



A step on the ladder

A summary of our
affordable-housing policy





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House prices in Carmarthenshire have gone up much faster than incomes over recent years. In June 2005, the average price of a home was over £132,000, while the average household income was £25,000. Although the gap between house prices and what people can afford to buy varies across the county, there is a gap in all areas. It is getting harder to rent a home because more council homes are being bought through the Right-to-Buy scheme than new homes for rent are being built by housing associations. There are over 5500 households on the Housing Choice Register waiting to rent a council or housing-association home.

What we are doing about this

We are making sure there is affordable housing on new private-sector housing developments.

When we give planning permission for larger new housing developments (more than 10 homes in towns and five homes in 'rural areas'), we will make sure a percentage of the homes will be sold or rented to local people at affordable prices. See page 3 for a list of rural areas.

We put legal agreements in place to make sure that when these homes are sold in the future, they are sold to local people at affordable prices.

We are allowing small affordable-housing developments to be built on land next to villages.

We can grant planning permission for affordable housing only on land that is:

- next to a village or small town; and
- outside the boundary where planning permission would normally be granted.

This will only be for small numbers of homes (usually less than 10) and there must be a local need for the housing. The developments must still meet the normal conditions for planning permission.





We are making sure that homes bought under the Right-to-Buy scheme in rural areas are only resold to local families.

We have put new legal agreements in place when council tenants in rural areas buy their homes. When they want to sell their home, it must be to another local family. Housing associations can refuse the right to acquire for their homes in rural areas.

'Rural areas' are the following wards: Abergwili, Cenarth, Cynwyl Elfed, Cynwyl Gaeo, Gorslas, Kidwelly, Laugharne, Llanboidy, Llanddarog, Llanddowror, Llandeilo, Llandoverly, Llanegwad, Llanfihangel Aberbythych, Llanfihangel ar Arth, Llangeler, Llangunnor, Llangyndeyrn, Llannon, Llansteffan, Llanybydder, Manordeilo and Salem, Pembrey, Pontyberem, St Clears, St Ishmael, Trelech, Trimsaran and Whitland.

We are providing land we own for affordable housing.

We are putting four pieces of our land into a major project with a local housing association to build affordable homes for sale and rent. This will provide over 250 homes for local people over the next three years. The sites are at Davies Square and Brynmefys in Llanelli, Nant-y-dderwen in Drefach, and Gwynfryn in Ammanford.



We are working with local housing associations to increase the number of new homes for rent and for sale.

We make sure housing associations build new homes in the areas that need them most. We bid for funding from the Welsh Assembly Government, and help associations to buy suitable land.

We are promoting subsidies for families on low incomes to help them buy homes through the Homebuy scheme.

We have bid successfully for more subsidies for local families on low incomes to put towards buying a home on the open market. This scheme is run by Cymdeithas Tai Cantref. For more details, contact them on **01239 712000**.



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We are supporting communities to set up community land trusts.

Community land trusts buy land that can be used to build homes for local people, as well as providing other community facilities. It is one way local people can take control of developing their own solutions.

We are promoting community self-build.

‘Community self-build’ brings together a group of people who cannot afford to buy homes on the open market and, with training and support, helps them to build their own homes. The first community self-build site will be in Gwynfryn in Ammanford.

We are making it easier for people to apply for affordable housing.

You can apply for any of the above schemes by filling in an application form for the Housing Choice Register, in the same way that people apply for rented housing. We will keep your details up to date and contact you when affordable homes become available in the areas you have chosen.

For more information, phone our **Home Ownership Team** on **01554 742196** or write to:

**Home Ownership Team
Carmarthenshire County Council
Housing Services
Tŷ Elwyn
Llanelli
SA15 3AP**

E-mail: housing@carmarthenshire.gov.uk

