

STRONG FOUNDATIONS



CYMRU



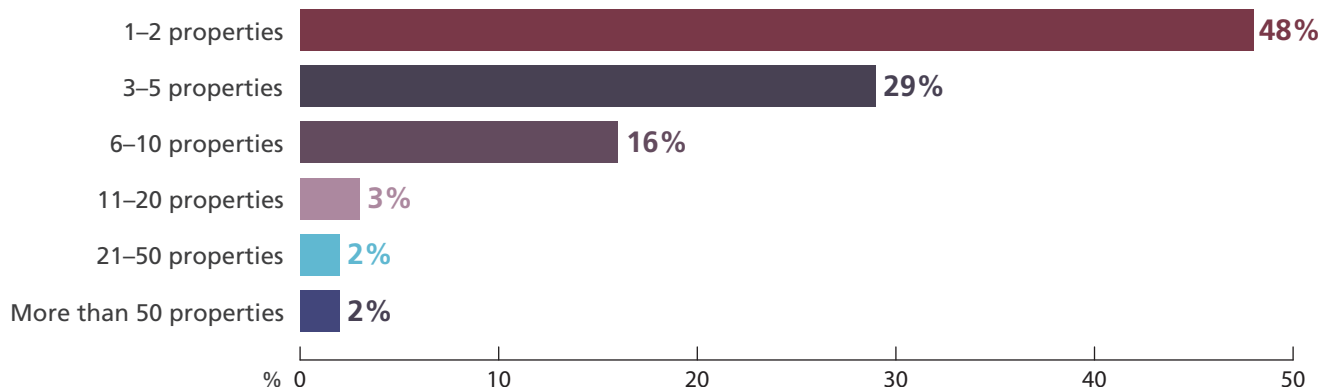
MEETING RURAL HOUSING NEEDS IN WALES

Housing is one of the most significant challenges currently facing Wales. The level of need in rural areas is particularly acute, impacting on businesses, economic growth and community cohesion. The CLA has long been an advocate for proportionate

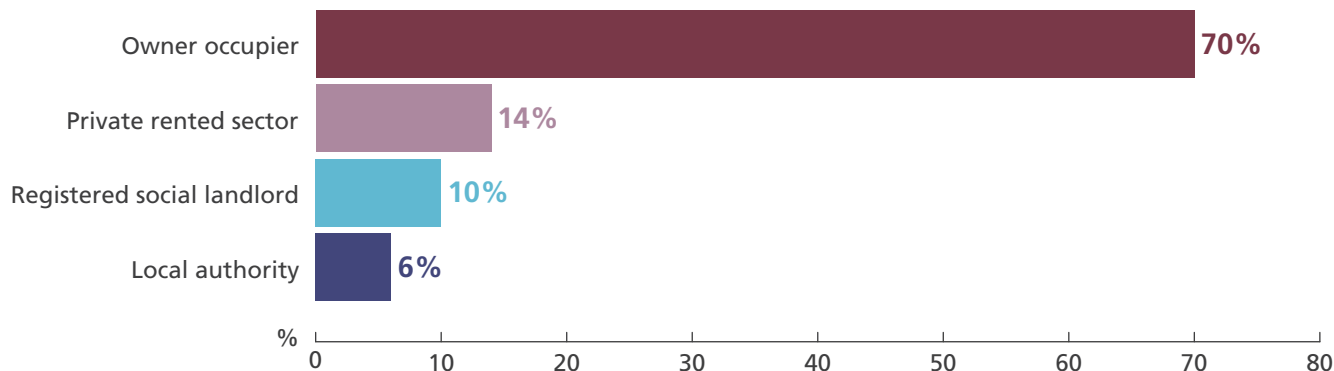
development to meet the needs of those living and working in the countryside. This factsheet sets out the contribution of CLA members in Wales to housing provision, both through new build development and their existing portfolios.

LANDOWNERS AND THE RURAL PRIVATE RENTED SECTOR

A NUMBER OF PROPERTIES LET BY ALL LANDHOLDINGS - CLA MEMBERS



B COMPOSITION OF THE RURAL HOUSING MARKET



The **average tenancy length** reported was...



