

Aelod Portffolio ar faterion Gofal Cymdeithasol Oedolion a'r Iaith Gymraeg

Man Cyfarfod

Dyddiad y Cyfarfod
Dydd Gwener, 11 Mawrth 2022

Amser y Cyfarfod
Amser heb ei nodi

I gael rhagor o wybodaeth cysylltwch â



Neuadd Y Sir
Llandrindod
Powys
LD1 5LG

Dyddiad Cyhoeddi

Mae croeso i'r rhai sy'n cymryd rhan ddefnyddio'r Gymraeg. Os hoffech chi siarad Cymraeg yn y cyfarfod, gofynnwn i chi roi gwybod i ni erbyn hanner dydd ddau ddiwrnod cyn y cyfarfod

AGENDA

1.	POLISI BYW'N ANNIBYNNOL (ADDASIADAU)
----	---

(Tudalennau 1 - 82)

2.	ASESIAD LLETY SIPSIWN A THEITHWYR
----	--

(Tudalennau 83 - 210)

3.	DIWYGIADAU I GYNLLUN DYRANNU CYFFREDIN 'CARTREFI YM MHOWYS'
----	--

(Tudalennau 211 - 380)

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

CYNGOR SIR POWYS COUNTY COUNCIL
PORTFOLIO HOLDER DELEGATED DECISION
by
COUNTY COUNCILLOR MYFANWY ALEXANDER
PORTFOLIO HOLDER FOR ADULT SOCIAL CARE, WELSH LANGUAGE
HOUSING AND CLIMATE CHANGE
March 7th, 2022

REPORT AUTHOR: Professional Lead - Housing

SUBJECT: Independent Living (Adaptations) Policy

REPORT FOR: Decision

1. Summary

- 1.1 The Council provides an aids and adaptations service for tenants of Council-owned homes. The service is designed to adapt the homes of people with disabilities to help them retain as much independence as possible while living in their home, avoid if possible unwanted moves to a different home, and reduce demand for additional support services. The policy and procedure for this service is provided by the 'Council Housing Adaptations Policy', attached to this report as Appendix A, which has been in place since May 2017.
- 1.2 This report requests approval of a new 'Independent Living (Adaptations) Policy', attached to this report as Appendix B, to replace the 'Council Housing Adaptations Policy'. The 'new approach is designed to place an increased emphasis on considering the determination and delivery of adaptations in a more holistic way.

2. Background

- 2.1 The current 'Council Housing Adaptations Policy' was designed to formalise good practice and ensure consistency across Powys.
- 2.2 Since this policy was introduced in May 2017, the adaptations service has benefitted from improving consistency and a joined-up approach between the various officers and agencies delivering this important area of work. A close working partnership developed with Care & Repair¹ has facilitated a high-quality service for people needing minor adaptations to their home, regardless of tenure, with average delivery times for tenants of the Council of 35 days. Larger adaptations are also

¹ 'Care and Repair' is a charitable organisation, which delivers housing related services to help people enjoy their homes and remain living as independently as possible. It is a subsidiary of Barcud Housing Association.

efficiently delivered by the wider housing service, with an average delivery timescale of 135 days.

- 2.3 A review of the policy by Housing Services was undertaken to make sure that the Council's approach was continuing to provide an effective and efficient service that would help people be better able to enjoy their home. The consultation enabled tenant representatives, groups working in the field of disability, housing staff, Social Services Occupational Therapists and County Councillors to provide comments and share their experiences of services.
- 2.4 Appendix C to this report provides a full report on the outcome of the consultation. The consultation findings were used to build on the foundation of the current policy to develop the 'Independent Living (Adaptations) Policy'. This is designed to further improve the aids and adaptations service to the Council's tenants by:
- Putting more emphasis on an adaptation being one of a range of options to meet the need of tenants and their household.
 - Accommodating 'Homes in Powys', introduced in 2018, which includes enhanced matching of accessible homes with households who need easier access.
 - Encouraging discussions with tenants on how their current and foreseeable needs for an adapted and accessible home can be best met.
 - Including the terminology and financial thresholds from Welsh Government ENABLE² guidance, including for example speeding up the delivery of small adaptations (up to £1,000) by reducing the needs for a detailed needs assessment.
 - Integrating housing management considerations into the decision-making process for medium and large-scale adaptations, to avoid costly adaptations where a better solution would offer alternative more suitable accommodation.
 - Reflecting the delivery timescales suggested by Welsh Government for medium and large adaptations.

3. Advice

- 3.1 The Council has a duty to provide an aids and adaptations service for its tenants, which is why it has in place a 'Council Housing Adaptations Policy' and is proposing to provide a better service through the 'Independent Living (Adaptations) Policy'.
- 3.2 Option One: Do nothing
- 3.2.1 The current policy, introduced in 2017, no longer reflects current service demands and delivery methods, including those being introduced as part of the 'Moving on Up' Housing Services redesign. Leaving the

² ENABLE is the Welsh Government funding programme that supports a wide range of adaptations to help people to live as independently as practicable in their home.

current policy unchanged means that it will be increasingly out of step with practice. This increases the risk of confusion and challenge between and from tenants, residents and officers, both within and outside the Council.

3.3 Option Two: Adopt the 'Independent Living (Adaptations) Policy'

3.3.1 Adoption will provide clarity to tenants, residents and officers, both within and outside the Council, about the outcomes driving the policy, making delivery smoother and quicker regarding the adaptation process. Adoption will bring the policy in step with Welsh Government guidance and Council practice.

3.4 Providing a holistic approach to the delivery of aids and adaptations to help tenants of the Council be better able to enjoy their homes, make a major contribution to Vision 2025, with particular regard to Equality Objective Three which: "will improve the availability of accessible homes, adaptable homes and lifetime homes, that provide suitable and sustainable accommodation for future generations".

4. **Resource Implications**

4.1 Aids and adaptations to homes owned by the Council are funded through the Housing Revenue Account (HRA). Provision has been made in the Thirty Year HRA Business Plan 2022-2023 to cover the cost of providing the service set out in the 'Independent Living (Adaptations) Policy'.

4.2 Training would need to be carried out for officers using the policy to make them aware of the changes, but this would be done internally with no extra cost to the service.

4.3 The Head of Finance (Section 151 Officer) notes sections 4.1 and 4.2 above and can support the recommendation on that basis.

5. **Legal Implications**

5.1 Under of the Equality Act 2010, the Council must make sure that there is an aids and adaptations service available for its tenants. The Principal Housing Solicitor states: "Consultation has been carried out on the changes to the Policy and the implementation of the Independent Living (Adaptations) Policy would allow residents in Powys to stay in their homes longer and the Council would be providing a better service to their tenants and the general public".

5.2 The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report".

5 **Data Protection**

6.1 No changes to the processing of personal data arise from this report. Joint Data Control Agreement and Data Protection Impact Assessment are already in place.

7. Comment from Local Member(s)

7.1 This is a county wide matter and so applies to all local members.

8. Integrated Impact Assessment

8.1 An Integrated Impact Assessment has been completed, a copy of which is attached to this report as Appendix D.

9 Recommendations

9.1 It is recommended that:

9.1.1 The 'Independent Living (Adaptations) Policy' is approved and brought into effect on April 1st, 2022.

Contact Officer:	Dafydd Evans (Service manager – Housing Resources)
Tel:	01597 827464
Email:	Dafydd.evans@powys.gov.uk
Head of Service:	Nina Davies (Head of Housing and Community Development)
Corporate Director:	Nigel Brinn (Economy and Environment)

Powys County Council Housing Services

Council Housing Adaptations Policy

May 2017

**Cyngor Sir Powys
Gwasanaethau Tai**

Cysylltwch â ni yn Gymraeg neu yn
Saesneg

Ffôn: 01597 827464
E-bost: housing@powys.gov.uk
Gwefan: www.powys.gov.uk/tai

Post: Sganio Tai
Cyngor Sir Powys
Spa Road East
Llandrindod
LD1 5LG

Aberhonddu

Swyddfa Dai Ardal Cyfeiriad
Neuadd Brycheiniog
Ffordd Cambrian
Aberhonddu
LD3 7HR

Llandrindod

Swyddfa Dai Ardal Cyfeiriad
Y Gwalia
Ffordd Ieithon
Llandrindod
LD1 6AA

Y Trallwng

Swyddfa Dai Ardal Cyfeiriad
Neuadd Maldwyn
Ffordd Hafren
Y Trallwng
SY21 7AS

Ystradgynlais

Swyddfa Dai Ardal Cyfeiriad
Hendre Ladus
Ystradgynlais
SA9 1SE

**Powys County Council
Housing Services**

Please contact us in Welsh or in English

Phone: 01597 827464
E-mail: housing@powys.gov.uk
Website: www.powys.gov.uk/housing

Post: Housing Scanning
Powys County Council
Spa Road East
Llandrindod Wells
LD1 5LG

Brecon

Housing Area Office
Neuadd Brycheiniog
Cambrian Way
Brecon
LD3 7HR

Llandrindod Wells

Housing Area Office
The Gwalia
Ithon Road
Llandrindod Wells
LD1 6AA

Welshpool

Housing Area Office
Neuadd Maldwyn
Severn Road
Welshpool
SY21 7AS

Ystradgynlais

Housing Area Office
Hendre Ladus
Ystradgynlais
SA9 1SE

This publication is available in Welsh.

This document is available on request in alternative formats (e.g. large print type / Braille / on tape).

Powys County Council Housing Services Council Housing Adaptation Policy

Contents

1	Allocating homes	2
2	Adapting and improving accommodation	3
3	Eligibility	5
4	Assessment	7
5	Adaptation process	10
6	Alternative suitable accommodation	12
7	After adapting the home.....	14
8	Adaptations by tenants and freestanding equipment	15
9	Equalities	16
10	Reviewing decisions, complaints and compliments	17
11	Review of this policy	18

Policy background and coverage

- a. The Council's Housing Service (the Council) aims to help long-term sick, frail and disabled tenants to remain in their homes and carry out essential daily activities.
- b. The Council will assess the need for installing adaptations in Council homes for tenants and their household.
- c. Where it is not possible or practical to carry out adaptation works, the Council will assist tenants in finding suitable alternative accommodation.
- d. The Council will ensure that it manages the adaptations process in accordance with best practice and relevant policy, legislation and Council Housing service standards.
- e. The Council will ensure that, where it has discretion, this is exercised in a reasonable, fair and equitable manner.

1 Allocating homes

1.1 Objective

The Council ensures adequate processes are in place to allocate and improve Council homes to meet the needs of residents, with regards to their specific needs.

1.2 Housing allocation

- a. The Council keeps a register of Council accommodation designated for older or disabled people.
- b. The Council maintains a Common Housing Register jointly with participating housing associations. Households that need or would like to move are accepted on the register.
- c. Household applicants that state they have specific housing needs, as a result of a medical condition or impairment, are professionally assessed by a Housing Management & Options Officer and where necessary by an Occupational Therapist.
- d. The Council ensures that designated accommodation is allocated to households that meet the qualifying criteria in accordance with the joint allocations policy.

1.3 New build or acquiring property

Where necessary the Council will consider utilising the Social Housing Grant programme or any other funding available to meet need through new build or by acquiring a suitable existing property.

2 Adapting and improving accommodation

2.1 Objective

The Council aims to make its housing stock more accessible and usable to current and future tenants, both through adaptations to meet individual needs and improving all properties.

2.2 Adaptations to meet individual needs

- a. The Council will professionally assess the needs of tenants and their household to understand clearly what the need is and how the Council can assist meeting that need.
- b. The Council will consult with tenants or any carer working on their behalf, throughout the process from assessment to completion.
- c. The assessment will include a home visit by a Trusted Assessor or Occupational Therapist where appropriate.
- d. Any recommended adaptations must be necessary, appropriate, reasonable and practicable to meet the household's needs and must be cost effective for the Council.
- e. The assessment will take into account:
 - I. existing adaptations in the home
 - II. the type of accommodation occupied
 - III. the adaptability of the home
 - IV. the availability of the tenant's existing support network and carers
 - V. cost effectiveness of adaptations
 - VI. availability of alternative more suitable accommodation
- f. Adaptations, other than minor adaptations, will not be undertaken where the person requiring adaptations is on the Common Housing Register or intending to move from the property.

2.3 Welsh Housing Quality Standard

- a. The Council aims to achieve the Welsh Housing Quality Standard by 2018 to ensure that dwellings are of good quality and suitable for the needs of existing and future residents.
- b. The dwelling should have the necessary physical adaptations to suit the professionally assessed requirements of the tenants.
- c. The Council considers the particular requirements of individuals and/or groups. Where the existing dwelling falls short of their needs, the Council will look at possible remedies.

- d. Accessibility issues should be addressed when considering dwellings to be occupied by those with a mobility impairment. This applies mainly to bungalows and blocks of flats designated for older people.

3 Eligibility

3.1 Objective

- a. The Council will ensure that an agreed process will be followed to assess needs and carry out adaptations to meet the assessed needs, where reasonable.
- b. Any request for an adaptation needs to be submitted in writing by the tenant, Occupational Therapist or Trusted Assessor, unless otherwise agreed with the Council.
- c. The Council will inform the tenant in writing of any decision taken.

3.2 Requests for tenants and their household

The Council will consider requests for adaptations from all Council tenants for themselves, as well as for permanent members of their household that occupy the home as their only or principal home at the time of the request.

3.3 Requests for lodgers, sub-tenants and other non-permanent household members

- a. Adaptations for people other than the tenant and their permanent household, will only be considered in exceptional cases. These people are not considered part of the tenant's household and only have limited rights to remain resident at that property. Any adaptations may be of limited or short-term benefit.
- b. It needs to be demonstrated that the lodger, sub-tenant or other person not a permanent member of the household, is a long term resident of the property for at least three years.
- c. It also needs to be demonstrated that there is significant hardship, for example not being able to access or egress the accommodation.
- d. Approval of standard and major adaptations can only be granted by the Service Manager Housing Solutions in conjunction with the relevant Cabinet Member.
- e. Where people move in and are added to the tenancy agreement they are regarded as permanent members of the household.

3.4 Requests before signing a tenancy

- a. The Council will ask applicants for the Common Housing Register if they have any specific needs.

- b. Where tenants indicate they have specific needs, the Council will professionally assess those needs.
- c. The Council will where possible ensure the applicant is matched with a suitable Council home.
- d. Where necessary and circumstances allow, the Council will adapt a property before the tenant moves in, to minimise disruption for the tenant.

3.5 Right to Buy

- a. Requests for adaptations will not normally be approved where terms for the sale and purchase of a council property has been agreed under the Right to Buy and completion of the sale is imminent.
- b. If a major adaptation is required during the course of a Right to Buy application it is important that any work undertaken is included in the valuation under Right to Buy wherever possible.
- c. Where a valuation has already been agreed and adaptations are subsequently required the Council will decide on a case by case basis how to proceed and where necessary take legal advice.
- d. The Council will decide whether the adaptation should proceed, and if so followed by a new valuation or whether the existing valuation should be honoured.

4 Assessment

4.1 Objective

The Council ensures there is a transparent process in place to assess the need from tenants to carry out adaptation works. Housing staff and occupational therapists undertaking assessments will take current legislation and guidance into account.

4.2 Levels of adaptations

The Council differentiates between three levels of adaptations:

- I. minor adaptations
- II. standard adaptations
- III. major adaptations

4.3 Minor adaptations

- a. Minor adaptations are adaptations with an estimated value up to £500 in any of the Council's homes.
- b. Examples of minor adaptations that are available:
 - I. grab rails
 - II. lever taps
 - III. additional stair rails
 - IV. smoke alarms for people with a hearing impairment
 - V. replacing recessed or knob style handles to kitchen units doors and drawers
 - VI. relocating sockets and/or switches
 - VII. additional sockets for appliances required for functional/medical equipment needs
 - VIII. half steps to improve the accessibility of steep or high steps and thresholds
- c. A tenant should contact their Housing Management & Options Officer or Housing Surveyor to discuss a request for minor adaptations.
- d. Any member of the Housing Service that is qualified as a Trusted Assessor can decide on carrying out minor adaptations or ask an Occupational Therapist to assess the tenant's needs if necessary.
- e. The Council will agree with the tenant, and where necessary Occupational Therapist on the installation of minor adaptations.

4.4 Standard adaptations

- a. Standard adaptations are certain adaptations with an estimated value over £500 in homes designated for older people or disabled people.

- b. Standard alterations available are:
 - I. replacing baths with level access showers
 - II. ramps
 - III. widening doors
 - IV. door intercom
 - V. removing older storage, solid-fuel and oil heating systems
- c. A tenant should contact their Housing Management & Options Officer to discuss a request for standard adaptations.
- d. Any member of Housing staff that is qualified as a Trusted Assessor can decide on carrying out standard adaptations or ask an Occupational Therapist to assess the tenant's needs if necessary.
- e. The Council will agree with the tenant, and where necessary Occupational Therapist the installation of standard adaptations.

4.5 Major adaptations

- a. Major adaptations are adaptations with an estimated value over £500 not being a standard adaptation.
- b. Examples of major adaptations are:
 - I. stair and through floor lifts
 - II. ceiling tracks
 - III. mobility standard kitchens
 - IV. additional WC and wash facilities
 - V. door entry systems
 - VI. level access showers for general needs
 - VII. ramps for general needs
 - VIII. heating for general needs
 - IX. widening doors for general needs
- a. An assessment and recommendation by an Occupational Therapist is needed before the Council takes a decision on major adaptations.
- b. Tenants can arrange an assessment by a Social Services' Occupational Therapist by:
 - I. contacting Powys Council Social Services;
 - II. contacting a Housing Management & Options Officer who will make necessary arrangements;
 - III. referrals from Social Services Staff or medical practitioners.
- c. The Occupational Therapist will visit the home and agree a plan of action with the tenant. This plan might include recommending adaptations to the home or considering alternative, more suitable accommodation. Individual support needs from tenants should be taken into account when taking a decision.

- d. The Council will let the tenant know in writing which adaptations can be carried out or if the Council recommends moving to alternative accommodation.

4.6 Refusing adaptations

- a. Where the Council refuses to carry out adaptations the Council will inform the tenant in writing, including the reasons for refusal.
- b. Where agreement between the Council and the tenant can't be reached, the Council will inform the tenant in writing of its proposal to meet the tenant's need.
- c. Examples of reasons to refuse adaptations are:
 - I. Adaptations cannot be carried out safely or they affect the structural stability of the home.
 - II. There are concerns about the age and condition of the property.
 - III. The property will not meet the tenant's long-term needs. This is a period not less than five years after the adaptation. The Council will consider each case on its merits.
 - IV. The architectural and structural characteristics of the dwelling, or any planning, conservation or listed building restrictions, may render certain types of adaptation inappropriate.
 - V. The practicalities of carrying out adaptations to properties with narrow doors, stairways and passages which might make wheelchair use in and around the dwelling difficult, or properties with limited access, e.g. steep flights of steps making access for wheelchair users impossible and therefore making continued occupation of the dwelling open to question.
 - VI. There are competing needs of different members of the tenant's family which cannot be met in that particular home.
 - VII. Access ramps would adversely affect the amenity of the area for other residents.
 - VIII. The Council has obtained a warrant for eviction due to a breach of tenancy conditions, for example due to rent arrears or anti-social behaviour.
- d. Where the Council does not consider it reasonable and practicable to adapt the property, the tenant will be given priority for the next available suitable property which meets their needs.

5 Adaptation process

5.1 Objective

The Council will ensure there is a process to carry out adaptations in Council Homes after agreement with the tenant and where necessary Occupational Therapist.

5.2 Minor adaptations

- a. The Council will ensure that minor adaptations are completed in a timely manner, but no later than 40 days after the request is received.
- b. Minor adaptations are carried out by staff from the Responsive Maintenance Team or Care & Repair in Powys.

