

CYNGOR SIR CEREDIGION COUNTY COUNCIL

Report to: Cabinet

Date of meeting: 3rd October 2023

Title: Housing Strategy, setting out Ceredigion’s vision and plans for housing in the county for the next 5 years.

Purpose of the report: For Cabinet to reconsider the draft housing strategy following consultation.

For: Decision

Cabinet Portfolio and Cabinet Member:

Councillor Matthew Vaux, Cabinet Member for Partnerships, Housing, Legal and Governance and Public Protection

BACKGROUND:

Under the Housing (Wales) Act 2014, local authorities have a strategic role to play in the way the local housing market functions. One of the key ways for this to be delivered is through a Local Housing Strategy. The intention is for the local authority to play a lead role in developing an approach to housing across all tenure and ensure the delivery of appropriate housing and related services in order to meet local need.

The current Local Housing Strategy has been in place since 2018 and was a 5-year plan. As a result, the Housing Strategy has been reviewed and updated. The review has involved Senior Officers of the Housing Service, key Partners, and Corporate Managers from across the Pwrth’s together with data collection and analysis.

The updated Housing Strategy sets out the vision for a further 5 years:

“There will be sufficient, suitable and sustainable accommodation to meet residents’ needs now and in the future.”

The purpose of the Local Housing Strategy is to set out a clear vision for housing within the County, along with the key priorities which identify and respond to the challenges ahead for the 5 years, 2023 – 2028.

The Strategy recognises the important role that Housing plays together with the influence it has on the health and wellbeing of individuals, families, and the wider community and remains considerate to the Welsh language and culture. It is important that we understand and consider the demands of future generations, their needs, and preferences and how they can be catered for. We need houses that can be adapted, and which can sustain people at different stages of their lifetime. This will go a long way to ensure a healthier population, alongside better use of existing housing stock, and improved standards and living conditions.

We need to provide quality housing which is suitably located which will enable people to live at home for longer; this has the potential to create more resilient and connected

communities and should be seen as a key component in delivering the vision set out in the Well-being of Future Generations (Wales) Act 2015. In addition, the Strategy remains considerate of local Strategies, in particular the Ceredigion Corporate Strategy and the Through Age Wellbeing Strategy.

Key challenges have been identified within the Housing Strategy. The national picture of the economic recession, legislative changes and the Pandemic recovery will all play their part in impacting the local issues affecting Ceredigion, identified as follows:

- High housing costs
- Ageing population
- Homelessness
- Rurality
- Poor transport availability
- Skills and labour shortage in the Construction industry

In addition, the impact of the Phosphates issue in the County means we will need to think differently about how we increase the housing stock, whilst continuing to improve living conditions and supporting our residents. Therefore, using all the evidence collated, we have developed 2 main priorities, with 2 objectives each:

- Increasing supply and improving housing conditions
 - Provide housing that meets our communities' needs.
 - Ensure residents are living in good quality, suitable and sustainable accommodation.
- Supporting residents in their own homes and communities
 - Ensure homelessness is rare, brief, and unrepeatable.
 - Provide timely and appropriate support to maintain independent living.

The Strategy will be delivered in partnership with key stakeholders, who play a crucial part in the realisation of the Strategy. To monitor our progress and success, an Action Plan will be developed and shared on a regular basis through our Strategic Housing Partnership and as and when appropriate, share with Leadership Group and Scrutiny.

CONSULTATION:

Following agreement from Scrutiny and Cabinet, public consultation on the Draft Housing Strategy began on 5th May and ran until 30th June 2023. The Consultation Survey asked a total of 10 questions, which can be seen in the attached document. The Consultation returned a total of 40 responses, 34 within the Survey and 6 by email. However, the questions within the Survey were not mandatory, hence not all totals equal the number of respondents. The responses to which have been shared with a corresponding Housing Team response. Typing and grammar errors within the public responses have been amended for reader ease, however, the content and context remain as they were submitted.

CONSULTATION FINDINGS:

The Consultation asked whether the respondent agreed or disagreed with the Vision, Priorities, Objectives and Actions proposed within the Strategy. For each area the majority of responses were positive and in agreement, which can be seen in the

attached response form. Therefore, the Housing Service remain confident that these directions are fit for purpose and do not require changing.

A key theme to be identified from the consultation responses was empty properties. This area has been recognised by the Housing Service and given due consideration and priority within the Housing Strategy and therefore, it is positive to see agreement on this area of work within the responses received.

Several responses received within the consultation are not within the remit of the Housing Service or the consultation and therefore, the relating service has been contacted for awareness and response, where appropriate.

As part of the consultation survey, respondents were also asked to consider the impact of the Housing Strategy on the Welsh language. Whilst it is recognised that some responses are directed towards priority for the Welsh language, we are confident that the Strategy will not have a negative impact on the language and therefore have not made any changes to this aspect of the Housing Strategy.

HOUSING STRATEGY ADDITIONS:

As a result of the consultation, and internal reviewing, the following additions have been made to the Housing Strategy:

- Page 8 – Total Social Housing Grant spent added.
- Page 13 – Actions updated to include and recognise benefits of working with communities.
- Page 37 – Physical Adaptation Grant information added.

With these additions strengthening the Strategy it is viewed that, with agreement, this will be the final document adopted and published.

Wellbeing of Future Generations:

Has an Integrated Impact Assessment been completed? If not, please state why.

Yes

Summary of Integrated Impact Assessment:

Long term: The term for the Strategy is 5 years. After which it will be reviewed to ensure it is still meeting residents needs and amended accordingly. The development of housing addresses longer term issues.

Short term needs are addressed through immediate response and support provision.

Collaboration: The Strategy has been developed in conjunction with Partners and will continue to need their support in order to fully maximise the potential of the Strategy and its delivery. The Strategy can only be realised through the partnership working in both Public and Third Sector.

Involvement: We have sought involvement through a workshop held regarding the Strategy, in which stakeholders were invited and encouraged to contribute to the development of the Strategy. Updates on the progression of the strategy will be

provided regularly and considered at the Strategic Housing Partnership. Formal Consultation has been undertaken and responses considered.

Prevention: The Strategy embodies the aim of prevention in order to maintain independence and sustainable communities. Housing Support services will play a big role in prevention and escalation.

Improving and adapting peoples home conditions will promote independence and sustainability. The Strategy will have a positive impact, improving the quality of housing which is suitably located which can enable people to live at home for longer; it has the potential to create more resilient and connected communities and improve people's health and wellbeing. With a high density of Welsh speakers within the County, there is a need to ensure, as far as possible, that housing needs fosters and strengthens the language.

Integration: The Housing Service is fully embedded in the Through Age Wellbeing model, holistically working with other services for a person focussed outcome. The Strategy encourages collaboration and partnership working to ensure delivery of its key priorities.

The Strategy has been developed with Partners and will continue to be monitored through the Strategic Housing Partnership meeting to ensure delivery of key outcomes.

Recommendation(s):

- 1) To accept the additions to the draft Housing Strategy referenced in the report.
- 2) To recommend that Council approves the Housing Strategy.

Reasons for decision:

To enable the Council to fulfil the requirements in relation to the strategic housing function.

Overview and Scrutiny:

At the time of writing the Report, the Strategy has not been discussed at Scrutiny. The Strategy is being presented to O&S on the 18th of September.

Policy Framework:

N/A

Corporate Well-being Objectives:

- Boosting the Economy, Supporting Businesses and Enabling Employment
- Creating Caring and Healthy Communities
- Creating Sustainable, Green and Well-connected Communities

Finance and Procurement implications:

N/A

Legal Implications:

N/A

Staffing implications:

N/A

Property / asset implications:

N/A

Risk(s):

N/A

Statutory Powers:

Housing (Wales) Act 2014

Background Papers:

N/A

Appendices:

Appendix A- Draft Housing Strategy

Appendix B- Integrated Impact Assessment

Appendix C – Housing Strategy Consultation Responses

Corporate Lead Officer:

Greg Jones, Corporate Lead Officer: Porth Cymorth Cynnar

Reporting Officer:

Llŷr Hughes, Corporate Manager – Housing Services & Cerys Purches-Phillips, Senior Housing Officer – Strategy & Monitoring

Date:

04/08/2023



HOUSING FOR ALL



PARTNERS



Barcud
Unit 4
Pont Steffan Business Park
Lampeter
SA48 7HH

Telephone: 0345 606 7654
web: www.barcud.cymru



Caredig Ltd
43 Walter Road
Swansea
SA1 5PN

Telephone: 01792 460192
web: www.caredig.co.uk



Ceredigion County Council
Penmorfa
Aberaeron
SA43 0PA

Telephone: 01545 570881
web: www.ceredigion.gov.uk
www.ceredigionhousingoptions.cymru



Wales & West Housing
Cwrt y Llan
Newcastle Emlyn
SA38 9AB

Telephone: 01239 712000
web: www.wwha.co.uk

This document is available in Welsh or English. If you require this document in Welsh or an alternative format, such as large print or a coloured background, please contact cerys.purchases-phillips@ceredigion.gov.uk

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INTRODUCTION

Welcome to our new Housing Strategy, setting out Ceredigion's vision and plans for Housing in the County for the next 5 years, 2023-2028. Housing for All, provides a firm foundation for addressing the priorities facing housing and housing related services in Ceredigion.

The Strategy aims to address the needs and priorities facing the County for the years 2023-2028 which also includes the impact upon the Welsh language and culture, that we recognise can be supported through appropriate housing development. Housing plays a critical role in influencing the health and well-being of the residents of Ceredigion. It is important that we consider the demands of future generations, their needs and preferences and how we can ensure they are catered for when developing this Strategy.

With high house prices and low incomes, Ceredigion is unaffordable to many, making it harder for first time buyers and local people to remain in their communities. In addition, much of the housing stock has low energy efficiency ratings and when factoring in low incomes, there are a significant number of households facing fuel poverty.

With an ageing population, we need houses that can be adapted, which can sustain people at different stages of their lifetime. This will go a long way to ensure a healthier population, alongside better use of existing housing stock, improved standards and living conditions, and supporting people in their own homes, all of which are a priority.

Improving the quality of housing which is suitably located can make it possible for people to live at home for longer; it has the potential to create more resilient and connected communities.

The Housing Strategy links with other strategies and policies, including both Ceredigion County Council Corporate Strategy 2022-2027, and the Through Age Wellbeing Strategy 2021 – 2027.

Ceredigion's Corporate Strategy contains four Wellbeing Objectives:

- Boosting the Economy, Supporting Businesses and Enabling Employment
- Creating Caring and Healthy Communities
- Providing the Best Start in Life and Enabling Learning at All Ages
- Creating Sustainable, Green and Well-connected Communities

The Through Age Wellbeing Strategy aims to ensure:

- Citizens of all ages will have an improved quality of life
- Improved support networks for families and those in need across the County
- Improved wellbeing and health by adopting effective interventions
- Supporting well established networks of community and voluntary groups providing preventative support
- Improved choice and quality of local housing

The Housing Strategy feeds directly into the objectives contained in the strategies, ensuring synergies in approach and direction.

The Covid-19 Pandemic has forced change and challenges on an unprecedented scale, with significant issues being brought to the fore. Challenges faced include economic recession, tackling the national housing crisis and responding to homelessness, whilst continuing to meet the changing needs of Ceredigion. Housing plays a key role in ensuring that our residents and communities are given opportunities to succeed in the challenges ahead.

This Strategy continues to be the focal point for all housing partners and related services to identify, plan and accomplish improved service delivery and enhance the lives of the residents of Ceredigion.

Councillor Matthew Vaux - Partnerships, Housing, Legal and Governance and Public Protection



KEY FACTS

33,557

Total dwellings, including caravans and mobile homes

1715

Dwellings are second homes

3400

Units of Social and Affordable housing for rent

80

Units of temporary accommodation

1750

Households registered on the Common Housing Register (January 2023)

120

Applications to the Common Housing Register each month, on average

280

Social Housing lettings each year, on average

322

Additional Affordable homes, since 2018

74%

Owner Occupied properties, the highest tenure type in the County

9.4%

Social rented accommodation in Ceredigion (16% Wales average)

17%

In private rented accommodation in Ceredigion (14% Wales average)

833

Empty properties

KEY FACTS

690

Licensable Houses in Multiple Occupation

47

Supported living placements

404

Sheltered Scheme accommodation units in Ceredigion

104

Extra Care Scheme units

£31,162

Ceredigion median household income (CACI Paycheck 2021)

£262,535

Average property price in Ceredigion (September 2022)

82.4%

Of properties off mains gas

24.9%

Homes in fuel poverty

11,407

Properties on oil

KEY ACHIEVEMENTS

HOUSING FOR ALL 2018—2023

£540,000

Spent on 10 Houses into Homes loans

£510,853

Spent on 35 Home Improvement loans

£3.5m

Warm Homes Fund, for heating and insulations/ upgrades

£511,982

Gained through Citizen's Advice Bureau Income Maximisation Scheme

£5.3m

Grants spend for adaptations (CCC)

£495,813

Grants spend for adaptations (RSL)

3500

Declarations issued for ECO LA Flex Scheme

£2.5m

Of revenue funding secured through the Community Renewal Fund for 2022/23

9

Awards received for Energy Efficiency Projects

25

Empty properties brought back in to use

210

Units of Social Housing developed

£21.3m

Social Housing Grant spent

56

Units of Extra Care accommodation at the new site, Maes y Mor

Numbers of Affordable housing delivery are increasing annually, and it is anticipated that the significant increases in funding will enable this trend to accelerate.

	2017	2018	2019	2020	2021	2022
Net additional General Market Homes Permitted	1927	2080	2198	2112	2333	2413
Net additional Affordable Homes Permitted	800 – 42%	838 – 40%	875 – 40%	829 – 39%	860 – 37%	901 – 37%
Net additional General Market Homes Completed	1020	1104	1201	1753	1901	2048
Net additional Affordable Homes Completed	432 – 42%	450 – 41%	494 – 41%	521 – 30%	640 – 34%	657 – 32%

The table above shows the Affordable Housing Monitoring Data

As a Local Authority, we have worked closely with developers and landlords to provide a range of Affordable housing within the County.

The Local Authority has utilised the Social Housing Grant and the Intermediate Care Fund, to acquire accommodation within the County to develop specialist premises, working with local partners and across the Through Age Wellbeing model.

Through the use of the Common Allocations Policy and supporting Local Lettings Policies, all allocations through the Housing Register have ensured the right property has been allocated to the right family, maximising downsizing opportunities and enabling people to maintain their independence.

Allocations of Social Housing

2017/2018	2018/2019	2019/2020	2020/2021	2021/2022
262	314	267	278	338

Since 2018, approximately 2,500 people have received support through Housing Support Grant, per year.

The Local Authority has supported 61 Refugee households, over the last 5 years.

Disabled Facility Grants Issued

Year	Disabled Facility Grants (DFG)	Minor adaptations (SWS and C&R)	Total	Total spend
2017 - 18	120	125	245	
2018 - 19	143	149	292	
2019 - 20	136	135	271	
2020 - 21	67 (Covid)	61	128	
2021 - 22	127	128	255	
Total	593	598	1191	£5,309,031.98

WHERE WE WANT TO BE

OUR CHALLENGE

“There will be sufficient, suitable and sustainable accommodation to meet residents’ needs now and in the future”

The challenges faced by the Housing Service remain similar to that of the previous Strategy but compounded by the economic recession, legislative changes and Covid-19 Pandemic recovery.

As a result, despite previous successes, there continues to be a lack of suitable and affordable housing of good quality. This, coupled with the need to tackle homelessness, and support the most vulnerable in our society, means that significant investment and work is required to address this situation.

Ceredigion County Council will work to ensure that local people and Welsh speakers are supported to continue to afford to live in their communities, contributing to the vitality of the Welsh culture and language.

The National Picture	Mixed with local issues	Creates some specific challenges for Ceredigion	So we will...
<u>Economic Recession:</u>	High housing costs and low wages	Supply and Demand	Increase the availability of
Budget cuts, reduced funding opportunities, higher unemployment, and lower wages	Ageing population	Finance and Affordability	affordable and
<u>Legislative change:</u>	Homelessness	Quality	safe homes which
New legal powers and duties	Rurality	Type and Suitability	enable residents to access the right
<u>Pandemic Recovery:</u>	Poor transport availability	Support	support to maintain independence.
Cost of materials, skills and labour shortage and impact of housing affordability	Skills and labour shortage (Construction)		

1. INCREASING SUPPLY AND IMPROVING HOUSING CONDITIONS

1.1 Provide housing that meets our communities' needs

Ceredigion does not have a sufficiently wide range of housing stock to meet the changing needs of its residents. The social housing sector is relatively small and does not meet the identified need for one and two bedroom properties. Past changes in benefit legislation resulted in an identified need for affordable one bedroom and shared accommodation for the under 35's. This is especially true of residents in Temporary Accommodation, highlighting the significant need of smaller properties and further actions that need to be taken in respect of a Rapid Rehousing Transition Plan.

The Local Housing Market Assessment further predicts that the average household size continues to decrease. Although the total population in Ceredigion is expected to continue a decreasing trend, the reduction in size of household means that we expect to see an increased number of households which need accommodating.

Needs are influenced by:

- High housing costs in the County—the average property price has increased by 42% since January 2020
- Lack of availability of suitable affordable housing options, placing increased demand on Temporary Accommodation
- Small social housing sector
- A lack of the right type of properties
- Rural nature of the County and poor transport links
- High proportion of second homes
- Fuel poverty

The Authority is currently reviewing its Gypsy Traveller provision in line with Government guidance and is required to agree the Gypsy Traveller Assessment with Welsh Government.

Due, in part, to the Covid-19 Pandemic; high demand and restricted supply has seen an increasing pressure on housing in the County, causing land and house prices to soar. This was as a direct result of the increased demand and, in part, to increased opportunity to work remotely.

The number of people working in construction in the County has decreased over the last ten years from 2,761 (8.6% of workforce) in 2011 to 2,582 (8.5% of workforce) in 2021. Enterprises are generally small or micro-sized, meaning its more difficult to compete for contracts, particularly larger contracts. With restrictions on development due to phosphate issues and fluctuating costs of materials, the construction and development sector is currently poorly positioned to deliver additional homes within the County. The high build costs will make some housing schemes unviable, therefore, alternative methods of construction may need to be considered.

Outcomes: How we will know we are there

People are provided with housing appropriate to their needs

Sufficient affordable housing to meet needs

To get there we will:

Work with partners to develop accommodation to address needs and emerging trends

Identify and enable the delivery of new sites to include Affordable housing

Maximise the funding streams available to build Affordable housing

Increase the range of Affordable housing option tenures, including Low Cost Home Ownership, to enable people to remain in the County

Work with partners and community groups to deliver Affordable housing through the use of publicly owned assets

Support the Rural Housing Enabler and community groups to address the shortage of Affordable homes in rural communities

Consider the evidenced influence of second homes in the County and take measures, where appropriate

Consider Commuted Sums and Council Tax Premiums in order to facilitate future development and community schemes

Consider reviewing the level of Council Tax premium on both long term empty properties and second homes to assist the objective of bringing long-term empty homes back into use and to increase the supply of affordable housing and enhancing the sustainability of local communities

Support the local economy and local contractors through the Council's Procurement Policy

This will be measured by:

Evidence of housing need

Number of clients from specific groups rehoused in suitable accommodation

Variety of properties developed on new sites

Number of Affordable housing units built

Range of Affordable housing option tenures available in the County

Number of new sites delivered

Number of Affordable housing units supported through Council incentives

1.2 Ensure residents are living in good quality, suitable and sustainable accommodation

A high proportion of the housing stock in Ceredigion is old, difficult to heat and expensive to improve to current safety and energy efficiency standards.

- A high proportion of pre-1919 homes with poor energy efficiency
- Increasing financial pressures due to energy/heat inefficient housing stock in all tenures leading to a growing affordability issue coupled with rising energy prices
- High number of empty properties in the County
- Growing pressure on housing related support and social care provision, as a result of changing needs linked to the ageing population
- High number of Houses in Multiple Occupation

Together with the cost-of-living crisis and below average earnings, Ceredigion is a prohibitively expensive place to live for many.

Outcomes: How we will know we are there

People live in good quality housing

People live in energy efficient and affordable homes

People live in homes suitable for their needs

To get there we will:

- Engage with partners to raise standards through identification of poor housing standards
- Work with Landlords and Homeowners to identify and remove high risk hazards (Category 1 HHSRS) to improve housing standards
- Support communities to secure funding and guidance to improve the energy efficiency and fuel economy of their homes
- Work with Partners to improve thermal efficiency in the housing stock and reduce fuel poverty
- Maximise funding opportunities and enforcement provisions to bring empty dwellings back
- Work with Registered Social Landlords and other partners to utilise empty dwelling stock through purchase or leasing arrangements
- Ensure Landlords meet legislative requirements through robust enforcement
- Ensure all qualifying Houses in Multiple Occupation in the County are licensed
- Maintain appropriate Additional Licensing schemes for smaller Houses in Multiple Occupation and residential caravan sites
- Expand Leasing Scheme Wales to improve provision of affordable rented accommodation
- Work with Partners to deliver a range of adaptations to support independent living and hospital discharge

This will be measured by:

- Number of referrals received from the Health and Wellbeing Sector
- Number of Category 1 hazards which have been eliminated
- Number of properties in receipt of thermal efficiency measures
- Number of households receiving income maximisation and energy efficiency advice
- Number of empty properties brought back into use
- Number of enforcement interventions undertaken
- Percentage of Houses in Multiple Occupation licences issued without conditions
- Number of unlicensed Houses in Multiple Occupation investigated
- Number of licences issued
- Number of properties signed up to the Leasing Scheme Wales
- Number of allocations made from the Older Persons' Register
- Number of allocations made from the Accessible Housing Register
- Number of accessible properties delivered through Welsh Government funding streams
- Number of adaptations completed

2. SUPPORTING RESIDENTS IN THEIR OWN HOMES AND COMMUNITIES

2.1 Ensure homelessness is rare, brief and unrepeatable

In 2019 the Welsh Government published a Strategy setting out the vision of “A Wales where everyone has a safe home that meets their needs and supports a healthy, successful and prosperous life. A Wales where we work together to prevent homelessness and, where it cannot be prevented, ensure it is rare, brief and unrepeatable.” Each Local Authority is required to develop a Rapid Rehousing Transition Plan to meet this vision. The Plan sits under the Housing Strategy and is the focus for minimising temporary housing.

