

INCREASING AND ALIGNING HOUSING SUPPLY

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Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

www.npt.gov.uk

Workshop Introduction

Focus on increasing and aligning housing supply in Neath Port Talbot's Rapid Rehousing journey.

Presenters and Purpose

Emma O'Brien and Mark Edwards sharing practical solutions and challenges in housing supply management.

Goals

To focus on Neath Port Talbot Council's approach but start the discussion.

We don't have all the answers here!



NEATH PORT TALBOT CONTEXT AND STRATEGIC START

Non-Stock Holding Model

Neath Port Talbot does not directly own social housing but relies on Registered Social Landlords to manage waiting lists and allocations.

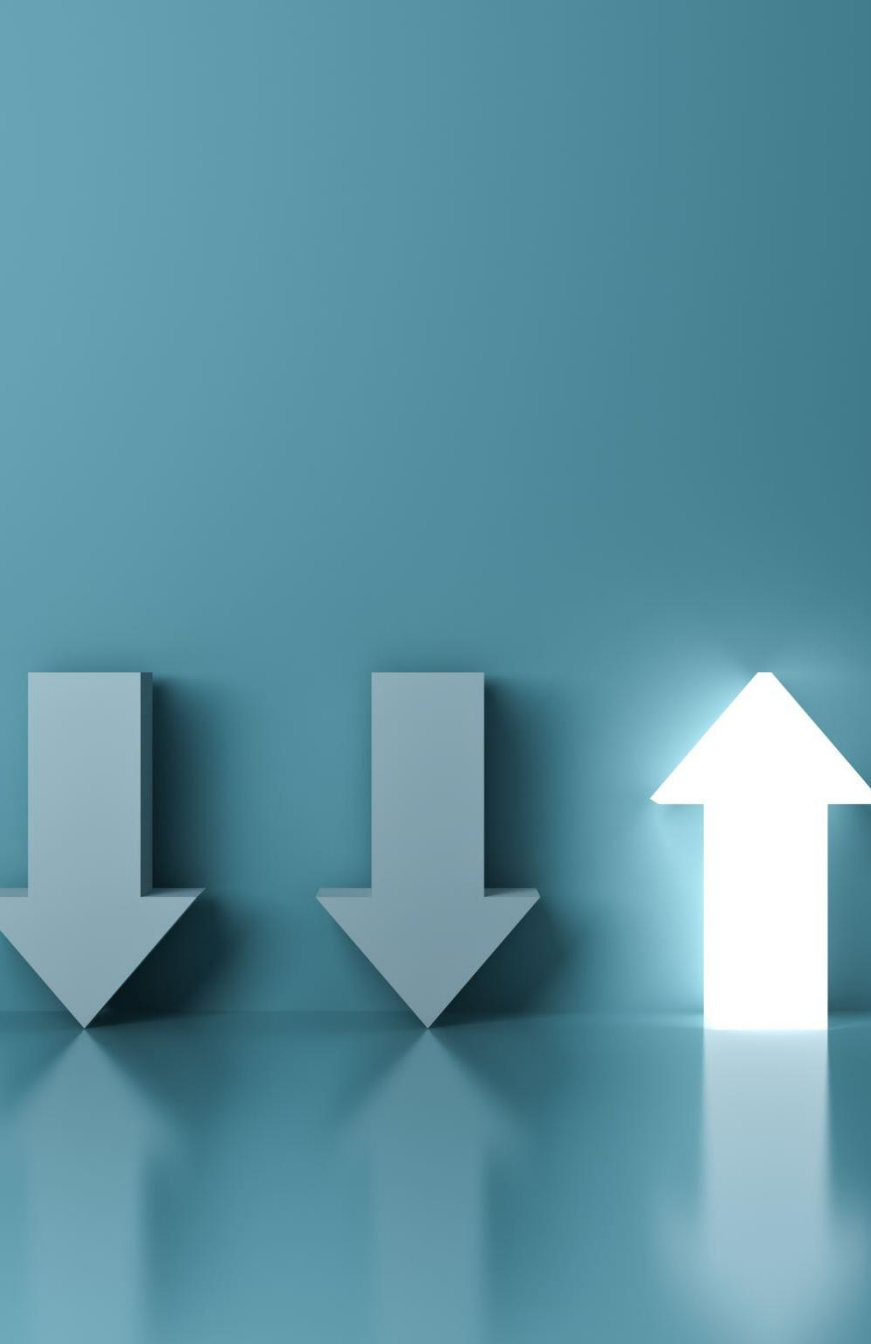
Collaborative Housing Approach

The council collaborates closely with RSLs to align housing allocations with local needs and strategic housing priorities.

Innovative Strategies

The absence of direct housing stock ownership requires innovative solutions to increase housing supply and support vulnerable populations.





DEMAND & DATA CHALLENGES

Rising Demand for Temporary Housing : Temporary accommodation demand increased by 108% since 2019/20, with a projected 244% rise by 2027/28 in Neath Port Talbot.

Demand for One-Bedroom Units: One-bedroom properties are especially in high demand, surpassing the available supply significantly.

Complex Needs Among Homeless: Mental health, substance use and tenancy management challenges complicate housing placements and require tailored support.

Financial Impact on Council: Council spent £3.5 million on bed and breakfasts in 2024/25 due to insufficient affordable housing options and forecasted to increase in 2025/26.

Need for Data-Driven Solutions: Robust data collection and strategic planning are essential to match housing supply with growing demand and social needs.

UNDERSTANDING NEED – DATA-DRIVEN PLANNING

	Demand (Housing Register Live case)	V	Supply (RSL Stock data)
One Bedroom 	55%		23%
Two Bedroom  	26%		35%
Three Bedroom   	16%		41%
Four Bedroom    	3%		1%

UNDERSTANDING NEED – DATA-DRIVEN PLANNING

Housing and Support Grant Outcomes latest data: 1951 Individuals reported on were receiving support with 4,258 outcomes reported.

HOUSING AND SUPPORT NEEDS	PERCENTAGE OF INDIVIDUALS
Independence and control	75%
Mental Health and Wellbeing	40%
People feel safe	32%
Positive & healthy relationships	30%
Managing impact of dependency	8%

OPPORTUNITIES & PROGRESS

Data-Driven Housing Development

Using data to match housing projects and developments with actual demand improves resource allocation and project impact.

Funding and Partnership Support

Leveraging grants and strong collaborations with RSLs and stakeholders.

Mental Health Support Integration

Introducing a mental health social worker improves support for residents with complex needs.





PROACTIVE SOLUTIONS INCREASING HOUSING SUPPLY

Property Acquisition Programme

A structured process over 100 properties reviewed, significant number of viewings completed and in the process of purchasing 6 properties for shared accommodation, showing proactive housing supply efforts.

Private Sector Engagement

Re-establishing the Landlord Forum and linking Leasing Scheme Wales fosters collaboration with private landlords.

Home for Me Pilot

Targeted support and housing solutions for those with repeat homelessness and complex needs demonstrate tailored interventions.

ONGOING CHALLENGES



Housing Supply Shortages

Housing demand outpaces funding with shrinking private rentals and limited one-bedroom properties.

Vulnerable Populations

Increasing individuals with complex needs strain services.

Economic and Development Barriers

Economic pressures, land scarcity, and development challenges hinder housing solutions.

Need for Strategic Collaboration

Sustained planning, investment, and cross-sector collaboration are essential to address challenges.



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Thank you for listening

