The Private Rented Market in Flintshire

An evidence base

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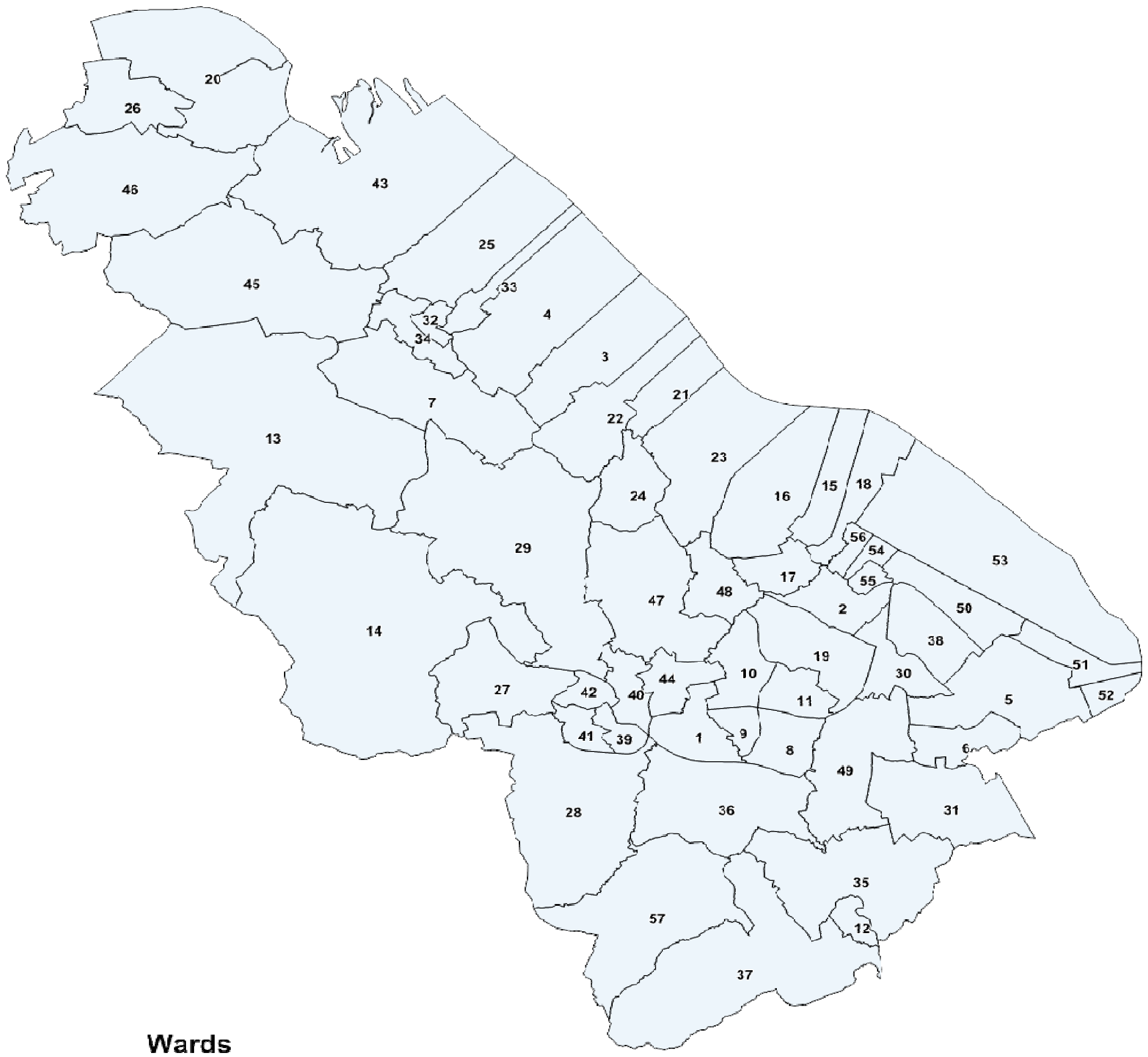
Key to the Flintshire Map



Wards

- 1 - Argoed
- 2 - Aston
- 3 - Bagillt East
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1. Introduction

1.1 The Housing White Paper: A White paper for Better Lives and Communities, which published on 21st May 2012, contains a commitment to modernise the private rented sector by introducing measures to improve standards of management and property condition. The changes build on measures that have already been introduced and support the aim of having a vibrant, sustainable private rented sector in Wales. The private rented sector was recognised as playing a significant role in increasing the supply of new homes. '*This will require broader thinking about options for people seeking a home, supported by better, more flexible tenancy arrangements and action to improve conditions and practices. This will also help to reduce the stigma attached to renting as opposed to home ownership'.*

1.2 The private rented sector is growing; the recently published Census figures for 2011, confirmed that the sector now totals 18.1% in (England and Wales), an increase of 31.2% from 13.8% in 2001. Increasing house prices pre 2007 and the struggling sales market when the down turn came are both factors that have underpinned the growth of the rental market for both 'active choice' renters and 'frustrated would be' homeowners. Tenure reform and less accessible social rented housing is also likely to be an increasing factor to the growth in the private rented sector. and the sector clearly now plays a vital role in meeting housing needs as well as providing an alternative to homeownership.

1.3 Local authorities have an important role in ensuring that the Private Rented Sector meets both these requirements. Balancing good quality supply with demand will help to stabilise rents and encouraging good quality management will improve the reputation of the sector and encourage longer term lets and lower turnover. However, this is a challenging task where existing partners need to be encouraged to participate and new partners and investors need to be identified.

1.4 This report provides an evidence base around the scale, growth and performance of the Private Rented Sector in Flintshire since 2009. It utilises data from a number of secondary sources which are identified in the report. Vizzihomes data is used extensively in this report and only includes private rented property that has been advertised and/or managed through a letting agent.

2. The Evidence Base

The size of the sector

2.1 The Census 2011 confirms (Table 1) that there are 629 (11.5%) households living in the private rented sector in Flintshire; this is lower than the national figure for England and Wales of 18.1% but comparable to the 12% of households that are living in the private rented sector in Wales. The highest percentage is in Queensferry (24.7%) and the lowest Mold South (4.5%). Other areas with high proportions of properties in the private rented sector include Shotton East, Shotton West, Saltney Mold Junction, Mold Broncoed, Holywell Central and Ffynnongroyw. The location of the private rented sector, by percentage of the market, is illustrated in Map 1.

2.2 There are a significant number of Wards (26) where the private rented sector is larger than the social rented sector, and these are Broughton South, Buckley Mountain, Buckley Pentrobin, Caerwys, Connah's Quay South, Connah's Quay Wepre, Ewloe, Ffynnongroyw, Flint Trelawny, Gwernaffield, Gwernymynydd, Halkyn, Hawarden, Higher Kinnerton, Leeswood, Llanfynydd, Mold South, New Brighton, Northop, Northop Hall, Penyffordd, Queensferry, Shotton East and West, Trelawnyd and Gwaenysgor and Whitford.

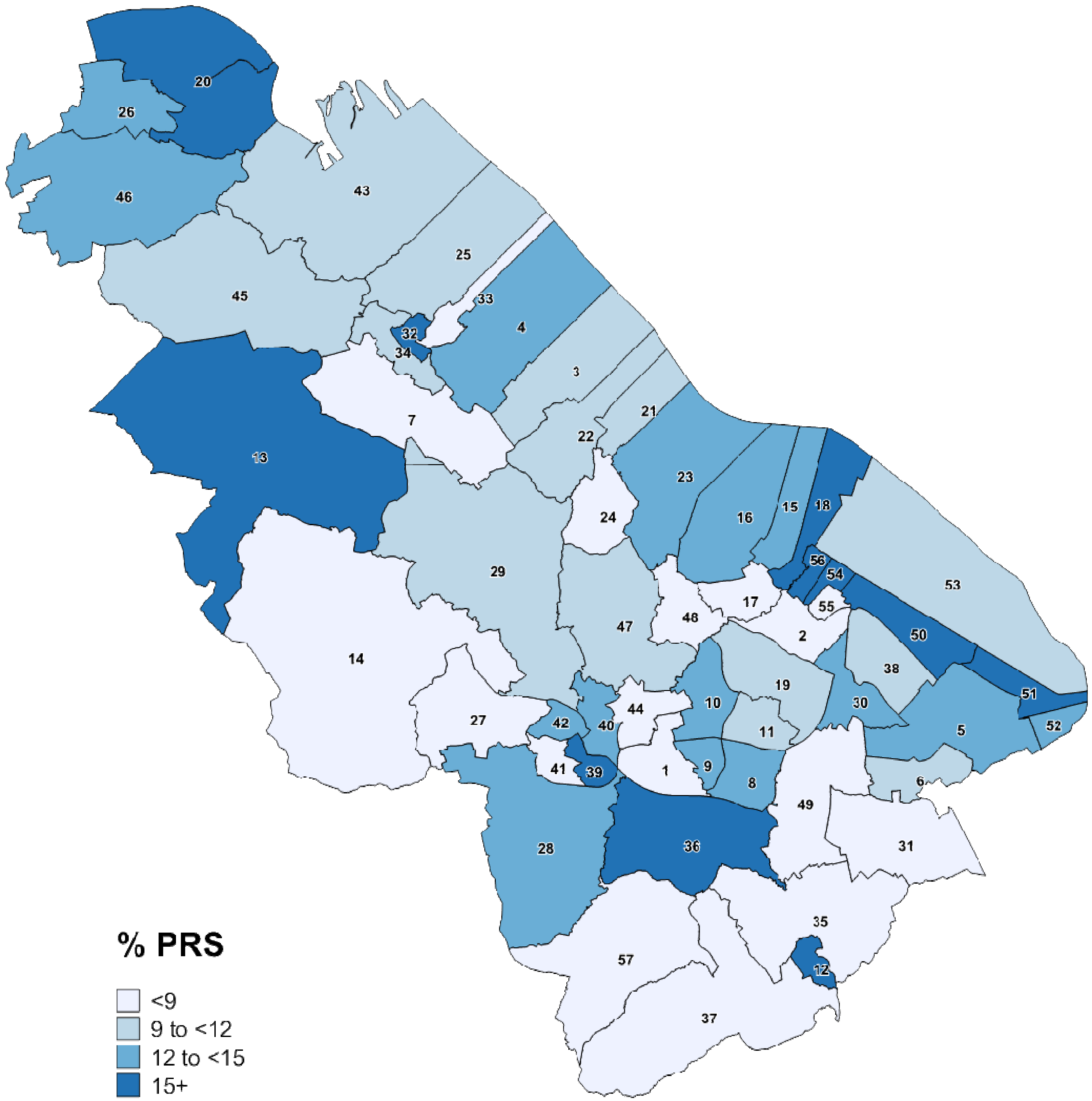
2.3 The wards with the highest proportion of stock in the private rented sector are highlighted in bold throughout the document to allow readers to track their trends more easily.

Table 1: Private Rented Sector by Ward

Ward	Owners No.	Affordable Housing No.	PRS No.	Total	Owners %	Affordable Housing %	PRS %
Argoed	1051	20	86	1157	90.8	1.7	7.4
Aston	1043	178	99	1320	79.0	13.5	7.5
Bagillt East	597	97	90	784	76.1	12.4	11.5
Bagillt West	558	227	135	920	60.7	24.7	14.7
Broughton North East	681	139	135	955	71.3	14.6	14.1
Broughton South	1229	160	171	1560	78.8	10.3	11.0
Brynford	773	85	60	918	84.2	9.3	6.5
Buckley Bistre East	1135	196	183	1514	75.0	12.9	12.1
Buckley Bistre West	1217	481	237	1935	62.9	24.9	12.2
Buckley Mountain	959	128	164	1251	76.7	10.2	13.1
Buckley Pentrobin	1608	133	233	1974	81.5	6.7	11.8
Caergwrle	**487**	**130**	**118**	**735**	**66.3**	**17.7**	**16.1**
Caerwys	817	106	167	1090	75.0	9.7	15.3
Cilcain	643	62	62	767	83.8	8.1	8.1
Connah's Quay Central	799	471	212	1482	53.9	31.8	14.3
Connah's Quay Golftyn	1493	384	276	2153	69.3	17.8	12.8
Connah's Quay South	1879	132	146	2157	87.1	6.1	6.8
Connah's Quay Wepre	751	40	140	931	80.7	4.3	15.0
Ewloe	1890	28	240	2158	87.6	1.3	11.1
Ffynnongroyw	**589**	**106**	**133**	**828**	**71.1**	**12.8**	**16.1**
Flint Castle	397	527	103	1027	38.7	51.3	10.0
Flint Coleshill	1093	434	172	1699	64.3	25.5	10.1
Flint Oakenholt	792	258	152	1202	65.9	21.5	12.6
Flint Trelawny	1189	52	93	1334	89.1	3.9	7.0
Greenfield	715	305	118	1138	62.8	26.8	10.4
Gronant	472	117	86	675	69.9	17.3	12.7
Gwernaffield	734	52	56	842	87.2	6.2	6.7
Gwernymynydd	600	46	97	743	80.8	6.2	13.1
Halkyn	588	65	78	731	80.4	8.9	10.7
Hawarden	677	35	118	830	81.6	4.2	14.2
Higher Kinnerton	574	27	59	660	87.0	4.1	8.9
Holywell Central	**384**	**362**	**150**	**896**	**42.9**	**40.4**	**16.7**
Holywell East	562	133	58	753	74.6	17.7	7.7
Holywell West	697	177	98	972	71.7	18.2	10.1
Hope	849	95	90	1034	82.1	9.2	8.7
Leeswood	636	132	138	906	70.2	14.6	15.2
Llanfynydd	639	62	66	767	83.3	8.1	8.6
Mancot	1017	338	168	1523	66.8	22.2	11.0
Mold Broncoed	**765**	**244**	**203**	**1212**	**63.1**	**20.1**	**16.7**
Mold East	652	136	110	898	72.6	15.1	12.2
Mold South	958	11	55	1024	93.6	1.1	5.4
Mold West	621	417	141	1179	52.7	35.4	12.0
Mostyn	466	207	89	762	61.2	27.2	11.7
New Brighton	1099	74	75	1248	88.1	5.9	6.0
Northop	1060	80	133	1273	83.3	6.3	10.4
Northop Hall	546	48	50	644	84.8	7.5	7.8
Penyffordd	1319	107	138	1564	84.3	6.8	8.8
Queensferry	**564**	**136**	**230**	**930**	**60.6**	**14.6**	**24.7**
Saltney Mold Junction	**334**	**160**	**111**	**605**	**55.2**	**26.4**	**18.3**
Saltney Stonebridge	969	394	185	1548	62.6	25.5	12.0
Sealand	674	443	142	1259	53.5	35.2	11.3
Shotton East	**584**	**108**	**179**	**871**	**67.0**	**12.4**	**20.6**
Shotton Higher	431	566	69	1066	40.4	53.1	6.5
Shotton West	**655**	**106**	**193**	**954**	**68.7**	**11.1**	**20.2**
Trelawnyd and Gwaenysgor	568	105	115	788	72.1	13.3	14.6
Treuddyn	525	110	43	678	77.4	16.2	6.3
Whitford	847	19	91	957	88.5	2.0	9.5
Flintshire	**46,451**	**9,991**	**7,339**	**63,781**	**72.8**	**15.7**	**11.5**

Source: Census 2011

Map1: The location of the private rented sector



The growth in the sector

2.4 Table 2, illustrates the growth in the private rented sector between 2001 and 2011. Overall, the private rented sector has increased by 4.1 percentage points to 11.5%; an overall increase of 55.4% and as a result both the owner occupied sectors and affordable housing sectors have reduced (Chart 1).

