelines with CODI-19. The Service hope to trial online community meetings in the near future, and the Service will hold Open Days again when it is safe to do so.

In order to ensure that the Community are given the opportunity to note their housing needs and views relating to any possible development the Service continues to send a letter to all residents living in the community council area with a link to complete and online questionnaire, or the option to call to complete the questionnaire if they don't have Access to the Internet.

## 2. Overview

Anglesey County Council has commissioned the Rural Housing Enabler Service to look at the housing need for the Llandegfan area.

If sufficient need can be identified and demonstrated an appropriate housing scheme could be developed.

This report contains information gathered from various sources including Anglesey County Council, Tai Teg, Rightmove, information contained in the 2011 census and the results from the online survey. The purpose of this report is to bring together all the relevant housing information in the area to give a picture of the current housing situation in Llandegfan.

The Rural Housing Enabler's research has identified that a number of people in the area need social housing. A total of 40 are currently registered with Anglesey County Council; this information was current as of July 2021.

11 of those who completed the online survey noted that they were in housing need and were looking for social rented or help to buy properties. Eight of those were not on any current housing waiting list, including the social housing register and Tai Teg..

Most of those registered for social housing for the area are looking for two, three or four-bedroom houses. 22 are specifically looking for two bedroomed properties with eight looking for three bedroomed properties.

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There are currently Thirteen applicants registered with Tai Teg for the area, Six want to rent and two wish to buy. Three wish to 'rent to own'. The Tai Teg number is relatively high, particularly when comparing the number wanting social housing homes, and compared to the number registered with Tai Teg in other areas.

The number of empty homes in Llandegfan itself is 13 empty properties. Further work would need to be done to determine whether these properties would be suitable to meet a housing need.

Further details on the status of the current empty homes is included in section nine.

### 3. The Village

**Location:** Llandegfan is a village on the east of island of Anglesey in Wales. It is part of the community of Cwm Cadnant. It is 2 miles from Beaumaris and 4 miles from Bangor. The original village of Hen Llandegfan was on the ancient track from Pentraeth to Beaumaris but most of the expansion in Llandegfan during the 20th century has taken place to the South West.

**Population:** Population is around 1,580.

**School:** The primary school in Llandegfan is in the centre of the village and teaches around 150 children between the ages of 4 and 11.

**Shop:** The village is served by a general store, a public house (the Pen-Y-Cefn) and is a short walk away from the amenities of Menai Bridge.

**Community:** A number of activities and events are arranged by the Parish Hall and this range of activities is increasing.

**Bus service:** There are regular bus services to Biwmares and Porthaethwy.

#### Housing (according to the 2011 Census): Cwm Cadnat Ward

All households	942
Owned	802
Owned outright	511
Owned with a mortgage or loan	291
Shared ownership (part owned and part rented)	2
Social rented	42
Rented from council (Local Authority)	35
Other	7
Private rented	83
Private landlord or letting agency	76
Other	7

### 4. Planning Context and Recent Planning Applications

In terms of providing a planning policy context for Llandegfan, it is noted that:

- Llandegfan has been identified as a Local Village in the Joint LDP

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- Joint LDP HOUSING Policy 15 states that 30% of units in a new development in Llandegfan should be affordable.
- Definition of local need for affordable housing (for a site within the development boundary) - people who need affordable housing who have lived in the Village or surrounding rural area for a continuous period of five years or more, either immediately before the application is submitted or in the past.
- This meant that they must have lived in the relevant area for a period of 5 years, either immediately before the planning application was submitted or in the past. (Affordable Housing SPG defines an adjacent rural area as: "'adjacent rural area', being a distance of 6km from the application site and the whole area of any Community Council divided by the 6km distance, excluding properties within the development boundary of any settlement except for that settlement where the application is situated.").
- Any need in relation to affordable housing (for new development) will have to match this need.
- This definition applies to a site within the boundary or an exception site but more considerations in relation to an exception site.
- I attach the Llandegfan inset map as it appears in the Joint Local Development Plan. (Appendix 3)
- The indicative level of housing supply to Llandegfan over the plan period, as set out in Appendix 5 of the Joint Local Development Plan, is 27 units (which includes a 10% 'sliding allowance', which means that the means of calculating the figure have taken into account possible un foreseen circumstances that may influence housing provision e.g. land ownership issues , infrastructure constraints a.a.b.). In the period 2011 to 2021, a total of 10 units have been completed in Llandegfan. The land bank (units with live permission) in April 2021 was 5 units.
- There is no site specifically allocated for housing in the Joint LDP at Llandegfan but there is a development boundary around it in the Joint LDP.
- It would be important, for example, to ensure a suitable mix of housing and consideration would also have to be given to aspects of the Welsh language (amongst other considerations).
- On 1st April, 2021 there was a live planning permission for 1 affordable unit in Llandegfan (Ref: 17C73G – Cae Ffynnon) – Not Started: Full application for demolition of an existing warehouse, erection of three new dwellings together with the construction of a new vehicular and pedestrian access (including 1 affordable unit)

