



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

HEARING SESSION 3
HOUSING
ACTION POINT 1 – COUNCIL RESPONSE

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Action Point

Council to submit South East Wales Planning Group's paper comparing Welsh Government recorded build rates to JHLAS rates (if available; else to submit a paper explaining discrepancies in figures).

Council's Response

This note has been prepared by the Council in response to an issue that arose at Hearing Session 3 regarding differences between data sets produced by Welsh Government (WG) and Local Authorities in regard to the number of dwellings completed on an annual basis. This issue was discussed at a meeting of the South East Wales Strategic Planning Group (SEWSPG) in May 2017, but no formal paper was produced.

The information that was discussed at that meeting indicated that there are discrepancies between the number of housing completions published by WG as part of national performance indicator 'PLA006' and the number of completions published by local authorities as part of the Joint Housing Land Availability Study (JHLAS) process, with WG published figures being generally lower than those recorded by Local Authorities though the JHLAS process.

The completions published by WG for Merthyr Tydfil and Wales are as follows:

	2011/12	2012/13	2013/14	2014/15	2015/16
Merthyr Tydfil	63	85	119	86	123
Wales	5575	5451	5843	6170	6900

The completions published through the JHLAS process are as follows:

	2011/12	2012/13	2013/14	2014/15	2015/16
Merthyr Tydfil	94	159	135	101	120
Wales	6595	6563	7144	7335	8010

The Council considers that the data produced by the JHLAS process is the most robust and accurate data available in relation to housing completions in Wales. In order to obtain the data, Council officers physically visit, monitor and record development on each site included in their JHLAS schedules. The JHLAS process follows a methodology that is prescribed in national policy (Technical Advice Note 1: JHLAS) and involves the both the Council and external stakeholders such as

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developers, infrastructure providers and landowners. The most recently published Merthyr Tydfil JHLAS (published September 2018) contains completions data from 2001 to 2018 (SD56).

The data that feeds into the WG performance indicator figures is collated from Building Control services (both local authority and private sector) and relies on completions being submitted by these organisations. Local Authority data is considered to be the most reliable portion of data submitted in these returns, and typically covers the majority of building works / house building being carried out.

The combination of sporadic data returned by private sector building control providers, and the issue, particularly on self-build properties, that completion certificates may not be issued for years after a property has been occupied, are the main reasons why the WG housing completion statistics are generally lower and less accurate than those published by local authorities in JHLASs. Whilst the WG figures provide an indication of house building that can be collated centrally there are limitations due to the data sources used and it is widely considered that JHLAS monitoring data provides more robust housing completions data.