



Cyngor Castell-nedd Port Talbot
Neath Port Talbot Council

Neath Port Talbot

Affordable Housing Prospectus

2026-27

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Introduction

This prospectus provides a summary of the housing need and demand in Neath Port Talbot, outlines our strategic housing priorities and how we intend to manage the Welsh Government Housing Capital Grant Programmes to provide as much extra affordable housing as possible. It is to be used by Registered Social Landlords (RSLs) to ensure that all proposed affordable housing developments align with our strategic housing priorities.

Section 1 – NPT Profile

The County Borough of NPT is located on the coast between the City and County of Swansea to the west and the County Borough of Bridgend to the east. To the north are the counties of Carmarthenshire, Powys, Rhondda Cynon Taf (RCT) and the Brecon Beacons National Park (BBNP).

The County Borough is over **44,217** hectares in size and incorporates two distinct physical geographies – the Coastal Corridor areas along the M4 of Neath and Port Talbot and the five more rural Valley areas of Amman Valley, Afan Valley, Dulais Valley, Neath Valley and Swansea Valley. In terms of NPT's spatial distribution, circa **37%** of the residents live in the Neath spatial area, with a further third living in Port Talbot and the remaining spatial areas accounting for no more than **9%** of the authority's residents.

2021 NPT ONS Census Data

Population size has increased by **1.8%**, from around **139,800** in 2011 to **142,300** in 2021. This is higher than the overall increase for Wales (**1.4%**)

Increase of **15.5%** in people aged 65 years and over, a decrease of **2.3%** in people aged 15 to 64 years, and an increase of **2.5%** in children aged under 15 years since 2011.

13.9% of Neath Port Talbot households rented privately. This figure increased from **10.2%** in 2011.

Just under one in five households (**19.2%**) lived in socially rented housing, compared with **19.1%** in 2011.

Ranked **9th** for total population out of the **22** Welsh local authorities. This is a fall of one place from 2011.

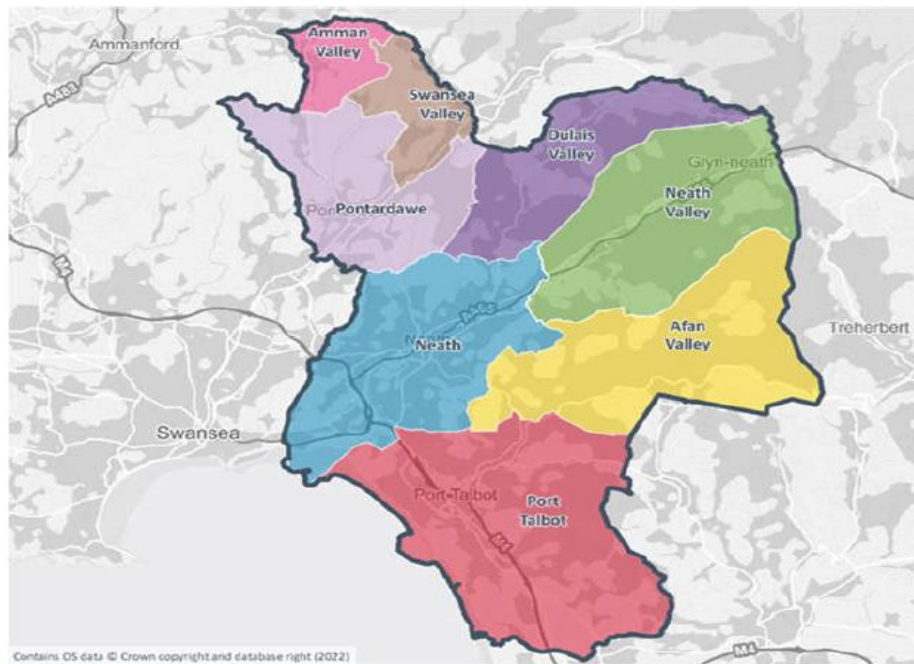
Section 2 – Strategic Housing Priorities