The Rapid Rehousing Transition Plan will focus on:

- Prevention of homelessness
- Avoid repeat presentations to homelessness
- Improving relationships with Private Rented Sector
- Growing Leasing Scheme Wales

The call on homelessness services has increased in recent years and is set to grow further. The Pandemic has enabled the Local Authority to gain a greater insight into the scale of homelessness, together with unmet support needs. The direction of Welsh Government is to minimise homelessness and changes in legislation are being developed to support the aims.

As mentioned previously, with lower-than-average earnings, Ceredigion residents also face higher-than-average house prices and rents. The Covid-19 Pandemic had a major impact on the housing market and housing affordability locally. The increase in demand combined with the limited stock has caused a mini housing ‘boom’ in the County, leading to an increase in rents. Local Housing Allowance rates are insufficient to meet the market rents in Ceredigion. The Homelessness service has also seen an increase in evictions through Notices served. It is suggested that this can be, in part, attributed to the introduction of the Renting Homes Wales Act 2016.

Demand for Discretionary Housing Payments has increased recently. It remains to be seen how the economic recession will impact on Homelessness service.

Outcomes: How we will know we are there

Homelessness is prevented, where possible

People are in temporary accommodation solutions for as short a time as possible

People are supported to move to suitable and secure accommodation

To get there we will:

Work to prevent homelessness through a range of interventions

Ensure Temporary Accommodation is suitable

Develop services to manage the rapid transition to tenancies

Review the Common Allocations Policy in light of changing demands and legislation

This will be measured by:

Number of households where homelessness is prevented

Number of households moving in to suitable accommodation

Number of reviews of suitability of Temporary Accommodation

Progression into the Rapid Rehousing model

Number of days spent in Temporary Accommodation

Develop Time Critical Intervention / Housing First support services to manage the rapid transition to tenancies for complex clients

2.2 Provide timely and appropriate support to maintain independent living

Providing support for all ages is a significant challenge. A change in demographics, an ageing population and longer life expectancy, together with the impact of substance abuse, poor mental health and domestic abuse has led to an increasing need for housing support to vulnerable clients to prevent housing crisis.

In addition to the above, accommodation needs are changing as a result of the following:

- The likelihood of obtaining social housing, with considerably lower proportion of social housing stock
- Increase in household running costs
- Greater desire for independence in later life

The Housing Support Grant forms a key element to meeting the above objective. Early intervention can prevent people from becoming homeless, stabilise their housing situation or help potentially homeless people to find accommodation. Ensuring that, overall, people are supported into the right homes, with the right support to succeed in living independently, meeting a key aim of the Through Age Wellbeing Strategy.

Again, as the cost-of-living crisis unfolds, the impact is likely to be felt in this area.

Outcomes: How we will know we are there

People can access the right support to live independently in their own communities

To get there we will:

Promote all funding options that are available for Landlords, Tenants and Owner Occupiers to improve their homes

Provide support, advice and assistance to Tenants, Landlords and Owner Occupiers to raise standards across all tenures

Develop and promote support solutions for tenants enabling access to early support to sustain tenancies

Enable people to move to alternative accommodation when appropriate and feasible to do so

Seek to support schemes which enable continued independent living in peoples' own homes and communities

Promote access to support services through the internal Housing Support Gateway

This will be measured by:

Number of grants and loans issued

Number of people assisted to raise housing standards within their homes

Number of tenants supported to remain in their homes and sustain tenancies

Number of people rehoused through the Common Housing Register

Number of people supported to identify alternative accommodation

Number of people provided with grants to remain in their own homes and communities

Number of people supported through Housing Support Grant

Number of referrals received from a variety of services

THE BIGGER PICTURE

The right houses in the right place will enable people to maintain their independence and remain in their communities for longer, supporting the Welsh language and culture. The Housing Strategy 2023–2028 will aim to realise this by considering the bigger picture, and how working with other services impacts on housing both locally and nationally.

The Corporate Strategy 2022-2027 has been developed through engagement with residents and analysis of evidence. The robust engagement, together with the Local Wellbeing Plan, highlighted that Affordable Housing is a clear concern and priority to the public. The Corporate Wellbeing vision and objectives are shown below:

Ceredigion County Council delivers value for money, sustainable bilingual public services, that support a strong economy and healthy environment, while promoting well-being in our people and our communities

Corporate Well-being Objectives:



Like the Housing Strategy, the Ceredigion Corporate Strategy 2022-2027 acknowledges that housing affordability has been, and continues to be, a major challenge for Ceredigion.

There has been a significant increase in demand for housing in the County, causing property prices to increase by record levels. During the Pandemic, Ceredigion saw a significant growth in property prices as demand outstripped supply. Prices began to increase as soon as the Pandemic reached Wales in March 2020 and grew significantly throughout 2021.

As a result, nationally, Ceredigion has the 4th highest Housing Affordability Ratio behind Monmouthshire, Vale of Glamorgan and Cardiff. This makes it harder for local people and first time buyers to purchase in their chosen communities, especially when considering earnings in Ceredigion are below average. The median annual earnings, by place of residence, was £23,576 in 2021 in Ceredigion.

Further, a study by the Bevan Foundation highlighted that there were no properties advertised in August 2022 at or below Local Housing Allowance (LHA) rates in Ceredigion, of any size. Remarkably, across Wales there were only approximately 6% of properties available at LHA rate, with regional variations. LHA is supposed to cover 30% of properties within an area. With the rates of LHA staying at the 2020 rate for 2023/2024, affordability of private rentals continues to be an issue.

The Through Age Wellbeing Strategy plays a key part in Ceredigion County Council's Corporate Strategy. The Through Age Wellbeing Strategy aims to:

"Enable the delivery of services that will enhance the social, economic, environmental and cultural wellbeing for the people of Ceredigion"

Within the Strategy there are a number of key points with direct links to the Housing Service:

- Increased demand on services, reducing supply (high life expectancy)
- Lowest average earnings
- High levels of alcohol consumption
- Increase in drug and alcohol misuse in communities
- Rising cost of accommodation
- Poor standard of housing conditions
- Many people receive care and support from families

The average property price in Ceredigion in September 2022 was £262,535.

The Covid-19 Pandemic has caused demand on services to increase significantly, not least impacted by a change in homelessness approach. The beginning of the Pandemic, in March 2020, ensured that a homeless response was put in place in recognition of the potential impact that Covid-19 could have on homeless people and especially rough sleepers. The “no-one left out” approach resulted in a significant number of people being brought in to emergency accommodation, showing a clearer picture of the scale of homelessness, together with previously unmet support needs. The Welsh Government and Ceredigion County Council are committed to continuing with this approach.

Many areas of work during the Covid-19 Pandemic were put on hold because face to face visits were suspended. Work is continuing to address the backlog in these areas and the impact is still being felt. Homelessness prevention continued throughout, largely delivered remotely however, changes highlighted above mean Emergency Accommodation remains oversubscribed and move on options are limited.

In addition to the Covid-19 Pandemic impact and recovery, the Housing service has also worked closely with other departments and Partners to support the Home Office Resettlement Scheme in light of the Ukraine War.

The Equality Act 2010 places a duty on Local Authorities to eliminate unlawful discrimination, advance equality of opportunity and to foster good relations between people who share protected characteristics of: disability, age, gender reassignment, sex, race, pregnancy and maternity, sexual orientation, religion or belief or lack of belief. The requirements of Welsh speakers are also protected.

Welsh Language and Culture

Ceredigion continues to be one of the strongholds of the Welsh language within Wales where the language is an integral part of Ceredigion’s society. Welsh and bilingual communities are the foundation of its culture and everyday life. However, communities are changing and this is having an impact on Welsh language and culture; especially as young people, who benefited from Welsh language education within the County, move away. The Welsh Language Communities Housing Plan aims to tackle the challenges facing Welsh speaking communities with a high concentration of second homes and, as a result, the Housing Strategy will continue to be conscious of this Plan and also support the Ceredigion Language Strategy 2023—2028.

In the 2021 Census it was reported that 31,678 (45.3%) of the residents of Ceredigion who are over 3 years old are able to speak Welsh. This was less than the number and percentage reported in the 2011 Census, a decline of 3,286 persons and 2 percentage points. However, Ceredigion remained the Local Authority with the third largest proportion of Welsh speakers, aged 3 and over nationally.

Underpinning the 'Housing For All' Strategy therefore, is the basic principle that the best means of maintaining the vitality of the Welsh language is by sustaining communities. With such a large proportion of the existing population living in rural settlements a strategy that supports rural, as well as urban, communities is vital for the health of the language.

To sustain the culture and enhance the use of the Welsh language in all aspects of everyday life in the County, one of the principle aims of the Strategy is to address affordable housing for local people. The Strategy aims to ensure sufficient opportunities for local people to access affordable or social housing through having a local connection.

Number and percentage of Welsh speakers in Ceredigion by age group 2011 and 2021, according to Census reports:

	3 – 15 years	16-64 years	65+ years	Everyone over 3 years
2011	78.4% (7,175)	41.9% (20,503)	46.4% (7,286)	47.3% (34,964)
2021	71.8% (6,123)	42.4% (18,219)	39.9% (7,347)	45.3% (31,678)

The Social Services and Wellbeing (Wales) Act 2014 requires the Local Authority to develop a range of early intervention and prevention strategies that include collaborative arrangements with communities and the voluntary sector to support independent living. 'Housing for All' aims to meet this requirement through early help and support delivered via our Housing Support Programme which aims to stabilise and sustain housing for people.

Unemployment levels, coupled with low-income levels, has placed increased difficulties on the ability of people to access safe and affordable housing. Poor quality and inaccessible housing are often the cause of falls and trips in the home; it can contribute towards feelings of loneliness and isolation and can cause delayed transfers of care. All these come at an enormous cost to the NHS, Social Services and other public services. Therefore, getting housing right makes financial sense.

The Welsh Government's program "**The Programme for Government – 2021-2026**" sets out how the Government will deliver on 10 wellbeing objectives, designed to reflect priorities for protecting and developing the economy, society, environment and culture. This includes developing services for vulnerable people, a focus on decarbonisation and reforming housing law.

The Renting Homes (Wales) Act 2016 is the biggest change to housing law in Wales for decades. It changed the way all landlords in Wales rent their properties, improving how people rent, manage, and live in rented homes in Wales. The Act makes renting easier and provides greater security for both Tenants and Landlords.

However, this hasn't come without challenges, as landlords perceiving the additional responsibilities weigh up the benefits of continuing in the sector.

The Housing (Wales) Act 2014 aims to improve the supply, quality and standards of housing in Wales. The key elements of the Act are:

- Introduction of a compulsory registration and licensing scheme for private rented sector Landlords and Letting and Management Agents
- Reform of homelessness legislation, which places a stronger statutory duty on Local Authorities to prevent homelessness through advice and assistance, allowing them to use suitable accommodation in the private sector
- Placing a duty on Local Authorities to provide sites for Gypsies and Travellers, where a need has been identified
- Introduction of standards for Local Authorities on rents, service charges and quality of accommodation
- Reform of the Housing Revenue Account Subsidy system
- Giving Local Authorities the power to charge more than the standard rate of Council Tax on long term empty properties and certain types of second homes
- Assisting the provision of housing by Co-operative Housing Associations
- Amendment of the Leasehold Reform, Housing and Urban Development Act 1993

Phosphate Levels

Following new evidence from the Joint Nature Conservation Committee about the damaging effects of phosphates to water ecosystems and species, National Resources Wales (NRW) conducted an assessment of the nine relevant areas in Wales, including the River Teifi in Ceredigion, and in January 2021, published the results. Over 60% of the waterbodies in Wales failed the targets, including the River Teifi. NRW produced an interim planning position statement advising that any proposals for developments within Special Areas of Conservation river catchments, in particular those that will generate increased volume or concentration of wastewater, must now prove that the design will not contribute to increased phosphate levels. As a result, housing in some areas has stopped, which will inevitably impact on the delivery of Affordable homes. The Council are working with all relevant partners to find short and long term solutions to the issue to allow development to proceed and to restore the health of the rivers.

The Local Housing Market Assessment, published in October 2020, considers the whole of the housing market and the differing needs of communities, including older people, students and people with disabilities. In addition, the West Wales Care Partnership has also identified key areas for focus in their Housing and Accommodation Needs Assessment for people with Learning Disabilities and people with Mental Health needs in West Wales, published in February 2022. Also in development is a Regional Strategy for Housing and Care which will provide direction in relation to specialist housing schemes.

These sources of evidence are also used in the development of our Housing Prospectus, which provides direction for our Social Housing Delivery Programme, and in development of new schemes, for specific need.

DELIVERING OUR STRATEGY

Partnership Arrangements

To achieve our housing priorities Ceredigion County Council will need to work closely with others, developing ideas, enabling opportunities and delivering projects. Our key partners in realising the strategy include:

- Resident Social Landlords
- Local developers and construction industry
- Private Landlords
- Third Sector Organisations
- Hywel Dda Health Board

We are all working to achieve the same goals and recognise that it is in everyone's interests for Ceredigion to have homes where people can thrive. We also understand that each of our partners will have their own considerations and that we may not all take the same route to achieve our goal. Given the scale of the challenges we are facing, it is more important than ever to have solid, effective, partnerships built on a foundation of trust and mutual respect.

From the Council's Through Age Wellbeing Strategy we know that "Providing support for all ages and needs is a significant challenge for the Council, with limited resources. The profile of society and demographics have changed considerably over the last decade with a significant increase in the prevalence and impact of substance abuse, poor mental health, domestic abuse and older age groups living in Ceredigion. As a consequence, demand for certain services has increased placing a greater financial pressure on those service areas. In addition, the unemployment levels, coupled with the low income levels has placed increased difficulties on the ability of people to access safe, affordable housing" Therefore, we will continue to work across Council services and support wherever possible to meet identified housing needs and ensure priorities are inclusive, co-produced and client focussed.

We understand that some people living in Ceredigion may have unique needs. We will work in partnership with all of these groups and aim to meet their specific needs on a case by case basis.

Performance and Governance

We will monitor the actions and measures set out within the Strategy on a quarterly and annual basis through the Strategic Housing Partnership, which contains representatives from our key partners. In addition, at appropriate intervals, an update on the progress of the Strategy will be provided to Overview & Scrutiny Committee.

Action Plan

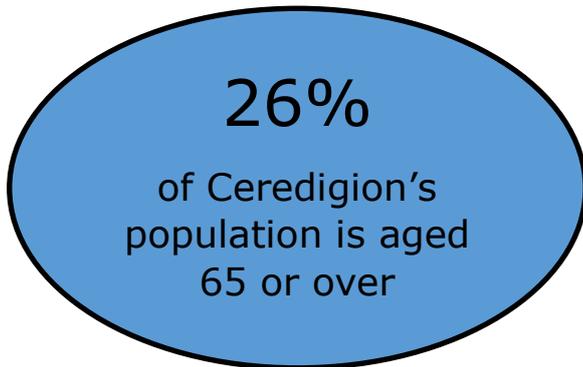
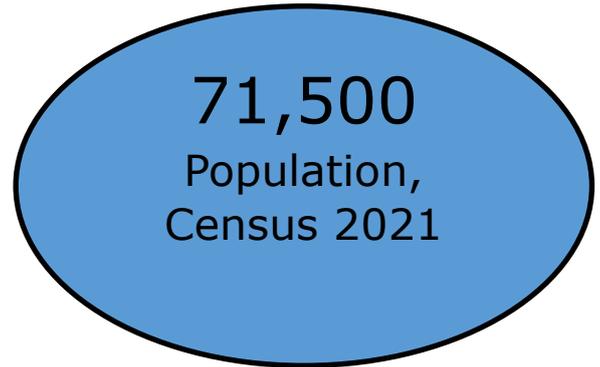
We will prepare an Action Plan setting out our targets, key projects and activities and how we will measure our progress. Delivery against the Plan will be reported to Members and Partners through the Strategic Housing Partnership.

EVIDENCE PAPERS

The wider evidence is presented below. The local and national context, together with the evidence base shown on the following pages have led us to establish our main priorities and objectives for this Strategy.

Demographics

The latest Census results from 2021 show that the population of Ceredigion is 71,500, some 4,492 lower than the population in 2011. Between mid-year 2011 and 2021 the population rose from 75,400 to a peak of 75,800 in 2004, and then reached a new peak of 76,000 in 2012 which has been followed by a slow decline. It is suggested that by 2031 numbers will continue to decrease to 70,445.



According to the latest (2018-based) population projections, this will rise to 30% of the population (21,000 people) by 2030; while the number of people aged 85+ will increase from 2,400 to 3,200.

Data from 2021 Census for Ceredigion

Age Group	Population	%
0-18	12,572	18
18-50	26,168	37
50+	32,728	46
Total	71,468	100*

Figures do not sum to exactly 100% due to computer roundings

A higher share of the population in Ceredigion (26%) is of retirement age than in Wales in general (21%)

Social Housing

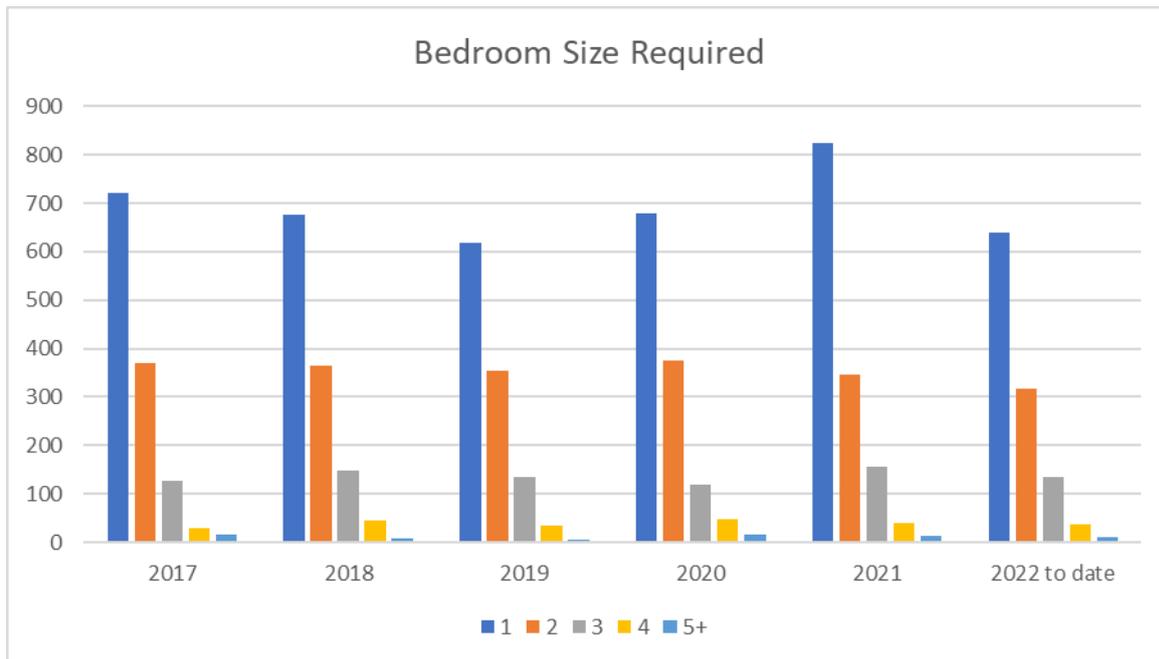
9.4%
Social Housing
stock, in Ceredigion

At the end of January 2023, there were 1750 Housing Register Applications seeking Social Housing in Ceredigion. An increase from 1400 in 2018. On average there are 280 allocations made per year, leading to a large discrepancy between demand and supply.

Social Housing stock accounts for 9.4% of housing in Ceredigion, compared to 16% Wales average (2020 Dwelling Stock Estimates, Welsh Government) The availability of Social Housing is a barrier to securing affordable housing in the County.

The following table shows the Social Rented property breakdown by bedroom numbers in Ceredigion (RSL Stock data). (Ceredigion 2021)

	No	%
1 Bed Flats / Apartments	469	16
2 Bedrooms	1348	46
3 Bedrooms	1029	35
4 Bedrooms	64	2
5 Bedrooms	6	0.5
6 Bedrooms	3	0.5
Sub total:	2919	
Sheltered Accommodation	404	
Extra Care	104	
Total units:	3427	



The table above shows the demand for bedroom sizes, according to the Common Housing Register

The table above shows a significant demand for 1 bed properties in the County, which has remained through the life of the previous Strategy. There is also an increase in demand for 2 and 4 bed properties. We can see from the table below that the current stock does not match our demand.

Demand for social housing by bedroom size is identified in the table below. There is a mismatch between demand for smaller units and the availability of smaller units within the social housing stock.

Bed size	Current stock	Demand
1 bed	16%	60%
2 bed	46%	24%
3 bed	35%	11%
4 bed	2%	4%
5+ bed	1%	1%

Bedroom size demand compared to current Social Housing Stock

Affordable Housing

The Local Authority Prospectus highlights the need to review the range of Affordable Housing options available and investigate opportunities to create affordable pathways to home ownership. To include:

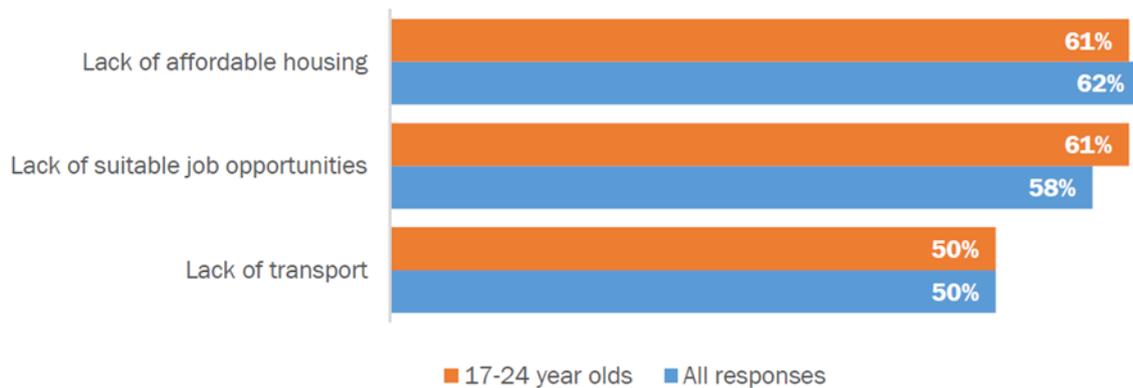
- Shared Ownership
- Shared Equity
- Rent to Own
- Homebuy Scheme
- RSL Shared Equity Scheme
- Help to Buy Wales
- Extra Care

Affordable Housing Options demand, as identified on the Common Housing Register



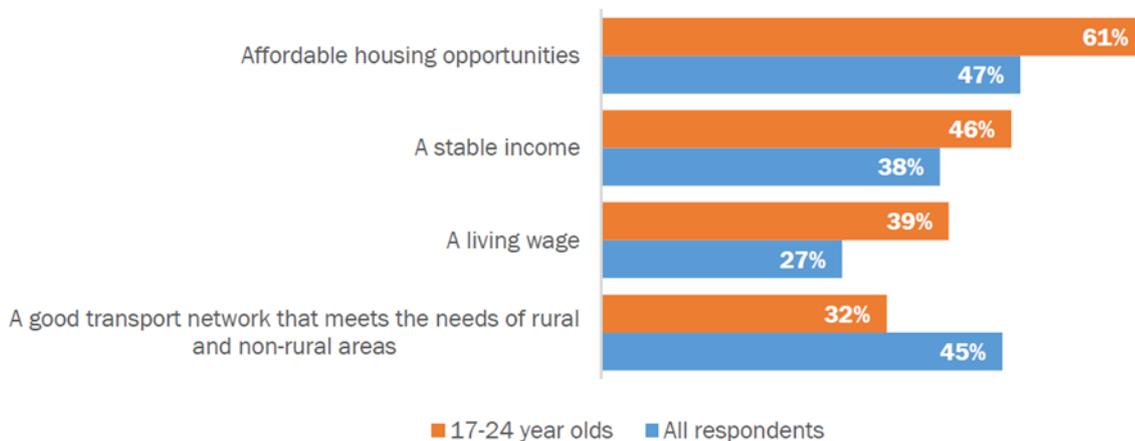
The Local Wellbeing Assessment was carried out in 2022 and identified that the residents of Ceredigion were concerned about affordable housing opportunities.