Table 2: Growth in PRS 2001-11 by ward

Ward	Owners %	Affordable Housing %	PRS%	Owners %	Affordable Housing %	PRS %
	2001			2011		
Argoed	93.4	1.9	4.7	90.8	1.7	7.4
Aston	78.9	17.0	4.1	79.0	13.5	7.5
Bagillt East	77.7	14.5	7.8	76.1	12.4	11.5
Bagillt West	65.3	24.5	10.2	60.7	24.7	14.7
Broughton North East	68.8	19.2	11.9	71.3	14.6	14.1
Broughton South	82.6	12.4	5.0	78.8	10.3	11.0
Brynford	80.6	13.0	6.4	84.2	9.3	6.5
Buckley Bistre East	80.8	13.6	5.7	75.0	12.9	12.1
Buckley Bistre West	66.2	28.2	5.6	62.9	24.9	12.2
Buckley Mountain	80.5	11.8	7.7	76.7	10.2	13.1
Buckley Pentrobin	84.6	8.8	6.6	81.5	6.7	11.8
Caergwrle	**68.0**	**21.2**	**10.8**	**66.3**	**17.7**	**16.1**
Caerwys	79.3	8.4	12.2	75.0	9.7	15.3
Cilcain	82.0	10.9	7.1	83.8	8.1	8.1
Connah's Quay Central	56.4	35.0	8.6	53.9	31.8	14.3
Connah's Quay Golftyn	73.3	20.2	6.5	69.3	17.8	12.8
Connah's Quay South	90.3	6.7	3.0	87.1	6.1	6.8
Connah's Quay Wepre	86.8	6.6	6.6	80.7	4.3	15.0
Ewloe	94.6	1.1	4.3	87.6	1.3	11.1
Ffynnongroyw	**68.7**	**14.7**	**16.6**	**71.1**	**12.8**	**16.1**
Flint Castle	44.7	49.5	5.8	38.7	51.3	10.0
Flint Coleshill	65.4	26.5	8.2	64.3	25.5	10.1
Flint Oakenholt	71.4	22.4	6.2	65.9	21.5	12.6
Flint Trelawny	91.3	4.0	4.7	89.1	3.9	7.0
Greenfield	63.9	28.2	7.9	62.8	26.8	10.4
Gronant	68.1	21.1	10.7	69.9	17.3	12.7
Gwernaffield	87.0	7.3	5.8	87.2	6.2	6.7
Gwernymynydd	82.6	8.7	8.7	80.8	6.2	13.1
Halkyn	77.4	12.4	10.2	80.4	8.9	10.7

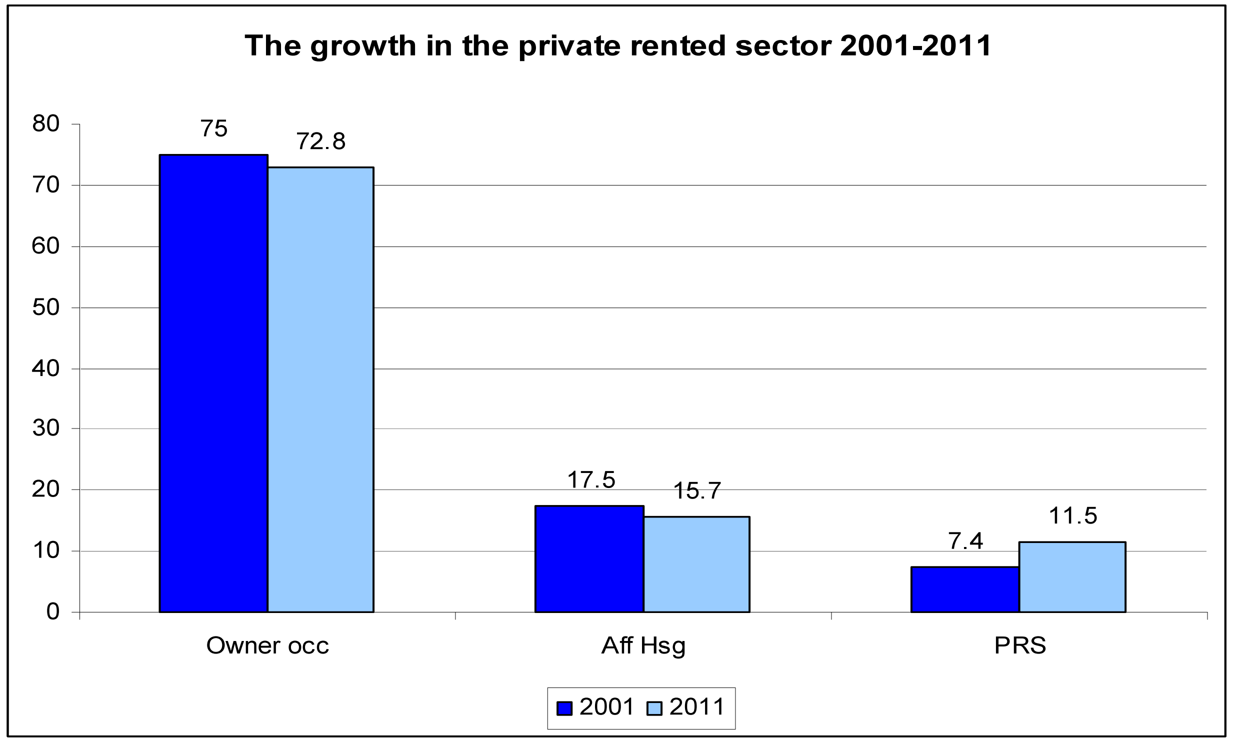
Ward	Owners %	Affordable Housing %	PRS %	Owners %	Affordable Housing%	PRS %
	2001			2011		
Hawarden	83.5	4.5	12.0	81.6	4.2	14.2
Higher Kinnerton	89.3	4.0	6.6	87.0	4.1	8.9
Holywell Central	**45.3**	**43.7**	**11.0**	**42.9**	**40.4**	**16.7**
Holywell East	75.1	19.2	5.7	74.6	17.7	7.7
Holywell West	73.6	17.4	8.9	71.7	18.2	10.1
Hope	82.3	9.6	8.1	82.1	9.2	8.7
Leeswood	73.4	15.4	11.1	70.2	14.6	15.2
Llanfynydd	85.2	8.1	6.7	83.3	8.1	8.6
Mancot	67.2	23.5	9.3	66.8	22.2	11.0
Mold Broncoed	**66.5**	**23.2**	**10.4**	**63.1**	**20.1**	**16.7**
Mold East	73.7	18.0	8.3	72.6	15.1	12.2
Mold South	95.8	1.7	2.4	93.6	1.1	5.4
Mold West	52.9	41.8	5.3	52.7	35.4	12.0
Mostyn	58.5	30.4	11.2	61.2	27.2	11.7
New Brighton	88.2	7.9	4.0	88.1	5.9	6.0
Northop	87.3	6.7	6.0	83.3	6.3	10.4
Northop Hall	82.9	12.5	4.6	84.8	7.5	7.8
Penyffordd	85.7	8.3	6.0	84.3	6.8	8.8
Queensferry	**67.1**	**16.5**	**16.4**	**60.6**	**14.6**	**24.7**
Saltney Mold Junction	**55.6**	**31.8**	**12.6**	**55.2**	**26.4**	**18.3**
Saltney Stonebridge	64.5	30.5	5.0	62.6	25.5	12.0
Sealand	50.7	39.8	9.6	53.5	35.2	11.3
Shotton East	**76.6**	**13.7**	**9.7**	**67.0**	**12.4**	**20.6**
Shotton Higher	42.5	52.5	5.1	40.4	53.1	6.5
Shotton West	**79.1**	**11.9**	**9.0**	**68.7**	**11.1**	**20.2**
Trelawnyd and Gwaenysgor	74.4	14.4	11.2	72.1	13.3	14.6
Treuddyn	77.2	19.2	3.6	77.4	16.2	6.3
Whitford	86.8	2.5	10.7	88.5	2.0	9.5
Flintshire	**75**	**17.5**	**7.4**	**72.8**	**15.7**	**11.5**

Source: Census 2001 and 2011

2.5 The overall changes mask geographical differences. The top 10 Wards with the highest percentage growth in the private rented sector are illustrated in Chart 2

2.6 Map 2 illustrates the growth in the PRS in Flintshire

Chart 1: The percentage growth in the private rented sector 2001-2011



Source: Census 2001 and 2011

Map 2: Growth in the PRS in Flintshire

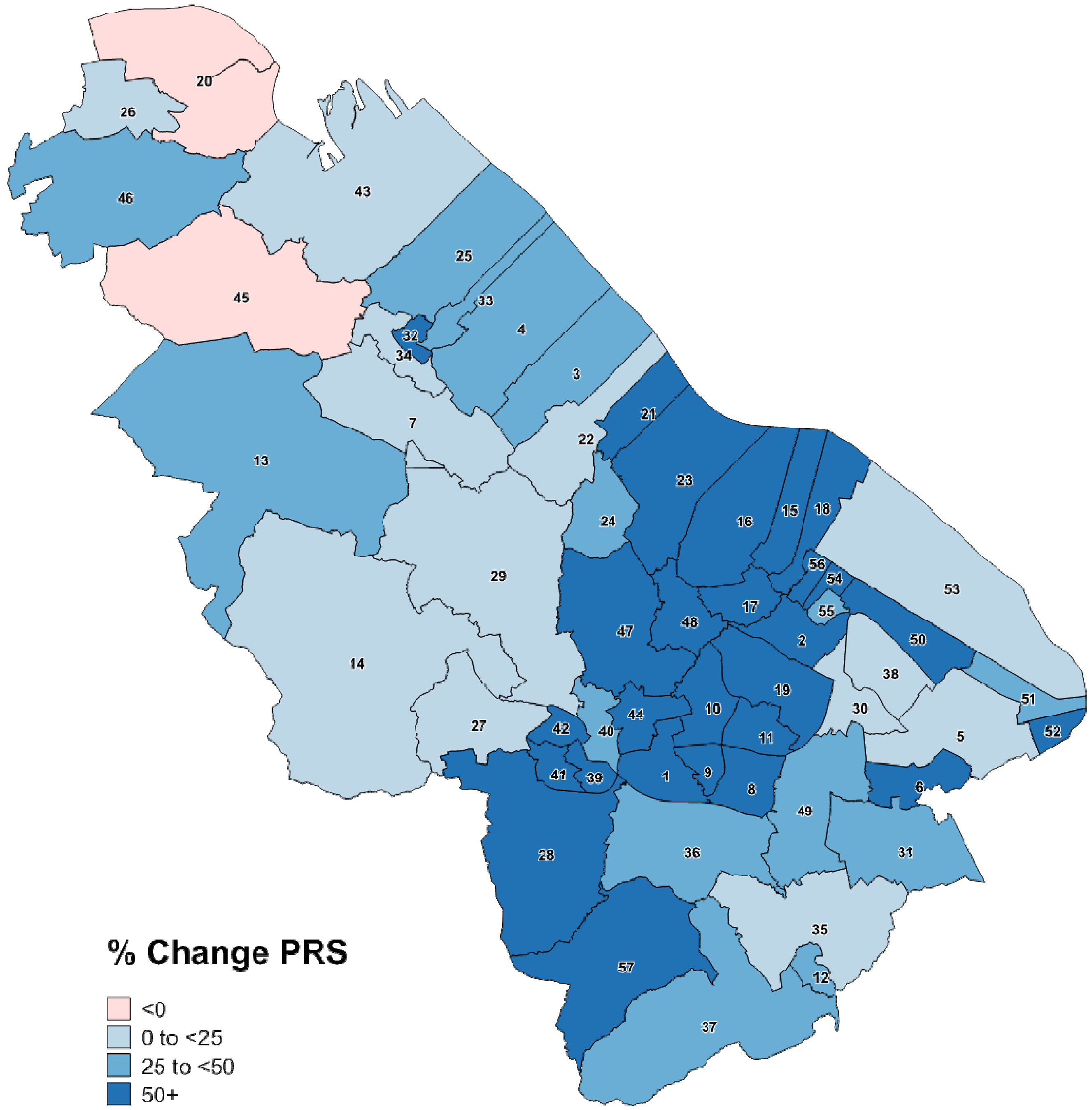
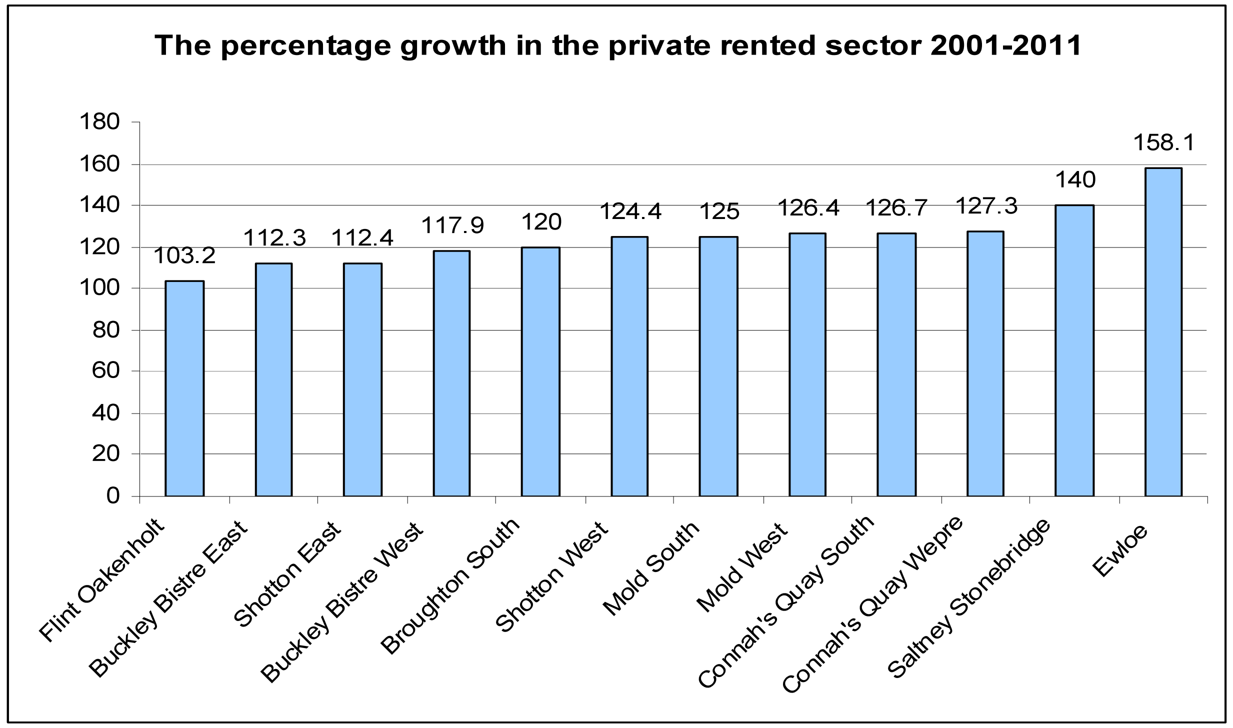


Chart 2 The percentage growth in the private rented sector 2001-2011



2.7 In table 3, we have compared average property prices in 2012 in each Ward with the size of the private rented sector. The table confirms that the sector is concentrated in the lower value housing market areas where the property values are lower and would suggest that the sector is a lower value offer, providing an extension to the social rented sector.

2.8 There are, however, a number of Wards where the size of the private rented sector is above the Flintshire average and the property values are also above the average price for Flintshire, such as Broughton North East, Caerwys and Gwernymynydd. This suggests that there will be higher value properties available in the private rented sector and as these wards have experienced a reasonable increase in scale of the private rented sector over the past 10 years, suggests that the growth in the sector is not only confined to the lower value markets but also for higher income economically active markets.

Table 3: Average Property Price by Ward

Ward	Average sales Value 2012	Total %age of the PRS Census 2011
Argoed	£137,147	7.4
Aston	£170,853	7.5
Bagillt East	£119,273	11.5
Bagillt West	£84,147	14.7
Broughton North East	£179,908	14.1
Broughton South	£155,708	11.0
Brynford	£186,679	6.5
Buckley Bistre East	£109,440	12.1
Buckley Bistre West	£126,922	12.2
Buckley Mountain	£155,788	13.1
Buckley Pentrobin	£173,074	11.8
Caergwrle	**£119,591**	**16.1**
Caerwys	£217,400	15.3
Cilcain	£282,516	8.1
Connah's Quay Central	£96,686	14.3
Connah's Quay Golftyn	£117,856	12.8
Connah's Quay South	£160,527	6.8
Connah's Quay Wepre	£132,438	15.0
Ewloe	£183,789	11.1
Ffynnongroyw	**£100,125**	**16.1**
Flint Castle	£79,688	10.0
Flint Coleshill	£140,183	10.1
Flint Oakenholt	£90,469	12.6
Flint Trelawny	£149,125	7.0
Greenfield	£108,680	10.4
Gronant	£120,496	12.7
Gwernaffield	£224,327	6.7
Gwernymynydd	£188,800	13.1
Halkyn	£243,591	10.7
Hawarden	£214,875	14.2
Higher Kinnerton	£320,143	8.9
Holywell Central	**£86,167**	**16.7**
Holywell East	£106,746	7.7
Holywell West	£143,558	10.1
Hope	£146,880	8.7
Leeswood	£149,000	15.2
Llanfynydd	£274,817	8.6
Mancot	£149,311	11.0
Mold Broncoed	**£146,185**	**16.7**
Mold East	£137,380	12.2
Mold South	£209,327	5.4
Mold West	£167,135	12.0
Mostyn	£153,136	11.7
New Brighton	£152,690	6.0
Northop	£258,835	10.4
Northop Hall	£169,643	7.8
Penyffordd	£171,058	8.8
Queensferry	**£96,909**	**24.7**
Saltney Mold Junction	**£115,607**	**18.3**
Saltney Stonebridge	£138,757	12.0
Sealand	£164,935	11.3
Shotton East	**£106,926**	**20.6**
Shotton Higher	£106,313	6.5
Shotton West	**£104,868**	**20.2**
Trelawnyd and Gwaenysgor	£204,339	14.6
Treuddyn	£185,800	6.3
Whitford	£218,765	9.5
Flintshire	**£162,125**	**11.5**

New properties coming onto the market

2.9 Table 4 shows the actual number of properties coming onto the private rented market each year from 2009 to 2012 in each ward[1]. Overall, the total number of properties coming onto the market has increased from 1,264 in 2009 to 1,680 in 2012; an increase of 32.9%. The total number coming onto the market has increased year on year with 2012 seeing the largest number of properties coming onto the market during the past four years of 1,680 or 29.9% of all properties during the past four years.