5.3 Standard and major adaptations

- a. The Council will agree a timescale with the tenant for carrying out the adaptation and any actions that need to be undertaken, for example the process before appointing a contractor or obtaining planning permission.
- b. The Council will inform the tenant when the adaptation leads to an increase of rent or service charge.
- c. The Council will inform the tenant which contractor(s) will carry out the adaptation(s) and provide contact details of the contractor.
- d. The Council keeps the tenant informed of any changes in the timescale or change of contractor(s), and agree a new timescale if necessary.
- e. The Council will advise the tenant that once the order is raised it is valid for 90 days.

5.4 Budgets and restrictions

- a. The Council aims to deliver adaptations cost effectively.
- b. Where possible the Council will incorporate standard or major adaptations within existing planned maintenance and improvement programmes.
- c. Where this is not possible, for example due to the urgency of the tenant's need, specific adaptations or there not being a planned programme, the adaptation works will be ordered separately.
- d. The Council's Housing Service will fund agreed adaptations in Council homes up to a maximum limit of £36,000.

- e. Where the estimated costs are over £36,000, the Housing Service Senior Management Team can authorise the adaptation. The Council will take into account the overall level of need of the tenant and household and assess the effectiveness of the adaptations over the longer term. The Council will also take into account what other options there are available, like moving to a more suitable property.
- f. The Council will allocate a fixed capital and revenue budget each year.
- g. Should demand for adaptations exceed the finance available, the Council will prioritise adaptation works. The Council will consult with Occupational Therapists, before deciding on the highest priority cases and delaying lower priority cases.
- h. The Council will write to all tenants who are awaiting an adaptation to explain the position and give an indication as to how long they are likely to have to wait.

6 Alternative suitable accommodation

6.1 Objective

Where major adaptations are necessary to make the home suitable for the needs of the tenant and the household, the Council will always consider if a move to suitable alternative accommodation is a more viable alternative.

6.2 Recommendation

- a. A move to suitable alternative accommodation is likely to be recommended in the following circumstances:
 - I. The property does not lend itself to adaptation;
 - II. The household is significantly under-occupying a large property that is unsuitable for their needs;
 - III. The property, even with adaptations will not be suitable for the tenant and household;
 - IV. The cost of adaptations is prohibitively high and a move to adapted or more suitable accommodation is more cost effective;
 - V. The tenant is requesting a move for their own reasons.
- b. The option of a move to suitable alternative accommodation will only be recommended where the Council knows that genuinely suitable accommodation is available.
- c. In identifying suitable alternative accommodation the Council will take due regard of the tenant's preference in terms of location and type and size of accommodation. This is subject to the "*Common housing register allocations policy*".
- d. The Council will discuss with the tenant, the likely waiting time for alternative accommodation and agree jointly, in consultation with the Occupational Therapist, whether this waiting period is acceptable.
- e. Major adaptations can be subject to delay and a move to suitable alternative accommodation could be made more quickly than the time taken to complete the adaptation. This lag time in completing the adaptation will form part of the assessment as to whether a move to alternative suitable accommodation is the recommended option.
- f. If the initial expected waiting time for a move is exceeded or if the tenant's circumstances change, the case will be reviewed. A decision will be made regarding whether a move is still the most appropriate course of action or whether the adaptations to the existing home are now required. All decisions of this type will be made in consultation with the tenant.
- g. In seeking alternative accommodation the Council will work with housing associations. This means Council tenants may be offered accommodation provided by a Registered Social Landlord.

- h. When a tenant moves as the result of a recommendation by an Occupational Therapist, the Council will work with the tenant to support them in the process of moving home. This can be in the form of advice, practical assistance, such as arranging removers, and, where appropriate, financial assistance. Any financial assistance would generally be confined to reimbursing any reasonable out of pocket expenses incurred in the move.

7 After adapting the home

7.1 Objective

The Council aims to keep adaptations available for future use in the case the need for them ceases to exist.

7.2 Moving after major adaptations

- a. Where the Council carries out major adaptations, it is normally expected that the tenant remains in the adapted home for at least five years.
- b. Where a tenant needs to move, the Council will reassess the tenant's changed need. Examples of changed situations are:
 - I. a significant change in medical circumstances;
 - II. a major change in household size and composition;
 - III. accepting employment elsewhere.
- c. Where the tenant moves to a Council home that requires any adaptations to meet the tenant's specific needs, the Council will assess and adapt the property in accordance with the terms of this policy.

7.3 Mutual exchange

The Council may refuse a mutual exchange where:

- I. the home is designed or adapted to suit a physically disabled person; and
- II. the home would be occupied by someone that is not physically disabled.

7.4 Adaptation no longer required

- a. In cases where adaptations are no longer required, the adaptations are left in place.
- b. The removal of adaptations will be considered for items which may be used in another home, for example a stair-lift.
- c. If the person for whom the adaptation was provided no longer lives in the property, any remaining tenant(s) may be asked to move to another suitable home, to make the adapted home available for someone that needs the adaptations. Reasonable moving expenses will be paid. Where tenants refuse to move or do not accept a reasonable suitable alternative, the Council may decide to pursue legal action to take possession of the property.

8 Adaptations by tenants and freestanding equipment

8.1 Objective

Where tenants wish to carry out adaptations themselves, the Council will give permission where reasonable.

8.2 Alterations

- a. The Council will ensure there is a procedure in place dealing with alterations carried out by tenants.
- b. All tenants need to obtain written permission from the Council, before carrying out adaptation works in the property.
- c. The Council will not unreasonably withhold permission.
- d. Permission or refusal will always be in writing.
- e. Any alterations need to comply with building regulations and other legal requirements. The Council will attach other conditions to any permission.
- f. The Council will not normally maintain or service any installation made by the tenant. The tenant will be responsible for this.
- g. At the end of the tenancy the tenant may be required to remove any adaptations they have installed and make good any damage to the property. If this is the case the Council will include this as a condition to the permission. The Council can agree to take responsibility for the adaptations in certain cases. Where the Council accepts responsibility this will also be confirmed in writing.

8.3 Freestanding equipment

- a. Occupational Therapists will assess the needs for freestanding aids.
- b. Examples of freestanding equipment are:
 - I. hoists;
 - II. toilet frames;
 - III. bed levers;
 - IV. shower chairs.

9 Equalities

9.1 Introduction

The Council is committed to giving an equal service to all.

9.2 Procedures and practices

- a. The Council's staff and contractors will operate in such a way to ensure that their procedures and practices are sensitive to the needs of individual residents. They will ensure that they do not discriminate in any way.
- b. Enforcement and application of this policy will from time to time need to be tailored to meet the needs of individuals. All cases will be considered on an individual basis.

9.3 Information

- a. The Council will in all reasonable circumstances make information available in a variety of information formats, including for example:
 - I. Braille
 - II. large print
 - III. audio tape
- b. Where specialist services are required to ensure that information is accessible to the tenant or member of their family, the Council will provide these specialist services where reasonable.

10 Reviewing decisions, complaints and compliments

10.1 Introduction

The Council is committed to improve service delivery and put right any mistakes.

10.2 Review

Anyone that is affected by a decision of the Council's Housing Service is entitled to ask an independent review from a manager or team leader that was not involved in making the decision.

10.3 Complaints and compliments

- a. The Council welcomes all feedback from customers, because it helps to improve services.
- b. When the Council receives a complaint, the Corporate Complaints Procedure will be followed.
- c. The Council will aim to clarify any issues about which someone is not sure.
- d. Where possible, the Council will put right any mistakes it may have made.
- e. Where the Council gets something wrong, it will apologise and where appropriate try to put things right.
- f. The Council will aim to learn from good practice and mistakes and use the information gained to improve services.

11 Review of this policy

- a. This policy will be reviewed by the Council every three years unless there are circumstances that require a review, for example a change in legislation or regulation.
- b. Where there has been a change in legislation which has an impact on the policy, the policy will be reviewed within 3 months of the legislation or regulation coming into effect.

Powys County Council

Housing Services

Independent Living (Adaptations) Policy

April 2022

For Decision

Cyngor Sir Powys Gwasanaethau Tai

Powys County Council Housing Services

Cysylltwch â ni yn Gymraeg neu yn Saesneg. Ni fydd cysylltu yn Gymraeg yn arwain at oedi. / Contact us in Welsh or in English. Contacting us in Welsh won't lead to a delay.

01597 827464

housing@powys.gov.uk

www.powys.gov.uk/tai

Facebook: www.facebook.com/Powys-County-Council-Housing-Services

01597 827464

housing@powys.gov.uk

www.powys.gov.uk/housing

Facebook: www.facebook.com/Powys-County-Council-Housing-Services

Post

Sganio Tai
Cyngor Sir Powys
Spa Road East
Llandrindod
LD1 5LG

Post

Housing Scanning
Powys County Council
Spa Road East
Llandrindod Wells
LD1 5LG

Swyddfa dai ardal

Aberhonddu

Neuadd Brycheiniog
Ffordd Cambrian
LD3 7HR

Y Drenewydd; Y Trallwng

Yr Hen Goleg
Ffordd Yr Orsaf
SY16 1BE

Llandrindod

Y Gwalia
Ffordd Ieithon
LD1 6AA

Ystradgynlais

Hendre Ladus
SA9 1SE

Housing area office

Brecon

Neuadd Brycheiniog
Cambrian Way
LD3 7HR

Newtown; Welshpool

The Old College
Station Road
SY16 1BE

Llandrindod Wells

The Gwalia
Ithon Road
LD1 6AA

Ystradgynlais

Hendre Ladus
SA9 1SE

This document is available in Welsh

Please let us know if you would like this document in a different format like, for example, large print, easy read, audio recording or braille.

Powys County Council Housing Services Independent Living (Adaptations) Policy

Contents

1	Policy background and coverage	2
2	Allocating homes to tenants	4
3	Adapting accommodation	6
4	Small adaptations	10
5	Medium and large adaptations	12
6	Funding	16
7	Alternative suitable accommodation	18
8	After adapting the home	20
9	Adaptations by tenants and freestanding equipment	22
10	Equalities	23
11	Reviewing decisions, complaints and compliments	24
12	Review of this policy	25

1 Policy background and coverage

- a. The Council's Housing Services aims to meet independent living needs of its tenants, current and prospective, so that they can carry out everyday tasks in their home and care can be provided safely.
- b. Independent living needs can be met through:
 - I. allocating suitable homes to prospective tenants
 - II. adapting homes for current tenants
 - III. assisting current tenants to move to more suitable alternative homes
 - IV. building or acquiring homes
- c. The Council aims to meet these needs in a resource effective way.
- d. 'Homes in Powys' is the Common Housing Register (CHR) and Common Allocation Scheme (CAS) covering access to all social housing in Powys. This includes homes provided by the Council' and housing associations. Housing Services and 'Homes in Powys' partners aim to let social housing in a way that addresses the needs of prospective tenants and households. This includes consideration of adaptations and accessibility of the accommodation.
- e. The Council carries out adaptations to its homes to cater for independent living needs people may have and to make sure carers can provide care safely. Adaptations can also prevent emergency or unplanned admissions to hospital and can facilitate earlier discharge from hospital. The adaptations provided must be necessary and appropriate, as well as reasonable and practicable.
- f. The Council will always consider whether or not a move to more suitable alternative accommodation may offer a better solution to address the longer-term needs of the household.
- g. The Council will make sure that it manages the adaptations process in accordance with this policy, legislation and all relevant Housing Services policy, process and standards.
- h. The Council will make sure that, where it has discretion, this is exercised in a reasonable, fair and equitable manner.
- i. This policy relates to homes owned and managed by Powys County Council through its Housing Revenue Account, the Council's landlord service.

1.1. Officer roles

The following roles can be involved during the adaptations process.

Trusted Assessor (TA)

Any member of staff that completed the “Trusted Assessor Technician Training (Minor Adaptations Without Delay)” training course.

Housing Standards Officer (HSO)

A dedicated role within Housing Services, working across different residential property tenures, to make sure that adaptations are reasonable and practicable, in consultation with Social Services. For Council homes, Housing Standards Officer manage the process of installation of medium and large adaptations.

Occupational Therapist (OT)

Occupational therapy is a science degree-based, health and social care profession, regulated by the Health and Care Professions Council. Occupational Therapists assess the needs and recommend to Housing Services what is necessary and appropriate to meet the needs.

Lifetime Homes Officer (LHO)

A dedicated role within Housing Services, responsible for co-ordinating the adaptations process and monitoring time scales.

Housing Options Officer (HOO)

A dedicated role within the Housing Service, responsible for providing housing options advice across tenures, allocating how to apply for and be offered Council and social housing and managing homelessness and ‘Homes in Powys’ applications.

Housing Quality Officer (HQO)

A dedicated role within the Housing Service, responsible for comprehensive technical and contract management services for planned maintenance and major works and technical support to repairs and maintenance services and ensuring void homes are of the required standard before they are let. In some cases, a Housing Quality Officer may manage the process of installation of medium and large adaptations.

2 Allocating homes

2.1 Objective

The Council makes sure adequate processes are in place to allocate Council and housing association homes in a way that meets the needs of prospective tenants.

2.2 Housing allocation and designating accommodation

- a. The Council keeps a register of Council accommodation designated as being especially suitable to people over the age of 60 and/or disabled people.
- b. When Council accommodation becomes vacant, a property assessment by the Housing Quality Officer takes place to confirm and update the property records, including accessibility and adaptations. The assessment includes the potential to make the accommodation more accessible or provide additional adaptations relatively easily.
- c. The Council has assessed its stock and designated accommodation especially suitable for allocation to people over the age of 60. The assessment takes into account the location, proximity to services and accessibility.
- d. A decision, to designate accommodation especially suitable for disabled people, will be made before the adaptation is carried out, or when accommodation becomes vacant. In some instances, the designation may be changed while the accommodation is still occupied. The criterion used is that the accommodation has features which are substantially different from those of ordinary accommodation.
- e. Expensive, large adaptations normally justify a designation. A decision if whether medium adaptations will justify a designation, will be made on a case-by-case basis by the Area Manager – Housing Quality, in consultation with the Housing Standards Officer.
- f. There are five levels of accessibility, each given an accessibility code to help the allocation of homes via ‘Homes in Powys’, to those who would benefit most from particular types of access:
 - I. completely wheelchair accessible (L1)
 - II. partially wheelchair accessible (L2)
 - III. completely level access (L3)
 - IV. up to five steps (L4)
 - V. five or more steps (GN)
- g. The Council maintains ‘Homes in Powys’, on behalf of its own landlord service and participating housing associations. Households that need or

would like to move are encouraged and supported to register with 'Homes in Powys', in line with the CAS.

- h. Applicants will be asked if they, or anyone in their household, require level access, aids or adaptations. If an applicant has specific needs, they will be advised to obtain an assessment from a social services Occupational Therapist (OT). People living in Powys can contact ASSIST (phone 0345 602 7050 or online www.powys.gov.uk/article/7708/ASSIST).
- i. The Council makes sure that designated accommodation is allocated to households that meet the qualifying criteria in accordance with the common allocations policy.
- j. It may still be necessary to adapt accommodation to meet the needs of a prospective tenant, before or after they move in.

2.3 Developing and acquiring

- a. The Council has a development programme to build affordable homes, covering both the homes in builds itself and those built by housing associations.
- b. If there is a specific identified need for accommodation designed to meet that need, the Council will consider including such needs in the programme.
- c. The Council and 'Homes in Powys' partners may consider buying existing accommodation to meet the specific needs of a household for which there are no other housing options.

3 Adapting accommodation

3.1 Objective

The Council aims to make its housing stock more accessible and inclusive for current and future tenants. This is done through responding to individual needs and through improving all accommodation and estate environments to meet the needs of all.

3.2 Welsh Housing Quality Standard

- a. The Council has achieved compliance with the Welsh Housing Quality Standard at the end of 2018. This means accommodation is of good quality and suitable for the needs of existing and future tenants.
- b. All accommodation should have the necessary physical adaptations to suit the professionally assessed needs of the tenants.
- c. If a new need is identified, the Council will consider adapting the current accommodation or to support a move to more suitable accommodation.

3.3 Adaptations to meet individual needs

- a. A housing adaptation can provide a number of benefits, but is primarily to help disabled and/or older people and to support their carers to:
 - remove barriers that can lead to people being disabled by their environment and not by their impairments (social model of disability)
 - remain or become more independent within their own home
 - facilitate an earlier hospital discharge
 - prevent any further falls
 - provide care safely
- b. Tenants are encouraged to approach the Council to discuss their needs for adaptations to their home.
- c. The Council will discuss needs with tenants, and any carer working on their behalf, throughout the process.
- d. Any recommended adaptation must be necessary and appropriate to meet the needs of the tenant, and the adaptation must be reasonable and practicable to carry out having regard to the age and condition of the building.

3.4 Eligible persons

- a. The Council will consider requests for adaptations from Council tenants for themselves, as well as for permanent members of their household that occupy the home as their only or principal home at the time of the request.

3.5 Adaptations in new build homes

- a. During the first twelve months of occupation the Council will not provide adaptations. This is to protect the integrity of the twelve months defects period and contractual warranties that apply to new build properties.
- b. Tenants are asked to sign an agreement to accept the property as it is currently finished and that no adaptations, alterations or decorating are to take place within the first twelve months.
- c. There may be significant changes in tenants' circumstances that may need to consider installing adaptations within the first twelve months. Before an adaptation is agreed, the Clerk of Works responsible for the scheme must be consulted to confirm any implications the works may have on warranties.

3.6 Requests for lodgers, sub-tenants and other non-permanent household members

- a. Adaptations for people other than the tenant and their permanent household, will only be considered in exceptional cases. These people have only limited rights to remain resident at that property. Any adaptations may be of limited or short-term benefit.
- b. It needs to be demonstrated that the lodger, sub-tenant or other person is a resident of the property for at least three years.
- c. It also needs to be demonstrated that there is significant hardship, for example not being able to access or egress the accommodation.
- d. Medium and large adaptations for lodgers, sub-tenants and other non-permanent household members, require approval of a Service Manager.

3.7 People living on Gypsy and Traveller sites

- a. Gypsies and Travellers who have stopped travelling due to old age, ill-health or being disabled and are living on a Council owned site, may require adaptations to meet their needs.
- b. Small adaptations to the amenity blocks will be provided in the same way as small adaptations to Council homes.
- c. A need for medium or large adaptations should be assessed by an Occupational Therapist (OT) from Social Services. The OT will recommend if and how the needs can be met.

3.8 Adaptations that are eligible

- a. The Council differentiates between three levels of adaptations:

For Decision

- small
 - medium
 - large
- b. Adaptations that may be considered to meet the need of the household are those that ensure that the home and the building are safe for the household. Assistance is given to:
- Facilitate access
 - Provide suitable facilities
 - Make a building safe for use
 - Make environmental improvements to enable the disabled person to safely live in their home
- c. The Council will use the same approach for tenants of the Council as it does with applicants for a Disabled Facilities Grant (DFG), as set out in the 'Housing Grants, Construction and Regeneration Act 1996' and subsequent regulations. DFGs are the equivalent for people living in privately owned homes of the aids and adaptations available to people living in Council-owned properties.
- d. The purposes for which mandatory disabled facilities grants may be given fall into a number of categories and are set out in legislation¹:
- I. Facilitating access by the disabled occupant to and from the dwelling or the building;
 - II. Making the dwelling or the building safe for the disabled occupant and other persons residing with him/her;
 - III. Facilitating access by the disabled occupant to a room used or usable as the principal family room;
 - IV. Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room used or usable for sleeping;
 - V. Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room in which there is a lavatory, or facilitating the use by the disabled occupant of such a facility;
 - VI. Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room in which there is a bath or shower (or both), or facilitating the use by the disabled occupant of such a facility.
 - VII. Facilitating access by the disabled occupant to, or providing for the disabled occupant, a room in which there is a wash hand basin, or facilitating the use by the disabled occupant of such a facility;
 - VIII. Facilitating the preparation and cooking of food by the disabled occupant.
 - IX. Improving any heating system in the dwelling to meet the needs of the disabled occupant or, if there is no existing heating system there or any such system is unsuitable for use by the disabled occupant, providing a heating system suitable to meet his/her needs;

¹ section 23(1) of The Housing Grants, Construction and Regeneration Act 1996 and section 3(2) of The Disabled Facilities Grants (Maximum Amounts and Additional Purposes) (Wales) Order 2008.

