

8.1 The table below gives the breakdown of need for affordable housing per year for Powys and the nine Local Housing Markets, calculated by the method shown above. The combined figures for the LHM7 and LHM9 areas are also shown, as a proxy for Powys with the Brecon Beacons National Park, since none of the social housing data was available for this area.

8.2 An estimated 247 affordable housing units will need to be made available on an annual basis to meet the projected increase in household numbers, as well as existing need, over a 5 year period of the plan for Powys. This comprises 214 social rented, 30 intermediate rented and 4 intermediate / affordable for sale units (after rounding to nearest 1).

8.3 It should be noted that LHM8 Ystradgynlais Border and LHM5 Llandrindod Wells & Rhayader have a projected annual surpluses of 27 and 1 social rented units respectively (shown as negative need), owing to an excess of lets over need. The Powys total is based on the assumption that these surpluses will contribute to reducing the need in adjoining areas. If that were not the case the Powys total need for social rented would increase by 28 units, and the surplus units would eventually become long term vacancies.

**Table 43 summary of affordable housing need by area**

| Area                              | net social rented | intermediate rented | intermediate for sale | all affordable housing |
|-----------------------------------|-------------------|---------------------|-----------------------|------------------------|
| LHM1 Welshpool Triangle           | 90                | 7                   | 1                     | 98                     |
| LHM2 Machynlleth Border           | 14                | 1                   | 0                     | 15                     |
| LHM3 Newtown & Llanidloes         | 23                | 6                   | 1                     | 30                     |
| LHM4 Knighton & Presteigne Border | 15                | 2                   | 0                     | 17                     |
| LHM5 Llandrindod Wells & Rhayader | -1                | 3                   | 0                     | 2                      |
| LHM6 Builth & Llanwrtyd Wells     | 20                | 2                   | 0                     | 21                     |
| LHM7 Brecon, Talgarth & Hay       | 66                | 6                   | 1                     | 72                     |
| LHM8 Ystradgynlais Border         | -27               | 2                   | 0                     | -24                    |
| LHM9 Crickhowell Border           | 21                | 1                   | 0                     | 22                     |
| POWYS                             | 214               | 30                  | 4                     | 247                    |
| LHM7 +LHM9 (proxy for BBNP)       | 86                | 7                   | 1                     | 94                     |

Note: Rows and columns may not add, due to rounding. Negative shortfalls represent over- supply