Table 4: Number of Properties coming to Market 2009-12

Ward	2009	2010	2011	2012	Total	%age change from 2009 to 2012	Total %age of the PRS Census 2011
Argoed	16	13	13	24	66	50.0	7.4
Aston	20	16	22	21	79	5.0	7.5
Bagillt East	10	12	15	25	62	150.0	11.5
Bagillt West	20	13	17	50	100	150.0	14.7
Broughton North East	27	12	28	27	94	0.0	14.1
Broughton South	32	39	36	44	151	37.5	11.0
Brynford	20	9	18	14	61	-30.0	6.5
Buckley Bistre East	20	20	24	41	105	105.0	12.1
Buckley Bistre West	26	29	39	68	162	161.5	12.2
Buckley Mountain	28	28	42	44	142	57.1	13.1
Buckley Pentrobin	30	43	48	50	171	66.7	11.8
Caergwrle	**12**	**14**	**27**	**17**	**70**	**41.7**	**16.1**
Caerwys	24	17	32	34	107	41.7	15.3
Cilcain	6	10	7	13	36	116.7	8.1
Connah's Quay Central	29	45	41	51	166	75.9	14.3
Connah's Quay Golftyn	60	45	61	60	226	0.0	12.8
Connah's Quay South	36	22	45	44	147	22.2	6.8
Connah's Quay Wepre	30	24	22	23	99	-23.3	15.0
Ewloe	51	54	81	79	265	54.9	11.1
Ffynnongroyw	**13**	**9**	**14**	**23**	**59**	**76.9**	**16.1**
Flint Castle	10	9	16	19	54	90.0	10.0
Flint Coleshill	22	28	30	41	121	86.4	10.1
Flint Oakenholt	33	22	25	34	114	3.0	12.6
Flint Trelawny	20	16	15	19	70	-5.0	7.0
Greenfield	33	31	27	26	117	-21.2	10.4
Gronant	11	18	30	27	86	145.5	12.7
Gwernaffield	3	5	17	7	32	133.3	6.7
Gwernymynydd	19	18	14	22	73	15.8	13.1
Halkyn	2	15	16	17	50	750.0	10.7

Ward	2009	2010	2011	2012	Total	%age change from 2009 to 2012	Total %age of the PRS Census 2011
Hawarden	19	15	26	13	73	-31.6	14.2
Higher Kinnerton	14	18	17	24	73	71.4	8.9
Holywell Central	**30**	**26**	**31**	**40**	**127**	**33.3**	**16.7**
Holywell East	9	7	16	10	42	11.1	7.7
Holywell West	17	15	14	25	71	47.1	10.1
Hope	17	14	21	25	77	47.1	8.7
Leeswood	15	24	22	21	82	40.0	15.2
Llanfynydd	14	13	23	15	65	7.1	8.6
Mancot	29	21	24	32	106	10.3	11.0
Mold Broncoed	**45**	**25**	**43**	**47**	**160**	**4.4**	**16.7**
Mold East	22	20	23	32	97	45.5	12.2
Mold South	6	10	15	15	46	150.0	5.4
Mold West	31	19	36	27	113	-12.9	12.0
Mostyn	7	9	23	23	62	228.6	11.7
New Brighton	18	17	25	18	78	0.0	6.0
Northop	27	27	35	33	122	22.2	10.4
Northop Hall	10	13	14	15	52	50.0	7.8
Penyffordd	20	21	34	24	99	20.0	8.8
Queensferry	**25**	**17**	**18**	**16**	**76**	**-36.0**	**24.7**
Saltney Mold Junction	**28**	**25**	**12**	**30**	**95**	**7.1**	**18.3**
Saltney Stonebridge	47	54	51	61	213	29.8	12.0
Sealand	32	29	38	32	131	0.0	11.3
Shotton East	**25**	**13**	**24**	**26**	**88**	**4.0**	**20.6**
Shotton Higher	9	4	9	7	29	-22.2	6.5
Shotton West	**26**	**30**	**23**	**45**	**124**	**73.1**	**20.2**
Trelawnyd and Gwaenysgor	21	18	17	26	82	23.8	14.6
Treuddyn	6	8	18	9	41	50.0	6.3
Whitford	32	18	29	25	104	-21.9	9.5
Flintshire	**1264**	**1166**	**1503**	**1680**	**5613**	**32.9**	**11.5**
%age	**22.5**	**20.7**	**26.7**	**29.9**	**100**		

Source: Vizzihomes and Census 2011

[1] These properties were advertised through a private letting agent.

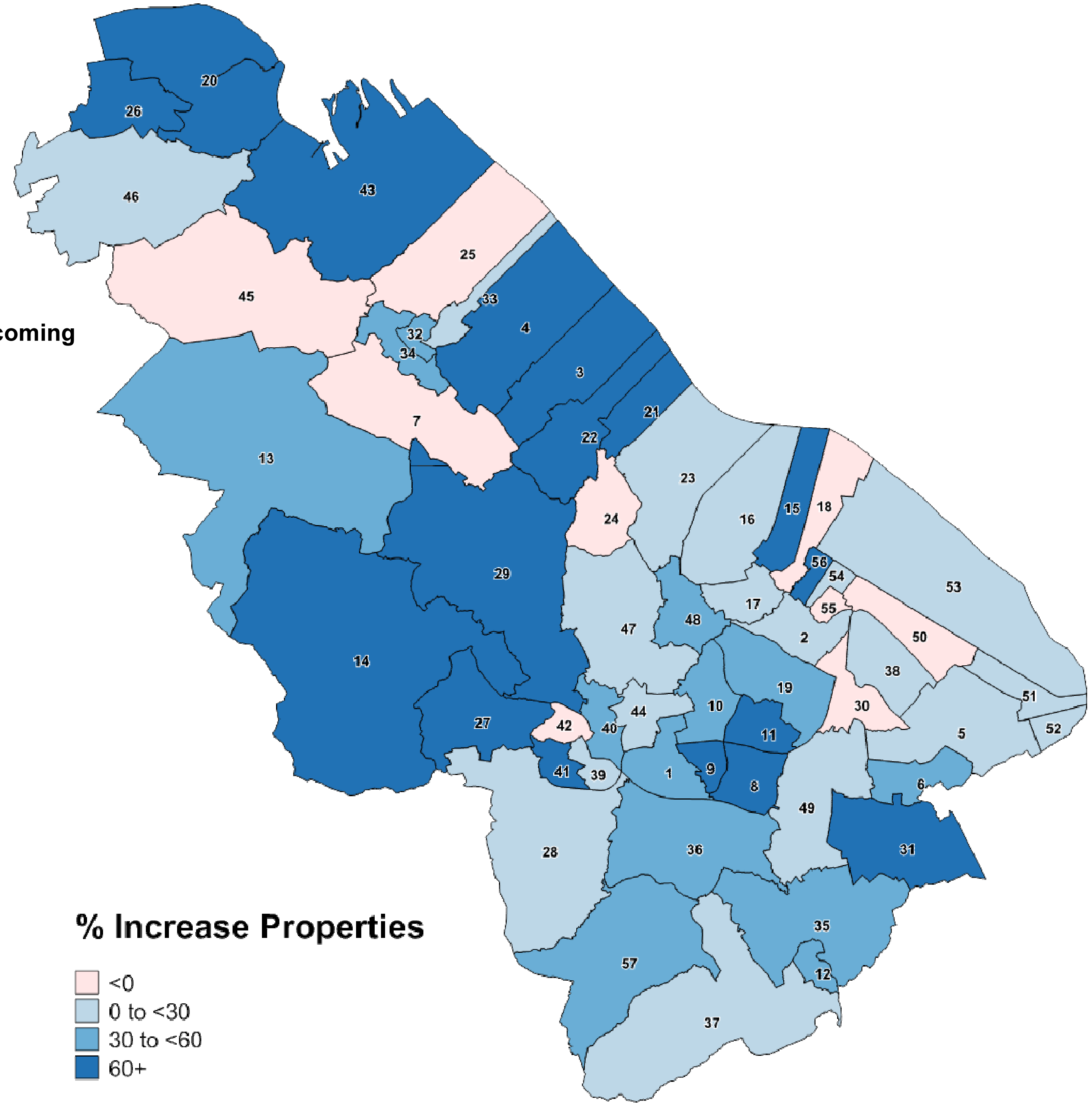
2.10 The wards that have experienced the largest percentage increase in new properties coming onto the market are: Halkyn (750%), Mostyn (228.6%), Buckley Bistre West (161.5%), Mold South (150%), Bagillt West (150%), Gronant (145.5%), Gwernaffield (133.3%), Cilcain (116.7%) and Buckley Bistre East (105%). Halkyn, Mold South, Cilcain and Gwernaffield are high value markets and therefore confirm that there is a growing higher value income market in Flintshire.

2.11 In terms of the total number of properties coming onto the market in the past four years, the largest numbers have been in Connah's Quay Golftyn (226) and the lowest number in Shotton (29).

2.12 There are 9 wards where the number of properties coming onto the market has contracted since 2009.

2.13 The increase in the number of properties coming onto the market from 2009 in each ward is mapped in Map 3 below

Map 3: The increase in the number of properties coming onto the market 2009-2012



2.14 Table 5 shows the actual number of properties coming onto the market during 2010, 2011 and 2012 as a percentage of all properties in the Private Rented Sector. This provides a useful guide on activity in the market. Overall, the number of properties coming onto the market as a percentage of the total stock (as taken from the Census 2011) has increased over the past 3 years and in 2012 represented 22.9% of the total private rented stock.

2.15 The wards with the largest number of units coming onto the market as a percentage of the total private rented sector stock in 2012 were Higher Kinnerton (40.7%), Bagillt West (37%), Saltney Stonebridge (33%), Ewloe (32.9%), Gronant (31.4%), Connahs Quay South (30.1%) and Northop Hall (30%). These are not the wards with the largest private rented sector, suggesting that there are likely to be newly emerging markets in Flintshire.

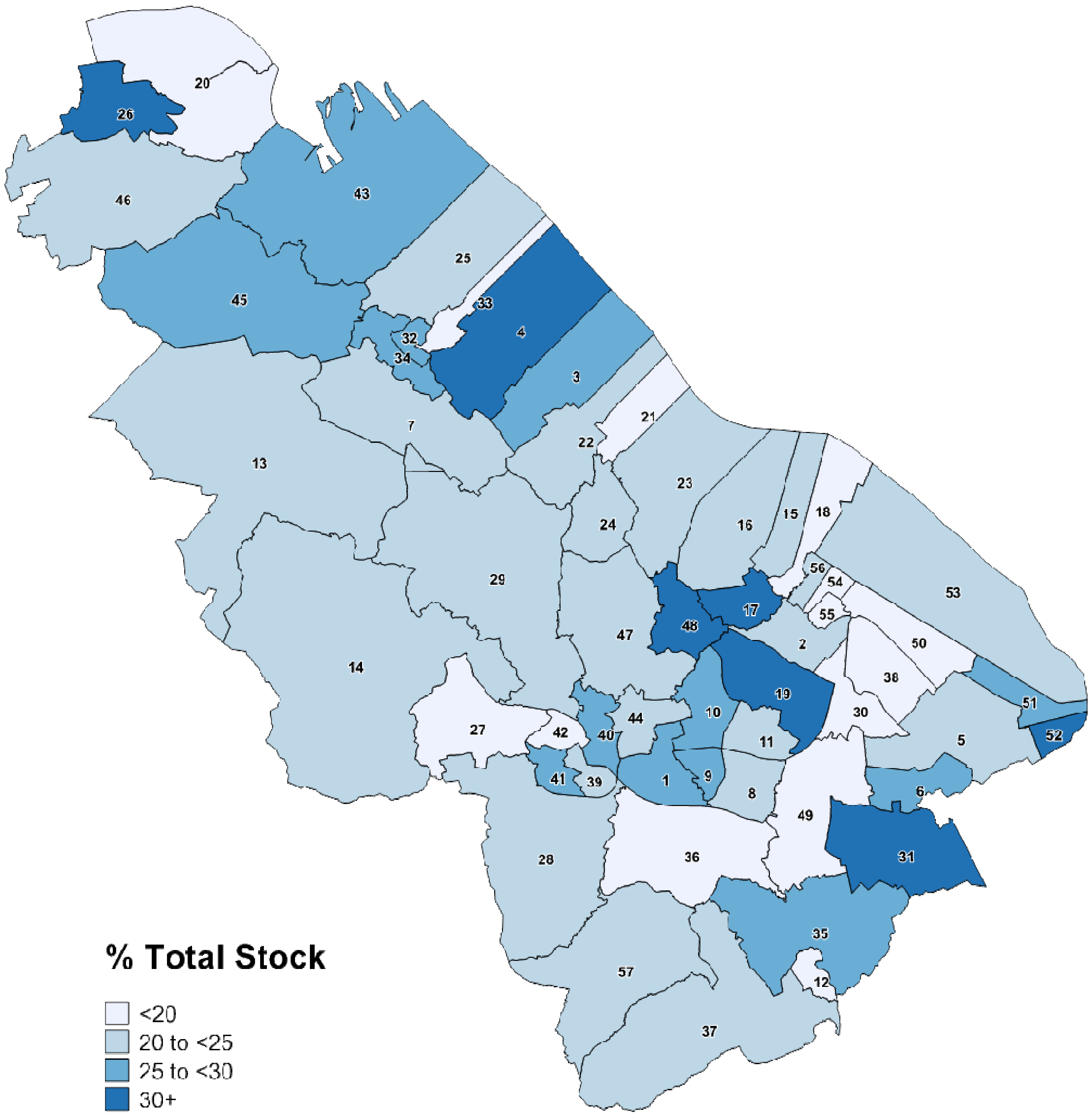
Table 5: Number of properties coming to market as percentage of PRS

Ward	No new properties coming to market 2010	No new properties coming to market 2011	No new properties coming to market 2012	Total No properties in PRS Census 2011	No as %age of total stock 2010	No as %age of total stock 2011	No as %age of total stock 2012
Argoed	13	13	24	86	15.1	15.1	27.9
Aston	16	22	21	99	16.2	22.2	21.2
Bagillt East	12	15	25	90	13.3	16.7	27.8
Bagillt West	13	17	50	135	9.6	12.6	37.0
Broughton North East	12	28	27	135	8.9	20.7	20.0
Broughton South	39	36	44	171	22.8	21.1	25.7
Brynford	9	18	14	60	15.0	30.0	23.3
Buckley Bistre East	20	24	41	183	10.9	13.1	22.4
Buckley Bistre West	29	39	68	237	12.2	16.5	28.7
Buckley Mountain	28	42	44	164	17.1	25.6	26.8
Buckley Pentrobin	43	48	50	233	18.5	20.6	21.5
Caergwrle	**14**	**27**	**17**	**118**	**11.9**	**22.9**	**14.4**
Caerwys	17	32	34	167	10.2	19.2	20.4
Cilcain	10	7	13	62	16.1	11.3	21.0
Connah's Quay Central	45	41	51	212	21.2	19.3	24.1
Connah's Quay Golftyn	45	61	60	276	16.3	22.1	21.7
Connah's Quay South	22	45	44	146	15.1	30.8	30.1
Connah's Quay Wepre	24	22	23	140	17.1	15.7	16.4
Ewloe	54	81	79	240	22.5	33.8	32.9
Ffynnongroyw	**9**	**14**	**23**	**133**	**6.8**	**10.5**	**17.3**
Flint Castle	9	16	19	103	8.7	15.5	18.4
Flint Coleshill	28	30	41	172	16.3	17.4	23.8
Flint Oakenholt	22	25	34	152	14.5	16.4	22.4
Flint Trelawny	16	15	19	93	17.2	16.1	20.4
Greenfield	31	27	26	118	26.3	22.9	22.0
Gronant	18	30	27	86	20.9	34.9	31.4
Gwernaffield	5	17	7	56	8.9	30.4	12.5
Gwernymynydd	18	14	22	97	18.6	14.4	22.7
Halkyn	15	16	17	78	19.2	20.5	21.8
Hawarden	15	26	13	118	12.7	22.0	11.0
Higher Kinnerton	18	17	24	59	30.5	28.8	40.7
Holywell Central	**26**	**31**	**40**	**150**	**17.3**	**20.7**	**26.7**
Holywell East	7	16	10	58	12.1	27.6	17.2
Holywell West	15	14	25	98	15.3	14.3	25.5
Hope	14	21	25	90	15.6	23.3	27.8
Leeswood	24	22	21	138	17.4	15.9	15.2
Llanfynydd	13	23	15	66	19.7	34.8	22.7
Mancot	21	24	32	168	12.5	14.3	19.0
Mold Broncoed	**25**	**43**	**47**	**203**	**12.3**	**21.2**	**23.2**
Mold East	20	23	32	110	18.2	20.9	29.1
Mold South	10	15	15	55	18.2	27.3	27.3
Mold West	19	36	27	141	13.5	25.5	19.1
Mostyn	9	23	23	89	10.1	25.8	25.8
New Brighton	17	25	18	75	22.7	33.3	24.0
Northop	27	35	33	133	20.3	26.3	24.8
Northop Hall	13	14	15	50	26.0	28.0	30.0
Penyffordd	21	34	24	138	15.2	24.6	17.4
Queensferry	**17**	**18**	**16**	**230**	**7.4**	**7.8**	**7.0**
Saltney Mold Junction	**25**	**12**	**30**	**111**	**22.5**	**10.8**	**27.0**
Saltney Stonebridge	54	51	61	185	29.2	27.6	33.0
Sealand	29	38	32	142	20.4	26.8	22.5
Shotton East	**13**	**24**	**26**	**179**	**7.3**	**13.4**	**14.5**
Shotton Higher	4	9	7	69	5.8	13.0	10.1
Shotton West	**30**	**23**	**45**	**193**	**15.5**	**11.9**	**23.3**
Trelawnyd and Gwaenysgor	18	17	26	115	15.7	14.8	22.6
Treuddyn	8	18	9	43	18.6	41.9	20.9
Whitford	18	29	25	91	19.8	31.9	27.5
Flintshire	**1166**	**1503**	**1680**	**7,339**	**15.9**	**20.5**	**22.9**

Source: Vizzihomes and Census 2011

2.16 The number of the private rented homes coming onto the market as a percentage of the total private rented stock in 2012 is illustrated in Map 4

Map 4: The number of the private rented homes coming onto the market as a percentage of the total private rented stock in 2012



Property type and bed size

2.17 The number of flats that have come onto the market has increased from 2009 to 2012 but the proportion of flats still only represents 18.8% of all properties in 2012. The majority of properties coming onto the market are houses and represent 82.6% over the past four years.(Table 6)

Table 6: Size of property on market 2009-12

Property type	2009 No	2010 No	2011 No	2012 No	Total	Property type	2009 %	2010 %	2011 %	2012 %	Total
Flats	189	217	255	316	977	Flats	15	18.6	16.9	18.8	17.4
House	1075	949	1248	1364	4636	House	85	81.4	83.1	81.2	82.6
Flintshire	**1264**	**1166**	**1503**	**1680**	**5613**	**Flintshire**	**100**	**100**	**100**	**100**	**100**

Source: Vizzihomes

2.18 Table 7, illustrates the total number of properties coming onto the market by property size in each of the four years from 2009-2012 and also expresses these figures as a percentage for each year.

