

Background

This is one of a range of topic papers prepared to offer more detailed information and explain the approach of the Plan to different topics and issues affecting the Joint Local Development Plan Area. This paper will look specifically at **Local Market Housing**. It will explain the background which will help to identify the issues, objectives and options for the Deposit Plan.

The Deposit Plan is the second statutory stage in the preparation of the Joint Local Development Plan (JLDP). The JLDP shapes the future growth of communities in the Joint Local Development Plan Area and will set out the policies and land allocations against which planning applications will be assessed.

The Deposit Plan will be submitted to the Welsh Government, which will appoint an independent inspector to assess the soundness of the Plan in the Examination in Public. If the inspector considers the Plan to be sound it will be recommended for adoption. When adopted the JLDP will supersede the Gwynedd Unitary Development Plan (2009) for the Gwynedd Local Planning Authority Area and the Gwynedd Structure Plan (1993) and Ynys Môn Local Plan (1996) for the Ynys Môn Local Planning Authority.

This topic paper can be read in isolation or in conjunction with the other Topic Papers and Background Papers that have been prepared to give a full picture the Joint Local Development Plan Area.

You may refer to the Topic Paper as a basis for making comments about the Deposit Plan. It must be noted that only comments on the Deposit Plan will be considered by the Inspector at the Examination in Public rather than specific comment made on the Topic Papers.

If you have any questions or would like to discuss any of the Topic Papers or Background Papers with a member of the Joint Planning Policy Unit you can [contact us](#):

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1. Introduction

1.1 The aim of this topic paper is to look into the feasibility of submitting a local needs market housing policy for the Joint Local Development Plan.

1.2 Paragraph 9.2.4 of Planning Policy Wales (7th edition, July 2014) notes the following:

*“Local planning authorities, in partnership with the community, including the private sector, must develop policies to meet the challenges and particular circumstances evident in their areas in specific locations. If these policies need to diverge from national policies in order to meet specific **local housing needs for market housing** (which normally would have no occupancy restriction), local planning authorities will need carefully to justify the variation with robust evidence that they deem appropriate”.*

1.3 While this clause provides an opportunity to introduce a local market housing policy, it would be necessary to base any such policy on robust and relevant evidence based on a strong justification.

2. Background

2.1 Restricting new affordable units in rural communities to local people who need such units is a policy that has already been established by Gwynedd and Anglesey planning authorities i.e. in the Anglesey Local Plan (1996) and the Gwynedd Unitary Development Plan (2009). This approach is encouraged by Planning Policy Wales, which notes in paragraph 9.2.14, that *“a community’s need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies.”*

2.2 This is supported by Technical Advice Note 2, which notes in paragraph 10.16 that *“local planning authorities must set out in their development plan their definition of ‘local need’ for affordable housing in rural areas, within the overall aim of contributing to the delivery of sustainable communities. This can include:*

- *Existing households needing separate accommodation in the area;*
- *people whose work provides essential services and who need to live closer to the local community;*
- *people with a family connection or long standing links with the local community;*
- *people with a job offer in the locality who require affordable housing”.*

- 2.3 It is necessary to ensure that the policies of the JLDP maintain and promote the communities of the area. Paragraph 9.1.2 of Planning Policy Wales (PPW) notes that *"local planning authorities should promote sustainable residential environments"* and that *"local planning authorities should promote mixed tenure communities"*. As is noted in the Wales Spatial Plan (para. 10.4), it is believed that it is important to have an appropriate variety of tenure and house sizes to ensure balanced communities. It is believed that it is important that the Plan's policies reflect the rural nature of the area, ensuring that its content touches upon and portrays, within the policy framework, the needs and aspirations of the rural communities.
- 2.4 It is noted that key issue KI 6 of the JLDP notes the need to tackle the *"Insufficient supply of housing and to respond to the need for a better range of housing in terms of location, type, size and affordability for local people"*. Strategic objective SO15 of the Plan notes that it is necessary *"To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population"*.
- 2.5 Based on this background information, it is believed that there is potential to consider introducing a policy that would promote the provision of housing units that are not affordable housing but where there is control over who occupies them. It would be necessary to provide a strong and clear justification for being able to introduce such a policy.

3. Reasoning and justification for introducing a local needs market housing policy

- 3.1 Paragraph 9.2.4 of the Planning Policy Wales notes that the justification for providing local market housing could *"be in terms of, for example, land supply, environmental or social impacts in combination. Evidence could be adduced from local studies such as those deriving from the community strategy, or from studies forming part of the evidence base for the development plan. The sustainability appraisal, including the Strategic Environmental Assessment, would be part of the evidence base providing justification for a departure from national policy."*
- 3.2 It is believed that it is necessary to consider background aspects in detail to firstly establish the need to introduce such a policy, and secondly, if it is believed that there is a need to introduce a policy, what factors should be considered to ensure that the policy is effective in terms of dealing with problems within the housing markets of the Plan area.

The need to introduce such a policy

- 3.3 In the first place, it is necessary to consider the reasoning for introducing a market housing policy to solely meet local needs. What would this achieve and who would it assist?
- 3.4 Current planning policies in Gwynedd and Anglesey note that a 'local' need has to be linked with a need for an affordable unit. It is necessary to provide evident justification for ensuring that new units that are not affordable (i.e. market housing) can only be tied to the occupancy of local people.
- 3.5 What is therefore the proposed aim of introducing such a policy? The units that would be the subject of such a condition must meet identified needs that are important to fulfil within relevant housing markets in the Plan area.
- 3.6 It is necessary to consider and assess whether introducing such a policy is necessary. This would need to be based on strong and robust evidence. The following considerations note the way that such a policy would be beneficial in specific housing markets within the JDLP area.

Intermediate housing market

- 3.7 It is likely that introducing a 'local' market obligation would have an impact on the price of residential units. Information from other planning authorities where such a policy has been introduced suggests that it is likely that an obligation such as this one would mean reducing the property price, as it would restrict who would be eligible to purchase it (see part 4). Such an obligation could therefore be a way of ensuring lower price market housing within the housing market. It would be necessary to ensure that these houses meet a clear and continual local need.
- 3.8 This could be linked with the 'Intermediate Housing Market'. Such a commitment could be considered to address those who are in need of a house but cannot gain access to dwellings on the open market (e.g. due to problems in obtaining a mortgage) but who are also ineligible to be considered for a social affordable house (e.g. based on their income).
- 3.9 If there is no suitable 'intermediate' housing available within a specific area, this could mean people being forced to leave an area to find suitable housing. Often, the group of people who are in need of intermediate housing are young people/families, and losing these people from rural communities could have a detrimental impact on the area in social terms (e.g. fewer families mean fewer children in schools) and in economic

terms (e.g. less spending on local services/facilities). It is important to have different tiers within the housing market so that it operates effectively for the benefit of the community. While it is important to provide affordable housing to meet local needs, it is also important to provide units to meet the residential needs of other cohorts in society that are not eligible for affordable housing, but at the same time cannot afford to buy a house on the open market. This would help to ensure a more flexible housing market in areas where there are specific problems.

Key Workers

3.10 In relation to providing intermediate market houses, such a policy can assist 'key workers' to secure residential units. The inability of this cohort of the population to secure housing can lead to economic and social problems in specific areas, as these are jobs that provide an essential service to the community. If key workers cannot secure houses in the local area, they will have to move away, consequentially leaving vital services understaffed.

3.11 As an example, 'key workers' is defined in the Gwynedd Unitary Development Plan as:

"Persons who need to live in the Gwynedd Local Planning Authority in order to take up a full time permanent job (37 hours or more):

1. *teacher in a school or further education establishment or a tertiary college*
2. *nurse or another member of staff employed by the National Health Service*
3. *police officer*
4. *probationary services worker*
5. *social worker*
6. *educational psychologist*
7. *occupational therapist employed by the local authority*
8. *emergency service officers*
9. *other jobs proven to be vital in the Plan area's economy"*

Extending opportunities in the local housing market / Supporting a fluid market

3.12 It is believed that submitting a local market housing obligation would assist local people in terms of progression in the housing market and extending local opportunities. It would be possible to extend opportunities within the local housing markets, for example if families need to upgrade to a larger house or if residents want to move on from an affordable house. This could release housing for those who are in need of affordable housing in the most problematic areas. It could possibly strengthen

the local housing market and assist in supporting local services and facilities. Therefore, it could be a method of helping to create sustainable communities.

In-migration / Second homes

3.13 Pressures as a result of inward migration and second homes in specific areas highlight problems in the sustainability of particular settlements / areas e.g. a reduced supply leads to an increase in house prices and, in addition, a negative impact on local services and an imbalance in the area's demographic.

- Is the need for second homes increasingly directed towards properties that would otherwise be used by permanent residents?
- The combination of low incomes in rural areas, restrictions on the supply of new housing and an external demand leading to an increase in house prices, could mean that many local people are at a disadvantage in local housing markets.
- It is necessary to establish a percentage level where second homes cause problems in terms of the sustainability of a particular location.
- In areas with a high proportion of second homes, the impact on house prices can be significant.
- People considering that the feeling of community is eroded in rural areas.
- A high proportion of second homes in an area can have a negative impact on village services e.g. schools.

Linguistic and cultural matters

3.14 It is believed that directly linking such a policy with the Welsh language is not possible, i.e. it is not possible to restrict the occupancy of housing units to only Welsh speakers. This is noted based on the wording of paragraph 3.7.4 of Technical Advice Note 20 'Planning and the Welsh Language' (October 2013) which states "*LDP policies which take into account the needs and interests of the Welsh language should not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability. Planning policies should not seek to control housing occupancy on linguistic grounds*". However, it is likely that the side-effect of the objective of this policy would have a positive impact on the area's language and culture, by providing opportunities for people who are economically active to stay or return to the area.

3.15 Bearing in mind that the Joint Local Development Plan (and therefore any policy, including the potential 'local market housing' policy) must be deemed 'sound' according to a Planning Inspector, full consideration must be given to national policies

and guidelines. Otherwise, there is a risk that such a policy will be rejected based on the 'test of soundness'.

4. Examples from other planning authorities

- 4.1 There are some examples of other planning authorities in the United Kingdom where planning policies have been introduced to promote market housing to meet local needs. Though these examples are few and far between, it is noted that authorities that have introduced such a policy are similar in nature to the Joint Local Development Plan area i.e. they are rural authorities that have high quality environmental and visual features.
- 4.2 The only Planning Authorities that have introduced similar policies are North York Moors National Park Authority, Yorkshire Dales National Park Authority and the Lake District National Park Authority. The Joint Planning Policy Unit contacted the three authorities to gather further opinion in terms of these policies. It also became apparent that Ryedale District Council had introduced a similar policy. Details regarding the relevant policies of these Planning Authorities can be seen in Appendix 1.
- 4.3 It was also noted that the Brecon Beacons National Park Authority had attempted to introduce a policy with a local housing market aspect in their Deposit Plan for their Local Development Plan. This was disregarded by the Inspector following the Plan's Public Examination. Therefore, this demonstrates the importance of robust information to support such a policy. Information regarding this can also be seen in Appendix 1.
- 4.4 The Authorities' responses to specific questions are as follows:

Question 1: Is there any evidence / suggestion that the policy has reduced the value of properties from the value that would be expected on the general open market?

4.5 Yorkshire Dales National Park Authority:

There is some evidence of this; however, as there is no mechanism for providing a reduction on sale, they do tend to go to the highest bidder, so the market ultimately decides, so there isn't always consistency. We tend to say 15-20% reduction on market value, but many units don't enter the market (often self-build type projects), so it's not always easy to know... In short, it is quite a crude tool – it definitely secures the objective of avoiding second/holiday home occupancy, but as for prioritising genuine housing needs, that can be a bit more hit and miss”.

4.6 Response from North York Moors National Park Authority:

Recent evidence from the District Valuer suggests that local occupancy conditions reduce the value of the property by 20%.

4.7 Lake District National Park Authority

It is generally accepted that housing with a local occupancy clause reduces open market value by approximately 20%, although recently we have been told that this is currently in the region of 30%.

Question 2: What were the justification and the evidence that was given over being able to implement such a policy?

4.8 Yorkshire Dales National Park Authority:

The justification was pretty broad – high house prices, low incomes, high second/holiday home occupancy, plus all the community sustainability issues that stem from that – issues common to most rural areas but perhaps particularly acute here. Specific evidence was hard to come by – our Strategic Housing Market Assessments implied some ‘intermediate’ or ‘low cost market’ housing need that fell between the cracks of affordable and open market provision. We did rely quite heavily in it being the continuation of the previous strategy that seemed to work quite well.

4.9 North York Moors National Park Authority

Local occupancy conditions were introduced in the North York Moors National Park through the 1992 Local Plan. The policy was introduced to ensure that the limited opportunities for new housing development met local housing needs rather than external demand.... Originally the local occupancy condition was based on a three year qualifying period but comments received during consultation on the Core Strategy suggested that many people were renting locally for three years while building the properties and for this reason it was extended to 5 years. Historically over half of completions in the National Park were through conversions and therefore the local occupancy has also applied to these units since 2008. The local occupancy also prevents new dwellings being used as second homes which is a concern of local people.

4.10 Lake District National Park Authority

The popularity of the National Park for holidays and retirement has placed great pressure on the housing market within the National Park. In some areas of the National Park, second home ownership is well over the 20% benchmark, and before 1994, the occupancy of much residential development was dominated by the retired. In 2012, some parishes over 40% of the existing housing stock is not used for permanent occupation.

The immense pressure on the existing housing stock remains, yet it is impossible to meet all housing demands as there is a finite land supply and damage to settlement character and the wider landscape is to be avoided. Policy H20 of the Cumbria and Lake District Joint Structure Plan 2011-2016 established the principle that within the National Park housing development will only be permitted where it is for local occupancy, either as affordable housing or to meet the needs of those who can satisfy our local occupancy criteria but could afford to buy on the open market. The Planning Inspector for the Core Strategy (adopted 2010) concluded that given the continuing high cost of homes in the National Park that are inflated by high levels of second home ownership and the outstanding environment that attracts people into the area who are able to afford high prices, the justification for this policy restriction remains valid and pressing.

Relevant and historical policies:

- Policy 42: Housing in the Lake District National Park - (Cumbria and the Lake District Joint Framework Plan 1991-2006)
- Policy H2: Housing in Larger Settlements (Except Infill) - (Lake District National Park Local Plan 1998)
- Policy H3: Housing Exceptions on Important Open Spaces - (Lake District National Park Local Plan 1998)
- Policy H4: Housing in Villages - (Lake District National Park Local Plan 1998)
- Policy H20: Housing in the Lake District National Park - (Cumbria and the Lake District Joint Framework Plan 2011-2016)
- Policy H22: Exception sites within the Lake District National Park - (Cumbria and the Lake District Joint Framework Plan 2011-2016)
- Policy CS18: Housing provision – (Core Strategy 2010)

Question 3: From a monitoring perspective, how many units have been approved / built directly based on this policy?

4.11 Yorkshire Dales National Park Authority:

Since we started using the policy in earnest (2005) we've permitted a little over 140 units. Of these 70 have been completed. To put in context, average permissions / completions here are around 50 dwellings per annum.

4.12 North York Moors National Park Authority

Since 1992 only 187 units have been completed which are subject to a local occupancy restriction, this is in the context of there being 11,744 dwellings in total across the National Park.

4.13 Lake District National Park Authority

Between November 2010 and November 2013, 417 new housing were permitted under Policy CS18 of the Core Strategy:

- 152 local affordable housing
- 230 local need housing
- 20 agricultural workers housing
- 12 associated accommodation
- 3 living/working houses

Between April 2011 - March 2013 the following have been built:

- 52 local affordable housing
- 44 local need housing
- 15 agricultural workers housing
- 4 living/working houses
- 1 house with permanent residency clause

Question 4: Have any problems come to light in terms of this policy e.g. are there problems regarding people being unable to get mortgages for properties?

4.14 Yorkshire Dales National Park Authority:

Yes. While the policy seemed to work ok until the housing crash, lender nervousness means that mortgagee in possession clauses are generally now needed, so that in the event someone defaults on a loan, it could be repossessed and disposed of on the open market. This has made some units difficult to shift – this is partly an issue with sellers holding out for unrealistic prices despite the occupancy restriction. Mortgage availability is also part of the issue. We have had a few attempts to remove restrictions, but these have generally met with short shrift, and we've had successes on appeal. We have however relaxed the criteria a little, and are under pressure to go further.

4.15 North York Moors National Park Authority

Anecdotal evidence that mortgages for local occupancy dwellings are becoming more difficult. Owners will need substantial deposits. Have been told that the more locally based mortgage lenders who have greater understanding of the occupancy restrictions are more likely to lend. The difficulties we have had with local occupancy restrictions has been where there are a number of units with the condition in the same location. Prior to 2008 we allowed small developments of up to four units to be built with the local occupancy condition. In virtually all of these smaller speculative developments the developer has found it very difficult to sell properties to local people. This has largely been due to the size of properties, which tend to be very large and the high prices even with a 20% reduction, which means local people are still unable to afford the properties. The Yorkshire Dales have a floor space restriction on their local occupancy units, which seems to work effectively and is something we are likely to consider when we review our Core Strategy in the near future. In terms of creating more houses for local people the use of our affordable housing exception policy has been more successful in creating homes for local people with over 100 units being completed in the last 5 years.

4.16 Lake District National Park Authority

We are aware that several of the high street lenders will not finance new build properties with a local occupancy clause. However, there are several local lenders that will. For the larger windfall sites, the local lenders will lend on 25% of the scheme.

5. Relevant indicators

- 5.1 Different social and economic indicators should be considered to establish whether there are areas within the Plan area where problems within the housing market mean that introducing a local housing market policy could be relevant. The focus should be on those areas where the biggest problems occur in terms of the relevant indicators, considering where it would be possible to introduce a local housing market policy.
- 5.2 The indicators noted in table 1 have been identified to establish whether there are areas within the Plan area where it would be relevant to introduce a local housing market policy.
- 5.3 All the information and indicators will be considered together. The focus will be on those areas where the most severe problems occur in terms of these indicators.
- 5.4 Given the content of the Planning Policy Wales, the robust justification that is needed, along with the need to ensure such a policy's integrity; it is believed that it would be necessary to concentrate on specific areas where such a policy could be truly beneficial within the local housing market. It will be necessary to ensure that the obligation meets a clear 'need' for housing, rather than aiming to help local people only.
- 5.5 It is noted that the following indicators can be distributed to geographical areas of different sizes e.g. wards, output areas, Community Council areas. In order to be able to focus on those areas where there is a real need to submit such a policy; it is believed that there is a need to assess information for the smallest possible geographical areas. This would highlight the areas where there are real problems.

Table 1: Indicators to establish whether there are relevant areas for introducing a local market housing policy

Indicator	Source	Geographical level	Period	Further information
Affordability ratio	CACI Paycheck and the Land Registry	Ward	2011 and 2012	<ul style="list-style-type: none"> This indicator refers to the ratio between the median house prices and the median household incomes. Use information for more than one year to take account of natural variance.
Lower quartile ratio	CACI Paycheck and the Land Registry	Ward	2011 and 2012	<ul style="list-style-type: none"> The ratio between lower quartile house prices and the lower quartile household incomes. Use information for more than one year to take account of natural variance.
Percentage of people priced out of the market	CACI Paycheck and the Land Registry	Ward	2011 and 2012	<ul style="list-style-type: none"> Based on the percentage of households that have an income below $1/3.5$ x lower quartile house price. Use information for more than one year to take account of natural variance.
Second homes	Council Tax Departments, Gwynedd Council and Isle of Anglesey County Council	Community/ Town/ City Councils Areas	November 2013	<ul style="list-style-type: none"> Percentage of second homes based on Council Tax information

Indicator	Source	Geographical level	Period	Further information
Migration	Information based on proxy - percentage born outside Wales	Output areas	2011 Census	<ul style="list-style-type: none"> There is no direct information about this aspect, therefore a proxy is used, namely the percentage of people born outside Wales.
Link between house prices and quality of environment	Welsh Index of Multiple Deprivation 2011 regarding the 'physical environment'.	Lower Super Output Areas	Welsh Index of Multiple Deprivation 2011	<ul style="list-style-type: none"> Consider the score for each relevant area.
Council Tax Bands	Council Tax Departments, Gwynedd Council and Isle of Anglesey County Council	Community/ Town/ City Council Areas	November 2013	<ul style="list-style-type: none"> Consider the percentage of houses that are in high tax bands i.e. G, H and I bands.
Number of house sales	The Land Registry	Wards	2011 and 2012	<ul style="list-style-type: none"> Consider the number of houses that have been sold in specific areas. If it is a substantial figure, it is then noted that there is an adequate number of houses available for those who need them in an area. A low number of sales also suggests a lack of movement within a local housing market. Use information for more than one year to take account of natural variance.
Percentage of empty places in schools	Gwynedd Council Education Departments and Isle of	Primary school catchments	Period of 10 years 2003-13	<ul style="list-style-type: none"> Consider the percentage of empty spaces in schools. Use information over a period of 10 years to

Indicator	Source	Geographical level	Period	Further information
	Anglesey County Council			<p>take account of the natural variance in the number of pupils who attend schools.</p> <ul style="list-style-type: none"> The larger the percentage of empty spaces in a school, it is assumed that there are fewer families and children in those communities.

6. Applying the indicators to establish whether there are relevant areas for introducing a local market housing policy

Initial assessment of the indicators

6.1 An initial assessment of the areas that could be relevant for a local market policy was undertaken through the method of choropleth maps of the indicators. These maps highlight the 'worst' areas in terms of the different indicators. By mapping this information thematically, it is possible to establish whether there are areas where it is apparent that specific problems exist, and where it is possible to consider introducing a local market policy. This information and the choropleth maps can be seen in Appendix 2.

6.2 Three maps are shown in relation to each indicator:

- i) First of all it is noted which areas (in terms of the relevant geographical scale) are above and below the median/mean for Gwynedd and Anglesey in terms of that specific indicator. This choropleth map gives an initial indication of the areas where considerations regarding that particular issue are more profound.
- ii) The second choropleth map regarding each indicator divides the areas per four quartiles. This further filters the information and clearly portrays the areas where a specific issue is most prominent within the Plan area.
- iii) The first two maps provide the basis for the information noted in the third choropleth map. Bearing in mind that a local market housing policy must be based on a very strong justification, the third map has categorised areas based on how severe the situation is in relation to the relevant indicator. Those areas where the information shows very substantial numbers in terms of the relevant

indicators are noted. A threshold has been noted to show the most extreme areas in relation to the individual indicators.

Final assessment

- 6.3 Having collected the information for the relevant indicators, it is necessary to consider all the information together to establish whether there are apparent areas where it would be advantageous to introduce such a policy. It should not be taken for granted that such a policy will be established given that strong and robust evidence is needed to support this.
- 6.4 To establish whether there are areas within the Plan area where the evidence suggests that it would be possible to introduce such a policy, it is necessary to score areas based on the results of the different indicators. It is noted that some of the indicators are more significant than others when considering this aspect; therefore different weighting has been given to the indicators to reflect their comparative importance.

Table 2: *Weighting given to the different indicators*

Indicator	Period	Weighting
Affordability ratio	2012	x 1.5
	2011	x 1.5
Lower quartile ratio	2012	x 1.5
	2011	x 1.5
Percentage of people priced out of the market	2012	x 1.5
	2011	x 1.5
Second homes	November 2013	x 4
Council Tax Bands	November 2013	x 1.5
Migration	2011	x 3
Number of house sales	2011 & 2012	x 1

Indicator	Period	Weighting
Link between house prices and quality of environment	2011	x 1
Percentage of empty places in schools	2003-13	x 1

- 6.5 The indicators are also relevant for areas within Snowdonia National Park. However, given that the National Park does not form part of the JLDP area, information for statistical areas within Snowdonia are not noted within this topic paper and have not been considered for the purpose of the Local Market Housing policy. The only exception to this is where information for areas within Snowdonia National Park directly affects the JLDP area (see Appendix 3). It is noted that there are some statistical areas (e.g. wards) that are located on either side of the boundary of the National Park. Given that parts of these areas are located within the JLDP area, information regarding these statistical areas has been included.
- 6.6 As the information deriving from the indicators is based on different geographical levels, consistency is needed to be able to compare the indicators effectively, and to discover whether there are areas where it would be beneficial to introduce a local market housing policy. As most of the indicators are based on ward level, the combined score has been based on this geographical level. It is also believed that the geographical scales of wards are appropriate in terms of concentrating on areas where circumstances could be relevant to introduce a local market housing policy. (In Anglesey, the wards that were apparent prior to the 2013 ward reorganisation are used).
- 6.7 If an indicator is not based on wards, it is then necessary to apply the relevant information to conform to this geographical level e.g. if two Community Council areas form one ward, information can be combined
- 6.8 Every indicator is individually scored based on wards. The 'worst' ward (i.e. where the worst situation / circumstances are) for every indicator receives a score of 100. After that, every ward receives a score based on its ratio compared with the 'worst' score. Every score for the individual indicators will be added to get the final score for each ward. The method in which the score is established for each ward can be seen in Appendix 3. There is also further information regarding the way in which the specific scores were established for the individual indicators.
- 6.9 As information is not always available in ward form, there are cases where it is necessary to show two scores for specific wards i.e. the highest and lowest score. For example, if a ward is located within two or more Community Council areas, then it will be necessary to consider the data for every relevant Community Council.

6.10 The information is presented in two ways - with weighting for the different indicators (as is noted in Table 2) and without any weighting. While also considering the fact that a 'highest score' and 'lowest score' have been given for some wards relating to specific indicators, the information in Appendix 3 has been distributed as follows:

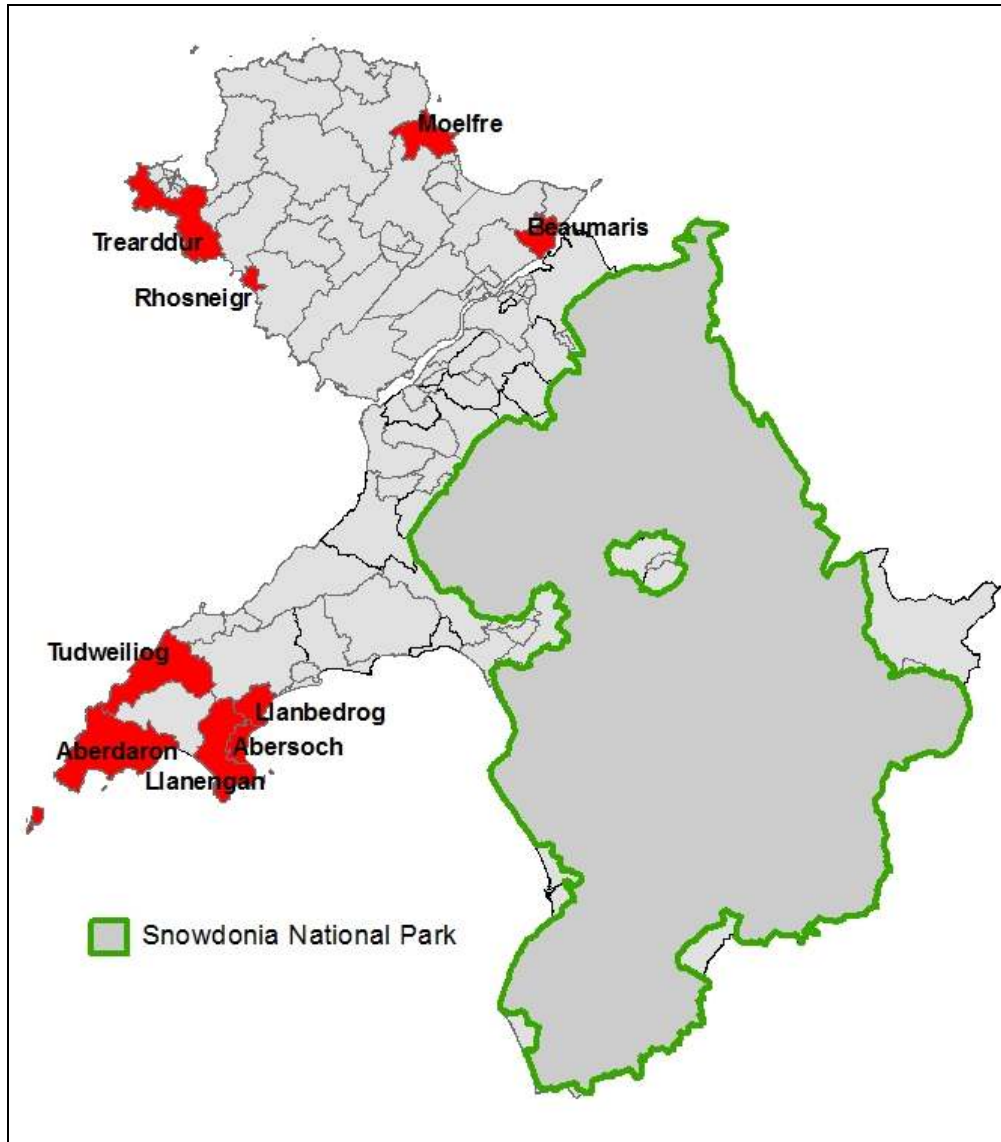
- Highest score with weighting
- Lowest score with weighting
- Highest score without weighting
- Lowest score without weighting

Outcomes

6.11 Based on these assessments (see Appendix 3), the following wards have been highlighted as ones that would be relevant for a local housing market policy:

- Abersoch
- Llanengan
- Aberdaron
- Rhosneigr
- Llanbedrog
- Moelfre
- Tudweiliog
- Trearddur
- Beaumaris

Map 1: Location of the relevant wards



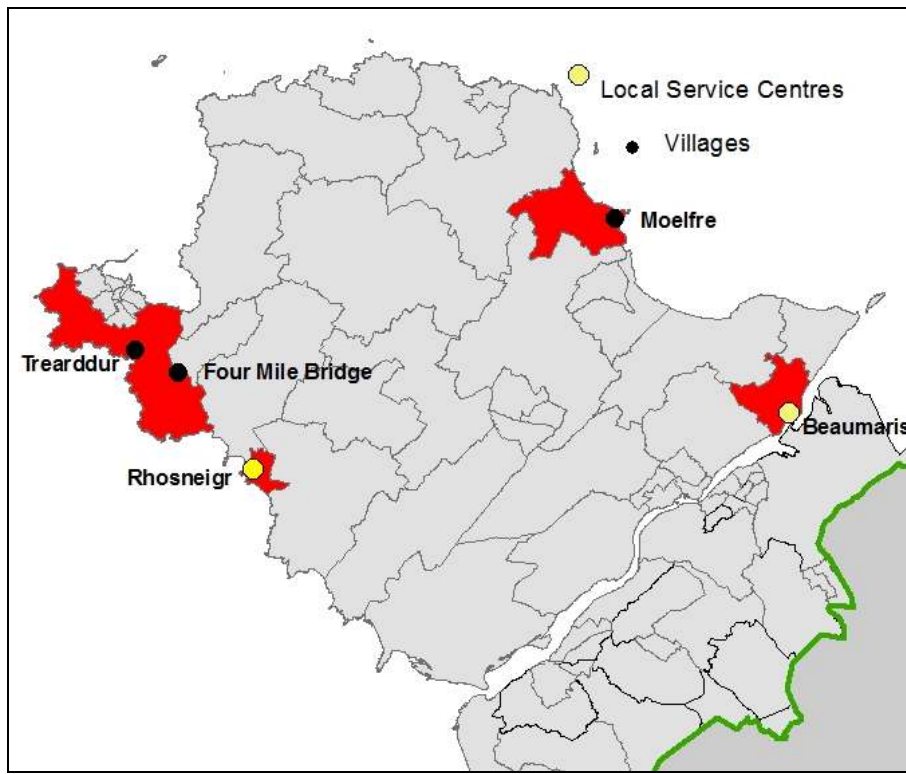
6.12 Within these wards the Local Housing Market Policy would be relevant for the following settlements:

Table 3: *The settlements in which a Local Housing Market Policy would be relevant*

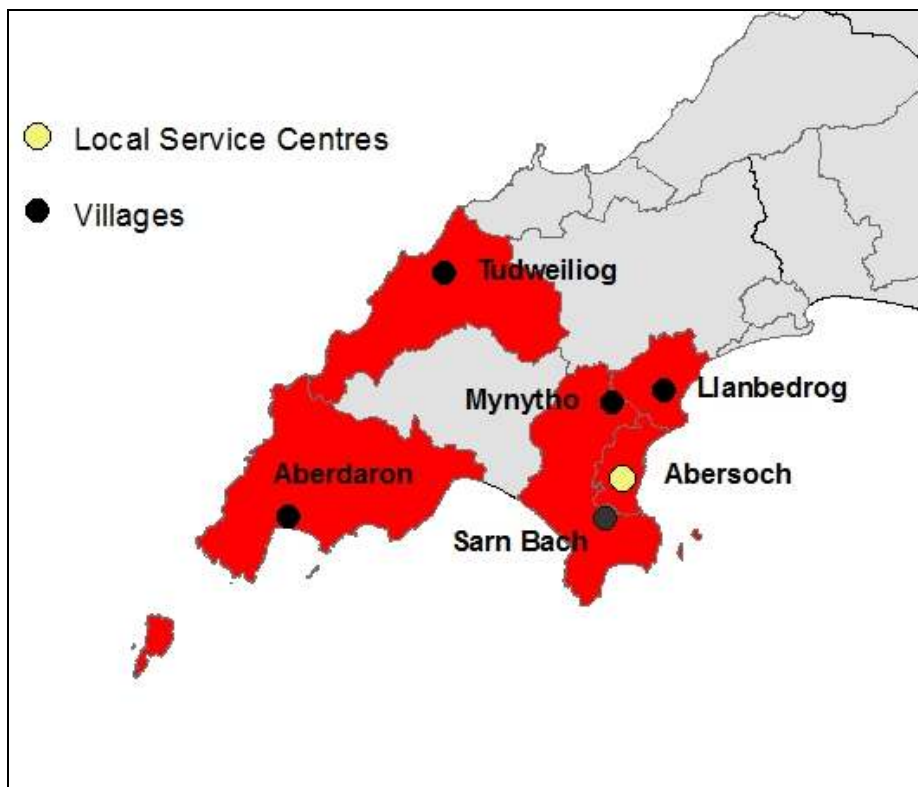
Ward	Local Service Centre	Villages
Abersoch	<ul style="list-style-type: none"> • Abersoch 	-
Llanengan	-	<ul style="list-style-type: none"> • Sarn Bach • Mynytho
Aberdaron	-	<ul style="list-style-type: none"> • Aberdaron
Rhosneigr	<ul style="list-style-type: none"> • Rhosneigr 	-
Llanbedrog	-	<ul style="list-style-type: none"> • Llanbedrog
Moelfre	-	<ul style="list-style-type: none"> • Moelfre
Tudweiliog	-	<ul style="list-style-type: none"> • Tudweiliog
Trearddur	-	<ul style="list-style-type: none"> • Trearddur • Four Mile Bridge
Beaumaris	<ul style="list-style-type: none"> • Beaumaris 	-

6.13 It is noted that this policy will not be relevant for the clusters as only affordable housing for local need is promoted these settlements.

Map 2: Location of the relevant settlements - Anglesey



Map 3: Location of relevant settlements - Gwynedd



The impact of implementing the policy on the defined settlements

6.14 When considering the Local Market Housing Policy together with the Plan's wider housing strategy, implementing the policy will have the following impact upon the settlements outlined in Table 3:

Local Service Centres (Abersoch, Beaumaris, Rhosneigr):

- Growth through windfall developments and new allocations where appropriate.
- Provide for a combination of local market housing and affordable housing.
- No support for open market housing.

Local, Coastal and Rural Villages (Every village noted):

- No housing allocations
- Provide local market housing or affordable housing on a small scale e.g. at infill sites.

7. Implementing the Policy

Planning obligation

7. Any residential unit that would derive from such a policy would have to be bound as a local market house through a planning obligation i.e. planning obligation from section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991 (Section 106 Agreement).

7.3 The legal criteria as to when planning obligations can be used are noted in regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended. (It is illegal to consider planning obligations when deciding on a planning application for a development, or any part of a development where the levy could be raised, whether a local levy is used or not, if the obligation does not meet every criteria). The criteria are:

- necessary to make the development acceptable in planning terms;
- directly related to the development;
- fairly and reasonably related in scale and kind to the development.

- 7.3 Paragraph 3.7.1 of Planning Policy Wales notes that planning obligations are useful arrangements to overcome obstacles which may otherwise prevent planning permission from being granted. Contributions from developers may be used to offset negative consequences of development, to help meet local needs, or to secure benefits which will make development more sustainable. It is essential that arrangements are fair to both the developer and the community, that the process is as transparent as possible, and that development plans provide guidance on the types of obligations which the authorities may seek from developers.
- 7.4 Circular 13/97 notes five criteria that obligations should satisfy in order to be acceptable. To this end, any policy would have to be able to positively conform to these criteria in terms of facilitating local market housing. Specifically, it is necessary to ensure that it would lead to developments that achieve an appropriate planning function. The five criteria noted in Circular 13/97 are:
- i. necessary;
 - ii. relevant to planning;
 - iii. directly related to the proposed development;
 - iv. fairly and reasonably related in scale and kind to the proposed development;
 - v. reasonable in all other aspects.
- 7.5 Planning obligations are attached to the land; therefore they may be enforced against the original covenantor and against anyone who has more recently procured benefit from the land.

What is considered 'local' for this policy?

- 7.6 For the purposes of the 'Local Market Housing' clause, 'local' is defined as follows:
- Local Service Centres – Connection with the particular ward where the settlement is located or any ward directly adjoining it.
 - Villages – Connection with the particular ward where the settlement is located only.
- 7.7 'Connection with the ward' is defined as follows:
- An individual who currently lives within the relevant wards and who has lived there continuously for 5 years or longer; or
 - People who are not currently living in the relevant wards but who have a long and established connection with the local community, including having lived in the area for a period of 5 years or longer in the past; or
 - People who have an essential need to move to live close to relatives who are currently living in the relevant wards and who have lived there for at least the past 5 years or longer and who need support because of age or infirmity reasons; or

- People who need support because of reasons relating to age or infirmity and who need to move to live close to relatives who are currently living in the relevant wards and who have lived there for the past 5 years or longer; or
- People who genuinely need to live within a specific ward as a result of their work situation; or
- Any other criterion agreed in writing by the Senior Planning and Environment Manager, Gwynedd Council or the Head of the Planning and Public Protection Service, Isle of Anglesey County Council (whichever Local Planning Authority is relevant).

Maximum size of local market housing

- 7.8 It is necessary to manage the maximum size of local market housing to ensure that their value will not be higher than what would be acceptable to satisfy local needs in the first place and in the future.
- 7.9 The legal agreement will not restrict the value of the property as in the case of affordable housing. Rather, this policy will seek to control the value of local market units by restricting their size. By controlling the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.

Table 4: *Maximum size of residential units in relation to the Local Market Housing Policy (Where there is no connection with a Registered Social Landlord or where the development is not subject to a Social Housing Grant from the Welsh Government)*

Type of residential unit	Local Market Housing
Single storey, 2 bedroom house	90m ²
Single storey, 3 bedroom house	100m ²
Single storey, 4 bedroom house	120m ²
Two storey or more, 2 bedroom house	100m ²
Two storey or more, 3 bedroom house	110m ²
Two storey or more, 4 bedroom house	130m ²
Two storey or more, 5 bedroom house	145m ²
Garage	Additional 20m ²

APPENDIX 1

8. OTHER PLANNING AUTHORITIES' POLICIES

NORTH YORK MOORS NATIONAL PARK AUTHORITY

Core Strategy and Development Policies - Local Development Framework (Adopted November 2008)

Core Policy J – Housing

“A mix of housing types and tenures will be sought to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. This will be delivered through:

1 Locating all open market housing, including new build and converted units, in the main built up area of the Local Service Centre of Helmsley and the Service Villages. On larger sites more than 0.1 hectares or where 2 or more residential units are proposed, at least 50% of the resulting units must be affordable including conversion schemes. The 50% target may be varied in the light of the viability of the development, and is an interim figure for a period of 3 years, pending the completion of a general affordable housing viability assessment. Sites of less than 0.1 hectare must meet the definition of a small infill gap.