7.6 YEARS

(England and Wales)

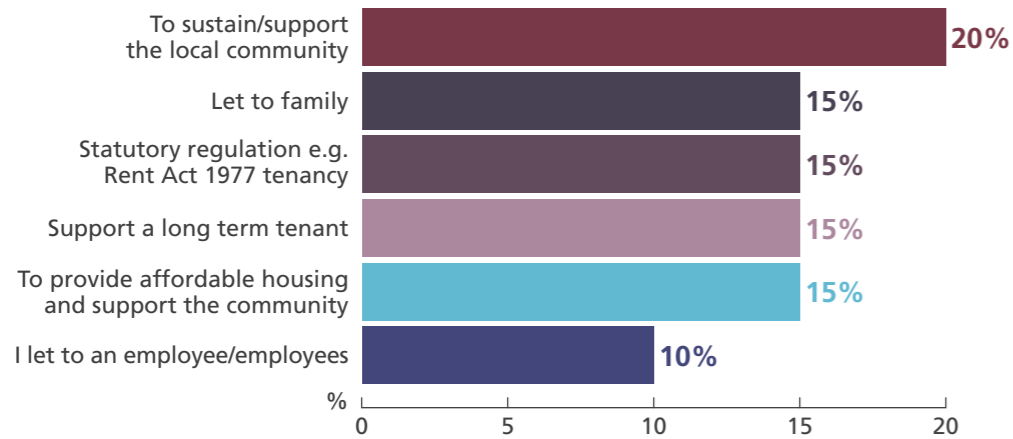
The Survey: The data presented in this report comes from the first large scale survey on the contribution of rural landowners to the residential property market in over 20 years. The survey was commissioned by the CLA and conducted by an external team. Nearly 1,000 CLA members participated online or in in-depth interviews. Unless stated otherwise, the data shown here relates only to CLA members from Wales.



C TENANCY TYPES



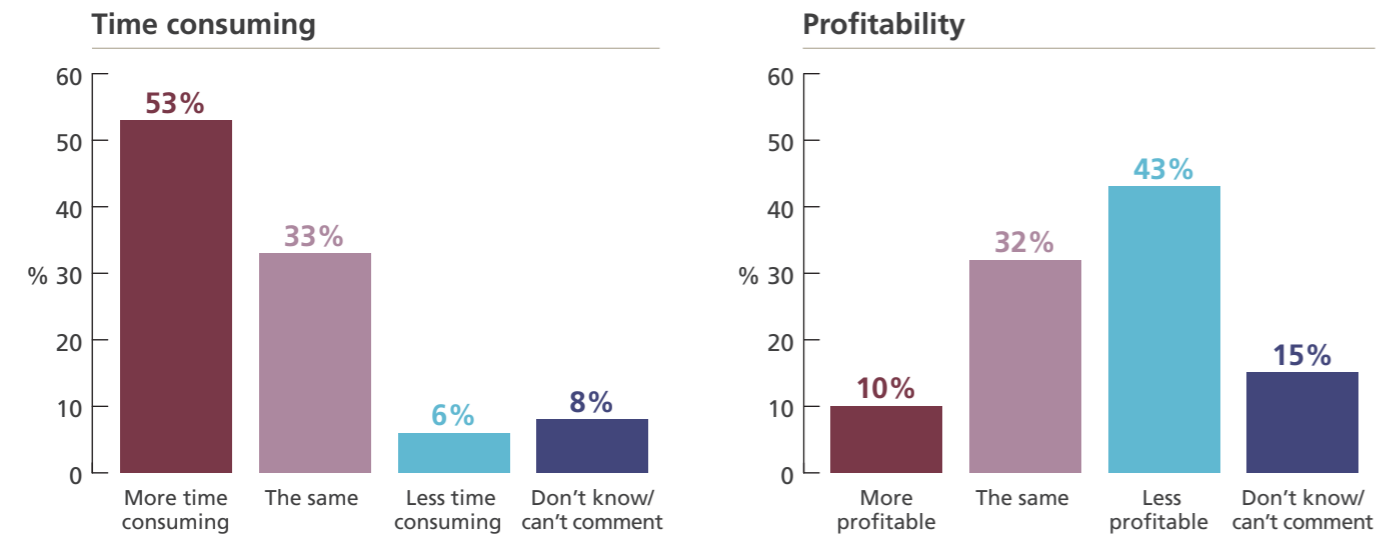
D REASON FOR LETTING BELOW FULL MARKET VALUE



KEY FIGURES

1/3
of members let at least one property below market rent.