For Decision

- X. Facilitating the use by the disabled occupant of a source of power, light or heat by altering the position of one or more means of access to or control of that source or by providing additional means of control;
 - XI. Facilitating access and movement by the disabled occupant around the dwelling in order to enable him/her to care for a person who is normally resident and in need of such care;
 - XII. Facilitating access to and from a garden by a disabled occupant;
 - XIII. Making a garden safe for a disabled occupant;
 - XIV. Such other purposes as may be specified by order of the Secretary of State.
-
- e. There may be a difference between what is desirable and what is actually needed. The Council will consider recommendations for adaptations that are needed.
 - f. Tenants need to report repair and maintenance issues of adaptations to the Council.
 - g. Medium and large adaptations, will not be undertaken where the person requiring adaptations is intending to move from the property, for example by being registered with 'Homes in Powys'. If there is no prospect of being able to move to a suitable home within the next six months, the Council will consider providing medium adaptations.

4 Small adaptations

4.1 Objective

The Council makes sure there is a transparent and efficient process in place to deal with requests for adaptations.

4.2 Small adaptations

- a. Small adaptations will be characterised by a rapid response with a short delivery time target. This is an approach which follows the 'Minor Adaptations without Delay' guidance, which has been produced by the College of Occupational Therapists.
- b. Small adaptations are adaptations with an expected value below £1,000 in any of the Council's homes.
- c. Examples of small adaptations are:
 - I. grab rails
 - II. lever taps
 - III. additional stair rails
 - IV. smoke alarms for people with a hearing impairment
 - V. replacing recessed or knob style handles to kitchen units' doors and drawers
 - VI. relocating sockets and/or switches
 - VII. additional sockets for appliances required for medical equipment needs
 - VIII. half steps to improve the accessibility of steep or high steps and thresholds
 - IX. door intercom
 - X. over bath showers

4.3 Request for small adaptations

- a. A tenant should contact the Powys ASSIST social service helpline number 0345 6027050 who will then issue formal referral to the Council's delivery partners at Care & Repair or escalate to the Occupational Therapy service for fuller assessment as appropriate.
- b. A home visit is often not necessary. If a visit is necessary, this should normally be done by a Trusted Assessor. A visit by an Occupational Therapist may be offered but should not delay provision of a small adaptation.
- c. Any member of Housing Services that is qualified as a Trusted Assessor and an Occupational Therapist can authorise small adaptations.
- d. Medium and large adaptations may be installed by any contractor meeting the Council's requirements.

4.4 Timescales

- a. The Council will ensure there is a process in place to ensure that small adaptations are usually installed within four weeks from date of the request from the tenant with the Council.

5 Medium and large adaptations

5.1 Objective

The Council ensures there is a transparent and efficient process in place to deal with requests for adaptations.

5.2 Medium adaptations

- a. Medium adaptations are adaptations with an expected value of between £1,000 and £10,000. Multiple medium adaptations may be classed as large adaptation. For example, where a level access bathroom, widening doorways and ramping to the front door are required in one adaptation.
- b. Examples of medium adaptations are:
 - I. replacing baths with level access showers
 - II. ramps
 - III. widening doors
 - IV. stair lifts
 - V. ceiling tracks

5.3 Large adaptations

- a. Large adaptations are adaptations with an expected value above £10,000.
- b. Examples of large adaptations are:
 - I. through floor lifts
 - II. extensions
 - III. complete redesign of bathrooms and kitchens

5.4 Standard medium adaptations in designated homes

- a. Standard medium adaptations are available to tenants living in homes designated for people over 60 or designated as adapted.

The following adaptations class as a standard adaptation:

- I. replacing baths with level access showers
 - II. ramps
 - III. widening doors
 - IV. door intercom
 - V. removing older storage, solid-fuel and oil heating systems
- b. A tenant should contact their Housing Options Officer to discuss a request for standard adaptations.
 - c. An Occupational Therapist may be asked to assess the tenant's needs if it is not clear the adaptation will address the needs of the tenant. In most cases no OT assessment will be necessary.

5.5 Medium and large adaptations in general needs homes

- a. A tenant should contact Powys ASSIST to request an assessment from an Occupational Therapist (OT).
- b. The assessment of need should be carried out by an OT. Agreeing recommendations should be a team approach between OT, Housing Options Officer (who may also refer to the Housing Quality Officer) and Housing Standards Officer, in consultation with the person requesting an adaptation.
- c. the assessment should take into account:
 - I. the needs of the tenant's household now and in the next five years, including:
 - the tenant's existing support network and carers
 - needs of all members of the tenant's household
 - II. housing management considerations, including:
 - availability of more suitable alternative accommodation
 - intention to move, like being registered on a housing register
 - possession proceeding or breaches of tenancy, including rent arrears
 - five-year future suitability of the accommodation, including overcrowding or under occupying
 - ASB by or against the tenant
 - history of frequent moving
 - history previous adaptations
 - designation of the accommodation as especially suitable for disabled people and access level
 - location and future demand for an adapted property
 - III. asset management considerations, including
 - existing and potential future adaptations
 - planned maintenance and improvement programmes
 - construction type
 - future servicing and maintenance
 - location, like conservation area
 - planning and building regulations
 - IV. finance management considerations, including
 - the cost effectiveness of the adaptation in the current home
- d. Any recommendations should be agreed between OT, Housing Standard Officer, and Housing Options Officer, who will also consult with the local Housing Quality Officer if necessary. If they cannot agree due to different professional opinions, a Housing Services Senior Manager will be asked to decide what the recommendation will be.
- e. Examples of reasons not to carry out adaptations are:
 - I. The accommodation will not meet the tenant's needs; for example, if a tenant lives in a flat above ground floor, where the tenant is not being able to use the stairs; or a single person living in a three-bed

house requiring a level access shower or level access ramp.
Decisions about suitability are the responsibility of the Area Manager – Housing Communities, after consultation with the Housing Options Officer, the Occupational Therapist and tenant.

- II. The person requiring adaptations is accepted on 'Homes in Powys' or planning to move
 - III. There are breaches of the tenancy agreement and the Council has started possession proceedings
 - IV. There are competing needs of different members of the tenant's family which cannot be met in the accommodation
 - V. Adaptations cannot be carried out safely or they affect the structural stability of the building
 - VI. There are concerns about the age and condition of the property or the property has been earmarked or is being considered for disposal or redevelopment
 - VII. The architectural and structural characteristics of the accommodation, or any planning, conservation or listed building restrictions, may render certain types of adaptation inappropriate
 - VIII. Access ramps that would adversely affect the amenity of the area for other residents.
 - IX. The Council has obtained a warrant for eviction due to a breach of tenancy conditions, for example due to rent arrears or anti-social behaviour.
 - X. Adaptation is not cost effective in the accommodation, for example structural alterations with minimal gain of space or a bath room that is too small to fit in a level access shower, without reconfiguring the lay out.
- f. Every situation is likely to be different and customised solutions may be necessary to provide the right solution at the right time.
 - g. If a recommendation made by the OT, in consultation with the Housing Options Officer and Housing Quality Officer, is to provide adaptations, the Housing Standards Officer will formally consider the recommendation on behalf of the Council's landlord service, before offering the adaptation to the tenant.
 - h. The tenant will be informed of the decision to carry out medium or large adaptations and will be asked to agree with the installation of the adaptations to address their needs. It is not always possible to provide all the details at this stage and further discussion about the details may be required at a later date.
 - i. If the needs of the tenant change or if an adaptation after all does not address the needs, the tenant should approach the Council to discuss this.
 - j. If the accommodation is to be designated as being especially suitable for disabled people, the tenant will be informed of this.

For Decision

- k. No works will be carried out before securing all necessary consents, if any. This can be for example consent from Building Control, Local Planning Authority, Highway Authority or Water Authority.
- l. Medium and large adaptations may be installed by any contractor meeting the Council's requirements.
- m. If the Council decides not to carry out adaptations, the Council will inform the tenant, including the reasons for the decision and if and how any assessed needs can be met in different ways.
- n. If the recommendation by the OT is to move to more suitable alternative accommodation, the Housing Options Officer will discuss this with the tenant and agree a plan of action.

5.6 Time scales

- a. The expected maximum time scale to deliver a medium adaptation is 6½ months and for large adaptations 17½ months.
- b. Requests are dealt with in date order.
- c. Requests that enable hospital discharge, palliative care, preventing imminent risk of serious harm or preventing homelessness may be prioritised by Housing Services. Decisions to prioritise are made in consultation with the tenant and officers and professionals that are involved.

6 Funding

6.1 Objective

The Council aims to deliver adaptations cost effectively.

6.2 Annual budget

- a. The Council will allocate a capital and revenue budget each year.
- b. Should demand for adaptations exceed the available budget, the Council will inform all tenants who are awaiting an adaptation, to explain the position and give an indication as to how long they are likely to have to wait.

6.3 Planned programmes

- a. Where possible, the Council will incorporate medium and large adaptations within existing planned maintenance and improvement programmes. The Council will take into account the expected maximum time scale to deliver a medium adaptation within 6½ months and a large adaptation within 17½ months.
- b. Where incorporation is not possible, the adaptation works will be ordered separately.

6.4 Authorisation of works and payments

- a. Small adaptations need to be authorised by:
 - any member of housing staff that is a trusted assessor.
- b. Standard adaptations in designated homes need to be authorised by
 - any member of housing staff that is a trusted assessor, or
 - a Housing Standards Officer, on behalf of the Council's landlord service, or
 - a Housing Environmental Health Officer, on behalf of the Council's landlord service.
- c. Medium adaptations up to £10,000 need to be authorised by:
 - a Housing Standards Officer, on behalf of the Council's landlord service, or
 - a Housing Environmental Health Officer, on behalf of the Council's landlord service.
- d. Large adaptations between £10,000 and £36,000 need to be authorised by:
 - a Housing Standards Officer, on behalf of the Council's landlord service, and a positive advice from

For Decision

- another Housing Standards Officer or
- Area Manager – Housing Communities, or
- Housing Environmental Health Officer, or
- Area Manager – Housing Quality

The Service Manager- Housing Quality needs to be informed of the authorisation.

Adaptations above £36,000 need to be recommended by a Housing Standards Officer and submitted to the Service Manager – Housing Quality to ensure authorisation at the necessary level.

6.5 No financial contribution from the tenant

Tenants are not required to contribute financially to authorised adaptations in Council accommodation. Social Services and Housing Services will agree funding for adaptations.

7 Alternative suitable accommodation

7.1 Objective

The Council will consider, if a move to more suitable alternative accommodation is a better option than adapting the current accommodation.

7.2 Recommendation to move

- a. A move to suitable alternative accommodation is likely to be recommended in the following circumstances:
 - I. The property does not lend itself to adaptation
 - II. The household is significantly under-occupying a large property; this is two or more bedrooms than required
 - III. The property, even with adaptations, will not be suitable for the tenant and household
 - IV. The cost of adaptations is above £5,000 and a move to adapted or more suitable accommodation is more cost effective
 - V. The tenant is requesting a move for their own reasons because the current property is expected not to be suitable within the next five years
 - VI. The time to carry out an adaptation is expected to take longer than moving to other suitable accommodation. Especially large adaptations may be subject to delays, because of prescribed procurement procedures and obtaining planning permission. Housing Options Officers are able to advise on the likelihood suitable accommodation becoming available and access to 'Homes in Powys'.
- b. A recommendation to move to suitable alternative accommodation will only be made where the Council knows that genuinely suitable accommodation is available. However, there will be instances where it is not appropriate or possible to adapt the current accommodation, but due to the local housing market there are no suitable accommodation available within a reasonable time scale. When deciding what is reasonable, the expected time scales are taking into account, as well as the impact on the tenant not being suitably housed.
- c. In identifying suitable alternative accommodation, the Council will take due regard of the tenant's preference in terms of location and type and size of accommodation. This is subject to the 'Homes in Powys' housing allocations policy. Tenants are often given high priority under the allocations policy.
- d. The Council will discuss with the tenant, the likely waiting time for alternative accommodation and agree jointly, in consultation with the Occupational Therapist, whether this waiting period is acceptable.

For Decision

- e. If the initial expected waiting time for a move is exceeded or if the tenant's circumstances change, the case will be reviewed. Periodic reviews take place for households registered in the top priority band.
- f. In seeking alternative accommodation, the Council will work with housing associations. This means Council tenants may be offered accommodation provided by a housing association.
- g. When a tenant moves as the result of a recommendation, the Council will work with the tenant to support them in the process of moving home. This can be in the form of advice, practical assistance, such as arranging removers, and, where appropriate, financial assistance.
- h. Any financial assistance would generally be confined to reimbursing any reasonable out of pocket expenses incurred in the move, with a maximum of £2,000. The tenant will be informed beforehand what can and cannot be covered and will need to provide invoices.
- i. A tenant cannot be forced to move against their wish. If a tenant refuses suitable alternative accommodation and chooses to stay in the unsuitable accommodation, this is their choice. However, if the Council has decided a move is the best outcome, the Council will not carry out adaptations, other than small adaptations.

8 After adapting the home

8.1 Objective

The Council aims to keep adaptations available for future use in the case the need for them ceases to exist.

8.2 Repairs, maintenance and replacement

- a. Adaptations are part of the home and are repaired and maintained by or on behalf of the council as necessary.
- b. If an adaptation need replacing or repairing according to the Council's Housing Quality division of Housing Services, and the estimated cost is above £1,000, a fast-track assessment by an Occupational Therapist will be carried out to determine if the adaptation still meets the needs of the tenant, or if a different adaptation is needed or if the adaptation can be completely removed.

8.3 Moving after adaptations

- a. After the Council carries out medium or large adaptations, it is normally expected that the tenant intends to remain in the adapted home for the next five years. The home should meet the needs of the tenant.
- b. If a tenant needs to move, the Council will reassess the tenant's changed need. Examples of changed need are:
 - I. a change in medical circumstances
 - II. a change in household size and composition
 - III. employment elsewhere
- c. If a tenant needs to move within Powys, the Council will try, in line with the 'Homes in Powys' housing allocation policy, to offer a home that meets their needs. Adaptations may be necessary.
- d. If the tenant wants to move, but there is no urgent reason, the Council may decide not to carry out medium or large adaptations to the new accommodation. If the current home meets the need of the tenant it is likely they will be placed in the lowest priority band under the common allocations policy. The tenant would have to wait until a suitable home becomes vacant.

8.4 Mutual exchange

The Council normally refuses a mutual exchange where the home is designed or adapted to suit a physically disabled person and the home would be occupied by someone that is not physically disabled.

8.5 Adaptation no longer required

- a. In cases where adaptations are no longer required, the adaptations are normally left in place.
- b. The removal of adaptations may be considered for items which may be used in other accommodation, for example a stair-lift or a modular ramp or on recommendation of an Occupational Therapist that there is a need to remove it, following the adaptation process.
- c. If the person for whom the medium or large adaptation was provided no longer lives in the property, the Council will consider if the accommodation may be needed for someone else that needs the adaptation. The Council will try to balance the personal circumstances of the remaining people with the need of the household on the common allocations register that needs the adaptation.
- d. Reasonable moving expenses will be paid, if the remaining people move to make the accommodation available for people that need the adaptation. If this is applicable, it will be confirmed before the move.

9 Adaptations by tenants and freestanding equipment

9.1 Objective

If tenants wish to carry out adaptations themselves, the Council will give permission where reasonable.

9.2 Alterations

- a. The Council will ensure there is a procedure in place dealing with requests for alterations to the home carried out by tenants.
- b. All tenants will need to obtain written permission from the Council, before carrying out adaptation works in the property.
- c. The Council will not unreasonably withhold permission.
- d. Permission or refusal will always be in writing and never given verbally.
- e. Any adaptations by tenants need to comply with building regulations and other legal requirements. The Council will attach other conditions to any permission.
- f. The Council will not normally maintain or service any adaptation made by the tenant. The tenant will be responsible for this unless the Council has agreed in writing to be responsible for repairs and maintenance.
- g. At the end of the tenancy the tenant may be required to remove any adaptations they have installed and make good any damage to the property. If this is the case the Council will include this as a condition to the permission. The Council can agree to take responsibility for the adaptations. Where the Council accepts responsibility, this will be confirmed in writing.

9.3 Equipment

- a. Equipment is provided through the Occupational Therapy Teams in Health and Social Services, not by Housing Services.
- b. Examples of equipment are:
 - I. mobile hoists and slings
 - II. toilet frames
 - III. bed levers
 - IV. shower chairs
- c. People can contact ASSIST or their Occupational Therapist for advice.

10 Equalities

10.1 Objective

The Council is committed to giving an equal service to all.

10.2 Procedures and practices

- a. The Council's staff and contractors will operate in such a way to ensure that their procedures and practices are sensitive to the needs of individual residents. They will ensure that they do not discriminate in any way.
- b. Enforcement and application of this policy will from time to time need to be tailored to meet the needs of individuals. All cases will be considered on merit and individually.

10.3 Information

- a. The Council will in all reasonable circumstances make information available in a variety of information formats, including for example:
 - I. Braille
 - II. large print
 - III. audio tape
- b. Where services are required to ensure that information is accessible to the tenant or member of their family, the Council will provide these services where reasonable. This includes the use of interpretation services for languages, including British Sign Language.
- c. To deliver services, it is necessary for the Council to collect, store and process personal data about applicants, tenants, residents, other individuals and businesses. This is done in line with data protection legislation. The Housing Privacy Notice is published on the Council's website and explains in detail how the Council collect, store and process data and how people can exercise their data protection rights.
- d. Personal data collected and processed to carry out this policy is mainly provided by the tenants as part of tenancy management and requests for adaptations. The information is used and may be shared to ensure the tenant is eligible for, to assess the need for and installation of adaptations.

11 Reviewing decisions, complaints and compliments

11.1 Objective

The Council is committed to improve service delivery and put right any mistakes.