8.1 It is noted in this policy that the occupancy of ‘local needs housing’¹ have been restricted to:

¹ **Local Service Villages**

These settlements have a more ‘self contained’ character being wholly within the Park, a more limited range of facilities serving the immediate locality and do not have the ‘wider’ function of the Service Villages. Nevertheless they fulfil an important service function to the local community.

Other Villages

The settlements included within this definition have more limited or no facilities at all, with any that are available often being ‘shared’ amongst groups of settlements.

- People who are currently living in and have permanently resided in the National Park for 5 years or more and living in accommodation that no longer meets their requirements; or
- People who do not currently live in the National Park but have a strong and long standing link to the local community including a previous period of residence of 5 years or more; or
- People who have an essential need to move to live close to relatives who are currently living in and have resided the National Park for at least the previous 5 years or more and require support for reasons of age or infirmity; or
- People who require support for reasons of age or infirmity and need to move to live close to relatives who are currently living and have resided in the National Park for at least the previous 5 years or more; or
- People who need to live in the National Park as a result of current sole employment within that parish or adjacent parishes within the National Park.

8.2 The policy notes that all applicants will need to demonstrate to the satisfaction of the National Park Authority that the needs of the identified proposed occupants are genuine, that the proposal represents the most practical and sustainable solution to meet the need identified and why the existing housing stock cannot meet their needs.

Explanation to the policy

8.3 The explanation to this policy notes that [Local Occupancy conditions have been applied](#) to new build properties in the Park since 1992. The concept was extended in the 2003 Local Plan to include most new build dwellings. This approach helps the Authority ensure that the limited opportunities for new housing meet local need rather than external demand. It is noted that this policy does not produce 'affordable' properties as the value of houses with the condition is lowered by only 15 – 20% of market value. The high average house prices in the Park means that this is still unaffordable to many people but the policy does provide opportunities to meet the housing needs of local people who are already in the housing market.

8.4 The policy provides a number of potential ways of demonstrating a need for a dwelling in a particular locality. However there is an overall requirement to demonstrate that there are no suitable properties available within the existing housing stock to meet the need and that the proposal is the most appropriate means of meeting that need.

Housing Supplementary Planning Document, April 2010

8.5 Most of the housing available in the National Park is open market housing, available to anyone who chooses to and can afford to live there. Because of the natural beauty of the Park and its proximity to urban areas, there is considerable external demand for properties from commuters and others wishing to buy homes in the area.

- 8.6 Since 1992 the National Park Authority has sought to ensure that limited opportunities for new housing are used to meet the needs of local people by applying local occupancy conditions to certain new houses. This is the basis for the content of Core Policy J, with open market housing being supported in the larger settlements but that housing in other locations are subject to local residency conditions. Anecdotal evidence suggests that the market value of properties with a local occupancy condition is typically reduced by about 15% to 20%. Although they do not fit the definition of 'affordable housing', they fall between open market and affordable dwellings and therefore contribute to a balanced mix of types of housing available in the National Park.
- 8.7 Circumstances where a local residency condition will be relevant:
- Where a new dwelling is developed on an infill site within the main built up area of one of the Park's Local Service Villages or Other Villages;
 - Where one or more new dwellings are created through the conversion or subdivision of an existing building within the main built up area of one of the Park's Local Service Villages or Other Villages (whether or not the building is listed). Where a building is substantially altered so that the original dwelling is not retained, a local occupancy condition will be attached to all new dwellings in the converted building;
 - Where an agricultural or forestry occupancy condition is being removed;
 - In certain other circumstances, for instance where a replacement dwelling is built or where an unlisted traditional building in open countryside is being converted for local needs letting or for use as a live-work unit;
 - In very exceptional cases where an application is approved contrary to the policies set out in the Core Strategy and Development Policies DPD or because of special circumstances.
- 8.8 The local occupancy restriction will be applied as a condition of planning permission and relates to the property. This means that the first and all subsequent occupants must meet the local occupancy criteria. Any person wishing to purchase an owner occupied property which has a local occupancy condition attached will need to obtain written approval from the National Park Authority that they comply with the condition.
- 8.9 The Authority will monitor local occupancy planning conditions on a regular basis and will take action where appropriate. If a person has been occupying a property contrary to the terms of a local occupancy condition, the time spent in the property will not count as part of their period of residence in the National Park.

Report of the Planning Inspector - 'Report on the examination into the authority's core strategy and development policies - Development Plan Document (October 2008)

8.10 The Planning Inspector noted the following:

Open market housing: "Open market housing will be permitted in the local service centre of Helmsley and in the 7 service villages. These are the most sustainable settlements, and allowing some open market housing, alongside local needs and affordable housing, will help to maintain the viability of the communities".

Local need housing: "However, permitting open market housing on a larger scale would attract non-residents, including retired people and second home owners. Affordable and local needs housing caters for a combination of age groups. Increasing the amount of housing in smaller settlements would be likely to harm the character of the settlements and the landscape, contrary to the purposes of the National Park. It would also result in a more dispersed settlement pattern and reduce the sustainability of the Development Plan Document".

"It seems to me that the document strikes an appropriate balance between allowing for some open market housing, and providing for those who cannot afford such housing".

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Housing Development Plan 2012-2025

8.11 The Housing Development Plan includes 11 updated policies that have replaced the housing policies in the Yorkshire Dales Local Plan (2012).

Policy HDP2 - Land for new build housing

The Yorkshire Dales National Park Authority will permit the development of land for house building provided all the following criteria are met:

- i) The site is either allocated on the Proposals Map or lies within a housing development boundary of a Local Service Centre or Service Village and is capable of development without significant harm to natural beauty, wildlife, cultural heritage or neighbouring amenity,**
- ii) On sites where more than one dwelling is proposed, there is evidence at the time of application for a continuing need for a specific type and quantity of affordable and local market housing,**
- iii) On sites larger than one dwelling, a minimum of 50% is developed for affordable housing in perpetuity,**
- iv) Occupancy of all housing is restricted permanently to the categories of local housing need set out in Appendix 1,**
- v) The affordable housing element is available for occupation either before or at the same time as the local market housing,**
- vi) Design, size and density accords with Policy HDP7 (Density and size), HDP8 (Energy efficiency and generation in housing developments) and saved Local Plan Policies NE11 (New or improved habitats) and GP2 (General design policy).**
- vii) Development of the allocated sites follows the guidelines set out in each development brief.**

The mechanism for securing affordability and restriction to local occupancy

Local Market Housing

8.12 This is housing provided by the market in response to local evidence of need. It has its occupancy restricted to certain categories of qualifying household that have an economic or social need to live in the National Park and which are not currently being supplied by the operation of the conventional housing market. This is not necessarily affordable in relation to the national definition of affordability but is nevertheless cheaper than comparable unrestricted housing and therefore performs a sub-market function.

8.13 The Authority has undertaken research into the economic viability of releasing land for affordable house building. The study revealed that a proportion of 50% affordable housing on each site would be viable to most landowners in the National Park as long as the other 50% were permissible as local market housing where occupancy, but not price, is restricted. This breakdown encourages landowners to offer sites in the Plan as the Authority has acknowledged, based on economic viability, that sites that were to be

designated in their entirety for affordable houses would not be presented in appropriate numbers.

- 8.14 Given the continuing high price of housing in the National Park, local market housing should still be financially attractive to landowners and act as the incentive to release mixed sites.
- 8.15 The main purpose of this policy is to increase the supply of affordable housing on suitable sites within Local Service Centres and Service Villages where there is evidence of local need. The secondary aim is to permanently widen the supply of local market housing. Restricting the type of household that can occupy local market housing prevents these dwellings from being lost to external market demands - for example, occupation as second or holiday homes. It also reduces their price and therefore makes them more accessible to households inside the National Park. Local market housing is not affordable housing in relation to the definition in national planning policy.
- 8.16 The Authority will also require additional evidence from the applicant that there is likely to be a need for the local market proportion of their site. Applicants are required to submit a form containing details of a list of households that would qualify against the Authority's local housing need criteria. Alternatively the evidence might come from the district housing needs survey if it provides information on the need for local market housing.

The households considered as being in need are prioritised for new houses in the National Park i.e. local need, as follows:

- 8.17 Categories set out in paragraphs i), iii), iv) and v) will apply only to persons who have resided permanently in the National Park for the preceding three years. Category vi) will apply to residents who have resided in the National Park for a minimum of 10 years.
- i) Existing residents of the National Park establishing a separate household or purchasing a property for the first time.
 - ii) A head of household who is or whose partner is in or is taking up full-time permanent employment in an already established business within the National Park (or in another part of a parish split by the National Park boundary). Where a person is employed in an established business that operates in multiple locations, their employment activities should take place predominantly inside the National Park.
 - iii) Householders currently living permanently in a dwelling which is either shared but not self-contained, overcrowded or is otherwise unsatisfactory by environmental

- health standards, and which is within the National Park (or in another part of a parish split by the National Park boundary).
- iv) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary).
 - v) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary).
 - vi) Former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park.

LAKE DISTRICT NATIONAL PARK AUTHORITY

Local Development Framework Core Strategy (Adopted November 2010)

- 8.18 The Core Strategy notes that declining social housing and an influx of second home owners means that many parts of the National Park have been left with a desperate shortage of affordable housing. It is noted that high levels of second home ownership means that many of the settlements have significantly reduced permanent resident populations. The knock-on effects are that businesses and local services, such as shops, schools and post offices, struggle to survive due to lack of regular users. This leaves rural communities vulnerable to further isolation, with fewer young people and young families, and risks turning once-vibrant communities into retreats for wealthy visitors and retired people.
- 8.19 There is immense pressure on the existing housing stock in many areas of the National Park. This issue is due in part to the continuing trends of people moving from urban to rural areas for a better lifestyle, and of those buying second homes or homes to be used for holiday letting purposes. As earnings in rural areas are also lower than in neighbouring urban areas, this makes it difficult for people relying on local wages to compete for housing in an open market.
- 8.20 These factors have led to a significant increase in the ratio between earnings and house prices across the area e.g. in the Central Lakes Housing Market Area this proportion is 13.6.1. As a result, young people and newly formed households cannot afford to buy on the local housing market, and they leave the National Park. In some places this negatively affects the vibrancy of our local communities.
- 8.21 Following a Public Inquiry, the independent Planning Inspector stated in September 2010 that the Core Strategy was 'sound'. He noted that there was a justification for it, that it was effective and consistent with national policy. This Core Strategy was adopted in October 2010.

Policy CS18: Housing provision

“We will permit new dwellings where they contribute towards meeting an **identified local need** or local affordable need with priority given to the delivery of affordable housing, and where they:

- help to redress the imbalances in the local housing market; and
- are secured in perpetuity for the purpose it was originally intended through the use of appropriate planning controls.

.....

8.22 The explanatory notes that accompany the policy note that all housing in the National Park must meet the identified local and local affordable needs of the locality. This includes new build dwellings, subdivision of dwellings, conversion and change of use of buildings. No open market housing will be permitted.

8.23 It is noted that a new development must serve the needs of the local community and not be lost to the open market or for holiday use in the future.

Supplementary Planning Document - “Housing Provision” (adopted March 2014)

Definition of ‘Local Need Houses’.

8.24 It is important that local need housing is successfully meeting an identified need. Levels of need fluctuate in every locality over time. This means that planning applications for local need housing should only be made once the local need has been established and the proposals reflect this in terms of numbers, size and type.

Definition of 'Local Connection'

8.25 All new local need housing will be restricted to those who can demonstrate they have a need to live in the locality. The occupant must satisfy one of the following criteria:

- The person has been in continuous employment in the locality defined for at least the last 9 months and for a minimum of 16 hours per week immediately prior to occupation; or
- The person needs to live in the locality defined because they need substantial care from a relative who lives in the locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- The person has been continuously resident in the locality defined for three years immediately prior to:
 - o Needing another dwelling resulting from changes to their household (including circumstances such as getting married/divorced, having children or downsizing)
 - o Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or
 - o being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or
- The person is a person who –
 - (a) Is serving in the regular forces or who has served in the regular forces within five years of the date of their application for an allocation of housing;
 - (b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where -
 - (j) The spouse or civil partner has served in the regular forces; and
 - (ii) Their death was attributable (wholly or partly) to that service; or
 - (c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service

RYEDALE DISTRICT COUNCIL

Ryedale Plan - Local Plan Strategy

8.26 Ryedale District Council has adopted its Local Plan Strategy (5 September 2013). This Strategy notes the strategic matters that face the area and the challenge of addressing them. Specifically, it notes:

- Expected levels of development that will take place in the District up to 2027;
- Specific types of new development required to meet Ryedale's needs;
- Sorts of changes that will happen in different locations;
- Types of projects and investment needed to successfully deliver the strategy and support growth and local communities; and
- Provides a framework to assist in the determination of planning applications.

8.27 This Plan applies a Local Needs Occupancy Condition on new homes built in the smaller non-service villages and in the wider open countryside. This will help to ensure that the relatively limited sources of new housing in these areas better reflect the housing requirements of local people as opposed to externally driven demand. It is expected that in turn this will support the release of larger allocated housing sites which will be provided at Ryedale's more sustainable towns and villages. This is a policy mechanism which is considered to be an important tool to help manage housing supply across such a large rural District.

Policy SP2 - Delivery and Distribution of new housing

...

Other Villages

Infill development (small open sites in an otherwise continually built up frontage) restricted to

- Local Needs Occupancy
- Replacement dwellings
- Sub-division of existing dwellings
- Conversion and Redevelopment of Previously Developed Land and buildings

8.28 Controlling the occupation of different types of accommodation forms an important method of managing the pressure on the open housing market in a market where there is high demand, such as Ryedale. It is noted that a Local Needs Occupancy Condition on new housing is used in the majority of villages across Ryedale. The condition is used to ensure that the limited sources of housing in these locations are available to meet the needs of local people as opposed to externally driven demand and that new homes in these locations come forward at a rate which reflects local housing requirements. It is anticipated that this will support the release of planned housing sites in more sustainable locations/settlements.

8.29 Policy SP21 ('Occupancy Restrictions') notes that those who are eligible in relation to the local needs occupancy clause are as follows:

- Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving military service; or
- Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years

BRECON BEACONS NATIONAL PARK AUTHORITY

Brecon Beacons National Park Authority - Local Development Plan (Deposit Draft) (September 2010)

8.30 Brecon Beacons National Park Authority included a policy within the Deposit Draft of their Local Development Plan (September 2010) that referred to Local Needs Housing within Limited Growth Settlements:

Policy 15 – Local Needs Housing within Limited Growth Settlements

Within level 4 Limited Growth Settlements general needs housing will not be permitted.

Development which results in the creation of new dwellings, including the sub division of existing houses, changes of use, conversion of rural buildings, or new build, where there is a net gain in housing will only be permitted where they provide affordable housing in accordance with the definition given.

Only in circumstances where it is proven that no need for affordable housing exists and/or no RSL or similar body is able to facilitate the scheme will the NPA consider development to serve local needs housing. Such Development will be permitted where:

- a. the dwelling serves an evidenced need for new housing within the settlement in accordance with the evidence base
- b. is provided for initial sale at a value considered by the NPA to be reasonable in keeping with the identified need

8.31 The aim of this policy was to ensure that the communities of the National Park continued to be vital and sustainable. It would be monitored through the Local Housing Market Assessment process to ensure that they referred to the identified residency need within the communities, without having a negative impact on the wider market.

8.32 The background to this was that many of the National Park's residents were concerned about the erosion of their way of life that is linked to the affordability of rural living. The environmental quality of the National Park increases land and property value. While house prices rise and commercial activity reduces, residents, especially young people, are forced to move out of the area based on economic necessity. Rural depopulation has a significant effect on the strength and sustainability of communities, based on losing facilities, services and the standard of living that derives from a strong and lively community.

8.33 A lack of suitable development land in the Park has the potential to inflate the value of the market further than what coincides with the average income for the area. This

along with the pressure for second homes, holiday accommodation and the increase in the migration of retired people means that the Planning Authority had aimed to be proactive in terms of ensuring that the efforts to protect the local landscape and the environment does not over-increase land value to the point where community sustainability is impacted negatively.

- 8.34 Within the settlements that are relevant to this policy, in accordance with the key objective of the LDP to provide the most sustainable use of land, and the duty to ensure the socioeconomic welfare of their residents, the National Park Authority was aiming to ensure that future developments meet the needs of their communities rather than developers' wishes to service the open housing market that is more profitable.

Inspector's Report - Brecon Beacons National Park Authority Local Development Plan (September 2013)

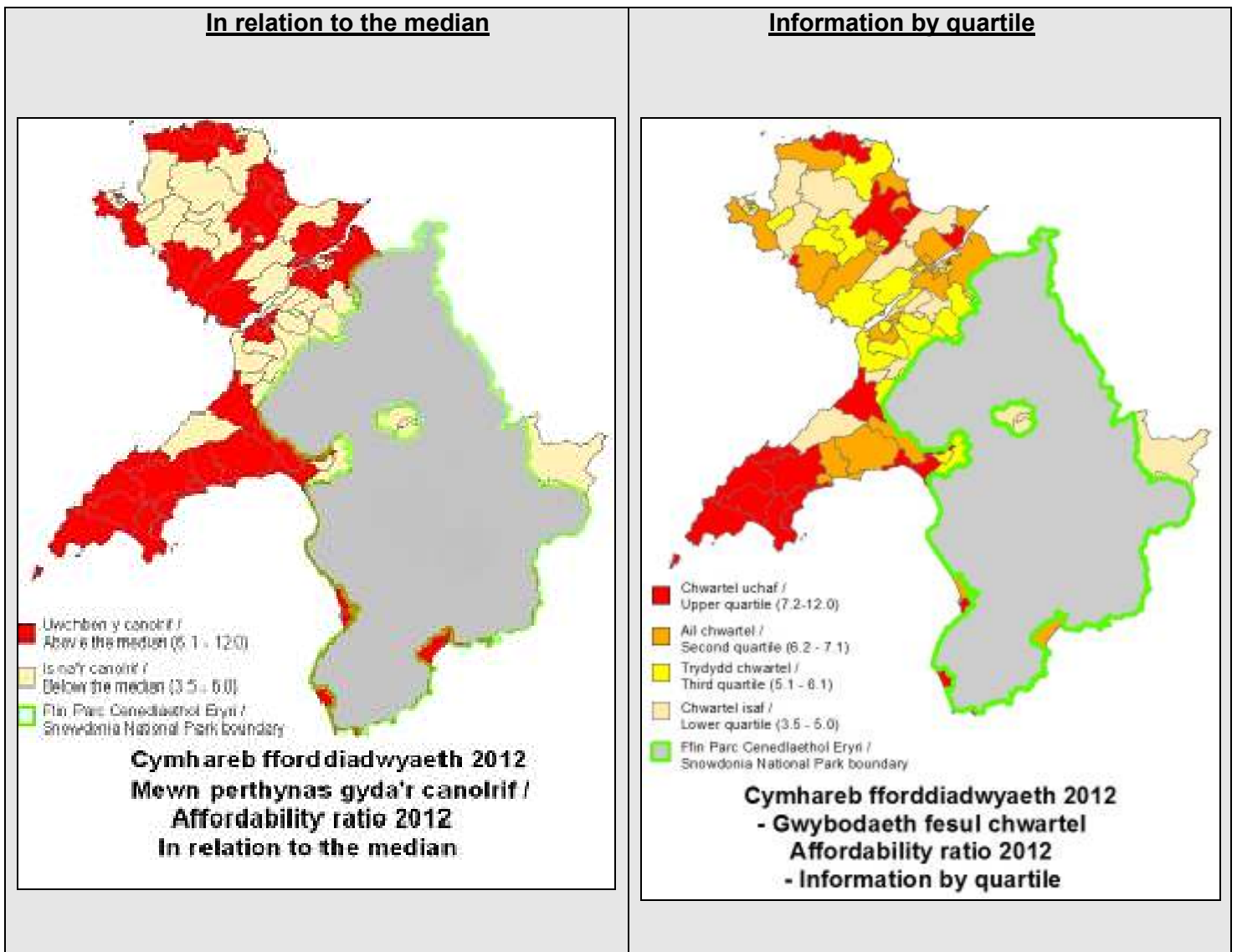
- 8.35 The Inspector removed the above Policy 15 following the Public Inquiry for the Brecon Beacons National Park Authority Local Development Plan. This means that affordable housing is what should be sought in the Limited Growth Settlements (level 4) rather than local needs housing.
- 8.36 Little evidence was submitted to support the need for this type of housing and it would be unlikely that it could be demonstrated that there was not a need for affordable housing, given the identified requirement.
- 8.37 The Inspector noted that Planning Policy Wales refers to local housing needs for market housing. However, it makes clear that this type of housing would normally have no occupancy condition. Also, that such a departure from national policies would need to be justified with robust evidence. It was noted that Policy 15 of the submitted Plan would require development enabled through the policy to be tied by occupancy conditions or S106 Planning Obligations. It therefore does not conform with Planning Policy Wales. Moreover, given the conflict with Planning Policy Wales, it would be unlikely that local needs housing could be considered to serve a useful planning purpose.
- 8.38 Consequently, it was noted that such a condition or obligation would be unlikely to meet the requirements of the Welsh Government Circular 35/95 'The Use of Conditions in Planning Permissions' and the requirements of the Welsh Government Circular 13/97 'Planning Obligations', and the statutory tests set out in Regulation 122 of the CIL Regulations 2010 (as amended). In these circumstances, it could not be guaranteed that such housing would not be released onto the open market. It was noted that deleting Policy 15 would ensure that the Plan would be consistent with national planning policies.

APPENDIX 2

9. CHOROPLETH MAPS FOR THE RELEVANT INDICATORS

9.1 AFFORDABILITY RATIO

9.1.1 2012



Final Distribution: 2012

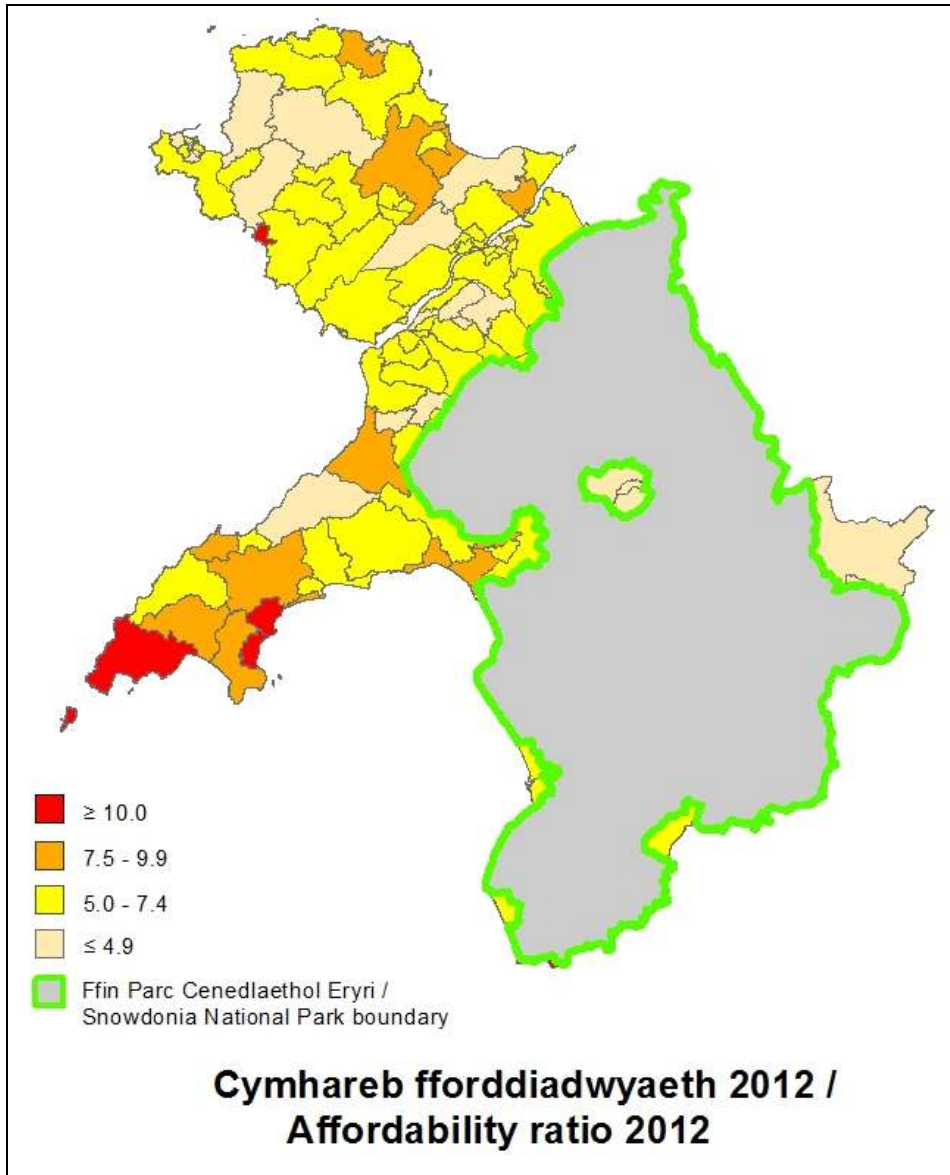
A ratio of 10.0 between median house prices and local income median is the threshold for selecting the most extreme areas in terms of this indicator.

Wards within the highest category:

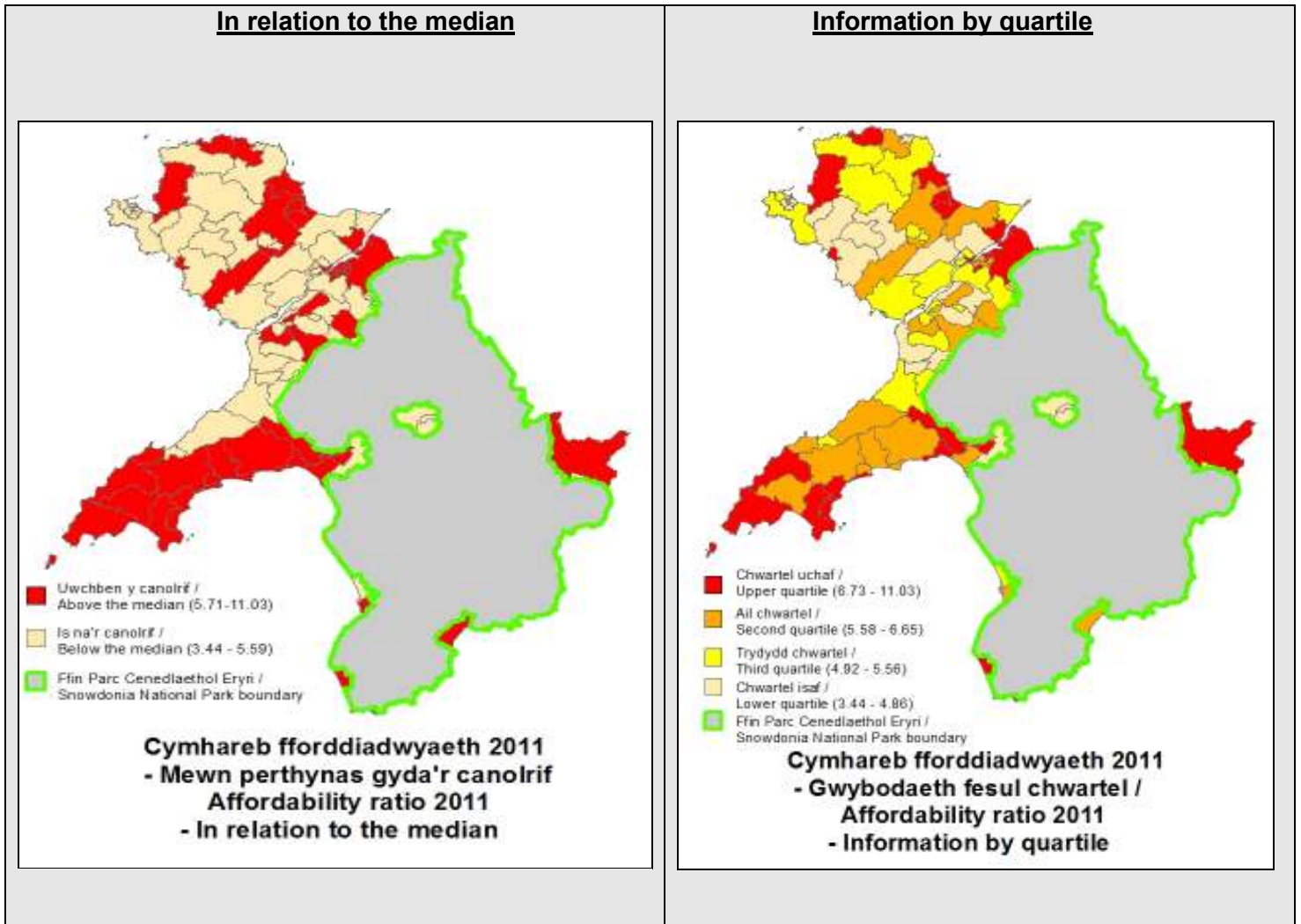
Ward	Number of sales	Median house prices ²	Median income ³	House prices to income prices ratio
Aberdaron	8	£251,500	£20,927	12.0
Abersoch	12	£272,500	£22,759	12.0
Llanbedrog	11	£210,000	£20,503	10.2
Rhosneigr	30	£241,250	£23,594	10.2
Gwynedd & Anglesey	1,822	£140,125	£22,889	6.1

² Source: The Land Registry

³ Source: CACI PayCheck



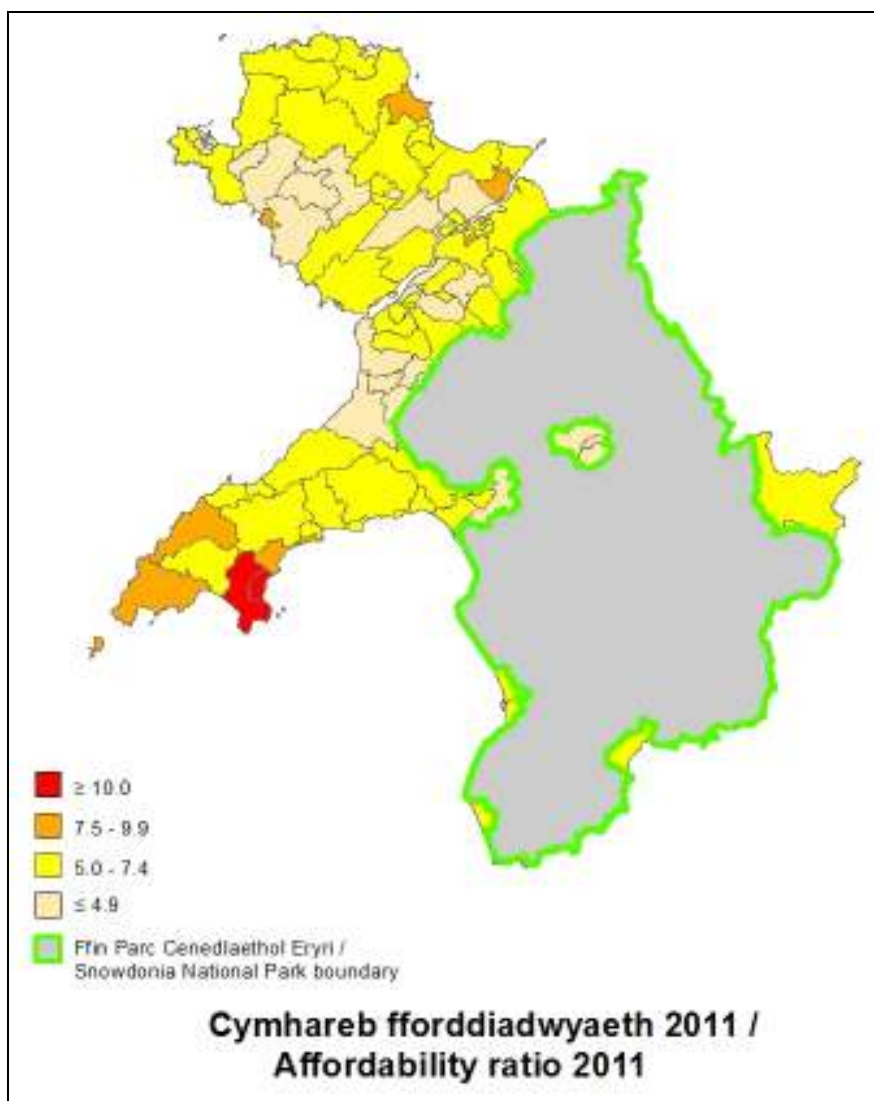
9.1.2 2011



2011: Wards in the highest category

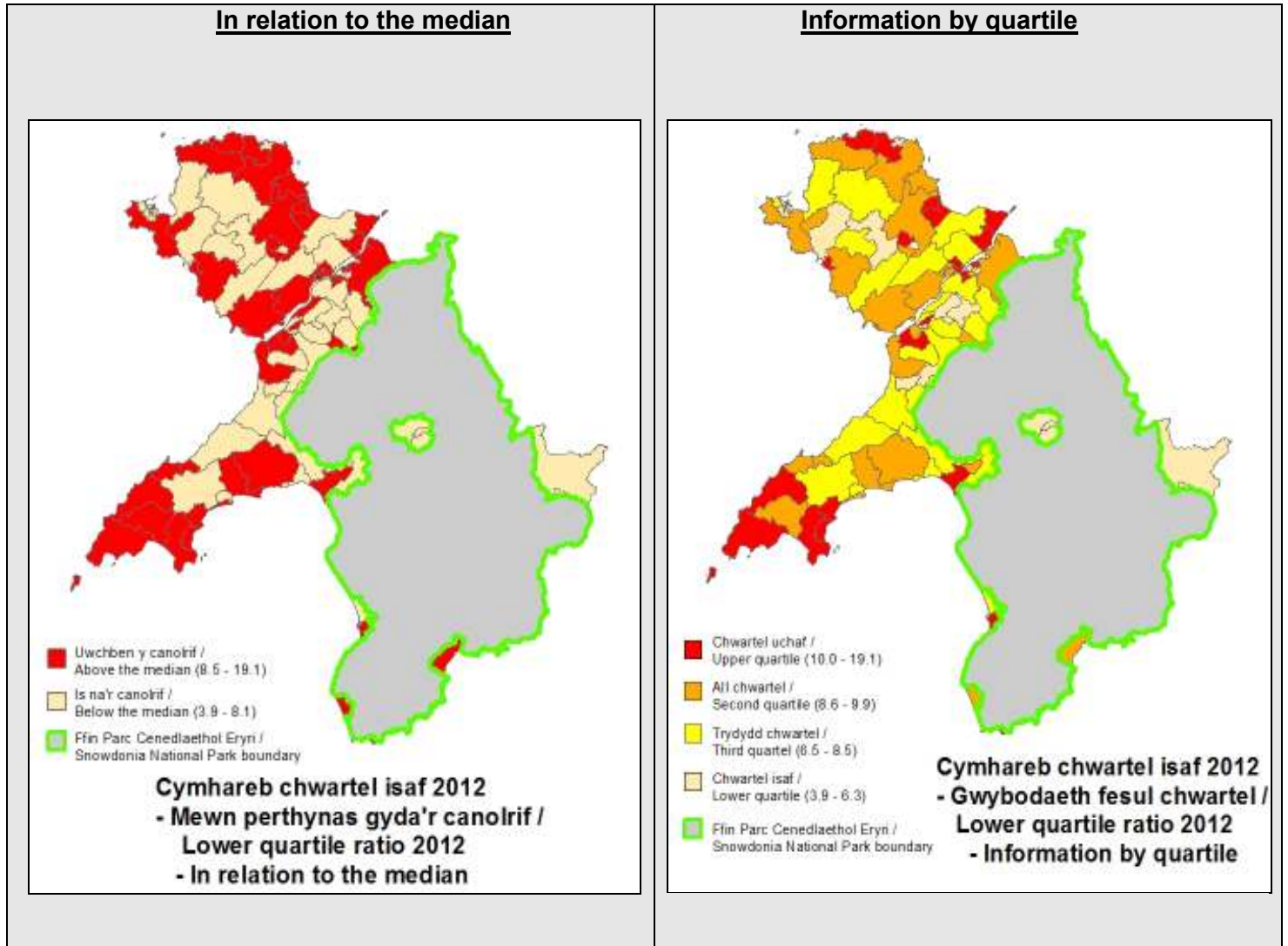
A ratio of 10.0 between median house prices and local income median is the threshold for selecting the most extreme areas in terms of this indicator.

Ward	Number of sales	Median house prices	Median income	House prices to income ratio
Abersoch	20	£311,250	£28,227	11.03
Llanengan	10	£285,000	£26,950	10.58
Gwynedd & Anglesey	1,971	£135,000	£23,807	5.7



9.2 **LOWER QUARTILE RATIO**

9.2.1 **2012**

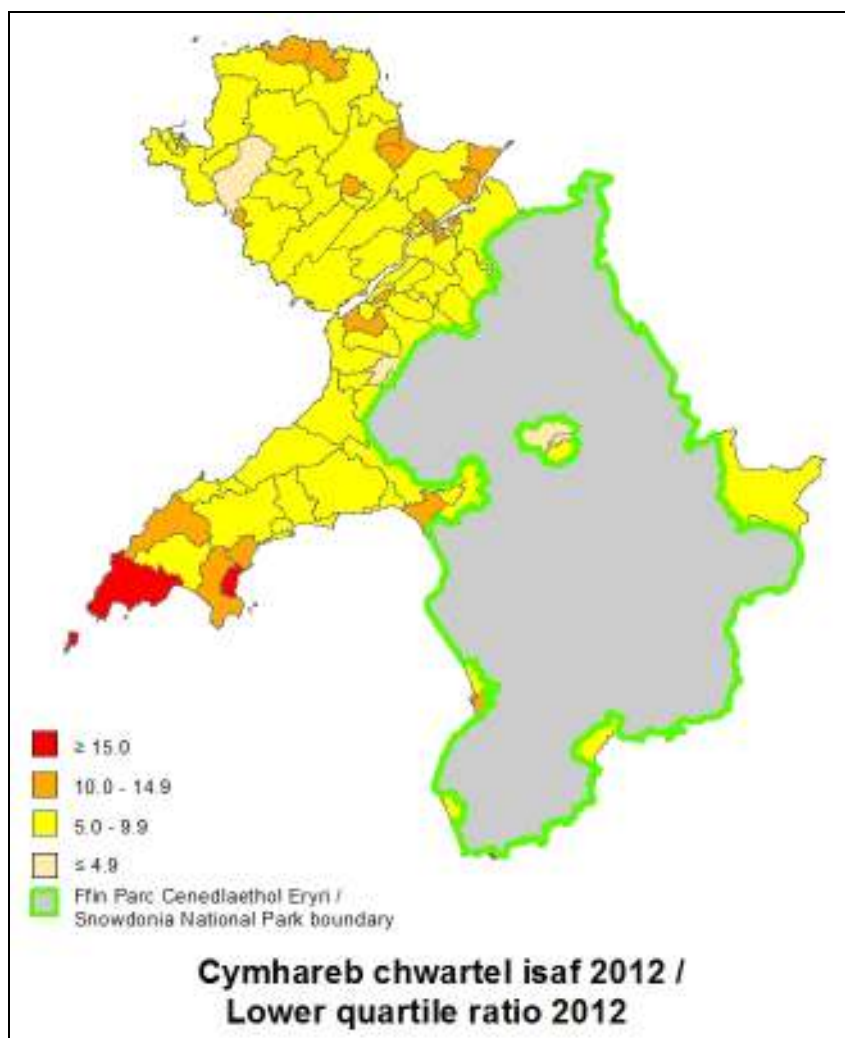


Final Distribution: 2012

A ratio over 15.0 between lower quartile house prices and lowest quartile household incomes is the threshold for selecting the most extreme areas in terms of this indicator.