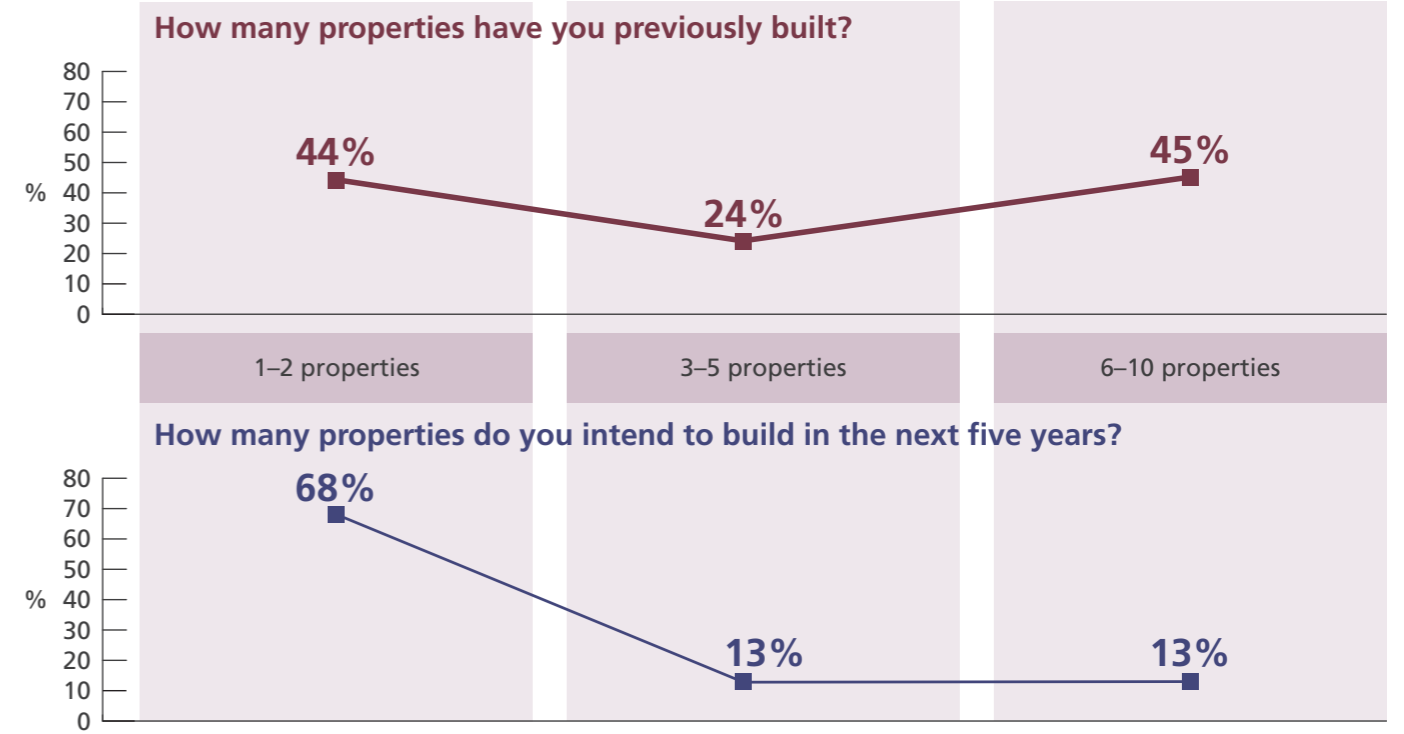
E PROFITABILITY AND TIME SPENT MANAGING PROPERTY COMPARED TO 10 YEARS AGO



KEY POINT The three key challenges respondents face in the management of their rented portfolios are increased regulation, property maintenance and Rent Smart Wales