According to the information it is noted that 5 new affordable units have been completed in Llandegfan since 2011 all as part of the 17C511 - Old School, Bro Llywelyn: 5 affordable units. Clwyd Alyn Housing Association appears to be responsible for these units : Full application to demolish the existing school, the erection of five new dwellings together and improvements to the existing vehicular access

- Please note that Llandegfan is located in the Cwm Cadnant Community Council area which also includes Brynminceg, Cichle, Glyn Garth and Llansadwrn (all clusters).

Since 1/4/20, this is the information for residential units allowed in Llandegfan [1 unit (0 affordable):

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Application Number	Location	Aim	Decision	Decision date
FPL/2019/252	Hen Ysgol/Former School, St. John's Church, Llandegfan	Full application for conversion of former school into a dwelling together with alterations and extensions	Granted	27/8/20

Please note that lawful use consent has also been granted in this period for use already being made. It is not a new planning permission:

Application Number	Location	Aim	Decision	Decision Date
LUE/2020/6	Annexe, Bryn Meurig, Llandegfan	Application for a Lawful Development Certificate for the existing use of a building as a dwelling at	Granted	28/5/20

## 5. Methodology

A letter containing a link to the local housing needs survey was sent to 739 homes in Llandegfan in the Cwm Cadnant Community Council area, a total of 32 people responded. The letter also contains the RHE's contact details so that residents without any access to the Internet could complete the survey over the telephone. A copy of the letter has been included as appendix 1.

A copy of the survey was also sent to Cwm Cadnant Community Council, who were asked if they could also advertise the survey on their social media pages, or within the community. The survey was advertised on the RHE's Facebook, the Grwp Cynefin website, and on the Tai Teg Facebook page. In addition to this a copy of the letter was also sent to our contacts at Anglesey Council, who were also asked to advertise the survey on their Social media pages.

The total Facebook reached figure for the link to the questionnaire in both Welsh and English was 3933.

### Open Day:

It was not possible to conduct an Open Day because of the social distancing rules that are currently in place due to COVID-19.

## 6. Affordability

Anglesey County Council has provided the information below which notes the median family income for the area and medium house prices for Llandegfan (2020) as well as identifying households in the area that have been priced out of the market (using the Affordable 1/3.5 x rate).

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CC Area Name	No of House Sales	Median House Price	Median Household Income	Median Ratio	Lower Quartile House Price	Lower Quartile Household Income	Lower Quartile Ratio	Income Required to afford entry	Households priced out of the market (No) (%)
Cwm Cadnant	24	£240,000	£40,146	6.0	£172,375	£23,951	7.2	£49,250	606 62%

The above information indicates that many residents of Llandegfan are unable to afford to buy their own house on the open market. This suggests the area needs affordable housing to ensure there is suitable property available for those households with low family incomes. A list of current houses for sale is included in section eight.

## 7. Current Social and Affordable Housing Stock in the Area

The list below contains the stock of social housing that's available in Llandegfan by different social housing landlords and Anglesey County Council:

North Wales Housing	Number of units = 3	Number of bedrooms
	1 House	3
	2 Houses	2
Total	3 Units	

The table below shows the current housing stock that Isle of Anglesey County Council has in Newborough, a total of 80 units.

Isle of Anglesey County Council	Number of units	Number of bedrooms
2 bed house	1	2
Total	1	

### Difficult to let units:

No difficult to let properties.

## 8. Property for Sale or to Rent

There are currently (July 2021) only three properties for sale on *Rightmove* in the Llandegfan areas with an average asking price of £272,000.