Looking ahead, what concerns you the most about prosperity in the county?



Source: Ceredigion PSB Well-being Survey

Which three things do you value most in a prosperous community?



Source: Ceredigion PSB Well-being Survey

Thinking about the future, lack of affordable housing was the area of greatest concern for residents. With rising house prices and the increased cost of living providing affordable housing opportunities is still a large focus.

Housing Standards

16.6%

Private rented properties, in Ceredigion

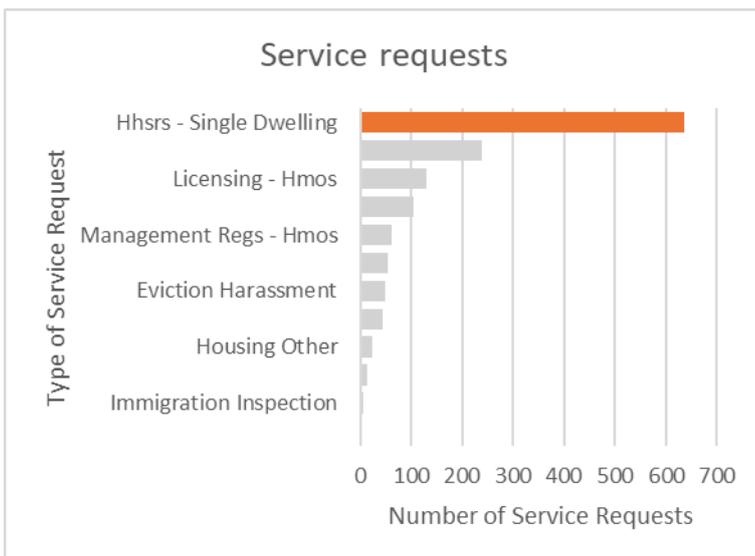
Private rented homes are generally considered to be in worse conditions than other tenures. Ceredigion has a high proportion of privately rented properties, 16.6% compared to a Wales average of 14.2%

The Local Authority recorded 1383 housing related Service Requests between 2017 and 2022. 178 Category 1 Hazards identified under the Housing Health and Safety Rating System (HHSRS) and 62 Enforcement Interventions were required.

1383

Housing related Service Requests

The table below shows the type of Service Requests received by the Housing Service



The top four Hazards identified during HHSRS Assessments are as follows:

- Damp and Mould
- Excess Cold
- Fire
- Electrical Hazards

Much of the housing stock in Ceredigion, especially in rural areas, is hard to heat because of its age, construction, and lack of mains gas supply. Home adaptations may provide a lifeline in less suitable properties but cannot solve all of the issues. Good quality housing has a strong effect on health for all ages. It is estimated that poor quality housing costs the NHS in Wales >£95m per year (Nicol and Garrett, 2019), being a factor behind issues such as falls and accidents in the home, and health issues caused or worsened by cold and damp living conditions.

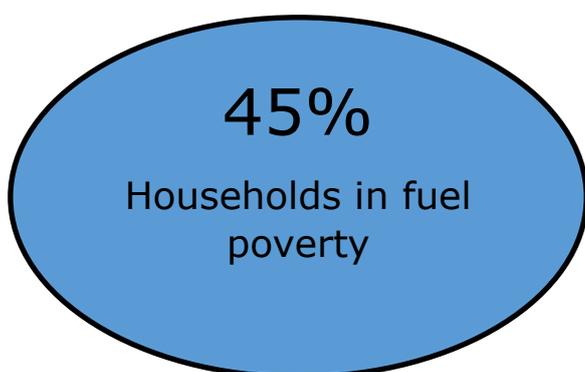
The current means of assessing 'bad housing' is the Housing Health and Safety Rating System (HHSRS), which classifies defects in dwellings by assessing their potential effect on the health and safety of occupants and visitors. The system allows the seriousness of any hazard to be rated, differentiating between minor hazards and those where there is an immediate threat of major harm. Where a hazard scores 1,000 or more on the HHSRS it is deemed to be a Category 1 hazard and any dwelling with such a hazard is considered to be below the minimum acceptable standard for housing and thus classified as 'poor' or 'bad' housing.

Category 1 Hazards

Year	Total No HHSRS Assessments	Total No Category 1 Hazards identified	Improvement Notices Served
2017/18	253	37	2
2018/19	100	52	4
2019/20	223	23	2
2020/21	30	17	0
2021/22	66	22	0

Demand continues for Home Improvement Loans. The Local Authority gives priority to Homeowners and Landlords offering the property to let at affordable/intermediate rent levels, or who offer the housing for social housing or nomination rights.

Fuel Poverty



New official Welsh Government fuel poverty estimates say up to 45% of Households in Wales are likely to be struggling to keep warm and safe at home, trapped in fuel poverty.

Energy Efficiency

Several factors affect the energy efficiency of housing, including property type, tenure and when it was constructed. Much of the housing stock in Ceredigion, especially in rural areas is hard to heat because of its age, construction and lack of mains gas supply.

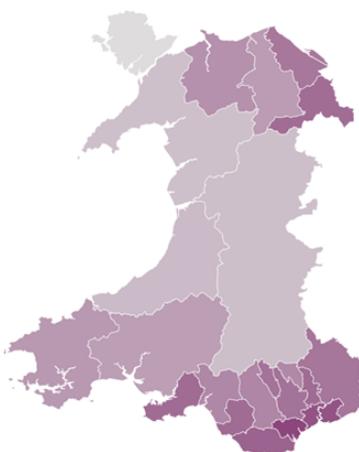
- 82.4% of properties not on mains gas (29,693 properties)
- 6926 properties with an EPC rating of F or G



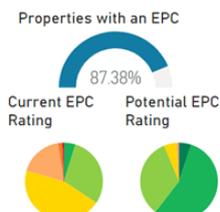
The table above shows median energy efficiency score by tenure and property type, England and Wales, up to March 2022 (Source: Department of Levelling Up)

Rent Smart Wales Data indicates that the average EPC Rating in the RSW registered Private Rented Sector properties in Ceredigion is 58, 4th lowest in Wales.

Cardiff	67
Newport	66
Vale Of Glamorgan	65
Torfaen	64
Bridgend	64
Swansea	64
Wrexham	64
Caerphilly	63
Merthyr Tydfil	63
Mornmouthshire	63
Flintshire	63
Rhondda Cynon Taf	62
Neath Port Talbot	62
Blaenau Gwent	62
Conwy	61
Pembrokeshire	60
Denbighshire	60
Cardiff	60
Ceredigion	58
Powys	58
Gwynedd	57
Isle Of Anglesey	55



EPC Rating	Properties	%
A (92+)	84	0.0%
B (81-91)	8262	4.7%
C (69-80)	51797	29.6%
D (55-68)	78801	45.1%
E (39-54)	31700	18.1%
F (21-38)	3029	1.7%
G (1-20)	1245	0.7%



Domestic Private Rented Property in Wales are regulated by the Minimum Energy Efficiency Standards. An EPC rating of E or above is required on these properties in order to comply with the law. Energy efficiency schemes assist both home owners, and those in the private rented sector, to improve the energy efficiency of their properties through installation of a variety of energy efficiency measures.

Empty Properties and Second Homes

	2017-18	2018-19	2019-20	2020-21	2021-22	2022/23 as at 06.01.2023
Long Term Empty Properties	226	260	255	189	154	210
Long Term Empty Premiums	736	665	684	720	680	646
Second Homes	90	85	91	82	72	87
Second Homes Premium	1622	1621	1637	1609	1727	1793

The figures above, identified through Council Tax records, show the number of empty properties in Ceredigion.

Empty properties and Second homes are subject to a 25% Council Tax Premium.

There are some fluctuations between empty properties, second homes and commercially let holiday homes subject to business rates.

In January 2023, the following was apparent of Empty Properties within Ceredigion:

Number of empty properties in Ceredigion: 833 (210 Long Term Empties and 646 Long Term Empty Premium)

Aberystwyth – 119 (27 long term, 92 premiums)

Cardigan – 48 (21 long term, 27 premiums)

Lampeter – 29 (8 long term, 21 premiums)

Whilst the numbers of empty properties has reduced over recent years, implementation of the Empty Property Action Plan will allow targeted action to bring empty properties back into use, enhancing the number of affordable homes available within the County.

Houses in Multiple Occupation

Dwellings which contain more than one household are known as Houses in Multiple Occupation (HMOs) and cover a wide range of housing types mainly in the private rented sector. They are often occupied by younger people and can include some vulnerable and disadvantaged groups.

There are two university towns in Ceredigion. As a result, the County has a higher than average number of HMOs in Wales for its population size. As of December 2022 there were 558 licensed HMOs in the County. The Housing Act 2004 requires mandatory licensing of certain types of HMO. Mandatory licensing is required where the HMO is occupied by five or more persons living in two or more separate households. The Housing Act 2004 also provides for licensing to be extended by a local authority to include HMOs not covered by mandatory licensing. An Additional Licensing Scheme was declared in April 2019 in Ceredigion. The use of Additional Licensing has to be consistent with the Local Authority's Housing Strategy and should be co-ordinated with the authority's approach on homelessness, empty properties and antisocial behaviour. The Scheme lasts for a period of 5 years and is due for review before April 2024.

The Additional Licensing Scheme applies in respect of HMOs occupied by three or more persons, forming three or more separate households, regardless of the number of storeys, in the following wards of the County:

- Aberystwyth—North
- Aberystwyth—Central
- Aberystwyth—Penparcau
- Aberystwyth—Rheidol
- Aberystwyth—Bronglais
- Llanbadarn Fawr—Padarn
- Llanbadarn Fawr—Sulien
- Faenor

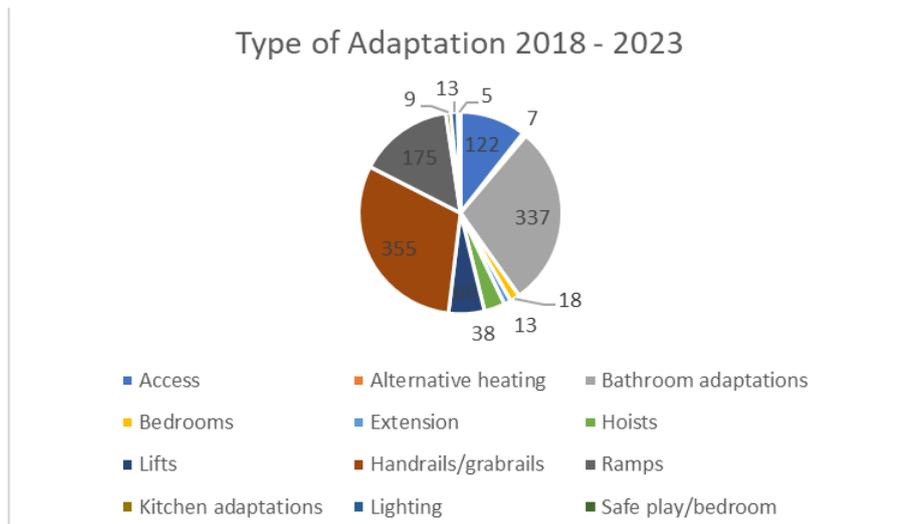
Leasing Scheme Wales

As a result of the “no one left out approach” there has been an increase in investment from Welsh Government in funding areas, together with the launch of the Private Rented Sector Leasing Scheme Wales. Ceredigion County Council have signed up to the Welsh Government’s Leasing Scheme Wales initiative to improve access to properties at an affordable rent.

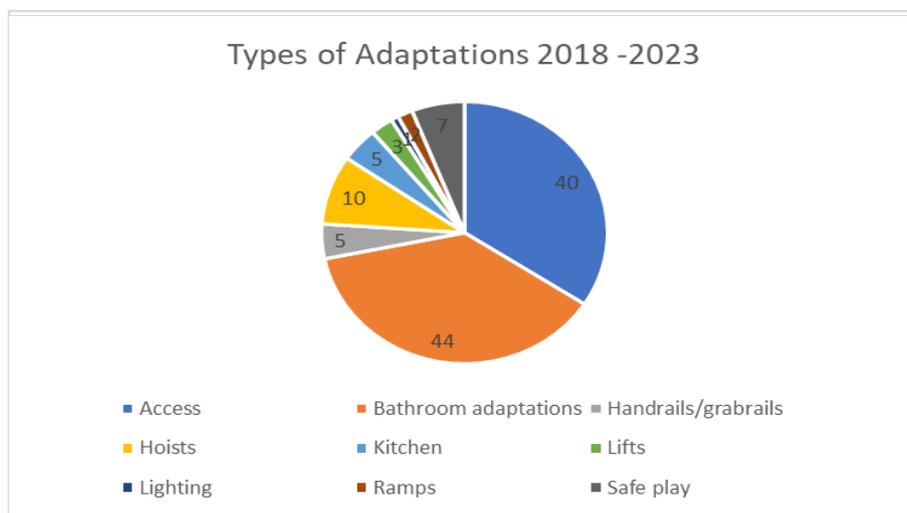
Adaptations

On average 265 large, medium and small adaptations are delivered annually to assist residents to maintain independence in their own homes and facilitate hospital discharge. A range of adaptations are undertaken including extensions, through floor lifts, stairlifts, level access showering facilities, hoists, grab rails, ramps and access to outside space. Adaptations are delivered according to the needs of the client, as recommended by the Occupational Therapist.

- 19% (increased from 17%) of households on the Ceredigion Common Housing Register have requested an adapted property (self reporting across all levels)
- 21% (increased from 14%) of households on the Ceredigion Common Housing Register have requested Older Persons' Accommodation



The table above shows the type of Adaptations installed between 2018 and 2023 through Disabled Facility Grant funding



The table above shows the type of Adaptations installed by Ceredigion Registered Social Landlords between 2018 and 2023

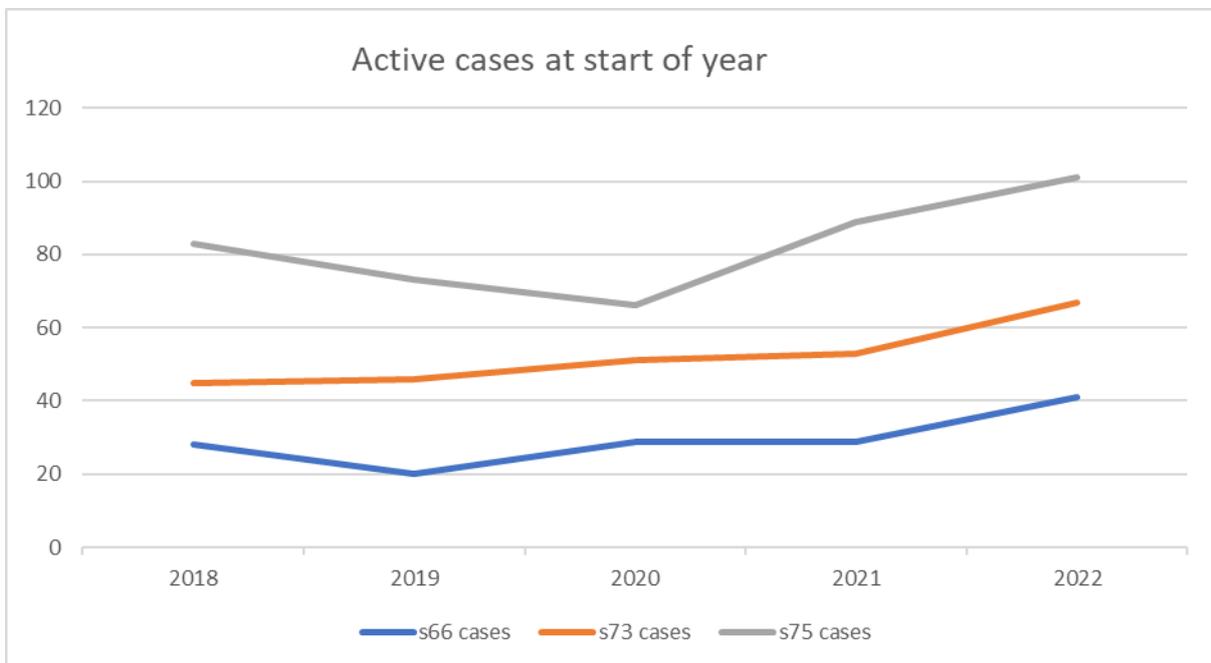
Homelessness

Over the last few years, and during the pandemic, the number of presentations to the homelessness service have remained broadly consistent. However during the pandemic an 'Everyone In' approach followed by changes in legislation by Welsh Government means that the case numbers at full homelessness duty (s75) have increased. The Housing Options team are less able to close cases at an earlier stage, due to lack of suitable housing options for people to move into. In addition the changes in legislation mean that people who were not eligible for support or accommodation at this stage due to not being in priority need are now eligible. This means that we support people for a longer period.

This can be represented by looking at the active case numbers over the last five years. The number of cases at all homelessness duty stages are trending upwards, and, in particular, the s75 cases have markedly increased.

Further information in this area can be found in the Rapid Rehousing Transition Plan.

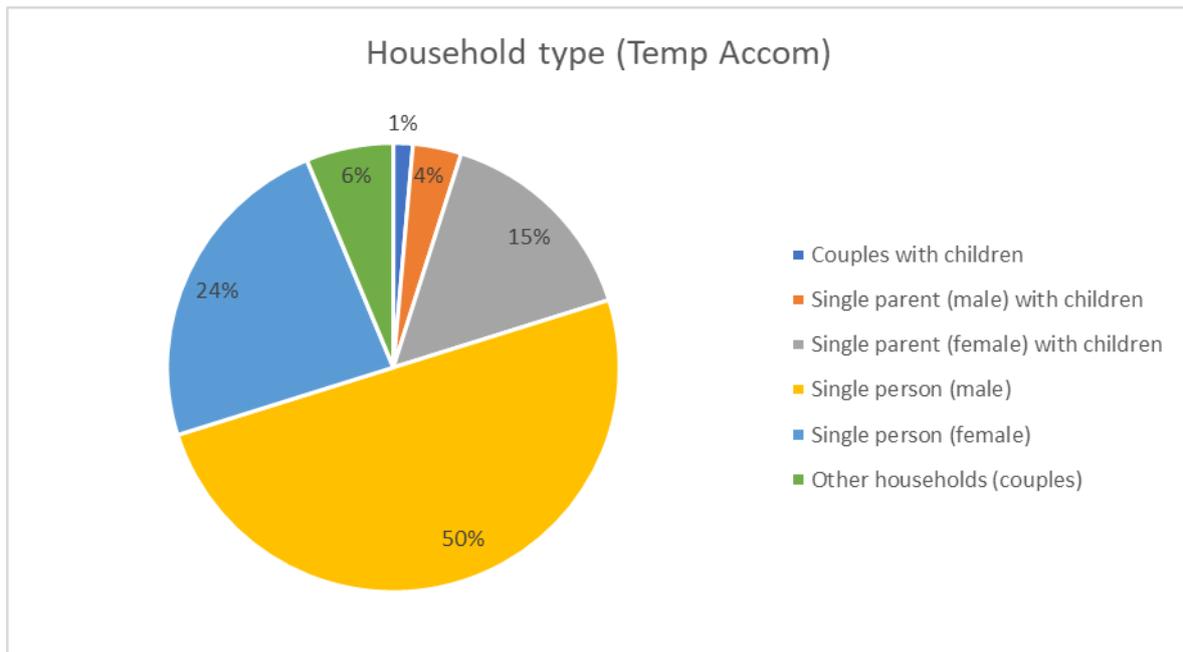
The table below shows active case numbers 2018–2022



Temporary Accommodation

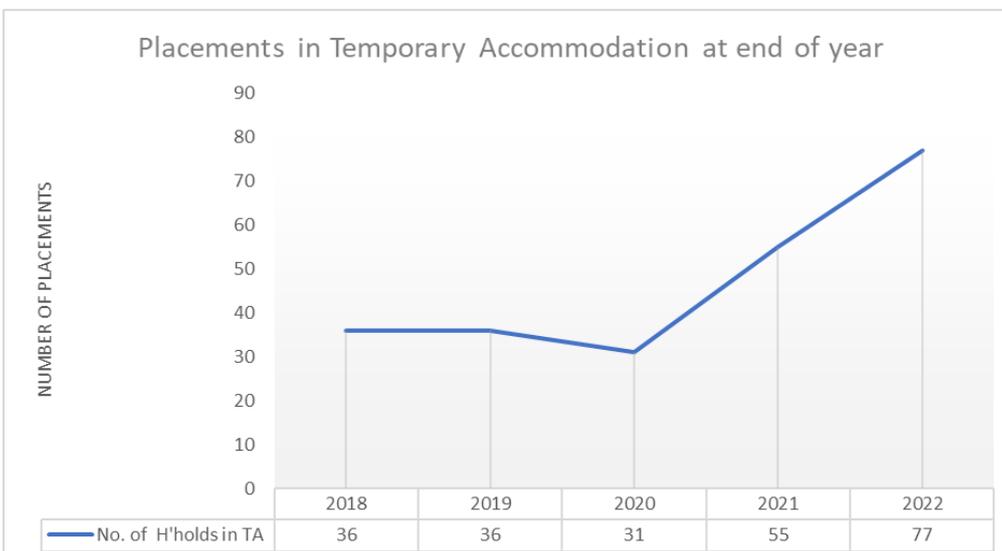
The data below looks at the makeup of households accommodated in temporary accommodation over 2021/2022. During this time 189 placements were made, accommodating 144 households.