11.2 Review

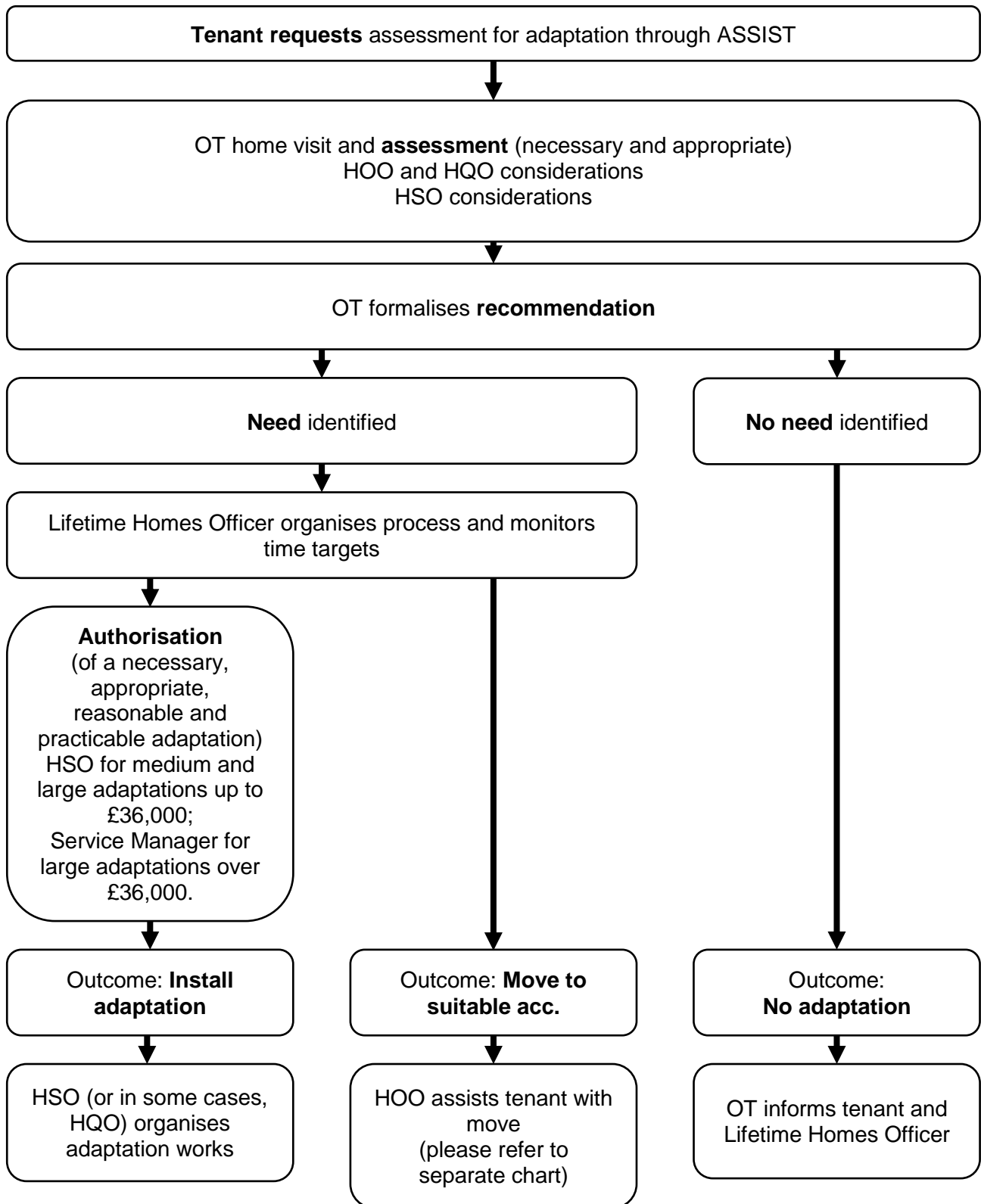
Anyone that is affected by a decision of the Council's Housing Services is entitled to ask for an independent review from a manager that was not involved in making the decision.

11.3 Complaints and compliments

- a. The Council welcomes all feedback from customers, because it helps to improve services.
- b. When the Council receives a complaint, the Corporate Complaints Procedure will be followed.
- c. The Council will aim to clarify any issues that are deemed unclear.
- d. Where possible, the Council will put right any mistakes it may have made.
- e. Where the Council gets something wrong, it will apologise and where appropriate try to put things right.
- f. The Council will aim to learn from good practice and mistakes and use the information gained to improve services.

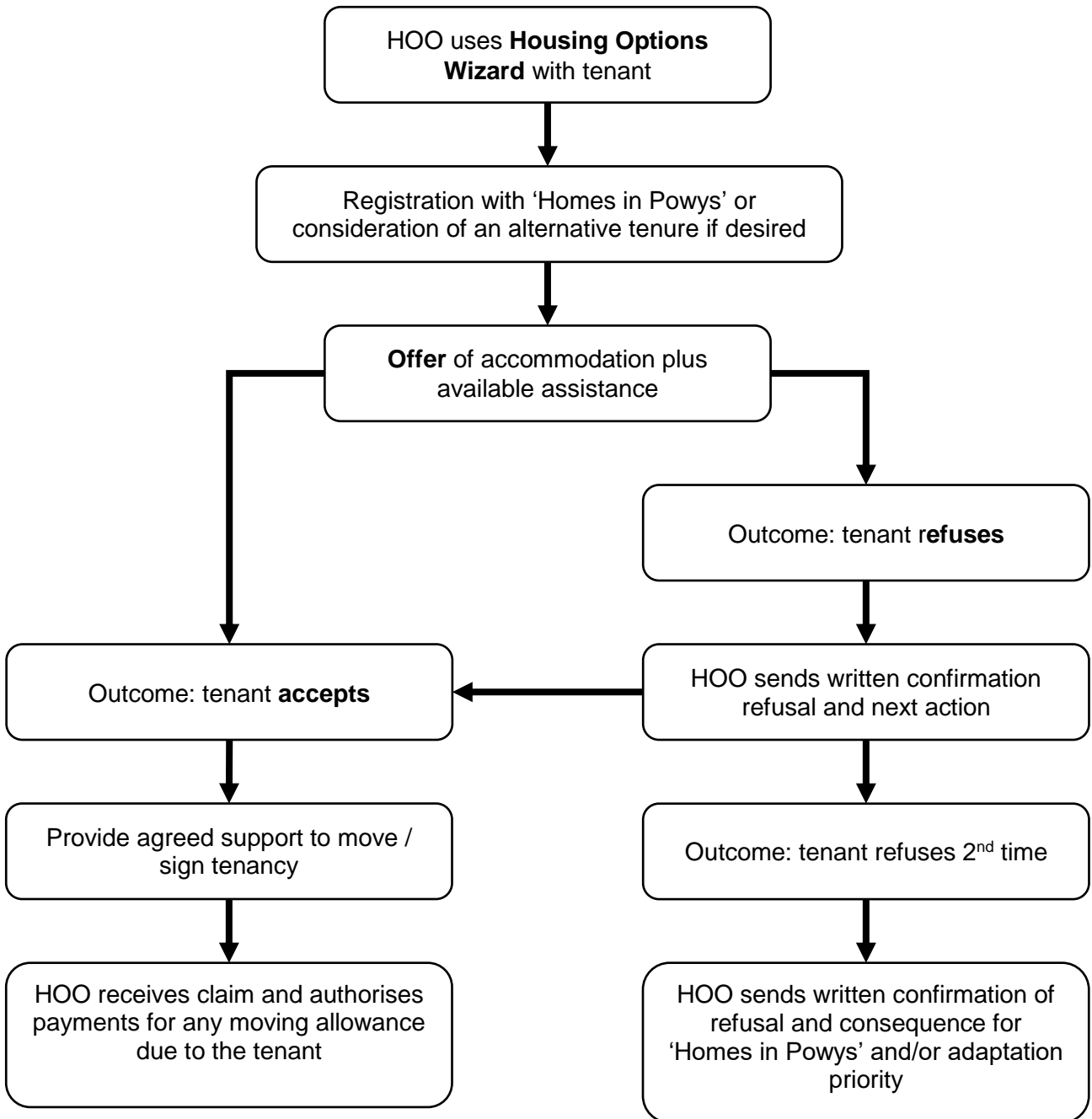
12 Review of this policy

- a. The Council will review this policy every three years unless there are circumstances that require a review, for example a change in legislation or regulation.
- b. Where there has been a change in legislation which has an impact on the policy, the policy will be reviewed within three months of the legislation or regulation coming into effect.



ASSIST – Powys Adult Social Care Information Service 0345 602 7050 / powys.gov.uk/contact
 HOO – Housing Options Officer
 HQO – Housing Quality Officer
 HSO – Housing Standards Officer
 HSMT – Housing Senior Management Team
 OT – Occupational Therapist

Process to move to more suitable accommodation



Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

Key findings report

Cyngor Sir Powys County Council

Housing Services

Support for Independent Living (Adaptations) Policy
Review

Consultation

Date of report : 1 October 2019
Report author : Henk Jan Kuipers
Housing Service Improvement Officer



1. Key Findings and conclusion

Those that have responded find the policy easy to understand and support the policy. All stakeholders support the view that the Council will provide small adaptations as quickly as possible. When more costly adaptations are considered the Council will take a holistic view about the longer term suitability of the accommodation to accommodate the needs of tenants, before providing adaptations.

The consultation has raised some policy issues, which have been considered:

Target times

A decision was made to include times that are achievable, so not to raise expectations that cannot be matched. The target time for small adaptations is four weeks, in line with Welsh Government guidance, published in April 2019. The expected time for medium and large adaptations can take up to three months longer. The housing service has now an adaptations co-ordinator to monitor time scales of all adaptations in both private and council housing, chase officers if necessary and report monthly to the senior housing management team. Together with increased OT capacity this should bring the delivery times down within Welsh Government expected targets. The targets in the policy have been amended to WG targets; i.e. 6½ months for medium and 17½ months for large adaptations.

Adaptations for visitors

The previous and proposed policy do not cater for adaptations for regular visitors. Only adaptations for permanent members of the household are provided. The Council appreciates that this may restrict accessibility to visitors and subsequently may impact on the tenant, but needs to live within its means. Projects are carried out on estates to provide more level access for anyone visiting an estate.

Tenant's agreement

The question has been raised if the tenant's perspective is sufficient taken into account for medium and large adaptations. It has also been questioned if all tenants understand the legislation surrounding adaptations and the fact that some tenants will not understand what is best for them from a medical point of view.

In practice there are home visits from both OT and Housing Standard and Improvement Officer. Works are discussed with the tenant, carers and other people of the household that are affected, before the adaptations are authorised and a contractor asked to carry out the works. The high satisfaction rates indicate that tenants are satisfied with the current adaptation service.

It has been considered to issue a letter to the tenant. The tenant would be required to accept the recommended adaptation, e.g. by signing an agreement. This would mean more paperwork and delays in delivery. During the pre-consultation, disabled tenants expressed a concern that if they would have to sign that they agree that the adaptation would address their needs for the next few years, people would be reluctant to get in contact again, if the adaptations turned out not to work as intended.

It is proposed to continue the current way of working where OT and Housing Standard and improvements Officer consult and agree the adaptations with the

tenant, carer and other household members if necessary. The level of information provided will depend on the needs of the tenant, carer and household.

Alternative accommodation instead of expensive adaptations

This consultation shows support to look at alternative suitable accommodation before installing more expensive adaptations. The Council will need to develop a practical support package for tenants if it is agreed a move would be the best outcome. No one can or will be forced to move, but an adaptation will not be provided to the current home if alternative suitable accommodation is available.

Alternative accommodation if adaptation no longer needed

Legislation enables to ask people to move if they are no longer in need of a substantially adapted home. The conditions are that there needs to be another household that needs the adapted accommodation and there is suitable alternative accommodation available.

The Council hopes it would never have to ask people to leave if they don't want to. However in a very limited number of cases, and possibly never, these discussions will have to be had. It would be a balancing act between the needs of the household asked to move and the household in need to move in.

2. Background

1.1. Background to the policy and purpose of consultation

The draft policy is a review of the existing adaptations in Council Housing Policy. It sets out the way the Council supports people that need accessible and adapted housing.

The two main reasons for the review are:

The Welsh Government has published guidance for adaptations, called ENABLE. The policy now uses the same terminology.

Housing staff has asked for a more clear policy that balances the need of tenants with the need of the Housing Revenue Account to provide value for money and effective use of its stock.

The consultation enabled tenant representatives, groups working in the field of disability, housing staff, social services occupational therapists and county councillors to provide comments.

1.2. Background to the consultation and engagement

Prior to the consultation a draft of the proposed standard was discussed with a number of housing and social services staff involved in the delivery of adaptations.

The questionnaire and draft policy was sent for comments to members of the "Breaking down barriers" tenants group. This is currently a group of four tenants that

have volunteered themselves to look at improving access to Powys Council housing services.

The proposed policy together with a summary and a number of questions were sent to the following stakeholders:

- Housing Services Group 100
- Members of the Tenants' Scrutiny Panel
- Twenty organisations active in the field of disability, including Disability Powys, Age Cymru Powys and Credu (carers)
- All Housing Service officers
- Social Services occupational therapists
- All County Councillors

The HSG100 consists of self-selected tenants that from time to time are asked to give feedback on proposals before they are implemented.

The consultation period ran for a six-week period between 21 May and 1 July 2019.

1.3. Response rate

Seven completed questionnaires were received.
Four responses with comments were received, without completing the questionnaire.
Two meetings with local access groups took place.

1.4. Profile data

Housing staff	6
County Councillor	3
Social Services staff	1
Council Tenant	1
Housing Services Group 100 / Tenant Scrutiny Panel Member	1

In addition to the above members of the "removing barriers group" have engaged verbally and there were meetings with two local access groups, which include Council tenants.

Currently satisfaction of Council tenants is monitored after completion of adaptations in line with Welsh Government ENABLE requirements There was a very high satisfaction rate of 99% for 2018/19.

1.5. A note about market research and consultations

When conducting market research, a margin of error and confidence level is used to ensure that the results are robust and representative of the population they are seeking views from.

This consultation however, isn't market research as people choose to respond and are not contacted using a sampling methodology. People self-select, so sometimes

when conducting a consultation, only the views of the people who are either strongly in favour or strongly object to a proposal, are heard. The silent majority may not have given a view.

When conducting consultation exercise Powys County Council works to the National Principles for Public Engagement in Wales:

<http://www.participationcymru.org.uk/national-principles>

3. Question by question analysis

Question 1: Are there any other ways to meet the independent living needs of tenants which should be included in the policy?

Yes	3
No	1
Blank	3

Comments made

Yes. The needs of carers. Adaptations should be carefully discussed with the whole household and delivered to ensure good quality standards which can be used in the future.

Yes. Timescales for adaptations to be carried out. Council adaptations to properties seem to take longer than any others.

No. Nothing formal needs reinforcing. The counselling of prospective tenants would benefit from more time being allocated and consideration should be given to whether that needs to be formalised.

Blank. It is imperative the authority considers now the future demand on this type of accommodation and to start building more 1 and 2 bedroom bungalows and blocks of flats to meet our growing aged population.

Response

Under 2.2. the policy states that an adaptation is primarily to help disabled and/or older people and to support their carers. It also states that the Council will discuss needs with tenants, and any carer working on their behalf, throughout the process. The paragraph states further that adaptations can help carers by reducing the physical demands that they may have to deal with and ensuring their safety whilst undertaking their caring role.

The policy aims to include carers. We think this is sufficient clear in the policy.

Delivery times depend on many factors. It is recognised that there are cases where the provision of adaptations takes longer than desirable. It also needs to be noted that delivery times vary enormously depending on what adaptation is carried out. Small adaptations in private dwellings took on average 83 days in 2018/19; adaptations in private dwellings with a disability facility grant took on average 142

days. Adaptations in Council housing took on average 193 days (this excludes many small adaptations). The target was 180 days. Discussions are ongoing how to improve timescales. An adaptation coordinator is now in position to monitor timescales and chase officers if necessary.

All prospective tenant that indicate that they need adaptations or ground floor accommodation, are assessed by an occupational therapist to assess their needs. Any needs are recorded on the common housing register, to assist with matching the right household with the right accommodation.

The Affordable Housing Delivery Team that is responsible for building new Council housing looks carefully at local needs before developing development proposals.

Question 2: Do you support the policy that only tenants and permanent members of their household are eligible for adaptations?

Yes	6
No	1
Blank	0

Comments made

Yes. However, should a tenant wish to make an adaptation at their own expense for visiting family members this should be agreed in the same way as for a tenant.

Yes. There has to be a benchmark.

Yes. Absolutely. Why on earth should we be paying for adaptations to non-permanent residents

Yes. Budgetary.

No. There may be people living in private owned or privately rented accommodation who's health may change and there is a need for them to look for alternative living accommodation to which they cannot afford in the private sector.

Response

The Housing Service, as a landlord, will not withhold permission unreasonably to any tenant to carry out adaptations to the home. There will be conditions attached to a permission, in the same way as any other improvement carried out by a tenant.

There have been requests from tenants to adapt their home for regular visitors that for example use a wheelchair. However, the Housing Service does need to live within their means and prioritise spending.

Anyone can apply to be registered on the Common Housing Register called "Homes in Powys" or "Tai Teg", regardless of current tenure. The needs of prospective tenants will be assessed to ensure they will move into a suitable home, once they

are the highest priority on the register. Affordability and suitability of the current home is taken into account when deciding on priority.

Question 3: If adaptations are costly, do you think it fair for the council to look at whether there is a more suitable property available for a tenant that will meet their needs?

Yes	7
No	0
Blank	0

Comments made

Yes. If there is no suitable accommodation, should the council look for some financial input into the cost of the adaptation from the tenant? Possible means test?

Yes. Due consideration must be given to ensure that the tenant is not moved to a community or district away from friends and family. It is crucially important for a disabled person to have a network of people who they can trust and interact with.

Yes. One has to consider the tenants needs in say 5 years' time, not just now.

Yes. Most definitely. We should not be throwing money at adaptations. For example, a property may have been adapted some time ago and the person may have since passed away. Although difficult people need to understand a council house is not theirs for life. If circumstances change then they must realise they may need to move to alternative accommodation.

Yes. There is no need to reinvent wheels.

Response

The council will try to balance the interests of all stakeholders. This include the best use of existing adapted accommodation and physical and social needs of tenants.

Question 4: Do you agree with the support that is provided to move if people are advised that is the best solution?

Yes	6
No	1
Blank	0

Comments made

Yes. We should offer support.

Yes. It is adequate.

No. Changes to how applications are made to the CHR (online) disadvantage many of my clients and have caused lots of issues. Also information on how those who cannot access the internet can be supported to apply has been conflicting depending on who you speak to. A clear procedure is required.

Response

The “Homes in Powys” allocation policy states:

“If an applicant doesn’t have access to the internet or can’t find anyone to help them complete an online application, then they can make their application by telephone on 01597 827 464 or contact any of the ‘Homes in Powys’ partners for help and assistance.” If existing tenants are advised to move, they will be supported by their Housing Management & Options Officer.

The respondent has been advised to take up any experienced issues with the policy and strategy officer who is responsible for monitoring implementation of “Homes in Powys”.

Question 5: Do you support the policy that every tenant has to agree before we provide a medium or large adaptation?

Yes	5
No	2
Blank	0

Comments made

Yes. This is a major alteration and financial commitment from the council as landlord. The tenant has the freedom / choice to agree or disagree to an adaptation.

Yes. The tenant is the user of the adaptation and careful consideration must be given to ensure it is right for their needs. However, it should be done in a timely and appropriate manner on both sides because time is of the essence for many people who may be moving from able to disabled and it could be a progressive condition too.

Yes. They have the choice to accept support or not.

Yes. I’m not sure how you could adapt a property without the agreement of all parties.

No. some individuals are not capable of agreeing or understanding what the works entail, hence why an agreement is made with the OT as to whether or not the solution will meet the need (or not), prior to the commencement of works. Also meeting tenant’s expectations is often very difficult. For example, adaptation funding is used to meet the medical needs of individuals; it is not an opportunity to undertake renovations to a specification that far exceeds what is necessary and appropriate, reasonable and practical to meet that need.

No. Powys may have needs the tenant does not fully comprehend.

Response

3.7.e. states that the tenant will be informed of the decision to carry out medium or large adaptations and will be asked to agree with the installation of the adaptations and to confirm that this will address their needs.

Professionals will assess the needs of the household, any carer, the accommodation and take other relevant factors into account, before a final recommendation is made.

The reason to introduce a clause that requires confirmation from the tenant is to make sure that there is agreement about the adaptations. An earlier draft of the policy included that written confirmation from the tenant was needed. Feedback indicated that tenants may be put off by an overly formalised process and disabled tenants indicated that it may put tenants off to come back to the Service if needs change or if an adaptation after all does not work out for the tenant as intended. Therefore the clause now requires that it is checked with the tenant if they agree the proposed adaptation will meet their needs now and in the foreseeable future.

The clause will be changed so that the final recommendation sent to the tenant will ask the tenant to read the proposal and consider if this will address the household's needs.

Question 6. Could the support offered to tenants who need to move, be improved?

Yes	4
No	0
Blank	3

Comments made

Yes. By having a consistent and approved process which is agreed quickly and in the interest of the tenant. It is not clear at present that this is the case.

Yes The practicalities of moving can be very difficult for the elderly/disabled, especially when there is no family support. In my experience this puts people off moving.