2.19 There is a relatively good supply of properties for families (the largest growing market in the private rented sector). 36.3% of properties have been 2 bed properties and 39.6% 3 bed properties. The figure for three bed properties is higher than arc[4] usually see, as 2 bed properties normally dominate markets.

2.20 However, there are fewer larger properties. Only 2.2% of properties brought onto the market in the past four years have been 4 bed plus. By comparison, there are very few smaller properties and only 2.3% of all properties brought onto the market in the past four years have been bed-sits. Interestingly the number of smaller units, bed-sits and one bed properties that have come onto the market has increased in the past few years, potentially as a response to the LHA benefit caps.

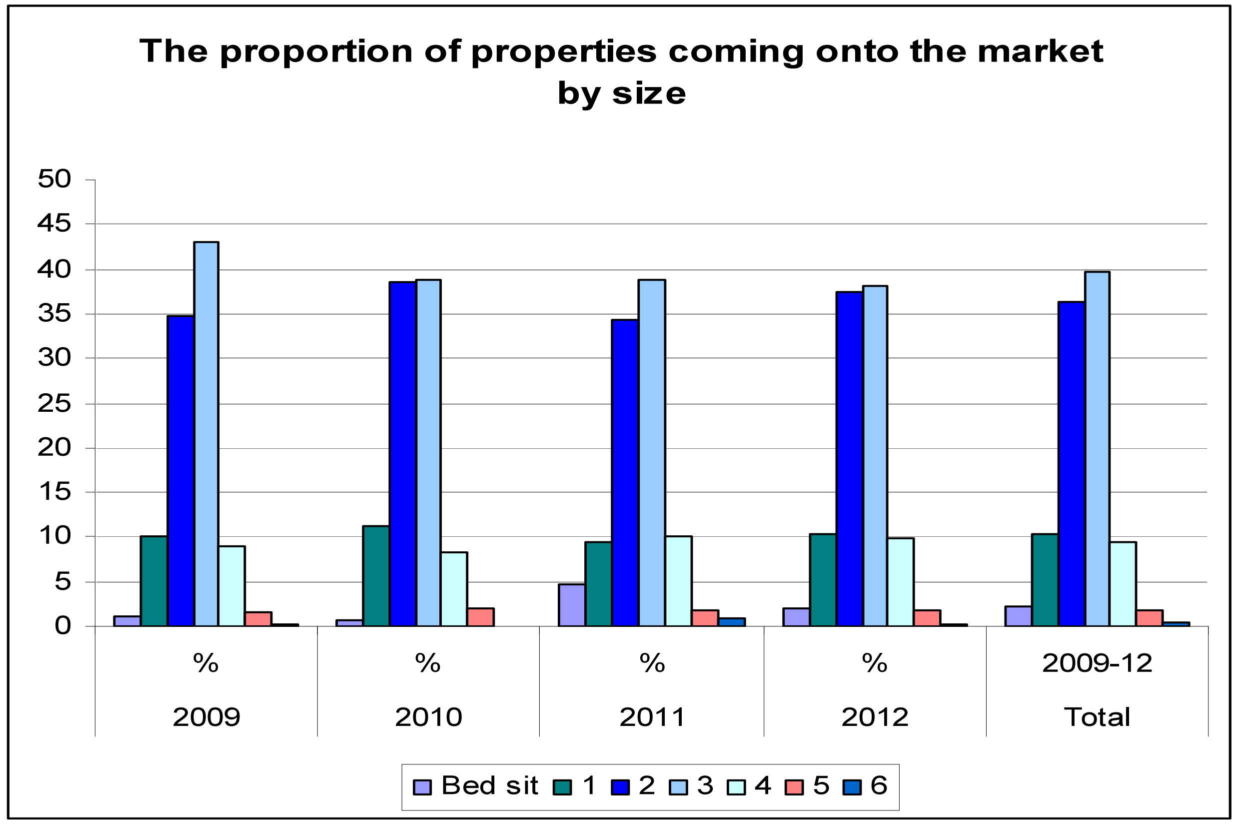
2.21 This property offer is likely to create shortages of property for households affected by the shared room rate or looking for smaller accommodation.

Table 7: Number of properties coming to market 2009-12 by property size

No of beds	2009 No	2010 No	2011 No	2012 No	Total No	No of beds	2009 %	2010 %	2011 %	2012 %	Total %
Bed sit	15	8	71	36	130	**Bed sit**	1.2	0.7	4.7	2.1	2.3
1	127	132	142	175	576	**1**	10.0	11.3	9.4	10.4	10.3
2	440	449	517	630	2036	**2**	34.8	38.5	34.4	37.5	36.3
3	543	454	583	640	2220	**3**	43.0	38.9	38.8	38.1	39.6
4	113	96	151	166	526	**4**	8.9	8.2	10.0	9.9	9.4
5	19	23	25	29	96	**5**	1.5	2.0	1.7	1.7	1.7
6	4	1	12	3	20	**6**	0.3	0.1	0.8	0.2	0.4
7	3	3	0	1	7		0.2	0.3	0.0	0.1	0.1
8	0	0	2	0	2		0.0	0.0	0.1	0.0	0.0
Flintshire	**1264**	**1166**	**1503**	**1680**	**5613**	**Flintshire**	**100**	**100**	**100**	**100**	**100**

Source: Vizzihomes
Percentages may not add to 100 due to rounding

Chart 3: The proportion of properties coming onto the market by bed size 2009-2012



Source: Vizzihomes

2.22 Table 8[2], shows the number and percentage of different property types and sizes coming onto the market from 2009-2012.

2.23 There has been a consistent proportion of 2 bed houses but a reduction in the proportion of 3 bed properties coming onto the market from 42.6% in 2009 to 39.1% in 2012.

Table 8: The percentage of properties coming onto the market by bed size 2009-2012

Property type	2009	2010	2011	2012	Total	2009 %	2010 %	2011 %	2012 %	Total
Flat	**711**	**706**	**958**	**989**	**3364**	**30.8**	**31.9**	**32.9**	**29.7**	**29.8**
Bedsit	3	5	11	9	28	0.2	0.4	0.7	0.5	0.5
1	87	89	101	129	406	6.9	7.6	6.7	7.7	7.2
2	93	118	133	166	510	7.4	10.1	8.8	9.9	9.1
3	5	4	7	11	27	0.4	0.3	0.5	0.7	0.5
4	NA	NA	1	1	2	0.0	0.0	0.1	0.1	0.0
5	NA	1	NA	NA	1	0.0	0.1	0.0	0.0	0.0
6	1	NA	2	NA	3	0.1	0.0	0.1	0.0	0.1
House	**1075**	**949**	**1248**	**1364**	**4636**	**85**	**81.4**	**83**	**81.2**	**82.6**
Bedsit	12	3	60	27	102	0.9	0.3	4.0	1.6	1.8
1	40	43	41	46	170	3.2	3.7	2.7	2.7	3.0
2	347	331	384	464	1526	27.5	28.4	25.5	27.6	27.2
3	538	450	576	629	2193	42.6	38.6	38.3	37.4	39.1
4	113	96	150	165	524	8.9	8.2	10.0	9.8	9.3
5	19	22	25	29	95	1.5	1.9	1.7	1.7	1.7
6	3	1	10	3	17	0.2	0.1	0.7	0.2	0.3
7	3	3	NA	1	7	0.2	0.3	0.0	0.1	0.1
8	NA	NA	2	NA	2	0.0	0.0	0.1	0.0	0.0
Flintshire	**1264**	**1166**	**1503**	**1680**	**5613**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Vizzihomes

[2] This data is available at ward level but too large to include within this report

Rent levels

2.24 Table 9, shows the average rent levels for properties coming onto the market in each ward for the four years 2009-2012. It then shows the percentage increases in rents year on year and the overall percentage increase from 2009-2012.

2.25 The average rent for a property in Flintshire from 2009-2012 was £663 pcm. Since 2009, average rents in Flintshire have reduced by 3% although there was a healthy increase during 2009-10. The wide fluctuations suggest a relatively un-established market that has not developed consistent trends to reflect the growing role the private rented sector has to play in meeting housing need and demand.

2.26 Overall rent reductions at a local authority level are unusual and not often seen in other local authorities. However, the overall rent reduction is being driven by some very large reductions in a small number of wards. In 29 of the 57 wards, rent increases where above 4%. There are currently several sources of data on rental levels in the private rented sector, all of which are indicative but none definitive. The sources include:-

- Office of National Statistics (ONS) ‘private rental’ component of Consumer Price Inflation (CPI)
- Valuation Office Agency (VOA) data
- Surveys by private companies such as LSL Property Services

2.27 These data produce a range of values for rent increases between 0.9%and 3.3% per year and would confirm that parts of the Flintshire market are increasing at relatively high levels.

Table 9: Average rent levels

Ward	2009 £pcm	2010 £pcm	2011 £pcm	2012 £pcm	Total £pcm	% change 2009-2010	% change 2010-2011	% change 2011-2012	% change 2009-2012
Argoed	£622	£622	£643	£649	£636	-0.1	3.4	1.0	4.4
Aston	£590	£668	£665	£657	£645	13.1	-0.5	-1.3	11.3
Bagillt East	£590	£566	£634	£568	£587	-4.0	11.5	-11.2	-3.7
Bagillt West	£537	£550	£523	£535	£535	2.4	-4.9	2.2	-0.3
Broughton North East	£720	£967	£806	£715	£776	34.4	-22.5	-12.5	-0.6
Broughton South	£637	£632	£628	£635	£633	-0.9	-0.5	1.0	-0.3
Brynford	£589	£657	£610	£674	£625	11.6	-8.1	11.0	14.5
Buckley Bistre East	£576	£592	£568	£571	£575	2.7	-4.2	0.6	-0.9
Buckley Bistre West	£531	£542	£585	£589	£571	2.2	8.2	0.8	11.1
Buckley Mountain	£593	£571	£575	£588	£582	-3.7	0.6	2.1	-1.0
Buckley Pentrobin	£607	£574	£626	£558	£590	-5.4	8.5	-11.2	-8.2
Caergwrle	**£527**	**£484**	**£524**	**£505**	**£512**	**-8.0**	**7.5**	**-3.5**	**-4.1**
Caerwys	£599	£586	£585	£552	£578	-2.2	-0.2	-5.5	-7.9
Cilcain	£608	£734	£868	£717	£733	20.6	22.1	-24.7	17.9
Connah's Quay Central	£452	£474	£490	£515	£487	4.8	3.6	5.5	13.9
Connah's Quay Golftyn	£535	£3,146	£2,552	£590	£1,614	487.7	-110.9	-366.5	10.3
Connah's Quay South	£649	£740	£628	£668	£662	14.0	-17.2	6.2	3.0
Connah's Quay Wepre	£751	£543	£565	£630	£631	-27.8	3.0	8.7	-16.1
Ewloe	£749	£719	£706	£685	£711	-3.9	-1.7	-2.9	-8.5
Ffynnongroyw	**£488**	**£502**	**£515**	**£524**	**£510**	**2.9**	**2.7**	**2.0**	**7.5**
Flint Castle	£553	£552	£531	£512	£532	-0.1	-3.8	-3.4	-7.4
Flint Coleshill	£520	£530	£528	£544	£532	1.8	-0.3	3.0	4.6
Flint Oakenholt	£533	£518	£558	£584	£551	-2.8	7.4	4.9	9.5
Flint Trelawny	£710	£621	£856	£631	£700	-12.5	33.1	-31.7	-11.2
Greenfield	£483	£543	£523	£522	£517	12.4	-4.2	-0.3	7.9
Gronant	£653	£573	£996	£663	£759	-12.2	64.7	-51.0	1.4
Gwernaffield	£798	£670	£749	£636	£716	-16.1	9.9	-14.2	-20.4
Gwernymynydd	£1,660	£702	£697	£582	£914	-57.7	-0.3	-6.9	-64.9
Halkyn	£585	£774	£834	£787	£790	32.3	10.3	-8.1	34.5
Hawarden	£789	£797	£752	£788	£777	0.9	-5.6	4.5	-0.1
Higher Kinnerton	£677	£709	£820	£730	£736	4.6	16.5	-13.2	7.9
Holywell Central	**£500**	**£504**	**£490**	**£520**	**£505**	**0.8**	**-2.9**	**6.2**	**4.1**
Holywell East	£549	£554	£545	£575	£555	0.9	-1.7	5.5	4.7
Holywell West	£526	£556	£623	£565	£565	5.8	12.6	-10.9	7.4