Household type placed in temporary accommodation



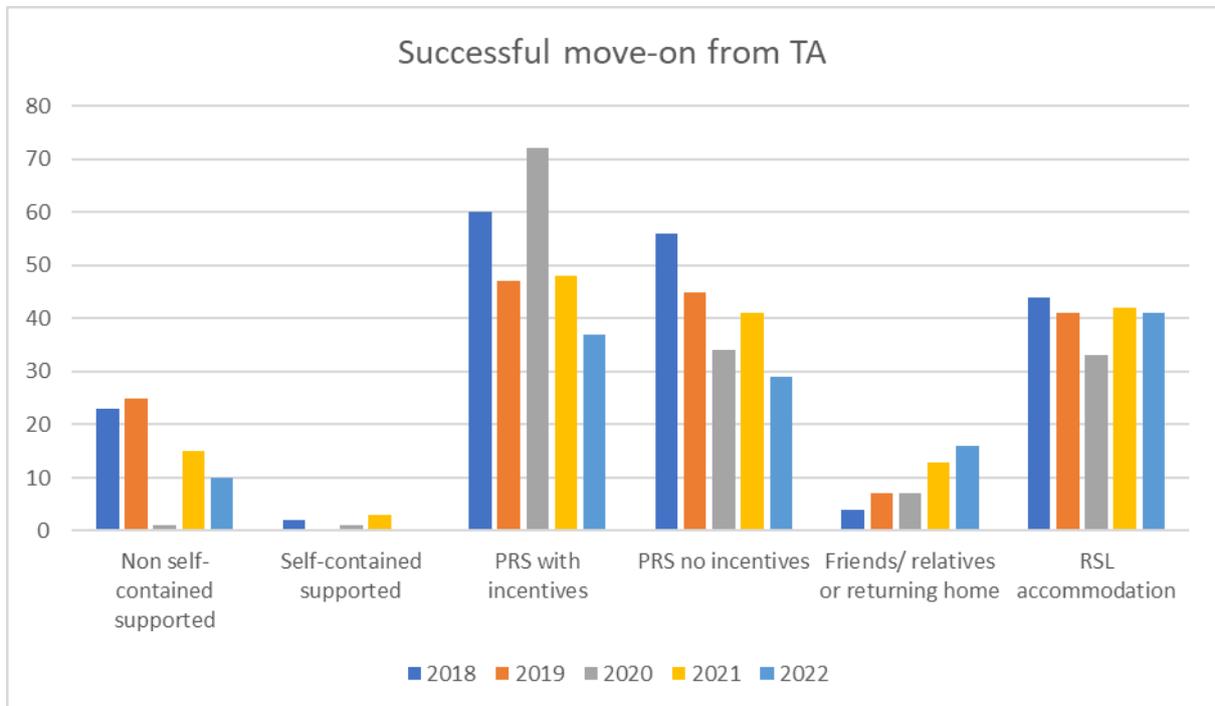
74% of all homeless placements are for single persons. This is in comparison to the Census 2011 data which indicates just 33.1% of the total population of Ceredigion is in a single person household.

Households placed in temporary accommodation



There is an increasing demand on temporary accommodation due to insufficient housing options for people.

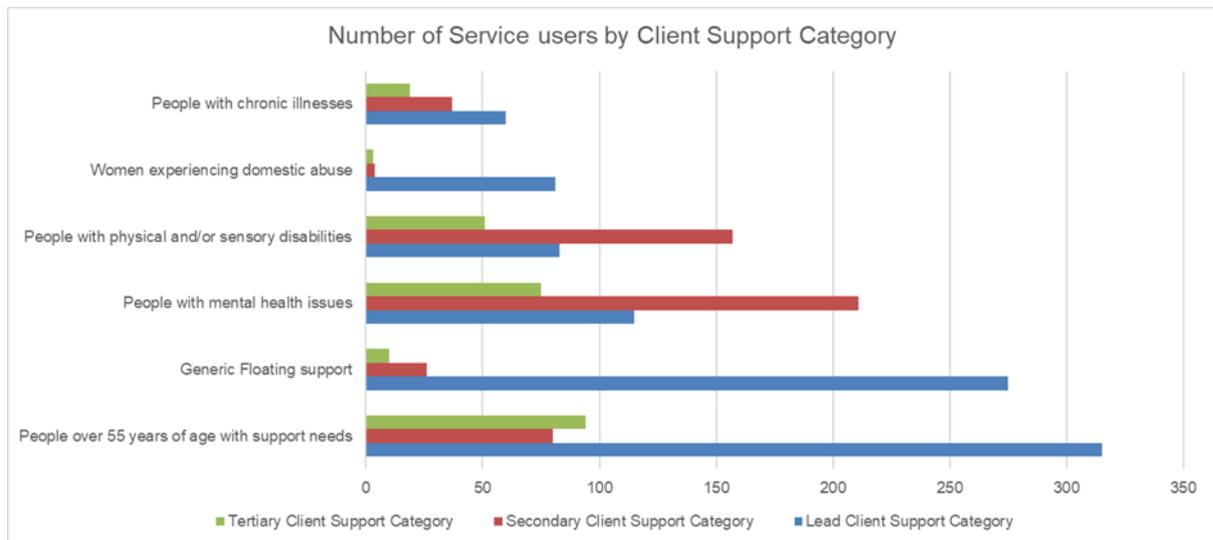
Successful move on from Temporary Accommodation 2018 –2022 (percentage)



The chart above shows the successful result of move on from temporary accommodation for the period 2018–2022. It is becoming increasingly more difficult to move-on homeless households from temporary accommodation to the private rented sector. The drop in numbers in 2020 was impacted by moving home being prevented for the large part due to the Pandemic. This had a knock on effect on the ability to move persons into particularly Registered Social Landlord properties and supported placements.

As a result of the Covid Pandemic, the Council worked hard to accommodate all those at risk, under an 'Everybody In' umbrella. This is shown in the increased number of Households accommodated in temporary accommodation. This has corresponded with a decrease in successfully discharging into the private rented sector. This has led to increased pressures on the Housing Options and Support team, highlighting the need to reconsider the move-on options available, including a review of the Common Allocation Policy.

Housing Support



The table above shows the needs of Service Users (Housing Support Needs Assessment)

Evidenced in the Housing Support Programme Needs Assessment and identified as priorities within the Housing Support Programme Plan, our focus will be to;

- Maintain current provision and enhance the range of specialist accommodation available
- Provide specialist accommodation to house individuals who are unwilling or unable to manage even the most basic accommodation
- Address lack of provision of supported accommodation for clients with complex needs and chaotic lifestyles

GLOSSARY OF TERMS

Accessible Housing Register	A register for applicants who are either mobility impaired or disabled and in need of suitably adapted properties. The Register is managed by the Local Authority on behalf of its partner Registered Social Landlords in Ceredigion.
Affordable Housing	Affordable housing can be generally referred to as "Low Cost Home Ownership". It can also include Discounted for Sale or Shared Ownership/Equity or Intermediate/affordable rented housing.
Affordable Housing Register	A register for applicants who are unable to access open market housing which is suitable for their needs. Applicants may be able to afford Intermediate Rent or Affordable Rent or alternatively qualify to buy one of the Low Cost Home Ownership options. The register is held by the Local Authority and is also available to Registered Social Landlords in Ceredigion.
Common Housing Register	The Housing Register is managed by Ceredigion County Council on behalf of its Registered Social Landlord Partners in order to match suitable applicants to social housing properties.
Community	The 'community' can be defined in a number of ways. It can be used to define a group of residents in a precise location. It can also be used to refer to a group of individuals who share a particular interest or viewpoint. Community is not simply about facilities but also about social networks, in terms of meeting and greeting. The importance that the Welsh language plays in this is significant in order to sustain the vitality of Welsh culture and language in Ceredigion. Evidence suggests that a high density of speakers is necessary for the Welsh language to be used as a normal vibrant community language. (National Welsh Language Survey 2013-15)
Commutated Sums	A Commuted Sum, in the context of the Ceredigion Local Development Plan, is the payment of a capital sum by a developer, to the Local Authority in lieu of on-site provision of affordable housing (where the local planning authority agree this is not possible) or where the construction of whole affordable housing units on site does not meet the developer's full obligation under the affordable housing policy. The payment is a contribution to a fund administered by the authority and used to supplement the development of affordable housing elsewhere in Ceredigion.

Disabled Facilities Grants (DFG)	The Disabled Facilities Grant can be used for adaptations and equipment required to enable a person to maintain independence in their home.
Energy Performance Certificate (EPC)	An Energy Performance Certificate (EPC) is a report that assesses the energy efficiency of a property and recommends specific ways in which the efficiency of your property could be improved.
Empty Property Action Plan	This Plan will help bring empty properties back into use and improve the physical condition of the existing environment, targeting those properties having a detrimental effect.
Fuel Poverty	A fuel poor household is defined as one which needs to spend more than 10% of its income on fuel to maintain a satisfactory heating regime (usually 21 degrees for the main living area, and 18 degrees for other occupied rooms)
Housing Support Grant	The purpose of the Housing Support Grant (HSG), funded by Welsh Government, is to prevent homelessness and support people to have the capability, independence, skills and confidence to access and/or maintain a stable and suitable home.
Housing Health and Safety Rating System (HHSRS)	The Housing Health and Safety Rating System (HHSRS) assesses 29 housing hazards and the effect that each may have on the health and safety of current or future occupants of the property. If a hazard is a serious and immediate risk to a persons' health and safety, this is known as a Category 1 hazard.
Houses in Multiple Occupation (HMO)	A house in multiple occupation is a property rented out by at least three people, who are not from the same household, but share facilities like the bathroom and kitchen.
Local Housing Allowance Rates (LHA)	The Valuation Office Agency Rent Officers determines Local Housing Allowance (LHA) rates used to calculate housing benefit for tenants renting from private landlords. LHA rates are based on private market rents being paid by tenants in the broad rental market area (BRMA). This is the area within which a person might reasonably be expected to live.

Local Housing Market Assessment	The Local Housing Market Assessment provides assistance in determining the level of housing demand in Ceredigion.
Older Person's Register	An Older Person's Register is a register for housing specifically suitable for person's over 55 years of age.
Rent Smart Wales	Rent Smart Wales process landlord registrations and grant licences to landlords and agents who need to comply with the Housing (Wales) Act 2014.
Rapid Rehousing Transition Plan	A Rapid Rehousing Transition Plan is a planning document intended to support local authorities make the transition to a Rapid Rehousing model of homelessness services.
Registered Social Landlords (RSLs)	Registered Social Landlords are private non-profit making organisations also called Housing Associations that provide low cost social housing.
Social Housing	Social Housing is housing that is let at low rents and on a secure basis to people in housing need. It is generally provided by Local Authorities and Housing Associations.
Social Housing Grant	Social Housing Grant is a grant given to Registered Social Landlords by Welsh Government and managed by the Local Authority. The grant aims to provide new affordable housing for rent and low cost home ownership.
Social Housing Prospectus	Local authorities are required to identify their strategic priorities for utilising Social Housing Grant and the Prospectus provides a summary of Ceredigion's housing priorities.



Cyngor Sir Ceredigion County Council - Integrated Impact Assessment (IIA)

An integrated tool to inform effective decision making

This **Integrated Impact Assessment tool** incorporates the principles of the Well-being of Future Generations (Wales) Act 2015 and the Sustainable Development Principles, the Equality Act 2010 and the Welsh Language Measure 2011 (Welsh Language Standards requirements) and Risk Management in order to inform effective decision making and ensuring compliance with respective legislation.

1. PROPOSAL DETAILS: (Policy/Change Objective/Budget saving)

Proposal Title	Housing Strategy, setting out Ceredigion's visions and plans for housing in the county for the next 5 years				
Service Area	Housing	Corporate Lead Officer	Greg Jones	Strategic Director	James Starbuck
Name of Officer completing the IIA	Cerys Purches-Phillips	E-mail	Cerys.purches-phillips@ceredigion.gov.uk	Phone no	Skype

Please give a brief description of the purpose of the proposal

The Local Authority plays a lead role in developing an approach to housing across all tenures in the County. The purpose of the Strategy is to ensure the delivery of more integrated housing and related services in order to meet local need, whilst also safeguarding the heritage and culture of the County. Sustaining existing communities is key to this strategy, and vital for the health of the Welsh language in Ceredigion.

Who will be directly affected by this proposal? (e.g. The general public, specific sections of the public such as youth groups, carers, road users, people using country parks, people on benefits, staff members or those who fall under the protected characteristics groups as defined by the Equality Act and for whom the authority must have due regard).

Residents of the County, across all tenures could be impacted by the strategy.

VERSION CONTROL: The IIA should be used at the earliest stages of decision making, and then honed and refined throughout the decision making process. It is important to keep a record of this process so that we can demonstrate how we have considered and built in sustainable development, Welsh language and equality considerations wherever possible.

Author	Decision making stage	Version number	Date considered	Brief description of any amendments made following consideration
Cerys Purches-Phillips	Scrutiny	1	13/04/2023	No changes, progress to Cabinet.
Cerys Purches-Phillips	Cabinet	1	02/05/2023	No changes, approval for public consultation.
Cerys Purches-Phillips	Scrutiny	2	18/09/2023	



COUNCIL STRATEGIC OBJECTIVES: Which of the Council's Strategic Objectives does the proposal address and how?	
Boosting the Economy, supporting Business and enabling employment.	The Strategy will have a positive impact on the local construction industry providing job opportunities in the development of new homes and adaption and improvement to existing homes. It will also provide the opportunity for residents to maintain a sustainable home as a basis to find secure employment.
Creating caring and healthy communities	The Strategy will provide opportunities to enable local people to remain in their communities, safeguarding cultural heritage and language, especially in areas of high proportion of Welsh speakers. The Strategy will aim to provide early assistance and support for peoples' housing needs, sustaining their accommodation or enabling them to move on where appropriate. The right level and type of support will be provided at the right time, to prevent escalation. Wherever possible, through a variety of options, we will maximise people's independence enabling them to remain in their own homes and communities.
Providing the best start in life and enabling Learning at all ages	The Strategy will provide the opportunity for residents to maintain a sustainable home as a basis to find education / secure employment.
Creatin sustainble, greener and well-connected communities	Providing quality housing, suitably located will enable people to stay in their own homes for longer, promoting community resilience. Improvements to existing homes can enhance an area giving a sense of community pride. The Strategy will support schemes to improve energy efficiency.

NOTE: As you complete this tool you will be asked for **evidence to support your views**. These need to include your baseline position, measures and studies that have informed your thinking and the judgement you are making. It should allow you to identify whether any changes resulting from the implementation of the recommendation will have a positive or negative effect. Data sources include for example:

- *Quantitative data - data that provides numerical information, e.g. population figures, number of users/non-users*
- *Qualitative data – data that furnishes evidence of people's perception/views of the service/policy, e.g. analysis of complaints, outcomes of focus groups, surveys*
- *Local population data from the census figures (such as Ceredigion Welsh language Profile and Ceredigion Demographic Equality data)*
- *National Household survey data*
- *Service User data*
- *Feedback from consultation and engagement campaigns*
- *Recommendations from Scrutiny*
- *Comparisons with similar policies in other authorities*
- *Academic publications, research reports, consultants' reports, and reports on any consultation with e.g. trade unions or the voluntary and community sectors, 'Is Wales Fairer' document.*
- *Welsh Language skills data for Council staff*

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2. SUSTAINABLE DEVELOPMENT PRINCIPLES: How has your proposal embedded and prioritised the five sustainable development principles, as outlined in the Well-being of Future Generations (Wales) Act 2015, in its development?			
Sustainable Development Principle	Does the proposal demonstrate you have met this principle? If yes, describe how. If not, explain why.	What evidence do you have to support this view?	What action (s) can you take to mitigate any negative impacts or better contribute to the principle?
Long Term Balancing short term need with long term and planning for the future.	<ul style="list-style-type: none"> The term for the Strategy is 5 years. After which it will be reviewed to ensure it is still meeting residents needs and amended accordingly. Short term needs are addressed through immediate response and support provision. 	The development of housing addresses longer term issues.	N/A
Collaboration Working together with other partners to deliver.	<ul style="list-style-type: none"> The Strategy has been developed in conjunction with Partners and will continue to need their support in order to fully maximise the potential of the strategy and its' delivery. The Strategy can only be realised through partnership working in both Public and Third Sector. 	Regular attendance at the Strategic Housing Partnership together with workshops held 9 th January 2023 and 12 th January 2023 to develop the Strategy. Partners include: Wales & West Housing, Ceredig, Barcud, HDUHB, together with Corporate Managers from other Council service areas.	N/A
Involvement Involving those with an interest and seeking their views.	<ul style="list-style-type: none"> We have sought involvement through a workshop held regarding the strategy to which stakeholders were invited and encouraged to contribute to the development of the strategy. Updates on the progression of the strategy are given regularly and considered at the Strategic Housing 	Regular attendance at the Strategic Housing Partnership together with workshops held 9 th January 2023 and 12 th January 2023 to develop the Strategy. Partners include:	N/A

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	Partnership. There will be a formal consultation process before adoption.	Wales & West Housing, Ceredig, Barcud, HDUHB, together with Corporate Managers from other Council service areas.	
Prevention Putting resources into preventing problems occurring or getting worse.	<ul style="list-style-type: none"> The Strategy embodies the aim of prevention in order to maintain independence and sustainable communities. 	Housing Support services will play a big role in prevention and escalation. Improving and adapting peoples home conditions will promote independence and sustainability.	The strategy will have a positive impact - improving the quality of housing which is suitably located, which can enable people to live at home for longer. It has the potential to create more resilient and connected communities and improve people's health and wellbeing. With a high density of Welsh speakers within the County, there is a need to ensure, as far as possible, that housing needs fosters and strengthen the language.
Integration Positively impacting on people, economy, environment and culture and trying to benefit all three.	The Housing Service is fully embedded in the Through Age Wellbeing model, holistically working with other Services for a person focussed outcome. The Stategy encourages collaboration and partnership working to ensure delivery of its' key priorities.	The Strategy has been developed with partners and will continue to be monitored through the Strategic Housing Partnership Meeting to ensure delivery of key outcomes.	Consider specific national strategies developed for protected groups, e.g. Armed Forces, Anti-Racism, Gypsy and Traveller.

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3. WELL-BEING GOALS: Does your proposal deliver any of the seven National Well-being Goals for Wales as outlined on the Well-being of Future Generations (Wales) Act 2015? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. We need to ensure that the steps we take to meet one of the goals aren't detrimental to meeting another.

Well-being Goal	Does the proposal contribute to this goal? Describe the positive or negative impacts-	What evidence do you have to support this view?	What action (s) can you take to mitigate any negative impacts or better contribute to the goal?
<p>3.1. A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs.</p>	<p>The strategy positively contributes to a prosperous Wales, through opportunities for local procurement, community involvement through local development and energy efficiency schemes.</p>	<p>Opportunities for local procurement are pursued through adaptations, development and energy efficiency. £4million is invested into the County through the Housing Support Programme.</p>	<p>Community benefits can be realised through procurement avenues.</p>
<p>3.2. A resilient Wales Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change).</p>	<p>The Strategy encourages opportunities for a resilient Wales to improve energy efficiency within peoples homes and build community resilience through the provision of sustainable cost effective homes.</p>	<p>Examples of funding bids for warmer homes together with other new development schemes. Evidence Papers contained in the Strategy support this view.</p>	<p>Requirements relating to environmental considerations will be addressed through Planning.</p>
<p>3.3. A healthier Wales People's physical and mental wellbeing is maximised and health impacts are understood.</p>	<p>The Strategy aims to improve the living environment which will have a positive impact on a persons physical and mental wellbeing.</p> <p>The Housing Support Programme, which supports the Housing Strategy, will address peoples physical and mental wellbeing, in the context of their housing need.</p>	<p>Housing Needs Assessment.</p> <p>Evidence Papers contained in the strategy outline the contributing factors and key statistics are shown as examples of improved living standards.</p>	<p>Close working with other Pyrths through the Through Age Wellbeing model.</p>

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		adaptations and affordable housing.	
<p>3.4. A Wales of cohesive communities Communities are attractive, viable, safe and well connected.</p>	<p>The Strategy will have a positive impact in creating attractive, viable, safe and well connected communities.</p>	<p>Evidence indicates that socio-economic status and deprivation, access to services and facilities, and crime, have the greatest impact on community cohesion and resilience. Provision of quality, affordable housing in the right location that meets residents needs will have a positive impact on both socio-economic status and deprivation. Enabling local people to remain in their communities will contribute towards sustaining cultural heritage and language.</p>	<p>The Housing Strategy has been strengthened to include working with communities and future housing needs.</p> <p>Requirements relating to community considerations will be addressed through Planning.</p>
<p>3.5. A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental well-being.</p>	<p>There is a positive impact for a globally responsible Wales through encouraging and supporting energy efficiency schemes in both new build and existing properties whilst reducing peoples' carbon footprint.</p> <p>The Housing Service actively supports Refugee Resettlement within the County.</p>	<p>Evidence of carbon reduction before and after schemes are implemented.</p>	