Yes. I think many don't want to move because of the burden of informing utility companies, re-arranging insurance, packing, unpacking, the actual move. I think we could offer more assistance, albeit at a cost to arrange the move for them.

Yes. A clear policy on what the tenant will receive. Physical help with moving, moving costs, decoration, carpets, curtains / blinds. This would not only help the transition to move be more palatable, it would also save the authority financially by not having to adapt unsuitable accommodation.

Blank. Should the default be support? Means testing?

Blank. It depends, but if we are desperate for the property then we should do everything practically possible to help them move.

Response

It is proposed to use the decant policy principles for financial assistance. The comments made, indicate that besides financial assistance there will also be a demand for practical assistance to organise a move.

The Service will take the lead in developing a practical support offer for tenants. This may be by the Service itself, through Social Services or voluntary organisations.

Question 7: Do you support the approach that people may be asked to move to make a substantial adapted home available for someone that needs it?

Yes	6
No	0
Blank	1

Comments made

Yes. There is no point in having equipment in a house which is not used. It would also free up a home for someone who is in particular need. However, the general policy should be that homes are accessible to all which will provide better housing, better accessibility and a strategic approach to social housing in Powys.

Yes. Only if they no longer require the adaptation, although a suitable alternative needs to be available. These seem fairly thin on the ground.

Yes. But obviously sympathetically. In many instances it may have been their home for 30 or 40 years maybe more.

Yes. Absolutely, if we are desperate for the property then we should do everything practically possible to help them move.

Yes. Why reinvent wheels.

Blank. Difficult, they can be asked, but it is their home and they can refuse. They could be given incentives for this?

Response

The Council understands it may be difficult for a household to be asked to move. Especially if they have lived there for a long time, or because the person needing the adaptation has passed away or a divorce taking place.

The Council has until now never asked people to move and hopefully never has to. The Council would like to make it clear that in a very limited number of instances it

may consider asking people to move to suitable alternative accommodation if someone needs the adapted accommodation.

Question 8: Are there other relevant aids and adaptations not mentioned in the policy?

Yes	0
No	3
Blank	4

No further comments made.

Question 9: Do you think our policy discriminates or puts a person at a disadvantage compared to another person? In other words, does the policy unintentionally discriminate?

Yes	2
No	2
Blank	3

Comments made

Yes. Only in that there is a need to apply via the CHR, not everyone is able to do that for a variety of reasons. This disadvantages the most vulnerable.

Yes. Private sector (owner / occupiers and private rented tenants) are means tested. Council tenants are not. Tenants should follow private sector in this respect.

Blank. Nothing jumped out.

Blank. I am not sure, impacts are important and if they are carefully measured then this should not happen.

Blank. There is one area where discrimination may happen which is where a tenant is asked to contribute to a high cost adaptation. It is often the case that individuals with a disability are either on a low income or in receipt of welfare benefits. This puts them in the low earner category and could be a barrier to affordability. Can you be assured that the right level of contribution can be made to assist in this instances?

Blank. 7.3 needs to include interpreters and British Sign Language.

Blank. I don't believe it does.

Response

Only prospective tenants need to apply through the common housing register. Existing tenants apply through Social Services' ASSIST. Prospective tenants or people that need to move should be able to register in the common housing register,

regardless of their vulnerability. Applying can be done on line, over the phone or after making an appointment if needed. The Council is of the opinion that there is no discrimination of vulnerable people, but will ask the CHR steering group to monitor equality data.

Adaptations are funded differently for different tenures. Tenants in Powys Council housing are not means tested if the Council carries out an adaptation and adaptations are funded from the Housing Revenue Account. Adaptations in the private sector are means tested if the applicant asks for a Disability Facilities Grant. Until there is a uniform funding system in Wales that applies to all tenures, there will be differences. The Council is of the opinion that there is no discrimination of people that need adaptations in the private sector, as the same support services are available for all tenures and there is financial assistance available for those that are regarded unable to fund their own adaptation.

The Council would only consider to ask for a contribution, where it considers an adaptation not the best option, and a tenant still would like the adaptation. This hardly ever happens. This would be classified as an alteration to the property by the tenant.

Sign language and interpreters will be included in the policy.

Question 10: Do you think the policy for reviewing decisions is fair?

Yes	5
No	1
Blank	1

Comments made

Yes. There should also be a procedure for reviewing decisions.

No. By using this authorities officers there is a degree of perception that it would not be a fair appeal. Have you considered using an officer from an alternative authority? This could be a reciprocal arrangement, say with Monmouthshire, Ceredigion or Gwynedd?

Blank. I'm not too sure how the review policy works.

Response

The Council expects that mistakes will be rectified and that if things are unclear there will follow clarification. However, any policy is open to interpretation and there is an opportunity to have a formal review of a decision by a more senior officer not being involved in the original decision. In the eyes of the Council this will ensure sufficient independency.

Question 11. Overall, please rate how easy or difficult it is for you to understand the policy?

Very easy	2
Easy	4
Difficult	0
Very difficult	0
Blank	1

Question 12: Is there anything you have not yet mentioned that you feel is missing or needs changing?

Yes	1
No	5
Blank	1

Comments received

Yes. Make explicit that eligible works follows that as prescribed under the 96 Act. Adaptations and the time it takes to implement them in void properties should not be counted as part of the void turn-around target time-frames. Where possible adaptations to void properties should be completed BEFORE a new tenancy is taken up and the tenant/s moves in: to speed up the work turn-around on-site (much quicker in an empty property), thus reduces build costs, increases the productivity of the finite number contractors we can use, reduces stress impact on the tenants, would likely reduce complaints freeing up officer time, would reduce the chance of compensating tenants by having to re-do works for example, replacing floor coverings of door-ways widened.

Response

When people are registering with “Homes in Powys”, they are asked if they need any adaptations or level access. If they state they require this, an assessment takes place of their needs. Current adaptations and accessibility, as well as the potential to improve accessibility relatively easy, are recorded on the property management database, when a home becomes vacant.

Prospective tenants are matched with suitable properties and if any works need to be carried out, this will be discussed with the prospective tenant. Some adaptations are easier to carry out immediately than others. Some tenants may be in urgent need to move, others may be able to stay longer where they currently are.

The Council is committed to reduce void times as much as possible, but also committed to provide a new tenant with a home that meets their needs. So, every case will be looked at and a judgement made to carry out works before or after moving in.

The policies enable the above, but it will be in the hands of the officers that are involved with the delivery, to ensure the right outcome.

Additional suggestions made during consultation

Additional suggestions and comments from conversations and other communication are listed below.

- The property classification only makes account of access, not bathing options, level access showers are our most common adaptation.
Response: Adaptations, like level access shower, hoists, stair lift and other adaptations are recorded. It is not only level access.
- There should be more guidance on what is considered cost effective as this is subject to opinion.
Response: The intention of the policy is to ensure all relevant matters are considered before medium and large adaptations are carried out. This should include the needs of the tenant, housing management, property management and financial management considerations. It is expected that the more expensive an adaptation is, the more consideration should be given if it is the most cost efficient way. Officers will need to use their professional opinion and in doubt consult with colleagues or management.
- The need for some adaptation to be recommended by an OT isn't entirely necessary as there are different ranks of OT and hospital staff, for example OT Tech, or social worker for the visually impaired, or discharge officer for example. All of which we may accept adaptations referrals from for medium adaptations.
Response: under 3.7 an addition is made, that recommendations and proposals from other qualified professionals will be assessed to see if a social services OT additional assessment is necessary.
- Section 4.2.j might be illegal if it breaches human rights ? has this been checked.
The policy has been checked. The final version that will be proposed will be checked by the Council's Legal section and Monitoring Officer. Previous advice indicates that if the Council acts reasonable by not providing an adaptation, but offering a suitable alternative, that is legally acceptable.
- Is the provision of medical details necessary as this could duplicate an OT assessment which is enough. This wouldn't be required in the private sector.
- I wondered if something could be added in there regarding the OT passing over some information about a tenant's medical as to why the adaptations are required. The reason for this is so that housing have some sort of audit so that if an adaptation is completed, it would be good to put on the file, the reasons for it. Not a full blown medical history, just the main reasons for the adaptation.
Response: An OT assessment should take relevant medical facts into account. The recommendation should include the reasons for an adaptation. This should not be duplicated. There may be instances where prospective tenants are asked for medical evidence, where no OT assessment is required or available.

- Designated older persons accommodation had permission to automatically swap a bath for a shower on request, is this being carried forwards? Are we negating the need for recs for this in the new policy also?
 Response: in most of the designated accommodation this has happened as part of achieving the welsh housing quality standard or as an adaptation.
- Section 3.3H: Small adaptations are currently carried out by Heart of Wales Property Services (HOWPS). This is not an obligation on the LA and other contractors may be used as appropriate. It may also be worth adding reference to value for money process.
 Response: reference to one specific contractor will be removed. The Council has to provide value for money. There are corporate procedures and guidelines, as well as officers' expertise to ensure achieving value for money. The Council should always take value for money into account for decisions to order works.
- For social housing adaptations we follow the private sector and '96 Act and it's amendments (Housing Grants, Construction & Regeneration Act 1996) for eligible (mandatory) works. I don't think your draft policy explicitly says that. I think it would be a good idea if this is mentioned from the outset as it sets the scene as to what adaptations can/cannot be considered. For example, it was through this we have rejected scooter stores for example.
 Response: the policy touches many pieces of legislation. The choice has been made not to reference specific legislation, but to provide a document how the Council operates. We think that is easier to understand. If challenged the Council may refer to specific legislation. The terms used in the policy are that adaptations need to be necessary, appropriate, reasonable and practicable. This directly refers to the terms used '96 act relating to disability facilities grants.
- From personal experience OTs sometimes, advise to do more work than necessary, without taking notice of the opinion of the tenant. Most tenants may not know what is necessary and not. I think the Council can save on adaptations if they listen better to tenants and perhaps to not carry out adaptations that may be necessary in the future.
 Response: The policy aims to achieve that in the case of more expensive adaptations, all stakeholders are invited to provide their opinion. This includes the tenant, carers and if necessary household members. It is not in the interest of the Council, tenant or OT to provide unnecessary adaptations.

Question 13: Has your household asked for an adaptation to your home in the past five years?

Yes	0
No	7
Blank	0

Currently satisfaction of Council tenants is monitored after completion of adaptations in line with Welsh Government ENABLE requirements There was a very high satisfaction rate of 99% for 2018/19.

Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



Please read the accompanying guidance before completing the form.

This **Impact Assessment (IA)** toolkit, incorporates a range of legislative requirements that support effective decision making and ensure compliance with all relevant legislation. **Draft versions of the assessment should be watermarked as "Draft" and retained for completeness. However, only the final version will be made publicly available. Draft versions may be provided to regulators if appropriate. In line with Council policy IAs should be retained for 7 years.**

Service Area	Housing Services	Head of Service	Nina Davies	Director	Nigel Brinn	Portfolio Holder	Cllr Myfanwy Alexander
Proposal	Reviewed adaptations policy for Council Housing						
Outline Summary / Description of Proposal							
<p>The proposed reviewed policy describes how the Council Housing Revenue Account (HRA) support its tenants and prospective tenants and their households with independent living. This is done through:</p> <ol style="list-style-type: none"> I. allocating homes to prospective tenants II. adapting homes for current tenants III. assisting current tenants to move to suitable alternative homes IV. building or acquiring homes <p>The reviewed policy puts more emphasis on the fact that adaptations is one of the options to meet the need of tenants and their household. This is not a policy change, but tenants and staff involved are expected to have a holistic view if providing medium and large adaptations is the best way to use housing stock, finance and meeting needs. It is expected that in the majority of cases the current home will be adapted.</p> <p>The policy reflects the reviewed common allocations scheme, including the accessible homes matching process.</p> <p>The reviewed policy now uses the terminology and financial thresholds from Welsh Government ENABLE guidance. The small adaptations limit is raised from £500 to £1,000. Small adaptations are delivered quickly and a thorough needs assessment is often not necessary. Medium adaptations cost between £1,000 and £10,000. Large adaptations cost over £10,000. Medium and large adaptations require a holistic assessment to decide if adapting the accommodation is the best way to meet the needs of the household. For medium and large adaptations, housing management considerations are made an integrated part of the decision making process. This should avoid costly adaptations where it would be better to offer alternative more suitable accommodation. The time scales for medium and large adaptations reflect the timescales suggested by Welsh Government.</p>							

1. Version Control (services should consider the impact assessment early in the development process and continually evaluate)

Version	Author	Job Title	Date
1	Henk Jan Kuipers	Housing Service Improvement Officer	28-03-2019
2	Henk Jan Kuipers	Housing Service Improvement Officer	17-09-2019
3	Henk Jan Kuipers	Housing Service Improvement Officer	01-10-2019
4	Henk Jan Kuipers	Housing Service Improvement Officer	22-11-2019

Cyngor Sir Powys County Council
Impact Assessment (IA)

The integrated approach to support effective decision making



2. Profile of savings delivery (if applicable)

2021-22	2022-23	2022-2023	2023-2024	2024-2025	TOTAL
£N/A	£	£	£	£	£

3. Consultation requirements

Consultation Requirement	Consultation deadline/or justification for no consultation
Public and Staff consultation required	<p>The original policy (May 2017) was subject to a public consultation. This review has been subject to a stakeholder consultation.</p> <p>All housing staff, Social Services Occupational Therapists and County Councillors have been consulted.</p> <p>Tenants’ Scrutiny Panel and Housing Services Group 100 have been consulted.</p> <p>Disability Powys / Age Cymru Powys / Credu have been invited to respond, but have not provided feedback.</p> <p>Two local access groups and two tenants of the “Breaking down barriers” group have been consulted.</p>

Tudalen 72

DRAFT

Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



4. Impact on Other Service Areas

**Does the proposal have potential to impact on another service area? (Have you considered the implications on Health & Safety, Corporate Parenting and Data Protection?)
PLEASE ENSURE YOU INFORM / ENGAGE ANY AFFECTED SERVICE AREAS AT THE EARLIEST OPPORTUNITY**

Social Services Occupational Therapists have been consulted and support the policy.

5. How does your proposal impact on the council's strategic vision?

Council Priority	How does the proposal impact on this priority?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
The Economy We will develop a vibrant economy	Investment in accessible and community based lifetime accommodation	Good		Choose an item.
Health and Care We will lead the way in effective, integrated rural health and care	Wellbeing will increase by focussing on the needs of the individual, create accessible and suitable accommodation, protecting vulnerable people from injury, increase independency. Housing and Social Services work closely together.	Good		Choose an item.
Learning and skills We will strengthen learning and skills	No impact expected	Neutral		Choose an item.
Residents and Communities We will support our residents and communities	No impact expected	Neutral		Choose an item.

Source of Outline Evidence to support judgements

The HRA delivers around 1,000 small adaptations annually, costing on average £150.
Medium / large adaptations

Report executive summary: the role of home adaptations in later life (2017); Jane Powell et al; Centre for Ageing Better

<https://www.ageing-better.org.uk/sites/default/files/2017-12/The%20role%20of%20home%20adaptations%20in%20improving%20later%20life.pdf>

“- There is strong evidence that minor home adaptations are an effective and cost-effective intervention for preventing falls and injuries, improving performance of everyday activities and improving mental health. Major adaptations have been less extensively studied, but the evidence shows that they can also support people in achieving these outcomes in some circumstances.

- There is strong evidence that minor adaptations are particularly effective at improving outcomes and reducing risk when they are combined with other necessary repairs and home improvements, such as improving lighting and removing trip and fall hazards.

- There is good evidence that greatest outcomes are achieved when individuals, families and carers are closely involved in the decision-making process, focusing on individual goals and what a person wants to achieve in the home.

- There is insufficient evidence at present to quantify the overall return on investment (ROI) from home adaptations. However, one aspect that has been measured is the ROI of home interventions in preventing falls on stairs. Preventive work to mitigate worse than average hazards associated with falls on stairs among households with an adult aged 65 or over would cost in the region of £290 million and confer a benefit to society of around £470 million, which corresponds to a positive ROI of 62p for every £1 and a payback period of less than eight months.

- Available evidence finds that delays in installing adaptations can reduce their effectiveness.

- There is good evidence that people can be put off installing adaptations until they reach a point of crisis, in part because they do not wish to change or ‘medicalise’ their home.”

Report executive summary: The cost-benefit to the NHS arising from preventative housing interventions (2016); Garret Helen, et al; IHS BRE Press

<https://www.brebookshop.com/samples/327646.pdf>

“This research has demonstrated some of the potential cost-benefit to the NHS of undertaking preventative, pro-active home interventions for households with a long term sickness or disability, where the risk of accidents in their home are significantly worse than the national average.”

6. How does your proposal impact on the Welsh Government’s well-being goals?

Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



Well-being Goal	How does proposal contribute to this goal?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
A prosperous Wales: An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.	Where appropriate local contractors will carry out adaptations works. The Council cannot guarantee that all works will be carried out by contractors based in Powys or employing local people. There are corporate procurement procedures that have to be followed.	Good		Choose an item.
A resilient Wales: A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).	No impact expected	Neutral		Choose an item.
A healthier Wales: A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood. Public Health (Wales) Act, 2017: Part 6 of the Act requires for public bodies to undertake a health impact assessment to assess the likely effect of a proposed action or decision on the physical or mental health of the people of Wales.	When tenants' needs are met they are less likely to injure themselves. It will reduce the fear of an injury, for example through a fall. It will increase independency and wellbeing. The housing service will provide and fund adaptations in line with the Housing Grants, Construction and Regeneration Act 1996.	Good	There may be additional adaptations that increase the wellbeing of residents, for which alternative funding may be sought by Social Services in line with the Social Services and Wellbeing (Wales) Act 2014.	Very Good
A Wales of cohesive communities: Attractive, viable, safe and well-connected Communities.	No impact expected	Neutral		Choose an item.

Cyngor Sir Powys County Council Impact Assessment (IA)

The integrated approach to support effective decision making



Tudalen 76

Well-being Goal	How does proposal contribute to this goal?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<p>A globally responsible Wales: A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.</p> <p>Human Rights - is about being proactive (see guidance)</p> <p>UN Convention on the Rights of the Child: The Convention gives rights to everyone under the age of 18, which include the right to be treated fairly and to be protected from discrimination; that organisations act for the best interest of the child; the right to life, survival and development; and the right to be heard.</p>	<p>An issue has been identified to be sensitive when asking people to move after the person that needs the adaptation has left. This is a delicate balance between addressing need of disabled people, efficient use of resources and the circumstances of the remaining household. The policy will be reworded to ensure the rights of the remaining household are respected, balanced with the need of the person in housing need that requires the adaptation.</p>	<p>Good</p>		<p>Choose an item.</p>
<p>A Wales of vibrant culture and thriving Welsh language: A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.</p>				
<p><i>Opportunities for persons to use the Welsh language, and treating the Welsh language no less favourable than the English language</i></p>	<p>No impact expected</p>	<p>Neutral</p>		<p>Choose an item.</p>
<p><i>Opportunities to promote the Welsh language</i></p>	<p>No impact expected</p>	<p>Neutral</p>		<p>Choose an item.</p>
<p><i>Welsh Language impact on staff</i></p>	<p>No impact expected</p>	<p>Neutral</p>		<p>Choose an item.</p>
<p><i>People are encouraged to do sport, art and recreation.</i></p>	<p>No impact expected</p>	<p>Neutral</p>		<p>Choose an item.</p>
<p>A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).</p>				
<p>Age</p>	<p>Powys has an ageing population. Older people have more often than younger people a need for an adaptation. Addressing needs will have a positive impact on older vulnerable people.</p>	<p>Good</p>		<p>Choose an item.</p>
<p>Disability</p>	<p>Addressing the housing needs of disabled people helps to enable them to carry out day to day activities and remove barriers. Disadvantages are taken away.</p>	<p>Very Good</p>		<p>Choose an item.</p>

Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



Well-being Goal	How does proposal contribute to this goal?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
<i>Gender reassignment</i>	No impact expected	Neutral		Choose an item.
<i>Marriage or civil partnership</i>	No impact expected	Neutral		Choose an item.
<i>Race</i>	Gypsies and Travellers on Council sites. Privately owned caravans situated on Council sites are not eligible for adaptations under the Housing Grants, Construction and Regeneration Act 1996.	Poor	Gypsies and Travellers who have stopped travelling due to old age, ill-health or being disabled and are living on a Council owned site, should approach ASSIST to discuss their needs. OTs will recommend how the needs can be met. This is now added to the policy.	Good
<i>Religion or belief</i>	No impact expected	Neutral		Choose an item.
<i>Sex</i>	No impact expected	Neutral		Choose an item.
<i>Sexual Orientation</i>	No impact expected	Neutral		Choose an item.
<i>Pregnancy and Maternity</i>	No impact expected	Neutral		Choose an item.