Wards within the highest category:

Ward	Lower quartile house prices ⁴	Lower quartile household income ⁵	Rate of lower quartile
Abersoch	£239,488	£12,571	19.1
Aberdaron	£195,625	£11,408	17.1
Gwynedd & Anglesey	£100,000	£11,786	8.3

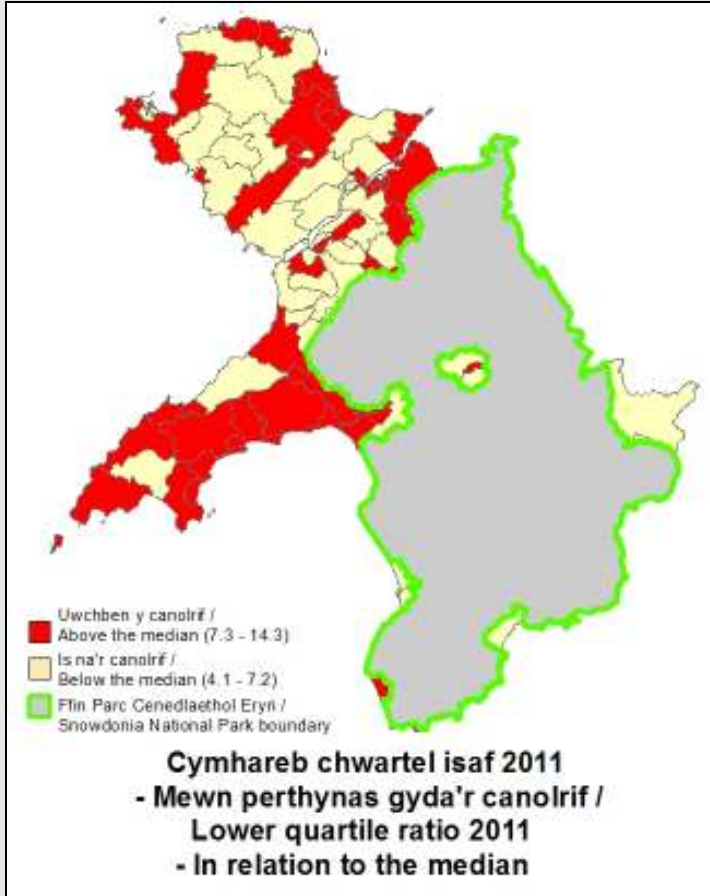


⁴ Source: The Land Registry

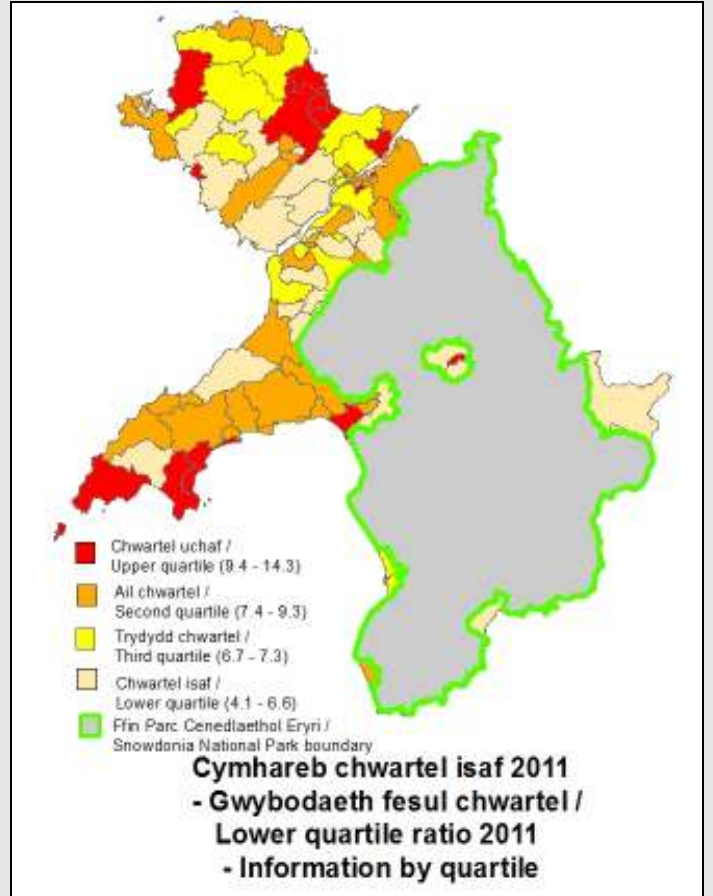
⁵ Source: CACI PayCheck

9.2.2 2011

In relation to the median

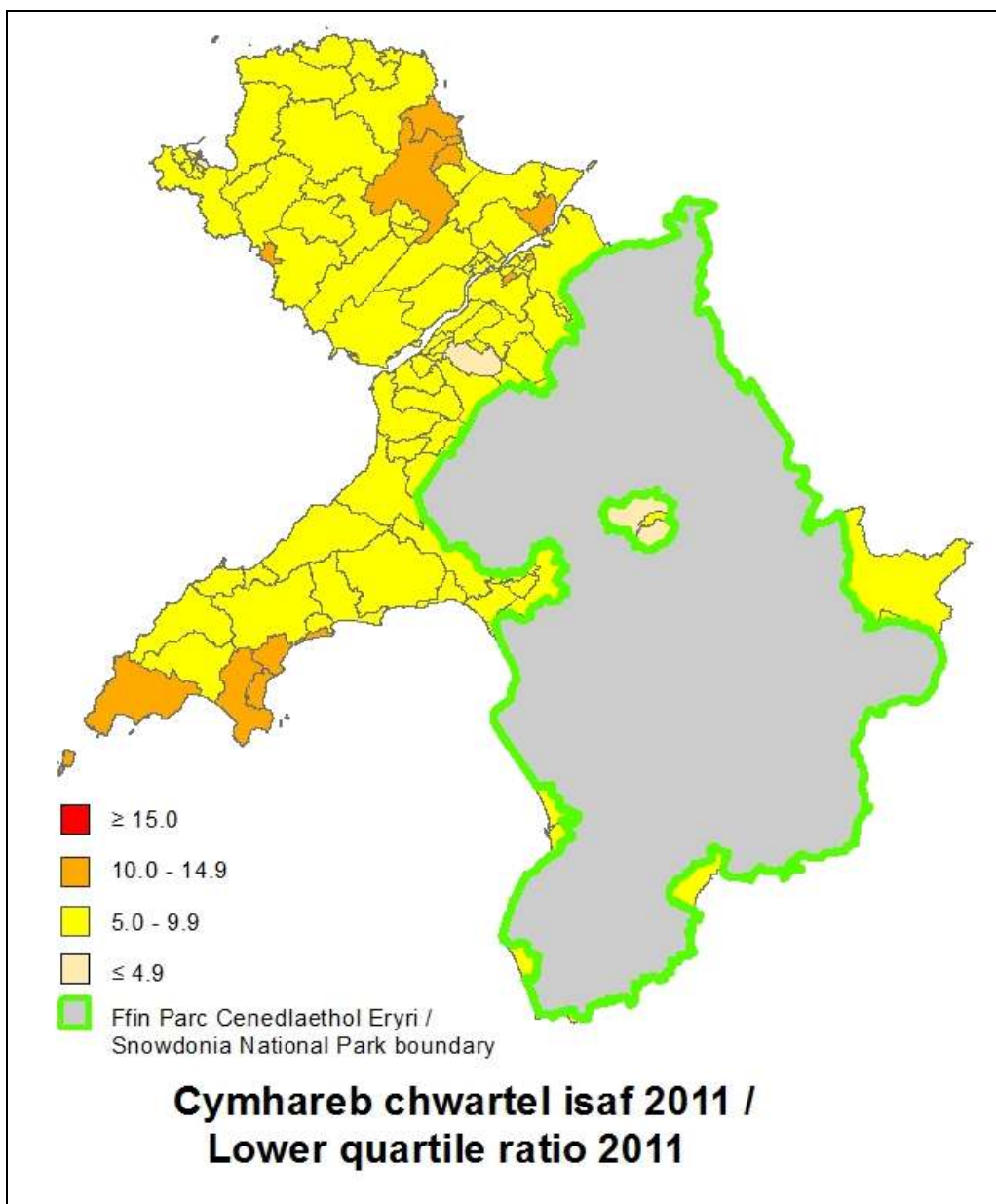


Information by quartile



Final distribution: 2011

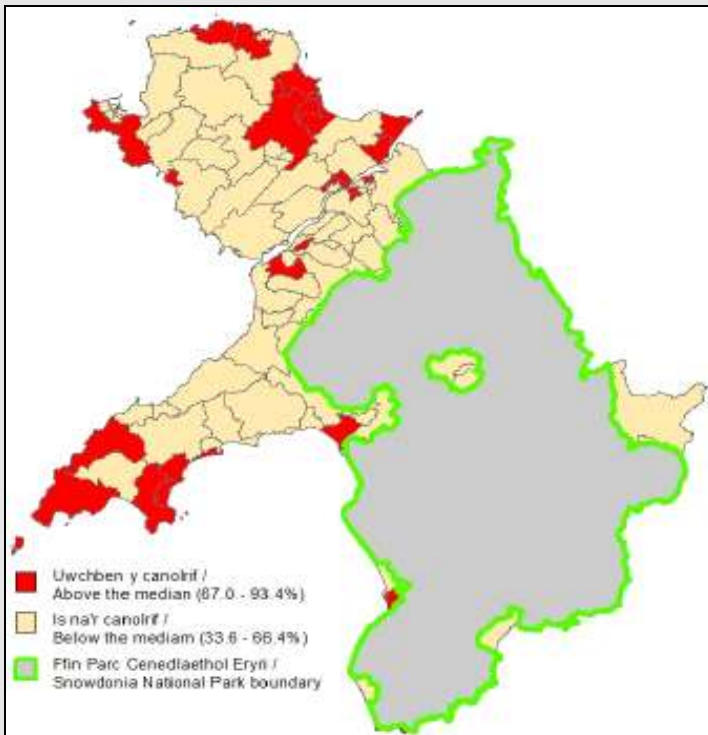
A ratio over 15.0 between lower quartile house prices and lowest quartile household incomes is the threshold for selecting the most extreme areas in terms of this indicator.



9.3 **PRICED OUT OF THE MARKET**

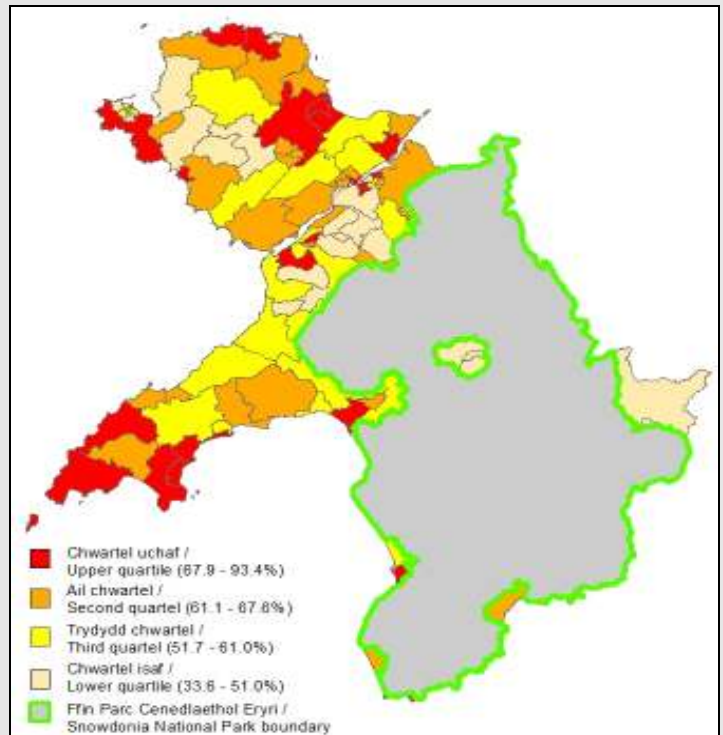
9.3.1 **2012**

In relation to the median



Aelwydydd wedi eu prasio allan o'r farchnad 2012
 - Mewn perthynas a'r canolrif /
Households priced out of the market 2012
 - In relation to the median

Information by quartile

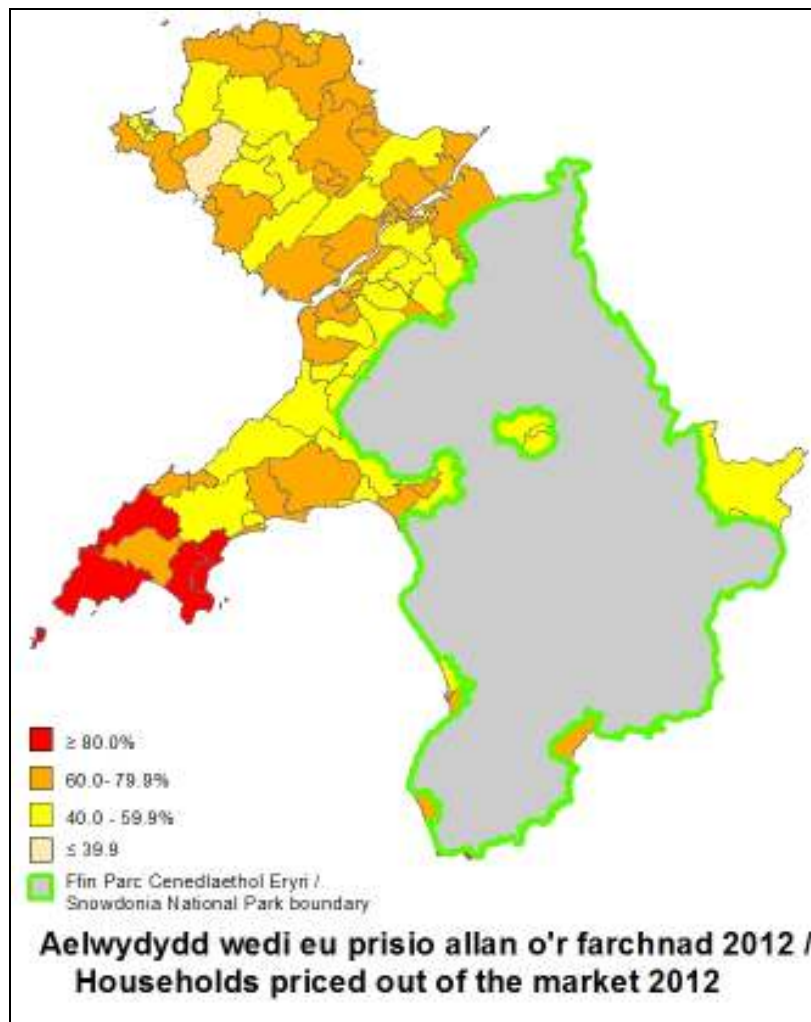


Aelwydydd wedi eu prasio allan o'r farchnad 2012
 - Gwybodaeth fesul chwarter /
Households priced out of the market 2012
 - Information by quartile

Final distribution: 2012

80% of households priced out of the market is the threshold for selecting the most extreme areas in terms of this indicator.

Ward	Number of House Sales 2011 ⁶	Lower Quartile House Prices (based on 2012 sales)	Number of households ⁷	Households priced out of the market 2012 ⁸	
				Number	%
Abersoch	12	£239,488	570	532	93.4
Aberdaron	8	£195,625	454	405	89.2
Llanengan	9	£177,000	654	551	84.2
Tudweiliog	1	£175,000	427	352	82.5
Llanbedrog	11	£145,750	484	390	80.5
Gwynedd & Anglesey	1822	£100,000	84,617	56,404	66.7



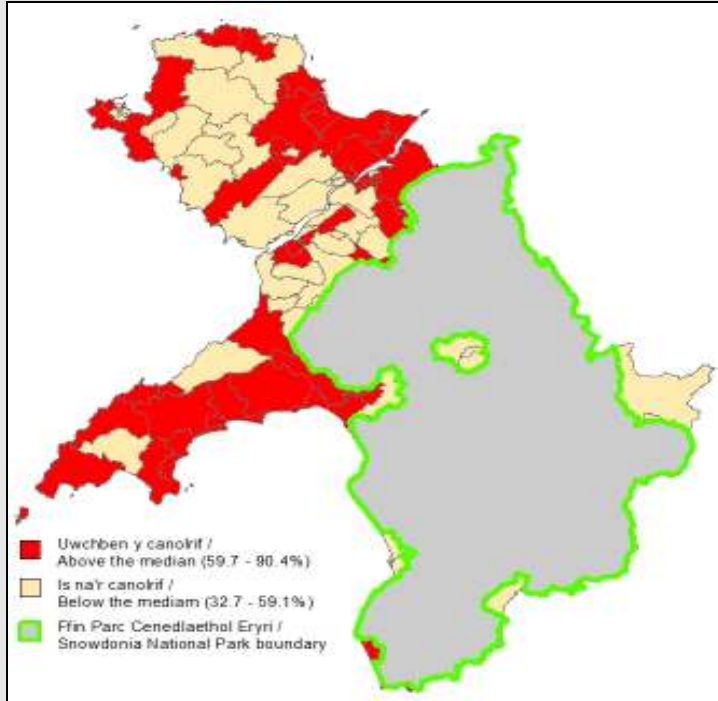
⁶ Source: Land Registry

⁷ Source: CACI PayCheck

⁸ Corporate Research Unit, Gwynedd Council based on (income below 1/3.5 x lower quartile house prices)

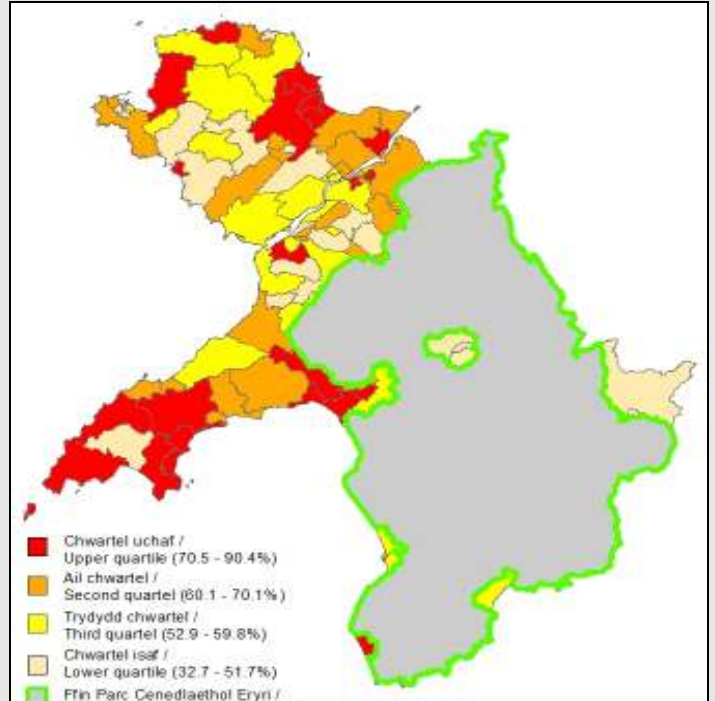
9.3.2 **2011**

In relation to the median



Aelwydydd wedi eu prasio allan o'r farchnad 2011
- Mewn perthynas a'r canolrif /
Households priced out of the market 2011
- In relation to the median

Information by quartile



Aelwydydd wedi eu prasio allan o'r farchnad 2011
- Gwybodaeth fesul chwarter /
Households priced out of the market 2011
- Information by quartile

Final distribution: 2011

80% of households priced out of the market is the threshold for selecting the most extreme areas in terms of this indicator.

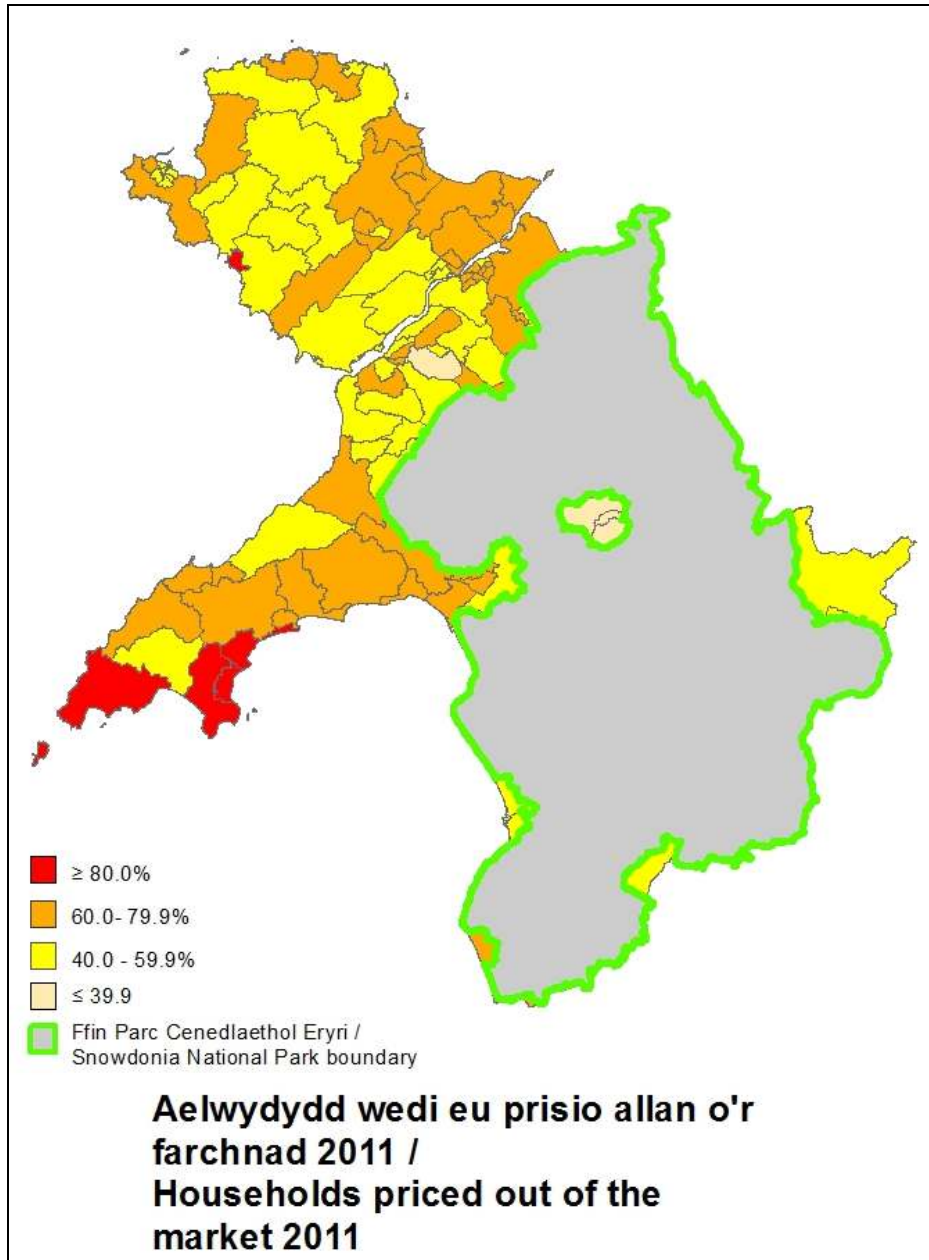
2011: Wards in the highest category

Ward	Number of House Sales 2011 ⁹	Lower Quartile House Prices (based on 2011 sales)	Number of Households ¹⁰	Households priced out of market ¹¹	
				Number	%
Llanbedrog	14	£175,000	476	430	90.4
Aberdaron	6	£170,875	454	410	90.3
Llanengan	10	£218,624	640	576	90.0
Pwllheli South	11	£152,500	867	763	88.0
Abersoch	20	£215,500	533	468	87.8
Rhosneigr	26	£174,250	653	551	84.5
Gwynedd & Anglesey	1,971	£100,000	84,263	50,332	59.7

⁹ Source: The Land Registry

¹⁰ Source: CACI PayCheck

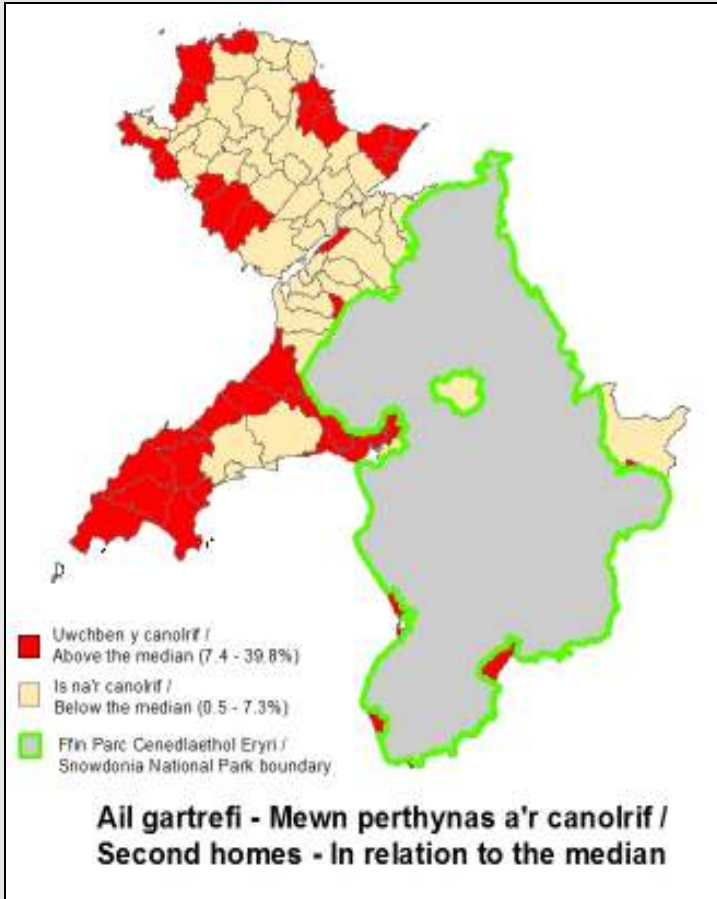
¹¹ Corporate Research Unit, Gwynedd Council based on (income below 1/3,5 x lower quartile house prices)



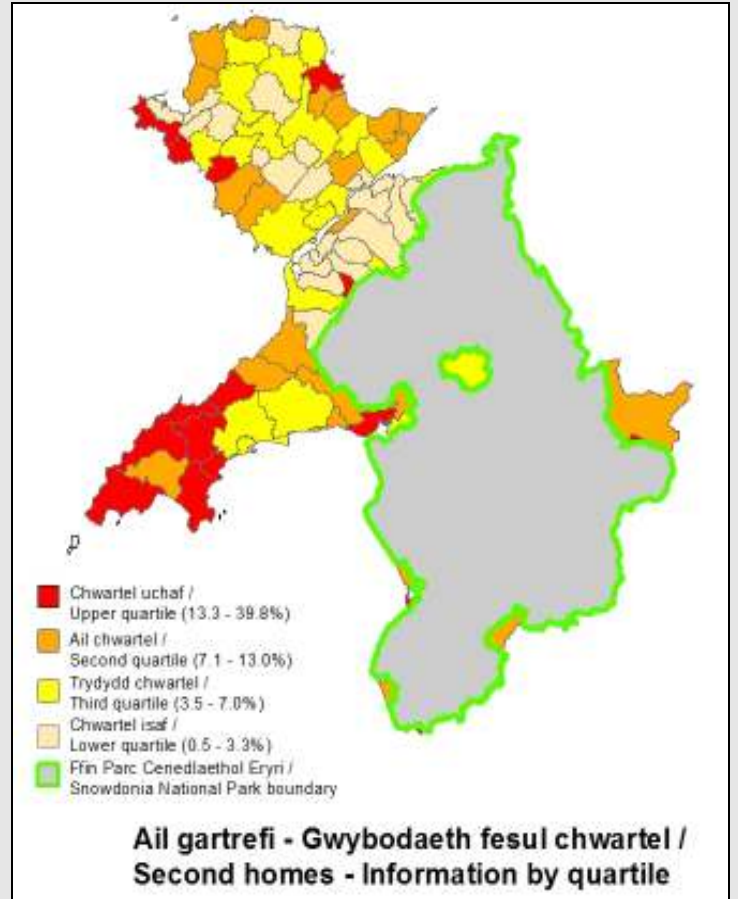
9.4 **SECOND HOMES**

Council Tax Information¹²

In relation to the median



Information by quartile



¹² Base date: 2/11/13

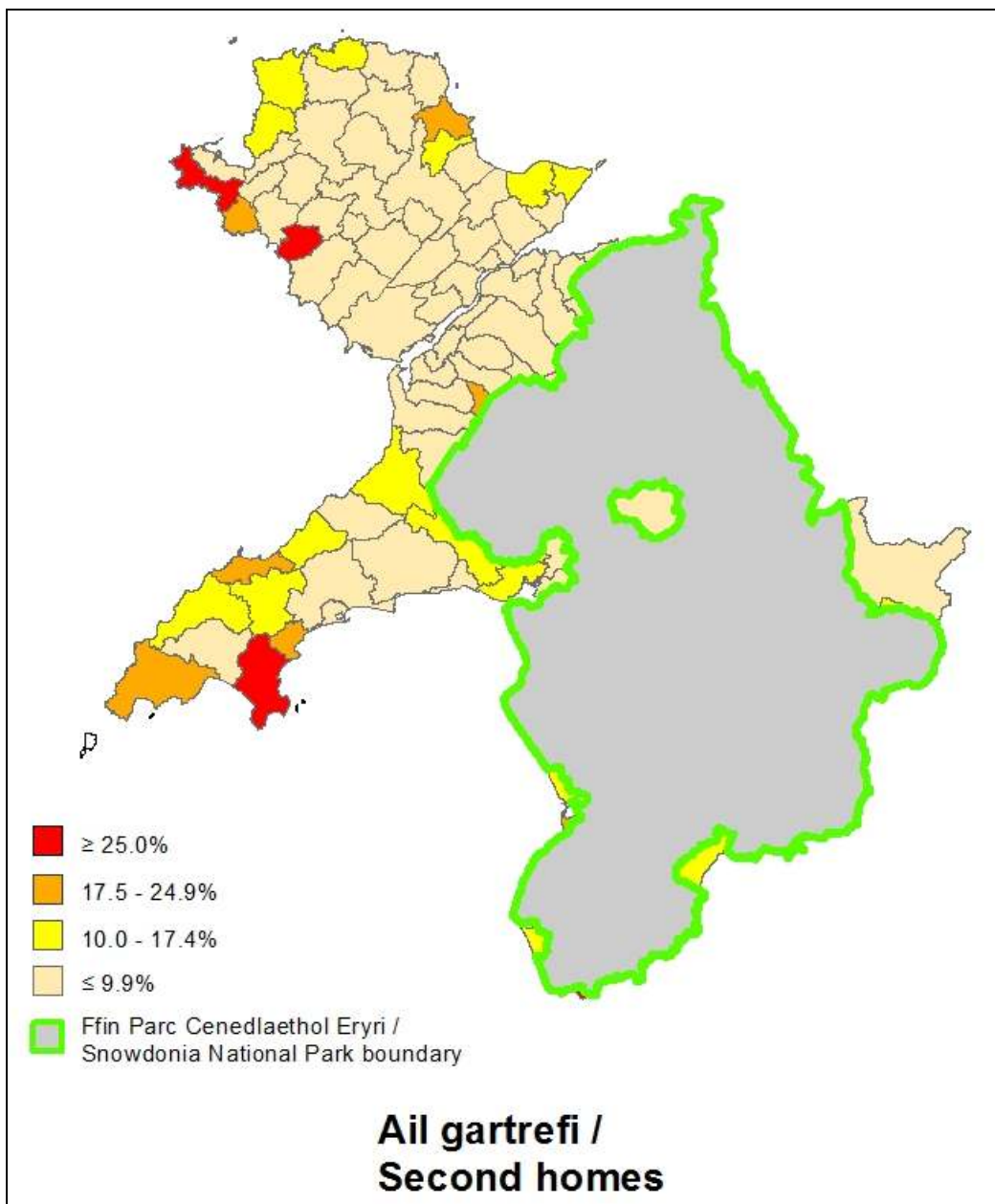
Council tax definition of second homes i.e. non-residential but furnished. Specifically, the Council Tax band where there are no constraints on the occupancy period of the property is used (units where occupancy is restricted for a period of at least 28 days a year will not be considered).

Final Distribution

The threshold used for selecting the most extreme areas in terms of this indicator is where more than 25% of the properties are second homes.

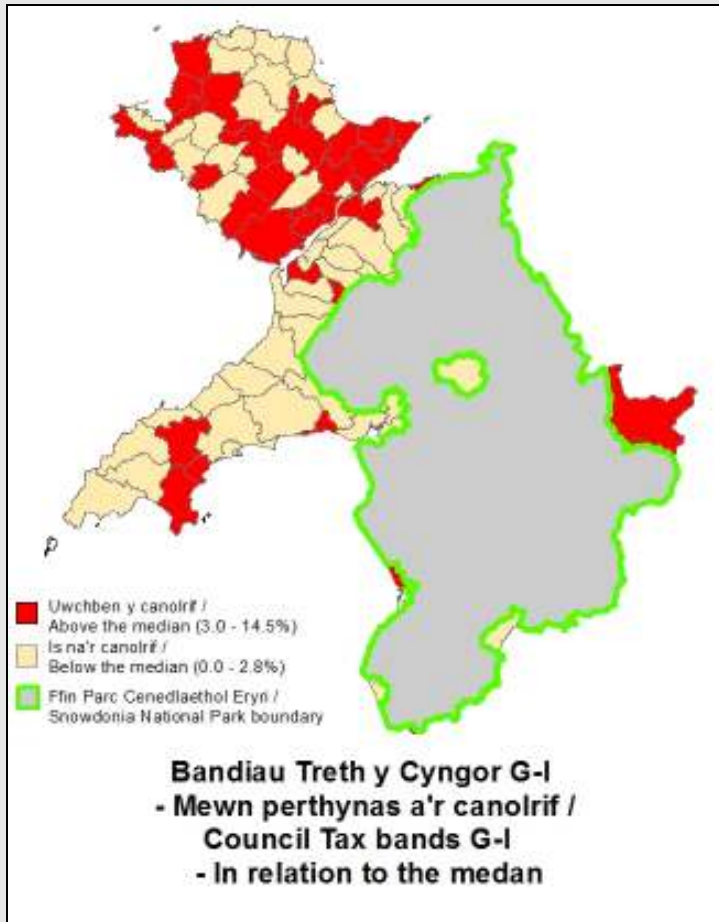
Wards in the highest category

Community		Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Band I	Total
LLANENGAN	Number of Properties	51	88	163	221	464	456	215	19	12	1689
	Second Homes	17	10	47	86	187	203	105	10	7	672
	Percentage	33.3	11.4	28.8	38.9	40.3	44.5	48.8	52.6	58.3	39.8
LLANFAELOG	Total Properties	65	162	276	273	217	130	88	18	2	1231
	Second homes	5	12	78	71	68	41	31	8	0	314
	Percentage	7.7	7.4	28.3	26.0	31.3	31.5	35.2	44.4	0.0	25.5
TREARDDUR	Total Properties	31	44	158	236	306	209	96	26	4	1110
	Second homes	6	16	60	54	64	42	27	10	2	281
	Percentage	19.4	36.4	38.0	22.9	20.9	20.1	28.1	38.5	50.0	25.3
TOTAL	Number of properties	13756	22332	18979	17783	13512	6431	2311	354	135	95575
	Second homes	705	982	1323	1603	1241	793	336	52	26	7061
	Percentage	5.1	4.4	7.0	9.0	9.2	12.3	14.5	14.7	19.3	7.4

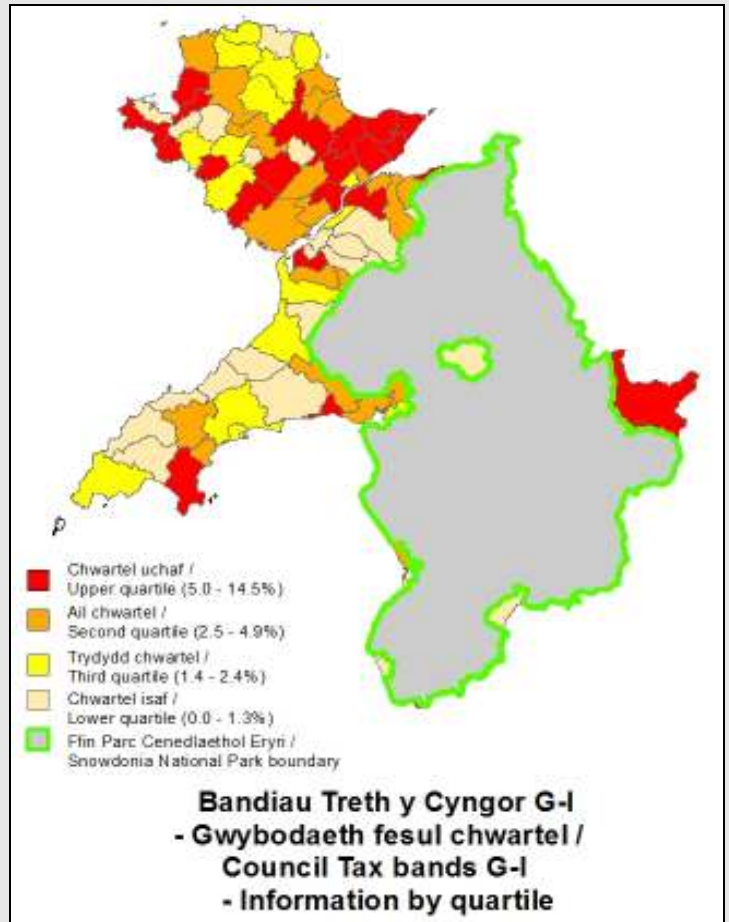


9.5 COUNCIL TAX BANDS¹³

In relation to the median



Information by quartile



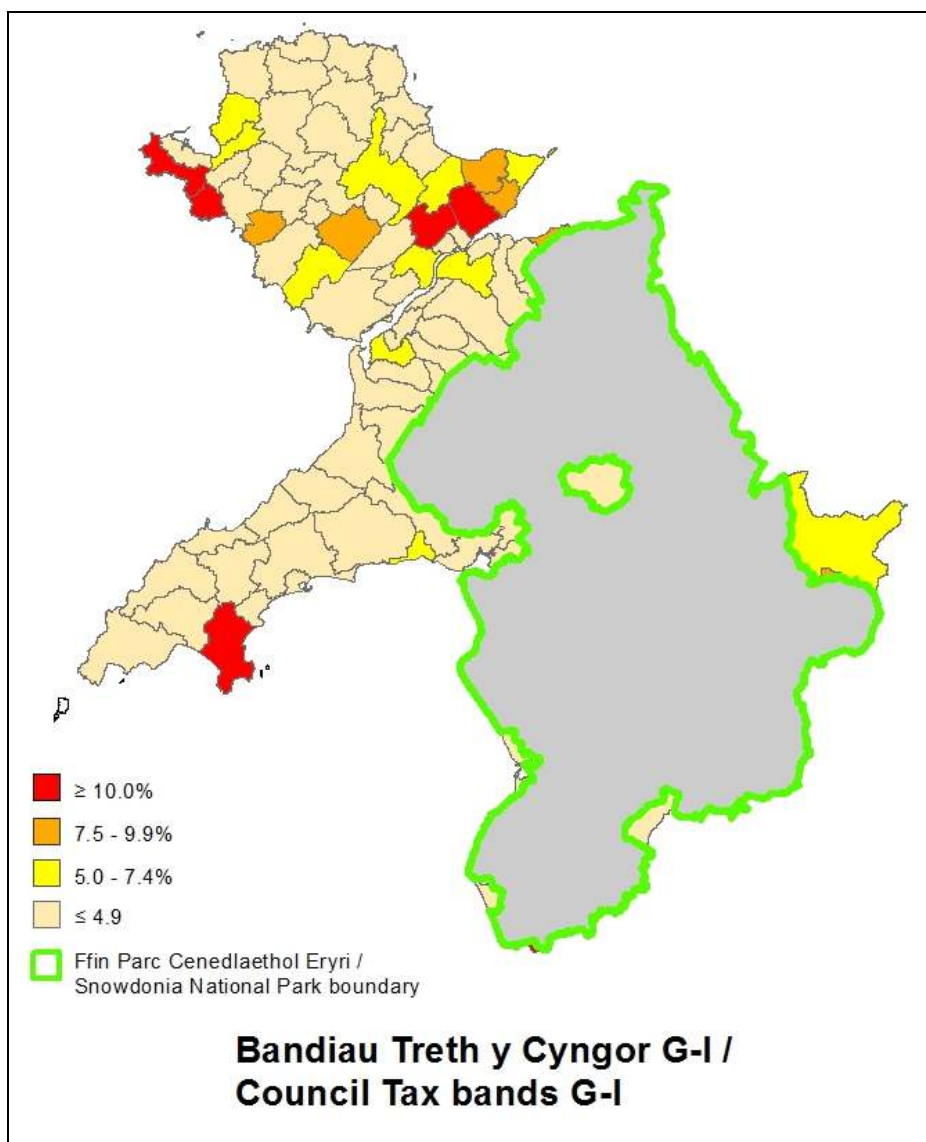
Final distribution

The threshold used for selecting the most extreme areas in terms of this indicator is where more than 10% of the properties are in Tax Bands G, H, and I.