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<p>3.6. A more equal Wales People can fulfil their potential no matter what their background or circumstances.</p> <p><i>In this section you need to consider the impact on equality groups, the evidence and any action you are taking for improvement.</i> <i>You need to consider how might the proposal impact on equality protected groups in accordance with the Equality Act 2010?</i> <i>These include the protected characteristics of age, disability, gender reassignment, marriage or civil partnership, pregnancy or maternity, race, religion or beliefs, gender, sexual orientation.</i> Please also consider the following guide:: Equality Human Rights - Assessing Impact & Equality Duty</p>	<p>Describe why it will have a positive/negative or negligible impact.</p> <p><i>Using your evidence consider the impact for each of the protected groups. You will need to consider do these groups have equal access to the service, or do they need to receive the service in a different way from other people because of their protected characteristics. It is not acceptable to state simply that a proposal will universally benefit/disadvantage everyone. You should demonstrate that you have considered all the available evidence and address any gaps or disparities revealed.</i></p>	<p>What evidence do you have to support this view?</p> <p><i>Gathering Equality data and evidence is vital for an IIA. You should consider who uses or is likely to use the service. Failure to use <u>data</u> or <u>engage</u> where change is planned can leave decisions open to legal challenge. Please link to involvement box within this template. Please also consider the general guidance.</i></p>	<p>What action (s) can you take to mitigate any negative impacts or better contribute to positive impacts?</p> <p><i>These actions can include a range of positive actions which allows the organisation to treat individuals according to their needs, even when that might mean treating some more favourably than others, in order for them to have a good outcome. You may also have actions to identify any gaps in data or an action to engage with those who will/likely to be effected by the proposal. These actions need to link to Section 4 of this template.</i></p>																
<p>Age Do you think this proposal will have a positive or a negative impact on people because of their age? (Please tick ✓)</p> <table border="1" data-bbox="78 1066 779 1471"> <thead> <tr> <th></th> <th>Positive</th> <th>Negative</th> <th>None/ Negligible</th> </tr> </thead> <tbody> <tr> <td>Children and Young People up to 18</td> <td style="text-align: center;">✓</td> <td></td> <td></td> </tr> <tr> <td>People 18-50</td> <td style="text-align: center;">✓</td> <td></td> <td></td> </tr> <tr> <td>Older People 50+</td> <td style="text-align: center;">✓</td> <td></td> <td></td> </tr> </tbody> </table>		Positive	Negative	None/ Negligible	Children and Young People up to 18	✓			People 18-50	✓			Older People 50+	✓			<p>There is a positive impact for all age groups as we are creating homes which are suitable for each stage of life from safe, warm homes for children, families and through to adapted and independent homes for the elderly.</p> <p>Within the Housing Strategy there is a recognised need for smaller housing suitable for younger people wishing to establish themselves in the area.</p>	<p>21% of households on the Ceredigion Housing Register have requested Older Persons' Accommodation.</p> <p>Evidence papers and key statistics contained in the Strategy support this view.</p> <p>Ceredigion's population is expected to age over the coming years, with significant increases in the numbers of people aged 65 and over, and more particularly in the 85+ age group. As life</p>	<p>Actions have already been taken to better contribute to positive impacts for young people and older people.</p> <p>There are specific Housing Support commissioned services to address the needs of younger and older age groups.</p>
	Positive	Negative	None/ Negligible																
Children and Young People up to 18	✓																		
People 18-50	✓																		
Older People 50+	✓																		

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				<p>There is an equal desire and need for Older Persons' accommodation and as such, developments are in the pipeline for appropriate schemes.</p>	<p>expectancy increases, the demand for housing which is suited to the needs of the elderly is likely to increase further.</p> <p>Data from 2021 Census for Ceredigion:</p> <table border="1"> <thead> <tr> <th>Age Group</th> <th>Population</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>0-18</td> <td>12,572</td> <td>18</td> </tr> <tr> <td>18-50</td> <td>26,168</td> <td>37</td> </tr> <tr> <td>50+</td> <td>32,728</td> <td>46</td> </tr> <tr> <td>Total</td> <td>71,468</td> <td>100*</td> </tr> </tbody> </table> <p><i>Figures do not sum to exactly 100% due to computer roundings</i></p> <p>A higher share of the population in Ceredigion (26%) is of retirement age than in Wales in general (21%).</p>	Age Group	Population	%	0-18	12,572	18	18-50	26,168	37	50+	32,728	46	Total	71,468	100*	
Age Group	Population	%																			
0-18	12,572	18																			
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Total	71,468	100*																			

<p>Disability Do you think this proposal will have a positive or a negative impact on people because of their disability? (Please tick ✓)</p>				<p>19% of households on the Ceredigion Housing Register have requested an adapted property, thus creating the Accessible Housing Register. The Accessible Housing Register needs are</p>	<p>Evidence papers and key statistics contained in the Strategy support this view.</p> <p>The 2021 Census identifies 22% of the population as having a long term health</p>	<p>There are specific Housing Support commissioned services to address the needs of disabled people.</p>
Hearing Impairment	Positive	Negative	None/ Negligible			
	✓					

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Physical Impairment	Positive	Negative	None/ Negligible	<p>considered when planning social housing developments. Adaptations can be realised through the Disabled Facilities Grants process, where small and medium grants are no longer means tested.</p> <p>It is important to provide a range of housing services that enable people to maintain their independence and wellbeing through each stage of life.</p> <p>There is a positive impact for the full range of disabilities as future housing should address individuals needs as and when they occur.</p>	<p>problem or disability which limits their day to day activities.</p>	
	✓					
Visual Impairment	Positive	Negative	None/ Negligible			
	✓					
Learning Disability	Positive	Negative	None/ Negligible			
	✓					
Long Standing Illness	Positive	Negative	None/ Negligible			
	✓					
Mental Health	Positive	Negative	None/ Negligible			
	✓					
Other	Positive	Negative	None/ Negligible			
	✓					
<p>Transgender Do you think this proposal will have a positive or a negative impact on transgender people? (Please tick ✓)</p>				<p>There will be no differential impact on transgender persons.</p> <p>Individual needs are identified through application and addressed accordingly.</p>	<p>Figures on gender reassignment are difficult to establish since most people experiencing gender dysmorphia are likely to wish to remain undetected.</p> <p>One in eight people in Ceredigion aged under 35 years old identify with an LGBTQA+ sexual orientation, new census figures show.</p>	<p>Individual needs are identified and a person centered approach taken to support.</p>
Transgender	Positive	Negative	None/ Negligible			
			✓			

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					<p>The Census data shows 1,660 people aged between 16 and 24 years old in Ceredigion said they identified with a sexuality other than heterosexual when the Census took place in March 2021, alongside 500 aged 25 to 34.</p> <p>In addition, the latest Census figures show that 1 in 8 people in Ceredigion, aged under 35 years old identify with an LGBTQA+ orientation.</p>	
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Marriage or Civil Partnership Do you think this proposal will have a positive or a negative impact on marriage or Civil partnership? (Please tick ✓)				The Strategy aims to provide housing to suit the individuals need irrespective of marital status.	According to 2021 Census Reports, the proportion of married people is at 43.1%, which is slightly less than 43.8% across Wales as a whole. The proportion of a same-sex civil partnership is at 0.2%, which is higher than the 0.1% across both Wales and England.	Individual needs are identified and a person centered approach taken to support.
Marriage	Positive	Negative	None/ Negligible			
			✓			
Civil partnership	Positive	Negative	None/ Negligible			
			✓			

Pregnancy or Maternity Do you think this proposal will have a positive or a negative impact on pregnancy or maternity? (Please tick ✓)				The Strategy aims to provide housing to suit the individuals need. Pregnant women and women with dependant children are considered as priority need for homelessness.	Legislative requirement.	Individual needs are identified and a person centered approach taken to support.
Pregnancy	Positive	Negative	None/ Negligible			
			✓			

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Maternity	Positive	Negative	None/ Negligible			
			✓			

Race Do you think this proposal will have a positive or a negative impact on race? (Please tick ✓)				Customs, beliefs and traditions within diverse communities will be respected. Development of affordable housing sites contain a mix of housing types to meet diverse needs and culturally appropriate accommodation. Gypsy & Traveller needs are catered for through a regular Accommodation Assessment. The Council participates in National Refugee Resettlement schemes.	The majority of Ceredigion's residents (96.2%) are white, with the majority of those being White Welsh, Scottish, Northern Irish, English, or British. The next largest ethnic group in Ceredigion is Asian, Asian British or Asian Welsh with 1,096 people or 1.5% of the County's population. A further 867 or 1.2% of the population are from Mixed or Multiple ethnic groups, and 366 or 0.5% are Black, Black British, Black Welsh, Caribbean or African.	The use of interpretation services might be required for service users who are migrants and have limited or no Welsh/English language skills. Consider Anti-Racist Wales Action Plan.
White	Positive	Negative	None/ Negligible			
	✓					
Mixed/Multiple Ethnic Groups	Positive	Negative	None/ Negligible			
	✓					
Asian / Asian British	Positive	Negative	None/ Negligible			
	✓					
Black / African / Caribbean / Black British	Positive	Negative	None/ Negligible			
	✓					
Other Ethnic Groups	Positive	Negative	None/ Negligible			
	✓					

Religion or non-beliefs Do you think this proposal will have a positive or a negative impact on people with different religions, beliefs or non-beliefs? (Please tick ✓)				Customs, beliefs and traditions within diverse communities will be respected.	The largest proportion of the population in Wales describe themselves in the 2021 Census as having no religion (47%), followed by Christian (44%). Muslim is the next largest group in Wales with 66,947 members representing 2.2% of the population. In Ceredigion, the largest proportion of the population	N/A
Christian	Positive	Negative	None/ Negligible			
	✓					
Buddhist	Positive	Negative	None/ Negligible			
	✓					

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Hindu	Positive	Negative	None/ Negligible	state their religion as Christian (47%), followed by no religion (43%). Other religions, which includes Pagan, Spiritualism and Spiritualist are the next largest group at 0.9% of the population.		
	✓					
Humanist	Positive	Negative	None/ Negligible			
	✓					
Jewish	Positive	Negative	None/ Negligible			
	✓					
Muslim	Positive	Negative	None/ Negligible			
	✓					
Sikh	Positive	Negative	None/ Negligible			
	✓					
Non-belief	Positive	Negative	None/ Negligible			
	✓					
Other	Positive	Negative	None/ Negligible			
	✓					
Sex Do you think this proposal will have a positive or a negative impact on men and/or women? (Please tick ✓)				The Strategy aims to provide housing to suit the individuals need.	According to the 2021 Census, females (51%) account for slightly more of the population in Ceredigion than males (49%).	N/A
Men	Positive	Negative	None/ Negligible			
	✓					
Women	Positive	Negative	None/ Negligible			
	✓					

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Sexual Orientation Do you think this proposal will have a positive or a negative impact on people with different sexual orientation? (Please tick ✓)				The Strategy strives to provide suitable accommodation for all specified groups. There will be no differential impact. Individual needs are identified through application and addressed accordingly.	For the first time in 2021, information on sexual orientation was recorded in a Census. In Ceredigion, 85% identified as Straight or Heterosexual, with 10% choosing not to answer this question. A further 3% or 1,617 are bisexual, and 2% or 941 are gay or lesbian. Prior to the Census in 2021, it had been estimated that 5-7% of the population were lesbian, gay or bisexual.	N/A
Bisexual	Positive	Negative	None/ Negligible			
	✓					
Gay Men	Positive	Negative	None/ Negligible			
	✓					
Gay Women / Lesbian	Positive	Negative	None/ Negligible			
	✓					
Heterosexual / Straight	Positive	Negative	None/ Negligible			
	✓					

In further regard of a more equal Wales, we have considered also the following specific groups.

Armed Forces Personnel Do you think this proposal will have a positive or a negative impact on Armed Forces Personnel? (Please tick ✓)				The Common Housing Register gives additional consideration to this Group. Information on this is collated and monitored.	The Census 2021 tell us that 2525 people in Ceredigion (4.1%) have previously served in the Armed Forces, compared with 4.5% across Wales.	N/A
AF Personnel	Positive	Negative	None/ Negligible			
	✓					

Carers Do you think this proposal will have a positive or a negative impact on Armed Forces Personnel? (Please tick ✓)				There is a positive impact for the full range of disabilities and their Carers, future housing should address individuals needs as and when they occur.	According the Census 2021, there are 7,421 unpaid carers in Ceredigion. There are 2,338 providing 50 hours per week or more which is slightly higher than the 2,225 in 2011.	N/A
Carers	Positive	Negative	None/ Negligible			
	✓					



Having due regards in relation to the three aims of the Equality Duty - determine whether the proposal will assist or inhibit your ability to eliminate discrimination; advance equality and foster good relations.

3.6.2. How could/does the proposal help advance/promote equality of opportunity?

You should consider whether the proposal will help you to: ● Remove or minimise disadvantage ● To meet the needs of people with certain characteristics ● Encourage increased participation of people with particular characteristics

The Strategy will help promote equality of opportunity for all residents to be provided with safe, quality, affordable living accommodation suitable to their individual needs.

3.6.3. How could/does the proposal/decision help to eliminate unlawful discrimination, harassment, or victimisation?

You should consider whether there is evidence to indicate that: ● The proposal may result in less favourable treatment for people with certain characteristics ● The proposal may give rise to indirect discrimination ● The proposal is more likely to assist or impeded you in making reasonable adjustments

The Strategy helps to eliminate discrimination by being accessible to all groups, and by making reasonable adjustments, whenever required.

3.6.4. How could/does the proposal impact on advancing/promoting good relations and wider community cohesion?

You should consider whether the proposal with help you to: ● Tackle prejudice ● Promote understanding

No group is shown favour and the strategy encourages inclusivity. We aim to provide inclusive housing to all those in need and to encourage and support community cohesion within diverse communities. Peer support within communities is encouraged through the Housing Support Programme.

Having due regard of the Socio-Economic Duty of the Equality Act 2010.

Socio-Economic Disadvantage is living in less favourable social and economic circumstances than others in the same society.

As a listed public body, Ceredigion County Council is required to have due regard to the Socio-Economic Duty of the Equality Act 2010. Effectively this means carrying out a poverty impact assessment. The duty covers all people who suffer socio-economic disadvantage, including people with protected characteristics.

3.6.5 What evidence do you have about socio-economic disadvantage and inequalities of outcome in relation to the proposal?

Describe why it will have a positive/negative or negligible impact.

Evidence points to those with low incomes having restricted housing choices which can impact their opportunities within their local community, for support, employment and education.

What evidence do you have to support this view?

LHMA, Census Data, Wellbeing Plan, Demographics.

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What action(s) can you take to mitigate any negative impacts or better contribute to positive impacts?
Housing Support Programme provides assistance and advice around money management, income maximisation, budgetting, healthy lifestyles and managing accommodation. The Housing Strategy also aims to maximise delivery of affordable housing and affordable housing options.

3.7. A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh Language are promoted and protected. <i>In this section you need to consider the impact, the evidence and any action you are taking for improvement. This in order to ensure that the opportunities for people who choose to live their lives and access services through the medium of Welsh are not inferior to what is afforded to those choosing to do so in English, in accordance with the requirement of the Welsh Language Measure 2011.</i>				Describe why it will have a positive/negative or negligible impact.	What evidence do you have to support this view?	What action (s) can you take to mitigate any negative impacts or better contribute to positive impacts?
Will the proposal be delivered bilingually (Welsh & English)?	Positive	Negative	None/ Negligible	The Strategy will be available in both Welsh and English.	Bilingual copies of the final Strategy will be available on the corporate website in accordance with full compliance with the Council Welsh Language Standards.	N/A
	✓					
Will the proposal have an effect on opportunities for persons to use the Welsh language?	Positive	Negative	None/ Negligible	Impact is positive in this case. Communities are changing in Ceredigion, and this is having an effect on language use. Within the Strategy we aim to	Ceredigion Welsh Language Profile: 45.3% (31,678) of the population over 3 years old are welsh speakers according to Census 2021 returns.	N/A
	✓					

Cyngor Sir Ceredigion County Council - Integrated Impact Assessment (IIA)

An integrated tool to inform effective decision making



				<p>(i) Ensure that there are affordable homes for local people so that they can remain in their communities and sustain the vitality of the language.</p> <p>(ii) Ensure that there are sufficient homes available for young people, should they wish to establish themselves in the County.</p>	We record applicants language of choice on application.	
Will the proposal increase or reduce the opportunity for persons to access services through the medium of Welsh?	Positive	Negative	None/ Negligible	Impact is positive.	Applicants can apply in either Welsh or English and receive a full service.	N/A
	✓			Service users may access their housing service in Welsh or English in accordance with the Council's language policy.		
How will the proposal treat the Welsh language no less favourably than the English language?	Positive	Negative	None/ Negligible	The Strategy and relevant documents will be available in both languages.	One of the principle aims of the 'Housing for All' Strategy is to address affordable housing for local people. The Strategy aims to ensure sufficient opportunities for local people to access affordable or social	N/A
	✓			We are always mindful of language and culture and seek to provide homes for local people to remain in their communities in		

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				order for the language to thrive.	housing through having a local connection. Feedback received through the Consultation phase has confirmed this. Where a number of respondents stated that the Strategy would not have a negative impact on the Welsh language.	
Will it preserve promote and enhance local culture and heritage?	Positive	Negative	None/ Negligible	The Strategy will aim to have a positive effect on local culture and heritage as it aims to increase affordable homes for local people.	Actions will address the needs of local residents which includes language needs, and protecting cultural heritage of the county.	N/A
	✓					

4. STRENGTHENING THE PROPOSAL: If the proposal is likely to have a negative impact on any of the above (including any of the protected characteristics), what practical changes/actions could help reduce or remove any negative impacts as identified in sections 2 and 3?

4.1 Actions.

What are you going to do?	When are you going to do it?	Who is responsible?	Progress

4.2. If no action is to be taken to remove or mitigate negative impacts please justify why.

(Please remember that if you have identified unlawful discrimination, immediate and potential, as a result of this proposal, the proposal must be changed or revised).

No negative impacts identified.



4.3. Monitoring, evaluating and reviewing.

How will you monitor the impact and effectiveness of the proposal?

The impact and the effectiveness of the Strategy will be monitored through Strategic Housing Partnership and continuous conversations with Partners.

5. RISK: What is the risk associated with this proposal?

Impact Criteria	1 - Very low	2 - Low	3 - Medium	4 - High	5 - Very High
Likelihood Criteria	1 - Unlikely to occur	2 - Lower than average chance of occurrence	3 - Even chance of occurrence	4 - Higher than average chance of occurrence	5 - Expected to occur

Risk Description	Impact (severity)	Probability (deliverability)	Risk Score
No risks identified			<i>Probability x Impact e.g. 3 x 5 = 15</i>

Does your proposal have a potential impact on another Service area?

Yes, partnership working with Through Age Wellbeing model and Economy and Regeneration will ensure maximum positive impact throughout the County.

6. SIGN OFF

Position	Name	Signature	Date
Service Manager	Llŷr Hughes		14/03/2023
Corporate Lead Officer	Greg Jones		15/08/2023
Corporate Director	James Starbuck		15/03/2023
Portfolio Holder	Cllr Matthew Vaux		15/03/2023

To what extent do you agree or disagree with the Housing Strategy's overall vision? “There will be sufficient and sustainable accommodation to meet residents’ needs now and in the future”	
<p> ● Strongly Agree 12 ● Agree 7 ● Neutral 7 ● Disagree 4 ● Strongly Disagree 4 </p>	
Please tell us why:	Housing Team Response
Living in appropriate and sustainable accommodation is a basic right for all that live in the county.	Agreed.
It is a good vision but having read the document I'm not clear on the specifics of how this will be achieved.	Objectives and priorities are highlighted within the Strategy. An Action Plan will be developed in due course.
Sounds good - but also sea level rise - need communities out of eventual reach -allow if increase of communities uphill, inland will also be more resilient.	Subject to flood consequence assessment under planning policy.

<p>It's all very well making these bold statements, but they need to be supported by evidence and proof that this will be the case.</p>	<p>Evidence will be provided periodically through the monitoring of the Strategy and achievements. Unable to provide evidence in advance that this will happen, only commitment and willingness to undertake the actions.</p>
<p>There is a significant lack of suitable and sustainable accommodation in Ceredigion now. Rents have jumped, house prices have sky rocketed. Choice is extremely limited.</p>	<p>Agreed.</p>
<p>Planning is expensive and not appropriate.</p>	<p>National Government set Planning charges.</p>
<p>Too many empty buildings, have been empty for years</p>	<p>The Empty Property Action Plan and measures are underway and highlighted within the strategy.</p>
<p>As long as the emphasis is on the residents of the county and not people from away.</p>	<p>The Housing Strategy is a Strategy for the housing needs of the County.</p>
<p>Shortage of accommodation</p>	<p>Agreed and highlighted within the Strategy.</p>
<p>Without viewing against a map of nvz's and sea level rise predictions not possible to comment</p>	<p>Noted.</p>
<p>Keep people in the area to carry out local services.</p>	<p>The Strategy aims to address local need.</p>
<p>There is not currently enough housing, and the standards are low</p>	<p>The intention is to tackle this through the Strategy.</p>

<p>The aim is honourable – but need to ensure that they are for LOCAL residents and also that they are the RIGHT TYPE of homes in the correct locations</p>	<p>Local residents are given assurances through local policy. The right types of homes in the correct locations are driven by demand and need captured and evidenced.</p>
<p>The current strategy has failed because the policy to build most of the new houses in the towns and larger villages has failed. There is a demand for new housing in the smaller villages e.g., Ffosyffin, a village within walking distance of the town of Aberaeron.</p>	<p>Planning Policy is set by National Government.</p>
<p>You don't build appropriate houses in appropriate places that are sustainable.</p>	<p>Properties are built in accordance with the Local Development Plan, following national guidance. Housing is designed to be sustainable and long term.</p>
<p>Because people need places to live. There needs to be far more affordable housing</p>	<p>Agreed.</p>
<p>It is important that homes are available for local people within their communities</p>	<p>Agreed.</p>
<p>There are already empty houses in my area that require restoration or are unsold. Also, recently housing association properties have attracted remnants from outside the area bringing with them 'problems'. Nobody local even applied for these vacant houses yet Ceredigion insist there's a shortage of local housing?????</p>	<p>The Empty Property Action Plan is in place to help to tackle empty properties. Housing Association properties are allocated in accordance with the Common Allocation Policy.</p> <p>Unclear if this is referring to private or social housing.</p>

<p>I feel that the strategy needs to further align with the needs of younger people, and in particular look at the planning application process. There is very little rented accommodation. In addition, there is not enough detail with regards to the student population.</p>	<p>Noted. The Strategy aims to increase supply of sufficient housing for all. Student accommodation and population is not within the remit of the Housing Strategy but is considered in the Local Development Plan.</p>
<p>As I have disabled sons living independently who need their homes adapting so they can carry on living independently their homes also need bringing up to standard repairs need doing have been reported numerous phone calls made but no repairs done their housing association is [REDACTED]</p>	<p>This appears to be a tenancy issue and does not form part of the Housing Strategy.</p>
<p>It looks at a number of different avenues to provision.</p>	<p>Agreed.</p>
<p>Need to make sure all housing commitments are met.</p>	<p>Agreed – monitoring commitments will be undertaken.</p>
<p>There isn't a lot of suitable accommodation in Ceredigion</p>	<p>The intention is to tackle this through the Strategy.</p>
<p>That's the plan from what I read</p>	<p>Agreed.</p>
<p>Because the focus is on house buyers. Social housing depletion is the single most damning aspect of decades of social collapse. Wales often leads the way and Ceredigion should take the helm on this crucial matter</p>	<p>Disagree, the focus is for a variety of housing solutions. Ceredigion works in Partnership to deliver much needed social housing and maximise funding available.</p>
<p>Building costs, planning rules, Rent Smart Wales' attitude towards home owners.</p>	<p>Noted.</p>

<p>Suitable - the emphasis should be on the needs of local people. Sustainable - to reach carbon zero</p>	<p>The Housing Strategy aims to address this through encouragement of future development and Carbon zero fitment.</p>
<p>Housing need exceeds supply. General economic pressure will contribute towards the homelessness problem and could impede housing delivery along with the issue of phosphates.</p>	<p>The Housing Strategy aims to address these problems.</p>
<p>Supportive of the Council's intention to work with partners to deliver affordable housing through the use of publicly owned assets – but not necessarily at market value.</p>	<p>Close liaison will continue with the Estates Team.</p>
<p>Welcome the information on social housing demand defined by number of bedrooms and significant need for 1 bed units.</p>	<p>Noted.</p>
<p>Welcome the information on the increased need on the Common Housing Register for Older Persons' Accommodation – particularly given Barcud's sheltered housing stock.</p>	<p>Noted.</p>
<p>Supportive of the Council's desire to work with partners to deliver a range of adaptations to support independent living and hospital discharge – as Tai Ceredigion did through the provision of 2 adapted bungalows at Bro Teifi, Cardigan under the Integrated Care Fund.</p>	<p>Noted.</p>
<p>Suitable housing is a minimum expectation for family and individual life. Sustainable housing is an immediate and increasing priority in the wider environmental context. Measurability of Outcomes need to be included as they are vague and imprecise currently.</p>	<p>The Strategy aims to address these issues. Measures are included within the document.</p>

To what extent do you agree or disagree with this priority?