Judalen 77

Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



Source of Outline Evidence to support judgements

Of 5121 introductory and secure tenancies, we know of 628 if they had a disability when they were last asked (12%). Of this number 69% stated that they have an impairment. From 88% of tenants we do not know if they have an impairment or not.

7. How does your proposal impact on the council's other key guiding principles?

Principle	How does the proposal impact on this principle?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
Sustainable Development Principle (5 ways of working)				
Long Term: Looking to the long term so that we do not compromise the ability of future generations to meet their own needs.	Medium and large adaptations are provided with the aim to address a need for the next five years. If this is not possible or economical in the current Council home, than the Council will assist with finding suitable alternative accommodation.	Good		Choose an item.
Collaboration: Working with others in a collaborative way to find shared sustainable solutions.	A solution to meet the needs will be as much as possible be agreed between the tenant (and carer/household members), Housing Standards and Improvement Officer and Occupational Therapist.	Good		Choose an item.
Involvement (including Communication and Engagement): Involving a diversity of the population in the decisions that affect them.	The individual tenant (and carer/household members) will be part of the decision making process. The 2017 policy was subject to public consultation. This review has been subject to a stakeholder consultation.	Good		Choose an item.
Prevention: Understanding the root causes of issues to prevent them from occurring.	By looking at addressing needs holistically, including matching tenants with accommodation that suits their needs and does need as little work as possible. Avoiding adaptations in accommodation that is less suitable now or in the longer term.	Good		Choose an item.
Integration: Taking an integrated approach so that public bodies look at all the well-being goals in deciding on their well-being objectives.	The HRA works with the Private Sector Housing Team and Occupational Therapists to decide on the best solutions to address needs in the most effective way.	Good	A review of the small adaptations process and delivery is underway.	Good

Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



Principle	How does the proposal impact on this principle?	IMPACT Please select from drop down box below	What will be done to better contribute to positive or mitigate any negative impacts?	IMPACT AFTER MITIGATION Please select from drop down box below
Preventing Poverty: Prevention, including helping people into work and mitigating the impact of poverty.	Council tenants currently do not have to contribute financially to adaptations. Private tenants or home owners can apply for a grant and will be means tested.	Good		Choose an item.
Unpaid Carers: Ensuring that unpaid carers views are sought and taken into account	Unpaid carers are involved in the assessment process and their views taken into account.	Good		Choose an item.
Safeguarding: Preventing and responding to abuse and neglect of children, young people and adults with health and social care needs who can't protect themselves.	No impact expected	Neutral		Choose an item.
Impact on Powys County Council Workforce	There will be more emphasis in moving tenants if they live in unsuitable accommodation. Supporting individual tenants to move can be an intensive process. A support package will need to be developed.	Unknown		Choose an item.

Tudalen 79

Source of Outline Evidence to support judgements

8. What is the impact of this proposal on our communities?

Severity of Impact on Communities	Scale of impact	Overall Impact
Low	Low	Low
Mitigation		

Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



A small number of people will be advised to move to more suitable accommodation, they will receive practical assistance and a discretionary disturbance payment of up to £2,000. There are ten households identified with a Personal Emergency Evacuation Plan. This means that they are not able to evacuate their property within 2.5 minutes during an emergency. A small number of households may be asked to move after they no longer need an adaptation. Expected to happen maybe once a year on average.

9. How likely are you to successfully implement the proposed change?

Impact on Service / Council	Risk to delivery of the proposal	Inherent Risk
Low	Low	Low
Mitigation		

Risk Identified	Inherent Risk Rating	Mitigation	Residual Risk Rating
People in unsuitable accommodation refusing to move. This will leave them in unsuitable accommodation; e.g. a single person living in a three-bed house, having difficulty using stairs. It is not expected there will be large numbers, but the impact on individuals can be serious. There are ten households identified that have a Personal Evacuation Emergency Plan.	Medium	The Council will not and cannot force people to move to more suitable accommodation under this policy. Each case needs to be well documented to evidence everything reasonable has been undertaken by the Council to offer alternative accommodation.	Low
People that sign an agreement, and it turns out the adaptation does not work for them may be reluctant to get back to the Council	Low	The policy is changed and does not include a requirement for a signed agreements.	Low
If a household does no longer need an adaptation, they may be asked to move. Especially after a bereavement or long period of living at the address, this can be very upsetting	Medium	The policy has been reworded to ensure the rights of the remaining household are respected, balanced with the need of the person that requires the adaptation.	Low
Overall judgement (to be included in project risk register)			
Very High Risk	High Risk	Medium Risk	Low Risk
			Low

10. Overall Summary and Judgement of this Impact Assessment?

Cyngor Sir Powys County Council

Impact Assessment (IA)

The integrated approach to support effective decision making



Outline Assessment (to be inserted in cabinet report)	Cabinet Report Reference:	
The proposed policy balances the needs of current and prospective tenants and their household with the HRA being cost effective and using housing stock efficiently.		

11. Is there additional evidence to support the Impact Assessment (IA)?

What additional evidence and data has informed the development of your proposal?

12. On-going monitoring arrangements?

What arrangements will be put in place to monitor the impact over time?
Performance and customer satisfaction is monitored in line with Welsh Government ENABLE guidance.
Please state when this Impact Assessment will be reviewed.
In three years' time or earlier if necessary.

13. Sign Off

Position	Name	Signature	Date
Impact Assessment Lead:	Henk Jan Kuipers		
Head of Service:	Nina Davies		
Director:	Nigel Brinn		
Portfolio Holder:	Clr Myfanwy Alexander		

14. Governance

Decision to be made by	Portfolio Holder	Date required	February 2022
-------------------------------	------------------	----------------------	---------------

FORM ENDS

Tudalen 82

DRAFT

CYNGOR SIR POWYS COUNTY COUNCIL**PORTFOLIO HOLDER DELEGATED DECISION**

by

COUNTY COUNCILLOR MYFANWY ALEXANDER**PORTFOLIO HOLDER FOR ADULT SOCIAL CARE, WELSH LANGUAGE, HOUSING
AND CLIMATE CHANGE****March 3rd, 2022****REPORT AUTHOR: Terry Flynn, Housing Strategy Team Leader****REPORT TITLE: Gypsy & Traveller Accommodation Assessment**

REPORT FOR: For Decision

1.0 Purpose

1.1 To approve the Powys Gypsy and Traveller Accommodation Assessment (GTAA).

2.0 Background

2.1 Under Section 101 of the Housing (Wales) Act of 2014 the Welsh Government requires every local authority to produce a GTAA every five years. The last GTAA for Powys covered the period 2016-2020 meaning that a new assessment was required for the period 2021 onwards.

2.2 The GTAA provides the Council with a strategic understanding of the needs of gypsy and traveller communities in Powys and provides an evidenced basis on which to plan strategically for meeting the current and future needs of this client group. The GTAA also contributes to the evidence base for the formulation of the Local Development Plan (LDP), the principal planning guide required to be produced by every planning authority, and the Local Housing Strategy.

2.3 Opinion Research Services of Swansea (ORS) was commissioned to undertake the GTAA on behalf of Powys County Council and a series of meetings between ORS and the Council's housing and planning officers have been held during the research process. The final report was presented to officers in autumn 2021 and is attached to this report as Appendix A.

3. Advice

3.1 The underlying message of the final GTAA is that there is likely to be an increased need for gypsy and traveller accommodation in the coming five-year period.

3.2 The Leighton Arches site in the North of the County currently has 12 pitches and is fully occupied by Irish Traveller families. Two new additional pitches were provided by Powys County Council in 2019, which took the total number of pitches from 10 up to 12. There is no additional land to be able to further extend this site. The research has highlighted that several family members have been forced off site as children have grown up and formed new families of their own. Several of these family members are currently on a site in Shropshire and are on the waiting list for Leighton Arches. The GTAA findings indicates further children living at the Leighton Arches site will be coming of age in the next five-year period and in turn will require their own accommodation.

- 3.3 The Kings Meadow site in Brecon currently has fourteen pitches, all of which are currently occupied. Families living at Kings Meadow belong to the Welsh Roma community.
- 3.4 In Machynlleth the new site has five pitches currently occupied by Romany travellers. ORS considers that further provision will be needed for other family members living or connected with the Machynlleth community.
- 3.5 The two gypsy and traveller communities - Roma and Irish Traveller - have differing traditions and ways of life that cannot be accommodated together.
- 3.6 The current provision of gypsy and traveller pitches in Powys is insufficient for predicted need. There is an identified need for expansion of gypsy and traveller pitches in the county in the coming five years by 15 plots. This is divided into 13 in the area for which Powys County Council is the planning authority and 2 in the area for which the Brecon Beacons National Park Authority (BBNPA) is the planning authority. In addition, a further 9 plots - 6 in the Powys area and 3 in the BBNPA area, will be required over the period of the Local Development Plan (LDP), which runs until 2033. Overall, provision needs to be made for 19 gypsy and traveller pitches in Powys, 5 in the Brecon Beacons National Park.
- 3.7 Housing Services and Planning Services officers are satisfied that the GTAA report is an accurate assessment of the accommodation needs of the gypsy and traveller communities in Powys and is fit for approval by the Council and subsequent presentation, as required by current guidance, to the Welsh Government.

4.0 Resource Implications

- 4.1 The Housing (Wales) Act 2014 places a legal duty upon the Council to make sure that the accommodation needs of gypsies and travellers are properly assessed and that the identified need for pitches is met, by making provision for such sites to be developed. This includes making sure that provision for gypsy and traveller pitches is included within local planning policies.
- 4.2 An identified need for gypsy and traveller accommodation does not necessarily mean that local authority-owned and managed sites are required. Some gypsies and travellers may wish to find and buy their own sites to develop and manage. However, the Welsh Government acknowledges that there may remain a requirement for public site provision for gypsies and travellers who are unable to buy and develop their own sites or prefer to rent. When such circumstances prevail, the Council will need to consider direct provision to meet identified needs.
- 4.3 Expansion of direct provision by the Council for gypsy and traveller accommodation will need to be funded by the Council with operational impacts on the Council's planning, engineering and design, and housing services in acquiring and developing suitable land. Applications can be made to the Welsh Government for grant aid to cover the cost of providing gypsy and traveller sites, but such funding does not include provision for the enabling work – for example the commissioning of designers able to meet the requirements of the Welsh Government Designing Sites Guidance. Should there be further direct provision by the Council of gypsy and traveller pitches, there will be an ongoing resource implication for Housing Services, which manages the current council-owned sites.
- 4.4 At this stage, there is no confirmed requirement on the Council to directly provide additional gypsy and traveller pitches or sites as it may be possible to encourage and work together with the communities to help them develop, own and manage the additional provision outlined in the GTAA. If it is not possible for provision to be provided by the gypsy and traveller community, then further reports will be submitted in respect of any direct provision by the Council that may be necessary to fulfil any legal obligations placed on the Council.

4.4 The 'Deputy Section 151 Officer' has confirmed that there are no resource implications arising directly from this report, which relates to approval and submission of the GTAA.

5.0 Legal implications

5.1 The 'Principal Solicitor – Housing' has advised that there are no legal implications arising directly from this report.

5.2 The 'Head of Legal and Democratic Services (Monitoring Officer)' has commented as follows: "I note the legal comment and have nothing to add to the report".

6.0 Data Protection

6.1 There are no data protection implications

7. Comment from local member(s)

7.1 The Powys GTAA equally affects all wards within Powys.

8. Integrated Impact Assessment

8.1 Since the Powys GTAA in and of itself does not involve new ways of working there is no need for an Impact Assessment on the document.

9. Recommendation

9.1 It is recommended that:

9.1.1 The Portfolio Holder for Adult Social Care, Welsh Language, Housing and Climate Change approves the Powys Gypsy and Traveller Accommodation Assessment, as set out in Appendix A to this report, and authorises its submission to Welsh Government.

Contact Officer:	Terry Flynn, Housing Strategy Team Leader
Tel:	07836 686329
Email:	terry.flynn@powys.gov.uk
Head of Service:	Nina Davies
Corporate Director:	Nigel Brinn

DELEGATED DECISION NEW REPORT TEMPLATE VERSION 3



Powys County Council
Gypsy and Traveller
Accommodation Assessment

Final Report
September 2021



Opinion Research Services, The Strand, Swansea SA1 1AF
Steve Jarman, Michael Bayliss, Gill Craddock, and Lee Craddock
Enquiries: 01792 535300 - info@ors.org.uk - www.ors.org.uk

© Copyright September 2021

Contains public sector information licensed under the Open Government Licence v3.0

Contains OS Data © Crown Copyright (2021)

Contents

1. Executive Summary	9
Introduction and Methodology	9
Key Demographic Findings	9
Pitch Needs – Gypsies and Travellers	11
Plot Needs - Travelling Showpeople	11
Transit Sites	11
2. Background and Policy Context	13
The Study	13
Legislation and Guidance	14
Welsh Government Circular 005/2018	14
Well-being of Future Generations (Wales) Act 2015	14
Housing (Wales) Act 2014	15
Mobile Homes (Wales) Act 2013	16
Welsh Government Designing and Managing Gypsy and Traveller Sites Guidance	17
Powys Local Development Plan (2011-2026), Adopted 2018	17
Brecon Beacons National Park Local Development Plan (2007-22), Adopted 2013	18
Review of The Brecon Beacons National Park Local Development Plan (2007-2022)	19
Definition of Key Terms	20
3. Analysis of Existing Data	25
Current and Previous GTAAs	25
Powys GTAA 2016	25
Caravan Count Data	29
Sites and Yards in Powys	31
4. Methodology	33
Project Steering Group	33
Identify and Analyse Existing Data	34
Publicise the Accommodation Assessment	36
Conducting the Accommodation Assessment Surveys	36
Site Interviews	36
Bricks and Mortar Interviews	37
Calculate the Accommodation Needs of Gypsies, Travellers and Travelling Showpeople	37
Current Residential Supply	37

Current Residential Demand	37
Future Demand	38
Final Outcomes	38
Transit Provision	38
Compliance with Engagement Checklist	39
5. Survey Findings	41
Background	41
Interview Log	42
Overview and Demographics of Residents	42
Interview Summary	43
Public Sites	43
Kings Meadow, Brecon	43
Land Adjoining Cemetery, Machynlleth	43
Leighton Arches, Welshpool	44
Private Sites	45
Woodlands, Brecon	45
Tolerated Sites	45
Y Dolydd Workhouse, Llanfyllin	45
Bricks and Mortar Interviews	45
6. Assessing Accommodation Needs	46
Current Residential Supply	46
Current Residential Demand	47
Future Demand	47
Current Authorised Residential Supply	47
Current Residential Demand	48
Current Unauthorised Sites	48
Concealed Households and Over-Crowded Pitches	48
Conventional Housing	49
New Households to Arrive	49
Additional Pitch Provision: Future Need	50
Population and Household Growth	50
Overall Need for Powys and BBNPA	52
Need for Travelling Showpeople Plots	54
7. Conclusions	56
Gypsy and Traveller Future Pitch Provision	56
Travelling Showpeople	56

[Transit Sites](#)56

[Addressing Identified Need](#)57

[Appendix A: Sites and Yards in Powys \(March 2021\)](#)..... 59

[Appendix B: Interview Log](#)..... 61

[Appendix C: Interview Summary – Travelling Ahead](#)..... 64

[Appendix D: Technical Note on Household Formation and Growth Rates](#)..... 67

1. Executive Summary

Introduction and Methodology

- 1.1 The primary objective of the (2021) Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy and Traveller¹ accommodation in Powys. The GTAA provides a robust and credible evidence base which can be used to aid in the understanding of, and the provision of Traveller pitches and plots, and potential transit provision, for the Powys Local Development Plan period to 2037 and for the Brecon Beacons National Park Authority (BBNPA) Local Development Plan period to 2033. The outcomes of this GTAA will replace the outcomes of the previous GTAA that was published in 2016.
- 1.2 The GTAA has sought to understand the accommodation needs of the Gypsy and Traveller population in Powys through a combination of desk-based research, stakeholder engagement and engagement with members of the Travelling Community. In addition, a range of local stakeholders were invited to sit on a Project Steering Group.
- 1.3 A total of 30 interviews were completed with Gypsies and Travellers living on public, private, and tolerated sites in Powys, representing a response rate of 100% of occupied households as there was a vacant pitch on one of the public sites. In addition, a total of 4 interviews were completed with Travellers living in bricks and mortar, and 3 interviews were completed with households living on a site in an adjacent local authority who have close family links to Travellers living in Powys. No Travelling Showpeople yards were identified in Powys.
- 1.4 The baseline date for the study is **March 2021**.

Key Demographic Findings

- 1.5 Ethnicity data was captured from all of the households that were interviewed on the Gypsy and Traveller sites. The sites in Powys are occupied by a mixture of Romany Gypsies and Irish Travellers.
- 1.6 In total the site interviews covered 88 residents living on Gypsy and Traveller sites, in bricks and mortar or as a result of in-migration. This was made up of 59 adults and 29 children and teenagers aged under 18. This equates to 67% adults and 33% children and teenagers. Demographic information showed a mixed range of ages across the sites, though a higher proportion of the site population were younger when compared to the overall population (the settled community and the Gypsy or Irish Traveller community) of Powys (2011 Census).

¹ See Chapter 2 for the planning definition of a Traveller in Wales.

Pitch Needs – Gypsies and Travellers

- 1.7 The Welsh Government Guidance requires 2 assessments of need – for the first 5 years of the GTAA period (2021-2026), and for the full Local Development Plan period (to 2033 for the BBNPA and to 2037 for Powys County Council).
- 1.8 Based upon the evidence presented in this study the estimated additional pitch provision needed for Gypsies and Travellers in Powys (including the BBNPA) for the first 5 years of the GTAA Study period is for **15 pitches** and need for the remainder of the Development Plan periods is for a further **9 pitches**. This gives a total need to the end of the development plan periods for **24 additional pitches**. These figures should be seen as the projected amount of provision which is necessary to meet the statutory obligations towards identifiable needs of the population arising in the area. These figures are made up from a combination of doubled-up households; movement from bricks and mortar; in-migration; and new household formation – less identified current residential supply.
- 1.9 When broken down by the need for Powys County Council and the areas of the Brecon Beacons National Park that are in Powys the need is as follows. Details of where this need is arising from will be provided to the Council and BBNPA:
- » **Powys County Council:** 5-year need = 13 pitches and need to 2037 = 6 pitches
 - » **Brecon Beacons National Park:** 5-year need = 2 pitches and need to 2033 = 3 pitches
- 1.10 A detailed breakdown which sets out the components that make up this identified need, together with any other issues that have been taken into consideration can be found in **Chapter 6** of this report.

Plot Needs - Travelling Showpeople

- 1.11 There were no Travelling Showpeople identified living in Powys so there is no current or future need for additional plots over the Local Plan periods. The Council should however monitor any future approaches for planning permission from Travelling Showpeople and have in place appropriate criteria-based development plan policies to deal with any future applications.