Wards in the highest category

¹³ Base date: 2/11/13

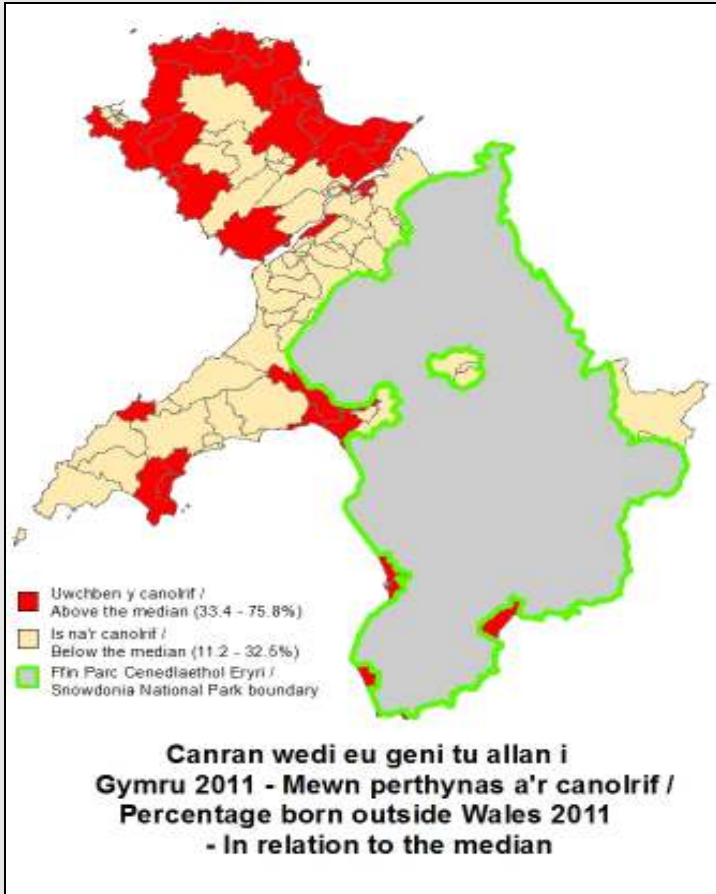
Community		Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Band I	Total
LLANENGAN	Number of Properties	51	88	163	221	464	456	215	19	12	1689
	Percentage	3.0	5.2	9.7	13.1	27.5	27.0	12.7	1.1	0.7	100.0
	Percentage of property in bands G-I							14.5			
CWM CADNANT	Number of Properties	16	97	95	156	323	194	109	17	14	1021
	Percentage	1.6	9.5	9.3	15.3	31.6	19.0	10.7	1.7	1.4	100.0
	Percentage of property in bands G-I							13.8			
PENMYNYDD	Number of Properties	12	20	36	52	45	32	25	4	0	226
	Percentage	5.3	8.8	15.9	23.0	19.9	14.2	11.1	1.8	0.0	100.0
	Percentage of property in bands G-I							12.9			
TREARDDUR	Number of Properties	31	44	158	236	306	209	96	26	4	1110
	Percentage	2.8	4.0	14.2	21.3	27.6	18.8	8.6	2.3	0.4	100.0
	Percentage of properties in bands G-I							11.3			
RHOSCOLYN	Number of Properties	14	12	51	100	68	46	24	7	2	324
	Percentage	4.3	3.7	15.7	30.9	21.0	14.2	7.4	2.2	0.6	100.0
	Percentage of properties in bands G-I							10.2			
TOTAL	Number of Properties	13756	22332	18979	17783	13512	6431	2311	354	135	95,575
	Percentage	14.4	23.4	19.9	18.6	14.1	6.7	2.4	0.4	0.1	100.0
	Percentage of properties in bands G-I							2.9			



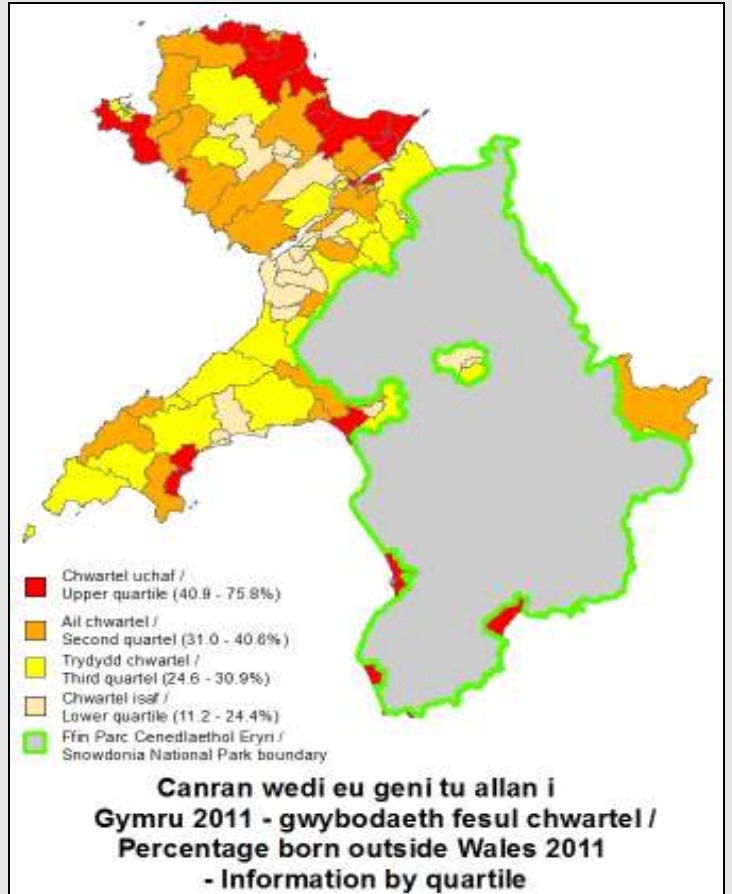
9.6 **MIGRATION**

Country of Birth (Source: Table KS204 2011 Census)

In relation to the median



Information by quartile

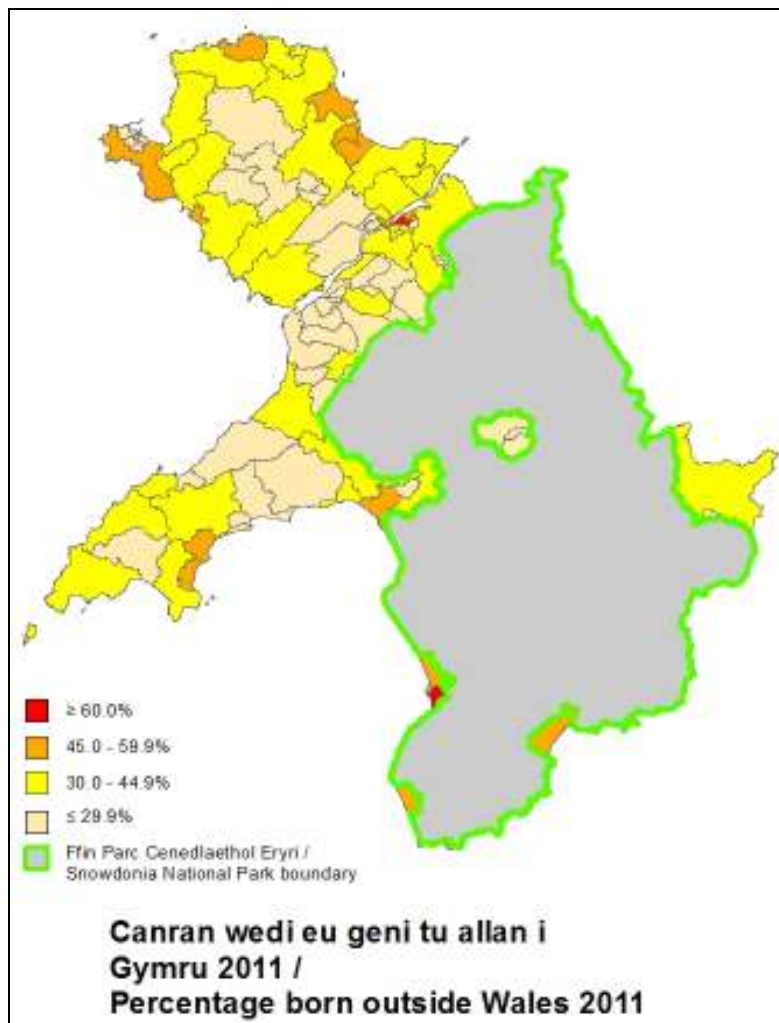


Final distribution

Over 60% of the ward's population born outside Wales is the threshold for selecting the most extreme areas in terms of this indicator.

2011: Wards in the highest category

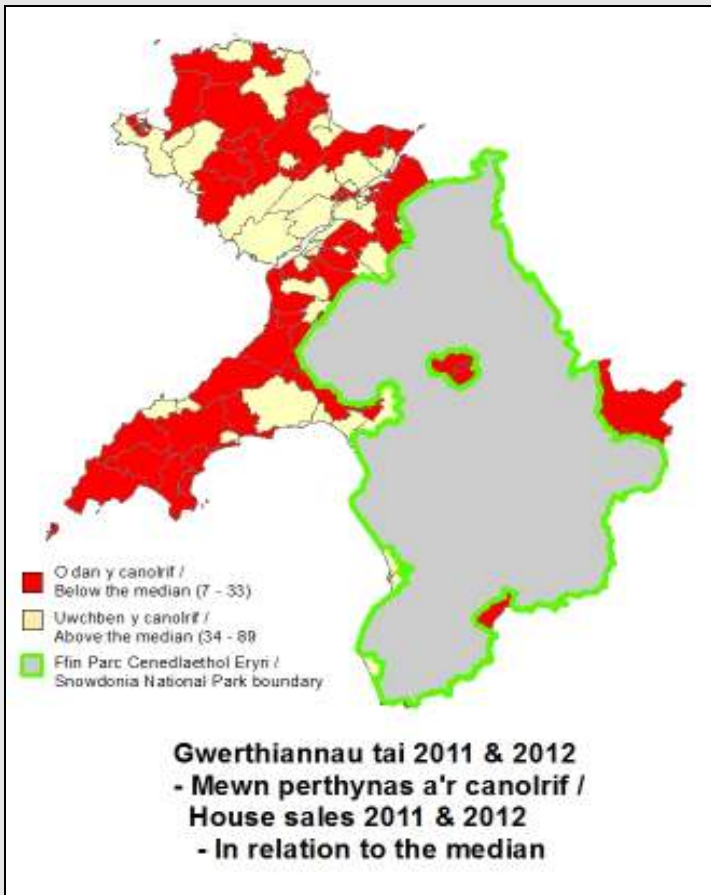
Ward	Usual population		Born in Wales		Born outside Wales	
	Number	%	Number	%	Number	%
Menai (Bangor)	4,128	100.0	1,000	24.2	3,128	75.8
Deiniol	1,839	100.0	580	31.5	1,259	68.5
Llangelynin	2,007	100.0	739	36.8	1,268	63.2
Gwynedd	121,874	100.0	81,449	66.8	40,425	33.2
Anglesey	69,751	100.0	46,303	66.4	23,448	33.6



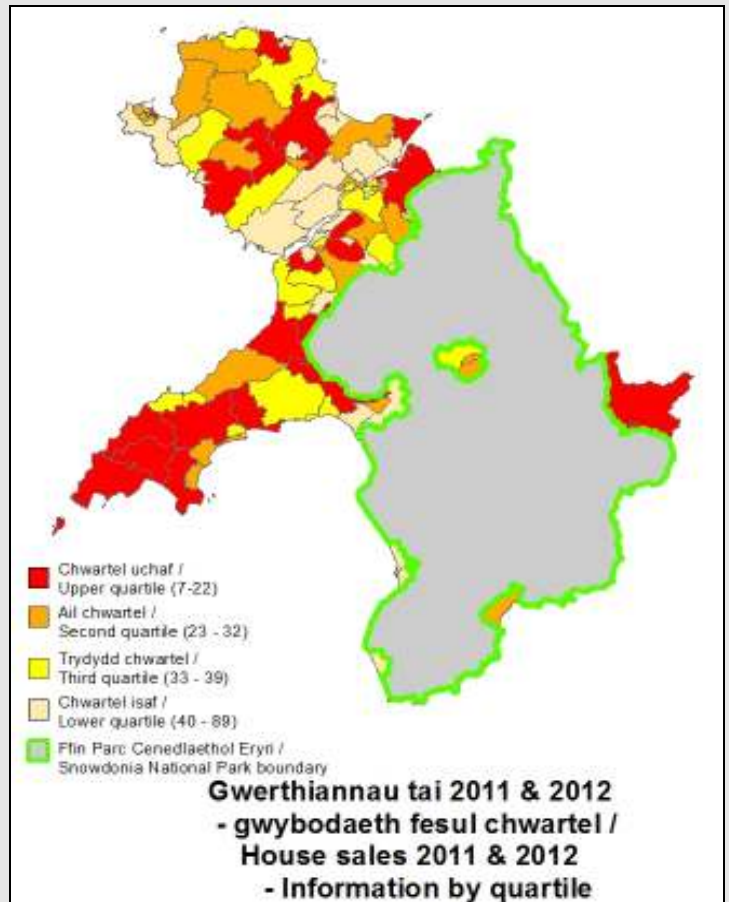
9.7 NUMBER OF HOUSE SALES

2011 and 2012

In relation to the median



Information by quartile

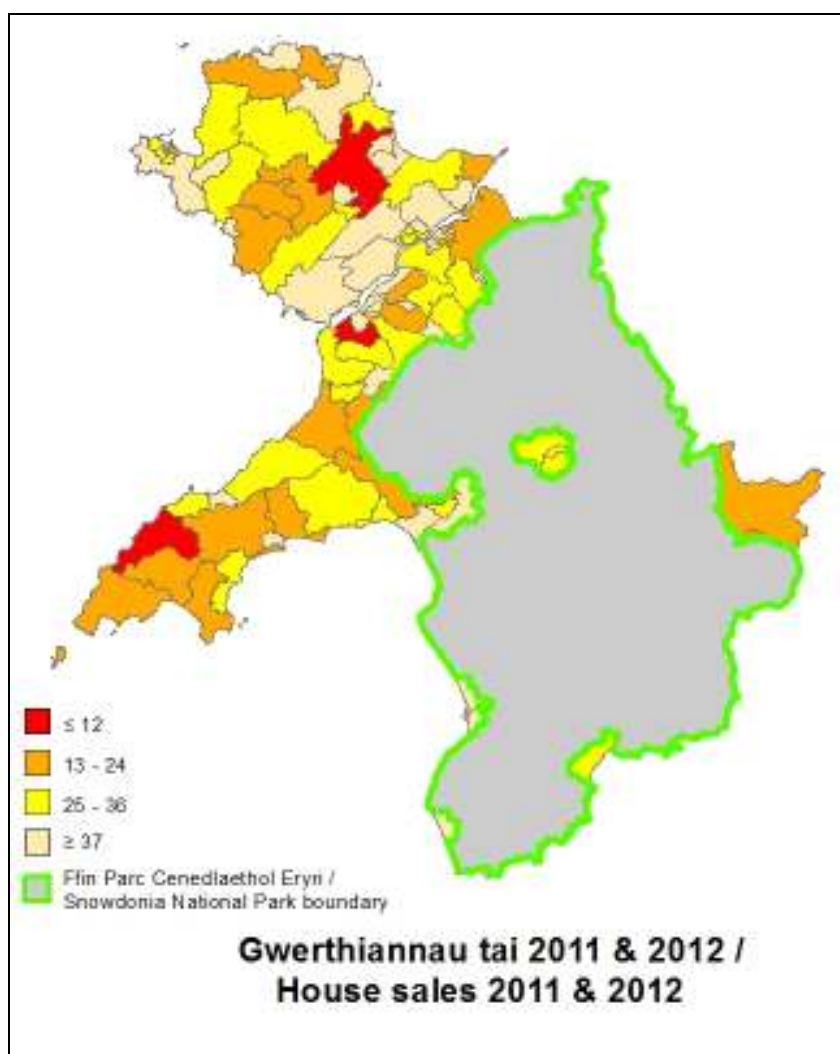


Final distribution

12 or fewer units sold in a ward in a period of a year is the threshold for selecting the most extreme areas in terms of this indicator.

2011 & 2012: Wards in the highest category

Ward	Number of house sales ¹⁴
Tudweiliog	7
Tudur	8
Llanddyfnan	12
Bontnewydd	12



¹⁴ Source: CACI Paycheck

9.8 QUALITY OF ENVIRONMENT

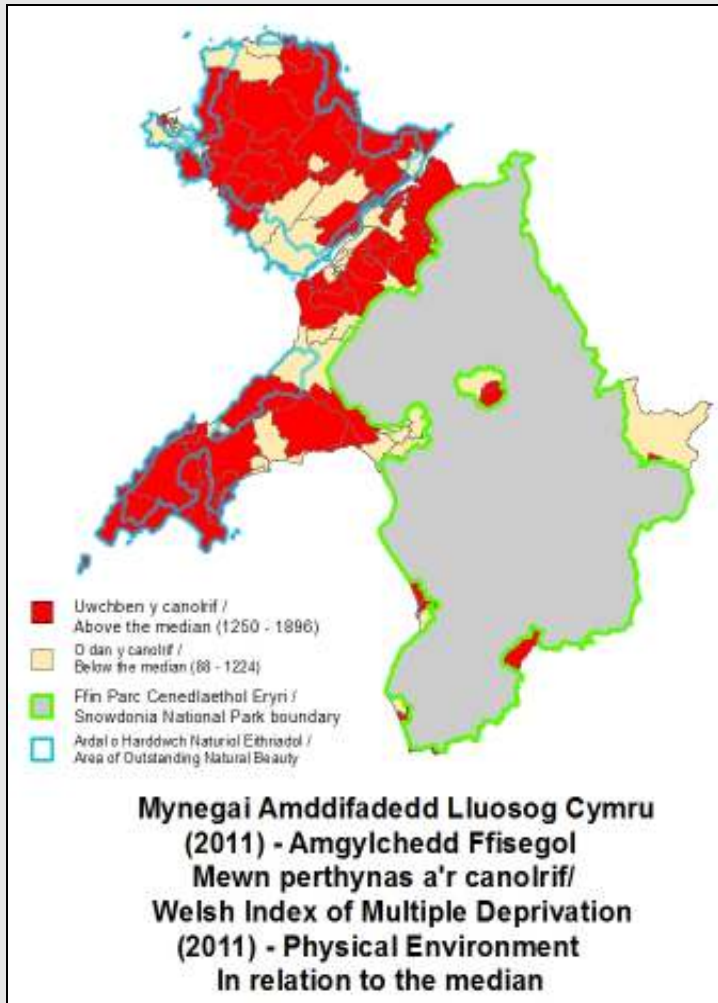
Welsh Index of Multiple Deprivation (2011) – Physical Environment

The highest scores convey the least underprivileged areas in terms of the quality of the physical environment i.e. the locations with the highest quality physical environment. Consider the locations with the highest scores and whether or not there is a link between the quality of the environment and high house prices.

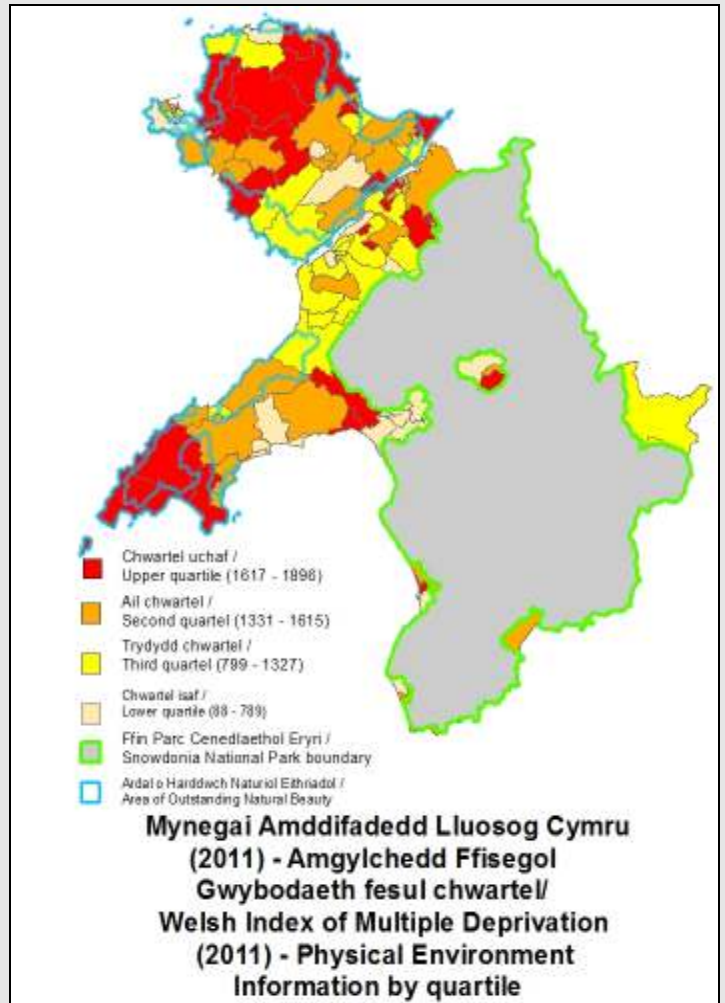
The indicators and their weighting in terms of this aspect are as follows:

- Air emissions (2008): 0.167
- Air quality (2008): 0.167
- Flood risk (2009): 0.333
- Proximity to waste disposal and industrial sites (2010): 0.333

In relation to the median



Information by quartile

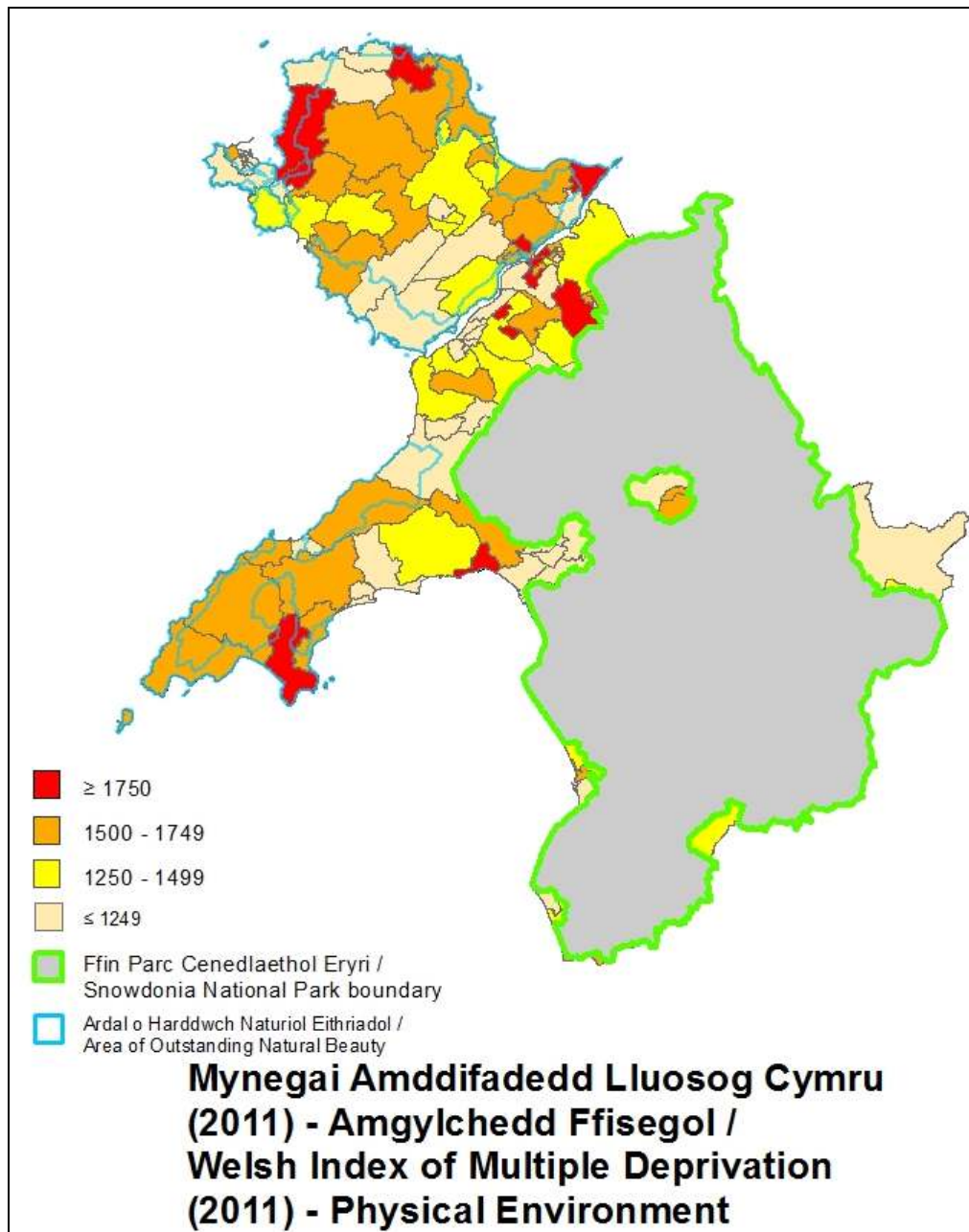


Final distribution

A score of 1750 or more for the indicator 'Physical Environment' in the Wales Index of Multiple Deprivation (2011) is the threshold for selecting the most extreme areas in terms of this indicator.

Wards in the highest category

LSOA	Score
Bethel & Cwm-y-Glo 1	1896
Cricieth	1895
Llangoed	1893
Glyder	1838
Tysilio	1837
Llanrug	1833
Amlwch Wledig	1808
Llanengan	1794
Menai (Bangor)	1783
Llanfaethlu	1766
Tregarth & Mynydd Llandygai	1765
Pentir 1	1752
Y Fali 2	1761



9.9 AVAILABLE SPACES IN PRIMARY SCHOOLS¹⁵

Note: In contrast to the information noted in Appendix 3, the following information has concentrated on one specific academic year. The below information provides a picture of the situation in different schools, but Appendix 3 should be referred to in order to gain the full information regarding this indicator.

Consider settlements/areas where there is a significant percentage of available spaces in the primary school.

Gwynedd¹⁶ (January 2013)

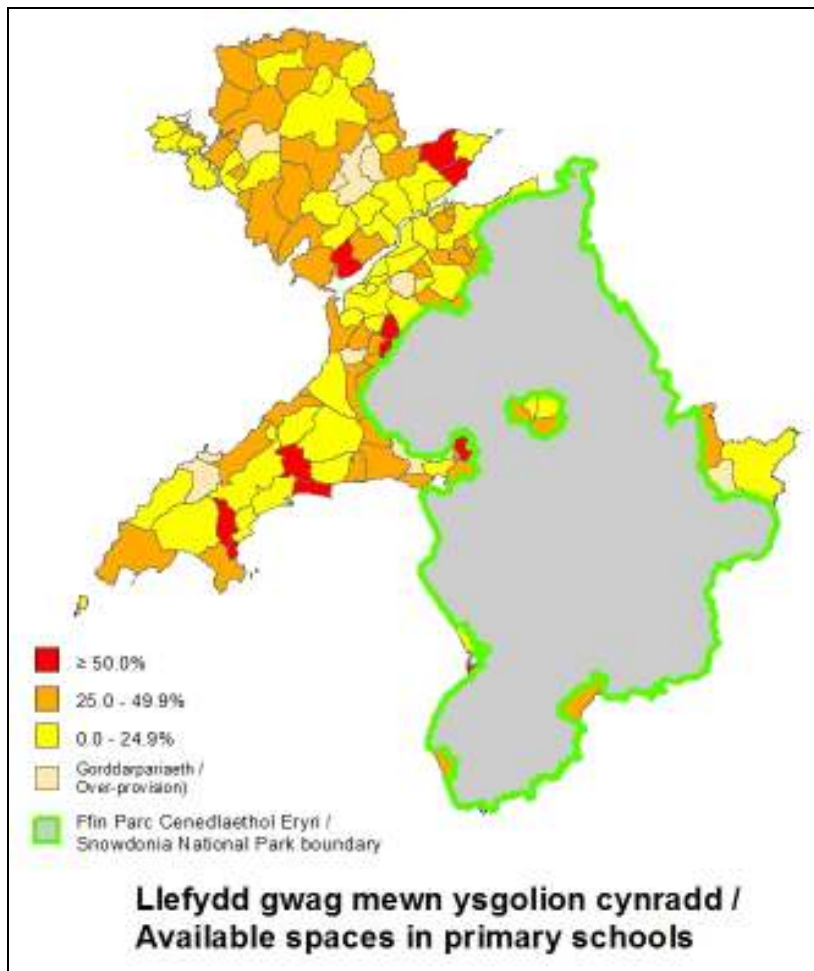
Name of School	Age Range	Total	Capacity	Surplus	Over capacity	% Surplus	% undersubscribed
Llidiardau, Rhoshirwaun	3 - 11	12	50	38	0	76.00	0.00
Abersoch	3 - 8	15	48	33	0	68.75	0.00
Baladeulyn, Nantlle	3 - 11	20	55	35	0	63.64	0.00
Y Garreg, Llanfrothen	3 - 11	20	49	29	0	59.18	0.00
Bronyfoel, Y Fron	3 - 11	20	48	28	0	58.33	0.00
Friog	3 - 11	25	54	29	0	53.70	0.00
Abererch	3 - 11	45	94	49	0	52.13	0.00
Bro Plenydd, Y Ffôr	3 - 11	64	133	69	0	51.88	0.00
Foel Gron, Mynytho	3 - 11	27	55	28	0	50.91	0.00
Rhosgadfan	3 - 11	39	78	39	0	50.00	0.00

¹⁵ The information for Anglesey includes nursery classes, while the information for Gwynedd does not include this information.

¹⁶ Information from Gwynedd Council Education Department

Anglesey¹⁷ (January 2013)

Name of School	Age Range	Total	Capacity	Surplus	Over-capacity	% Surplus	% undersubscribed
Ysgol Gynradd Llanddona	3-11	16	56	40	0	71.43	0.00
Ysgol Gymuned Dwyran	4-11	28	85	57	0	67.06	0.00
Ysgol Gynradd Biwmares	3-11	94	211	117	0	55.45	0.00



¹⁷ Information from Anglesey County Council Education Department

APPENDIX 3

10. Assessment of the indicators

10.1 Affordability ratio 2012

10.2 The score is based on the proportion of the affordability ratio for the individual wards when compared to the highest ratio (giving a score of 100 to the ward with the highest affordability ratio).

	Ward	Affordability ratio	Score
1	Aberdaron	12.0	100
2	Abersoch	12.0	100
3	Llanbedrog	10.2	85.2
4	Rhosneigr	10.2	85.1
5	Pwllheli South	9.5	79.3
6	Criccieth	8.6	71.4
7	Llanengan	8.3	69.3
8	Clynnog	8.3	69.1
9	Beaumaris	8.3	68.7
10	Botwnnog	8.1	67.3
11	Porthmadog-Tremadog	8.1	67.0
12	Porthmadog West	8.0	66.6
13	Llanbedrgoch	7.8	64.9
14	Amlwch Rural	7.7	64.2
15	Efail-newydd/ Buan	7.7	64.0
16	Morfa Nefyn	7.7	63.7
17	Llanddyfnan	7.5	62.8
18	Hirael	7.5	62.4
19	Llanbadrig	7.4	61.9
20	Tudweiliog	7.4	61.6
21	Nefyn	7.4	61.4
22	Llangelynnin	7.3	60.5

	Ward	Affordability ratio	Score
23	Tywyn	7.2	59.9
24	Moelfre	7.1	59.3
25	Pentir	7.1	58.7
26	Pwllheli North	7.1	58.7
27	Garth	7.0	58.5
28	Cadnant	7.0	58.4
29	Braint	7.0	57.8
30	Brynteg	6.9	57.4
31	Cadnant	6.8	56.8
32	Cyngar	6.8	56.6
33	Peblig (Caernarfon)	6.7	55.5
34	Trearddur	6.6	55.1
35	Glyder	6.6	54.9
36	Dewi	6.5	54.5
37	Abermaw	6.5	53.7
38	Abererch	6.4	53.4
39	Bontnewydd	6.4	53.3
40	Bodorgan	6.4	53.3
41	Arllechwedd	6.4	52.9
42	Llanystumdwy	6.4	52.9
43	Tysilio	6.3	52.7
44	Mechell	6.3	52.7
45	Corris / Mawddwy	6.3	52.5
46	Dolbenmaen	6.3	52.3
47	Cefni	6.2	51.9
48	Aberffraw	6.2	51.8
49	Porthyfelin	6.2	51.6
50	Cwm Cadnant	6.2	51.4
51	Llangoed	6.2	51.3
52	Gwyngyll	6.1	51.1

	Ward	Affordability ratio	Score
53	Seiont	6.1	51.1
54	Rhosyr	6.1	50.4
55	Marchog	6.0	50.2
56	Llaneilian	6.0	50.1
57	Tudur	5.9	49.4
58	Ogwen	5.9	48.8
59	Porthmadog East	5.7	47.8
60	Deiniolen	5.7	47.7
61	Llanberis	5.7	47.2
62	Valley	5.6	46.6
63	Penrhyndeudraeth	5.6	46.6
64	Waunfawr	5.5	46.1
65	Hendre	5.5	45.5
66	Llanidan	5.4	45.1
67	Bodffordd	5.4	44.8
68	Cwm-y-Glo	5.3	44.4
69	Llanllyfni	5.3	44.4
70	Groeslon	5.3	43.9
71	Maeshyfyrd	5.2	42.9
72	Y Felinheli	5.1	42.8
73	Tregarth & Mynydd Llandygai	5.1	42.7
74	Bryngwran	5.1	42.7
75	Llanwnda	5.1	42.5
76	Morawelon	5.1	42.4
77	Gerlan	5.0	41.5
78	Pentraeth	4.9	41.1
79	Parc A'r Mynydd	4.9	40.7
80	Menai (Caernarfon)	4.8	40.3
81	Deiniol	4.8	40.3
82	Llanfaethlu	4.8	40.1

	Ward	Affordability ratio	Score
83	Llanrug	4.7	39.2
84	London Road	4.7	38.9
85	Llandderfel	4.6	38.5
86	Llannerch-y-Medd	4.6	38.1
87	Llanaelhaearn	4.5	37.7
88	Llanfihangel Ysgeifiog	4.4	36.3
89	Bethel	4.3	36.2
90	Amlwch Port	4.3	35.5
91	Menai (Bangor)	4.3	35.4
92	Teigl	4.2	35.0
93	Holyhead Town	4.2	34.9
94	Penisarwaun	4.1	33.7
95	Kingsland	4.0	33.2
96	Talysarn	3.9	32.4
97	Diffwys & Maenofferen	3.9	32.1
98	Bowydd & Rhiw	3.8	31.5
99	Penygroes	3.5	29.5
100	Llanfair-yn-Neubwll	3.5	29.3

10.3 **Affordability ratio 2011**

10.4 The score is based on the proportion of the affordability ratio for the individual wards when compared to the highest ratio (giving a score of 100 to the ward with the highest lower quartile ratio).

	Ward	Affordability ratio	Score
1	Abersoch	11.03	100
2	Llanengan	10.58	95.9
3	Llanbedrog	9.83	89.1
4	Aberdaron	9.69	87.9
5	Rhosneigr	8.79	79.7
6	Pwllheli South	8.71	79.0
7	Garth	8.31	75.3
8	Dewi	8.29	75.2
9	Beaumaris	8.19	74.3
10	Moelfre	7.61	69.0
11	Tudweiliog	7.53	68.3
12	Arllechwedd	7.41	67.2
13	Llanfaethlu	7.35	66.6
14	Tywyn	7.21	65.4
15	Deiniol	7.16	64.9
16	Hirael	7.11	64.5
17	Llanbadrig	7.03	63.7
18	Dolbenmaen	6.99	63.4
19	Llanbedrgoch	6.96	63.1
20	Brynteg	6.95	63.0
21	Criccieth	6.88	62.4
22	Cadnant	6.83	61.9
23	Porthmadog East	6.78	61.5
24	Llandderfel	6.73	61.0
25	Bodorgan	6.65	60.3
26	Llanddyfnan	6.62	60.0

	Ward	Affordability ratio	Score
27	Porthmadog West	6.59	59.7
28	Llanystumdwy	6.42	58.2
29	Hendre	6.29	57.0
30	Pwllheli North	6.2	56.2
31	Morfa Nefyn	6.2	56.2
32	Corris/Mawddwy	6.16	55.8
33	Bontnewydd	6.12	55.5
34	Menai (Bangor)	6.1	55.3
35	Cefni	6.04	54.8
36	Deiniolen	6.04	54.8
37	Porthmadog - Tremadog	6.02	54.6
38	Marchog	6	54.4
39	Cadnant	5.97	54.1
40	Llangelynnin	5.97	54.1
41	Bethel	5.87	53.2
42	Waunfawr	5.85	53.0
43	Glyder	5.84	52.9
44	Amlwch Rural	5.74	52.0
45	Abererch	5.73	51.9
46	Botwnnog	5.71	51.8
47	Efailnewydd/Buan	5.71	51.8
48	Llanberis	5.59	50.7
49	Pentraeth	5.59	50.7
50	Llanaelhaearn	5.58	50.6
51	Abermaw	5.56	50.4
52	Trearddur	5.55	50.3
53	Ogwen	5.54	50.2
54	Tysilio	5.54	50.2
55	Llangoed	5.5	49.9

	Ward	Affordability ratio	Score
56	Gwyngyll	5.42	49.1
57	Parc a'r Mynydd	5.39	48.9
58	Llanrug	5.31	48.1
59	Mechell	5.29	48.0
60	Cyngar	5.26	47.7
61	Llanwnda	5.26	47.7
62	Peblig	5.26	47.7
63	Nefyn	5.23	47.4
64	Tregarth & Mynydd Llandygai	5.15	46.7
65	Llaneilian	5.14	46.6
66	Pentir	5.14	46.6
67	Llanidan	5.1	46.2
68	Rhosyr	5.06	45.9
69	Seiont	5.05	45.8
70	Llannerch-y-medd	5.01	45.4
71	Clynnog	4.99	45.2
72	Tudur	4.99	45.2
73	Menai (Caernarfon)	4.97	45.1
74	Porthyfelin	4.97	45.1
75	Llanllyfni	4.92	44.6
76	Bryngwran	4.79	43.4
77	Gerlan	4.79	43.4
78	Valley	4.76	43.2
79	Talysarn	4.75	43.1
80	Cwm Cadnant	4.69	42.5
81	Braint	4.68	42.4
82	Morawelon	4.61	41.8
83	Kingsland	4.57	41.4
84	Y Felinheli	4.56	41.3
85	Holyhead Town	4.52	41.0

	Ward	Affordability ratio	Score
86	Llanfihangel Ysgeifiog	4.47	40.5
87	Penrhyndeudraeth	4.46	40.4
88	Aberffraw	4.36	39.5
89	Penygroes	4.32	39.2
90	Maeshyfryd	4.31	39.1
91	Bodffordd	4.19	38.0
92	Groeslon	4.11	37.3
93	Amlwch Port	4.1	37.2
94	Llanfair-yn-Neubwll	3.96	35.9
95	Penisarwaun	3.96	35.9
96	London Road	3.75	34.0
97	Diffwys & Maenofferen	3.56	32.3
98	Bowydd & Rhiw	3.54	32.1
99	Cwm y Glo	3.54	32.1
100	Teigl	3.44	31.2

10.5 **Lower quartile ratio 2012**

10.6 The score is based on the proportion of the lower quartile ratio for the individual wards when compared to the highest ratio (giving a score of 100 to the ward with the highest lower quartile ratio).