The **NPT Housing and Homeless Plan 2024-2027** affirms that *we want all citizens of Neath Port Talbot to have access to safe and appropriate housing*. **Link:** [App.1 Housing and Homelessness Plan 2024.pdf](#)

In order to achieve this, all local strategic housing partnership members are signed-up to working together to build the right homes, for the right people, in the right place, as a major contribution to the following strategic housing priorities:

- **Increase the delivery of affordable housing** by prioritising developments that meet evidenced local need, reduce reliance on temporary accommodation, and support the transition to rapid rehousing.
- **Enable independent living and reduce pressure on health and social care services** through the provision of accessible, adaptable homes and specialist accommodation, including Housing with Care Fund schemes.
- **Maximise the use of existing housing stock** by supporting the refurbishment of empty homes, improving energy efficiency, and encouraging tenure diversification to meet a range of household needs.
- **Align housing investment with regeneration priorities** to revitalise communities, support economic growth, and ensure that new developments contribute to placemaking and sustainable neighbourhoods.

The **Local Development Plan (LDP) 2011-2026** divides NPT into the following 8 spatial areas:



Tenure

The infographics below show the composition of the dwelling stock in NPT as of 2024, in terms of tenure (*Source: Stats Wales*). The majority of the dwelling stock can be seen to be owner occupied, with there being an estimated **45,300** households living in this tenure. This is followed by Registered Social Landlords which accommodate circa **12,700** households and the remaining **8,600** households live in the private rented sector.

Owner Occupied **68%**



Registered Social Landlord **19%**

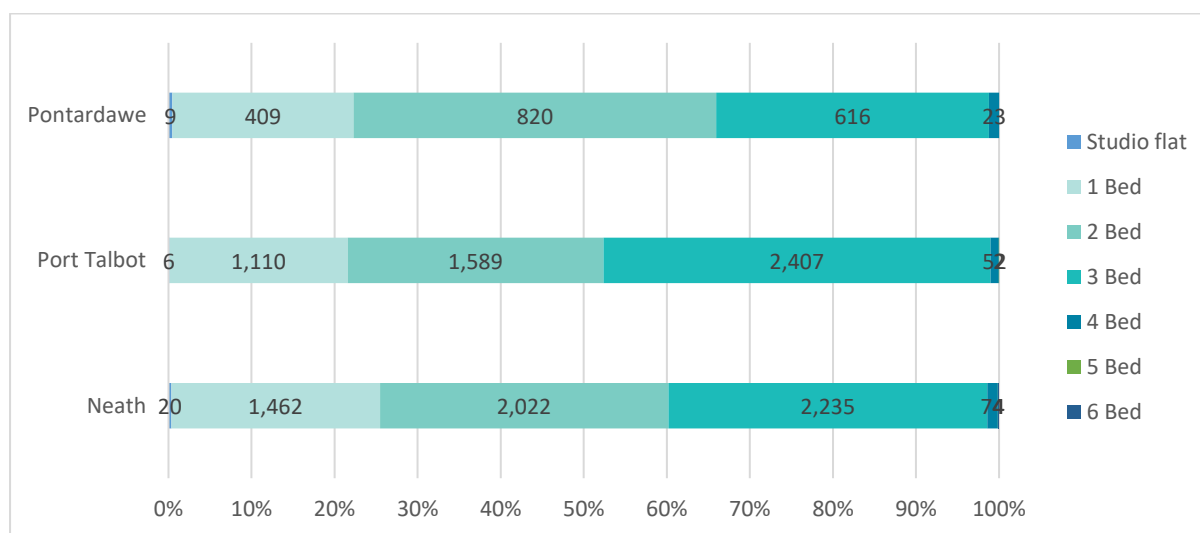


Privately Rented **13%**



NPT Affordable Housing Stock Profile

The NPT Affordable Housing Stock Profile illustrates the distribution of affordable homes by bedroom size across Pontardawe, Port Talbot, and Neath. The data shows a strong concentration of 1–3 bedroom properties, particularly in Neath, while larger homes (4+ bedrooms) are limited, with only a few available in Port Talbot and none in Pontardawe.