OPPORTUNITY FOR GROWTH

A PROPERTY CONSTRUCTION BY LANDOWNERS

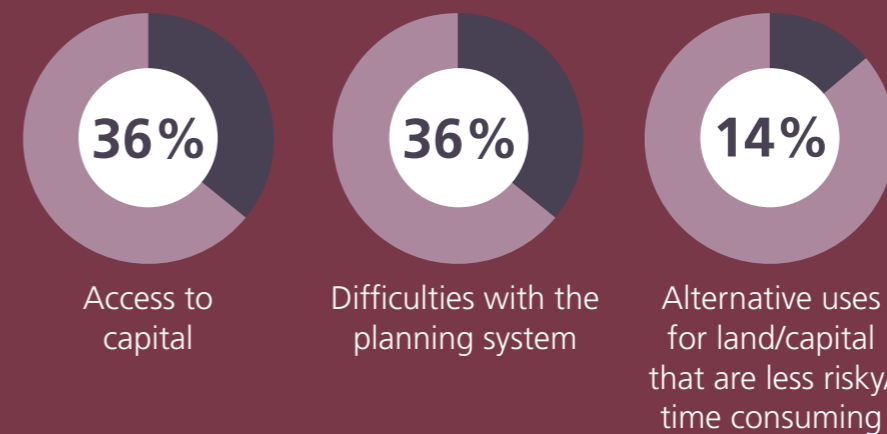


KEY FIGURES

84% of members intend to build property in the next five years

64% of members have built properties for sale or let

B BARRIERS TO DEVELOPMENT

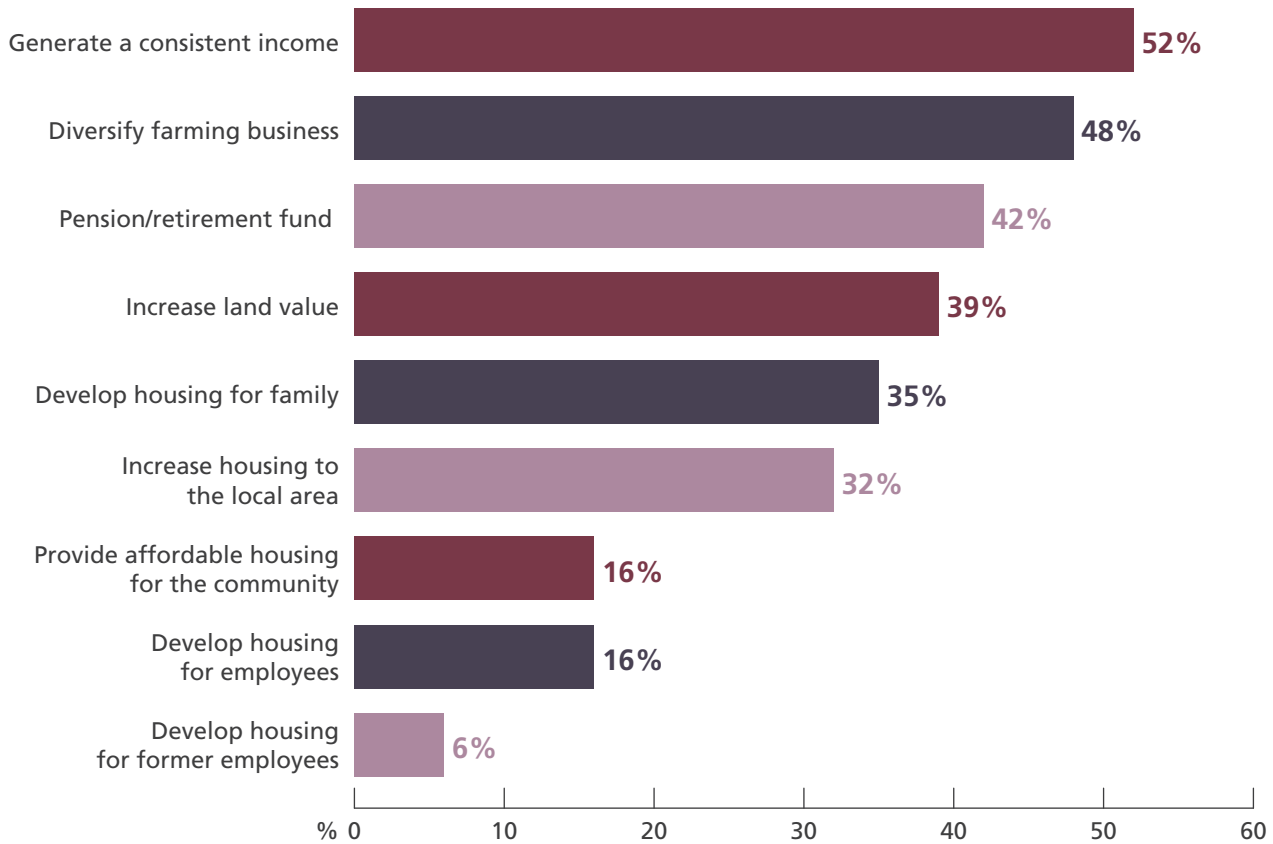


KEY FIGURE

60% of members would be more likely to build new homes if there was greater support from the local authority to work through the planning process.



C WHY MEMBERS WISH TO DEVELOP RESIDENTIAL PROPERTY



KEY FIGURE

58% develop residential property to generate a consistent income



CONTACTS

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