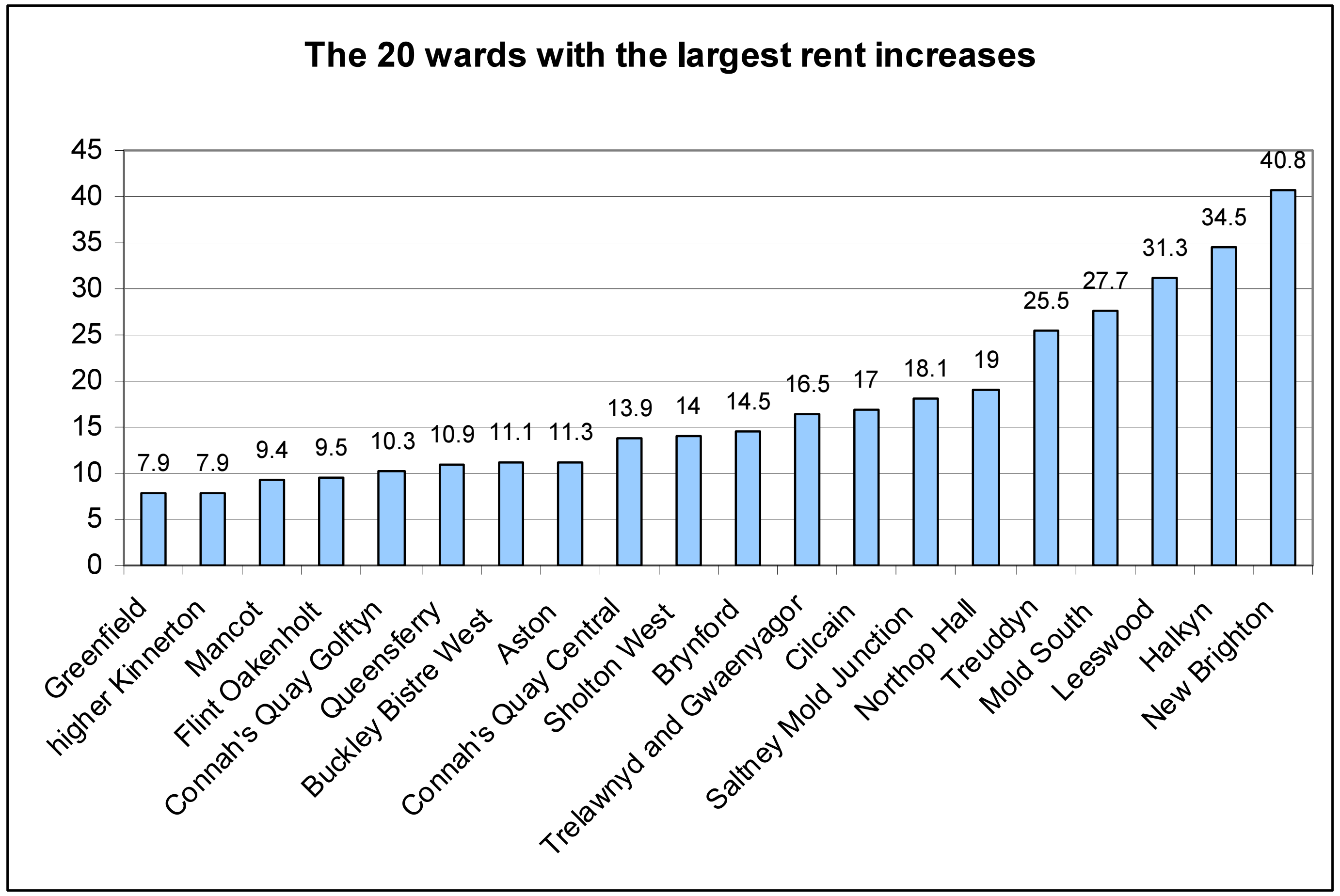
Ward	2009 £pcm	2010 £pcm	2011 £pcm	2012 £pcm	Total £pcm	% change 2009-2010	% change 2010-2011	% change 2011-2012	% change 2009-2012
Hope	£830	£610	£692	£674	£702	-26.5	9.9	-2.1	-18.7
Leeswood	£503	£535	£604	£660	£580	6.5	13.6	11.1	31.3
Llanfynydd	£899	£665	£687	£619	£712	-26.0	2.4	-7.6	-31.2
Mancot	£587	£559	£630	£642	£608	-4.8	12.1	2.1	9.4
Mold Broncoed	**£567**	**£604**	**£608**	**£592**	**£591**	**6.5**	**0.7**	**-2.9**	**4.3**
Mold East	£557	£540	£513	£509	£527	-3.0	-4.8	-0.8	-8.6
Mold South	£622	£739	£739	£794	£742	18.8	-0.1	8.9	27.7
Mold West	£519	£565	£573	£550	£551	9.0	1.6	-4.5	6.0
Mostyn	£856	£788	£668	£647	£699	-8.0	-14.0	-2.5	-24.5
New Brighton	£666	£619	£680	£938	£723	-7.0	9.2	38.6	40.8
Northop	£769	£717	£659	£712	£711	-6.8	-7.4	6.9	-7.4
Northop Hall	£604	£633	£746	£718	£683	4.9	18.6	-4.5	19.0
Penyffordd	£748	£803	£740	£687	£742	7.5	-8.5	-7.1	-8.1
Queensferry	**£464**	**£544**	**£842**	**£515**	**£582**	**17.2**	**64.3**	**-70.5**	**10.9**
Saltney Mold Junction	**£486**	**£498**	**£533**	**£575**	**£523**	**2.4**	**7.1**	**8.6**	**18.1**
Saltney Stonebridge	£550	£553	£586	£587	£570	0.4	6.0	0.1	6.6
Sealand	£994	£804	£762	£695	£812	-19.1	-4.2	-6.7	-30.1
Shotton East	**£495**	**£451**	**£505**	**£499**	**£493**	**-9.0**	**11.0**	**-1.3**	**0.8**
Shotton Higher	£1,337	£540	£460	£508	£755	-59.6	-6.0	3.6	-62.0
Shotton West	**£449**	**£456**	**£493**	**£512**	**£482**	**1.7**	**8.1**	**4.2**	**14.0**
Trelawnyd and Gwaenysgor	£637	£699	£661	£742	£689	9.7	-6.0	12.8	16.5
Treuddyn	£536	£621	£625	£673	£622	15.8	0.7	9.0	25.5
Whitford	£698	£732	£694	£734	£711	4.8	-5.3	5.6	5.1
Flintshire	**£631**	**£707**	**£715**	**£612**	**£663**	**12.0**	**1.4**	**-16.4**	**-3.0**

Source: Vizzihomes

2.28 The overall figures mask geographical differences. The 15 wards with the largest rent increases are illustrated in chart 4. There are some very large rent increases in these wards and these areas provide significant opportunity for future investment, if they could be continued.

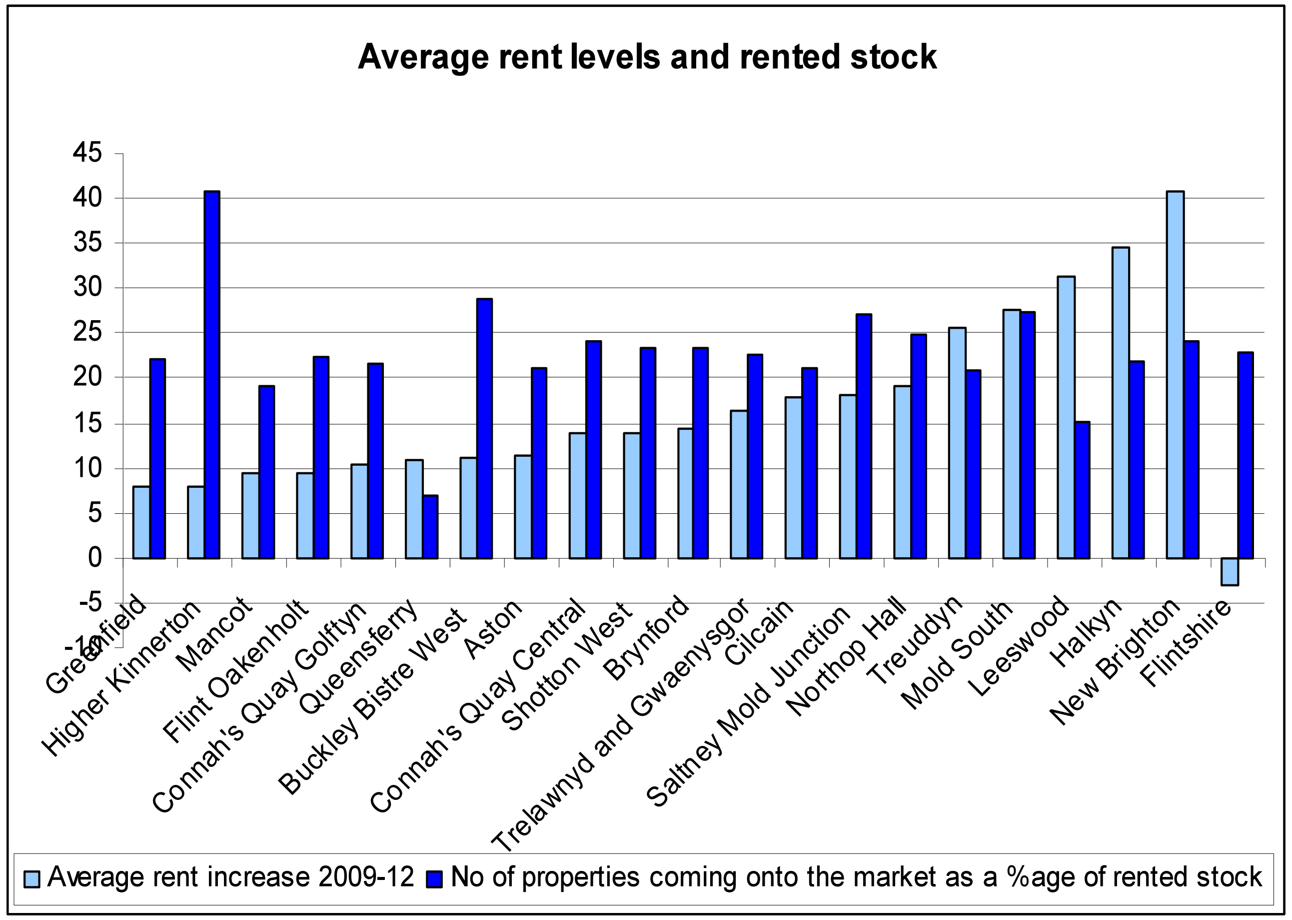
2.29 Chart 5 brings together two parts of the evidence base. It compares the total number of new properties coming onto the market in 2012 as a percentage of all rented stock in the 20 wards with the highest average rent increases from 2009-2012. The Flintshire averages are also illustrated. The chart shows that although there is not a consistent link between the activity in the market and rent increases, there is a general correlation between wards with the highest rental increases and number of new properties coming onto the market in 2012.

Chart 4: The 20 Wards with the largest rent increases



Source: Vizzhomes

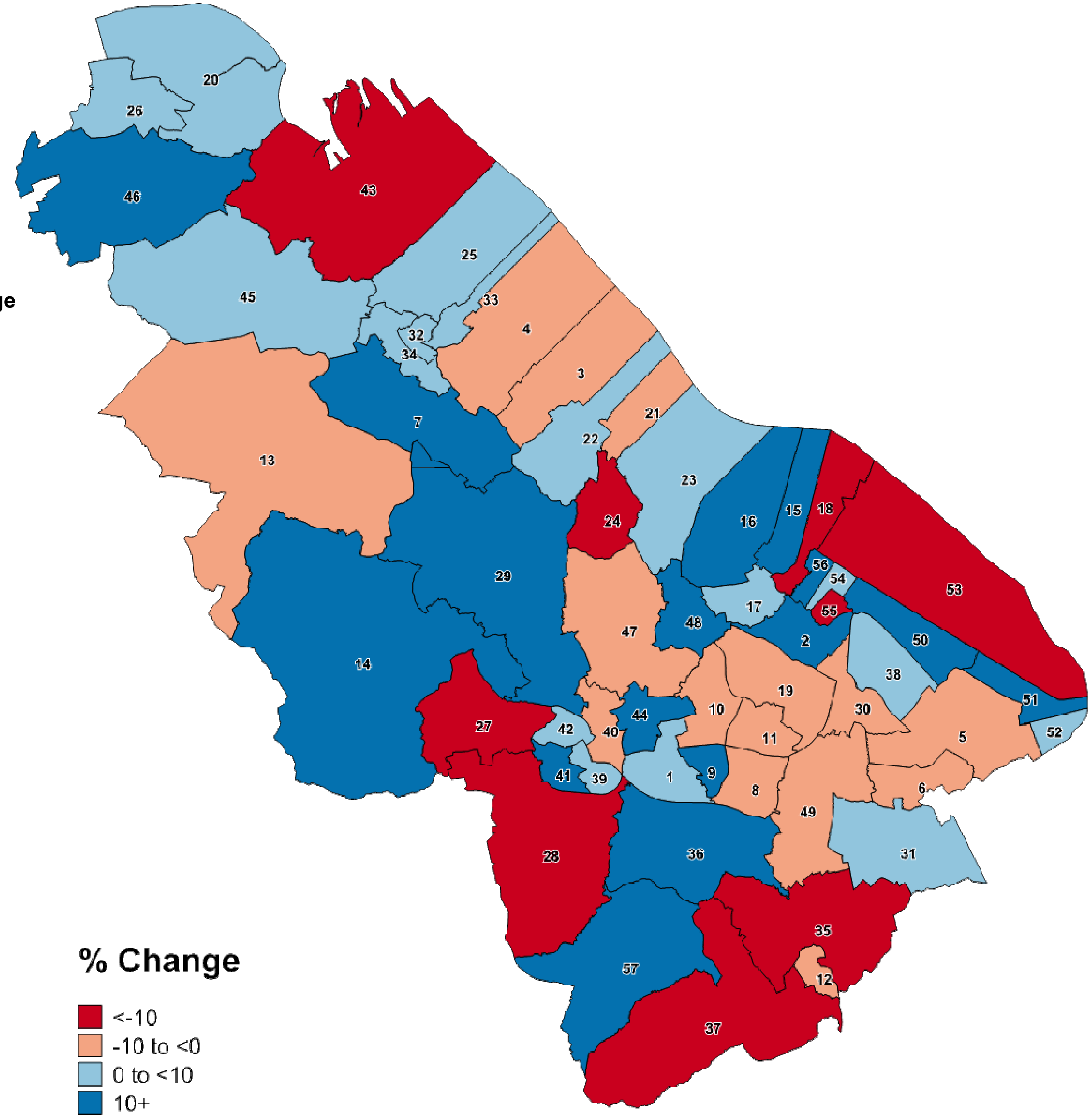
Chart 5: Average rent levels and rented stock



Source: Vizzhomes

2.30 The average rent change 2009 to 2012 is shown geographically in Map 5.

Map 5: The average rent change 2009 to 2012



2.31 Table 10 shows average rents by property type and bed size[3]. Since 2009, average rents for flats have increased by 2.8%, whilst for houses there has been a reduction of -2.7%. The biggest rent increases have been for 1 bed flats, and smaller houses. The larger houses are based on relatively small sample sizes.

2.32 The higher rental increases for smaller homes may be linked to the caps on LHA and many households may have chosen the private rented sector as a 'stepping stone' into homeownership and are renting smaller (cheaper) properties whilst they save for deposits for mortgages.

Table 10: Rent levels by property type in wards

Property size	2009 £pcm	2010 £pcm	2011 £pcm	2012 £pcm	Average £pcm	%age change 2009-2012
Flat	**£476**	**£499**	**£496**	**£490**	**£491**	**2.8%**
Bed sit	£416	£401	£461	£388	£422	-6.8%
1	£412	£436	£429	£434	£429	5.3%
2	£533	£547	£546	£533	£540	0.0%
3	£549	£499	£514	£554	£534	0.8%
4	NA	NA	£1,160	£650	£905	NA
5	NA	£950	NA	NA	£950	NA
6	£550	NA	£358	NA	£422	NA
House	**£658**	**£754**	**£760**	**£640**	**£700**	**-2.7%**
0	£4,074**	£492	£687	£575	£1,050	-85.9%
1	£397	£410	£455	£481	£437	21.1%
2	£534	£878	£548	£543	£615	1.7%
3	£610	£629	£842	£629	£680	3.1%
4	£869	£924	£904	£906	£901	4.3%
5	£1,133	£1,183	£1,198	£1,014	£1,125	-10.5%
6	£858**	£1,950	£2,510	£1,582	£2,022	84.3%
7	£2,165**	£2,083	NA	£4,000	£2,392	84.8%
8	NA	NA	£1,400	NA	£1,400	NA
Flintshire	**£631**	**£707**	**£715**	**£612**	**£663**	**-3.0%**

Source: Vizzihomes

[3] This data is available at ward level but too large to include within this report.

Affordability

2.33 We have considered two types of affordability in Flintshire. The affordability for households dependent on Local Housing Allowance and the affordability for economically active households.

2.34 We have reviewed all of the properties that came onto the market in each year from 2009 to 2012 (5,613) and compared the rent levels with the Local Housing Allowance caps for Flintshire. We have then recorded the number of properties that were available within the LHA caps by bed size and expressed this as a percentage of all of that property type available. The results are shown in Table 11.[4]

2.35 Since 2009, 22.3% of all properties coming to the market have been within the Local Housing Allowance caps. This increases to 26.3% for 1 bed properties. The overall average is is lower than usual figures that arc[4] identifies in other local authorities, where the average is usually around 30-40%

2.36 During the four year period, only 8 bed-sits/shared rooms were available within Local Housing Allowance levels. It is very likely that this type of property is available but not advertised through letting agents but given that, it is also likely that it is of a lower quality and management standard than properties let through managing agents.

Table 11: Affordability by property type

No of beds	2009		2010		2011		2012		Total No	
	No	%	No	%	No	%	No	%	No	%
Bed sit	2	13.3	0	0.0	4	5.6	2	5.6	8	6.1
1	45	35.4	41	31.1	32	22.5	34	19.4	152	26.3
2	92	20.9	95	21.2	75	14.5	79	12.5	341	16.7
3	194	35.7	144	31.7	144	24.7	141	22.0	623	28
4	36	31.9	21	21.9	27	17.9	33	19.9	117	22.2
5	1	5.3	1	4.3	0	0.0	5	17.2	7	7.2
6	2	50.0	0	0.0	2	16.7	0	0.0	4	20
Flintshire	**372**	**29.4**	**302**	**25.9**	**284**	**18.8**	**294**	**17.5**	**1252**	**22.3**

Source: Vizzihomes

2.37 Chart 6 illustrates the changing affordable levels for properties. Since 2009, there has been a reduction in the number of properties coming onto the market within the LHA caps and therefore choice has reduced for households dependent on LHA; this is most noticeable for smaller and larger property.