Transit Sites

- 1.12 Discussions with local stakeholders confirmed that there are occasional instances of unauthorised encampments in Powys, but that these are normally Travellers passing through for work purposes. There have been other localised instances of Travellers temporarily visiting Powys to attend weddings or other events, but no further evidence of any long-term or permanent accommodation needs.

- 1.13 The outcomes from the household interviews showed that only two of the households that were interviewed felt that there was a need for more transit provision in Wales, with these households suggesting that some provision is needed in Welshpool and in Powys in general.
- 1.14 As such it is recommended that **there is not a need for the Council to provide a transit site** in Powys due to the low numbers of unauthorised encampments. However the Council should continue to monitor the number of unauthorised encampments and consider the use of short-term toleration, negotiated stopping arrangements or temporary stopping places to deal with short-term transient stops. This management-based approach should also include consideration about whether to provide toilets, water and refuse facilities.

2. Background and Policy Context

The Study

- 2.1 Opinion Research Services (ORS) were appointed by Powys County Council (the Council) in April 2020 to complete a robust and up-to-date assessment of accommodation for Gypsies and Travellers residing and resorting in Powys for the Local Development Plan period. The Housing Authority Area for Powys is considered in two Local Development Plans: The County Council's own Powys LDP plus the BBNPA LDP.
- 2.2 The study provides an evidence base to enable the Council to comply with their requirements towards Gypsies and Travellers under Part 3 of the Housing (Wales) Act 2014. The Act requires Local Authorities to undertake a GTAA at least every 5 years, although Local Authorities have flexibility to undertake GTAA's more frequently if a material change in the level of need in the area has been identified. The Council published a GTAA in 2016 (covering the period up to 2031). Welsh Government wrote to all Local Planning Authorities in September 2019 to confirm those undertaking an LDP Review must ensure the GTAA establishes an evidence base for Gypsy and Traveller needs across the entire plan period. Welsh Government also confirmed that this may necessitate undertaking of a new GTAA (and providing appropriate site allocations, where relevant) prior to the statutory Deposit consultation to ensure plans can be found sound through the examination process and are able to be adopted. For Powys, the BBNPA commenced a review of their adopted LDP (2007-2022) in late 2017, whilst the current Powys LDP (2011-2026) will be subject to its four-year review by 2022. Replacement LDP2 for the BBNPA is expected to cover the 15-year period 2018-2033 and Replacement LDP2 for the Powys Local Planning Authority area is expected to cover the period 2022- 2037.
- 2.3 This GTAA therefore provides an assessment of need for Gypsy and Traveller accommodation in Powys to fulfil these requirements, updating the previous GTAA published in 2016. It is a robust and credible evidence base which can be used to aid in the understanding of, and the provision of Traveller pitches and plots, and also to support the Powys and BBNPA replacement Local Development Plans with their respective plan period end dates of 2037 and 2033.
- 2.4 We would note at the outset that the study covers the needs of Gypsies (including English, Scottish, Welsh and Romany Gypsies), Irish Travellers, New (Age) Travellers, and Travelling Showpeople, but for ease of reference we have referred to the study as a Gypsy and Traveller Accommodation Assessment (GTAA).
- 2.5 The baseline date for the study is **March 2021**.

Legislation and Guidance

Welsh Government Circular 005/2018

- 2.6 Welsh Government Circular 005/2018 provides updated guidance on the planning aspects of identifying sustainable sites for Gypsies and Travellers. It also outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim. It supersedes advice contained in Circular 30/2007 “Planning for gypsy and traveller caravan sites”, Circular 78/91 “Travelling Showpeople” and Circular 76/94 “Gypsy Sites Policy and Unauthorised Camping”.
- 2.7 The Circular include guidance on a range of issues relating to Gypsies and Travellers including:
- » Definition of Travellers
 - » Gypsies and Travellers – A Context
 - » Duty to Provide Sites
 - » Providing the Evidence Base
 - » Regional Working
 - » Development Plans
 - » Major Development Projects
 - » Designated Areas
 - » Planning Applications
 - » Enforcement
 - » Appeals
 - » Human Rights and Equality of Opportunity
 - » Monitoring Planning Applications

Well-being of Future Generations (Wales) Act 2015

- 2.8 In relation to Gypsies and Travellers, Welsh Government Circular 005/2018 sets out that:

7. The Well-being of Future Generations (Wales) Act 2015 sets a framework for local authorities across Wales to ensure the ‘sustainable development principle’ (meeting the needs of the present without compromising the ability of future generations to meet their own needs) is met. Section 4 of

the Act puts in place a number of well-being goals which authorities are to seek to achieve in order to meet this principle. These goals include achieving ‘a Wales of cohesive communities’, containing attractive, viable, safe and well-connected communities, and ‘a Wales of vibrant culture and thriving Welsh language’, containing a society that promotes and protects culture, heritage and the Welsh language.

8. Housing is a fundamental issue that affects the lives of people across Wales, including our Gypsy and Traveller communities. The Welsh Government seeks to ensure a wide choice of accommodation is available to meet the needs of all members of the community. It is reflective of the Government’s commitment to ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers should have equal access to culturally appropriate accommodation as all other members of the community.

Housing (Wales) Act 2014

- ^{2.9} Part 3 of the Housing (Wales) Act 2014 (the Act) sets out that a *local housing authority must, in each review period, carry out an assessment of the accommodation needs of Gypsies and Travellers residing in or resorting to its area.*
- ^{2.10} Section 102 of the Act requires that local authorities must prepare a report which they must submit to Welsh Ministers for approval that:
- » details how the assessment was carried out.
 - » contains a summary of:
 - the consultation it carried out in connection with the assessment, and
 - the responses (if any) it received to that consultation.
 - » details the accommodation needs identified by the assessment.
- ^{2.11} Once approved the local housing authority must publish the assessment.
- ^{2.12} If need is identified in the GTAA report, Section 103 of the Act requires that a local authority must exercise its powers in Section 56 of the Mobile Homes (Wales) Act 2013 so far as may be necessary to meet those needs.
- ^{2.13} Section 106 of the Act sets out that local authorities should have regard to any guidance given by Welsh Ministers. Guidance on Undertaking Gypsy and Traveller Accommodation Assessments was published by Welsh Government in May 2015 and this Guidance still remains in place in 2020.
- ^{2.14} The GTAA Guidance covers the following issues:
- » Why a specific GTAA is required?

- » What should be produced?
- » Who needs to be consulted?
- » What data sources need to be reviewed?
- » Understanding the culture of Gypsy and Traveller communities.
- » How to identify and communicate with Gypsies and Travellers?
- » How to design, manage and undertake a GTAA?
- » Support with partnership working and working regionally.
- » Exploring specialist surveys, techniques, and questions to be used.
- » How accommodation 'need' is assessed?
- » Submitting reports to Welsh Ministers.
- » How to make provision for identified need?

^{2.15} Section 108 of the Act sets out that:

- » **Accommodation needs** - includes, but is not limited to, needs with respect to the provision of sites on which mobile homes may be stationed.
- » **Gypsies and Travellers** – means persons of a nomadic habit of life, whatever their race or origin, including persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently, and members of an organised group of travelling show people or circus people (whether or not travelling together as such), and all other persons with a cultural tradition of nomadism or of living in a mobile home.
- » **Mobile home** - has the meaning given by section 60 of the Mobile Homes (Wales) Act 2013.

Mobile Homes (Wales) Act 2013

^{2.16} The GTAA Guidance sets out the requirement that local authorities have to meet a legal duty to exercise their functions to provide mobile home pitches to meet any identified needs. These are set out in Section 60 of the Mobile Homes (Wales) Act 2013.

^{2.17} In this Act "*mobile home*" means:

- » *Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor*

vehicle or trailer) and any motor vehicle designed or adapted for human habitation but does not include any railway rolling stock which is for the time being on rails forming part of a railway system, or any tent.

- » *A structure designed or adapted for human habitation which is composed of not more than 2 sections separately constructed and designed to be assembled on a site by means of bolts, clamps, or other devices, and is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer).*

Welsh Government Designing and Managing Gypsy and Traveller Sites Guidance

- ^{2.18} As well as publishing guidance on undertaking GTAA's in May 2015 the Welsh Government also published additional guidance on designing and managing Gypsy and Traveller sites in order to assist local authorities in meeting need for Gypsies and Travellers. These two documents are intended as a guide to assist Local Authorities in providing appropriate services at reasonable cost to the public purse for Gypsies and Travellers living on residential sites in Wales. They contain practical guidance to assist local authorities to ensure sites are fit-for-purpose, and how best to manage public Traveller sites. The guidance is not statutory. However, it is anticipated by Welsh Government that the guidance will help local authorities and others in the development, improvement and management of Gypsy and Traveller sites, and will form part of the consideration of the Welsh Government in assessing applications for Sites Capital Grant funding in relation to Gypsy and Traveller sites.

Powys Local Development Plan (2011-2026), Adopted 2018

- ^{2.19} The Powys Local Development Plan (2011-2026) was adopted by Powys County Council on the 17th of April 2018 and became operative immediately. It is applicable to all of Powys except the area of the Brecon Beacons National Park. The adopted LDP supersedes and replaces the earlier Powys Unitary Development Plan (2001-2016).
- ^{2.20} The Plan includes 2 Policies dealing with Gypsies and Travellers – Policy H10 Gypsy and Traveller Sites and Caravans and Policy H11 Gypsy and Traveller Site Provision.

Policy H10 - Gypsy and Traveller Sites and Caravans

Proposals for permanent or temporary (transient or transit) Gypsy and Travellers sites and caravans, to meet a proven, unmet local need, will be permitted where sites are situated in a sustainable location which has access to educational, community, social, health and other services and facilities. The provision of new ancillary buildings associated with the use of the site will only be permitted where it can be demonstrated the need cannot reasonably be accommodated through the re-use of other existing buildings in the vicinity.

4.6.27 Proposals for gypsy and traveller sites or accommodation will be supported where they meet the needs of persons defined as Gypsy and Travellers by the Housing (Wales) Act 2014.

4.6.28 Sites should be constructed in accordance with the standards set out for Gypsy and Traveller sites and should also satisfy the criteria of the Development Management Policies to ensure acceptable design, security, landscaping, and screening to limit any adverse visual impact

Policy H11 - Gypsy and Traveller Site Provision

In order to meet the defined need for 7 Gypsy and Traveller Pitches, land is allocated at the following locations:

P42 HC1	Land adjacent to the Cemetery, Newtown Road, Machynlleth	5 Pitches
P57 HC2	Land at Leighton Arches, Welshpool	2 Pitches

4.6.29 The Gypsy and Traveller Accommodation Needs Assessment 2008 identified a need for 14 pitches in South Powys. A permanent site on the edge of Brecon, within the BBNP, was acquired by the County Council and construction completed in 2014 to meet this need. There is also an existing permanent site in Welshpool. The 2008 Assessment was updated in 2014. The updated Assessment 2014 led to the need being identified for a permanent site in Machynlleth and the Council commenced action to meet this need in accordance with statutory requirements.

4.6.30 The Council undertook a Gypsy and Traveller Accommodation Assessment (GTAA) in 2016 in accordance with the Housing (Wales) Act 2014. This confirmed the need in Machynlleth and identified the need for 5 pitches to be provided by 2021, which is to be met by allocation P42 HC1 which benefits from planning permission. The north eastern extent of the allocation remains within the C2 Flood Risk extent (Development Advice Maps) although this land will not be occupied for residential purposes. It also identified a future need in Welshpool for 2 pitches by 2026 which the Council will provide at Leighton Arches (P57 HC2). The GTAA acknowledged that a further need for 3 pitches in Brecon, within the BBNP, was being addressed by the Council on the existing public site.

Brecon Beacons National Park Local Development Plan (2007-22), Adopted 2013

^{2.21} In addition to the development plans that are in place, or are being prepared for Powys, there are also areas for which the Brecon Beacons National Park Authority has planning responsibility for. As such there are also specific Gypsy and Traveller policies in their LDP which was adopted in 2013.

6.4 Sites for Gypsy and Travellers

6.4.1 There are currently no permanent Gypsy and Traveller sites within the National Park. A need has been identified in South Powys for a permanent Gypsy and Traveller Site. The NPA has been working with Powys County Council under the auspices of the Gypsy and Traveller Working Group to identify a suitable site. A site has been identified adjacent to Brecon Enterprise Park and on 27th March 2012 planning permission was granted for the provision of 14 units and associated infrastructure. This site is allocated for a permanent Gypsy and Traveller Site under Policy 30. The extent of the site is shown on the Brecon Inset Map. Proposals for the site will be determined against Policy 31.

6.4.2 Policy 31 sets out the criteria against which Gypsy and Traveller caravan sites will be considered. This will apply to the allocated site, but also to future sites that may be proposed to meet a further need that arises over the LDP period.

6.4.3 It is the responsibility of the constituent Unitary Authorities to monitor provision of Gypsy and Traveller Sites and if a need arises for additional sites, or extensions to existing ones, the constituent Unitary Authority and the National Park Authority will work with the relevant bodies and organisations to provide suitable additional land and/or accommodation.

6.4.4 The NPA will use the Gypsy Traveller 'Draft Site Design Guidance', Welsh Assembly Government, May 2008 to help guide the application of the criteria set out in the Policy 31.

6.4.5 The potential for negative effects on Natura 2000 sites is unlikely but remains dependant on the scale and location of the site.

6.4.6 The NPA will support proposals which are located within or, as an exception to normal planning policies, adjacent to a defined settlement.

Policy 30 - Gypsy and Traveller Site

Land is allocated adjacent to Brecon Enterprise Park for the provision of a permanent Gypsy and Traveller Site. The allocation is shown on the Brecon Inset Map. Proposals for the site will be considered under Policy 31

Policy 31 - Sites for Gypsies and Travellers

Gypsy and Travellers' caravan sites will be permitted where:

- a) The proposed site will not adversely affect wildlife, habitats, landforms, archaeological and cultural features.
- b) The proposed development will not adversely affect the character, amenity, and natural beauty of the National Park and shall be adequately screened. Any buildings required to facilitate the use (such as amenity buildings and site offices) shall be designed in appropriate local materials.
- c) The proposed site will be provided with a satisfactory level of services; and
- d) The proposed site will have an adequate means of access, and traffic to or from the site will not adversely affect highway safety.

Review of The Brecon Beacons National Park Local Development Plan (2007-2022)

^{2.22} In December 2017, the Authority commenced the Review of its Local Development Plan. This review concluded that the Authority should produce a replacement Local Development Plan which is referred as Local Development Plan 2 or LDP2. The current Local Development Plan remains in force and will do until such a time as Local Development Plan 2 is adopted.

^{2.23} Unfortunately, due to COVID-19 and the associated restrictions in movement, the National Park Authority had to pause Local Development Plan 2 production and their Delivery Agreement has been amended which will be consulted upon prior to agreement with Welsh Government, hopefully in early 2021.

Definition of Key Terms

2.24 The 2015 GTAA Guidance contains common definitions that have been used in the Guidance and that will also be used in the GTAA Report. These are set out in the table below:

<p>Gypsies and Travellers</p>	<p>(a) Persons of a nomadic habit of life, whatever their race or origin, including:</p> <p>(1) Persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently, and</p> <p>(2) Members of an organized group of travelling show people or circus people (whether or not travelling together as such); and</p> <p>(b) All other persons with a cultural tradition of nomadism or of living in a mobile home.</p> <p>Source: Section 108, Housing (Wales) Act 2014</p>
<p>Residential site</p>	<p>A permanent residential site can be privately owned or owned by the Local Authority. This site will be designated for use as a Gypsy and Traveller site indefinitely. Residents on these sites can expect to occupy their pitches for as long as they abide by the terms of their pitch agreements, under the Mobile Homes (Wales) Act 2013.</p> <p>Working space may also be provided on, or near, sites for activities carried out by community members.</p>
<p>Temporary residential site</p>	<p>These sites are residential sites which only have planning permission or a site licence for a limited period. Residents on these sites can expect to occupy their pitches for the duration of the planning permission or site licence (or as long as they abide by the terms of their pitch agreements, under the Mobile Homes (Wales) Act 2013 – whichever is sooner).</p>

<p>Transit site</p>	<p>Transit sites are permanent facilities designed for temporary use by occupiers. These sites must be designated as such and provide a route for Gypsies and Travellers to maintain a nomadic way of life. Individual occupiers are permitted to reside on the site for a maximum of 3 months at a time.</p> <p>Specific terms under the Mobile Homes (Wales) Act 2013 apply on these sites. Working space may also be provided on, or near, sites for activities carried out by community members</p>
<p>Temporary Stopping Place</p>	<p>Also known as a ‘stopping place’, ‘Atchin Tan’, or ‘green lane’, amongst other names. These are intended to be short-term in nature to assist Local Authorities where a need for pitches is accepted, however, none are currently available. Pro-actively identified temporary stopping places can be used to relocate inappropriately located encampments, whilst alternative sites are progressed.</p> <p>Temporary stopping places must make provision for waste disposal, water supply and sanitation at a minimum.</p>
<p>Residential pitch</p>	<p>Land on a mobile home site where occupiers are entitled to station their mobile homes indefinitely (unless stated in their pitch agreement). Typically includes an amenity block, space for a static caravan and touring caravan and parking.</p>
<p>Transit pitch</p>	<p>Land on a mobile home site where occupiers are entitled to station their mobile homes for a maximum of 3 months.</p> <p>Transit pitches can exist on permanent residential sites; however, this is not recommended.</p>
<p>Unauthorised encampment</p>	<p>Land occupied without the permission of the owner or without the correct land use planning permission. Encampments may be tolerated by the Local Authority, whilst alternative sites are developed.</p>

Unauthorised development	Land occupied by the owner without the necessary land use planning permission.
Current residential supply	The number of authorised pitches which are available and occupied within the Local Authority or partnership area. This includes pitches on Local Authority or private sites.
Current residential demand	<p>Those with a need for authorised pitches for a range of reasons, including:</p> <p>An inability to secure an authorised pitch leading to occupation of unauthorised encampments.</p> <p>An inability to secure correct planning permission for an unauthorised development.</p> <p>Households living in overcrowded conditions and want a pitch.</p> <p>Households in conventional housing demonstrating cultural aversion.</p> <p>New households expected to arrive from elsewhere.</p>
Future residential demand	The expected level of new household formation which will generate additional demand within the 5-year period of the accommodation assessment and longer LDP period.
Overall residential pitch need	The ultimate calculation of unmet accommodation need which must be identified through the Gypsy and Traveller accommodation assessment process. This figure can be found by adding the immediate residential need to the future residential demand. The overall residential need will capture the needs across the 5-year period within which the accommodation assessment is considered to be robust.
Planned residential pitch supply	The number of authorised pitches which are vacant and available to rent on Local Authority or private sites. It also includes pitches which will be vacated in the near future by households moving to conventional housing or in other circumstances. Additional pitches which are due

	to open or private sites likely to achieve planning permission shortly should be included as planned residential supply.
Household	In this guidance this refers to individuals from the same family who live together on a single pitch / house / encampment.
Concealed or 'doubled-up' household	<p>This refers to households which are unable to achieve their own authorised accommodation and are instead living within authorised accommodation (houses or pitches) assigned to another household.</p> <p>This may include adult children who have been unable to move home or different households occupying a single pitch.</p>
Household growth	In this guidance household growth is defined by the number of new households arising from households which are already accommodated in the area.

3. Analysis of Existing Data

- 3.1 The purpose of this section of the GTAA is to set out current information relating to the Gypsy and Traveller population in Powys including previous assessments of need, socio-demographic data, caravan count data and the current provision of accommodation.

