

**P-04-489 A national affordable and priority housing act of wales –
Correspondence from the petitioner to the Committee, 09.02.14.**

"We are very disappointed with Carl Sargeant's answers; we find his analysis to be supercilious, his explanations disappointing -and full of sophistry, distortions, red herrings and dissembling.

Under the title 'Household Projections' Mr Sargeant writes 'It should be noted that the projected total figures for 2011 were only 2.5 per cent higher than those estimates of households from the 2011 census. To some extent this confirms the reliability of the model used ,which itself is based on data from the previous two censuses (1991 and 2001)'

Regardless of trends in household growth between 1991 and 2008, the reality is that the number of households in Wales grew from an estimated 1,297,295 in 2008 to 1,302,700 in 2011. This was an increase of only 0.4%in this three year period which is one sixth of his department's over projected increase of 2.5% and is the difference between the actual 5,405 household increase figure and the flawed 33,211 projected household figure for 2011. This over estimated 2.5 % figure over three years is no trivial matter if considered over a 25 year projected period - in fact it would mean an over projection of over 276,000 new households in this 25 year period. Most AM's and public sector workers now know that the household projections figures provided by the Welsh Government do not in any way correspond with the projected population figures. In other words household projected figures are massively over estimated. It seems that it's only Mr Sargeant who is unable to recognise or accept that these projected household figures have no bearing in reality.

The 2007-8 financial crisis also clearly had a huge effect on new household formation. Mr Sargeant has also failed to recognise these economic and demographic trends which, given the economic reality in Wales, are likely to persist for many years. He is willingly defending incorrect figures and projections. We would like to know why he is doing this. Mr Sargeant's reply is also misleading in many other ways. For a start, in the Local Residency Test section he talks of local authorities without mentioning housing associations. Yet he - and whoever wrote this letter - must know that most social housing in Wales is now controlled by housing associations.

In view of all this it is plain that the LDP plans for local authorities and the current Housing Bill are not fit for purpose and can not be allowed to continue. There can be no justification for them as the flawed Welsh Government figures completely undermine their validity. A National Priority Housing Act is a rational and sustainable way to ensure housing planning in Wales caters for the citizens of Wales in accordance with the remit of the Welsh Government under the devolution settlement.

Mr Sargeant informs us that 'Welsh Ministers [who] fail to adhere to [fairness, openness and impartiality] may be liable to challenge in the Courts' We sincerely hope it doesn't have to come to that and that common sense can prevail,

Sincerely,

Gruffydd Meredith"