	Ward	Lower quartile ratio	Score
1	Abersoch	19.1	100
2	Aberdaron	17.1	90.0
3	Llanengan	14.2	74.5
4	Tudweiliog	13.8	72.7
5	Llanbedrog	12.7	66.9
6	Rhosneigr	12.5	65.6
7	Llanbedrgoch	12.5	65.4
8	Beaumaris	12.4	65.2
9	Hirael	12.2	64.3
10	Glyder	12.0	62.8
11	Porthmadog West	11.5	60.1
12	Amlwch Rural	11.4	59.8
13	Cadnant	11.3	59.1
14	Llanbadrig	11.0	57.8
15	Dewi	10.9	57.4
16	Cadnant	10.8	56.9
17	Brynteg	10.7	56.0
18	Llangelynin	10.6	55.8
19	Garth	10.6	55.6
20	Cyngar	10.3	54.2
21	Bontnewydd	10.3	54.2
22	Llangoed	10.1	53.3
23	Tysilio	10.0	52.4
24	Trearddur	9.9	51.7
25	Braint	9.7	51.0

	Ward	Lower quartile ratio	Score
26	Nefyn	9.7	50.8
27	Arllechwedd	9.7	50.8
28	Moelfre	9.6	50.4
29	Abererch	9.6	50.2
30	Botwnnog	9.5	50.1
31	Porthmadog East	9.5	50.0
32	Morfa Nefyn	9.4	49.3
33	Gwyngyll	9.3	49.0
34	Llanystumdwy	9.3	49.0
35	Cefni	9.3	48.9
36	Corris / Mawddwy	9.3	48.7
37	Llanberis	9.3	48.6
38	Llanddyfnan	9.2	48.5
39	Mechell	9.2	48.4
40	Tywyn	9.1	47.7
41	Aberffraw	9.0	47.5
42	Llaneilian	9.0	47.1
43	Seiont	8.9	46.8
44	Pwllheli South	8.9	46.8
45	Valley	8.9	46.7
46	Groeslon	8.8	46.2
47	Ogwen	8.8	46.1
48	Hendre	8.7	45.9
49	Rhosyr	8.7	45.8
50	Llanidan	8.6	45.3
51	Y Felinheli	8.5	44.8
52	Efail-newydd/Buan	8.1	42.6
53	Penrhyndeudraeth	8.1	42.4
54	Cwm Cadnant	8.1	42.3
55	Waunfawr	7.9	41.4

	Ward	Lower quartile ratio	Score
56	Pwllheli North	7.9	41.2
57	Deiniol	7.6	40.1
58	Bodorgan	7.6	40.0
59	Menai (Caernarfon)	7.6	39.8
60	Gerlan	7.5	39.3
61	Llanllyfni	7.5	39.1
62	Dolbenmaen	7.4	38.7
63	Llanfihangel Ysgeifiog	7.2	38.1
64	Tregarth & Mynydd Llandygai	7.2	37.9
65	Pentraeth	7.1	37.3
66	Llanaelhaearn	7.0	36.6
67	Porthmadog-Tremadog	7.0	36.5
68	Abermaw	6.9	36.4
69	Deiniolen	6.9	36.4
70	Criccieth	6.9	36.3
71	Llannerch-y-Medd	6.8	35.6
72	Clynnog	6.7	35.4
73	Parc a'r Mynydd	6.7	35.3
74	Llanfaethlu	6.7	34.9
75	London Road	6.5	34.2
76	Cwm-y-Glo	6.5	34.1
77	Pentir	6.5	34.1
78	Llanwnda	6.5	34.1
79	Bryngwran	6.5	33.9
80	Peblig (Caernarfon)	6.3	33.3
81	Tudur	6.3	33.0
82	Marchog	6.2	32.4
83	Penisarwaun	6.0	31.6
84	Bethel	6.0	31.4
85	Kingsland	6.0	31.3

	Ward	Lower quartile ratio	Score
86	Holyhead Town	5.9	31.2
87	Bodffordd	5.9	31.2
88	Penygroes	5.8	30.6
89	Amlwch Port	5.7	29.7
90	Porthyfelin	5.6	29.4
91	Llanrug	5.5	28.6
92	Teigl	5.4	28.6
93	Llandderfel	5.3	28.0
94	Morawelon	5.1	26.6
95	Maeshyfryd	5.0	26.5
96	Llanfair-yn-Neubwll	4.9	25.9
97	Menai (Bangor)	4.4	23.3
98	Talysarn	4.2	21.9
99	Diffwys & Maenofferen	4.1	21.3
100	Bowydd & Rhiw	3.9	20.4

10.7 **Lower quartile ratio 2011**

10.8 The score is based on the proportion of the lower quartile ratio for the individual wards when compared to the highest ratio (giving a score of 100 to the ward with the highest affordability ratio).

	Ward	Lower quartile ratio	Score
1	Llanbedrog	14.3	100.0
2	Llanengan	13.9	97.2
3	Pwllheli South	13.8	96.5
4	Aberdaron	13.7	95.8
5	Abersoch	13.1	91.6
6	Rhosneigr	11.9	83.2
7	Moelfre	11.3	79.0
8	Dewi	10.7	74.8
9	Brynteg	10.4	72.7
10	Beaumaris	10.2	71.3
11	Hirael	10	69.9
12	Llanddyfnan	10	69.9
13	Llanfaethlu	9.8	68.5
14	Dolbenmaen	9.7	67.8
15	Llanbedrgoch	9.7	67.8
16	Porthmadog West	9.4	65.7
17	Deiniol	9.3	65.0
18	Efailbewydd/Buan	9.2	64.3
19	Glyder	9	62.9
20	Tywyn	9	62.9
21	Llanbadrig	9	62.9
22	Bethel	8.9	62.2
23	Bontnewydd	8.9	62.2
24	Criccieth	8.9	62.2
25	Porthmadog East	8.9	62.2
26	Tudweiliog	8.9	62.2
27	Menai (Bangor)	8.7	60.8

	Ward	Lower quartile ratio	Score
28	Cadnant	8.7	60.8
29	Cadnant	8.5	59.4
30	Marchog	8.5	59.4
31	Nefyn	8.5	59.4
32	Porthmadog - Tremadog	8.5	59.4
33	Amlwch Rural	8.5	59.4
34	Arllechwedd	8.4	58.7
35	Llanberis	8.4	58.7
36	Llanystumdwy	8.4	58.7
37	Cefni	8.4	58.7
38	Hendre	8.3	58.0
39	Abererch	8.2	57.3
40	Llangoed	8.1	56.6
41	Tysilio	8	55.9
42	Parc a'r Mynydd	7.8	54.5
43	Clynnog	7.7	53.8
44	Bodorgan	7.7	53.8
45	Ogwen	7.6	53.1
46	Pebblig	7.6	53.1
47	Pwllheli North	7.6	53.1
48	Tregarth & Mynydd Llandygai	7.6	53.1
49	Cyngar	7.6	53.1
50	Trearddur	7.6	53.1
51	Morfa Nefyn	7.4	51.7
52	Seiont	7.3	51.0
53	Gwyngyll	7.3	51.0
54	Pentraeth	7.3	51.0
55	Cwm Cadnant	7.1	49.7
56	Abermaw	7	49.0

	Ward	Lower quartile ratio	Score
57	Gerlan	7	49.0
58	Braint	7	49.0
59	Llaneilian	7	49.0
60	Y Felinheli	6.9	48.3
61	Pentir	6.8	47.6
62	Waunfawr	6.8	47.6
63	Llannerch-y-medd	6.8	47.6
64	Groeslon	6.7	46.9
65	Llangelynnin	6.7	46.9
66	Llanrug	6.7	46.9
67	Bryngwran	6.7	46.9
68	Mechell	6.7	46.9
69	Valley	6.7	46.9
70	Llanaelhaearn	6.6	46.2
71	Llanidan	6.6	46.2
72	Corris/Mawddwy	6.5	45.5
73	Rhosyr	6.5	45.5
74	Garth	6.4	44.8
75	Llanllyfni	6.4	44.8
76	Penrhyndeudraeth	6.4	44.8
77	Menai (Caernarfon)	6.2	43.4
78	Botwnnog	6	42.0
79	Porthyfelin	6	42.0
80	Llandderfel	5.9	41.3
81	Tudur	5.9	41.3
82	Deiniolen	5.8	40.6
83	Llanwnda	5.7	39.9
84	London Road	5.7	39.9
85	Amlwch Port	5.5	38.5

	Ward	Lower quartile ratio	Score
86	Holyhead Town	5.5	38.5
87	Llanfair-yn-Neubwll	5.5	38.5
88	Llanfihangel Ysgeifiog	5.5	38.5
89	Aberffraw	5.4	37.8
90	Maeshyfryd	5.4	37.8
91	Penygroes	5.3	37.1
92	Bodffordd	5.3	37.1
93	Kingsland	5.3	37.1
94	Penisarwaun	5.2	36.4
95	Talysarn	5.2	36.4
96	Bowydd & Rhiw	4.9	34.3
97	Cwm y Glo	4.7	32.9
98	Diffwys & Maenofferen	4.6	32.2
99	Teigl	4.3	30.1
100	Morawelon	4.1	28.7

10.9 **Priced out of the market 2012**

10.10 The score is based on the proportion of the percentage that are priced out of the market for the individual wards when compared to the highest percentage (giving a score of 100 to the ward with the highest percentage of people priced out of the market).

	Ward	Percentage that are priced out of the market	Score
1	Abersoch	93.4	100
2	Aberdaron	89.2	95.5
3	Llanengan	84.2	90.2
4	Tudweiliog	82.5	88.3
5	Llanbedrog	80.5	86.2
6	Llanbedrgoch	79.9	85.6
7	Pwllheli South	78.5	84.0
8	Rhosneigr	78.4	84.0
9	Beaumaris	77.2	82.7
10	Amlwch Rural	75.8	81.2
11	Porthmadog West	75.2	80.6
12	Hirael	74.8	80.1
13	Glyder	74.7	80.0
14	Llanbadrig	74.5	79.8
15	Cadnant	72.4	77.5
16	Brynteg	72.1	77.2
17	Llangelynin	72.0	77.1
18	Garth	71.8	76.9
19	Dewi	70.8	75.8
20	Bontnewydd	70.5	75.5
21	Trearddur	70.2	75.2
22	Cadnant	69.5	74.4
23	Llanddyfnan	67.9	72.7
24	Moelfre	67.6	72.4

	Ward	Percentage that are priced out of the market	Score
25	Braint	67.0	71.7
26	Tysilio	67.0	71.7
27	Llangoed	67.0	71.7
28	Cyngar	66.4	71.1
29	Arlechwedd	66.3	71.0
30	Marchog	66.1	70.8
31	Tudur	66.0	70.6
32	Porthmadog East	65.8	70.5
33	Botwnnog	65.8	70.4
34	Llanystumdwy	65.7	70.3
35	Peblig (Caernarfon)	65.4	70.0
36	Nefyn	65.3	69.9
37	Morfa Nefyn	65.2	69.9
38	Tywyn	64.9	69.5
39	Abererch	64.6	69.1
40	Mechell	64.5	69.0
41	Gwyngyll	64.1	68.6
42	Llaneilian	64.0	68.5
43	Valley	63.7	68.2
44	Aberffraw	63.5	68.0
45	Corris / Mawddwy	63.5	68.0
46	Rhosyr	63.3	67.8
47	Cefni	63.3	67.8
48	Llanberis	63.3	67.7
49	Y Felinheli	61.3	65.6
50	Llanidan	61.1	65.4

	Ward	Percentage that are priced out of the market	Score
51	Ogwen	61.1	65.4
52	Groeslon	61.0	65.4
53	Hendre	60.5	64.8
54	Seiont	60.5	64.8
55	Cwm Cadnant	60.0	64.3
56	Porthyfelin	59.4	63.6
57	Efail-newydd/Buan	58.6	62.8
58	Morawelon	58.1	62.2
59	Penrhyndeudraeth	57.4	61.4
60	Pwllheli North	57.3	61.4
61	Waunfawr	57.0	61.1
62	Deiniol	56.5	60.5
63	Bodorgan	55.9	59.9
64	Maeshyfryd	55.9	59.9
65	Dolbenmaen	55.7	59.7
66	Llanllyfni	55.2	59.1
67	Menai (Caernarfon)	54.9	58.8
68	Gerlan	54.9	58.8
69	Criccieth	53.2	57.0
70	Tregarth & Mynydd Llandygai	53.2	56.9
71	Pentraeth	52.9	56.7
72	Llanfihangel Ysgeifiog	52.8	56.5
73	Abermaw	52.5	56.2
74	Clynnog	52.2	55.9
75	Llanaelhaearn	52.0	55.7
76	Llannerch-y-Medd	51.7	55.4
77	Porthmadog-Tremadog	51.7	55.4
78	Llanfaethlu	51.0	54.6
79	Parc a'r Mynydd	50.5	54.1
80	Deiniolen	50.4	54.0

	Ward	Percentage that are priced out of the market	Score
81	London Road	50.3	53.9
82	Cwm-y-Glo	49.6	53.1
83	Bryngwran	49.0	52.5
84	Llanwnda	48.4	51.9
85	Pentir	48.2	51.7
86	Talysarn	47.9	51.3
87	Diffwys & Maenofferen	47.2	50.6
88	Holyhead Town	46.0	49.3
89	Bowydd & Rhiw	46.0	49.2
90	Kingsland	45.9	49.1
91	Bodffordd	45.2	48.4
92	Penisarwaun	45.2	48.4
93	Bethel	44.4	47.5
94	Amlwch Port	44.2	47.3
95	Penygroes	44.2	47.3
96	Teigl	42.0	45.0
97	Llandderfel	41.1	44.0
98	Llanrug	40.5	43.4
99	Llanfair-yn-Neubwll	37.2	39.9
100	Menai (Bangor)	33.6	36.0

10.11 **Priced out of the market 2011**

10.12 The score is based on the proportion of the percentage that are priced out of the market for the individual wards when compared to the highest percentage (giving a score of 100 to the ward with the highest percentage of people priced out of the market).

	Ward	Percentage that are priced out of the market	Score
1	Llanbedrog	90.4	100
2	Aberdaron	90.3	99.9
3	Llanengan	90.0	99.6
4	Pwllheli South	88.0	97.3
5	Abersoch	87.8	97.1
6	Rhosneigr	84.5	93.4
7	Moelfre	79.6	88.1
8	Hirael	79.6	88.0
9	Llanddyfnan	79.4	87.8
10	Dewi	79.2	87.6
11	Brynteg	78.0	86.3
12	Llanfaethlu	77.4	85.6
13	Dolbenmaen	76.8	84.9
14	Beaumaris	76.4	84.5
15	Porthmadog West	74.8	82.7
16	Llanbedrgoch	74.6	82.5
17	Efailbewydd/Buan	74.1	82.0
18	Deiniol	73.1	80.8
19	Tywyn	72.9	80.7
20	Criccieth	72.2	79.9
21	Porthmadog East	72.1	79.7
22	Llanbadrig	71.4	79.0
23	Tudweiliog	71.3	78.8
24	Bontnewydd	70.9	78.4
25	Marchog	70.6	78.0

	Ward	Percentage that are priced out of the market	Score
26	Glyder	70.5	78.0
27	Llanystumdwy	69.5	76.9
28	Bethel	69.5	76.8
29	Arllechwedd	69.1	76.4
30	Cadnant	68.8	76.1
31	Cadnant	68.8	76.0
32	Cefni	68.1	75.3
33	Llanberis	67.9	75.1
34	Abererch	67.4	74.5
35	Amlwch Rural	67.3	74.4
36	Nefyn	67.3	74.4
37	Hendre	66.3	73.3
38	Menai (Bangor)	66.3	73.3
39	Porthmadog - Tremadog	65.8	72.7
40	Trearddur	65.7	72.7
41	Tysilio	64.8	71.7
42	Clynnog	64.0	70.8
43	Parc a'r Mynydd	63.8	70.6
44	Bodorgan	63.7	70.4
45	Llangoed	63.6	70.3
46	Pwllheli North	63.4	70.1
47	Pebblig	63.3	70.0
48	Morfa Nefyn	63.0	69.6
49	Ogwen	62.1	68.7
50	Tregarth & Mynydd Llandygai	62.1	68.7
51	Cyngar	61.9	68.5
52	Cwm Cadnant	61.8	68.3
53	Pentraeth	60.1	66.4
54	Seiont	59.8	66.2

	Ward	Percentage that are priced out of the market	Score
55	Llaneilian	59.0	65.2
56	Gwyngyll	58.8	65.0
57	Gerlan	58.6	64.8
58	Y Felinheli	58.5	64.7
59	Abermaw	58.1	64.3
60	Pentir	57.6	63.7
61	Llannerch-y-medd	57.1	63.1
62	Llanrug	56.9	62.9
63	Braint	56.8	62.8
64	Bryngwran	56.5	62.5
65	Llangelynnin	56.2	62.1
66	Waunfawr	56.1	62.1
67	Mechell	55.5	61.4
68	Valley	55.4	61.3
69	Llanidan	55.3	61.1
70	Groeslon	55.3	61.1
71	Llanaelhaearn	54.9	60.7
72	Corris/Mawddwy	54.0	59.7
73	Rhosyr	53.6	59.3
74	Llanllyfni	53.3	58.9
75	Morawelon	53.1	58.7
76	Garth	53.1	58.7
77	Penrhyndeudraeth	52.9	58.5
78	Menai (Caernarfon)	51.3	56.8
79	Botwnnog	50.4	55.7
80	Tudur	50.1	55.4
81	Porthyfelin	49.7	55.0
82	Llandderfel	48.9	54.1
83	Deiniolen	47.5	52.6
84	London Road	47.3	52.4

	Ward	Percentage that are priced out of the market	Score
85	Llanwnda	47.2	52.2
86	Llanfihangel Ysgeifiog	46.1	51.0
87	Amlwch Port	45.8	50.7
88	Holyhead Town	45.5	50.3
89	Llanfair-yn-Neubwll	45.5	50.3
90	Maeshyfryd	44.8	49.5
91	Aberffraw	44.4	49.1
92	Bodffordd	43.6	48.2
93	Penygroes	42.8	47.4
94	Talysarn	42.7	47.2
95	Kingsland	42.7	47.2
96	Penisarwaun	42.4	46.9
97	Bowydd & Rhiw	39.4	43.5
98	Cwm y Glo	37.5	41.5
99	Diffwys & Maenofferen	36.6	40.5
100	Teigl	32.7	36.2

10.13 **Migration 2011**

10.14 The score is based on the proportion of the percentage that are born outside Wales for the individual wards when compared to the highest percentage (giving a score of 100 to the ward with the highest percentage of people born outside Wales).

	Ward	Percentage born outside Wales	Score
1	Menai (Bangor)	75.8	100
2	Deiniol	68.5	90.4
3	Llangelynin	63.2	83.4
4	Garth	58.4	77.0
5	Tywyn	56.1	74.0
6	Llanbedrgoch	55.5	73.2
7	Abersoch	55.3	73.0
8	Rhosneigr	53	69.9
9	Abermaw	51.3	67.7
10	Llanbedrog	51.3	67.7
11	Brynteg	51	67.3
12	Moelfre	48.9	64.5
13	Hirael	48.7	64.2
14	Cadnant	47.6	62.8
15	Trearddur	47.6	62.8
16	Corris/Mawddwy	47.5	62.7
17	Llanbadrig	45.2	59.6
18	Porthmadog West	45	59.4
19	Beaumaris	43	56.7
20	Llangoed	43	56.7
21	Amlwch Rural	42.9	56.6
22	Llaneilian	41.6	54.9
23	Pentraeth	40.9	54.0
24	Llanfair-yn-Neubwll	40.6	53.6
25	Mechell	40.1	52.9
26	Llanengan	38.6	50.9
27	Criccieth	38.1	50.3

	Ward	Percentage born outside Wales	Score
28	Hendre	37.4	49.3
29	Llanddyfnan	36.5	48.2
30	Rhosyr	36.5	48.2
31	Cwm Cadnant	36	47.5
32	Porthmadog-Tremadog	35.9	47.4
33	Aberffraw	35.5	46.8
34	Valley	35.5	46.8
35	Dolbenmaen	35.2	46.4
36	Llanfaethlu	34.5	45.5
37	Y Felinheli	33.9	44.7
38	Morfa Nefyn	33.4	44.1
39	Glyder	32.5	42.9
40	Pentir	31.7	41.8
41	Cwm-y-Glo	31.5	41.6
42	Tysilio	31.5	41.6
43	Tudweiliog	31.3	41.3
44	Bodorgan	31.3	41.3
45	Dewi	31.2	41.2
46	Llandderfel	31.2	41.2
47	Talysarn	31.1	41.0
48	Amlwch Port	31	40.9
49	Clynnog	30.9	40.8
50	Aberdaron	30.8	40.6
51	Tregarth & Mynydd Llandygai	30.7	40.5
52	Arllechwedd	30.2	39.8
53	Efail-newydd/Buan	30	39.6
54	Penrhyndeudraeth	30	39.6
55	Llanidan	29.6	39.1
56	Llannerch-y-medd	29.4	38.8
57	Penisarwaun	28.5	37.6
58	Waunfawr	27.8	36.7

	Ward	Percentage born outside Wales	Score
59	Nefyn	27.5	36.3
60	Holyhead Town	27.5	36.3
61	Llanllyfni	27.1	35.8
62	Botwnnog	26.9	35.5
63	Kingsland	26.9	35.5
64	Gerlan	26.7	35.2
65	Llanaelhaearn	26.5	35.0
66	Llanystumdwy	26.5	35.0
67	Llanberis	26.4	34.8
68	Teigl	26.1	34.4
69	Gwyngyll	26.1	34.4
70	Bryngwran	26	34.3
71	Maeshyfryd	25.5	33.6
72	Deiniolen	25	33.0
73	Morawelon	24.8	32.7
74	Parc a'r Mynydd	24.6	32.5
75	Bodffordd	24.4	32.2
76	Porthyfelin	24.4	32.2
77	Diffwys & Maenofferen	24.3	32.1
78	Bowydd & Rhiw	23.5	31.0
79	London Road	23.5	31.0
80	Pwllheli South	22.9	30.2
81	Llanfihangel Ysgeifiog	22.3	29.4
82	Abererch	22.1	29.2
83	Pwllheli North	22.1	29.2
84	Marchog	21.8	28.8
85	Braint	21.2	28.0
86	Llanwnda	20.9	27.6
87	Groeslon	20.6	27.2
88	Porthmadog East	20.3	26.8
89	Cefni	19.3	25.5

	Ward	Percentage born outside Wales	Score
90	Bontnewydd	19	25.1
91	Ogwen	18.2	24.0
92	Menai (Caernarfon)	17.2	22.7
93	Cyngar	17.1	22.6
94	Penygroes	15.5	20.4
95	Bethel	15.3	20.2
96	Seiont	14.9	19.7
97	Tudur	14.9	19.7
98	Cadnant	13.3	17.5
99	Llanrug	12.8	16.9
100	Peblig (Caernarfon)	11.2	14.8

10.15 House sales 2011 & 2012

10.16 The score is based on the proportion of house sales for the individual wards when compared to the ward with the lowest number of house sales. The score is established by dividing the number of sales in the Tudweiliog ward (i.e. the ward with the lowest number of sales) i.e. 7 sales, with the number of sales in the other wards i.e. if there are twice as many sales in a particular ward (14 sales) it will receive a score of 50.0 $[(7/14) \times 100]$. A score of 100 is given to the ward with the lowest number of sales in the specific period.

	Ward	Number of housing sales	The proportion of sales higher than the Tudweiliog ward	Score
1	Tudweiliog	7	1.00	100.0
2	Tudur	8	1.14	87.7
3	Bontnewydd	12	1.71	58.5
4	Llanddyfnan	12	1.71	58.5
5	Cwm-y-Glo	13	1.86	53.8
6	Dolbenmaen	13	1.86	53.8
7	Aberdaron	14	2.00	50.0
8	Botwnnog	15	2.14	46.7
9	Morawelon	15	2.14	46.7
10	Arllechwedd	16	2.29	43.7
11	Garth	16	2.29	43.7
12	Abererch	17	2.43	41.2
13	Clynnog	17	2.43	41.2
14	Porthmadog-Tremadog	17	2.43	41.2
15	Efail-newydd/Buan	18	2.57	38.9
16	Amlwch Rural	19	2.71	36.9
17	Bodffordd	19	2.71	36.9
18	Llanengan	19	2.71	36.9
19	Aberffraw	20	2.86	35.0
20	Llangoed	20	2.86	35.0
21	Llanllyfni	20	2.86	35.0
22	Bethel	21	3.00	33.3
23	Llandderfel	22	3.14	31.8

	Ward	Number of housing sales	The proportion of sales higher than the Tudweiliog ward	Score
24	Pwllheli South	23	3.29	30.4
25	Hendre	23	3.29	30.4
26	Marchog	23	3.29	30.4
27	Mechell	23	3.29	30.4
28	Bryngwran	24	3.43	29.2
29	Corris / Mawddwy	25	3.57	28.0
30	Llanbedrog	25	3.57	28.0
31	Parc a'r Mynydd	26	3.71	27.0
32	Peblig (Caernarfon)	26	3.71	27.0
33	Holyhead Town	26	3.71	27.0
34	Llannerch-y-Medd	27	3.86	25.9
35	Braint	28	4.00	25.0
36	Diffwys & Maenofferen	28	4.00	25.0
37	Penisarwaun	28	4.00	25.0
38	Waunfawr	28	4.00	25.0
39	Porthmadog East	29	4.14	24.2
40	Tregarth & Mynydd Llandygai	29	4.14	24.2
41	Cadnant	30	4.29	23.3
42	Deiniol	30	4.29	23.3
43	Llanaelhaearn	30	4.29	23.3
44	Llanfaethlu	30	4.29	23.3
45	Maeshyfryd	31	4.43	22.6
46	Pentraeth	31	4.43	22.6
47	Teigl	31	4.43	22.6
48	Abersoch	32	4.57	21.9
49	Cefni	32	4.57	21.9
50	Gwyngyll	33	4.71	21.2
51	Bowydd & Rhiw	34	4.86	20.6
52	Groeslon	34	4.86	20.6

	Ward	Number of housing sales	The proportion of sales higher than the Tudweiliog ward	Score
53	Kingsland	34	4.86	20.6
54	Moelfre	34	4.86	20.6
55	Penygroes	34	4.86	20.6
56	Bodorgan	35	5.00	20.0
57	Criccieth	35	5.00	20.0
58	London Road	35	5.00	20.0
59	Llanfair-yn-Neubwll	35	5.00	20.0
60	Morfa Nefyn	35	5.00	20.0
61	Pentir	35	5.00	20.0
62	Deiniolen	36	5.14	19.5
63	Llanwnda	36	5.14	19.5
64	Llanystumdwy	36	5.14	19.5
65	Cadnant	37	5.29	18.9
66	Llaneilian	37	5.29	18.9
67	Menai (Bangor)	37	5.29	18.9
68	Ogwen	37	5.29	18.9
69	Glyder	38	5.43	18.4
70	Nefyn	38	5.43	18.4
71	Porthyfelin	38	5.43	18.4
72	Pwllheli North	39	5.57	18.0
73	Llanbadrig	39	5.57	18.0
74	Dewi	40	5.71	17.5
75	Llanidan	40	5.71	17.5
76	Tysilio	40	5.71	17.5
77	Amlwch Port	41	5.86	17.1
78	Talysarn	42	6.00	16.7
79	Hirael	44	6.29	15.9
80	Cyngar	45	6.43	15.6
81	Llanbedrgoch	46	6.57	15.2
82	Penrhyndeudraeth	46	6.57	15.2

	Ward	Number of housing sales	The proportion of sales higher than the Tudweiliog ward	Score
83	Llanrug	47	6.71	14.9
84	Llanfihangel Ysgeifiog	49	7.00	14.3
85	Llanberis	50	7.14	14.0
86	Cwm Cadnant	51	7.29	13.7
87	Beaumaris	54	7.71	13.0
88	Rhosyr	55	7.86	12.7
89	Menai (Caernarfon)	56	8.00	12.5
90	Rhosneigr	56	8.00	12.5
91	Brynteg	57	8.14	12.3
92	Llangelynin	60	8.57	11.7
93	Abermaw	62	8.86	11.3
94	Gerlan	62	8.86	11.3
95	Y Felinheli	65	9.29	10.8
96	Porthmadog West	68	9.71	10.3
97	Valley	68	9.71	10.3
98	Trearddur	73	10.43	9.6
99	Seiont	74	10.57	9.5
100	Tywyn	89	12.71	7.9

10.17 **Second homes**

10.18 Information for Community Councils – basis for the information for wards. Given that the boundaries of wards and Community Council areas do not always match e.g. a ward belonging to two Community Councils, it is important therefore to assess the information based on the ‘lowest figure’ (i.e. the lowest number of second homes) and the ‘highest figure’ (i.e. the highest number of affordable houses). The information for the wards on the basis of the ‘highest figure’ and ‘lowest figure’ scenarios can be seen in the table that follows the table below.

10.19 The score is based on the proportion of the percentage of second homes for the individual Community Council areas/wards when compared to the highest percentage (giving a score of 100 to the Community Council/ward with the highest percentage of second homes).

10.20 Information regarding some Community Council areas that are located within the Snowdonia National Park affect the score of wards that are located partly within the Gwynedd Planning Authority area (as, for instance, information can be combined if two Community Council areas form one ward) i.e. wards that are located either side of the boundary). The table below therefore includes those Community Council areas that are within the Snowdonia National Park but affect the score of wards that are partly outside the National Park.

	Community Council	Percentage of second homes	Score
1	Llanengan	39.8	100
2	Llanfaelog	25.5	64.1
3	Treaddur	25.3	63.6
4	Aberdaron	24.5	61.6
5	Beddgelert	23.1	58.0
6	Betws Garmon	22.7	57.0
7	Rhoscolyn	21.6	54.3
8	Llanbedrog	21.1	53.0
9	Arthog	19.6	49.2
10	Nefyn	18.6	46.7
11	Moelfre	18.1	45.6
12	Pistyll	16.6	41.7
13	Buan	15.9	39.9
14	Tudweiliog	15.9	39.9

	Community Council	Percentage of second homes	Score
15	Llangelynin	14	35.2
16	Mawddwy	13.5	33.9
17	Porthmadog	13.3	33.4
18	Clynnog	12.4	31.2
19	Corris	12.2	30.7
20	Cylch y Garn	11.8	29.7
21	Dolbenmaen	11.4	28.6
22	Llaneugrad	11.4	28.6
23	Tywyn	10.9	27.4
24	Llanddona	10.8	27.1
25	Llanfaethlu	10.6	26.5
26	Abermaw	10.5	26.4
27	Llangoed	10.2	25.7
28	Llanbadrig	10.0	25.1
29	Botwnnog	9.9	24.9
30	Aberffraw	9.4	23.6
31	Llanfair ME	9.3	23.3
32	Beaumaris	8.8	22.2
33	Bodorgan	8.6	21.6
34	Criccieth	8.6	21.6
35	Llanaelhaearn	8.4	21.1
36	Llanfrothen	7.6	19.1
37	Y Felinheli	7.4	18.6
38	Llandderfel	7.3	18.3
39	Penmynydd	7.1	17.8
40	Llanycil	7	17.6
41	Tref Alaw	6.7	16.9
42	Rhosyr	6.4	16.0
43	Pentraeth	6.3	16.0
44	Llaneilian	6.1	15.2
45	Llanegryn	5.6	14.1
46	Ffestiniog	5.5	13.8

	Community Council	Percentage of second homes	Score
47	Llanystumdwy	5.1	12.8
48	Bodffordd	5.0	12.5
49	Cwm Cadnant	4.9	12.3
50	Llanidan	4.8	12.1
51	Llanddaniel	4.7	11.7
52	Rhosybol	4.5	11.4
53	Mechell	4.4	11.1
54	Aber	4.2	10.6
55	Llandwrog	4	10.1
56	Penrhyndeudraeth	4	10.1
57	Llanberis	3.8	9.5
58	Llanddyfnan	3.8	9.5
59	Pwllheli	3.7	9.3
60	Llannor	3.5	8.8
61	Bryngwran	3.5	8.8
62	Llanfair yn Neubwll	3.5	8.7
63	Menai Bridge	3.3	8.2
64	Llanllyfni	3.1	7.8
65	Amlwch	3.0	7.4
66	Bodedern	2.9	7.3
67	Valley	2.7	6.8
68	Llangristiolus	2.6	6.5
69	Llanerchymedd	2.6	6.5
70	Llandygai	2.4	6.0
71	Llanfihangel Ysceifiog	2.4	6.0
72	Llanddeiniolen	2.3	5.8
73	Llanwnda	2.3	5.8
74	Llanfachraeth	2.0	5.1
75	Llanrug	1.9	4.8
76	Trewalchmai	1.9	4.7
77	Llanllechid	1.7	4.3
78	Waunfawr	1.6	4.0

	Community Council	Percentage of second homes	Score
79	Llanfairpwllgwyngyll	1.6	4.0
80	Holyhead	1.5	3.9
81	Pentir	1.5	3.8
82	Llangefni	1.1	2.8
83	Bethesda	1	2.5
84	Bangor	0.8	2.0
85	Bontnewydd	0.8	2.0
86	Caernarfon	0.5	1.3

10.21 Second homes – wards

10.22 Highest figure – The Community Council with the highest level of second homes within a particular ward

Lowest figure – The Community Council with the lowest level of second homes within a particular ward

	Ward	Highest figure	Score	Lowest figure	Score
1	Abersoch	39.8	100	39.8	100
2	Llanengan	39.8	100	39.8	100.0
3	Aberffraw	25.5	64.1	9.4	23.6
4	Rhosneigr	25.5	64.1	25.5	64.1
5	Aberdaron	24.5	61.6	24.5	61.6
6	Trearddur	24.5	61.6	24.5	61.6
7	Porthmadog-Tremadog	23.1	58.0	11.4	28.6
8	Llanbedrog	21.1	53.0	21.1	53.0
9	Morfa Nefyn	18.6	46.7	18.6	46.7
10	Nefyn	18.6	46.7	18.6	46.7
11	Moelfre	18.1	45.5	18.1	45.5
12	Llangelynin	16.1	40.5	16.1	40.5
13	Efail-newydd/Buan	15.9	39.9	3.5	8.8
14	Tudweiliog	15.9	39.9	15.9	39.9
15	Porthmadog East	13.3	33.4	13.3	33.4
16	Porthmadog West	13.3	33.4	13.3	33.4
17	Corris / Mawddwy	12.8	32.2	12.8	32.2
18	Clynnog	12.4	31.2	12.4	31.2
19	Llanfaethlu	11.8	29.6	6.6	16.6
20	Mechell	11.8	29.6	4.4	11.1
21	Dolbenmaen	11.4	28.6	11.4	28.6
22	Llanaelhaearn	11.2	28.1	11.2	28.1
23	Tywyn	10.9	27.4	10.9	27.4
24	Abermaw	10.5	26.4	10.5	26.4
25	Llangoed	10.2	25.6	10.2	25.6
26	Llanbadrig	10	25.1	10	25.1

	Ward	Highest figure	Score	Lowest figure	Score
27	Botwnnog	9.9	24.9	9.9	24.9
28	Brynteg	9.3	23.4	9.3	23.4
29	Llanbedrgoch	9.3	23.4	9.3	23.4
30	Beaumaris	8.8	22.1	8.8	22.1
31	Criccieth	8.6	21.6	8.6	21.6
32	Bodorgan	8.6	21.6	2.6	6.5
33	Pentraeth	7.9	19.8	7.9	19.8
34	Y Felinheli	7.4	18.6	7.4	18.6
35	Llandderfel	7.2	18.1	7.2	18.1
36	Rhosyr	6.4	16.1	6.4	16.1
37	Llanddyfnan	6	15.1	6	15.1
38	Bowydd & Rhiw	5.5	13.8	5.5	13.8
39	Diffwys & Maenofferen	5.5	13.8	5.5	13.8
40	Teigl	5.5	13.8	5.5	13.8
41	Llaneilian	5.4	13.6	5.4	13.6
42	Waunfawr	5.2	13.1	5.2	13.1
43	Llanystumdwy	5.1	12.8	5.1	12.8
44	Bodffordd	5	12.6	2.6	6.5
45	Cwm Cadnant	4.9	12.3	4.9	12.3
46	Llanidan	4.8	12.1	4.8	12.1
47	Penrhyndeudraeth	4.7	11.8	4.7	11.8
48	Groeslon	4	10.1	4	10.1
49	Talysarn	4	10.1	3.1	7.8
50	Llanberis	3.8	9.5	3.8	9.5
51	Llannerch-y-Medd	3.8	9.5	3.8	9.5
52	Pwllheli South	3.7	9.3	3.7	9.3
53	Pwllheli North	3.7	9.3	3.7	9.3
54	Abererch	3.5	8.8	3.5	8.8
55	Llanfihangel Ysgeifiog	3.5	8.8	3.5	8.8
56	Cadnant	3.3	8.3	3.3	8.3
57	Tysilio	3.3	8.3	3.3	8.3
58	Llanfair-yn-Neubwll	3.2	8.0	3.2	8.0

	Ward	Highest figure	Score	Lowest figure	Score
59	Llanllyfni	3.1	7.8	3.1	7.8
60	Penygroes	3.1	7.8	3.1	7.8
61	Amlwch Rural	3	7.5	3	7.5
62	Amlwch Port	3	7.5	3	7.5
63	Valley	2.7	6.8	2.7	6.8
64	Bryngwran	2.6	6.5	2.6	6.5
65	Arlechwedd	2.4	6.0	2.3	5.8
66	Tregarth & Mynydd Llandygai	2.4	6.0	2.4	6.0
67	Bethel	2.3	5.8	2.3	5.8
68	Deiniolen	2.3	5.8	2.3	5.8
69	Llanwnda	2.3	5.8	2.3	5.8
70	Penisarwaun	2.3	5.8	2.3	5.8
71	Cwm-y-Glo	1.9	4.8	1.9	4.8
72	Llanrug	1.9	4.8	1.9	4.8
73	Braint	1.6	4.0	1.6	4.0
74	Gwyngyll	1.6	4.0	1.6	4.0
75	London Road	1.5	3.8	1.5	3.8
76	Kingsland	1.5	3.8	1.5	3.8
77	Maeshyfryd	1.5	3.8	1.5	3.8
78	Morawelon	1.5	3.8	1.5	3.8
79	Parc a'r Mynydd	1.5	3.8	1.5	3.8
80	Pentir	1.5	3.8	1.5	3.8
81	Porthyfelin	1.5	3.8	1.5	3.8
82	Holyhead Town	1.5	3.8	1.5	3.8
83	Cefni	1.1	2.8	1.1	2.8
84	Cyngar	1.1	2.8	1.1	2.8
85	Tudur	1.1	2.8	1.1	2.8
86	Gerlan	1	2.5	1	2.5
87	Ogwen	1	2.5	1	2.5
88	Bontnewydd	0.8	2.0	0.8	2.0
89	Deiniol	0.8	2.0	0.8	2.0

	Ward	Highest figure	Score	Lowest figure	Score
90	Dewi	0.8	2.0	0.8	2.0
91	Garth	0.8	2.0	0.8	2.0
92	Glyder	0.8	2.0	0.8	2.0
93	Hendre	0.8	2.0	0.8	2.0
94	Hirael	0.8	2.0	0.8	2.0
95	Marchog	0.8	2.0	0.8	2.0
96	Menai (Bangor)	0.8	2.0	0.8	2.0
97	Cadnant	0.5	1.3	0.5	1.3
98	Menai (Caernarfon)	0.5	1.3	0.5	1.3
99	Peblig (Caernarfon)	0.5	1.3	0.5	1.3
100	Seiont	0.5	1.3	0.5	1.3

10.23 **Council Tax bands G-I**

10.24 Information for Community Councils – basis for the information for wards. Given that the boundaries of wards and Community Council areas do not always match e.g. a ward belonging to two Community Councils, it is important therefore to assess the information based on the ‘lowest figure’ (i.e. the lowest number of properties in Council tax bands G-I) and the ‘highest figure’ (i.e. the highest number of properties in Council tax bands G-I). The information for the wards on the basis of the ‘highest figure’ and ‘lowest figure’ scenarios can be seen in the table that follows the table below.