"Increasing supply and improving housing conditions"

● Strongly Agree	12
● Agree	7
● Neutral	10
● Disagree	3
● Strongly disagree	2



Please tell us why:

Housing Team Response:

Agree with the intention of ensuring an appropriate supply amount of housing however the biggest problem is ensuring affordable homes to residents.

Agreed.

A leading question - obviously I'm going to agree.

Agree - but older housing stock should be protected and looked after - guidance for older housing stock should be available if needed - i.e., on the need for breathability.

Agree that existing stock is important. Specialist advice is not available from the Housing Team.

Private rental properties are financially out of the reach of the average family. Rents have increased significantly. There needs to be affordable housing for all, but particularly for young people and families from Ceredigion to stop them moving away from the area.

Delivery of new schemes and affordable options aims to tackle this.

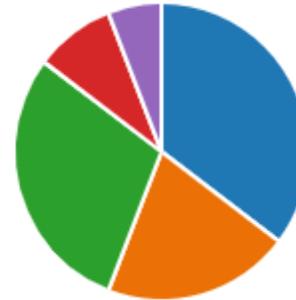
<p>I currently rent but would like to buy. After an internal collapse at my previously rented accommodation in 2021, I was seriously anxious that it would happen again, so I wanted to move, it took me 7 months to find anywhere else suitable to rent in the local area. Stop making us live in places where we feel unsafe. There was also a serious rodent problem (in my kitchen cupboards) that it took months for the landlord to sort out.</p>	<p>Rented properties must reach minimum standard which can be enforced by the Housing Standards Team.</p>
<p>Again, planning is the main obstacle for the individual.</p>	<p>Planning Policy is set by National Government.</p>
<p>Taking away green space to build houses without using empty buildings first.</p>	<p>The Empty Property Action Plan and Housing Strategy both aim to tackle empty buildings.</p>
<p>Is this the Council's role? Without viewing against a map of nvz's and sea level rise predictions not possible to comment.</p>	<p>Noted.</p>
<p>Give youngster's a chance to live in the area.</p>	<p>Housing Strategy aims to give choice to the people of Ceredigion.</p>
<p>There is not currently enough housing, and the standards are low.</p>	<p>The Housing Strategy aims to address these problems.</p>
<p>There is a need to increase the supply ... but how? There is a need to decrease the number of second homes, of holiday homes, and empty homes. Building new houses is not the answer - this only serves the open market and the influx of people.</p>	<p>Noted. Planning Policy are considering options around the issues of second homes.</p> <p>Empty properties are targeted through the Empty Property Action Plan.</p> <p>Building of new social housing does not create influx of people and is policy led.</p>

To meet the needs of modern society.	Noted.
Again, they must be sustainable meeting the highest environmental standards, built in appropriate locations with appropriate facilities.	Houses are built to Building Control standards, which include Energy Efficiency measures.
Slap them up the quality will suffer. Loads of problems in a new estate near to me.	New build houses must meet building regulations.
There is not sufficient choice of houses of a high standard for families and those that need housing.	The Housing Strategy aims to address these problems.
Building extra housing for who? There is no infrastructure to cope - room in schools, doctors' surgery, transport, local amenities (which Ceredigion have already closed). Day centre amenities for the elderly / vulnerable etc etc.	Infrastructure is considered as part of the Planning Application. The Housing Team are led by demand and need.
Lack of supply at the moment.	The Housing Strategy aims to address this problem.
My sons live on [REDACTED] in New Quay the properties need up dating, roofs, gutters, exterior walls, nothing been done in years.	This is a tenancy issue and does not form part of the Housing Strategy Consultation.
Good conditions are imperative.	Agreed.
There is a lot of bad housing. Managed by housing associations.	This is a tenancy issue and does not form part of the Housing Strategy Consultation.
That's the plan from what I read.	Agreed.

Because the availability and standard of housing is the fulcrum for a successful society.	Agreed.
There must be standards, but without forgetting the costs of the work.	Agreed.
Housing which is affordable to buy and to rent is needed for local people – and young people and young families in particular.	Agreed - The Housing Strategy aims to address these problems.
These should always be clear ambitions.	Agreed.
Note the need for greater numbers of construction workers.	Noted and agreed.
Welcome the need to look at alternative methods of construction in order to make schemes viable. Barcud has recently completed a modular development of one bed flats in Penparcau, Aberystwyth.	Noted and agreed.
Suitable housing is a minimum expectation for family and individual life. Sustainable housing is an immediate and increasing priority in the wider environmental context. Measurability of Outcomes need to be included as they are vague and imprecise currently.	The Strategy aims to address these issues and measures are included within the document.

Do you agree or disagree with the proposed objectives and actions in the strategy for the **Increasing supply and improving housing conditions** priority?

● Strongly Agree	12
● Agree	7
● Neutral	10
● Disagree	3
● Strongly disagree	2



Please tell us why:

Housing Team Response:

Again, I'm not clear on the specifics as to how this will be achieved.

Priorities, actions and objectives are highlighted within the Strategy, specifics will be in the Action Plan.

Sounds good but there should also be support for residents to self-build eco homes.

The type and construction of a property is governed by Planning Policy and regulations.

<p>There are no concrete plans. I don't think this plan it's going to do a thing. Where is the commitment to relaxing planning restrictions? Why is Ceredigion not taking part in Self Build Wales? Where is the commitment to fast-track the massively delayed Local Development Plan to show where recategorization of farming land to housing will be permitted? This document is a load of waffle with no real plan of action.</p>	<p>The Strategy is high level and plans will develop as the Strategy evolves.</p> <p>Planning Policy is led by national guidance. The current Local Development Plan is on pause, options for the replacement Local Development Plan will be developed and such issues will be considered.</p>
<p>It won't be done; Ceredigion puts too many obstacles in the way.</p>	<p>National legislation and locally adopted policy must be adhered to. The Strategy needs to work within imposed constraints.</p>
<p>Provided it doesn't affect the standard of living in the houses that exist already.</p>	<p>Noted, this is not the intention of the Housing Strategy.</p>
<p>Without viewing against a map of nvz's and sea level rise predictions not possible to comment.</p>	<p>Noted.</p>
<p>This needs to be done and is long overdue.</p>	<p>Noted.</p>
<p>There is a need to increase the supply ... but how? There is a need to decrease the number of second homes, of holiday homes and empty homes. Building new houses is not the answer - this only serves the open market and the influx of people.</p>	<p>Increasing supply is tackled as an objective, including delivery of new builds and bringing empty properties back into use.</p>
<p>Had to be appropriate.</p>	<p>Noted.</p>

<p>There is a shortage of energy efficient houses across the County and there should be grants available to ensure that all owners and private landlords have the opportunity to improve the energy efficiency of the housing stock.</p>	<p>Energy Efficiency Grants are available through Ceredigion County Council.</p>
<p>No need as current situation proves there's a glut.</p>	<p>Disagree, housing statistics show a demand for housing in Ceredigion.</p>
<p>Needs to align with planning and address WG Rent Act which is driving private tenants away.</p>	<p>Noted.</p>
<p>There is a lot of bad housing, affecting peoples' lives.</p>	<p>The Housing Strategy aims to address this problem.</p>
<p>Because you've not told me what the proposed actions are.</p>	<p>Actions are highlighted within the Strategy and further detail will develop in the Action Plan.</p>
<p>The emphasis needs to be maintained on ensuring suitable and affordable homes for young local families to maintain the social, economic, linguistic, and cultural viability of the county.</p>	<p>Agreed.</p>
<p>These are important ambitions for any LHS.</p>	<p>Agreed.</p>
<p>This could be improved as there seems to be a reliance on working with existing partners only. An explicit commitment to supporting the establishment of, and working with, new, community-led partners such as Community Land Trusts would both open up potential new Housing options as well as help meet the wider Corporate Strategy objective of 'Creating Caring and Healthy Communities. This explicit commitment would also lessen a possible 'paternalistic' thread running through the strategy. It would be good to see an objective around a commitment to 'community engagement, partnership and development' of housing options. This would ideally have to include the specific acknowledgment of the possibility of asset transfer from the local authority to community groups.</p>	<p>Noted. Expanded the "Increasing supply and improving housing conditions" priority to include community groups.</p>

To what extent do you agree or disagree with this priority?

"Supporting people in their own homes and communities"

● Strongly Agree	16
● Agree	11
● Neutral	3
● Disagree	3
● Strongly disagree	0



Please tell us why:

Housing Team Response

It is more effective financially and important for the mental health of the individual to be part of the community.

Agreed.

Another leading question.

Agree.

Noted.

People who may require extensive care should have the option of having residential care in the local area. There needs to be greater provision and reinstatement of the residential beds that have been lost from the county. Care at home is suitable and preferable for some but not for everyone.

Residential Care is not within the remit of the Housing Team or Housing Strategy.

You fail to listen to the people and will do as you think fit.

Public engagement has been undertaken to achieve this.

<p>Stop taking away green spaces in communities e.g., Waunfawr field Aberystwyth.</p>	<p>The Housing Strategy aims to improve existing property and bring residential empty properties back into use which will improve opportunity to meet demand.</p>
<p>Very important to keep people in their communities.</p>	<p>Agreed.</p>
<p>People will have to leave if this is not done.</p>	<p>It is the intention of the Housing Strategy to increase options for residents.</p>
<p>Need to ensure that these are LOCAL people. You need to clearly define 'local' and this needs to be strictly adhered to. An application from someone local wanting to build a house within their community should not be refused if the development is not within the development 'lines' which have been provided by the Welsh Government in Cardiff.</p>	<p>Local connection and priority are addressed within the Common Allocation Policy. The Housing Strategy is Housing for the County needs. Affordable Housing in Ceredigion has 'local' criteria attached to it for which there is an application process requiring substantial evidence. The Local Authority are bound to national planning legislation and guidance and all development needs to comply.</p>
<p>People want to live in their own communities rather than being forced to live in the towns and larger villages.</p>	<p>Agreed, the Housing Strategy aims to provide this option.</p>
<p>You don't.</p>	<p>The Housing Strategy aims to tackle this need and option.</p>

<p>They will need to be supported in older age as no homes or social care because you keep shutting them.</p>	<p>Housing Strategy aims to provide suitable options for the long term, including promoting independence. Residential Care is not within the remit of the Housing Team or Housing Strategy.</p>
<p>Also, there should be more promotion of the Care and Repair service.</p>	<p>The Housing Team work in partnership with many services.</p>
<p>Local people require local support, but this support service has already been withdrawn by Ceredigion and will not be reintroduced!!!</p>	<p>Unclear which service area this is referring to. However, Housing Support is available.</p>
<p>Severe lack of care homes in Ceredigion. Some people are unable to live in their own homes and at the moment are being forced outside of Ceredigion. This is expensive and very distressing for families.</p>	<p>Care homes are not within the remit of the Housing Team or Housing Strategy.</p>
<p>As I have already said my sons need their homes made more liveable and adaptations where needed.</p>	<p>This is a tenancy issue. However, Disabled Facilities Grant and Physical Adaptation Grants are available.</p>
<p>Policies led by the care in the community ethos have been responsible for a great deal of damage to communities, have led to the absence of care, to crime, and even to deaths and murders.</p>	<p>We are unaware of the evidence to support this statement.</p>
<p>Priority for young people brought up in the area.</p>	<p>Noted.</p>
<p>Ensuring suitable accommodation for all is a basic human right. Meeting people's welfare needs is a fundamental duty.</p>	<p>Agreed.</p>
<p>This is integral to a successful LHS.</p>	<p>Agreed.</p>

This is a potentially the subject matter of a PhD thesis as the reasons are so many and varied. The Strategy outlines these sufficiently well

Noted.

Do you agree or disagree with the proposed objectives and actions in the strategy for the **Supporting people in their own homes and communities’ priority?**

- Strongly Agree 13
- Agree 7
- Neutral 9
- Disagree 1
- Strongly disagree 2



Please tell us why:	Housing Team Response:
I'm left wondering what more can CCC do to achieve this?	Noted.
Define own community - mine and my families is Ceredigion and as I get older, I want to be separate and away from people. The villages have become too populated with no gains	“Community” is a definition in personal terms.
But it won't happen I have been waiting since 2012 but nothing.	Unclear what this refers to.
There are too many old people in Ceredigion, we need to encourage young people to stay by providing affordable homes which suit their needs.	The Strategy aims to provide housing options for all.
Need to ensure that these are LOCAL people. You need to clearly define 'local' and this needs to be strictly adhered to.	The Strategy is an overarching document for Housing in the County. Local people are one element of this.
It is important to support people to stay in their own homes	Agreed.

Everyone want to live in their home and where possible everyone should have all the necessary support to be able to live at home.	Agreed, the Strategy aims to tackle this.
Up service as Ceredigion has NO money or intention to fund such projects it would have already done so.	Unclear what this refers to. However, Housing support is available in the local area.
Needs investment in local authority run care homes such as Bodlondeb.	Care homes are not within the remit of the Housing Team or Housing Strategy.
My sons' disability is [REDACTED] if their homes were adapted for their condition, they would be able to live more comfortable in their homes.	Disabled Facilities Grant and Physical Adaptation Grants are available.
With an older population it is essential to keep people at home if possible.	Agreed.
Policies led by the care in the community ethos have been responsible for a great deal of damage to communities, have led to the absence of care, to crime, and even to deaths and murders.	We are unaware of the evidence to support this statement.
Good clear objectives.	Noted.
There is a need to map out supported housing needs for the future and also any preventative work such as the work that care and repair agencies can do to that end.	Supported housing needs will be led by Council services and Housing will respond accordingly. Working in partnership with these services is highlighted within the Strategy.
CCC to lobby WG for increased Housing Support Grant.	We are in regular discussion with Welsh Government on Housing Support Grant funding and continue to pursue increases in line with inflation and population changes.

Actions such as "Work to prevent homelessness through a range of interventions" need more specific detail.	Detail is held within other corporate plans.
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Can you suggest any gaps or improvements?	Housing Team Response
Increase the second home tax and give more assistance to local people to own their home.	Planning Policy are considering this option. Schemes to assist people to buy their own homes is a consideration in the Strategy.
On empty properties, some of which are uninhabitable, what support is in place to improve them and make them habitable?	Grants and loans are available through the Council.
New legislation on private renting has made it more difficult/impossible to rent in some cases. While I agree with the legislation, I can see that it might price some landlords out of the market due to costs of bringing their property up to standard.	Legislation is not within the Housing Team remit.
On p.31, there seems to be something missing - sentence is cut off at bottom of the page.	Pg 31. Noted and amended.
Guidance for building techniques for older housing, support for self-build on eco grounds for those who want to be self-sustainable, support more building uphill and inland even if outside of existing settlement boundaries.	Planning Policy has to align with national guidance.
List the number of houses which have been recategorized as business premises over the past 10 years (and hence pay business rates instead of council tax). And how many of those actually pay nothing?	This is not within the remit of the Housing Team or Housing Strategy.
Listen to folk, make sure most if not all of Ceredigion gets a say.	Public engagement has been undertaken to achieve this.
Old schools that are no longer used could be repurposed	The Council's Estates Team consider all options prior to disposal of assets.

<p>Stop [REDACTED] putting non disabled in disability adapted property</p>	<p>This is addressed through the Common Allocation Policy and monitoring.</p>
<p>Make images of nvz's and sea level rise predictions along with the strategy so that it is possible to comment.</p>	<p>Noted.</p>
<p>Serious work needs to be done to improve properties EPC.</p>	<p>Grants and loans available through Ceredigion County Council. The Housing Strategy aims to tackle this.</p>
<p>As noted, you need to change 'people' to 'local people' throughout the Strategy. You need to define 'local'. Also schemes and strategies are required in order to have less summer houses, less holiday homes and less empty houses. Building more houses would encourage the free market in in-migration.</p>	<p>The Housing Strategy is to address housing needs. Local connection is considered as and when appropriate.</p> <p>Planning Policy are considering the issue of holiday lets.</p> <p>Empty properties are addressed within Strategy.</p> <p>Building more houses is one requirement to address local housing need.</p>
<p>In this area Aberaeron is the nearest town, a town which has very little land available for development. In the current development plan Ceredigion decided to allow more development in the village of Llwyncelyn so as to help the area of Aberaeron meet the housing needs of the area even though there was no demand for many houses there, which has resulted in the housing needs of the area not being met. We must make sure that in the future there are no errors such as this all over Ceredigion.</p>	<p>The replacement Local Development Plan is on pause and this issue will be considered when work restarts.</p>
<p>Adult disabilities support (there is none)</p>	<p>Housing Support Grant provides support to promote independent living.</p>

<p>Stop swamping the coastal areas with new builds, build inland for a change.</p>	<p>Properties are built in accordance with the Local Development Plan, following national guidance.</p>
<p>Need to highlight which agencies are active throughout the county, and what services they provide – possibly hold raising awareness sessions in the County in the Autumn.</p>	<p>Agreed, and this suggestion is taken on board. Information is available through the Dewis and Ceredigion County Council websites.</p>
<p>Reintroduce the facilities you've already withdrawn!!!!</p>	<p>Unclear what this refers to.</p>
<p>Student Growth Care Homes Social Housing</p>	<p>Student growth is not within the remit of the Housing Strategy.</p> <p>Care homes are not within the remit of the Housing Strategy.</p> <p>Social Housing is an area which the Housing Strategy highlights.</p>
<p>Better communication with residents who are vulnerable and disabled and listen to their needs.</p>	<p>Noted.</p>
<p>Control of private landlords providing poor properties.</p>	<p>This is managed through Housing Standards, Rent Smart Wales and Licensing.</p>

<p>The Council should seek to take its old housing stock back from Barcud housing. The council should build on land that they own. The Council should promote HVO heating fuel</p>	<p>Stock transfer was a majority vote.</p> <p>The Housing Team works closely with our Estates Team to consider viable options.</p> <p>HVO Heating would be treated as personal choice.</p>
<p>There are gaps in ALL aspects, though I suspect the root of them all lies in economics and central government funding chaos.</p>	<p>Noted.</p>
<p>More attention needs to be paid to how to include the voice of communities and local people in the strategy. Also, more guidance on alternative methods that communities can develop themselves to offer solutions to local challenges. The strategy can be more innovative and proactive in terms of collaborating with communities and empowering and equipping communities to facilitate solutions that suit local needs.</p>	<p>Noted. Expanded the “Increasing supply and improving housing conditions” priority to include community groups.</p>
<p>Note a lack of reference to Care and Repair within Ceredigion</p>	<p>No specific reference made to any Provider or service.</p>
<p>Cannot see a reference to community Led Housing (CLH)-please find attached Swansea City Council policy that relates both to CLH and cooperative schemes and their commitment to supporting such developments within the area. Can CLH be deemed to be a priority as one vehicle for the commitment to the delivery of affordable housing and be linked to an asset disposal policy? (See below). There are similar examples for Bristol and Stroud. Essentially empowering communities so they become self-sufficient, resilient and sustainable.</p>	<p>Noted. We have expanded the “Increasing supply and improving housing conditions” priority to include community groups.</p>

<p>Can the LHS provide a framework for part of the procurement policies that champion CLH and the opportunity to develop publicly owned assets? Recognising Local Government Act 1972 and their requirement for 'best consideration', can the LHS work in conjunction with other corporate policies to dispose at below market to support Community Led and other affordable housing where there will be a promotion or improvement of the economic social and wellbeing of its residents (Local Government Act 2000)-consideration of social value. Examples of other Authorities doing this inc Bristol/Oxford to name just two.</p>	<p>The Housing Team works closely with our Estates Team to consider viable options.</p>
<p>Note ref to "maximising funding schemes available to build affordable housing"-can this include use of 2nd homes tax monies as per the Pembs model and land release to communities? Is there an opportunity consider models adopted by other LA's to inc revenue funding for example – start up grants to CLT's of up to £5k and a £40,000 revolving loan to help with pre development costs. Loans through the scheme are repayable on successful completion of a scheme but written off if unsuccessful.</p>	<p>By leaving priorities and objectives broad many options can be explored, this allows for future development and funding streams and opportunities.</p>
<p>Ref "desire to "work with partners to deliver affordable housing through the use of publicly owned assets" Can you please consider offering Council owned assets in the first instance to community interest groups/RSL's for the purposes of achieving balanced and sustainable communities?</p>	<p>The Housing Team works closely with our Estates Team to consider viable options.</p>
<p>Can the LHS identify sites for community/other affordable housing development. CLH can often overcome the barriers presented by small, often complex brownfield sites that may be of little interest to mainstream developers, meeting a local need that otherwise would not be met.</p>	<p>This is not within the remit of the Housing Strategy. The Local Development Plan supports brownfield development whether through Community Led Housing or other development.</p>