Section 3 - Housing Demand

Tai Tarian's housing allocation system, introduced after the 2011 stock transfer from Neath Port Talbot Council, operates through a bidding process where available properties are advertised and tenants bid based on their needs and preferences. (*Tai Tarian is the only RSL to hold a waiting list*).

The number of bids per property varies, reflecting differences in demand across electoral wards. These patterns highlight disparities driven by location, property type, and accessibility, offering valuable insight into housing pressure and helping guide future planning and resource allocation (*see chart on following page*).

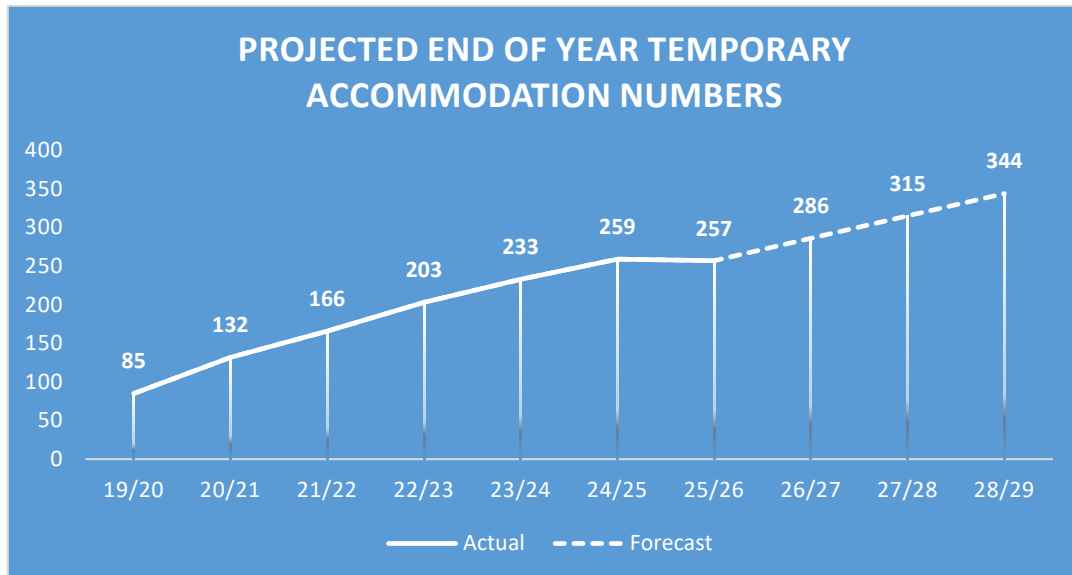
Ward area	Properties advertised Jan - Dec 2025	Total number of bids Jan – Dec 2025	Average bids per property Jan – Dec 2025
Aberavon	7	363	52
Aberdulais	2	67	34
Alltwen	3	148	49
Baglan	5	290	73
Blaengwrach and Glynneath West	21	553	28
Briton Ferry East	15	227	15
Briton Ferry West	10	703	70
Bryn and Cwmavon	35	1,710	52
Bryncoch North	1	48	48
Bryncoch South	9	297	42
Cadoxton	6	43	7
Cimla and Pelenna	5	248	50
Coedffranc Central	22	809	40
Coedffranc North	1	82	82
Coedffranc West	2	64	64
Crynant, Onllwyn and Seven Sisters	30	330	13
Cwmillynfell and Ystalyfera	76	691	17
Cymer and Glyncoirwg	11	319	29
Dyffryn	7	330	55
Glynneath Central and East	8	12	2
Godre'r Graig	4	136	34
Gwaun-Cae-Gurwen and Lower Brynamman	23	594	27
Gwynfi and Croeserw	19	670	35
Margam and Taibach	8	560	80
Neath East	27	1,290	48
Neath North	21	775	39
Neath South	27	1,584	63
Pontardawe	17	563	33
Port Talbot	2	156	78
Resolven and Tonna	13	399	31
Rhos	6	374	62
Sandfields East	56	4,302	88
Sandfields West	40	2,829	76
Trebanos	3	138	46
Grand Total	542	21704	

Homelessness

Without improving access to affordable housing, the Council will be unable to prevent homelessness and ensure that those who experience homelessness are quickly and appropriately rehoused.