10.25 The score is based on the proportion of the percentage of properties in Council Tax bands G-I for the individual Community Council areas/wards when compared to the highest percentage (giving a score of 100 to the Community Council/ward with the highest percentage of properties in Council Tax bands G-I).

10.26 Information regarding some Community Council areas that are located within the Snowdonia National Park affect the score of wards that are located partly within the Gwynedd Planning Authority area (as, for instance, information can be combined if two Community Council areas form one ward) i.e. wards that are located either side of the boundary). The table below therefore includes those Community Council areas that are within the Snowdonia National Park but affect the score of wards that are partly outside the National Park.

	Community Councils	Percentage of properties in Council Tax bands G-I	Score
1	Llanengan	14.5	100
2	Cwm Cadnant	13.8	95.2
3	Penmynydd	12.9	89.0
4	Treaddur	11.3	77.9
5	Rhoscolyn	10.2	70.3
6	Llanddona	9.6	66.2
7	Llangelynin	9.3	64.1
8	Llanfaelog	8.8	60.7
9	Beaumaris	8.7	60.0
10	Llangristiolus	8.7	60.0
11	Aber	7.5	51.7
12	Llanddyfnan	7.1	49.0

	Community Councils	Percentage of properties in Council Tax bands G-I	Score
13	Llanfaethlu	7.1	49.0
14	Llanddaniel	7	48.3
15	Llanycil	7	48.3
16	Llangoed	6.2	42.8
17	Criccieth	6	41.4
18	Llandderfel	6	41.4
19	Bodorgan	5.9	40.7
20	Bontnewydd	5.9	40.7
21	Llanfachraeth	5.2	35.9
22	Pentraeth	5	34.5
23	Pentir	5	34.5
24	Llanegryn	4.9	33.8
25	Cylch y Garn	4.8	33.1
26	Menai Bridge	4.7	32.4
27	Llanbedrog	4.7	32.4
28	Llanidan	3.9	26.9
29	Abermaw	3.8	26.2
30	Llaneugrad	3.6	24.8
31	Betws Garmon	3.5	24.1
32	Beddgelert	3.3	22.8
33	Mawddwy	3.3	22.8
34	Tref Alaw	3.2	22.1
35	Rhosyr	3	20.7
36	Bodffordd	3	20.7
37	Buan	3	20.7
38	Llanwnda	2.8	19.3
39	Llanfihangel Ysceifiog	2.6	17.9
40	Llandygai	2.6	17.9
41	Moelfre	2.5	17.2
42	Llanfair ME	2.5	17.2
43	Dolbenmaen	2.5	17.2

	Community Councils	Percentage of properties in Council Tax bands G-I	Score
44	Porthmadog	2.5	17.2
45	Bangor	2.5	17.2
46	Llanllechid	2.5	17.2
47	Llanfrothen	2.5	17.2
48	Arthog	2.4	16.6
49	Llannor	2.3	15.9
50	Llanfairpwllgwyngyll	2.2	15.2
51	Mechell	2.1	14.5
52	Y Felinheli	2.1	14.5
53	Rhosybol	2	13.8
54	Llaneilian	1.9	13.1
55	Llandwrog	1.8	12.4
56	Llanbadrig	1.7	11.7
57	Bryngwran	1.7	11.7
58	Llanerchymedd	1.5	10.3
59	Aberffraw	1.4	9.7
60	Llanfair yn Neubwll	1.4	9.7
61	Aberdaron	1.4	9.7
62	Clynnog	1.4	9.7
63	Pwllheli	1.4	9.7
64	Penrhyndeudraeth	1.4	9.7
65	Llangefni	1.3	9.0
66	Valley	1.3	9.0
67	Nefyn	1.3	9.0
68	Caernarfon	1.3	9.0
69	Tywyn	1.3	9.0
70	Trewalchmai	1.2	8.3
71	Waunfawr	1.1	7.6
72	Bodedern	1	6.9
73	Llanystumdwy	1	6.9
74	Botwnnog	0.9	6.2

	Community Councils	Percentage of properties in Council Tax bands G-I	Score
75	Llanrug	0.8	5.5
76	Amlwch	0.7	4.8
77	Tudweiliog	0.6	4.1
78	Llanddeiniolen	0.6	4.1
79	Llanberis	0.5	3.4
80	Llanaelhaearn	0.4	2.8
81	Llanllyfni	0.3	2.1
82	Bethesda	0.2	1.4
83	Holyhead	0.1	0.7
84	Ffestiniog	0.1	0.7
85	Pistyll	0	0.0
86	Corris	0	0.0

10.27 **Council Tax bands G-I: wards**

- 10.28 Highest figure – The Community Council with the highest percentage of properties within Council Tax bands G-I within a particular ward
 Lowest figure - The Community Council with the lowest percentage of properties within Council Tax bands G-I within a particular ward

	Ward	Highest figure	Score	Lowest figure	Score
1	Abersoch	14.5	100	14.5	100
2	Llanengan	14.5	100.0	14.5	100.0
3	Cwm Cadnant	13.8	95.2	13.8	95.2
4	Trearddur	11.1	76.6	11.1	76.6
5	Aberffraw	8.8	60.7	1.4	9.7
6	Rhosneigr	8.8	60.7	8.8	60.7
7	Beaumaris	8.7	60.0	8.7	60.0
8	Bodffordd	8.7	60.0	3	20.7
9	Bodorgan	8.7	60.0	5.9	196.7
10	Llandderfel	6.8	46.9	6.8	46.9
11	Pentraeth	6.7	46.2	6.7	46.2
12	Llanfaethlu	6.2	42.8	4.8	33.1
13	Llangoed	6.2	42.8	6.2	42.8
14	Llanddyfnan	6.1	42.1	6.1	42.1
15	Criccieth	6	41.4	6	41.4
16	Bontnewydd	5.9	40.7	5.9	40.7
17	Llanidan	5.3	36.6	5.3	36.6
18	Pentir	5	34.5	5	34.5
19	Llanfihangel Ysgeifiog	4.9	33.8	4.9	33.8
20	Llangelynin	4.8	33.1	4.8	33.1
21	Mechell	4.8	33.1	2.1	14.5
22	Cadnant	4.7	32.4	4.7	32.4
23	Llanbedrog	4.7	32.4	4.7	32.4
24	Tysilio	4.7	32.4	4.7	32.4
25	Abermaw	3.8	26.2	3.8	26.2
26	Arllechwedd	3.8	26.2	2.6	17.9
27	Porthmadog-Tremadog	3.3	22.8	2.5	17.2

	Ward	Highest figure	Score	Lowest figure	Score
28	Efail-newydd/Buan	3	20.7	2.3	15.9
29	Rhosyr	3	20.7	3	20.7
30	Llanwnda	2.8	19.3	2.8	19.3
31	Tregarth & Mynydd Llandygai	2.6	17.9	2.6	17.9
32	Brynteg	2.5	17.2	2.5	17.2
33	Deiniol	2.5	17.2	2.5	17.2
34	Dewi	2.5	17.2	2.5	17.2
35	Dolbenmaen	2.5	17.2	2.5	17.2
36	Porthmadog East	2.5	17.2	2.5	17.2
37	Garth	2.5	17.2	2.5	17.2
38	Glyder	2.5	17.2	2.5	17.2
39	Porthmadog West	2.5	17.2	2.5	17.2
40	Hendre	2.5	17.2	2.5	17.2
41	Hirael	2.5	17.2	2.5	17.2
42	Llanbedrgoch	2.5	17.2	2.5	17.2
43	Marchog	2.5	17.2	2.5	17.2
44	Menai (Bangor)	2.5	17.2	2.5	17.2
45	Moelfre	2.5	17.2	2.5	17.2
46	Abererch	2.3	15.9	2.3	15.9
47	Braint	2.2	15.2	2.2	15.2
48	Gwyngyll	2.2	15.2	2.2	15.2
49	Y Felinheli	2.1	14.5	2.1	14.5
50	Llannerch-y-Medd	2	13.8	2	13.8
51	Llaneilian	1.9	13.1	1.9	13.1
52	Groeslon	1.8	12.4	1.8	12.4
53	Talysarn	1.8	12.4	0.3	2.1
54	Llanbadrig	1.7	11.7	1.7	11.7
55	Penrhyndeudraeth	1.7	11.7	1.7	11.7
56	Corris / Mawddwy	1.6	11.0	1.6	11.0
57	Waunfawr	1.6	11.0	1.6	11.0
58	Aberdaron	1.4	9.7	1.4	9.7
59	Bryngwran	1.4	9.7	1.4	9.7

	Ward	Highest figure	Score	Lowest figure	Score
60	Clynnog	1.4	9.7	1.4	9.7
61	Pwllheli South	1.4	9.7	1.4	9.7
62	Pwllheli North	1.4	9.7	1.4	9.7
63	Cadnant	1.3	9.0	1.3	9.0
64	Cefni	1.3	9.0	1.3	9.0
65	Cyngar	1.3	9.0	1.3	9.0
66	Menai (Caernarfon)	1.3	9.0	1.3	9.0
67	Morfa Nefyn	1.3	9.0	1.3	9.0
68	Nefyn	1.3	9.0	1.3	9.0
69	Peblig (Caernarfon)	1.3	9.0	1.3	9.0
70	Seiont	1.3	9.0	1.3	9.0
71	Tudur	1.3	9.0	1.3	9.0
72	Tywyn	1.3	9.0	1.3	9.0
73	Valley	1.3	9.0	1.3	9.0
74	Llanfair-yn-Neubwll	1.2	8.3	1.2	8.3
75	Llanystumdwy	1	6.9	1	6.9
76	Botwnnog	0.9	6.2	0.9	6.2
77	Cwm-y-Glo	0.8	5.5	0.8	5.5
78	Llanrug	0.8	5.5	0.8	5.5
79	Amlwch Rural	0.7	4.8	0.7	4.8
80	Amlwch Port	0.7	4.8	0.7	4.8
81	Bethel	0.6	4.1	0.6	4.1
82	Deiniolen	0.6	4.1	0.6	4.1
83	Penisarwaun	0.6	4.1	0.6	4.1
84	Tudweiliog	0.6	4.1	0.6	4.1
85	Llanberis	0.5	3.4	0.5	3.4
86	Llanllyfni	0.3	2.1	0.3	2.1
87	Penygroes	0.3	2.1	0.3	2.1
88	Gerlan	0.2	1.4	0.2	1.4
89	Llanaelhaearn	0.2	1.4	0.2	1.4
90	Ogwen	0.2	1.4	0.2	1.4
91	Bowydd & Rhiw	0.1	0.7	0.1	0.7

	Ward	Highest figure	Score	Lowest figure	Score
92	Diffwys & Maenofferen	0.1	0.7	0.1	0.7
93	London Road	0.1	0.7	0.1	0.7
94	Kingsland	0.1	0.7	0.1	0.7
95	Maeshyfryd	0.1	0.7	0.1	0.7
96	Morawelon	0.1	0.7	0.1	0.7
97	Parc a'r Mynydd	0.1	0.7	0.1	0.7
98	Porthyfelin	0.1	0.7	0.1	0.7
99	Teigl	0.1	0.7	0.1	0.7
100	Holyhead Town	0.1	0.7	0.1	0.7

10.29 **Wales Index of Multiple Deprivation 2011 - 'physical environment'**

10.30 Information on the basis of 'Lower Super Output Areas' – basis for the information for wards. Given that the boundaries of wards and Lower Super Output Areas do not always match, it is important to assess the information based on the 'lowest figure' (i.e. the lowest deprivation score) and the 'highest figure' (i.e. the highest deprivation score). The information for the wards on the basis of the 'highest figure' and 'lowest figure' scenarios can be seen in the table that follows the table below.

10.31 Whilst the 'Llandderfel & Llanuwchllyn 2' area is completely within the Snowdonia National Park, it does contain part of the Llandderfel ward which is partly within the Gwynedd Planning Authority area.

	'Lower Super Output Area'	Multiple Deprivation score - 'physical environment'
1	Bethel & Cwm-y-Glo 1	1896
2	Criccieth	1895
3	Llangoed	1893
4	Glyder	1838
5	Tysilio	1837
6	Llanrug	1833
7	Amlwch Rural	1808
8	Llanengan	1794
9	Menai (Bangor)	1783
10	Llanfaethlu	1766
11	Tregarth & Mynydd Llandygai	1765
12	Valley 2	1761
13	Pentir 1	1752
14	Teigl	1747
15	Llanfair-yn-Neubwll 1	1739
16	Aberffraw & Rhosneigr 1	1735
17	Gwyngyll	1734
18	Llannerch-y-medd	1723
19	Brynteg	1721
20	Gerlan	1703
21	Ogwen 2	1684

	'Lower Super Output Area'	Multiple Deprivation score - 'physical environment'
22	Botwnnog & Tudweiliog	1682
23	Dolbenmaen	1681
24	Abermaw 2	1675
25	Bodffordd	1671
26	Aberdaron	1669
27	Moelfre	1664
28	Deiniol	1647
29	Braint	1624
30	Llaneilian	1617
31	Llanbedrog & Abersoch	1615
32	Pentraeth	1607
33	Morfa Nefyn	1606
34	Llanwnda	1600
35	Parc a'r Mynydd	1596
36	Dewi	1594
37	Aberffraw & Rhosneigr 2	1585
38	Llanaelhaearn	1572
39	Cadnant (Isle of Anglesey)	1566
40	Efail-newydd/Buan	1558
41	Cwm Cadnant	1551
42	Penisarwaun	1536
43	Marchog 2	1534
44	Amlwch Port	1515
45	Hirael & Garth 1	1512
46	Diffwys & Maenofferen	1504
47	Llanystumdwy	1491
48	Llanfair-yn-Neubwll 2	1486
49	Bryngwran	1465
50	Llanddyfnan	1459
51	Abermaw 1	1455
52	Trearddur 1	1452

	'Lower Super Output Area'	Multiple Deprivation score - 'physical environment'
53	Tudur	1418
54	Llanidan	1379
55	Tywyn 1	1370
56	Corris/Mawddwy	1366
57	Arllechwedd	1361
58	Cefni	1331
59	Deiniolen	1327
60	Waukfawr	1319
61	Bethel & Cwm-y-Glo 2	1313
62	Groeslon	1310
63	Bontnewydd	1308
64	Hendre (Gwynedd)	1295
65	Llandderfel & Llanuwchllyn 2	1275
66	Llanbedrgoch	1255
67	Penygroes (Gwynedd)	1224
68	Talysarn	1191
69	Llanllyfni & Clynnog	1129
70	Llandderfel & Llanuwchllyn 1	1124
71	Peblig (Caernarfon)	1088
72	Bodorgan	1083
73	Beaumaris	1036
74	Menai (Caernarfon)	1033
75	Pentir 2	1029
76	Marchog 1	1027
77	Rhosyr	991
78	Porthyfelin 2	975
79	Cadnant (Gwynedd)	949
80	Mechell	889
81	Seiont 1	845
82	Maeshyfryd	835

	'Lower Super Output Area'	Multiple Deprivation score - 'physical environment'
83	Nefyn	826
84	Morawelon	799
85	Trearddur 2	789
86	Cyngar	777
87	Seiont 2	775
88	Llanbadrig	761
89	Tywyn 2	758
90	Llanfihangel Ysgeifiog	752
91	Holyhead Town	733
92	Bowydd and Rhiw	726
93	Penrhyndeudraeth 2	725
94	Y Felinheli	714
95	Llanberis	663
96	Valley 1	661
97	Kingsland	658
98	Abererch	613
99	Ogwen 1	608
100	Penrhyndeudraeth 1	518
101	Porthmadog - Tremadog	498
102	Porthmadog West	455
103	Llangelynin	452
104	Pwllheli North	406
105	Pwllheli South	388
106	Porthyfelin 1	383
107	Hirael & Garth 2	292
108	Porthmadog East	149
109	London Road	88

10.32 **Wales Index of Multiple Deprivation 2011 – ‘physical environment’: wards**

10.33 Highest figure – The Lower Super Output Area with the highest score in terms of the Wales Index of Multiple Deprivation 2011 – ‘physical environment’

Lowest figure – The Lower Super Output Area with the lowest score in terms of the Wales Index of Multiple Deprivation 2011 – ‘physical environment’

10.34 The score is based on the proportion of the deprivation score for the individual wards when compared to the highest score (giving a score of 100 to the ward with the highest multiple deprivation score).

	Ward	Highest figure	Score	Lowest figure	Score
1	Bethel	1896	100	1313	69.3
2	Criccieth	1895	99.9	1895	100.0
3	Llangoed	1893	99.8	1893	99.9
4	Glyder	1838	96.9	1838	97.0
5	Tysilio	1837	96.9	1837	96.9
6	Llanrug	1833	96.7	1833	96.7
7	Amlwch Rural	1808	95.4	1808	95.4
8	Llanengan	1794	94.6	1794	94.7
9	Menai (Bangor)	1783	94.0	1783	94.1
10	Llanfaethlu	1766	93.1	1766	93.2
11	Tregarth & Mynydd Llandygai	1765	93.1	1765	93.1
12	Teigl	1747	92.1	1747	92.2
13	Aberffraw	1735	91.5	1585	83.6
14	Rhosneigr	1735	91.5	1585	83.6
15	Gwyngyll	1734	91.5	1734	91.5
16	Llannerch-y-Medd	1723	90.9	1723	90.9
17	Brynteg	1721	90.8	1721	90.8
18	Gerlan	1703	89.8	1703	89.9
19	Botwnnog	1682	88.7	1682	88.8
20	Tudweiliog	1682	88.7	1682	88.8
21	Dolbenmaen	1681	88.7	1681	88.7
22	Bodffordd	1671	88.1	1671	88.2
23	Aberdaron	1669	88.0	1669	88.1

	Ward	Highest figure	Score	Lowest figure	Score
24	Moelfre	1664	87.8	1664	87.8
25	Deiniol	1647	86.9	1647	86.9
26	Braint	1624	85.7	1624	85.7
27	Llaneilian	1617	85.3	1617	85.3
28	Abersoch	1615	85.2	1615	85.2
29	Llanbedrog	1615	85.2	1615	85.2
30	Llanfair-yn-Neubwll	1613	85.1	1613	85.1
31	Pentraeth	1607	84.8	1607	84.8
32	Morfa Nefyn	1606	84.7	1606	84.7
33	Llanwnda	1600	84.4	1600	84.4
34	Parc a'r Mynydd	1596	84.2	1596	84.2
35	Dewi	1594	84.1	1594	84.1
36	Llanaelhaearn	1572	82.9	1572	83.0
37	Cadnant	1566	82.6	1566	82.6
38	Abermaw	1565	82.5	1565	82.6
39	Efail-newydd/Buan	1558	82.2	1558	82.2
40	Cwm Cadnant	1551	81.8	1551	81.8
41	Penisarwaun	1536	81.0	1536	81.1
42	Amlwch Port	1515	79.9	1515	79.9
43	Garth	1512	79.7	1512	79.8
44	Hirael	1512	79.7	292	15.4
45	Diffwys & Maenofferen	1504	79.3	1504	79.4
46	Llanystumdwy	1491	78.6	1491	78.7
47	Bryngwran	1465	77.3	1465	77.3
48	Llanddyfnan	1459	77.0	1459	77.0
49	Tudur	1418	74.8	1418	74.8
50	Pentir	1391	73.4	1391	73.4
51	Llanidan	1379	72.7	1379	72.8
52	Corris / Mawddwy	1366	72.0	1366	72.1
53	Arllechwedd	1361	71.8	1361	71.8
54	Cefni	1331	70.2	1331	70.2
55	Deiniolen	1327	70.0	1327	70.0

	Ward	Highest figure	Score	Lowest figure	Score
56	Waunfawr	1319	69.6	1319	69.6
57	Cwm-y-Glo	1313	69.3	1313	69.3
58	Groeslon	1310	69.1	1310	69.1
59	Bontnewydd	1308	69.0	1308	69.0
60	Hendre	1295	68.3	1295	68.3
61	Marchog	1281	67.6	1281	67.6
62	Llandderfel	1275	67.2	1124	59.3
63	Llanbedrgoch	1255	66.2	1255	66.2
64	Penygroes	1224	64.6	1224	64.6
65	Valley	1211	63.9	1211	63.9
66	Talysarn	1191	62.8	1191	62.8
67	Ogwen	1146	60.4	1146	60.5
68	Clynnog	1129	59.5	1129	59.6
69	Llanllyfni	1129	59.5	1129	59.6
70	Trearddur	1121	59.1	1121	59.2
71	Pebblig (Caernarfon)	1088	57.4	1088	57.4
72	Bodorgan	1083	57.1	1083	57.2
73	Tywyn	1064	56.1	1064	56.1
74	Beaumaris	1036	54.6	1036	54.7
75	Menai (Caernarfon)	1033	54.5	1033	54.5
76	Rhosyr	991	52.3	991	52.3
77	Cadnant	949	50.1	949	50.1
78	Mechell	889	46.9	889	46.9
79	Maeshyfyd	835	44.0	835	44.1
80	Nefyn	826	43.6	826	43.6
81	Seiont	810	42.7	810	42.7
82	Morawelon	799	42.1	799	42.2
83	Cyngar	777	41.0	777	41.0
84	Llanbadrig	761	40.1	761	40.2
85	Llanfihangel Ysgeifiog	752	39.7	752	39.7
86	Holyhead Town	733	38.7	733	38.7
87	Bowydd & Rhiw	726	38.3	726	38.3

	Ward	Highest figure	Score	Lowest figure	Score
88	Y Felinheli	714	37.7	714	37.7
89	Porthyfelin	679	35.8	679	35.8
90	Llanberis	663	35.0	663	35.0
91	Kingsland	658	34.7	658	34.7
92	Penrhyndeudraeth	622	32.8	622	32.8
93	Abererch	613	32.3	613	32.3
94	Porthmadog-Tremadog	498	26.3	498	26.3
95	Porthmadog West	455	24.0	455	24.0
96	Llangelynin	452	23.8	452	23.9
97	Pwllheli North	406	21.4	406	21.4
98	Pwllheli South	388	20.5	388	20.5
99	Porthmadog East	149	7.9	149	7.9
100	London Road	88	4.6	88	4.6

10.35 Available spaces in schools10.36 Gwynedd

10.37 Information on the basis of the average number of available spaces in primary schools over a period of 5 years.

10.38 Available spaces noted as a percentage of the school's capacity. If it is a negative figure, then the annual average is higher than the capacity.

10.39 If a school has closed within the 5 years that are noted, that school is not counted for the purpose of the table below. If a new school has opened during this period, the information from all the schools that have closed to form the new school are combined (for the relevant years) e.g. for Ysgol Craig y Deryn, information regarding Llanegryn, Lliwyngwriil a Brynchrug schools were combined.

10.40 Information for some schools that are located within the Snowdonia National Park affect the score of wards that are located partly within the Gwynedd Planning Authority area i.e. on the basis of their catchment area or on the basis of their location within the ward. The table below therefore contains the primary schools that are within the Snowdonia National Park but affect the score of wards that are partly outside the National Park.

10.41 The following tables identify how this information was transmitted to ward level and how the corresponding score was formed for each ward.

School	Total 2013	Total 2012	Total 2011	Total 2010	Total 2009	5 year total	Average per year	5 year average	Capacity	Available spaces
Gwaun Gynfi	141	132	126	130	122	651	130.2	130	148	12.2
Nefyn	122	109	108	113	113	565	113	113	211	46.4
Llanrug	225	216	219	220	220	1100	220	220	210	-4.8
Abererch	56	45	50	51	46	248	49.6	50	94	46.8

Local Market Housing

School	Total 2013	Total 2012	Total 2011	Total 2010	Total 2009	5 year total	Average per year	5 year average	Capacity	Available spaces
Abersoch	10	14	20	17	22	83	16.6	17	48	64.6
Beddgelert	21	24	25	25	25	120	24	24	55	56.4
Bethel	134	128	124	121	116	623	124.6	125	168	25.6
Bodfeurig	60	54	44	35	33	226	45.2	45	80	43.8
Borthygest	50	52	53	63	59	277	55.4	55	88	37.5
Bronyfoel	20	24	29	31	30	134	26.8	27	48	43.8
Brynaerau	60	69	60	63	66	318	63.6	64	71	9.9
Carmel	43	39	44	45	47	218	43.6	44	71	38.0
Y Gelli	181	176	167	161	164	849	169.8	170	210	19.0
Penybryn	120	105	114	105	118	562	112.4	112	180	37.8
Trefferthyr	113	103	107	117	105	545	109	109	160	31.9
Cwm y Glo	45	55	63	59	68	290	58	58	63	7.9
Chwillog	47	57	54	47	44	249	49.8	50	67	25.4
Crud y Werin	60	51	49	47	47	254	50.8	51	78	34.6
Dolbadarn	137	132	141	148	159	717	143.4	143	202	29.2
Edern	62	65	61	60	59	307	61.4	61	63	3.2
Felinwnda	23	26	26	25	24	124	24.8	25	30	16.7

Local Market Housing

School	Total 2013	Total 2012	Total 2011	Total 2010	Total 2009	5 year total	Average per year	5 year average	Capacity	Available spaces
Bro Plenydd	60	63	63	62	57	305	61	61	133	54.1
Garndolbenmaen	41	45	47	44	44	221	44.2	44	76	42.1
Glanadda	45	41	40	45	43	214	42.8	43	71	39.4
Groeslon	64	66	74	78	79	361	72.2	72	117	38.5
Llanaelhaern	36	36	36	32	32	172	34.4	34	41	17.1
Llanbedrog	62	67	61	67	72	329	65.8	66	73	9.6
Llangybi	64	69	75	88	85	381	76.2	76	81	6.2
Llanllechid	207	208	210	214	193	1032	206.4	206	213	3.3
Llanllyfni	84	80	79	73	60	376	75.2	75	110	31.8
Morfa Nefyn	40	44	35	28	27	174	34.8	35	41	14.6
Baladeulyn	23	20	20	24	25	112	22.4	22	55	60.0
Nebo	23	31	26	28	30	138	27.6	28	55	49.1
Penisarwaen	40	43	41	46	49	219	43.8	44	64	31.3
Bro Llieu	150	154	143	145	150	742	148.4	148	138	-7.2
Pentreuchaf	92	81	88	98	96	455	91	91	105	13.3
Rhiwlas	36	35	35	38	33	177	35.4	35	45	22.2
Rhosgadfan	39	39	35	36	41	190	38	38	78	51.3

Local Market Housing

School	Total 2013	Total 2012	Total 2011	Total 2010	Total 2009	5 year total	Average per year	5 year average	Capacity	Available spaces
Rhostryfan	70	64	60	57	56	307	61.4	61	69	11.6
Sarn Bach	55	45	51	44	39	234	46.8	47	70	32.9
Eifion Wyn	196	188	194	183	177	938	187.6	188	210	10.5
Talysarn	69	67	60	72	64	332	66.4	66	96	31.3
Y Gorlan	96	99	90	90	100	475	95	95	91	-4.4
Yr Eifl	40	36	40	38	31	185	37	37	50	26.0
Tudweiliog	44	45	36	34	41	200	40	40	53	24.5
Waunfawr	116	112	116	118	119	581	116.2	116	144	19.4
Glancegin	181	178	179	173	168	879	175.8	176	280	37.1
Babanod Coed Mawr	41	47	53	45	141	327	65.4	65	91	28.6
Yr Hendre	333	326	311	299	314	1583	316.6	317	350	9.4
Bontnewydd	168	158	165	154	163	808	161.6	162	161	-0.6
Y Garnedd	292	308	294	291	269	1454	290.8	291	210	-38.6
Cymerau	301	304	312	313	295	1525	305	305	345	11.6
Abercaseg	79	90	100	101	88	458	91.6	92	169	45.6
Y Felinheli	142	131	136	133	127	669	133.8	134	162	17.3
Y Traeth	176	178	175	164	166	859	171.8	172	198	13.1

School	Total 2013	Total 2012	Total 2011	Total 2010	Total 2009	5 year total	Average per year	5 year average	Capacity	Available spaces
Dyffryn Dulas	41	43	50	54	59	247	49.4	49	69	29.0
Dinas Mawddwy	18	18	21	22	21	100	20	20	63	68.3
Bro Cynfal	47	44	48	48	52	239	47.8	48	69	30.4
Y Garreg	16	18	19	16	21	90	18	18	49	63.3
Manod	85	84	91	82	72	414	82.8	83	115	27.8
Cefn Coch	158	160	159	152	143	772	154.4	154	243	36.6
Tanygrisiau	68	54	50	55	55	282	56.4	56	102	45.1
Penybryn, Tywyn	218	199	199	209	199	1024	204.8	205	269	23.8
Bro Tryweryn	43	35	26	27	27	158	31.6	32	55	41.8
Friog	25	27	28	29	36	145	29	29	54	46.3
Ffridd y Llyn	66	62	63	65	49	305	61	61	65	6.2
Maenofferen	185	176	179	162	159	861	172.2	172	193	10.9
Hirael	160	171	170	189	181	871	174.2	174	207	15.9
Craig y Deryn	92					407	81.4	81	105	22.9
Pont y Gôf	106	92	89	89	86	462	92.4	92	112	17.9
Maesincia	263	266	256	243	229	1257	251.4	251	320	21.6

Local Market Housing

School	Total 2013	Total 2012	Total 2011	Total 2010	Total 2009	5 year total	Average per year	5 year average	Capacity	Available spaces
Y Faenol	223	213	210	224	232	1102	220.4	220	214	-2.8
Foel Gron	25	27	26	27	32	137	27.4	27	55	50.9
Llandygai	141	136	158	155	148	738	147.6	148	157	5.7
Llandwrog	62	57	66	66	65	316	63.2	63	76	17.1
Llanystumdwy	36	35	35	44	50	200	40	40	47	14.9
Tregarth	124	129	123	125	121	622	124.4	124	172	27.9
Cae Top	208	209	205	212	206	1040	208	208	214	2.8
Santes Helen	69	77	76	75	74	371	74.2	74	82	9.8
Ein Harglwyddes	110	103	112	101	101	527	105.4	105	140	25.0

10.42 Convey the information for Gwynedd schools in terms of wards

10.43 The locations of schools in terms of wards are noted below. If a school is not located within a ward, then the school that serves that ward (in terms of its catchment), either in its entirety or its majority, is noted.

School	% Available spaces	The ward where the school is located	Wards that are served in their entirety or in in terms of their majority by the school that is noted	
Dinas Mawddwy	68.3	Corris / Mawddwy		
Abersoch	64.6	Abersoch		
Y Garreg	63.3	Penrhyndeudraeth		
Baladeulyn	60.0	Llanllyfni		
Beddgelert	56.4	Porthmadog-Tremadog		
Bro Plenydd	54.1	Abererch		
Rhosgadfan	51.3	Llanwnda		
Foel Gron	50.9	Llanengan		
Nebo	49.1	Llanllyfni		
Abererch	46.8	Abererch		
Nefyn	46.4	Nefyn		
Friog	46.3	Llangelynin		
Abercaseg	45.6	Ogwen		
Tanygrisiau	45.1	Bowydd & Rhiw		
Bodfeurig	43.8	Tregarth & Mynydd Llandygai		
Bronyfoel	43.8	Talysarn		
Garndolbenmaen	42.1	Dolbenmaen		
Bro Tryweryn	41.8	Llandderfel		
Glanadda	39.4	Dewi		
Groeslon	38.5	Groeslon		
Carmel	38.0	Talysarn		
Penybryn	37.8	Ogwen		
Borthygest	37.5	Porthmadog West		
Glancegin	37.1	Marchog		

School	% Available spaces	The ward where the school is located	Wards that are served in their entirety or in in terms of their majority by the school that is noted	
Cefn Coch	36.6	Penrhyndeudraeth		
Crud y Werin	34.6	Aberdaron		
Sarn Bach	32.9	Llanengan		
Trefferthyr	31.9	Criccieth		
Llanllyfni	31.8	Llanllyfni		
Penisarwaen	31.3	Penisarwaun		
Talysarn	31.3	Talysarn		
Bro Cynfal	30.4	Teigl		
Dolbadarn	29.2	Llanberis		
Dyffryn Dulas	29.0	Corris / Mawddwy		
Babanod Coed Mawr	28.6	Dewi		
Tregarth	27.9	Tregarth & Mynydd Llandygai		
Manod	27.8	Teigl		
Yr Eifl	26.0	Llanaelhaearn		
Bethel	25.6	Bethel		
Chwilog	25.4	Llanystumdwy		
Ein Harglwyddes	25.0	Hendre		
Tudweiliog	24.5	Tudweiliog		
Penybryn, Tywyn	23.8	Tywyn		
Craig y Deryn	22.9	Llangelynin		
Rhiwlas	22.2	Penisarwaun		
Maesincla	21.6	Cadnant (Gwynedd)		
Waunfawr	19.4	Waunfawr		
Y Gelli	19.0	Menai (Caernarfon)		
Pont y Gôf	17.9	Botwnnog		
Y Felinheli	17.3	Y Felinheli		
Llandwrog	17.1	Groeslon		
Llanaelhaern	17.1	Llanaelhaearn		

School	% Available spaces	The ward where the school is located	Wards that are served in their entirety or in in terms of their majority by the school that is noted	
Felinwnda	16.7	Llanwnda		
Hirael	15.9	Hirael	Deiniol	Garth
Llanystumdwy	14.9	Llanystumdwy		
Morfa Nefyn	14.6	Morfa Nefyn		
Pentreuchaf	13.3	Efail-newydd/Buan		
Y Traeth	13.1	Abermaw		
Gwaun Gynfi	12.2	Deiniolen		
Rhostryfan	11.6	Llanwnda		
Cymerau	11.6	Pwllheli South	Pwllheli North	
Maenofferen	10.9	Bowydd & Rhiw	Diffwys & Maenofferen	
Eifion Wyn	10.5	Porthmadog West	Porthmadog East	
Brynaerau	9.9	Clynnog		
Santes Helen	9.8	Menai (Caernarfon)		
Llanbedrog	9.6	Llanbedrog		
Yr Hendre	9.4	Pebelig (Caernarfon)	Seiont	
Cwm y Glo	7.9	Cwm-y-Glo		
Llangybi	6.2	Llanystumdwy		
Ffridd y Llyn	6.2	Llandderfel		
Llandygai	5.7	Arllechwedd		
Llanllechid	3.3	Gerlan		
Ederm	3.2	Morfa Nefyn		
Cae Top	2.8	Glyder	Menai (Bangor)	Garth
Bontnewydd	-0.6	Bontnewydd		
Y Faenol	-2.8	Pentir		
Y Gorlan	-4.4	Porthmadog-Tremadog		
Llanrug	-4.8	Llanrug		
Bro Lleu	-7.2	Penygroes		
Y Garnedd	-38.6	Glyder		

- 10.44 Transmit the information for available spaces in schools to individual wards
- 10.45 If a school is located within a ward, a combination of the information for the schools in that particular ward is used.
- 10.46 If there is no school within the ward, the information for the school that serves the entire ward or the majority of the ward is used. If a ward (where there is no school located) is split half-and-half in terms of school catchment areas, the information for the two schools are combined e.g. Garth ward, Bangor.