<p>Can the LHS link in with Forward planning to harmonise policy and provide SPG on affordable housing and community led housing?</p>	<p>The Housing Team and Planning Team work collaboratively on a number of research projects and will do so in the replacement Local Development Plan.</p>
<p>Is there ref to a supportive policy environment that works across departments to support the delivery of affordable housing-planning, housing, property etc?</p>	<p>The Housing Team work closely with the Estates Team and Planning Team.</p>
<p>Can the LHS support WG aspirations for self-build and describe an infrastructure to support? Consideration also to self-finish homes. Consideration of single plot and single site exceptions policy.</p>	<p>Planning Policy must be in accordance with national guidance. Opportunities such as Low-Cost Home Ownership are considered within the Housing Strategy.</p>
<p>Can the LHS be a platform to scope studies for a variety of affordable housing schemes</p>	<p>Noted, it is the intention of the Housing Strategy to consider a variety of options.</p>
<p>Can the LHS adopt a place plan approach-helping them shape future provisions for their communities with greater input along the way. How can the work of community's help inform Ceredigion CC about housing need?</p>	<p>The Planning Policy Team are working on Place Plans and Place Making Plans on the six towns in Ceredigion.</p>
<p>Can the LHS please reference sustainable housing and require stakeholders to commit to play our part to meet WG ambitions with zero carbon programme?</p>	<p>The Housing Strategy recognises the need for sustainable housing and works to relevant legislation and regulation.</p>
<p>Reference to West Wales Care and Repair agency as a partner organisation.</p>	<p>No specific reference made to any Provider or Service.</p>
<p>There is a need to map out supported housing needs for the future and also any preventative work such as the work that care and repair agencies can do to that end.</p>	<p>Supported Housing needs will be led by other Council services</p>

<p>Absence of any mention of supporting community-led initiatives is a significant omission. Developments through bodies such as CLTs can hit many if not all of the Strategy objectives as well as bringing in the wider advantages of community engagement and action which contribute to the wider corporate objectives.</p>	<p>Noted. Expanded “Increasing supply and improving housing conditions” priority to include community groups.</p>
<p>Building affordable housing is an important principle to maintain. However, there is not enough variation in the size of these houses that are built. Many people buy an affordable home but fail to move on and climb the housing ladder because there is too much disparity between the value of the two properties. Among the affordable homes that are built, a proportion of them need to be built slightly larger to make them adequate family housing to sustain families in the long term.</p>	<p>Noted. Affordable Housing is a consideration within the Strategy.</p>

Do you have any other comments about the Draft Housing Strategy?	Housing Team Response
Quite short on detail.	The Strategy is concise by design. Detail will emerge as Plans progress and monitoring is undertaken.
Put sea-level rise eventual extents centre stage and place infrastructure etc uphill and inland.	Noted.
Community councils + the council are disproportionately represented by those who own property in the local area. Start mandating better representation of the renting population who never get the chance to set down roots and become councillors. Alter the local planning rules to make it harder for NIMBYism to influence decisions, e.g. the field at Waun Fawr.	Noted.
I would like to look at its basics.	Unclear.
Without viewing against a map of nvz's and sea level rise predictions not possible to comment	Noted.
You cannot split the Housing Strategy from the economy – it looks as if the Ceredigion economy is contracting therefore who will the houses be for? On the other hand, if the economy of Ceredigion is going to grow (!) this will obviously have an effect on the strategy. The Strategy therefore needs to be expanded to include the economy.	Agreed. The economy is a recognised challenge within the Housing Strategy.
In this area Aberaeron is the nearest town, a town which has very little land available for development. In the current development plan Ceredigion decided to allow more development in the village of Llwyncelyn so as to help the area of Aberaeron meet the housing needs of the area even though there was no demand for many houses there, which has resulted in the housing needs of the area not being met. We must make sure that in the future there are no errors such as this all over Ceredigion.	The replacement Local Development Plan is on pause and this issue will be considered when work restarts.

<p>It's a can of worms. Someone will be profiting from it but unfortunately not the local inhabitants. By attracting outsiders, the Welsh Language will suffer.</p>	<p>This is not the intention of the Housing Strategy.</p>
<p>Needs much more emphasis on growth in student numbers and lack of private accommodation which could stilt investment in Aberystwyth.</p>	<p>The Housing Strategy considers the opportunity to increase properties in the private sector. The Housing Team continue to liaise with the Universities in the County.</p>
<p>I think the housing strategy is a good thing and very much needed in a lot of areas.</p>	<p>Noted.</p>
<p>It is written very effectively, with the basic information in it being an asset. Congratulations to the author(s). It is brief and to the point, but it is just the tip of the iceberg. It can offer more progressive and radical solutions together with local communities.</p>	<p>Noted.</p>
<p>It is well written and clear.</p>	<p>Noted.</p>
<p>CCC to lobby Welsh Government to re-introduce Rent to Own – particularly for rural areas.</p>	<p>Affordable housing options and schemes will be considered as part of the Housing Strategy.</p>
<p>CCC to lobby WG for increased Housing Support Grant.</p>	<p>We are in regular discussion with Welsh Government on Housing Support Grant funding and continue to pursue increases in line with inflation and population changes.</p>

The way in which the Strategy has been presented is refreshingly engaging and easy to read. If the Strategy is amended to include reference to Community Land Trusts, then links to the many successful examples should be included in the document.

Noted. We have expanded the “Increasing supply and improving housing conditions” priority to include community groups. Examples are excluded from the Housing Strategy.

Additional responses outside of survey Response 1:	Housing Team Response
<p>We feel that it gives an excellent overview of the current situation, and the challenges faced in the area, currently and in the future. It is clear in the view that affordability, supply and demand, and quality of housing stock, particularly in terms of energy efficiency and fuel poverty are a significant challenge to people seeking to remain in their communities.</p>	<p>Noted.</p>
<p>The Strategy references links to Ceredigion Strategies and Policies, however it does appear to reference the Local Development Plan. We feel that it may be helpful to include reference to the Local Development Plan and how the housing requirements across the different settlement areas connect to the Housing Strategy.</p>	<p>Noted.</p>
<p>Section 1.1 (Provide housing that meets our community's needs) is a very helpful and provides an overview of the identified needs across the area. It may be beneficial to include how the Housing Prospectus will be used to identify strategic priorities, housing need and demand across Ceredigion. The data included throughout the Strategy is very helpful and informative.</p>	<p>Noted. The Prospectus is referenced within the Housing Strategy.</p>
<p>The 'Social Housing' section is very helpful, we would suggest that to give a wider overall picture, it may be useful to include data on 'time on the waiting list', an average and a range.</p>	<p>To provide a "time on the waiting list" average would be complex due to locations, property types, bed sizes and banding. Complex to produce unless each in isolation, with little or no benefit to the Strategy.</p>
<p>The section 'Adaptations' is also very interesting and demonstrates the work undertaken to assist people in their homes. We feel that it may be useful to potentially include adaptation / PAG work and investment undertaken by other social landlords in Ceredigion to give a full picture of investment in making homes suitable.</p>	<p>Agreed, Physical Adaptation Grant information added.</p>

Additional responses outside of survey Response 2:	Housing Team Response
We welcome the need for such a Strategy, but we also note that this is a Statutory strategy, as we understand it.	Noted.
We note, apart from the title, that there is little use of the word 'local' in the document – we ask for more use of it to make it clear whether we are talking about housing for local people or not.	The Strategy produced is an overarching Housing Strategy produced for the County, this does not discuss local people in isolation deliberately as the intention is to address housing needs and challenges. Needs for local people will be address within service policies, determined by the area of work.
We also note that no definition of 'local' is made; this would be useful. It needs to be explicit who, in reality, are the 'local' people. It is not clear in the document whom the aims and strategies are aimed at.	The Housing Strategy is a Strategy for the housing needs of the County.
We note that there is room for this strategy to be far more inventive and ambitious.	The Housing Strategy needs to remain realistic and achievable. Ambitions will inevitably develop as the Strategy progresses.
There is no reference to the real need to be able to manage the free housing market. Even though, to our knowledge, the Local Authority does not have the capacity to do this, the need to keep that conversation on the agenda with the Welsh Government can be identified in a strategy, if that is what the Council sees as the answer.	The Council engages with Welsh Government on a regular basis on a wide range of housing areas, contributing to Welsh Government policy and direction.
There's no definite mention here about the strategy of raising taxes for second homes – how much or what is done with the money.	Planning Policy are considering options around this issue.

<p>No strategic decision is set out here with regard to the Council's ability to enforce a planning permission process on a property where there will be a change of use from a home into a second home/holiday let – even though this right has been granted and that it could make a real difference to the housing stock available to local people.</p>	<p>Planning Policy are considering this option.</p>
<p>There are no ambitious plans here for the planning permission process and devolving in terms of getting community input – either within the current community council system or around the discussion that has been had about a 'people's assembly', for example. Other schemes that could be referred to in the strategy are alternative ways of using land, such as a 'Community Land Trust' to support the development of the right type of housing, in the places it is needed and also for community development.</p>	<p>The Planning service follow National Guidance in relation to consultation, concerns are noted.</p>
<p>In the meantime, the Council needs to argue for greater faith in the county's decisions, particularly in small/individual applications. A number of planning permissions granted recently for affordable housing to respond to local individuals' need to live and stay locally have been 'called in' and rejected by the Senedd. These are certainly not applications 'of National significance' which is the aim of the right to call in applications. These must be highlighted and questioned further.</p>	<p>Noted.</p>
<p>Tied to housing is the issue of work – the economy and employment should be prominent in this strategy, along with the need for a vibrant social life in our communities. This kind of strategy has to be evidence-based, and these things are evidence of a need (or not) for housing.</p>	<p>Economy and employment are recognised within the Strategy and other corporate documents.</p>
<p>The term 'affordable housing' is problematic as it strongly implies that the other houses should be unaffordable. We think the Council should guard against using that term; what is needed is housing according to local need.</p>	<p>The Housing Strategy aims to support a range of accommodation options which meet varying need and circumstances.</p>

<p>While there is mention in the document of some schemes that could be exciting, for example 'Shared Ownership' and 'Rent to Own' (one reference each) there is no further mention of them in this strategy. These are examples of schemes where people who are not homeowners can be assisted to get on the ladder, rather than, for example, paying other people's mortgages in private rent.</p>	<p>Specific schemes are not discussed within the Strategy and are better placed within the Action Plan, with promotional material as and when appropriate. These schemes are subject to change during the life of the Strategy.</p>
<p>We question the need to fund landlords and putting scarce money into the hands of people with means. We note that we need to be mindful of this and how it affects the bigger picture.</p>	<p>Loans offered to Landlords are repayable. In turn, improving standards and increasing supply.</p>
<p>We believe that the strategy should ensure that new housing is suitable for future generations by regulating tightly their use of energy and developing the use of renewable energy. The strategy could be more ambitious where renewables are concerned, developing further plans around this to ensure 'energy security' for the future. Although Wales produces more energy than it uses, we are not the ones who are entitled to it. Any plans to this end should ensure communities' ownership over the energy produced, and this should be reflected in the energy prices in those communities.</p>	<p>The Housing Strategy supports improving condition of existing housing stock through incentives and enforcement.</p> <p>New builds are subject to legal standards imposed by National bodies.</p> <p>Energy generation schemes fall outside the remit of the Housing Strategy.</p>
<p>Further research into the Council's ability to impose a moratorium on incomers should be part of the strategy – whether it is possible at the moment or not.</p>	<p>The Strategy is an overarching document for the County, this does not discuss local people in isolation deliberately as the intention is to address housing needs and challenges. Needs for local people will be addressed within service policies. The Housing Strategy and Team do not have any control over the movement of people within the private sector.</p>

<p>Building new ('affordable') homes only enables our existing stock to get into the hands of people who wish to use them as second homes or as holiday lets. We need to be cautious when considering building houses when there is no legislation to regulate the open market.</p>	<p>Planning Policy are considering this issue.</p>
<p>There's no mention in the strategy of rent regulation, but alongside that kind of regulation the strategy first needs to consider the need for planning permission to change the use of a property, in case regulating private rent drives owners to convert housing into holiday lets. The Council now has powers on this, but we note that there is no mention in this consultation of the intention to use those powers. We believe it should go further and backdate the need for this planning permission to the pre-pandemic period during which so many homes were turned into holiday lets and second homes, thereby significantly reducing the housing stock available to local people. Indeed, this in itself would address many of the problems and be of great help in controlling house prices on the open market in the county – making all houses 'affordable'.</p>	<p>Planning Policy are considering this issue.</p>
<p>In addition to the point above, building more houses to enable second homes and holiday lets means less land to produce food and also less land for absorbing water, which we know leads to flooding.</p>	<p>Planning Policy must be in accordance with national guidance.</p>
<p>We believe that TAN20 research should be mandatory, occurring automatically in the case of every development as a natural part of the planning permission process. Also, that the study is carried out under the guidance of the Council and that these reports are scrutinised, and that they carry real value in the Council's final response to developments.</p>	<p>Planning Policy must be in accordance with national guidance.</p>

<p>If the county is serious about wanting to cater for local people, it must be prepared to be flexible in terms of planning policy and be prepared to have a greater distinction between urban and rural policies. If there is justification for a rural dwelling, with a local restriction on it, they must be more inclined to support it. Changes coming from the Senedd include adding a line that affordable housing must be within or adjacent to 'settlements'. The implication of this is that a large part of Ceredigion will not be able to have new affordable homes, in the places that need them. No consultation, discussion or justification was given by the Senedd about this addition. It is important that the Council challenges this, and possibly works with other rural counties to do so.</p>	<p>This issue will be considered in the replacement Local Development Plan.</p>
<p>Flexibility is needed in the size of what is currently known as 'affordable housing'. There is currently a size limitation, a concept that has no logic. This can be understood to an extent, for a percentage of houses, as it is necessary to make smaller houses available to individuals, couples or first-time buyers. Since wages do not follow inflation, when/if the homeowners' situation changes (raising a family/caring for relatives etc), if all 'affordable homes' are the same size there is no stock available for them to move into, and the 'unaffordable' houses will be out of their reach financially. The answer each time is for them to consider building an extension. This can be fine sometimes but not possible/practical often. We therefore need a stock of 1, 2, 3 and 4-bedroom 'affordable homes' for our local people. But as previously stated, there should be interventions, such as the need to get a planning permission in place before changing the use of a house, to ensure that all housing in Ceredigion is affordable for our local people. Imposing restrictions in this way goes against the basic principle of building houses according to need.</p>	<p>This issue will be considered in the replacement Local Development Plan.</p>
<p>With the phosphates issue, it is important that this kind of strategy recognises how much tourism and the holiday let industry contributes to this problem while some local people have been unable to build homes to live in because tourists use our 'services' (sewerage systems and therefore rivers).</p>	<p>Nutrient Management Board will consider this issue.</p>

<p>It is vital that information, rules etc are in place before new rules are brought in e.g., the phosphates problem in the past has meant that planning permission cannot be given in over half the county, but the Council has had to wait for information/ rules etc (and is still waiting for some responses as we understand it).</p>	<p>Noted.</p>
<p>We believe that the strategy could have considered ways of addressing the phosphates problem and the possibilities for dealing with waste locally.</p>	<p>Nutrient Management Board will consider this issue.</p>
<p>Even though this document is 43 pages in length, we note that it's slim in reality with only 9 pages devoted to 'strategy', just over a page to the strategy points, and most of these pages are not new ideas, being statutory in any case.</p>	<p>Strategy is concise by design. The Strategy opens with a Strategic Vision. The document advises that an Action Plan will be developed following adoption.</p>
<p>We note that many of the points are ambiguous and lack meat, and do not offer new ideas with too many words such as 'work with', 'support', 'consider'. Words that suggest a lack of leadership and vision.</p>	<p>The Strategy opens with a Strategic Vision. The document advises that an Action Plan will be developed following adoption.</p>

Additional responses outside of survey Response 3:	Housing Team Response
The Strategy lacks a clear vision or action plan.	The Strategy opens with a Strategic vision. The document advises that an Action Plan will be developed following adoption.
Problems are identified but the solutions are not.	Solutions are highlighted under the actions of “to get there we will” and elaborated within the Action Plan.
There are no measurable targets.	Disagree, Measurable targets have been set within the priorities of the Strategy.
Although the importance of public transport is referred to in the housing context there is no commitment to take action.	This is not within the remit of Housing.
The police are referenced as a potential partner, but involvement should be as a last resort.	Agreed.
There is no reference to Section 106 funding.	Please see page 13.
There is no mention of limits on HMO numbers.	The Local Development Plan has a policy on Houses in Multiple Occupation numbers.
There is no reference to first time and last time buyers and how the housing needs of these two large groups will be met.	Affordable housing is open to those who qualify, and housing is available to all.

<p>There is no reference to Help to Buy schemes.</p>	<p>Help to Buy scheme is managed by Welsh Government, no specific schemes are discussed within the Strategy. Specific schemes have not been highlighted within the Strategy and will be for the Action Plan as changes occur.</p>
<p>There is no explanation given as to how the Council will address issues through affordable housing, in addition to housing association social housing.</p>	<p>Disagree, affordable housing options are discussed within the Housing Strategy and will be elaborated in the Action Plan.</p>
<p>There is a lack of engagement with tenants.</p>	<p>Ceredigion County Council do not have tenants. If reference is to the Strategy engagement, public engagement has been undertaken.</p>
<p>There is an over reliance on the private rental sector which is often badly managed and causing problems in Aberystwyth in terms of anti-social behaviour.</p>	<p>The Strategy covers all areas of housing and therefore the Private Rented Sector plays a significant part in this. Management of this is covered by Rent Smart Wales and our Private Rented Sector Team as and when appropriate. Anti-Social Behaviour is monitored through Public Protection Team and the Police.</p>
<p>There is a serious lack of enforcement to support the licencing system which has a negative impact on tourism in Aberystwyth from unsightly front gardens (bin stores etc), badly maintained housing.</p>	<p>Housing work with colleagues in Highways and Public Protection to address these concerns, when specific issues are identified.</p>

<p>There are no specific targets for the provision of council Housing.</p>	<p>Ceredigion County Council do not have housing and therefore no targets set. If reference is to social housing, funding is provided by Welsh Government, and national targets set. Target is set within Local Development Plan for Affordable Homes.</p>
<p>Welsh language: the strategy doesn't say how it will address the decline in the percentage of Welsh speakers through affordable housing.</p>	<p>Local policies are in place to ensure the Welsh language is protected within the County. The Housing Strategy aims to ensure that there are affordable homes for local people so that they can remain in their communities and sustain the vitality of the language.</p>
<p>There needs to be a 'housing first' approach.</p>	<p>Specific schemes are not discussed within the Strategy and are better placed within the Action Plan and promotional material as and when appropriate. These schemes are subject to change during the life of the Strategy.</p>

Additional responses outside of survey Response 4:	Housing Team Response
One thing that still annoys me is the failure to distinguish between affordable homes and Affordable homes.	Noted, consideration is given to the sentences.
Over the past couple of decades our company has built well over two hundred homes. Almost all of the homes we have built have been sold to locals with most buyers moving less than ten miles. The very fact that we have sold them means that they must have been, by definition, affordable for local buyers even though only about 20% to 30% have been Affordable.	Noted.
I am aware that everybody else on the Strategic Housing Committee is employed to provide Affordable (not affordable) housing. I am also aware that the target for Affordable homes set by the LDP has been exceeded, whereas the target for open market homes has not been met. Whilst I never had any faith in the LHNA, the fact remains that Ceredigion based its targets on the LHNA and still does.	Noted.
It would seem from your proposals "To Get There" on page 13 that you are only interested in schemes that provide "Affordable" housing. You still ignore the fact that that the study, commissioned by Ceredigion CC, carried out by Ian Carruthers, showed that it was not economically viable for most sites to provide Affordable housing. Ceredigion's obsession with providing Affordable houses means that many small builders cannot contribute to the supply of houses.	Noted.

Finally, I would remind you that the LHNA, produced for the LDP, predicted that Ceredigion's population would grow. In the event it has shrunk. You now seem to be content that it will continue to shrink.

When the last Local Housing Market Assessment was produced in 2019, we were using the 2014-based Welsh Government population projections. At that point the population was increasing according to these and other population data sources.

At 2014/15 this was partly driven by the increase in student numbers up to 2014/15.

However, in recent years, the latest 2018-based Welsh Government population projections show a decrease in the County's population over the next 25 years.

The Census figures also reflect this.

The Council and its partners in the Public Services Board are aware of these trends and there are actions being undertaken to try and reverse this trend.

For example, through the 15-year Economic Strategy to create better and higher paid job opportunities for local people and younger people to remain in their local area, and the community housing scheme being developed through the council to provide affordable housing opportunities for local people and younger people, again for the same reasons.

This is defeatist but unless a more business friendly approach is adopted by the Senedd and Ceredigion CC, it is likely that the decline will continue. I look forward to seeing the details of the procurement policy. This will require an element of nurturing of local businesses.

The Procurement Policy can be sourced on Ceredigion County Council website.

Additional responses outside of survey Response 5:	Housing Team Response
The council recognises and supports the Ceredigion's Local Housing Strategy.	Noted.
The council agrees in full that homes should be built in areas with good public transport connections and in Beulah they support the BwcABus and Community Buses. We ask that local bus routes/connections are re-developed back to Beulah.	Noted. Transport is not within the remit of Housing.
The council support local housing being developed but ask that these homes be developed in all 6 of the towns and villages in the Beulah ward to help keep local people keep their connections.	Noted.
As a council we ask that in future we developed bungalows and flats adapted for older people in order for them to be able to remain in the community which they have their connections in.	Noted.
Ask that flats for younger people, people suffering with mental health issues, and people leaving care to be developed in order to support the people we often forget about. There are people working in the community who are living with their family and parents.	Noted.