NPT's response to this is to develop a **Rapid Rehousing Transition Plan** in order to respond to the growing housing crisis and to work in partnership to reduce homelessness and reduce the current reliance on temporary housing e.g. Bed & Breakfast/hotel rooms. **Link:** [Rapid Rehousing Transition Plan](#)

To achieve the plan over the period to March 2027 we have committed to work with our RSL partners to increase the supply of housing, keeping the needs of homeless people at the heart of our strategic housing planning.



As of 31st March 2026 there were **257** households in temporary accommodation (*Property required breakdown below*):

81%	1 Bed Properties
14%	2 Bed Properties
3%	3 Bed Properties
4%	4 Bed Properties
0%	5 Bed Properties (<i>0% is indicative of 1 property required</i>)

Section 4 – Affordable Housing Capital Grant Programmes

Social Housing Grant (SHG)

The current indicative Welsh Government allocations for the period 2026-29 are as follows:

Financial Year	Welsh Government Allocation
2026/27	£12,819,862
2027/28	£12,819,862
2028/29	£12,819,862
Total	£38,459,586

A strategic approach to allocating SHG has been implemented in which a panel comprising of various senior NPT officers from Estates, Strategic Planning, Planning Policy, Regeneration, Homelessness Services and Strategic Housing assess the viability, impact and benefits of the scheme put forward. Any support given may be subject to specified conditions and will be ***valid for a period of 2 years from the date the formal support is given***. If a scheme has not progressed in 2 years it will need to be re-submitted by the RSL. If a scheme is not supported, the reasons for this will be advised.

All partners are responsible for bringing forward realistic development opportunities to the strategic housing aims of Neath Port Talbot.

Those PDP schemes in held Reserve at the end of 2025/26 were all confirmed by the respective RSLs to be readily transferrable to the Main Programme, if circumstances dictate. Consequently, it has been possible to at least nominally populate the entire 3-year PDP for the period 2026-29 'up-front' and retain an appropriately healthy carry-forward.

RSLs are encouraged to continue to submit new viable reserve schemes via the PDP Portal which can be pulled into the Main Programme at short notice to mitigate any potential underspends going forward. Any ad-hoc Main Programme scheme proposals received from RSLs will routinely be assessed by the Assessment Panel.

RSLs are also advised to submit their applications for pre-planning, full planning, & SAB etc. in a timely manner to avoid any potential delays.

Link: [Pre-application enquiries - Neath Port Talbot Council](#)

Schemes will not be included into the PDP which have known planning objections that cannot be overcome or significant challenges which cannot be resolved.

If a Main scheme within the PDP is appearing unlikely to draw down its allocated SHG by the Q4 deadline, a nominal amount of £50k (*regardless of how much the scheme was originally allocated for that period*) will be placed against that scheme. This is to further mitigate any underspends. Such schemes may then be reliant on any available slippage monies (*which aren't guaranteed*) if submitted at the very last minute. If the WG deadline is not met, the scheme/s, along with its original allocation, will then be moved into the following year's Main Programme.

Recycled Capital Grant (RCG)

Any scheme receiving RCG must go through the grant and payment process (*i.e. send in the necessary documents to WG*) and the rules governing the expenditure of RCG are the same as for SHG. RCG must also be spent within the local authority area in which it was generated.

Previously, RSLs have generally used their RCG to supplement SHG development programmes within the PDP. However, some RSLs have looked to utilise RCG for purchasing properties from the open market. In these instances, any properties submitted are assessed against the latest demand data by Housing Strategy and Housing Options ensuring suitability, value for money and adherence to pre-determined nomination rights.