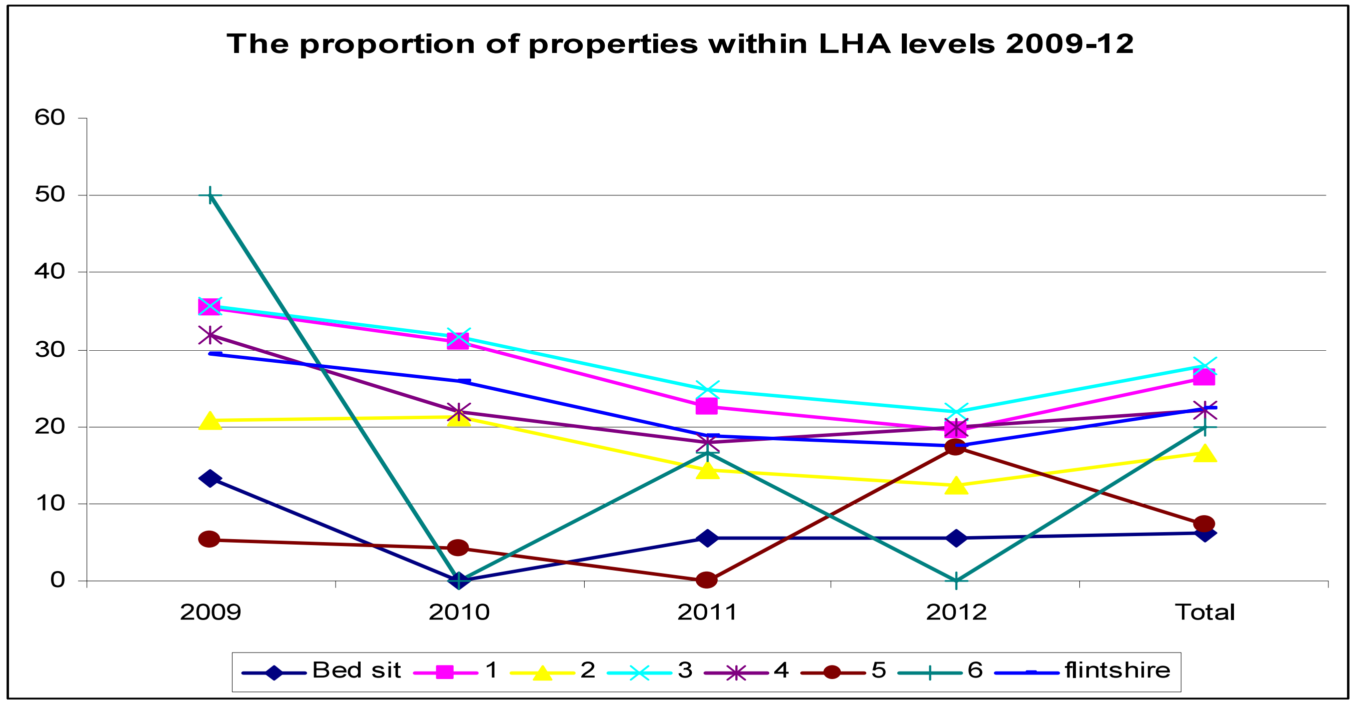


Chart 6: The percentage of properties within LHA caps 2009-2012

Source: Vizzihomes

[4] LHA Caps were only introduced in 20011 but for the purposes of this report we have assumed they have always been in place.

2.38 The LHA caps are forecast to increase by 1% in 2014 and 2015. Given the previous rent increases in many of the wards in Flintshire, the proportion of properties affordable within LHA caps is likely to reduce over the next two years. Because the rent increases are different in different locations it is likely that the Flintshire market will become more polarised between properties managed within LHA and those for economically active households.

2.39 Table 13, illustrates the monthly and annual net income levels that would be required to rent a property in each ward, if the rent accounted for 30% of household income. The rent levels are based on 2012 figures when lower quartile annual gross income was £17,981 and the average annual gross income was £26,161[5].

2.40 There were no areas where households on lower quartile net incomes could afford average rent levels unless that used over 30% of their household income.

2.41 Households earning average household earnings could afford average rent levels in most areas with the exception of Broughton North East, Cilcain, Halkyn, Hawarden, Higher Kinnerton, Mold South, New Brighton, Trelawnyd and Gwaenysgor and Whitford

2.42 The least affordable ward was New Brighton and the most affordable Shotton East based on average rents.

Table 12: Affordability by ward

Ward	2012 average rent levels £pcm	Monthly Income required for rent to be within 30% of household net income	Annual net income	Ward	2012 average rent levels £pcm	Monthly Income required for rent to be within 30% of household net income	Annual net income
Argoed	£649	£2,164	£25,967	Hawarden	£788	£2,627	£31,523
Aston	£657	£2,190	£26,286	Higher Kinnerton	£730	£2,435	£29,217
Bagillt East	£568	£1,894	£22,728	**Holywell Central**	**£520**	**£1,735**	**£20,818**
Bagillt West	£535	£1,784	£21,404	Holywell East	£575	£1,917	£23,000
Broughton North East	£715	£2,385	£28,615	Holywell West	£565	£1,883	£22,600
Broughton South	£635	£2,117	£25,400	Hope	£674	£2,248	£26,976
Brynford	£674	£2,248	£26,971	Leeswood	£660	£2,199	£26,390
Buckley Bistre East	£571	£1,903	£22,842	Llanfynydd	£619	£2,062	£24,747
Buckley Bistre West	£589	£1,965	£23,575	Mancot	£642	£2,141	£25,688
Buckley Mountain	£588	£1,958	£23,500	**Mold Broncoed**	**£592**	**£1,972**	**£23,669**
Buckley Pentrobin	£558	£1,859	£22,310	Mold East	£509	£1,696	£20,350
Caergwrle	**£505**	**£1,684**	**£20,212**	Mold South	£794	£2,648	£31,773
Caerwys	£552	£1,841	£22,088	Mold West	£550	£1,832	£21,985
Cilcain	£717	£2,391	£28,692	Mostyn	£647	£2,157	£25,878
Connah's Quay Central	£515	£1,717	£20,600	New Brighton	£938	£3,126	£37,511
Connah's Quay Golftyn	£590	£1,967	£23,606	Northop	£712	£2,374	£28,491
Connah's Quay South	£668	£2,227	£26,718	Northop Hall	£718	£2,395	£28,739
Connah's Quay Wepre	£630	£2,100	£25,197	Penyffordd	£687	£2,290	£27,478
Ewloe	£685	£2,283	£27,397	**Queensferry**	**£515**	**£1,716**	**£20,590**
Ffynnongroyw	**£524**	**£1,748**	**£20,970**	**Saltney Mold Junction**	**£575**	**£1,915**	**£22,980**
Flint Castle	£512	£1,707	£20,482	Saltney Stonebridge	£587	£1,956	£23,468
Flint Coleshill	£544	£1,813	£21,754	Sealand	£695	£2,317	£27,800
Flint Oakenholt	£584	£1,947	£23,365	**Shotton East**	**£499**	**£1,663**	**£19,962**
Flint Trelawny	£631	£2,103	£25,236	Shotton Higher	£508	£1,693	£20,314
Greenfield	£522	£1,739	£20,869	**Shotton West**	**£512**	**£1,705**	**£20,462**
Gronant	£663	£2,209	£26,504	Trelawnyd and Gwaenysgor	£742	£2,474	£29,692
Gwernaffield	£636	£2,119	£25,429	Treuddyn	£673	£2,244	£26,933
Gwernymynydd	£582	£1,941	£23,291	Whitford	£734	£2,445	£29,344
Halkyn	£787	£2,624	£31,482	**Flintshire**	£612	£2,039	£24,471

Source: Vizzihomes

[5] ONS Crown Copyright Reserved [from Nomis on 22 May 2013]

2.43 Table 13 shows the monthly and annual gross income levels that would be required to rent different property sizes. The rent levels are based on 2012 figures when lower quartile annual gross income was £17,981 and the average annual gross income was £26,161[6].

2.44 Households on lower quartile earning could only afford 1 bed flats based on a definition of spending up to 30% of household income on rent. For average earnings, larger properties - four bed plus - can become unaffordable based on average rent levels.[7]

Table 13: Affordability by property type and size

Property size	2012 average rent levels pcm	Monthly Income required for rent to be within 30% of household net income	Annual net income
Flat	**£490**	**£1,633**	**£19,594**
0	£388	£1,293	£15,516
1	£434	£1,448	£17,375
2	£533	£1,778	£21,332
3	£554	£1,845	£22,145
4	£650	£2,167	£26,000
House	**£640**	**£2,133**	**£25,601**
0	£575	£1,918	£23,016
1	£481	£1,603	£19,234
2	£543	£1,809	£21,706
3	£629	£2,098	£25,171
4	£906	£3,022	£36,258
5	£1,014	£3,380	£40,566
6	£1,582	£5,272	£63,267
Flintshire	**£612**	**£2,039**	**£24,471**

Source: Vizzihomes

[6] ONS Crown Copyright Reserved [from Nomis on 22 May 2013]

[7] Averages will mask local geographical differences

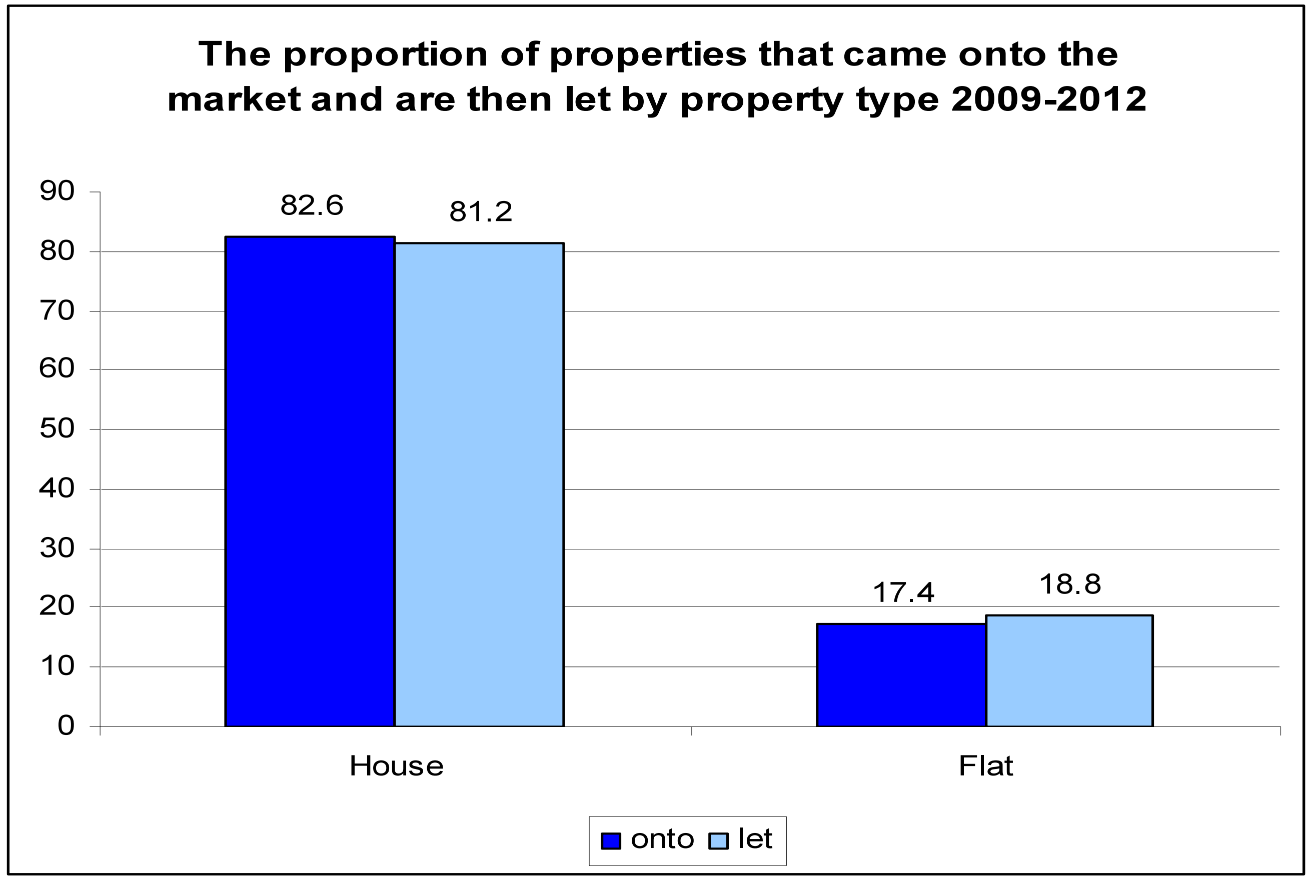
Properties let

2.45 The information shown in this report has used data taken from a 'new instructions' report. This tracks all properties that come onto a market and is based on an electronic trawl of data. It is estimated to cover 99% of the market. What is more difficult to report is how many of those properties are then let. This data is taken from a 'weekly let' report and relies on individual agents updating their records. Whilst we have a very good sample of properties let to identify their characteristics and the time property takes to let, it is not possible to provide the actual number of properties let. We do however; know that in Flintshire, of the 5,613 properties that came onto the market between 2009 and 2012, at least 48.4% (2,720) of them were let, although likely to be much higher.

2.46 This provides us with a robust summary of the characteristics of properties that do get let and we have compared these below with those that came onto the market. Chart 7 illustrates the percentage of flats and houses that came onto the market compared to the percentage that were let. There is a general balance of the market, although overall, a greater percentage flats come onto the market than are let. This would suggest a small over supply of this property type but it could also indicate that the property is in a poor condition or in poor locations and therefore not popular. The reverse is true for houses.

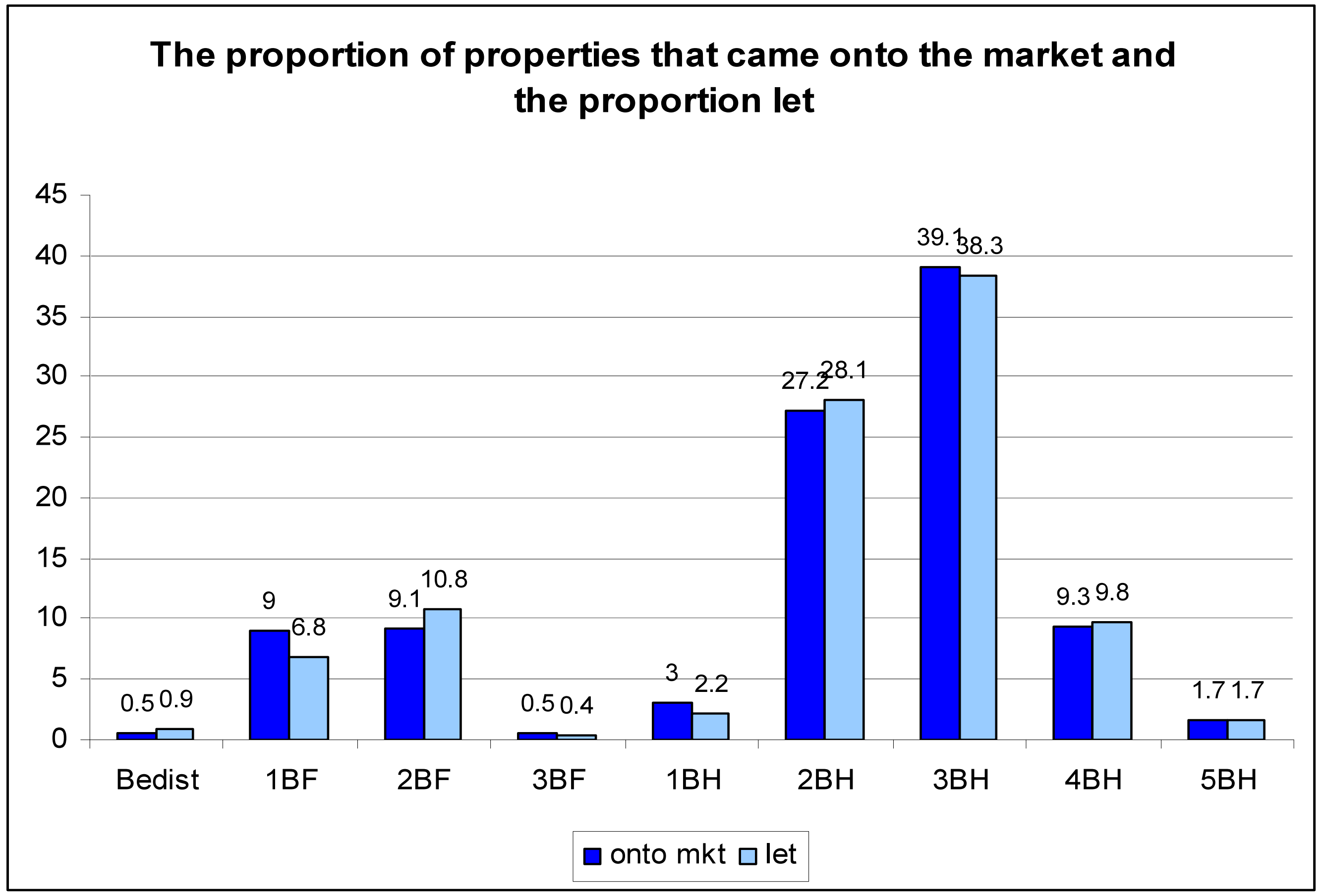
2.47 Chart 8 illustrates the percentage of properties coming onto the market and the percentage then let by property type and size. Again, we generally see a balance in the market. However, there are small discrepancies between 1 bed flats coming onto the market and being let, suggesting a small over supply, and there also appears to be a small under supply of 2 bed flats coming onto the market. The market for private rented housing tends to be in overall balance.