Properties in Llandegfan had an overall average price of £250,861 over the last year.

The majority of sales in Llandegfan during the last year were detached properties, selling for an average price of £274,042. Semi-detached properties sold for an average of £194,900, with terraced properties fetching £252,500.

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Overall, sold prices in Llandegfan over the last year were 6% up on the previous year and 8% down on the 2010 peak of £273,125.

#### Rightmove for sale July 2021

Type of Accommodation	Number of bedrooms	£
Holiday Chalet	1	£335,000
Detached bungalow	5	£297,000
Detached house (advertised as possible holiday let)	2	£185,000

The above properties are not classified as affordable and are not typical of properties in the area. CACI Paycheck Data (2020) for Central Anglesey demonstrates what is deemed affordable in terms of median incomes.

It is apparent that there is a lack of affordable two three & four bedroom houses for sale. Older properties also often in need of some renovation or modernisation which increases the housing cost.

Rightmove has no properties listed to rent for the area.

#### Airbnb

There is a number (7) of properties for the Llandegfan area available to rent on Airbnb.

Type of Accommodation	No of Bedrooms
1 bed flat	1
1 bed house	1
1 bed room	1
1 bed room	1
2 bed house	2
2 bed cottage	2
2 bed cottage	2

These 7 properties have effectively been withdrawn from the local housing market for possible use or purchase by local people.

## 9. Empty Properties

There are thirteen empty properties in Llandegfan. The situation is being monitored and managed by the Empty Homes Team from Anglesey County Council.

Community Council	Tax Band	Postcode	Status
Cwm Cadnant	C	LL59 5NU	Long Term Empty 100% Premium
Cwm Cadnant	E	LL59 5TA	Long Term Empty 100% Premium

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Cwm Cadnant	D	LL59 5TH	Long Term Empty 100% Premium
Cwm Cadnant	B	LL59 5PT	PRECRIBED CLASS C - 07 - 0%

Second homes in communities in Anglesey as a percentage of the housing stock: Source Anglesey Council 2016:

Community Council	Percentage of second homes
Cwm Cadnant	4.9%

## 10.Social Housing and Affordable Housing Registers

### Anglesey County Council Social Housing Register:

40 households on the Council's waiting list for social housing in Llandegfan (15 households are willing to live anywhere on the Island):

Total 40	No of bedrooms	Needs
11 need 1 bedroom	1	9 general needs; 2 older person's accommodation
18 need 2 bedrooms	2	18 general needs
6 need 3 bedrooms	3	6 general needs
3 need 4 bedrooms	4	3 general needs
1 needs 5 bedrooms	5	1 general needs
1 needs 7 bedrooms	7	1 general needs

25 households who specifically chose Llandegfan as an area they would like to live:

Total 25	No of bedrooms	Needs
5 need 1 bedroom	1	4 general needs; 1 older person's accommodation
14 need 2 bedrooms	2	14 general needs
5 need 3 bedrooms	3	5 general needs
1 needs 4 bedrooms	4	1 general needs

### Tai Teg Affordable Housing Register:

Tai Teg is a register for people who want to buy or rent an affordable home.

There are currently 13 households registered on the Tai Teg website for affordable housing in Llandegfan:

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Total 13	No of bedroms	Needs
8 want 2 bedrooms	2	4 purchase; 1 rent; 2 purchase or rent; 1 purchase or self-build
4 want 3 bedrooms	3	2 purchase; 1 rent; 1 purchase or rent
1 wants 4+	4	bedrooms (1 purchase

## 11.Results of online questionnaire

The online questionnaire was sent by post to 739 households in Llandegfan.  
A bi-lingual message with a link to the online survey was also posted on Facebook:  
3933 Reached, 6 Likes, comments & shares with 57 Clicks on the post

A total of 33 people responded to the questionnaire. The responses are discussed below. The full survey response and all comments made by respondents can be accessed on the link below. The full survey also includes graphs etc that make the statistics easier to view.

<http://bit.ly/LLandegfan>

Of the 33 people who completed the questionnaire, 25 own their own home, three are renting privately with two social housing renting. Eleven people who completed the questionnaire are looking for a different home to move into.