Ward	% available spaces in primary schools
Abersoch	64.6
Abererch	51.1
Corris / Mawddwy	47.7
Nefyn	46.4
Llanllyfni	43.2
Dolbenmaen	42.1
Ogwen	41.5
Penrhyndeudraeth	41.1
Llanengan	40.8
Marchog	37.1
Talysarn	36.3
Aberdaron	34.6
Dewi	33.3
Tregarth & Mynydd Llandygai	32.9
Criccieth	31.9
Llangelynin	30.8
Groeslon	30.1
Llanwnda	29.9
Llanberis	29.2
Teigl	28.8
Penisarwaun	27.5
Bethel	25.6
Hendre	25.0

Ward	% available spaces in primary schools
Tudweiliog	24.5
Tywyn	23.8
Bowydd & Rhiw	22.7
Llandderfel	22.5
Llanaelhaearn	22.0
Cadnant (Gwynedd)	21.6
Waunfawr	19.4
Porthmadog West	18.5
Porthmadog-Tremadog	18.5
Botwnnog	17.9
Y Felinheli	17.3
Menai (Caernarfon)	16.4
Deiniol	15.9
Hirael	15.9
Llanystumdwy	14.9
Efail-newydd/Buan	13.3
Abermaw	13.1
Deiniolen	12.2
Pwllheli South	11.6
Pwllheli North	11.6
Diffwys & Maenofferen	10.9
Porthmadog East	10.5
Clynnog	9.9
Llanbedrog	9.6
Peblig (Caernarfon)	9.4
Seiont	9.4
Garth	9.3
Cwm-y-Glo	7.9
Morfa Nefyn	7.7

Ward	% available spaces in primary schools
Arllechwedd	5.7
Gerlan	3.3
Menai (Bangor)	2.8
Bontnewydd	-0.6
Pentir	-2.8
Llanrug	-4.8
Penygroes	-7.2
Glyder	-17.7

10.47 Anglesey

School	Total 2013	Total 2012	Total 2011	Total 2010	Total 2009	5 year total	Average per year	5 year average	Capacity	Available spaces
Amlwch	225	216	214	218	243	1116	223.2	223	258	13.6
Beaumaris	80	84	90	91	100	445	89	89	143	37.8
Bodedern	109	106	77	78	85	455	91	91	103	11.7
Bodffordd	50	47	53	40	44	234	46.8	47	63	25.4
Bodorgan	35	36	32	34	33	170	34	34	50	32.0
Bryngwran	48	49	36	40	35	208	41.6	42	59	28.8
Brynsiencyn	49	49	48	53	59	258	51.6	52	79	34.2
Cemaes	53	48	50	65	63	279	55.8	56	73	23.3
Dwyran	26	28	36	40	41	171	34.2	34	78	56.4
Esceifog	99	88	77	76	81	421	84.2	84	124	32.3
Carreglefn	34	37	36	37	37	181	36.2	36	46	21.7
Y Ffridd	62	64	65	63	58	312	62.4	62	84	26.2
Parc	133	138	139	144	157	711	142.2	142	177	19.8
Moelfre	59	62	47	46	50	264	52.8	53	85	37.6
Llanbedrgoch	50	48	39	44	41	222	44.4	44	54	18.5
Llanddona	11	15	25	30	27	108	21.6	22	49	55.1

School	Total 2013	Total 2012	Total 2011	Total 2010	Total 2009	5 year total	Average per year	5 year average	Capacity	Available spaces
Llanfachraeth	44	42	44	48	47	225	45	45	73	38.4
Ffrwd Win	34	33	38	42	45	192	38.4	38	60	36.7
Llanfairpwll	285	291	284	285	281	1426	285.2	285	322	11.5
Llanfechell	93	100	98	106	99	496	99.2	99	106	6.6
Y Graig	320	315	293	297	274	1499	299.8	300	330	9.1
Llangoed	74	78	73	81	76	382	76.4	76	98	22.4
Henblas	91	93	81	82	76	423	84.6	85	96	11.5
Llannerchymedd	99	96	87	83	78	443	88.6	89	111	19.8
Cylch y Garn	37	35	27	34	36	169	33.8	34	60	43.3
Pencarnisiog	43	50	60	61	54	268	53.6	54	50	-8.0
Pentraeth	84	79	78	81	77	399	79.8	80	120	33.3
Penysarn	77	83	82	92	96	430	86	86	92	6.5
Rhoscolyn	100	100	99	97	100	496	99.2	99	100	1.0
Rhosneigr	53	49	52	49	57	260	52	52	64	18.8
Rhosybol	52	54	47	45	47	245	49	49	64	23.4
Talwrn	46	50	36	37	33	202	40.4	40	49	18.4
Y Falli	98	92	89	89	92	460	92	92	104	11.5

Local Market Housing

School	Total 2013	Total 2012	Total 2011	Total 2010	Total 2009	5 year total	Average per year	5 year average	Capacity	Available spaces
Llanfawr	172	173	153	135	124	757	151.4	151	235	35.7
Goronwy Owen	124	121	145	153	149	692	138.4	138	153	9.8
Llaingoch	177	164	149	150	152	792	158.4	158	177	10.7
Niwbrwrch	55	51	59	53	58	276	55.2	55	104	47.1
Y Tywyn	100	97	91	77	72	437	87.4	87	135	35.6
Llandegfan	130	133	138	144	139	684	136.8	137	145	5.5
Y Borth	182	183	179	187	194	925	185	185	199	7.0
Kingsland	154	138	125	133	128	678	135.6	136	146	6.8
Morswyn	136	132	124	114	108	614	122.8	123	126	2.4
Corn Hir	205	209	195	197	191	997	199.4	199	204	2.5
Parch Thomas Ellis	115	103	96	104	95	513	102.6	103	124	16.9
Parc y Bont	91	88	75	75	68	397	79.4	79	93	15.1
Llangaffo	45	40	39	39	31	194	38.8	39	42	7.1
Santes Fair	166	157	163	145	159	790	158	158	140	-12.9
Caergeiliog	362	378	351	368	371	1830	366	366	422	13.3

10.48 Convey the information for Anglesey schools in terms of wards

School	% Available spaces	The ward where the school is located	Wards that are served in their entirety or in terms of their majority by the school that is noted
Dwyran	56.4	Rhosyr	
Llanddona	55.1	Pentraeth	
Niwbwrch	47.1	Rhosyr	
Cylch y Garn	43.3	Llanfaethlu	
Llanfachraeth	38.4	Llanfaethlu	
Beaumaris	37.8	Beaumaris	
Moelfre	37.6	Moelfre	
Ffrwd Win	36.7	Llanfaethlu	
Llanfawr	35.7	Morawelon	London Road
Y Tywyn	35.6	Llanfair-yn-Neubwll	
Brynsiencyn	34.2	Llanidan	
Pentraeth	33.3	Pentraeth	
Esceifiog	32.3	Llanfihangel Ysgeifiog	
Bodorgan	32.0	Bodorgan	
Bryngwran	28.8	Bryngwran	
Y Ffridd	26.2	Bryngwran	
Bodffordd	25.4	Bodffordd	
Rhosybol	23.4	Llaneilian	
Cemaes	23.3	Llanbadrig	
Llangoed	22.4	Llangoed	
Carreglefn	21.7	Mechell	
Llannerchymedd	19.8	Llannerch-y-Medd	
Parc	19.8	Porthyfelin	
Rhosneigr	18.8	Rhosneigr	
Llanbedrgoch	18.5	Llanbedrgoch	
Talwrn	18.4	Llanddyfnan	

School	% Available spaces	The ward where the school is located	Wards that are served in their entirety or in in terms of their majority by the school that is noted
Parch Thomas Ellis	16.9	Maeshyfyd	
Parc y Bont	15.1	Llanidan	
Amlwch	13.6	Amlwch Rural	Amlwch Port
Caergeiliog	13.3	Llanfair-yn-Neubwll	
Bodedern	11.7	Llanfair-yn-Neubwll	
Y Fali	11.5	Valley	
Llanfairpwll	11.5	Gwyngyll	Braint
Henblas	11.5	Bodorgan	
Llaingoch	10.7	Parc a'r Mynydd	
Goronwy Owen	9.8	Brynteg	
Y Graig	9.1	Tudur	Cefni
Llangaffo	7.1	Rhosyr	
Y Borth	7.0	Tysilio	Cadnant (Anglesey)
Kingsland	6.8	Kingsland	London Road
Llanfechell	6.6	Mechell	
Penysarn	6.5	Llaneilian	
Llandegfan	5.5	Cwm Cadnant	
Corn Hir	2.5	Cyngar	Cefni
Morswyn	2.4	Kingsland	
Rhoscolyn	1.0	Trearddur	
Pencarnisiog	-8.0	Aberffraw	
Santes Fair	-12.9	Holyhead Town	

10.49 Transmit the information for available spaces in schools to individual wards

Ward	% available spaces in primary schools
Rhosyr	42.9
Pentraeth	39.6
Llanfaethlu	39.4
Beaumaris	37.8
Moelfre	37.6
Morawelon	35.7
Llanfihangel Ysgeifiog	32.3
Bryngwran	27.3
Bodffordd	25.4
London Road	24.7
Llanidan	23.8
Llanbadrig	23.3
Llangoed	22.4
Llannerch-y-Medd	19.8
Porthyfelin	19.8
Rhosneigr	18.8
Llanbedrgoch	18.5
Bodorgan	18.5
Llanddyfnan	18.4
Llanfair-yn-Neubwll	17.6
Maeshyfyd	16.9
Amlwch Rural	13.6
Amlwch Port	13.6
Llaneilian	13.5
Valley	11.5
Braint	11.5
Gwyngyll	11.5
Mechell	11.2

Ward	% available spaces in primary schools
Parc a'r Mynydd	10.7
Brynteg	9.8
Tudur	9.1
Cadnant (Anglesey)	7.0
Tysilio	7.0
Cefni	6.6
Cwm Cadnant	5.5
Kingsland	4.8
Cyngar	2.5
Trearddur	1.0
Aberffraw	-8.0
Holyhead Town	-12.9

10.50 Available spaces in schools - Score

10.51 The score is based on the proportion of the percentage of available spaces in primary schools for the individual wards when compared to the highest percentage of available spaces (giving a score of 100 to the ward with the highest percentage of available spaces in primary schools).

10.52 A score of '0' is given if the schools relating to a particular ward are over-capacity.

	Ward	% available spaces	Score
1	Abersoch	64.6	100
2	Abererch	51.1	79.1
3	Corris / Mawddwy	47.7	73.9
4	Nefyn	46.4	71.9
5	Llanllyfni	43.2	66.9
6	Rhosyr	42.9	66.4
7	Dolbenmaen	42.1	65.2
8	Ogwen	41.5	64.3
9	Penrhyndeudraeth	41.1	63.6
10	Llanengan	40.8	63.2
11	Pentraeth	39.6	61.3
12	Llanfaethlu	39.4	61.0
13	Beaumaris	37.8	58.5
14	Moelfre	37.6	58.3
15	Marchog	37.1	57.5
16	Talysarn	36.3	56.2
17	Morawelon	35.7	55.3
18	Aberdaron	34.6	53.6
19	Dewi	33.3	51.6
20	Tregarth & Mynydd Llandygai	32.9	50.9
21	Llanfihangel Ysgeifiog	32.3	49.9
22	Criccieth	31.9	49.4
23	Llangelynin	30.8	47.7
24	Groeslon	30.1	46.6
25	Llanwnda	29.9	46.3

	Ward	% available spaces	Score
26	Llanberis	29.2	45.2
27	Teigl	28.8	44.6
28	Penisarwaun	27.5	42.6
29	Bryngwran	27.3	42.3
30	Bethel	25.6	39.6
31	Bodffordd	25.4	39.3
32	Hendre	25.0	38.7
33	London Road	24.7	38.2
34	Tudweiliog	24.5	38.0
35	Llanidan	23.8	36.9
36	Tywyn	23.8	36.8
37	Llanbadrig	23.3	36.1
38	Bowydd & Rhiw	22.7	35.1
39	Llandderfel	22.5	34.8
40	Llangoed	22.4	34.8
41	Llanaelhaearn	22.0	34.1
42	Cadnant (Gwynedd)	21.6	33.4
43	Llannerch-y-Medd	19.8	30.7
44	Porthyfelin	19.8	30.6
45	Waunfawr	19.4	30.1
46	Rhosneigr	18.8	29.0
47	Llanbedrgoch	18.5	28.7
48	Porthmadog West	18.5	28.6
49	Porthmadog-Tremadog	18.5	28.6
50	Bodorgan	18.5	28.6
51	Llanddyfnan	18.4	28.4
52	Botwnnog	17.9	27.6
53	Llanfair-yn-Neubwll	17.6	27.3
54	Y Felinheli	17.3	26.8
55	Maeshyfyd	16.9	26.2
56	Menai (Caernarfon)	16.4	25.4

	Ward	% available spaces	Score
57	Deiniol	15.9	24.7
58	Hirael	15.9	24.7
59	Llanystumdwy	14.9	23.1
60	Amlwch Rural	13.6	21.0
61	Amlwch Port	13.6	21.0
62	Llaneilian	13.5	20.9
63	Efail-newydd/Buan	13.3	20.6
64	Abermaw	13.1	20.3
65	Deiniolen	12.2	18.8
66	Pwllheli South	11.6	18.0
67	Pwllheli North	11.6	18.0
68	Valley	11.5	17.9
69	Braint	11.5	17.8
70	Gwyngyll	11.5	17.8
71	Mechell	11.2	17.3
72	Diffwys & Maenofferen	10.9	16.8
73	Parc a'r Mynydd	10.7	16.6
74	Porthmadog East	10.5	16.2
75	Clynnog	9.9	15.3
76	Brynteg	9.8	15.2
77	Llanbedrog	9.6	14.8
78	Peblig (Caernarfon)	9.4	14.6
79	Seiont	9.4	14.6
80	Garth	9.3	14.4
81	Tudur	9.1	14.1
82	Cwm-y-Glo	7.9	12.3
83	Morfa Nefyn	7.7	11.9
84	Cadnant (Anglesey)	7.0	10.9
85	Tysilio	7.0	10.9
86	Cefni	6.6	10.2

	Ward	% available spaces	Score
87	Arllechwedd	5.7	8.9
88	Cwm Cadnant	5.5	8.5
89	Kingsland	4.8	7.4
90	Gerlan	3.3	5.1
91	Menai (Bangor)	2.8	4.3
92	Cyngar	2.5	3.8
93	Trearddur	1.0	1.5
94	Bontnewydd	-0.6	0
95	Pentir	-2.8	0
96	Llanrug	-4.8	0
97	Penygroes	-7.2	0
98	Aberffraw	-8.0	0
99	Holyhead Town	-12.9	0
100	Glyder	-17.7	0

TOTAL SCORE WITH WEIGHTING (USING THE HIGHEST SCORE FOR A WARD WHEN RELEVANT)

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
Weighting	X1.5	x 1.5	x 1.5	x 1.5	x 1.5	x 1.5	x 3	x 1	x4	x1.5	x1	x1			
1 Abersoch	150.0	150.0	150.0	137.4	150.0	145.6	218.9	21.9	400.0	150.0	85.2	100	1859.0	2050.0	90.7
2 Llanengan	104.0	143.9	111.8	145.8	135.3	149.3	152.8	36.9	400.0	150.0	94.6	63.2	1687.5	2050.0	82.3
3 Aberdaron	150.0	131.8	135.0	143.7	143.3	149.9	121.9	50.0	246.2	14.5	88.0	53.6	1427.9	2050.0	69.7
4 Rhosneigr	127.6	119.5	98.4	124.8	126.0	140.1	209.8	12.5	256.3	91.0	91.5	29.0	1426.5	2050.0	69.6
5 Llanbedrog	127.8	133.7	100.4	150.0	129.4	150.0	203.0	28.0	212.1	48.6	85.2	14.8	1383.0	2050.0	67.5
6 Moelfre	89.0	103.5	75.6	118.5	108.6	132.1	193.5	20.6	181.9	25.9	87.8	58.3	1195.2	2050.0	58.3
7 Tudweiliog	92.3	102.4	109.0	93.4	132.5	118.2	123.9	100.0	159.8	6.2	88.7	38.0	1164.4	2050.0	56.8
8 Trearddur	82.7	75.5	77.6	79.7	112.8	109.0	188.4	9.6	246.2	114.8	59.1	1.5	1157.0	2050.0	56.4
9 Beaumaris	103.1	111.4	97.7	107.0	124.0	126.7	170.2	13.0	88.4	90.0	54.6	58.5	1144.7	2050.0	55.8
10 Llanbedrgoch	97.3	94.7	98.1	101.7	128.4	123.7	219.7	15.2	93.5	25.9	66.2	28.7	1093.0	2050.0	53.3
11 Brynateg	86.1	94.5	84.0	109.1	115.8	129.4	201.8	12.3	93.5	25.9	90.8	15.2	1058.4	2050.0	51.6
12 Aberffraw	77.8	59.3	71.2	56.6	102.0	73.7	140.5	35.0	256.3	91.0	91.5	0.0	1055.0	2050.0	51.5
13 Liangelynin	90.8	81.2	83.7	70.3	115.7	93.2	250.1	11.7	161.8	49.7	23.8	47.7	1079.7	2050.0	52.7
14 Llanddyfnan	94.1	90.0	72.8	104.9	109.1	131.7	144.5	58.5	60.3	63.1	77.0	28.4	1034.4	2050.0	50.5
15 Dolbenmaen	78.4	95.1	58.0	101.7	89.5	127.3	139.3	53.8	114.6	25.9	88.7	65.2	1037.4	2050.0	50.6
16 Liangoed	76.9	74.8	79.9	84.9	107.6	105.5	170.2	35.0	102.5	64.1	99.8	34.8	1036.0	2050.0	50.5
17 Tywyn	89.8	98.1	71.5	94.4	104.2	121.0	222.0	7.9	109.5	13.4	56.1	36.8	1024.9	2050.0	50.0
18 Porthmadog West	100.0	89.6	90.2	98.6	120.9	124.1	178.1	10.3	133.7	25.9	24.0	28.6	1023.9	2050.0	49.9
19 Porthmadog-Tremadog	100.5	81.9	54.8	89.2	83.1	109.1	142.1	41.2	232.2	34.1	26.3	28.6	1023.0	2050.0	49.9
20 Criccieth	107.0	93.6	54.4	93.4	85.5	119.8	150.8	20.0	86.4	62.1	99.9	49.4	1022.3	2050.0	49.9
21 Llanfaethlu	60.1	100.0	52.4	102.8	81.9	128.4	136.5	23.3	118.6	64.1	93.1	61.0	1022.2	2050.0	49.9
22 Efail-newydd/Buan	96.0	77.7	64.0	96.5	94.2	123.0	118.7	38.9	159.8	31.0	82.2	20.6	1002.5	2050.0	48.9
23 Corris / Mawddwy	78.7	83.8	73.1	68.2	101.9	89.6	188.0	28.0	128.6	16.6	72.0	73.9	1002.4	2050.0	48.9

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
24 Llanbadrig	92.9	95.6	86.7	94.4	119.7	118.5	178.9	18.0	100.5	17.6	40.1	36.1	998.9	2050.0	48.7
25 Morfa Nefyn	95.5	84.3	74.0	77.6	104.8	104.4	132.2	20.0	186.9	13.4	84.7	11.9	989.9	2050.0	48.3
26 Hiraal	93.5	96.7	96.4	104.9	120.1	132.0	192.7	15.9	8.0	25.9	79.7	24.7	990.6	2050.0	48.3
27 Nefyn	92.1	71.1	76.3	89.2	104.9	111.6	108.8	18.4	186.9	13.4	43.6	71.9	988.2	2050.0	48.2
28 Cadnant (Anglesey)	87.6	92.9	88.7	91.3	116.3	114.2	188.4	23.3	33.2	48.6	82.6	10.9	977.8	2050.0	47.7
29 Deiniol	60.4	97.4	60.1	97.6	90.8	121.2	271.1	23.3	8.0	25.9	86.9	24.7	967.3	2050.0	47.2
30 Garth	87.8	113.0	83.4	67.1	115.4	88.0	231.1	43.7	8.0	25.9	79.7	14.4	957.6	2050.0	46.7
31 Dewi	81.7	112.7	86.0	112.2	113.7	131.5	123.5	17.5	8.0	25.9	84.1	51.6	948.4	2050.0	46.3
32 Amlwch Rural	96.3	78.1	89.8	89.2	121.8	111.7	169.8	36.9	30.2	7.2	95.4	21.0	947.2	2050.0	46.2
33 Pwllhell South	118.9	118.4	70.2	144.8	126.1	146.0	90.6	30.4	37.2	14.5	20.5	18.0	935.5	2050.0	45.6
34 Pentraeth	61.7	76.0	56.0	76.6	85.0	99.7	161.9	22.6	79.4	69.3	84.8	61.3	934.2	2050.0	45.6
35 Abermaw	80.6	75.6	54.7	73.4	84.3	96.4	203.0	11.3	105.5	39.3	82.5	20.3	927.1	2050.0	45.2
36 Cwm Cadnant	77.1	63.8	63.4	74.5	96.4	102.5	142.5	13.7	49.2	142.8	81.8	8.5	916.2	2050.0	44.7
37 Bodorgan	79.9	90.4	59.9	80.8	89.8	105.6	123.9	20.0	86.4	90.0	57.1	28.6	912.4	2050.0	41.6
38 Mechell	79.0	71.9	72.5	70.3	103.6	92.0	158.7	30.4	118.6	49.7	46.9	17.3	911.0	2050.0	44.4
39 Botwnnog	101.0	77.7	75.1	62.9	105.6	83.5	106.5	46.7	99.5	9.3	88.7	27.6	884.2	2050.0	43.1
40 Menai (Bangor)	53.1	83.0	35.0	91.3	54.0	109.9	300.0	18.9	8.0	25.9	94.0	4.3	877.4	2050.0	42.8
41 Arllechwedd	79.4	100.8	76.2	88.1	106.5	114.7	119.5	43.7	24.1	39.3	71.8	8.9	872.9	2050.0	42.6
42 Clynog	103.6	67.9	53.1	80.8	83.8	106.2	122.3	41.2	124.6	14.5	59.5	15.3	872.7	2050.0	42.6
43 Glyder	82.3	79.4	94.2	94.4	120.1	117.0	128.6	18.4	8.0	25.9	96.9	0.0	865.2	2050.0	42.2
44 Tysilio	79.1	75.3	78.6	83.9	107.6	107.5	124.7	17.5	33.2	48.6	96.9	10.9	863.8	2050.0	42.1
45 Llanellian	75.2	69.9	70.7	73.4	102.8	97.8	164.6	18.9	54.3	19.7	85.3	20.9	853.5	2050.0	41.6
46 Porthmadog East	71.8	92.2	75.1	93.4	105.8	119.6	80.3	24.2	133.7	25.9	7.9	16.2	845.8	2050.0	41.3
47 Rhosyr	75.6	68.8	68.7	68.2	101.7	89.0	144.5	12.7	64.3	31.0	52.3	66.4	843.3	2050.0	41.1

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
48 Bontnewydd	79.9	83.2	81.3	93.4	113.2	117.6	75.2	58.5	8.0	61.0	69.0	0.0	840.3	2050.0	41.0
49 Llanystumdwy	79.4	87.3	73.4	88.1	105.5	115.4	104.9	19.5	51.3	10.3	78.6	23.1	836.7	2050.0	40.8
50 Hendre	68.2	85.5	68.8	87.1	97.2	110.0	148.0	30.4	8.0	25.9	68.3	38.7	836.1	2050.0	40.8
51 Abererch	80.1	77.9	75.4	86.0	103.7	111.8	87.5	41.2	35.2	23.8	32.3	79.1	833.9	2050.0	40.7
52 Llanidan	67.6	69.4	67.9	69.2	98.2	91.7	117.2	17.5	48.2	54.8	72.7	36.9	811.3	2050.0	39.6
53 Tregarth & Mynydd Llandygai	64.1	70.0	56.8	79.7	85.4	103.1	121.5	24.2	24.1	26.9	93.1	50.9	799.8	2050.0	39.0
54 Llandderfel	57.7	91.5	42.0	61.9	66.0	81.1	123.5	31.8	72.4	70.3	67.2	34.8	800.4	2050.0	39.0
55 Marchog	75.3	81.6	48.6	89.2	106.3	117.1	86.3	30.4	8.0	25.9	67.6	57.5	793.7	2050.0	38.7
56 Llanaelhaearn	56.5	75.9	55.0	69.2	83.5	91.1	104.9	23.3	112.6	2.1	82.9	34.1	791.0	2050.0	38.6
57 Gwyngyll	76.7	73.7	73.5	76.5	102.9	97.5	103.3	21.2	16.1	22.8	91.5	17.8	773.4	2050.0	37.7
58 Bodffordd	67.2	57.0	46.8	55.6	72.7	72.3	96.6	36.9	50.3	90.0	88.1	39.3	772.7	2050.0	37.7
59 Waunfawr	69.1	79.6	62.0	71.3	91.6	93.1	110.0	25.0	52.3	16.6	69.6	30.1	770.3	2050.0	37.6
60 Y Felinheili	64.2	62.0	67.3	72.4	98.4	97.1	134.2	10.8	74.4	21.7	37.7	26.8	766.8	2050.0	37.4
61 Llanberis	70.8	76.0	73.0	88.1	101.6	112.7	104.5	14.0	38.2	5.2	35.0	45.2	764.2	2050.0	37.3
62 Braint	86.8	63.6	76.5	73.4	107.6	94.3	83.9	25.0	16.1	22.8	85.7	17.8	753.4	2050.0	36.8
63 Llannerch-y-Medd	57.2	68.1	53.4	71.3	83.1	94.7	116.4	25.9	38.2	20.7	90.9	30.7	750.5	2050.0	36.6
64 Valley	69.9	64.7	70.1	70.3	102.3	91.9	140.5	10.3	27.1	13.4	63.9	17.9	742.3	2050.0	36.2
65 Pentir	88.1	69.9	51.1	71.3	77.5	95.6	125.5	20.0	15.1	51.7	73.4	0.0	739.2	2050.0	36.1
66 Cefni	77.9	82.1	73.3	88.1	101.7	113.0	76.4	21.9	11.1	13.4	70.2	10.2	739.3	2050.0	36.1
67 Cadnant (Gwynedd)	85.2	81.2	85.4	89.2	111.6	114.1	52.6	18.9	5.0	13.4	50.1	33.4	740.1	2050.0	36.1
68 Llanllyfni	66.5	66.9	58.7	67.1	88.7	88.4	107.3	35.0	31.2	3.1	59.5	66.9	739.2	2050.0	36.1
69 Penrhyndeudraeth	69.8	60.7	63.7	67.1	92.1	87.7	118.7	15.2	47.2	17.6	32.8	63.6	736.4	2050.0	35.9
70 Groeslon	65.9	55.9	69.3	70.3	98.1	91.7	81.5	20.6	40.2	18.6	69.1	46.6	727.7	2050.0	35.5
71 Ogwen	73.2	75.3	69.2	79.7	98.1	103.1	72.0	18.9	10.1	2.1	60.4	64.3	726.5	2050.0	35.4

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
72 Bethel	54.3	79.8	47.1	93.4	71.3	115.3	60.6	33.3	23.1	6.2	100.0	39.6	724.0	2050.0	35.3
73 Pwllheli North	88.0	84.3	61.9	79.7	92.1	105.1	87.5	18.0	37.2	14.5	21.4	18.0	707.6	2050.0	34.5
74 Bryngwran	64.0	65.1	50.9	70.3	78.7	93.8	102.9	29.2	26.1	14.5	77.3	42.3	715.0	2050.0	34.9
75 Tudur	74.1	67.9	49.5	61.9	106.0	83.1	59.0	87.7	11.1	13.4	74.8	14.1	702.5	2050.0	34.3
76 Parc a'r Mynydd	61.1	73.3	52.9	81.8	81.1	105.9	97.4	27.0	15.1	1.0	84.2	16.6	697.3	2050.0	34.0
77 Llanwnda	63.8	71.5	51.1	59.8	77.8	78.3	82.7	19.5	23.1	29.0	84.4	46.3	687.2	2050.0	33.5
78 Cyngar	84.9	71.5	81.3	79.7	106.7	102.7	67.7	15.6	11.1	13.4	41.0	3.8	679.3	2050.0	33.1
79 Gerlan	62.2	65.1	59.0	73.4	88.2	97.2	105.7	11.3	10.1	2.1	89.8	5.1	669.1	2050.0	32.6
80 Llanfihangel Ysgeifiog	54.4	60.8	57.1	57.7	84.8	76.5	88.3	14.3	35.2	50.7	39.7	49.9	669.3	2050.0	32.7
81 Deiniolen	71.6	82.1	54.6	60.8	80.9	78.9	98.9	19.5	23.1	6.2	70.0	18.8	665.5	2050.0	32.5
82 Llanfair-yn-Neubwll	44.0	53.9	38.9	57.7	59.8	75.4	160.7	20.0	32.2	12.4	85.1	27.3	667.2	2050.0	32.5
83 Talsarn	48.6	64.6	32.9	54.5	77.0	70.8	123.1	16.7	40.2	18.6	62.8	56.2	666.1	2050.0	32.5
84 Peblig (Caernarfon)	83.2	71.5	49.9	79.7	105.1	105.0	44.3	27.0	5.0	13.4	57.4	14.6	656.1	2050.0	32.0
85 Morawelon	63.6	62.7	40.0	43.0	93.3	88.1	98.2	46.7	15.1	1.0	42.1	55.3	649.1	2050.0	31.7
86 Cwm-y-Glo	66.6	48.1	51.2	49.3	79.6	62.2	124.7	53.8	19.1	8.3	69.3	12.3	644.3	2050.0	31.4
87 Penisarwaun	50.6	53.9	47.3	54.5	72.6	70.4	112.8	25.0	23.1	6.2	81.0	42.6	640.1	2050.0	31.2
88 Amlwch Port	53.3	55.8	44.5	57.7	71.0	76.0	122.7	17.1	30.2	7.2	79.9	21.0	636.3	2050.0	31.0
89 Seiont	76.6	68.7	70.3	76.6	97.2	99.3	59.0	9.5	5.0	13.4	42.7	14.6	632.8	2050.0	30.9
90 Porthyfelin	77.4	67.6	44.1	62.9	95.4	82.5	96.6	18.4	15.1	1.0	35.8	30.6	627.4	2050.0	30.6
91 Teigl	52.5	46.8	42.9	45.1	67.5	54.3	103.3	22.6	55.3	1.0	92.1	44.6	628.0	2050.0	30.6
92 Menai (Caernarfon)	60.5	67.6	59.6	65.0	88.2	85.1	68.1	12.5	5.0	13.4	54.5	25.4	605.0	2050.0	29.5
93 Llanrug	58.8	72.2	43.0	70.3	65.1	94.3	50.7	14.9	19.1	8.3	96.7	0.0	593.3	2050.0	28.9
94 Maeshyfryd	64.4	58.6	39.7	56.6	89.8	74.3	100.9	22.6	15.1	1.0	44.0	26.2	593.3	2050.0	28.9

Local Market Housing

	Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
95	Diffwys & Maenofferen	48.1	48.4	32.0	48.3	75.9	60.8	96.2	25.0	55.3	1.0	79.3	16.8	587.0	2050.0	28.6
96	Bowydd & Rhiw	47.3	48.1	30.6	51.4	73.9	65.3	93.0	20.6	55.3	1.0	38.3	35.1	559.8	2050.0	27.3
97	Holyhead Town	52.3	61.5	46.8	57.7	73.9	75.5	108.8	27.0	15.1	1.0	38.7	0.0	558.3	2050.0	27.2
98	London Road	58.3	51.0	51.3	59.8	80.8	78.5	93.0	20.0	15.1	1.0	4.6	38.2	551.7	2050.0	26.9
99	Kingsland	49.8	62.1	47.0	55.6	73.7	70.8	106.5	20.6	15.1	1.0	34.7	7.4	544.2	2050.0	26.5
100	Penygroes	44.2	58.7	45.8	55.6	71.0	71.0	61.3	20.6	31.2	3.1	64.6	0.0	527.1	2050.0	25.7

TOTAL SCORE WITH WEIGHTING (USING THE LOWEST SCORE FOR A WARD WHEN RELEVANT)

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
Weighting	X1.5	x 1.5	x 1.5	x 1.5	x 1.5	x 1.5	x 3	x 1	x4	x1.5	x1	x1			
1 Abersoch	150.0	150.0	150.0	137.4	150.0	145.6	218.9	21.9	400.0	150.0	85.2	100	1859.0	2050.0	90.7
2 Llanengan	104.0	143.9	111.8	145.8	135.3	149.3	152.8	36.9	400.0	150.0	94.7	63.2	1687.6	2050.0	82.3
3 Aberdaron	150.0	131.8	135.0	143.7	143.3	149.9	121.9	50.0	246.2	14.5	88.1	53.6	1428.0	2050.0	69.7
4 Rhosneigr	127.6	119.5	98.4	124.8	126.0	140.1	209.8	12.5	256.3	91.0	83.6	29.0	1418.7	2050.0	69.2
5 Llanbedrog	127.8	133.7	100.4	150.0	129.4	150.0	203.0	28.0	212.1	48.6	85.2	14.8	1383.1	2050.0	67.5
6 Moelfre	89.0	103.5	75.6	118.5	108.6	132.1	193.5	20.6	181.9	25.9	87.8	58.3	1195.3	2050.0	58.3
7 Tudweiliog	92.3	102.4	109.0	93.4	132.5	118.2	123.9	100.0	159.8	6.2	88.8	38.0	1164.5	2050.0	56.8
8 Trearddur	82.7	75.5	77.6	79.7	112.8	109.0	188.4	9.6	246.2	114.8	59.2	1.5	1157.0	2050.0	56.4
9 Beaumaris	103.1	111.4	97.7	107.0	124.0	126.7	170.2	13.0	88.4	90.0	54.7	58.5	1144.7	2050.0	55.8
10 Llanbedrgoch	97.3	94.7	98.1	101.7	128.4	123.7	219.7	15.2	93.5	25.9	66.2	28.7	1093.0	2050.0	53.3
11 Llangeilyn	90.8	81.2	83.7	70.3	115.7	93.2	250.1	11.7	161.8	49.7	23.9	47.7	1079.7	2050.0	52.7
12 Brynteg	86.1	94.5	84.0	109.1	115.8	129.4	201.8	12.3	93.5	25.9	90.8	15.2	1058.5	2050.0	51.6
13 Dolbenmaen	78.4	95.1	58.0	101.7	89.5	127.3	139.3	53.8	114.6	25.9	88.7	65.2	1037.5	2050.0	50.6
14 Llanddyfnan	94.1	90.0	72.8	104.9	109.1	131.7	144.5	58.5	60.3	63.1	77.0	28.4	1034.4	2050.0	50.5
15 Liangoed	76.9	74.8	79.9	84.9	107.6	105.5	170.2	35.0	102.5	64.1	99.9	34.8	1036.0	2050.0	50.5
16 Tywyn	89.8	98.1	71.5	94.4	104.2	121.0	222.0	7.9	109.5	13.4	56.1	36.8	1024.9	2050.0	50.0
17 Porthmadog West	100.0	89.6	90.2	98.6	120.9	124.1	178.1	10.3	133.7	25.9	24.0	28.6	1024.0	2050.0	49.9
18 Criccieth	107.0	93.6	54.4	93.4	85.5	119.8	150.8	20.0	86.4	62.1	100.0	49.4	1022.4	2050.0	49.9
19 Corris / Mawddwy	78.7	83.8	73.1	68.2	101.9	89.6	188.0	28.0	128.6	16.6	72.1	73.9	1002.4	2050.0	48.9
20 Llanbadrig	92.9	95.6	86.7	94.4	119.7	118.5	178.9	18.0	100.5	17.6	40.2	36.1	999.0	2050.0	48.7
21 Morfa Nefyn	95.5	84.3	74.0	77.6	104.8	104.4	132.2	20.0	186.9	13.4	84.7	11.9	989.9	2050.0	48.3
22 Nefyn	92.1	71.1	76.3	89.2	104.9	111.6	108.8	18.4	186.9	13.4	43.6	71.9	988.3	2050.0	48.2
23 Cadnant (Anglesey)	87.6	92.9	88.7	91.3	116.3	114.2	188.4	23.3	33.2	48.6	82.6	10.9	977.9	2050.0	47.7

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
24	Deiniol	60.4	97.4	60.1	97.6	90.8	121.2	271.1	23.3	8.0	25.9	86.9	967.4	2050.0	47.2
25	Garth	87.8	113.0	83.4	67.1	115.4	88.0	231.1	43.7	8.0	25.9	79.8	957.6	2050.0	46.7
26	Llanfaethlu	60.1	100.0	52.4	102.8	81.9	128.4	136.5	23.3	66.3	49.7	93.2	955.5	2050.0	46.6
27	Dewi	81.7	112.7	86.0	112.2	113.7	131.5	123.5	17.5	8.0	25.9	84.1	948.4	2050.0	46.3
28	Amlwch Rural	96.3	78.1	89.8	89.2	121.8	111.7	169.8	36.9	30.2	7.2	95.4	947.3	2050.0	46.2
29	Pwllheli South	118.9	118.4	70.2	144.8	126.1	146.0	90.6	30.4	37.2	14.5	20.5	935.5	2050.0	45.6
30	Pentraeth	61.7	76.0	56.0	76.6	85.0	99.7	161.9	22.6	79.4	69.3	84.8	934.2	2050.0	45.6
31	Abermaw	80.6	75.6	54.7	73.4	84.3	96.4	203.0	11.3	105.5	39.3	82.6	927.1	2050.0	45.2
32	Hirael	93.5	96.7	96.4	104.9	120.1	132.0	192.7	15.9	8.0	25.9	15.4	926.3	2050.0	45.2
33	Cwm Cadnant	77.1	63.8	63.4	74.5	96.4	102.5	142.5	13.7	49.2	142.8	81.8	916.2	2050.0	44.7
34	Porthmadog-Tremadog	100.5	81.9	54.8	89.2	83.1	109.1	142.1	41.2	114.6	25.9	26.3	897.1	2050.0	43.8
35	Botwnnog	101.0	77.7	75.1	62.9	105.6	83.5	106.5	46.7	99.5	9.3	88.8	884.3	2050.0	43.1
36	Menai (Bangor)	53.1	83.0	35.0	91.3	54.0	109.9	300.0	18.9	8.0	25.9	94.1	877.5	2050.0	42.8
37	Glynnog	103.6	67.9	53.1	80.8	83.8	106.2	122.3	41.2	124.6	14.5	59.6	872.7	2050.0	42.6
38	Efail-newydd/Buan	96.0	77.7	64.0	96.5	94.2	123.0	118.7	38.9	35.2	23.8	82.2	870.7	2050.0	42.5
39	Glyder	82.3	79.4	94.2	94.4	120.1	117.0	128.6	18.4	8.0	25.9	97.0	865.3	2050.0	42.2
40	Tysilio	79.1	75.3	78.6	83.9	107.6	107.5	124.7	17.5	33.2	48.6	96.9	863.8	2050.0	42.1
41	Arllechwedd	79.4	100.8	76.2	88.1	106.5	114.7	119.5	43.7	23.1	26.9	71.8	859.5	2050.0	41.9
42	Llaneilian	75.2	69.9	70.7	73.4	102.8	97.8	164.6	18.9	54.3	19.7	85.3	853.6	2050.0	41.6
43	Porthmadog East	71.8	92.2	75.1	93.4	105.8	119.6	80.3	24.2	133.7	25.9	7.9	845.8	2050.0	41.3
44	Rhosyr	75.6	68.8	68.7	68.2	101.7	89.0	144.5	12.7	64.3	31.0	52.3	843.3	2050.0	41.1
45	Bontnewydd	79.9	83.2	81.3	93.4	113.2	117.6	75.2	58.5	8.0	61.0	69.0	840.4	2050.0	41.0
46	Hendre	68.2	85.5	68.8	87.1	97.2	110.0	148.0	30.4	8.0	25.9	68.3	836.2	2050.0	40.8
47	Llanystumdwy	79.4	87.3	73.4	88.1	105.5	115.4	104.9	19.5	51.3	10.3	78.7	836.8	2050.0	40.8

Local Market Housing

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48 Abererch	80.1	77.9	75.4	86.0	103.7	111.8	87.5	41.2	35.2	23.8	32.3	79.1	833.9	2050.0	40.7
49 Bodorgan	79.9	90.4	59.9	80.8	89.8	105.6	123.9	20.0	26.1	61.0	57.2	28.6	823.2	2050.0	43.1
50 Llanidan	67.6	69.4	67.9	69.2	98.2	91.7	117.2	17.5	48.2	54.8	72.8	36.9	811.3	2050.0	39.6
51 Aberffraw	77.8	59.3	71.2	56.6	102.0	73.7	140.5	35.0	94.5	14.5	83.6	0.0	808.7	2050.0	39.5
52 Mechell	79.0	71.9	72.5	70.3	103.6	92.0	158.7	30.4	44.2	21.7	46.9	17.3	808.7	2050.0	39.4
53 Tregarth & Mynydd Llandygai	64.1	70.0	56.8	79.7	85.4	103.1	121.5	24.2	24.1	26.9	93.1	50.9	799.9	2050.0	39.0
54 Llandderfel	57.7	91.5	42.0	61.9	66.0	81.1	123.5	31.8	72.4	70.3	59.3	34.8	792.5	2050.0	38.7
55 Marchog	75.3	81.6	48.6	89.2	106.3	117.1	86.3	30.4	8.0	25.9	67.6	57.5	793.7	2050.0	38.7
56 Llanaelhaearn	56.5	75.9	55.0	69.2	83.5	91.1	104.9	23.3	112.6	2.1	83.0	34.1	791.1	2050.0	38.6
57 Gwyngyll	76.7	73.7	73.5	76.5	102.9	97.5	103.3	21.2	16.1	22.8	91.5	17.8	773.5	2050.0	37.7
58 Waunfawr	69.1	79.6	62.0	71.3	91.6	93.1	110.0	25.0	52.3	16.6	69.6	30.1	770.3	2050.0	37.6
59 Y Felinheli	64.2	62.0	67.3	72.4	98.4	97.1	134.2	10.8	74.4	21.7	37.7	26.8	766.9	2050.0	37.4
60 Llanberis	70.8	76.0	73.0	88.1	101.6	112.7	104.5	14.0	38.2	5.2	35.0	45.2	764.2	2050.0	37.3
61 Braint	86.8	63.6	76.5	73.4	107.6	94.3	83.9	25.0	16.1	22.8	85.7	17.8	753.5	2050.0	36.8
62 Llannerch-y-Medd	57.2	68.1	53.4	71.3	83.1	94.7	116.4	25.9	38.2	20.7	90.9	30.7	750.6	2050.0	36.6
63 Valley	69.9	64.7	70.1	70.3	102.3	91.9	140.5	10.3	27.1	13.4	63.9	17.9	742.3	2050.0	36.2
64 Pentir	88.1	69.9	51.1	71.3	77.5	95.6	125.5	20.0	15.1	51.7	73.4	0.0	739.2	2050.0	36.1
65 Cefni	77.9	82.1	73.3	88.1	101.7	113.0	76.4	21.9	11.1	13.4	70.2	10.2	739.3	2050.0	36.1
66 Cadnant (Gwynedd)	85.2	81.2	85.4	89.2	111.6	114.1	52.6	18.9	5.0	13.4	50.1	33.4	740.2	2050.0	36.1
67 Llanllyfni	66.5	66.9	58.7	67.1	88.7	88.4	107.3	35.0	31.2	3.1	59.6	66.9	739.3	2050.0	36.1
68 Penrhyndeudraeth	69.8	60.7	63.7	67.1	92.1	87.7	118.7	15.2	47.2	17.6	32.8	63.6	736.4	2050.0	35.9
69 Ogwen	73.2	75.3	69.2	79.7	98.1	103.1	72.0	18.9	10.1	2.1	60.5	64.3	726.5	2050.0	35.4
70 Groeslon	65.9	55.9	69.3	70.3	98.1	91.7	81.5	20.6	40.2	18.6	69.1	46.6	727.8	2050.0	35.5
71 Pwllheli North	88.0	84.3	61.9	79.7	92.1	105.1	87.5	18.0	37.2	14.5	21.4	18.0	707.6	2050.0	34.5