It is the RSLs responsibility to ensure there is enough RCG to purchase a proposed property. Any shortfall would need to be met by the RSL themselves.

Housing with Care Fund (HCF)

Schemes to provide care and support will be, in the first instance, submitted via an EOI for approval via the West Glamorgan Regional Partnership Board (RBP) for HCF funding.

When schemes are deemed too large to be funded solely from HCF, these will be blended in accordance with the availability of funding at that given time e.g. 60% HCF, 40% SHG etc.

Transitional Accommodation Capital Programme (TACP)

Once Welsh Government confirm that TACP is available for a financial year, an Expression of Interest (EOI) will be circulated to all RSLs, as in previous years, requesting that they submit their respective schemes and also have a reserve list prepared to mitigate any schemes, which for whatever reason, drop out of the programme. RSLs are also encouraged to keep submitting potential TACP schemes throughout the year so that any slippage (if available) can be taken up.

Section 106 Agreement (S106)

In some instances, a financial contribution in lieu of onsite affordable housing provision will be secured via a S106. Such contributions are to be spent on affordable housing by funding provision in the following ways:

- The purchase of existing housing stock to be used as affordable housing;
- To top up of another housing scheme to enable more affordable housing units to be delivered on site;
- To supplement other grant funding streams being used to deliver affordable housing.

As and when sufficient S106 monies become available, an Expression of Interest (EOI) will be circulated to all RSLs detailing our requirements. Upon receipt of an EOI, an assessment panel consisting of Housing Strategy, Strategic Planning, Planning Policy and Estates will convene to discuss suitability in accordance with the latest demand data and alignment to a wider strategic aim.

NPT LDP policy AH1 seeks to secure affordable housing contributions from residential development of 3 or more units in some parts of the County Borough. In the first instance, affordable housing provision onsite will be provided via cross-subsidy from the sale of open market housing and secured through a Section 106 legal agreement (S106). The S106 will require the affordable units to be transferred to an RSL as tenure neutral at 40% of Open Market Value.

Where monies from an S106 is committed to a project proposal, the resultant affordable housing will be subject to a requirement that the ***property remains affordable in perpetuity***. This will be secured via a local lettings agreement, within which NPT Council will have 100%

nomination rights. This will ensure that the affordable property is occupied by an identified household in affordable housing need.

RSLs should exercise due diligence with regards to restrictive covenants, the purchasing of freehold, land issues and any other factors before any RCG/TACP/SHG acquisitions or schemes are submitted

Section 5 - Monitoring and Governance

The bullet points below set out in broad terms the various meetings and bodies that are involved in the local monitoring and governance arrangements, in respect of the various WG Affordable Housing Capital Grant Programmes:

- Quarterly SHG Group Strategy
- Monthly Internal NPT Planning & Estates
- Quarterly NPT Housing Options Team
- Monthly PDP RSL Development Manager Catch-ups
- Bi-monthly RPB Capital Planning Group
- Monthly Internal NPT PDP
- Quarterly NPT Strategic Housing Partnership
- Monthly TACP RSL Catch-ups

Submission of PDP information to WG is quarterly (see table below). RSLs are to ensure all milestones on the PDP Portal are up to date and accurate to allow for strategic planning by NPT and WG.

2026/27	PDP RSL Update Deadline	NPT Group Strategy Meeting	Time	Venue
Quarter 1	Mid-June '26	24/06/26	10am to 11:30am	Microsoft Teams
Quarter 2	Mid-August '26	26/08/26		
Quarter 3	Mid-November '26	11/11/26		
Quarter 4	Mid-January '27	27/01/27		

Communication and information sharing between NPT and the RSLs will be on an 'open and transparent' basis.

There is also an expectation that all RSLs conduct themselves in good faith when seeking out new development opportunities so that it doesn't negatively influence or over inflate land values etc.