Chart 7: the proportion of properties that come onto the market and are then let by property type 2009-2012



Source: Vizzihomes

Chart 8: the proportion of properties that came onto the market and the proportion let



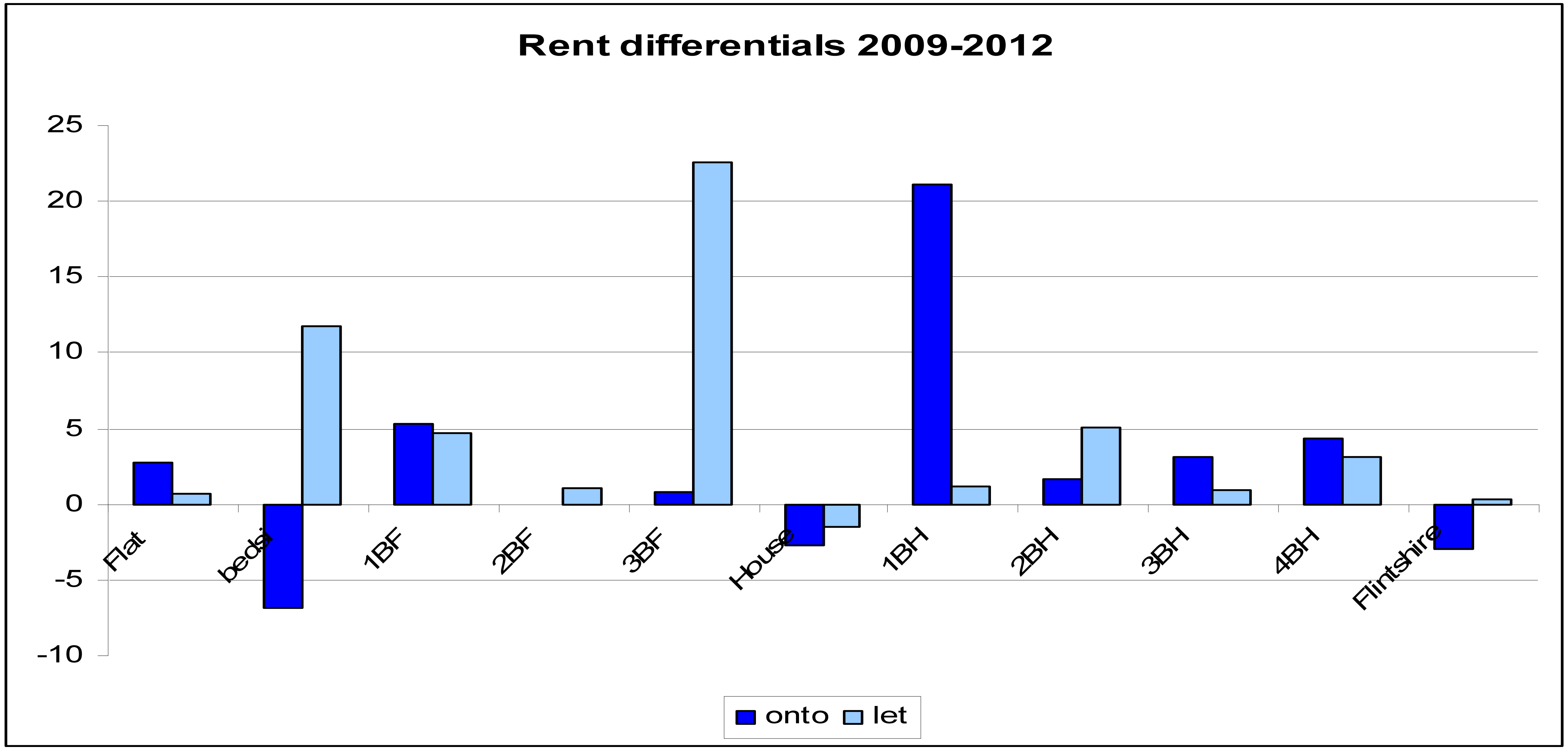
Source: Vizzihomes

Rent differentials

2.48 The rent that property is advertised at and the rent it is let at can often be different and may demonstrate a market pressure if rents are being negotiated up or an oversupply if rents are successfully negotiated down.

2.49 Chart 9 below illustrates the percentage differences in rent negotiations from 2009-2012[8]. For properties coming onto the market, the data confirms that rent levels being advertised reduced by 3% from 2009-2012. However, when properties were let they increased by 0.3%. This suggests that rents are being negotiated upwards but it may be that lower quality (and therefore cheaper) were being let. However, as the market seems to be generally in balance, we would conclude that some rents are being negotiated upwards.

Chart 9: Rent differentials



Source: Vizzihome

[8] 2 bed flats coming onto the market did not change between 2009-2012 and show as 0

Time to let property

2.50 The time to let a property can indicate how popular a particular property type is, how popular an area is or whether a property is in good condition. It can also indicate an undersupply/oversupply of a particular property type. The time to let a property is a very useful measure of the health of the rental market and this section considers how long it took for property to be let after coming onto the market.

2.51 Table 14, shows the average time to let a property in weeks in each of the years 2009-2012 by ward and shows the percentage change in the number of weeks, year on year and overall from 2009 to 2012. Over 2009 to 2012, the average time it took to let property in Flintshire was 12.4 weeks. However, during 2011 and 2012 this time reduced significantly and during 2012, the average time to let property was 7.6 weeks. Since 2010, the time to let a property has been reducing and quite significantly. This would suggest that there has been an increased demand for properties in the private rented sector over the past two years.

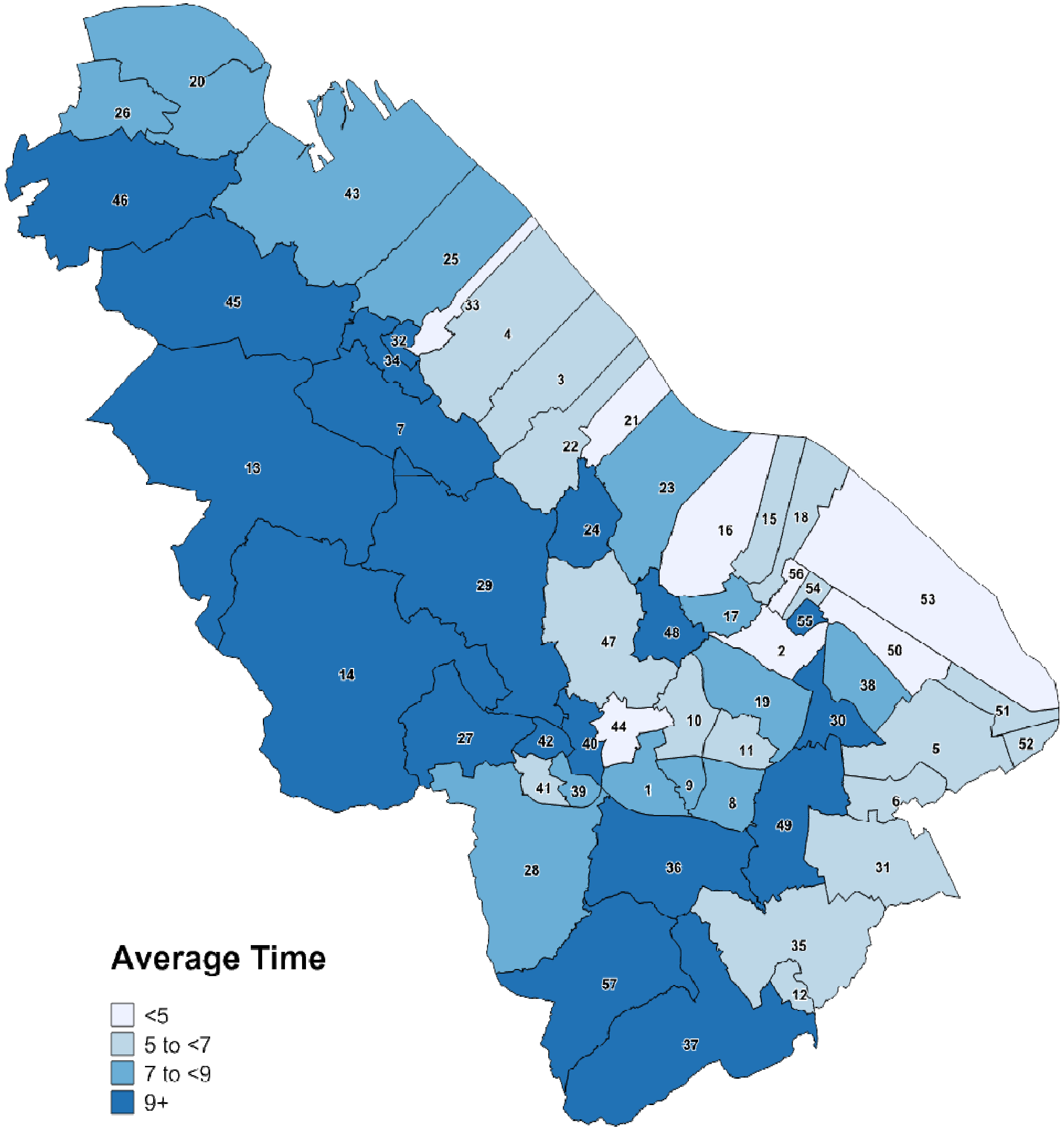
Table 14: Time to let by ward 2009-2012

	Time to let in weeks								
Ward	2009	2010	2011	2012	Average	% age change 2009-10	% age change 2010-11	% age change 2011-12	% age change 2009-12
Argoed	9.0	8.3	17.6	7.5	10.2	-7.4	111.2	-57.2	-16.3%
Aston	13.3	31.3	6.3	4.8	11.4	134.6	-79.8	-24.4	-64.2%
Bagillt East	11.0	14.2	7.4	6.7	8.9	29.1	-47.9	-9.9	-39.4%
Bagillt West	9.6	30.8	4.9	6.0	9.2	221.8	-84.2	24.3	-36.9%
Broughton North East	10.7	28.0	8.5	6.6	11.4	161.3	-69.7	-22.7	-38.9%
Broughton South	5.3	15.3	4.8	6.3	7.4	189.5	-68.5	30.9	19.2%
Brynford	9.3	33.6	22.8	9.2	20.0	263.5	-32.1	-59.6	-0.3%
Buckley Bistre East	4.8	11.7	19.3	7.5	10.8	145.6	65.5	-61.4	56.9%
Buckley Bistre West	8.6	12.4	17.5	7.9	10.8	43.9	40.8	-54.7	-8.1%
Buckley Mountain	10.2	19.8	8.6	6.3	10.8	94.5	-56.4	-26.5	-37.6%
Buckley Pentrobin	10.8	21.5	10.1	5.4	12.1	99.8	-53.1	-46.8	-50.1%
Caergwrle	**12.3**	**71.7**	**3.3**	**5.2**	**11.4**	**481.1**	**-95.3**	**56.0**	**-57.8%**
Caerwys	11.3	19.4	49.5	10.5	23.0	71.2	155.4	-78.9	-7.6%
Cilcain	19.6	15.2	40.6	14.0	21.5	-22.5	167.7	-65.5	-28.5%
Connah's Quay Central	7.0	12.4	4.3	5.4	7.3	77.8	-65.2	24.6	-22.9%
Connah's Quay Golftyn	5.4	17.5	9.2	4.3	9.8	221.7	-47.4	-53.2	-20.9%
Connah's Quay South	7.0	15.0	6.1	7.2	8.5	114.3	-59.6	18.4	2.5%
Connah's Quay Wepre	11.0	5.4	4.9	5.9	5.7	-50.9	-10.1	21.8	-46.2%
Ewloe	10.7	16.1	16.7	7.7	12.8	50.5	3.5	-53.6	-27.8%
Ffynnongroyw	**7.0**	**23.5**	**8.8**	**8.9**	**10.5**	**235.7**	**-62.6**	**1.3**	**27.1%**
Flint Castle	13.5	19.7	6.3	4.2	8.9	45.7	-68.0	-33.2	-68.9%
Flint Coleshill	7.8	13.7	20.0	5.9	11.3	76.0	45.7	-70.6	-24.5%
Flint Oakenholt	9.2	16.7	33.3	7.3	17.7	81.6	99.5	-78.3	-21.2%
Flint Trelawny	12.0	10.2	7.8	12.4	11.0	-15.3	-23.8	60.6	3.7%
Greenfield	7.8	22.5	12.1	7.9	14.9	189.7	-46.3	-34.9	1.4%
Gronant	14.7	25.8	11.0	8.5	13.0	75.2	-57.3	-22.5	-42.1%
Gwernaffield	5.7	38.0	4.5	16.2	13.4	570.6	-88.2	260.0	185.9%
Gwernymynydd	8.6	12.7	19.5	7.8	12.7	47.8	53.4	-60.0	-9.3%
Halkyn	2.0	1.5	9.6	10.0	8.1	-25.0	541.7	3.9	400.0%

	Time to let in weeks								
Ward	2009	2010	2011	2012	Average	% age change 2009-10	% age change 2010-11	% age change 2011-12	% age change 2009-12
Hawarden	7.3	23.6	15.8	10.7	14.5	222.2	-33.1	-32.2	46.1%
Higher Kinnerton	17.1	5.2	17.3	6.0	12.2	-69.9	234.8	-65.3	-65.0%
Holywell Central	**14.9**	**21.4**	**21.8**	**9.1**	**16.9**	**43.8**	**1.6**	**-58.2**	**-38.9%**
Holywell East	6.8	13.0	7.7	4.2	8.1	92.6	-41.0	-45.2	-37.8%
Holywell West	7.0	18.8	23.2	9.8	16.1	167.9	23.9	-57.7	40.3%
Hope	8.3	19.8	21.4	5.8	11.4	139.4	8.2	-72.7	-29.3%
Leeswood	8.6	18.2	31.8	9.4	19.3	111.2	74.8	-70.3	9.8%
Llanfynydd	8.0	28.6	5.9	11.2	14.6	257.1	-79.5	91.6	40.3%
Mancot	10.3	17.9	13.9	7.5	12.2	72.9	-22.0	-46.3	-27.7%
Mold Broncoed	**8.2**	**22.8**	**10.1**	**8.8**	**12.5**	**177.6**	**-55.5**	**-13.1**	**7.4%**
Mold East	13.0	13.0	28.1	9.3	15.9	0.0	116.2	-66.8	-28.2%
Mold South	16.0	28.2	12.7	5.7	14.4	76.3	-55.0	-55.0	-64.3%
Mold West	8.3	21.8	15.9	9.1	15.0	161.9	-27.3	-42.9	8.7%
Mostyn	5.0	16.4	6.8	8.1	8.5	228.0	-58.5	18.7	61.4%
New Brighton	10.5	15.6	5.8	4.7	9.0	48.7	-63.1	-19.0	-55.6%
Northop	13.0	23.8	18.8	6.8	14.2	83.1	-20.8	-64.0	-47.8%
Northop Hall	7.5	15.6	5.4	9.3	9.4	107.6	-65.0	70.6	23.8%
Penyffordd	7.5	19.2	28.2	9.4	17.9	155.6	47.0	-66.6	25.3%
Queensferry	**10.0**	**37.9**	**14.1**	**4.1**	**16.2**	**278.8**	**-62.7**	**-70.9**	**-58.9%**
Saltney Mold Junction	**7.6**	**14.3**	**16.6**	**6.1**	**10.6**	**88.2**	**16.5**	**-63.4**	**-19.7%**
Saltney Stonebridge	7.0	5.5	9.1	6.6	7.1	-21.8	66.5	-27.4	-5.5%
Sealand	5.3	12.3	14.8	4.4	9.9	132.4	20.8	-70.7	-17.6%
Shotton East	**5.0**	**20.8**	**16.9**	**6.9**	**14.2**	**315.6**	**-18.7**	**-59.1**	**38.0%**
Shotton Higher	2.5	4.3	13.8	10.6	9.0	73.3	217.3	-22.9	324.0%
Shotton West	**11.0**	**3.6**	**17.7**	**3.9**	**7.7**	**-67.1**	**388.7**	**-77.8**	**-64.4%**
Trelawnyd and Gwaenysgor	2.5	40.1	14.1	9.9	18.0	1505.7	-65.0	-29.8	295.0%
Treuddyn	4.0	33.5	7.5	16.8	16.7	737.5	-77.6	124.0	320.0%
Whitford	15.6	22.4	17.6	12.3	17.0	43.7	-21.5	-30.1	-21.1%
Flintshire	**9.8**	**18.3**	**14.3**	**7.6**	**12.4**	**86.4**	**-22.2**	**-46.8**	**-22.9%**

Source: Vizzihomes

Map 6: The average time to let a property 2012



2.52 Table 15, shows the average time to let property by property type and size and the percentage change year on year and overall from 2009 to 2012. The time to let both flats and houses has increased although there have been very large reductions during 2011-12 suggesting that the market has only recently increased in demand and activity.