Additional responses outside of survey Response 6:	Housing Team Response
With regard to ensuring the needs and demand of future generations are catered for, identifying housing development areas will assist the Childcare sector to supply or increase services when sufficient notice is received.	Noted.
Sufficient Childcare provision will ensure that parents are able to work and increase their household income and support the local economy.	Noted.
The Housing strategy refers to the Corporate Strategy and wellbeing objectives and Through Age Wellbeing Strategy, within which childcare sufficiency is highlighted, but a reference towards the links with the Childcare Sufficiency Assessment may also be helpful in the housing strategy. This will ensure continued dialogue with the housing development and planning for childcare spaces and provision to support families and children.	Noted. Whilst the overarching Strategies are highlighted within the Strategy, the decision has been made to restrict the level of detail included. Agreed, continued dialogue is critical.
Page 11 – could Reduced Childcare Spaces be added to the 'local issues' column? The sector is facing a recruitment shortage of qualified Welsh speaking staff and therefore unable to fulfil the adult to child ratios as required by Care Inspectorate Wales	The local issues column is noted as a non-exhaustive list. Therefore, do not believe that adding this is required.
Most childcare provision in Ceredigion introduce the Welsh language to the children from a very young age (0-4 years old) and are instrumental in introducing the language to all children.	Noted.
In the 'So we will' column you indicate that 'we will.... Increase the availability of affordable and safe homes which enable residents to access the right support to maintain independence. Can you add – and ensure that we include local services e.g., childcare and schools within our plans'?	This is a Planning decision and applications are considered on a case-by-case basis.

<p>Page 21 – add bullet point: Childcare by registered providers or childcare provided by families due to insufficient spaces/affordability.</p>	<p>The bullet points are directly taken from the Through Age Wellbeing Strategy, as things that relate to housing.</p>
<p>Page 23 onwards somewhere - Refer to the Childcare Sufficiency Assessment / Childcare Act 2006</p> <p>“The Local Housing Market Assessment, published in October 2020, considers the whole of the housing market and the differing needs of communities, including older people, students and people with disabilities.” –</p> <p>Does the Local Housing Market assessment include needs of young families requiring childcare? E.g., large housing development in Llanon, but no childcare provision available – was this considered? There is a very short window where childcare is required for 0–4-year-olds.</p> <p>Prior knowledge of housing developments would help identify and prepare the sector to open a childcare business – with a minimum 1-year period needed to become a childminder or to open a Cylch Meithrin.</p>	<p>The Planning service are considering ways to better consult all parties.</p> <p>The Local Housing Market Assessment is currently under review.</p>
<p>you refer to the Through Age Wellbeing Strategy. Add separate paragraph referring to Childcare Sufficiency as it fits in here when discussing Partnership Arrangements and the needs of the population – where you state “<i>Therefore, we will continue to work across Council services and support wherever possible to meet identified housing needs and ensure priorities are inclusive, co-produced and client focussed.</i>” e.g.</p> <ul style="list-style-type: none"> • The Childcare Sufficiency Assessment highlighted Housing as one of its 7 themes, and the use of housing development data has been used as part of data analysis for Welsh Government’s Flying Start Expansion proposals. Housing development data is also used to investigate correlations between birth rates, in-migration of young families and increased demand for health visiting services and childcare spaces in specific areas. 	<p>Noted. Believe the sentence is sufficient and appropriate to capture services within the Through Age Wellbeing model.</p>

Page 26 Action Plan – incorporate actions from the CSA?	Noted. The Action Plan has not yet been developed.
Birth rates have seen a slight increase in last two years (HDdUHB figures). Coupled with the introduction of the roll out of funded childcare for all 2-year-olds, this will place a demand on current childcare provision which is not sufficient for current needs of parents who are working or training.	Noted.
Include stats on Projected Residential Units per LSOA? (As used in CSA?)	Disagree, evidence papers cover housing related area.
Page 31 - Local Wellbeing Assessment – Key Regional well-being themes include Affordable & Accessible Childcare (page 17) as well as Affordable Housing.	Noted.
Page 25 – CSA data used in the production of the Well-being assessment.	Noted.
Childcare Sufficiency – page 74.	Noted.
Page 177: Poverty remains one of the biggest challenges for the County. Low earnings and incomes, affordable childcare, Universal Credit reduction and high housing costs/ housing affordability are the drivers of poverty in Ceredigion.	Noted.
Birth Data Recent births data received shows how the recent housing development in Llansantffraed 2 has attracted in migration of young families – with number of children born in 2020 having increased from 7 actual births in the postcode to 20 children now living within that postcode – with no childcare provision being available to them.	Noted.

We would like to know your views on the effects that this proposal would have on the Welsh language, specifically on:

- opportunities for people to use the Welsh language
- on treating the Welsh language no less favourably than the English language

What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

The Welsh language should be placed at the top of the county's priorities when considering any local housing strategy. Many of our communities have already been ruined over time by second homes and empty houses.

The Welsh language is given due consideration throughout the Housing Strategy. The Housing Strategy aims to ensure that there is sufficient choice in housing for people to live in the community they choose.

The impact of second homes is being considered by Planning Policy.

Improve use of Welsh language if needs of existing local residents are prioritised.

The Housing Strategy is to address housing needs of Ceredigion residents. Local connection is considered as and when appropriate.

<p>This is a tick box question, it is meaningless. Welsh and English have equal status in Wales. Bilingualism should be the norm.</p>	<p>There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards Regulations: these Standards set out how local authorities should deliver their services in Welsh. As part of these Standards, the Council is required to assess the impact of its policies and decisions:</p> <ul style="list-style-type: none"> • on opportunities for persons to use the Welsh language, and • on treating the Welsh language no less favourably than the English language. <p>The Council must therefore consider the Welsh language when developing policies and strategies or when considering new ways of providing services and is required to address any adverse effects on the opportunities to use the Welsh language.</p>
<p>Stop relying on S106 to enforce affordable accommodation. Fix the supply of housing instead of using sticking plasters. How can Welsh speakers return to the area if they can't afford a suitable house on the open market, but don't qualify for an S106 affordable house?</p>	<p>The Housing Strategy aims to ensure that there is sufficient choice in housing for people to live in the community they choose.</p>

<p>I am receiving leaflets in Welsh only why? I don't think this is appropriate. We all speak English how much does the Welsh language cost us? I have no problem with Welsh speakers, I was unable to learn it and I would object strongly to being forced to.</p>	<p>There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards Regulations: these Standards set out how local authorities should deliver their services in Welsh. The Welsh Language Standards requires the Authority to publish documents for public use in a bilingual format.</p>
<p>No difference at all.</p>	<p>Noted.</p>

This is not a primary concern of mine a dying language shouldn't be of concern.

There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011, which gave the Welsh language official status in Wales. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards

Regulations: these Standards set out how local authorities should deliver their services in Welsh. As part of these Standards, the Council is required to assess the impact of its policies and decisions:

- on opportunities for persons to use the Welsh language, and
- on treating the Welsh language no less favourably than the English language

The Council must therefore consider the Welsh language when we are developing policies and strategies or when considering new ways of providing services and is required to address any adverse effects on the opportunities to use the Welsh language.

<p>Ensure that homes for local people is always the priority; not to encourage people from far away to settle here.</p>	<p>The Housing Strategy is to address housing needs. Local connection is considered as and when appropriate.</p>
<p>Use English.</p>	<p>There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011. This Measure gave the Welsh language official status in Wales but also established two important legal principles relating to the Welsh language, which establish rights for Welsh speakers, as follows:</p> <ul style="list-style-type: none"> • Welsh should not be treated less favourably than English in Wales • People in Wales should be able to live their lives through the medium of Welsh if they wish to do so. <p>In accordance with the Welsh Language Standards Regulations, Ceredigion County Council's policy is to issue communication in the preferred language, as recorded.</p>
<p>None</p>	<p>Noted.</p>
<p>If you improve housing options, standards, and affordability - young Welsh people may be able to stay within their local community which would improve the user of their native tongue.</p>	<p>Agreed. The Housing Strategy aims to address the housing needs of the County.</p>

<p>The Strategy could have a positive effect on the Welsh language – as long as we get the definition of 'local' right and include it throughout. It could have a positive effect on the Welsh language – as long as we favour Welsh speakers (for example, in developments in our communities, no matter how rural they are). It could have a positive effect on the Welsh language – if we develop the native economy as well (not tourism). It could have a positive effect on the Welsh language if we were to deal with second homes, holiday homes and empty houses, and if we were to regulate based on the number of years someone has lived in Wales/Ceredigion during their lives before they can buy a house in Ceredigion.</p>	<p>The Housing Strategy is to address housing needs. Local connection is considered as and when appropriate.</p> <p>The Housing Strategy aims to ensure that there is sufficient choice in housing for people to live in the community they choose.</p> <p>The impact of second homes is being considered by Planning Policy.</p>
<p>Local people should be given priority for new housing.</p>	<p>The Housing Strategy aims to address housing needs. Local connection is considered as and when appropriate.</p> <p>Policy is developed to identify and address priorities for social housing.</p>

All humans should be treated equally. We should be careful of creating discrimination by over supporting one group aggressively.

There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011, which gave the Welsh language official status in Wales. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards Regulations: these Standards set out how local authorities should deliver their services in Welsh. As part of these Standards, the Council is required to assess the impact of its policies and decisions.

- on opportunities for persons to use the Welsh language, and
- on treating the Welsh language no less favourably than the English language

The Council must therefore consider the Welsh language when developing policies and strategies or when considering new ways of providing services and is required to address any adverse effects on the opportunities to use the Welsh language.

I say live and let live. Stop pushing any language.

There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011, which gave the Welsh language official status in Wales. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards

Regulations: these Standards set out how local authorities should deliver their services in Welsh. As part of these Standards, the Council is required to assess the impact of its policies and decisions:

- on opportunities for persons to use the Welsh language, and
- on treating the Welsh language no less favourably than the English language

The Council must therefore consider the Welsh language when developing policies and strategies or when considering new ways of providing services and is required to address any adverse effects on the opportunities to use the Welsh language.

<p>A training centre needs to be set up in the centre of the county which would provide opportunities for young people and those unable to work because of child supervision responsibilities, to gain caring skills. Courses should be offered in both languages, and a higher pay point given to those who can provide a care service for older people through the medium of Welsh.</p>	<p>This is not within the remit of the Housing Strategy.</p>
<p>New houses will completely destroy the Welsh language. It cannot already cope with the influx of newcomers, and I have already been told by an officer from a housing association they will ensure that all new properties will be occupied - even if that means putting single young people in housing designated for the elderly!!!</p>	<p>Local policies are in place to ensure the Welsh language is protected within the County, including the development of new houses. The Housing Team work closely with our Registered Social Landlord partners to ensure that properties are occupied fully, suitably, and appropriately in line with local policy.</p>
<p>I agree that local people need to be given priority with regards to housing, however non-Welsh speakers will soon be unable to get any job, so they are forced out of Wales anyway.</p>	<p>The Housing Strategy aims to address housing needs. Local connection is considered as and when appropriate.</p> <p>The Ceredigion Economy Strategy 2020-25, aims to set out how the Council will work together towards achieving strong, sustainable and more resilient economic growth for Ceredigion, created and shared by all.</p>

I don't think the Welsh language would be used any less.

There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011, which gave the Welsh language official status in Wales. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards Regulations: these Standards set out how local authorities should deliver their services in Welsh. As part of these Standards, the Council is required to assess the impact of its policies and decisions.

- on opportunities for persons to use the Welsh language, and
- on treating the Welsh language no less favourably than the English language

The Council must therefore consider the Welsh language when developing policies and strategies or when considering new ways of providing services and is required to address any adverse effects on the opportunities to use the Welsh language.

People need to speak in their preferred language.	Agreed. In accordance with the Welsh Language Standards Regulations, the Council when delivering services to individuals, will ask their language preference.
Why should there be any effect on language.	<p>There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011, which gave the Welsh language official status in Wales. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards Regulations: these Standards set out how local authorities should deliver their services in Welsh. As part of these Standards, the Council is required to assess the impact of its policies and decisions:</p> <ul style="list-style-type: none">• on opportunities for persons to use the Welsh language, and• on treating the Welsh language no less favourably than the English language. <p>The Council must therefore consider the Welsh language when developing policies and strategies or when considering new ways of providing services and is required to address any adverse effects on the opportunities to use the Welsh language.</p>

<p>I am an English speaker; therefore, my response is likely considered prejudiced. However, over the last 30 years I have seen the language issue cause more harm, more waste, and more division than it does good or unites people.</p>	<p>There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011, which gave the Welsh language official status in Wales. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards Regulations: these Standards set out how local authorities should deliver their services in Welsh. As part of these Standards, the Council is required to assess the impact of its policies and decisions:</p> <ul style="list-style-type: none"> • on opportunities for persons to use the Welsh language, and • on treating the Welsh language no less favourably than the English language <p>The Council must therefore consider the Welsh language when developing policies and strategies or when considering new ways of providing services and is required to address any adverse effects on the opportunities to use the Welsh language.</p>
<p>Priority for the Welsh language</p>	<p>The Housing Strategy is to address housing needs. Local connection is considered as and when appropriate.</p>

<p>Having a strategy that maintains and develops the viability of our Welsh communities is key. The ability of Welsh speakers to maintain viable communities is increasingly undermined by the free housing market and the economic inequality local people face due immigrants. Whilst recognising that the Council cannot influence that market directly, the strategy needs to seriously address that challenge and couple the strategy with policies to manage second homes, holiday homes and Airbnbs.</p>	<p>The council are currently considering the options open to them in relation to second homes and AirBnB in relation to both planning legislation and taxation reform.</p>
<p>Consider local lettings policies that supportive Welsh speakers.</p>	<p>The Strategy aims to address housing needs. Local Lettings Policies are considered as and when appropriate.</p>
<p>Welcome the recognition of the importance of the Welsh language and culture within the strategy in terms of its contribution to communities. Barcud will continue to apply local lettings policies in support of this on new developments – as we did at Machynlleth.</p>	<p>Noted. The Strategy aims to address housing needs. Local Lettings Policies are considered as and when appropriate.</p>
<p>As you will have realised from my submission, I am a great supporter of communities becoming part of the solution to identified problems. Bodies such as CLTs and other local action groups can garner support from individuals and groups not usually prone to engagement in local politics. A local Housing Survey undertaken by Community Councils in the Llanarth / Caerwedros / Llangrannog / Cross Inn areas recently received a much higher than usual level of engagement and response from the local Welsh speaking community. Local developments where the community can influence lettings policy can play a role in maintaining people in their chosen home community.</p>	<p>Noted.</p>
<p>Any housing strategy is a key tool for language planning in our communities. The right houses in the right numbers in the right places is vital to reinforce the bonds of a society in which the use of Welsh can thrive.</p>	<p>Noted. The Strategy aims to address housing needs.</p>

Please also explain how you believe this proposed proposal could be formulated so as to have:

- positive effects or increased positive effects on opportunities for people to use the Welsh language and not to treat Welsh language less favourably than English language
- so that there are no adverse effects on opportunities for people to use the Welsh language and not to treat Welsh language less favourably than English language

The county's strategy gives priority and status to the Welsh language and this must be adhered to in all fields. Provide more support to learn and promote the Welsh language.

Noted. Support to learn the language is not within the remit of the Housing Strategy.

The Council's Welsh Language Strategy will aim to address how the Council will support and promote the Welsh language in a wider context.

Support local residents' choice on where they want to live.

The Strategy aims to address housing needs.

<p>I am receiving leaflets in Welsh only why? I don't think this is appropriate. We all speak English how much does the Welsh language cost us? I have no problem with Welsh speakers, I was unable to learn it and I would object strongly to being forced to.</p>	<p>There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards Regulations: these Standards set out how local authorities should deliver their services in Welsh. The Welsh Language Standards requires the Authority to publish documents for public use in a bilingual format.</p>
<p>Ignore the Welsh language effect on housing and just put roofs over people's heads.</p>	<p>The priority of the Housing Strategy is to address the County's housing needs.</p> <p>The Policy Making Standards relate to assessing the impact of policies and decisions on opportunities for persons to use the Welsh language, and on treating the Welsh language no less favourably than the English language. The Council must therefore consider the Welsh language when we are developing policies and strategies or when considering new ways of providing services.</p>

<p>Create a Welsh village – be innovative and break new ground. Designate whole housing estates/villages for people who want to speak Welsh.</p>	<p>There is legislation in place to protect the Welsh Language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards Regulations: these Standards set out how local authorities should deliver their services in Welsh. As part of these Standards, the Council is required to assess the impact of its policies and decisions:</p> <ul style="list-style-type: none">• on opportunities for persons to use the Welsh language, and• on treating the Welsh language no less favourably than the English language <p>The Council must therefore consider the Welsh language when developing policies and strategies or when considering new ways of providing services and is required to address any adverse effects on the opportunities to use the Welsh language.</p>
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Use English.

There is legislation in place to protect the Welsh language, and to ensure that it thrives for future generations in Wales. The Welsh Language (Wales) Measure 2011. This Measure also placed a duty on all local authorities in Wales, to comply with Welsh Language Standards Regulations: these Standards set out how local authorities should deliver their services in Welsh. As part of these Standards, the Council is required to assess the impact of its policies and decisions:

- on opportunities for persons to use the Welsh language, and
- on treating the Welsh language no less favourably than the English language

The Council must therefore consider the Welsh language when developing policies and strategies or when considering new ways of providing services and is required to address any adverse effects on the opportunities to use the Welsh language.

<p>Ensure Welsh speakers are given priority rather than relocating English people into the area.</p>	<p>The Housing Strategy aims to address the housing needs of the County.</p> <p>The Housing Strategy and Team do not have any control over the movement of people within the private sector.</p>
<p>The Strategy could have a positive effect on the Welsh language – as long as we get the definition of ‘local’ right and include it throughout. It could have a positive effect on the Welsh language – as long as we favour Welsh speakers (for example, in developments in our communities, no matter how rural they are). It could have a positive effect on the Welsh language – if we develop the native economy as well (not tourism). It could have a positive effect on the Welsh language if we were to deal with second homes, holiday homes and empty houses, and if we were to regulate based on the number of years someone has lived in Wales/Ceredigion during their lives before they can buy a house in Ceredigion.</p>	<p>The Housing Strategy is to address housing needs. Local connection is considered as and when appropriate. The Housing Strategy aims to ensure that there is sufficient choice in housing for people to live in the community they choose.</p> <p>The impact of second homes is being considered by Planning Policy.</p>
<p>Local people should be given priority for new housing.</p>	<p>The Housing Strategy aims to address housing needs. Local connection is considered as and when appropriate. Policy is developed to identify and address priorities for social housing.</p>
<p>As far as opportunity</p>	<p>Unclear.</p>
<p>In rural communities it will completely destroy the fragility of the Welsh language despite your 'best efforts' and you already know that!!!!</p>	<p>The Housing Strategy aims to address housing needs. Local connection is considered as and when appropriate.</p>

I don't believe the Welsh language is treated less favourably already.

The ambition of Welsh Government in its strategy Cymraeg 2050, is to see the number of people able to enjoy speaking and using Welsh reach a million by 2050. In relation to this vision all local authorities have a role to play in the delivery of their Local Welsh Language Strategies, in order to see the language thrive and protect the Welsh language for future generations. In relation to this vision and the requirement of the Welsh Language Regulation, actions must be taken to ensure:

- Welsh should not be treated less favourably than English in Wales
- People in Wales should be able to live their lives through the medium of Welsh if they wish to do so.

<p>I think there should be opportunities in all villages for people that don't speak Welsh to be able to learn Welsh if they want to perhaps it would encourage people to speak it more.</p>	<p>The Welsh Language Strategy addresses education.</p> <p>The Welsh Language in Education Strategic Plan will aim to ensure more children acquire Welsh Language Skills via the education system. The Ceredigion Welsh Language Strategy will seek to encourage more opportunities for people to learn Welsh in communities across the County, this by working with the Centre for Learning Welsh at Aberystwyth University.</p>
<p>Opportunities should be available to people whatever their language,</p>	<p>Agreed. The Housing Strategy does not exclude on the basis of language.</p>
<p>Insufficient space for an adequate response.</p>	<p>The text boxes available allowed space for comprehensive responses, as seen in alternative and previous comments.</p>
<p>Ensure that Council staff develop their language skills and confidence in Welsh and increase their use of Welsh in the workplace, adopting Welsh as the default language of work.</p>	<p>Noted. The Council has a duty to comply with the Welsh Language Standards, which places a duty on the Authority to support its staff to acquire and develop Welsh language skills.</p>

<p>To ensure balanced and sustainable communities that preserve the Welsh language.</p>	<p>The Housing Strategy aims to address the housing needs of the County.</p> <p>The Policy Making Standards relate to assessing the impact of policies and decisions on opportunities for persons to use the Welsh language, and on treating the Welsh language no less favourably than the English language. The Council must therefore consider the Welsh language when we are developing policies and strategies or when considering new ways of providing services.</p>
<p>Local lettings policies that have an emphasis on Welsh language ability or those actively learning.</p>	<p>Local Lettings Policies are considered as and when appropriate.</p>

I am no expert of language strategies am unsure whether the County has an Employment Strategy. However, is such a Strategy exists, then linking it to elements of the Housing Strategy would be advantageous in trying to retain young people in the County.

Noted.

Other strategies are in existence in Ceredigion:

The Ceredigion Welsh Language Strategy aims to ensure that bilingualism is promoted completely naturally, and that the Welsh language is protected for future generations to use and enjoy.

The Ceredigion Economy Strategy 2020-25, aims to set out how the Council will work together towards achieving strong, sustainable and more resilient economic growth for Ceredigion, created and shared by all.

CYNGOR SIR CEREDIGION COUNTY COUNCIL

<u>Report to:</u>	Cabinet
<u>Date of meeting:</u>	3 October 2023
<u>Title:</u>	Housing Strategy, setting out Ceredigion's vision and plans for housing in the county for the next 5 years.
<u>Purpose of the report:</u>	To provide feedback from the Healthier Communities Overview and Scrutiny Committee meeting held on 18th September 2023

Background:

Members of the Healthier Communities Overview and Scrutiny Committee considered the draft Local Housing Strategy 2023-2028 in May 2023.

Following agreement from Scrutiny and Cabinet, public consultation on the Draft Housing Strategy began on 5th May and ran until 30th June 2023. The Consultation Survey asked a total of 10 questions. The Consultation returned a total of 40 responses, 34 within the Survey and 6 by email. The questions within the Survey were not mandatory, hence not all totals equal the number of respondents.

Following discussion, Members considered the following recommendation:

1. To approve the Housing Strategy and accept the recommendations following the end of the consultation period and approve for full adoption.

Recommendation(s):

Committee Members agreed to recommend that Cabinet:

1. approve the Housing Strategy and accept the recommendations following the end of the consultation period and approve for full adoption.

Reasons for decision:

To enable the Council to fulfil the requirements in relation to the strategic housing function.

Councillor Caryl Roberts
Chair of the Healthier Communities Overview and Scrutiny Committee