Their requirements are:

2 bed Flat	1
2 bed/bungalow	3
2 bed house	3
3 bed house	4

It is worth noting that of the 11, eight could be considered a new 'hidden' need as they do not appear on any current housing list:

Tai Teg	1
Anglesey County Council List	1
Not on any waiting list	8

15 of those who completed the questionnaire said that they would support any development in the area whilst 13 were opposed citing current adequate provision.

The majority who have responded saying they need a new home locally have indicated that they need to move within three to five years.

A total of five people have indicated that they need to move because their current home is too large and four wish to live independently.

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Six respondents have a household income of less than £30,000 per annum, in accordance with the 3.5 x annual income formula. Not one property would be deemed affordable to purchase on the open market as currently available for sale in the area. Two who have responded to the questionnaire have an annual household income of more than £45,000, these are not eligible for affordable properties with Tai Teg.

Eight who completed the questionnaire stated that they are not registered with Tai Teg or the Anglesey County Council Social Housing Register.

Nine who completed the questionnaire indicated that they were interested in renovating properties.

Those who have completed the questionnaire were asked to indicate their views on the housing situation in the area.

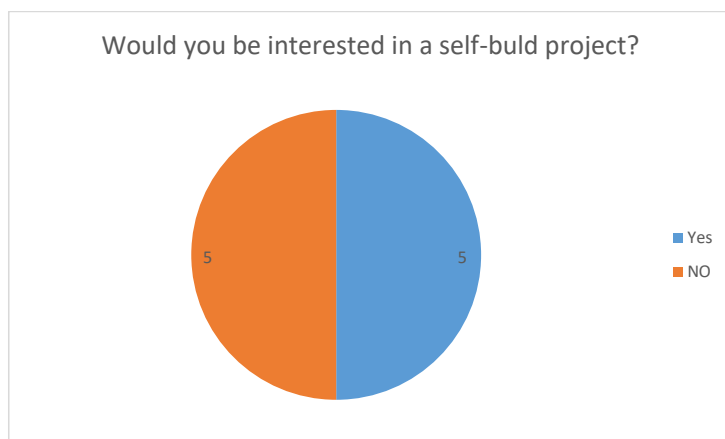
## 12. Results of the Open Day (Include Date)

Due to the Covid-19 restrictions and social distancing requirements it was decided that it was not practicable to hold an open day in 2020.

## 13. Self-Build

Respondents were given the opportunity to answer the question:-

“If a self-build plot was to become available, would you be interested in building your own home (you can find more information on the self-build options by clicking on the following link: <https://selfbuild.wales>)”



A total of five indicated that they would be interested. None opted to leave their contact details.

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## 14.Land available

No suggestions were made by anyone regarding suitable building plots.

## 15.Comments by Community Council

An email was sent to the Community Council on June 23 2021 (Appendix 2) to inform them that the Rural Housing Enabler Service intended with their co-operation to undertake a Housing Need Assessment.

## 16.Conclusions and Findings

The findings gathered through the collation of all current information, including Anglesey County Council's Social Housing Register, Tai Teg register and online consultation, indicate that there is a demand in the area for more two, three and four bedroom homes to rent at a social or intermediate level and also a demand for properties to buy.

The majority of those in housing need captured in this report need two, three and four-bedroom properties for rent on social or intermediate rent. Further investigation on their financial eligibility would be required.

Registered with the Isle of Anglesey County Council	40
Financially checked with Tai Teg	13
Declined by Tai Teg	0
Not yet ready to apply to Tai Teg	2
Households with housing needs	53
Want to rent a 1 bed property	11
Want to buy a 2-bedroom property	7
Want to rent a 2-bedroom property	15
Want to rent a 3-bedroom property	6
Want to buy a 3-bedroom property	2
Want to rent a 4 bed property	1
Want to rent a 5 bed property	0
Want to buy a 4 bed property	1
Want to buy through a rent-to-buy/ equity-sharing scheme	2
Older people's accommodation	1
Number of households in the online questionnaire need a house	11
AirBnB properties	7

It is important to note that a significant number have indicated on their application that they need two, three and four bedroom properties. This is something worth considering as part of any possible future development.

A number have indicated on the online survey that they are looking to buy a house on the open market, however there are currently very few houses available for sale that are affordable to those on low or middle incomes for many households based on the CACI Pay check figures for the area.

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A significant number who have completed the questionnaire have noted that they would support a development.

If you wish to discuss the contents of the report, do not hesitate to contact the Rural Housing Enabler Service.