Local Market Housing

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72 Tudur	74.1	67.9	49.5	61.9	106.0	83.1	59.0	87.7	11.1	13.4	74.8	14.1	702.5	2050.0	34.3
73 Parc a'r Mynydd	61.1	73.3	52.9	81.8	81.1	105.9	97.4	27.0	15.1	1.0	84.2	16.6	697.3	2050.0	34.0
74 Cyngar	84.9	71.5	81.3	79.7	106.7	102.7	67.7	15.6	11.1	13.4	41.0	3.8	679.3	2050.0	33.1
75 Bryngwran	64.0	65.1	50.9	70.3	78.7	93.8	102.9	29.2	26.1	14.5	77.3	42.3	715.1	2050.0	34.9
76 Bethel	54.3	79.8	47.1	93.4	71.3	115.3	60.6	33.3	23.1	6.2	69.3	39.6	693.3	2050.0	33.8
77 Bodffordd	67.2	57.0	46.8	55.6	72.7	72.3	96.6	36.9	26.1	31.0	88.2	39.3	689.6	2050.0	33.6
78 Llanwnda	63.8	71.5	51.1	59.8	77.8	78.3	82.7	19.5	23.1	29.0	84.4	46.3	687.3	2050.0	33.5
79 Llanfihangel Ysgeiflog	54.4	60.8	57.1	57.7	84.8	76.5	88.3	14.3	35.2	50.7	39.7	49.9	669.3	2050.0	32.7
80 Gerlan	62.2	65.1	59.0	73.4	88.2	97.2	105.7	11.3	10.1	2.1	89.9	5.1	669.1	2050.0	32.6
81 Llanfair-yn-Neubwll	44.0	53.9	38.9	57.7	59.8	75.4	160.7	20.0	32.2	12.4	85.1	27.3	667.3	2050.0	32.6
82 Deiniolen	71.6	82.1	54.6	60.8	80.9	78.9	98.9	19.5	23.1	6.2	70.0	18.8	665.6	2050.0	32.5
83 Peblig (Caernarfon)	83.2	71.5	49.9	79.7	105.1	105.0	44.3	27.0	5.0	13.4	57.4	14.6	656.1	2050.0	32.0
84 Morawelon	63.6	62.7	40.0	43.0	93.3	88.1	98.2	46.7	15.1	1.0	42.2	55.3	649.1	2050.0	31.7
85 Cwm-y-Glo	66.6	48.1	51.2	49.3	79.6	62.2	124.7	53.8	19.1	8.3	69.3	12.3	644.4	2050.0	31.4
86 Talyarn	48.6	64.6	32.9	54.5	77.0	70.8	123.1	16.7	31.2	3.1	62.8	56.2	641.5	2050.0	31.3
87 Penisarwaun	50.6	53.9	47.3	54.5	72.6	70.4	112.8	25.0	23.1	6.2	81.1	42.6	640.1	2050.0	31.2
88 Seiont	76.6	68.7	70.3	76.6	97.2	99.3	59.0	9.5	5.0	13.4	42.7	14.6	632.8	2050.0	30.9
89 Amlwch Port	53.3	55.8	44.5	57.7	71.0	76.0	122.7	17.1	30.2	7.2	79.9	21.0	636.3	2050.0	31.0
90 Teigl	52.5	46.8	42.9	45.1	67.5	54.3	103.3	22.6	55.3	1.0	92.2	44.6	628.0	2050.0	30.6
91 Porthyfelin	77.4	67.6	44.1	62.9	95.4	82.5	96.6	18.4	15.1	1.0	35.8	30.6	627.5	2050.0	30.6
92 Menai (Caernarfon)	60.5	67.6	59.6	65.0	88.2	85.1	68.1	12.5	5.0	13.4	54.5	25.4	605.0	2050.0	29.5
93 Llanrug	58.8	72.2	43.0	70.3	65.1	94.3	50.7	14.9	19.1	8.3	96.7	0.0	593.3	2050.0	28.9
94 Maeshyfryd	64.4	58.6	39.7	56.6	89.8	74.3	100.9	22.6	15.1	1.0	44.1	26.2	593.3	2050.0	28.9

Local Market Housing

	Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
95	Diffwys & Maenofferen	48.1	48.4	32.0	48.3	75.9	60.8	96.2	25.0	55.3	1.0	79.4	16.8	587.1	2050.0	28.6
96	Bowydd & Rhiw	47.3	48.1	30.6	51.4	73.9	65.3	93.0	20.6	55.3	1.0	38.3	35.1	559.9	2050.0	27.3
97	Holyhead Town	52.3	61.5	46.8	57.7	73.9	75.5	108.8	27.0	15.1	1.0	38.7	0.0	558.3	2050.0	27.2
98	London Road	58.3	51.0	51.3	59.8	80.8	78.5	93.0	20.0	15.1	1.0	4.6	38.2	551.7	2050.0	26.9
99	Kingsland	49.8	62.1	47.0	55.6	73.7	70.8	106.5	20.6	15.1	1.0	34.7	7.4	544.2	2050.0	26.5
100	Penygroes	44.2	58.7	45.8	55.6	71.0	71.0	61.3	20.6	31.2	3.1	64.6	0.0	527.1	2050.0	25.7

TOTAL SCORE WITHOUT WEIGHTING (USING THE HIGHEST SCORE FOR A WARD WHEN RELEVANT)

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
1	Abersoch	100	100	91.6	100	97.1	73.0	21.9	100	100	85.2	100	1068.7	1200.0	89.1
2	Llanengan	69.3	95.9	74.5	99.6	90.2	50.9	36.9	100	100.0	94.6	63.2	972.3	1200.0	81.0
3	Aberdaron	100	87.9	90.0	95.5	99.9	40.6	50.0	61.6	9.7	88.0	53.6	872.6	1200.0	72.7
4	Rhosneigr	85.1	79.7	65.6	83.2	93.4	69.9	12.5	64.1	60.7	91.5	29.0	818.7	1200.0	68.2
5	Llanbedrog	85.2	89.1	66.9	100.0	86.2	67.7	28.0	53.0	32.4	85.2	14.8	808.7	1200.0	67.4
6	Tudweiliog	61.6	68.3	72.7	62.2	88.3	41.3	100.0	39.9	4.1	88.7	38.0	744.0	1200.0	62.0
7	Moelfre	59.3	69.0	50.4	79.0	72.4	64.5	20.6	45.5	17.2	87.8	58.3	712.1	1200.0	59.3
8	Beaumaris	68.7	74.3	65.2	71.3	82.7	56.7	13.0	22.1	60.0	54.6	58.5	711.6	1200.0	59.3
9	Llanddylfan	62.8	60.0	48.5	69.9	72.7	48.2	58.5	15.1	42.1	77.0	28.4	670.9	1200.0	55.9
10	Dolbenmaen	52.3	63.4	38.7	67.8	59.7	46.4	53.8	28.6	17.2	88.7	65.2	666.6	1200.0	55.6
11	Llanbedrgoch	64.9	63.1	65.4	67.8	85.6	73.2	15.2	23.4	17.2	66.2	28.7	653.2	1200.0	54.4
12	Criccieth	71.4	62.4	36.3	62.2	57.0	50.3	20.0	21.6	41.4	99.9	49.4	651.7	1200.0	54.3
13	Llangoed	51.3	49.9	53.3	56.6	71.7	56.7	35.0	25.6	42.8	99.8	34.8	647.7	1200.0	54.0
14	Llanfaethlu	40.1	66.6	34.9	68.5	54.6	45.5	23.3	29.6	42.8	93.1	61.0	645.7	1200.0	53.8
15	Dewi	54.5	75.2	57.4	74.8	75.8	41.2	17.5	2.0	17.2	84.1	51.6	638.8	1200.0	53.2
16	Brynteg	57.4	63.0	56.0	72.7	77.2	67.3	12.3	23.4	17.2	90.8	15.2	638.8	1200.0	53.2
17	Hirael	62.4	64.5	64.3	69.9	80.1	64.2	15.9	2.0	17.2	79.7	24.7	632.9	1200.0	52.7
18	Trearddur	55.1	50.3	51.7	53.1	75.2	62.8	9.6	61.6	76.6	59.1	1.5	629.3	1200.0	52.4
19	Gadnant (Anglesey)	58.4	61.9	59.1	60.8	77.5	62.8	23.3	8.3	32.4	82.6	10.9	614.2	1200.0	51.2
20	Amlwch Wledig	64.2	52.0	59.8	59.4	81.2	56.6	36.9	7.5	4.8	95.4	21.0	613.4	1200.0	51.1
21	Efail-newydd/Buan	64.0	51.8	42.6	64.3	62.8	39.6	38.9	39.9	20.7	82.2	20.6	609.4	1200.0	50.8
22	Corris / Mawddwy	52.5	55.8	48.7	45.5	68.0	62.7	28.0	32.2	11.0	72.0	73.9	610.0	1200.0	50.8
23	Garth	58.5	75.3	55.6	44.8	76.9	77.0	43.7	2.0	17.2	79.7	14.4	603.9	1200.0	50.3
24	Pwllheli South	79.3	79.0	46.8	96.5	84.0	30.2	30.4	9.3	9.7	20.5	18.0	600.9	1200.0	50.1
25	Deiniol	40.3	64.9	40.1	65.0	60.5	90.4	23.3	2.0	17.2	86.9	24.7	596.1	1200.0	49.7

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
26 Aberffraw	51.8	39.5	47.5	37.8	68.0	49.1	46.8	35.0	64.1	60.7	91.5	0.0	591.8	1200.0	49.3
27 Tywyn	59.9	65.4	47.7	62.9	69.5	80.7	74.0	7.9	27.4	9.0	56.1	36.8	597.2	1200.0	49.8
28 Llangelynin	60.5	54.1	55.8	46.9	77.1	62.1	83.4	11.7	40.5	33.1	23.8	47.7	596.7	1200.0	49.7
29 Llanbadrig	61.9	63.7	57.8	62.9	79.8	79.0	59.6	18.0	25.1	11.7	40.1	36.1	595.8	1200.0	49.7
30 Pentraeth	41.1	50.7	37.3	51.0	56.7	66.4	54.0	22.6	19.8	46.2	84.8	61.3	591.9	1200.0	49.3
31 Nefyn	61.4	47.4	50.8	59.4	69.9	74.4	36.3	18.4	46.7	9.0	43.6	71.9	589.3	1200.0	49.1
32 Porthmadog West	66.6	59.7	60.1	65.7	80.6	82.7	59.4	10.3	33.4	17.2	24.0	28.6	588.6	1200.0	49.0
33 Morfa Nefyn	63.7	56.2	49.3	51.7	69.9	69.6	44.1	20.0	46.7	9.0	84.7	11.9	576.9	1200.0	48.1
34 Cwm Cadnant	51.4	42.5	42.3	49.7	64.3	68.3	47.5	13.7	12.3	95.2	81.8	8.5	577.5	1200.0	48.1
35 Bontnewydd	53.3	55.5	54.2	62.2	75.5	78.4	25.1	58.5	2.0	40.7	69.0	0.0	574.3	1200.0	47.9
36 Arllechwedd	52.9	67.2	50.8	58.7	71.0	76.4	39.8	43.7	6.0	26.2	71.8	8.9	573.5	1200.0	47.8
37 Porthmadog-Tremadog	67.0	54.6	36.5	59.4	55.4	72.7	47.4	41.2	58.0	22.8	26.3	28.6	569.9	1200.0	47.5
38 Glyder	54.9	52.9	62.8	62.9	80.0	78.0	42.9	18.4	2.0	17.2	96.9	0.0	569.1	1200.0	47.4
39 Botwnnog	67.3	51.8	50.1	42.0	70.4	55.7	35.5	46.7	24.9	6.2	88.7	27.6	566.9	1200.0	47.2
40 Bodorgan	53.3	60.3	40.0	53.8	59.9	70.4	41.3	20.0	21.5	60.0	57.1	28.6	566.2	1200.0	47.2
41 Tysilio	52.7	50.2	52.4	55.9	71.7	71.7	41.6	17.5	8.3	32.4	96.9	10.9	562.2	1200.0	46.9
42 Abererch	53.4	51.9	50.2	57.3	69.1	74.5	29.2	41.2	8.8	15.9	32.3	79.1	563.0	1200.0	46.9
43 Hendre	45.5	57.0	45.9	58.0	64.8	73.3	49.3	30.4	2.0	17.2	68.3	38.7	550.5	1200.0	45.9
44 Marchog	50.2	54.4	32.4	59.4	70.8	78.0	28.8	30.4	2.0	17.2	67.6	57.5	548.8	1200.0	45.7
45 Abermaw	53.7	50.4	36.4	49.0	56.2	64.3	67.7	11.3	26.4	26.2	82.5	20.3	544.4	1200.0	45.4
46 Llanystumdwy	52.9	58.2	49.0	58.7	70.3	76.9	35.0	19.5	12.8	6.9	78.6	23.1	541.9	1200.0	45.2
47 Tregarth & Mynydd Llandygai	42.7	46.7	37.9	53.1	56.9	68.7	40.5	24.2	6.0	17.9	93.1	50.9	538.7	1200.0	44.9
48 Mechell	52.7	48.0	48.4	46.9	69.0	61.4	52.9	30.4	29.6	33.1	46.9	17.3	536.5	1200.0	44.7
49 Llanellian	50.1	46.6	47.1	49.0	68.5	65.2	54.9	18.9	13.6	13.1	85.3	20.9	533.2	1200.0	44.4
50 Rhosyr	50.4	45.9	45.8	45.5	67.8	59.3	48.2	12.7	16.1	20.7	52.3	66.4	531.0	1200.0	44.3

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
51	Clynnog	69.1	45.2	35.4	53.8	55.9	70.8	40.8	41.2	31.2	9.7	59.5	527.7	1200.0	44.0
52	Llanidan	45.1	46.2	45.3	46.2	65.4	61.1	39.1	17.5	12.1	36.6	72.7	524.1	1200.0	43.7
53	Menai (Bangor)	35.4	55.3	23.3	60.8	36.0	73.3	100	18.9	2.0	17.2	94.0	520.7	1200.0	43.4
54	Gwyngyll	51.1	49.1	49.0	51.0	68.6	65.0	34.4	21.2	4.0	15.2	91.5	518.0	1200.0	43.2
55	Bodffordd	44.8	38.0	31.2	37.1	48.4	48.2	32.2	36.9	12.6	60.0	88.1	516.8	1200.0	43.1
56	Braint	57.8	42.4	51.0	49.0	71.7	62.8	28.0	25.0	4.0	15.2	85.7	510.4	1200.0	42.5
57	Bethel	36.2	53.2	31.4	62.2	47.5	76.8	20.2	33.3	5.8	4.1	100	510.5	1200.0	42.5
58	Cadnant (Gwynedd)	56.8	54.1	56.9	59.4	74.4	76.0	17.5	18.9	1.3	9.0	50.1	507.9	1200.0	42.3
59	Llandderfel	38.5	61.0	28.0	41.3	44.0	54.1	41.2	31.8	18.1	46.9	67.2	507.0	1200.0	42.2
60	Ogwen	48.8	50.2	46.1	53.1	65.4	68.7	24.0	18.9	2.5	1.4	60.4	504.0	1200.0	42.0
61	Tudur	49.4	45.2	33.0	41.3	70.6	55.4	19.7	87.7	2.8	9.0	74.8	502.9	1200.0	41.9
62	Porthmadog East	47.8	61.5	50.0	62.2	70.5	79.7	26.8	24.2	33.4	17.2	7.9	497.5	1200.0	41.5
63	Llanllyfni	44.4	44.6	39.1	44.8	59.1	58.9	35.8	35.0	7.8	2.1	59.5	497.9	1200.0	41.5
64	Cefni	51.9	54.8	48.9	58.7	67.8	75.3	25.5	21.9	2.8	9.0	70.2	496.9	1200.0	41.4
65	Waunfawr	46.1	53.0	41.4	47.6	61.1	62.1	36.7	25.0	13.1	11.0	69.6	496.6	1200.0	41.4
66	Llannerch-y-Medd	38.1	45.4	35.6	47.6	55.4	63.1	38.8	25.9	9.5	13.8	90.9	494.8	1200.0	41.2
67	Llanaelhaearn	37.7	50.6	36.6	46.2	55.7	60.7	35.0	23.3	28.1	1.4	82.9	492.2	1200.0	41.0
68	Llanberis	47.2	50.7	48.6	58.7	67.7	75.1	34.8	14.0	9.5	3.4	35.0	490.1	1200.0	40.8
69	Grosion	43.9	37.3	46.2	46.9	65.4	61.1	27.2	20.6	10.1	12.4	69.1	486.7	1200.0	40.6
70	Bryngwran	42.7	43.4	33.9	46.9	52.5	62.5	34.3	29.2	6.5	9.7	77.3	481.1	1200.0	40.1
71	Pentir	58.7	46.6	34.1	47.6	51.7	63.7	41.8	20.0	3.8	34.5	73.4	475.8	1200.0	39.6
72	Llanwnda	42.5	47.7	34.1	39.9	51.9	52.2	27.6	19.5	5.8	19.3	84.4	471.0	1200.0	39.2
73	Parc a'r Mynydd	40.7	48.9	35.3	54.5	54.1	70.6	32.5	27.0	3.8	0.7	84.2	468.7	1200.0	39.1
74	Penrhyndeudraeth	46.6	40.4	42.4	44.8	61.4	58.5	39.6	15.2	11.8	11.7	32.8	468.9	1200.0	39.1
75	Valley	46.6	43.2	46.7	46.9	68.2	61.3	46.8	10.3	6.8	9.0	63.9	467.4	1200.0	39.0

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
76 Y Felinheli	42.8	41.3	44.8	48.3	65.6	64.7	44.7	10.8	18.6	14.5	37.7	26.8	460.6	1200.0	38.4
77 Peblig (Caernarfon)	55.5	47.7	33.3	53.1	70.0	70.0	14.8	27.0	1.3	9.0	57.4	14.6	453.5	1200.0	37.8
78 Pwllheli North	58.7	56.2	41.2	53.1	61.4	70.1	29.2	18.0	9.3	9.7	21.4	18.0	446.2	1200.0	37.2
79 Cyngar	56.6	47.7	54.2	53.1	71.1	68.5	22.6	15.6	2.8	9.0	41.0	3.8	445.8	1200.0	37.1
80 Gerlan	41.5	43.4	39.3	49.0	58.8	64.8	35.2	11.3	2.5	1.4	89.8	5.1	442.0	1200.0	36.8
81 Morawelon	42.4	41.8	26.6	28.7	62.2	58.7	32.7	46.7	3.8	0.7	42.1	55.3	441.8	1200.0	36.8
82 Deiniolen	47.7	54.8	36.4	40.6	54.0	52.6	33.0	19.5	5.8	4.1	70.0	18.8	437.2	1200.0	36.4
83 Llanfihangel Ysgeifiog	36.3	40.5	38.1	38.5	56.5	51.0	29.4	14.3	8.8	33.8	39.7	49.9	436.8	1200.0	36.4
84 Talsarn	32.4	43.1	21.9	36.4	51.3	47.2	41.0	16.7	10.1	12.4	62.8	56.2	431.5	1200.0	36.0
85 Penisarwaun	33.7	35.9	31.6	36.4	48.4	46.9	37.6	25.0	5.8	4.1	81.0	42.6	429.0	1200.0	35.8
86 Cwm-y-Glo	44.4	32.1	34.1	32.9	53.1	41.5	41.6	53.8	4.8	5.5	69.3	12.3	425.1	1200.0	35.4
87 Llanfair-yn-Neubwll	29.3	35.9	25.9	38.5	39.9	50.3	53.6	20.0	8.0	8.3	85.1	27.3	422.0	1200.0	35.2
88 Seiont	51.1	45.8	46.8	51.0	64.8	66.2	19.7	9.5	1.3	9.0	42.7	14.6	422.4	1200.0	35.2
89 Teigl	35.0	31.2	28.6	30.1	45.0	36.2	34.4	22.6	13.8	0.7	92.1	44.6	414.3	1200.0	34.5
90 Amlwch Port	35.5	37.2	29.7	38.5	47.3	50.7	40.9	17.1	7.5	4.8	79.9	21.0	410.1	1200.0	34.2
91 Menai (Caernarfon)	40.3	45.1	39.8	43.4	58.8	56.8	22.7	12.5	1.3	9.0	54.5	25.4	409.3	1200.0	34.1
92 Llanrug	39.2	48.1	28.6	46.9	43.4	62.9	16.9	14.9	4.8	5.5	96.7	0.0	407.9	1200.0	34.0
93 Porthyfelin	51.6	45.1	29.4	42.0	63.6	55.0	32.2	18.4	3.8	0.7	35.8	30.6	408.1	1200.0	34.0
94 Maeshyfyd	42.9	39.1	26.5	37.8	59.9	49.5	33.6	22.6	3.8	0.7	44.0	26.2	386.5	1200.0	32.2
95 Diffwys & Maenofferen	32.1	32.3	21.3	32.2	50.6	40.5	32.1	25.0	13.8	0.7	79.3	16.8	376.7	1200.0	31.4
96 Holyhead Town	34.9	41.0	31.2	38.5	49.3	50.3	36.3	27.0	3.8	0.7	38.7	0.0	351.5	1200.0	29.3
97 London Road	38.9	34.0	34.2	39.9	53.9	52.4	31.0	20.0	3.8	0.7	4.6	38.2	351.5	1200.0	29.3
98 Bowydd & Rhiw	31.5	32.1	20.4	34.3	49.2	43.5	31.0	20.6	13.8	0.7	38.3	35.1	350.5	1200.0	29.2
99 Penygroes	29.5	39.2	30.6	37.1	47.3	47.4	20.4	20.6	7.8	2.1	64.6	0.0	346.4	1200.0	28.9
100 Kingsland	33.2	41.4	31.3	37.1	49.1	47.2	35.5	20.6	3.8	0.7	34.7	7.4	341.9	1200.0	28.5

TOTAL SCORE WITHOUT WEIGHTING (USING THE LOWEST SCORE FOR A WARD WHEN RELEVANT)

Local Market Housing

	Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
1	Abersoch	100	100	100	91.6	100	97.1	73.0	21.9	100	100	85.2	100	1068.8	1200.0	89.1
2	Llanengan	69.3	95.9	74.5	97.2	90.2	99.6	50.9	36.9	100.0	100.0	94.7	63.2	972.4	1200.0	81.0
3	Aberdaron	100	87.9	90.0	95.8	95.5	99.9	40.6	50.0	61.6	9.7	88.1	53.6	872.6	1200.0	72.7
4	Rhosneigr	85.1	79.7	65.6	83.2	84.0	93.4	69.9	12.5	64.1	60.7	83.6	29.0	810.8	1200.0	67.6
5	Llanbedrog	85.2	89.1	66.9	100.0	86.2	100	67.7	28.0	53.0	32.4	85.2	14.8	808.7	1200.0	67.4
6	Tudweiliog	61.6	68.3	72.7	62.2	88.3	78.8	41.3	100.0	39.9	4.1	88.8	38.0	744.0	1200.0	62.0
7	Moelfre	59.3	69.0	50.4	79.0	72.4	88.1	64.5	20.6	45.5	17.2	87.8	58.3	712.1	1200.0	59.3
8	Beumaris	68.7	74.3	65.2	71.3	82.7	84.5	56.7	13.0	22.1	60.0	54.7	58.5	711.6	1200.0	59.3
9	Llanddylfan	62.8	60.0	48.5	69.9	72.7	87.8	48.2	58.5	15.1	42.1	77.0	28.4	671.0	1200.0	55.9
10	Dolbenmaen	52.3	63.4	38.7	67.8	59.7	84.9	46.4	53.8	28.6	17.2	88.7	65.2	666.7	1200.0	55.6
11	Llanbedrgoch	64.9	63.1	65.4	67.8	85.6	82.5	73.2	15.2	23.4	17.2	66.2	28.7	653.2	1200.0	54.4
12	Criccieth	71.4	62.4	36.3	62.2	57.0	79.9	50.3	20.0	21.6	41.4	100.0	49.4	651.7	1200.0	54.3
13	Llangoed	51.3	49.9	53.3	56.6	71.7	70.3	56.7	35.0	25.6	42.8	99.9	34.8	647.8	1200.0	54.0
14	Dewi	54.5	75.2	57.4	74.8	75.8	87.6	41.2	17.5	2.0	17.2	84.1	51.6	638.8	1200.0	53.2
15	Brynteg	57.4	63.0	56.0	72.7	77.2	86.3	67.3	12.3	23.4	17.2	90.8	15.2	638.8	1200.0	53.2
16	Trearddur	55.1	50.3	51.7	53.1	75.2	72.7	62.8	9.6	61.6	76.6	59.2	1.5	629.4	1200.0	52.4
17	Llanfaethlu	40.1	66.6	34.9	68.5	54.6	85.6	45.5	23.3	16.6	33.1	93.2	61.0	623.0	1200.0	51.9
18	Cadnant (Anglesey)	58.4	61.9	59.1	60.8	77.5	76.1	62.8	23.3	8.3	32.4	82.6	10.9	614.3	1200.0	51.2
19	Amlwch Rural	64.2	52.0	59.8	59.4	81.2	74.4	56.6	36.9	7.5	4.8	95.4	21.0	613.5	1200.0	51.1
20	Corris / Mawddwy	52.5	55.8	48.7	45.5	68.0	59.7	62.7	28.0	32.2	11.0	72.1	73.9	610.0	1200.0	50.8
21	Garth	58.5	75.3	55.6	44.8	76.9	58.7	77.0	43.7	2.0	17.2	79.8	14.4	604.0	1200.0	50.3
22	Pwllheli South	79.3	79.0	46.8	96.5	84.0	97.3	30.2	30.4	9.3	9.7	20.5	18.0	600.9	1200.0	50.1
23	Tywyn	59.9	65.4	47.7	62.9	69.5	80.7	74.0	7.9	27.4	9.0	56.1	36.8	597.2	1200.0	49.8
24	Deiniol	40.3	64.9	40.1	65.0	60.5	80.8	90.4	23.3	2.0	17.2	86.9	24.7	596.2	1200.0	49.7

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
25	Llanbadrig	61.9	63.7	57.8	62.9	79.8	79.0	59.6	18.0	25.1	11.7	40.2	595.9	1200.0	49.7
26	Llangelynin	60.5	54.1	55.8	46.9	77.1	62.1	83.4	11.7	40.5	33.1	23.9	596.7	1200.0	49.7
27	Pentraeth	41.1	50.7	37.3	51.0	56.7	66.4	54.0	22.6	19.8	46.2	84.8	592.0	1200.0	49.3
28	Nefyn	61.4	47.4	50.8	59.4	69.9	74.4	36.3	18.4	46.7	9.0	43.6	589.3	1200.0	49.1
29	Porthmadog West	66.6	59.7	60.1	65.7	80.6	82.7	59.4	10.3	33.4	17.2	24.0	588.6	1200.0	49.0
30	Morfa Nefyn	63.7	56.2	49.3	51.7	69.9	69.6	44.1	20.0	46.7	9.0	84.7	576.9	1200.0	48.1
31	Cwm Cadnant	51.4	42.5	42.3	49.7	64.3	68.3	47.5	13.7	12.3	95.2	81.8	577.5	1200.0	48.1
32	Bontnewydd	53.3	55.5	54.2	62.2	75.5	78.4	25.1	58.5	2.0	40.7	69.0	574.3	1200.0	47.9
33	Efail-newydd/Buan	64.0	51.8	42.6	64.3	62.8	82.0	39.6	38.9	8.8	15.9	82.2	573.5	1200.0	47.8
34	Glyder	54.9	52.9	62.8	62.9	80.0	78.0	42.9	18.4	2.0	17.2	97.0	569.1	1200.0	47.4
35	Hirael	62.4	64.5	64.3	69.9	80.1	88.0	64.2	15.9	2.0	17.2	15.4	568.6	1200.0	47.4
36	Botwnnog	67.3	51.8	50.1	42.0	70.4	55.7	35.5	46.7	24.9	6.2	88.8	567.0	1200.0	47.2
37	Arllechwedd	52.9	67.2	50.8	58.7	71.0	76.4	39.8	43.7	5.8	17.9	71.8	565.0	1200.0	47.1
38	Tysilio	52.7	50.2	52.4	55.9	71.7	71.7	41.6	17.5	8.3	32.4	96.9	562.3	1200.0	46.9
39	Abererch	53.4	51.9	50.2	57.3	69.1	74.5	29.2	41.2	8.8	15.9	32.3	563.0	1200.0	46.9
40	Hendre	45.5	57.0	45.9	58.0	64.8	73.3	49.3	30.4	2.0	17.2	68.3	550.6	1200.0	45.9
41	Marchog	50.2	54.4	32.4	59.4	70.8	78.0	28.8	30.4	2.0	17.2	67.6	548.9	1200.0	45.7
42	Abermaw	53.7	50.4	36.4	49.0	56.2	64.3	67.7	11.3	26.4	26.2	82.6	544.5	1200.0	45.4
43	Llanystumdwy	52.9	58.2	49.0	58.7	70.3	76.9	35.0	19.5	12.8	6.9	78.7	541.9	1200.0	45.2
44	Tregarth & Mynydd Llandygai	42.7	46.7	37.9	53.1	56.9	68.7	40.5	24.2	6.0	17.9	93.1	538.8	1200.0	44.9
45	Porthmadog-Tremadog	67.0	54.6	36.5	59.4	55.4	72.7	47.4	41.2	28.6	17.2	26.3	535.0	1200.0	44.6
46	Llanellian	50.1	46.6	47.1	49.0	68.5	65.2	54.9	18.9	13.6	13.1	85.3	533.3	1200.0	44.4
47	Bodorgan	53.3	60.3	40.0	53.8	59.9	70.4	41.3	20.0	6.5	40.7	57.2	532.0	1200.0	45.6
48	Rhosyr	50.4	45.9	45.8	45.5	67.8	59.3	48.2	12.7	16.1	20.7	52.3	531.1	1200.0	44.3

Local Market Housing

Ward	Affordability Ratio 2012	Affordability ratio 2011	Lower quartile ratio 2012	Lower quartile ratio 2011	Priced out of market 2012	Priced out of market 2011	Migration 2011	House sales 2011 & 2012	Second homes	G-I bands	Environment	Schools	TOTAL	Maximum	Total score
49	Clynnog	69.1	45.2	35.4	53.8	55.9	70.8	40.8	41.2	31.2	9.7	59.6	527.8	1200.0	44.0
50	Llanidan	45.1	46.2	45.3	46.2	65.4	61.1	39.1	17.5	12.1	36.6	72.8	524.1	1200.0	43.7
51	Menai (Bangor)	35.4	55.3	23.3	60.8	36.0	73.3	100	18.9	2.0	17.2	94.1	520.7	1200.0	43.4
52	Gwyngyll	51.1	49.1	49.0	51.0	68.6	65.0	34.4	21.2	4.0	15.2	91.5	518.0	1200.0	43.2
53	Braint	57.8	42.4	51.0	49.0	71.7	62.8	28.0	25.0	4.0	15.2	85.7	510.5	1200.0	42.5
54	Cadnant (Gwynedd)	56.8	54.1	56.9	59.4	74.4	76.0	17.5	18.9	1.3	9.0	50.1	507.9	1200.0	42.3
55	Ogwen	48.8	50.2	46.1	53.1	65.4	68.7	24.0	18.9	2.5	1.4	60.5	504.0	1200.0	42.0
56	Tudur	49.4	45.2	33.0	41.3	70.6	55.4	19.7	87.7	2.8	9.0	74.8	503.0	1200.0	41.9
57	Llandderfel	38.5	61.0	28.0	41.3	44.0	54.1	41.2	31.8	18.1	46.9	59.3	499.0	1200.0	41.6
58	Mechell	52.7	48.0	48.4	46.9	69.0	61.4	52.9	30.4	11.1	14.5	46.9	499.4	1200.0	41.6
59	Porthmadog East	47.8	61.5	50.0	62.2	70.5	79.7	26.8	24.2	33.4	17.2	7.9	497.5	1200.0	41.5
60	Llanllyfni	44.4	44.6	39.1	44.8	59.1	58.9	35.8	35.0	7.8	2.1	59.6	497.9	1200.0	41.5
61	Cefni	51.9	54.8	48.9	58.7	67.8	75.3	25.5	21.9	2.8	9.0	70.2	496.9	1200.0	41.4
62	Waunfawr	46.1	53.0	41.4	47.6	61.1	62.1	36.7	25.0	13.1	11.0	69.6	496.7	1200.0	41.4
63	Llannerch-y-Medd	38.1	45.4	35.6	47.6	55.4	63.1	38.8	25.9	9.5	13.8	90.9	494.9	1200.0	41.2
64	Aberffraw	51.8	39.5	47.5	37.8	68.0	49.1	46.8	35.0	23.6	9.7	83.6	492.5	1200.0	41.0
65	Llanaelhaearn	37.7	50.6	36.6	46.2	55.7	60.7	35.0	23.3	28.1	1.4	83.0	492.3	1200.0	41.0
66	Llanberis	47.2	50.7	48.6	58.7	67.7	75.1	34.8	14.0	9.5	3.4	35.0	490.2	1200.0	40.8
67	Grosion	43.9	37.3	46.2	46.9	65.4	61.1	27.2	20.6	10.1	12.4	69.1	486.7	1200.0	40.6
68	Bryngwran	42.7	43.4	33.9	46.9	52.5	62.5	34.3	29.2	6.5	9.7	77.3	481.1	1200.0	40.1
69	Bethel	36.2	53.2	31.4	62.2	47.5	76.8	20.2	33.3	5.8	4.1	69.3	479.8	1200.0	40.0
70	Pentir	58.7	46.6	34.1	47.6	51.7	63.7	41.8	20.0	3.8	34.5	73.4	475.8	1200.0	39.7
71	Llanwnda	42.5	47.7	34.1	39.9	51.9	52.2	27.6	19.5	5.8	19.3	84.4	471.0	1200.0	39.3
72	Bodffordd	44.8	38.0	31.2	37.1	48.4	48.2	32.2	36.9	6.5	20.7	88.2	471.5	1200.0	39.3

Local Market Housing

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73	40.7	48.9	35.3	54.5	54.1	70.6	32.5	27.0	3.8	0.7	84.2	16.6	468.7	1200.0	39.1
74	46.6	40.4	42.4	44.8	61.4	58.5	39.6	15.2	11.8	11.7	32.8	63.6	468.9	1200.0	39.1
75	46.6	43.2	46.7	46.9	68.2	61.3	46.8	10.3	6.8	9.0	63.9	17.9	467.4	1200.0	39.0
76	42.8	41.3	44.8	48.3	65.6	64.7	44.7	10.8	18.6	14.5	37.7	26.8	460.6	1200.0	38.4
77	55.5	47.7	33.3	53.1	70.0	70.0	14.8	27.0	1.3	9.0	57.4	14.6	453.5	1200.0	37.8
78	56.6	47.7	54.2	53.1	71.1	68.5	22.6	15.6	2.8	9.0	41.0	3.8	445.8	1200.0	37.2
79	58.7	56.2	41.2	53.1	61.4	70.1	29.2	18.0	9.3	9.7	21.4	18.0	446.2	1200.0	37.2
80	41.5	43.4	39.3	49.0	58.8	64.8	35.2	11.3	2.5	1.4	89.9	5.1	442.1	1200.0	36.8
81	42.4	41.8	26.6	28.7	62.2	58.7	32.7	46.7	3.8	0.7	42.2	55.3	441.8	1200.0	36.8
82	33.7	35.9	31.6	36.4	48.4	46.9	37.6	25.0	5.8	4.1	81.1	42.6	429.0	1200.0	35.8
83	36.3	40.5	38.1	38.5	56.5	51.0	29.4	14.3	8.8	33.8	39.7	49.9	436.8	1200.0	36.4
84	47.7	54.8	36.4	40.6	54.0	52.6	33.0	19.5	5.8	4.1	70.0	18.8	437.2	1200.0	36.4
85	44.4	32.1	34.1	32.9	53.1	41.5	41.6	53.8	4.8	5.5	69.3	12.3	425.2	1200.0	35.4
86	51.1	45.8	46.8	51.0	64.8	66.2	19.7	9.5	1.3	9.0	42.7	14.6	422.4	1200.0	35.2
87	29.3	35.9	25.9	38.5	39.9	50.3	53.6	20.0	8.0	8.3	85.1	27.3	422.0	1200.0	35.2
88	32.4	43.1	21.9	36.4	51.3	47.2	41.0	16.7	7.8	2.1	62.8	56.2	418.9	1200.0	34.9
89	35.0	31.2	28.6	30.1	45.0	36.2	34.4	22.6	13.8	0.7	92.2	44.6	414.3	1200.0	34.5
90	35.5	37.2	29.7	38.5	47.3	50.7	40.9	17.1	7.5	4.8	79.9	21.0	410.1	1200.0	34.2
91	40.3	45.1	39.8	43.4	58.8	56.8	22.7	12.5	1.3	9.0	54.5	25.4	409.4	1200.0	34.1
92	39.2	48.1	28.6	46.9	43.4	62.9	16.9	14.9	4.8	5.5	96.7	0.0	407.9	1200.0	34.0
93	51.6	45.1	29.4	42.0	63.6	55.0	32.2	18.4	3.8	0.7	35.8	30.6	408.1	1200.0	34.0
94	42.9	39.1	26.5	37.8	59.9	49.5	33.6	22.6	3.8	0.7	44.1	26.2	386.6	1200.0	32.2
95	32.1	32.3	21.3	32.2	50.6	40.5	32.1	25.0	13.8	0.7	79.4	16.8	376.7	1200.0	31.4

Local Market Housing

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96	Holyhead Town	34.9	41.0	31.2	38.5	49.3	50.3	36.3	27.0	3.8	0.7	38.7	0.0	351.5	1200.0	29.3
97	London Road	38.9	34.0	34.2	39.9	53.9	52.4	31.0	20.0	3.8	0.7	4.6	38.2	351.5	1200.0	29.3
98	Bowydd & Rhiw	31.5	32.1	20.4	34.3	49.2	43.5	31.0	20.6	13.8	0.7	38.3	35.1	350.6	1200.0	29.2
99	Penygroes	29.5	39.2	30.6	37.1	47.3	47.4	20.4	20.6	7.8	2.1	64.6	0.0	346.4	1200.0	28.9
100	Kingstand	33.2	41.4	31.3	37.1	49.1	47.2	35.5	20.6	3.8	0.7	34.7	7.4	342.0	1200.0	28.5