2.53 However, there are quite significant differences between property sizes. Focusing on the timeframe during 2011-2012, there have been significant reductions in the time to let all properties but the largest reductions are for smaller properties, particularly flats. This suggests the demand for these properties has increased recently and that is potentially the case now that Local Housing allowance caps have been introduced. This may have an effect of 'forcing' households into smaller properties because of the amount of benefit that is available to fund rent.

Table 15: Time to let by property type and size 1009-12

	Time to let in weeks								
Property size	**2009**	**2010**	**2011**	**2012**	**Overall average**	**% age change 2009-10**	**% age change 2010-11**	**% age change 2011-12**	**% age change 2009-2012**
Flat	**10.9**	**17.9**	**16.9**	**8.1**	**13.2**	**64.4%**	**-5.7%**	**-51.9%**	-25.4%
0		19.2	10.0	3.6	11.8	NA	-47.8%	-64.0%	NA
1	8.1	14.5	23.0	7.4	14.3	79.0%	58.3%	-67.9%	-9.1%
2	12.9	19.2	12.3	8.6	12.6	48.6%	-35.8%	-30.2%	-33.5%
3	5.0	28.7	9.5	8.7	12.7	473.3%	-66.9%	-8.8%	73.3%
4				27.0	27.0	NA	NA	NA	NA
6		1.0	1.0		1.0	NA	0.0%	NA	NA
House	**9.7**	**18.4**	**13.7**	**7.4**	**12.2**	**90.9%**	**-25.8%**	**-45.7%**	-23.0%
0	2.0		8.7	2.0	6.6	-100.0%	NA	-76.9%	0.0%
1	11.2	13.2	17.3	8.8	12.6	18.4%	30.9%	-49.4%	-21.5%
2	9.9	17.1	16.4	7.2	12.7	71.7%	-3.8%	-56.1%	-27.5%
3	9.2	18.1	11.8	7.1	11.4	95.7%	-34.6%	-40.2%	-23.5%
4	10.2	24.8	12.5	8.5	13.0	143.1%	-49.7%	-32.0%	-16.9%
5	10.2	28.3	16.1	11.8	15.3	177.8%	-43.1%	-26.5%	16.1%
6		50.0	5.0	4.3	13.6	NA	-90.0%	-13.3%	NA
7		27.0	27.0		27.0	NA	0.0%	NA	NA
8			2.0		2.0	NA	NA	NA	NA
Flintshire	**9.8**	**18.3**	**14.3**	**7.6**	**12.4**	**86.4%**	**-22.2%**	**-46.8%**	-22.9%

Source: Vizzihomes

2.54 Chart 10 illustrates the time take in weeks to let property in each rent band and shows a reduction from 2010 until 2012 in all rent levels.

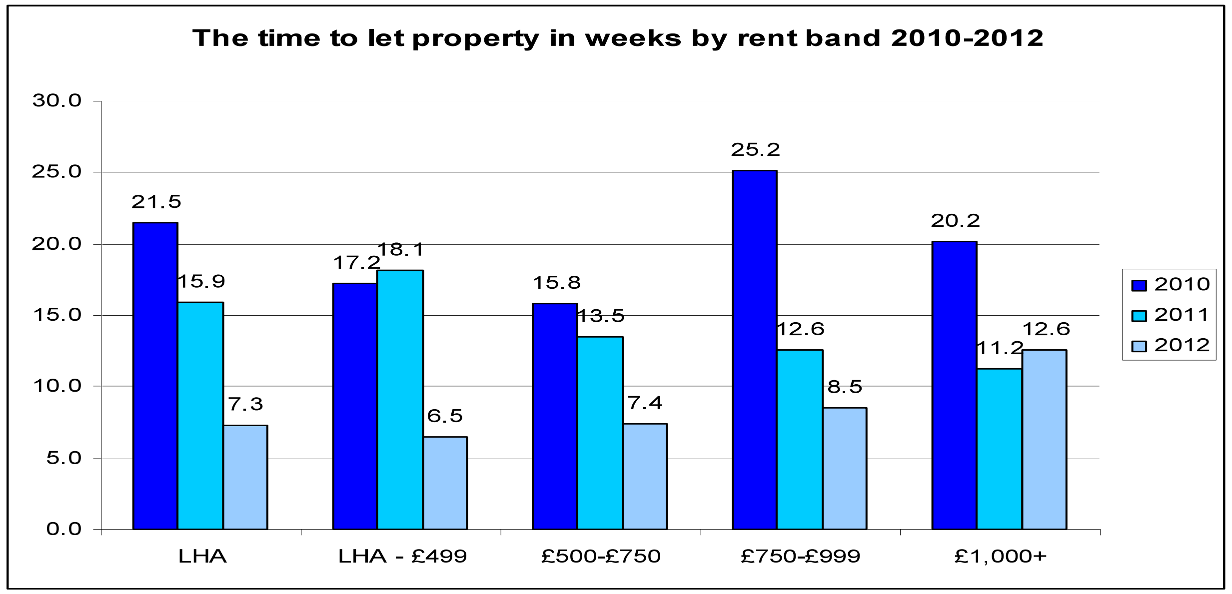


Chart 10: Time to let in weeks by rent band 2010-12

Rental yields

2.55 Table 16 provides a guide to rental yields achievable in different wards. It assumes average rent levels and average sales values[9] and allows for 12% management and maintenance costs including voids and bad debts Rental yields based on average rents and values are relatively low. The average is 4%. The highest rental yield is in Flint Oakenholt (6.8%), the lowest yield is in Llanfynydd and Higher Kinnerton (2.4%). These yields are relatively low compared to many markets arc4 has worked in and although do not reach the 7+% level where investors could be interested, are only taking averages of the market and therefore there will be areas where yields are much higher. This could provide an opportunity for investors.

Table 16: Rental yields by ward

Ward	Average sales Value 2012	Average Rent PCM 2012	Annual average rental income	Net income 12% costs	Rental yields
Argoed	£137,147	£649	£7,788	£6,853	5.0
Aston	£170,853	£657	£7,884	£6,938	4.1
Bagillt East	£119,273	£568	£6,816	£5,998	5.0
Bagillt West	£84,147	£535	£6,420	£5,650	6.7
Broughton North East	£179,908	£715	£8,580	£7,550	4.2
Broughton South	£155,708	£635	£7,620	£6,706	4.3
Brynford	£186,679	£674	£8,088	£7,117	3.8
Buckley Bistre East	£109,440	£571	£6,852	£6,030	5.5
Buckley Bistre West	£126,922	£589	£7,068	£6,220	4.9
Buckley Mountain	£155,788	£588	£7,056	£6,209	4.0
Buckley Pentrobin	£173,074	£558	£6,696	£5,892	3.4
Caergwrle	£119,591	**£505**	£6,060	£5,333	4.5
Caerwys	£217,400	£552	£6,624	£5,829	2.7
Cilcain	£282,516	£717	£8,604	£7,572	2.7
Connah's Quay Central	£96,686	£515	£6,180	£5,438	5.6
Connah's Quay Golftyn	£117,856	£590	£7,080	£6,230	5.3
Connah's Quay South	£160,527	£668	£8,016	£7,054	4.4
Connah's Quay Wepre	£132,438	£630	£7,560	£6,653	5.0
Ewloe	£183,789	£685	£8,220	£7,234	3.9
Ffynnongroyw	**£100,125**	**£524**	£6,288	£5,533	5.5
Flint Castle	£79,688	£512	£6,144	£5,407	6.8
Flint Coleshill	£140,183	£544	£6,528	£5,745	4.1
Flint Oakenholt	£90,469	£584	£7,008	£6,167	6.8
Flint Trelawny	£149,125	£631	£7,572	£6,663	4.5
Greenfield	£108,680	£522	£6,264	£5,512	5.1
Gronant	£120,496	£663	£7,956	£7,001	5.8
Gwernaffield	£224,327	£636	£7,632	£6,716	3.0
Gwernymynydd	£188,800	£582	£6,984	£6,146	3.3
Halkyn	£243,591	£787	£9,444	£8,311	3.4
Hawarden	£214,875	£788	£9,456	£8,321	3.9
Higher Kinnerton	£320,143	£730	£8,760	£7,709	2.4
Holywell Central	**£86,167**	**£520**	£6,240	£5,491	6.4
Holywell East	£106,746	£575	£6,900	£6,072	5.7
Holywell West	£143,558	£565	£6,780	£5,966	4.2
Hope	£146,880	£674	£8,088	£7,117	4.8
Leeswood	£149,000	£660	£7,920	£6,970	4.7
Llanfynydd	£274,817	£619	£7,428	£6,537	2.4
Mancot	£149,311	£642	£7,704	£6,780	4.5
Mold Broncoed	**£146,185**	**£592**	£7,104	£6,252	4.3
Mold East	£137,380	£509	£6,108	£5,375	3.9
Mold South	£209,327	£794	£9,528	£8,385	4.0
Mold West	£167,135	£550	£6,600	£5,808	3.5
Mostyn	£153,136	£647	£7,764	£6,832	4.5
New Brighton	£152,690	£938	£11,256	£9,905	6.5
Northop	£258,835	£712	£8,544	£7,519	2.9
Northop Hall	£169,643	£718	£8,616	£7,582	4.5
Penyffordd	£171,058	£687	£8,244	£7,255	4.2
Queensferry	**£96,909**	**£515**	£6,180	£5,438	5.6
Saltney Mold Junction	**£115,607**	**£575**	£6,900	£6,072	5.3
Saltney Stonebridge	£138,757	£587	£7,044	£6,199	4.5
Sealand	£164,935	£695	£8,340	£7,339	4.4
Shotton East	**£106,926**	**£499**	£5,988	£5,269	4.9
Shotton Higher	£106,313	£508	£6,096	£5,364	5.0
Shotton West	**£104,868**	**£512**	**£6,144**	**£5,407**	**5.2**
Trelawnyd and Gwaenysgor	£204,339	£742	£8,904	£7,836	3.8
Treuddyn	£185,800	£673	£8,076	£7,107	3.8
Whitford	£218,765	£734	£8,808	£7,751	3.5
Flintshire	**£162,125**	**£612**	£7,344	£6,463	4.0

Source: Vizzihome Average rent levels, Sales values CLG House Price Statistics; Land Registry Price Paid Dataset

[9] There will be significant difference between property types and specific locations

3. In summary and conclusion

3.1 This report has provided detailed information about the private rented market in Flintshire since 2009.

Total stock

3.2 The Census 2011 confirms that there are 629 (11.5%) households living in the private rented sector in Flintshire; this is lower than the national figure for England and Wales of 18.1% but comparable to the 12% of households that are living in the private rented sector in Wales. The highest percentage is in Queensferry (24.7%) and the lowest Mold South (4.5%). Other areas with high proportions of properties in the private rented sector include Shotton East, Shotton West, Saltney Mold Junction, Mold Broncoed, Holywell Central and Ffynnongroyw.

3.3 Overall, the private rented sector has increased by 4.1 percentage points to 11.5%; an overall increase of 55.4% and as a result both the owner occupied sectors and affordable housing sectors have reduced, as confirmed by the Census 2001 and 2011

3.4 The sector is generally concentrated in the lower value housing market areas where the property values are lower and would suggest that the sector is a lower value offer, proving an extension to the social rented sector. There are however, a number of wards where the size of the private rented sector is above the Flintshire and the property values are also above the average price for Flintshire such as Broughton North East, Caerwys and Gwernymynydd. This suggests that there will be higher value properties available in the private rented sector and as these wards have experienced a reasonable increase in scale of the private rented sector over the past 10 years, suggests that the growth in the sector is not only confined to the lower value markets but also for higher income economically active markets.

Properties on the market

3.5 From 2009 to 2012, 5,613 properties have come onto the market. This number has increased from 1,264 in 2009 to 1,680 in 2012; an increase of 32.9%. The total number coming onto the market has increased year on year with 2012 seeing the largest number of properties coming onto the market during the past four years of 1,680 or 29.9%.

3.6 The number of flats that have come onto the market has increased from 2009 to 2012 but the proportion of flats still only represents 18.8% of all properties in 2012. The majority of properties coming onto the market are houses and represent 82.6% over the past four years.

3.7 There is a relatively good supply of properties for families (the largest growing market in the private rented sector). 36.3% of properties have been 2 bed properties and 39.6% 3 bed properties. The figure for three bed properties is higher than arc^4 usually see, as 2 bed properties normally dominate markets.

3.8 However, there are fewer larger properties. Only 2.2% of properties brought onto the market in the past four years have been 4 bed plus. By comparison, there are very few smaller properties and only 2.3% of all properties brought onto the market in the past four years have been bed-sits. Interestingly the number of smaller units, bed-sits and one bed properties that have come onto the market has increased in the past few years, potentially as a response to the LHA benefit caps.

3.9 This property offer is likely to create shortages of property for household affected by the shared room rate or looking for smaller accommodation.

Rent levels

3.10 The average rent for a property in Flintshire from 2009-2012 was £663 pcm. Since 2009, average rents in Flintshire have reduced by 3% although there was a healthy increase during 2009-10. The wide fluctuations suggest a relatively un-established market that has not developed consistent trends to reflect the growing role the private rented sector has to play in meeting housing need and demand.

3.11 Overall rent reductions at a local authority level are unusual and not often seen in other local authorities. However, the overall rent reduction is being driven by some very large reductions in a small number of wards. In 29 of the 57 wards, rent increases where above 4%.

3.12 There are some very large rent increases in a number of areas which provides a significant opportunity for future investment, if they could be continued.

3.13 For properties coming onto the market, the data confirms that rent levels being advertised reduced by 3% from 2009-2012. However, when properties were let they increased by 0.3%. This suggests that rents are being negotiated upwards but it may be that lower quality (and therefore cheaper) were being let. However, as the market seems to be generally in balance, we would conclude that some rents are being negotiated upwards.

Affordability

3.14 Since 2009, 22.3% of all properties coming to the market have been within the Local Housing Allowance caps. This increases to 26.3% for 1 bed properties. The overall average is lower than usual figures that arc[4] identifies in other local authorities, where the average is usually around 30-40%.

3.15 During the four year period, only 8 bed-sits/shared rooms were available within Local Housing Allowance levels. It is very likely that this type of property is available but not advertised through letting agents but given that, it is also likely that it is of a lower quality and management standard than properties let through managing agents.

3.16 This will create limited choices and geographies for households dependent on local housing allowance. It is likely to worsen as local housing allowance is limited further through new government policy. Overall, the sector is lower value and therefore likely to be lower income and so the impact of welfare reforms will be significant. This may mean that:

- Landlords leave the sector by choice or be forced if their properties are repossessed
- Tenants may face illegal evictions
- Homelessness presentations may increase
- Landlords may be unable to afford to maintain their properties
- There may be increased exported costs as a result of poor health and injury in the private rented sector as homes are not maintained and/or tenants cannot afford to heat them etc. This will impact on regional and local support services
- The potential polarisation of the private rented sector into very poor quality and good quality, lower and higher rent levels.

Properties let

3.17 There is a general balance of the market; the proportions of property types that come onto the market are similar to the proportion of property types that get let; however, overall, a greater percentage flats come onto the market than are let. This would suggest a small over supply of this property type but it could also indicate that the property is in a poor condition or in poor locations and therefore not popular. The reverse is true for houses.

3.18 However, there are small discrepancies between 1 bed flats coming onto the market and being let, suggesting a small over supply and conversely there is also evidence of a small under supply of 2 bed flats coming onto the market. The market for private rented housing tends to be in overall balance.

Time to let a property

3.19 Over 2009 to 2012, the average time it took to let property in Flintshire was 12.4 weeks. However, during 2011 and 2012 this time reduced significantly and during 2012, the average time to let property was 7.6 weeks. Since 2010, the time to let a property has been reducing and quite significantly. This would suggest that there has been an increased demand for properties in the private rented sector over the past two years; although there will be different demands for different property types.

3.20 Focusing on the timeframe during 2011-2012, there have been significant reductions in the time to let all properties but the largest reductions are for smaller properties, particularly flats. This suggests the demand for these properties has increased recently which would correlate with the Local Housing Allowance caps and reflect the fact that Flintshire is a relatively low value market.

Rental yields

3.21 Rental yields based on average rents and values are relatively low. The average is 4%. The highest rental yield is in Flint Oakenholt (6.8%), the lowest yield is in Llanfynydd and Higher Kinnerton (2.4%). These yields are relatively low compared to many markets arc4 has worked in and although do not reach the 7+% level where investors could be interested, are only taking averages of the market and therefore there will be areas where yields are much higher. This could provide an opportunity for investors.