Current and Previous GTAAs

Powys GTAA 2016

- 3.2 The most recent GTAA for Powys was completed by ORS and published in June 2016. Based upon the evidence presented in the study the estimated additional pitch provision needed for Gypsies and Travellers in Powys for the first 5 years of the GTAA plan period was for 5 pitches, and for the remainder of the GTAA plan period was for a further 2 pitches. This gave a total need for the whole GTAA plan period of 7 pitches.
- 3.1 It was recommended that there was not a need for the Council to provide a permanent transit site in Powys, and that the Council should continue to monitor the number of unauthorised encampments and consider the use of short-term toleration, negotiated stopping arrangements or temporary stopping places to deal with short-term transient stops. This management-based approach should also include consideration about whether to provide toilets, water and refuse facilities.
- 3.2 Given that there were no Travelling Showpeople identified as living in Powys, no assessment of need was been undertaken. However, it was recommended that the Council should monitor any future approaches for planning permission from Travelling Showpeople and have in place appropriate criteria-based development plan policies to deal with any future applications.

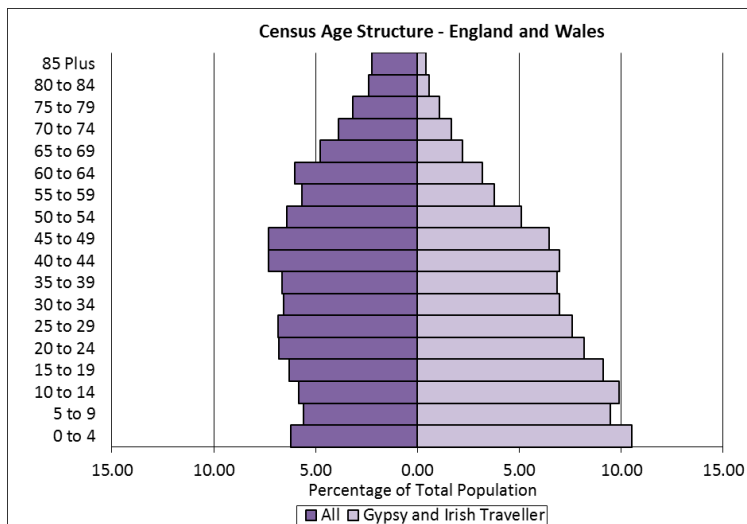
Population Data – 2011 Census

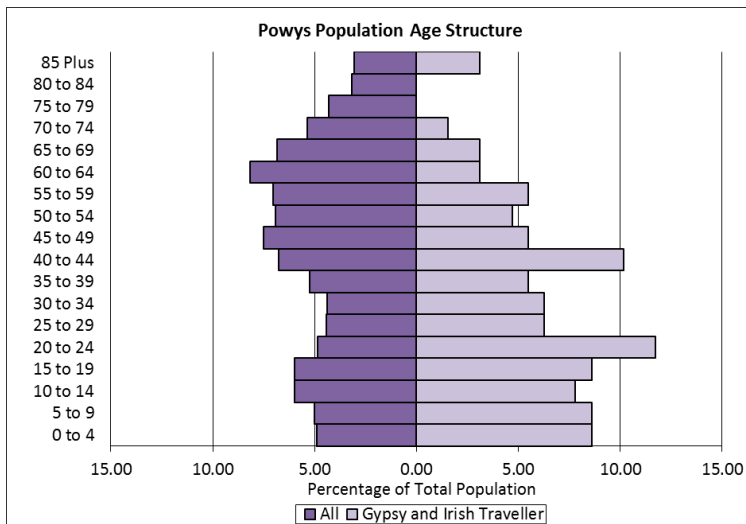
- 3.3 Analysis of 2011 Census data relating to the Gypsy and Traveller population identified a total of 52 households and 128 individuals who identified themselves as Gypsies or Irish Travellers living in Powys – representing less than 0.1% of the population as a whole. It is likely that this could be an under-estimate given the accepted lower than average levels of response to the Census from the members of the Gypsy and Traveller community. The 2021 Census may provide a better understanding of the Gypsy and Traveller population through the inclusion of Roma in the question about ethnicity.
- 3.4 Despite the likely under-estimate of the population of Gypsies and Irish Travellers, data from the 2011 Census does identify some significant demographic differences when compared to the population as a whole. These are important in terms of explaining the higher rate of new household formation for Gypsy and Traveller households compared with the settled population. In summary the Census shows that nationally for England and Wales:

- » Just under half of Gypsy or Irish Traveller households had dependent children (45%), compared to 29% for England and Wales as a whole.
- » The median age of Gypsies or Irish Travellers was 26 years compared to the national median of 39 years.
- » Just 6% of the Gypsy or Irish Traveller population were aged 65 years and over compared to a national figure of 16%.
- » Gypsies or Irish Travellers below 20 years of age accounted for 39% of the population compared to a national figure of 24%.
- » Gypsies or Irish Travellers below 10 years of age accounted for 20% of the population compared to a national figure of 12%.
- » Gypsies or Irish Travellers had the lowest proportion of people rating their health as good or very good at 70% compared to a national figure of 81%.

3.5 The charts below show the age structure for the whole population (All) and the Gypsy or Irish Traveller population in England and Wales, and in Powys. This shows that there is a higher proportion of Gypsy or Irish Traveller children and younger adults, and significantly lower proportions of those aged 50 and over. This is due to higher birth rates and lower life expectancy for the Gypsy and Traveller population.

Figure 1 - Comparison of Census Age Structure (2011 Census)





3.6 When household composition data from the 2011 Census is compared between the overall population for Powys and those who identified themselves as Gypsies or Irish Travellers there are further differences. Again this shows that there are significantly fewer Gypsy and Traveller households of those aged 65 and over, as well as showing a higher proportion of lone parent households.

Figure 2 - Comparison of Housing Composition in Powys (2011 Census)

Household Composition	All Households (%)	Gypsy or Irish Traveller (%)
One person household	31.5	44.2
Aged 65 and over	15.8	9.6
One family only	63.3	42.3
Ages 65 and over	11.0	1.9
Married or civil partnership	33.9	21.2
Cohabiting couple	9.4	5.8
Lone parent	9.0	13.5
Other household types	5.2	13.5

3.7 When accommodation type data from the 2011 Census is compared between the overall population for Powys and those who identified themselves as Gypsies or Irish Travellers there are also further differences. This shows a significantly lower proportion of Gypsies or Irish Travellers living in detached properties and a much higher proportion living in flats, maisonettes or apartments, or mobile/temporary accommodation (or on Traveller sites).

Figure 3 - Comparison of Accommodation Type in Powys (2011 Census)

Accommodation Type	All Households (%)	Gypsy or Irish Traveller (%)
Whole house or bungalow: Total	93.9	61.6
Whole house or bungalow: Detached	50.4	20.0
Whole house or bungalow: Semi-detached	25.7	21.6

Whole house or bungalow: Terraced (including end-terrace)	17.8	20.0
Flat, maisonette or apartment, or mobile accommodation	6.1	38.4

3.8 When tenure type data from the 2011 Census is compared between the overall population for Powys and those who identified themselves as Gypsies or Irish Travellers there are again differences. This shows a lower proportion of Gypsy or Irish Traveller households that are owned outright or owned with a mortgage or through shared ownership – and a higher proportion of households that are socially rented, or privately rented.

Figure 4 - Comparison of Tenure Type in Powys (2011 Census)

Tenure	All Households (%)	Gypsy or Irish Traveller (%)
Owned or shared ownership: Total	69.0	59.6
Owned outright	43.9	36.5
Owned with a mortgage or loan or shared ownership	25.1	23.1
Social rented: Total	14.0	19.2
Rented from council (Local Authority)	9.2	9.6
Other social rented	4.8	9.6
Private rented or living rent free: Total	17.0	21.2
Private landlord or letting agency	12.9	19.2
Other private rented or living rent free	4.1	1.9

3.9 When economic activity status data from the 2011 Census is compared between the overall population for Powys and those who identified themselves as Gypsies or Irish Travellers there are further differences. This shows that a far lower proportion of Gypsy or Irish Traveller households that are economically active and in employment; that a higher proportion are economically inactive due to looking after home or family, long-term sickness; and a lower proportion are economically inactive due to retirement. Interestingly in Powys a lower proportion of Gypsies and Travellers are self-employed, but this could be explained by the rural nature of the Powys economy and prevalence of farming.

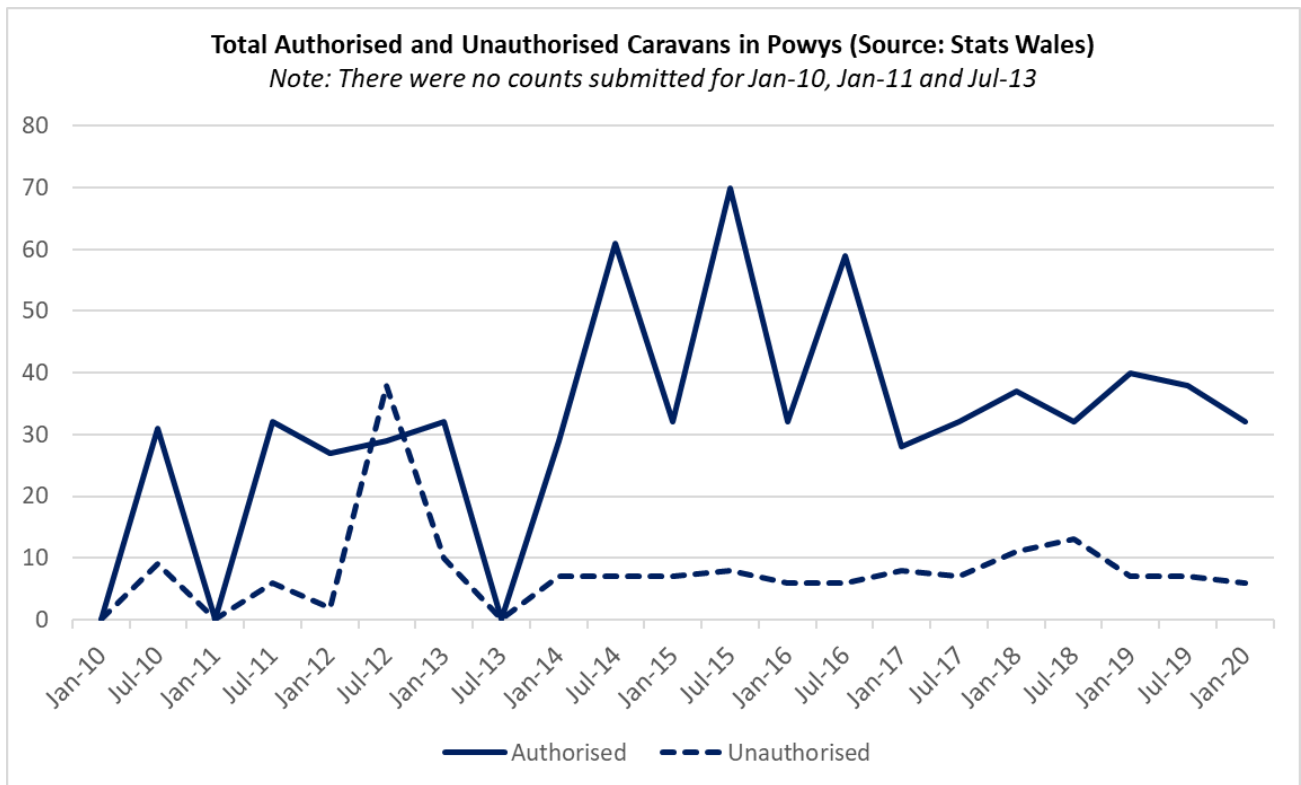
Figure 5 - Comparison of Economic Activity Status in Powys (2011 Census)

Economic Activity	All Households (%)	Gypsy or Irish Traveller (%)
Economically active: Total	61.6	44.1
In employment: Total	58.7	37.6
Employee: Total	41.3	25.8
Self-employed: Total	15.8	11.8
Unemployed: Total	2.9	6.5
Economically inactive: Total	38.4	55.9
Looking after home or family	2.8	18.3
Long-term sick or disabled	3.8	11.8
Retired	27.0	10.8

Caravan Count Data

- 3.10 Another source of published information on the Gypsy and Traveller population is the bi-annual Gypsy and Traveller Caravan Count which is conducted by each Local Authority in Wales on a specific date in January and July of each year and reported to Welsh Government. This is a physical count of the number of *caravans* on both authorised and unauthorised sites across Wales.
- 3.11 As this count is of caravans *and not* households, it makes it very difficult to interpret and use for a study such as this because it does not count pitches, resident households, or household demographics. The count is merely a 'snapshot in time' conducted by the Local Authority on a specific day, and therefore any unauthorised sites or encampments which occur on other dates are not recorded. Likewise any caravans that are away from sites on the day of the count will not be included. The count also does not seek to determine the ethnic status of the occupiers of caravans.
- 3.12 However, the data captured in the Caravan Count does give an indication of the number of sites, and authorised and unauthorised caravans in each local authority, and can be useful in supporting the determination of any transit needs and identifying year on year trends to support an assessment of need.
- 3.13 The latest Gypsy and Traveller Caravan County data for Wales is from January 2020 and was published in April 2020.
- 3.14 Figure 6 shows data for the number of authorised and unauthorised caravans that have been recorded in Powys for period January 2010 to January 2020. This shows a gradual increase in the number of authorised caravans, and a gradual decrease in the number of unauthorised caravans. Peaks in the number of unauthorised caravans recorded in July 2010, July 2011 and July 2012 are as a result of large number of caravans at the Royal Welsh Show in Builth Wells. A temporary 2-week transit permission for 100 pitches was subsequently granted and this explains the peaks in the number of authorised caravans recorded in July 2014, July 2015, and July 2016. However, it is unclear why there have not been similar peaks recorded in July 2017, July 2018, and July 2019.

Figure 6 - Comparison of the Number of Caravans in Powys



Current Accommodation Provision

- 3.15 One of the main considerations of this study is provide evidence to support the provision of pitches and plots to meet the current and future accommodation needs of Gypsies and Travellers in Powys. A pitch is an area which is large enough for one household to occupy and typically contains enough space for one or two caravans but can vary in size. A site is a collection of pitches which form a development exclusively for Gypsies and Travellers. For Travelling Showpeople, the most common descriptions used are a plot for the space occupied by one household and a yard for a collection of plots which are typically exclusively occupied by Travelling Showpeople.
- 3.16 The public and private provision of mainstream housing is also largely mirrored when considering Gypsy and Traveller accommodation. One common form of a Gypsy and Traveller site is a publicly-provided residential site, which is provided by a Local Authority or by a Housing Association. Pitches on public sites can usually be obtained through signing up to a waiting list, and the costs of running the sites are met from the rent paid by the tenants (similar to social housing).
- 3.17 The alternatives to public residential sites are private residential sites and yards for Gypsies and Travellers. These result from individuals or families buying areas of land and then obtaining planning permission to live on them. Households can also rent pitches on some private sites that are run on a commercial basis. Therefore, these two forms of accommodation are the equivalent to private ownership and renting for those who live in bricks and mortar housing. Generally the majority of Travelling Showpeople yards are privately owned and managed.
- 3.18 The Gypsy and Traveller population also has other forms of sites due to its mobile nature. Transit sites tend to contain many of the same facilities as a residential site, except that there is a restricted period of residence which can vary from a period of weeks to a period of months. An alternative to a transit site is an

emergency stopping place. This type of site also has restrictions on the length of time someone can stay on it but has much more limited facilities. Another alternative is a Negotiated Stopping Agreement that allows Gypsy and Traveller families to set up short-term camps as long as they agree to certain conditions. These are designed to accommodate, for a temporary period, Gypsies and Travellers whilst they travel. A number of authorities also operate an accepted encampments policy where short-term stopovers are tolerated without enforcement action.

3.19 Further considerations for the Gypsy and Traveller population are unauthorised developments and encampments. Unauthorised developments occur on land which is owned by the Gypsies and Travellers or with the approval of the landowner, but for which they do not have planning permission to use for residential purposes. Unauthorised encampments occur on land which is not owned by the Gypsies and Travellers – for example laybys or car parks.

Sites and Yards in Powys

3.20 In Powys there are 3 public sites which whilst having planning permission for 31 pitches, one of which is due to become operational in Machynlleth in March 2021 with 5 pitches to meet need identified in the previous GTAA. There is one small private site with permanent planning permission for 1 pitch, and 1 small site that is tolerated for planning purposes with 1 pitch. There is also a temporary public transit site on land close to the Royal Welsh Show in Builth Wells. This provides a total of 100 short-term pitches for a 2-week period each July up until 31st August 2023 and was put in place to address annual instances of unauthorised encampments by Gypsies and Travellers and the Royal Welsh Show – as can be seen in the Caravan Count data.

3.21 Two of the public sites (Machynlleth and Welshpool) are in the Powys LPA area, and the other public site (Brecon) is in the BBNP planning area.

3.22 Despite efforts to identify them, no Travelling Showpeople yards were found in Powys. This is consistent with findings from both the 2008, 2014 and 2016 GTAAs for Powys.

3.23 Further details can be found in Chapter 5 and **Appendix A**.

Figure 7 - Total amount of provision in Powys (March 2021)

Category	Sites/Yards	Pitches/Plots
Private with permanent planning permission	1	1
Private sites with temporary planning permission	0	0
Public sites	3	31
Public transit provision (seasonal)	1	100
Private transit provision	0	0
Tolerated sites	1	1
Unauthorised sites	0	0
Travelling Showpeople yards	0	0

Figure 8 - Sites and Yards in Powys (March 2021)

Site Name	Pitches/Plots	Status
Kings Meadow, Brecon	14	Public
Land adjoining the Cemetery, Machynlleth	5	Public
Leighton Arches, Welshpool	12	Public
Woodlands, Brecon	1	Private
Y Dolydd Workhouse, Llanfyllin	1	Tolerated
Ysgiog Field, Builth Wells	100	Temporary Transit

Map 1 - Indicative Location of Sites in Powys (March 2021)



4. Methodology

4.1 This section sets out the methodology that has been followed to deliver the outputs for this study. The Welsh Government GTAA Guidance issued under Section 106 of the Housing (Wales) Act sets out the requirements for the GTAA and the methodology and calculation of need that has been followed has sought to address these and allow for a full and robust GTAA to be completed. The study has been undertaken by Opinion Research Service and the approach taken covers the following core areas of work:

- » Setting up a Project Steering Group.
- » Identifying and analyse existing data sources.
- » Publicising the accommodation assessment.
- » Conducting the accommodation assessment surveys.
- » Calculating the accommodation needs of Gypsies and Travellers.

4.2 The stages below provide a summary of the methodology that was used to complete this study.

Project Steering Group

4.3 The Welsh Government GTAA Guidance requires that a Project Steering Group be established to ensure that the study is informed by all available local knowledge and expertise. The Council set up and managed the Steering Group and the individuals who attended the meetings of the Powys GTAA Steering Group were:

Figure 9 – Powys GTAA Steering Group Membership

Name	Organisation	Role
	Brecon Beacons NPA	
	Brecon Beacons NPA	
Adrian Humpage	Powys County Council	Principle Planning Policy Officer
Ceri Davies	Powys County Council	Housing Management and Options Team Leader
Dafydd Evans	Powys County Council	Service Manager, Housing Solutions
Helen Gwalchmai	Powys County Council	Housing Management and Options Team Leader
Julie Heighway	Powys County Council	Resources Team Leader (Housing)
Kimberly Caruana	Powys County Council	Affordable Housing Development lead
Kirstie Gallacher	Powys County Council	Housing Management and Options Team Leader
Michael Bayliss	Opinion Research Services	Consultant
Steve Evans	Powys County Council	Housing Management and Options Team Leader

Steve Jarman	Opinion Research Services	Consultant
Tanya Dearing	Powys County Council	Planning Policy Officer
Terry Flynn	Powys County Council	Team Leader, Housing Strategy

- 4.4 As set out in the GTAA Guidance the key responsibilities of the Steering Group were to agree on the aims and objectives of the study; promote the benefits of the study to members of the Travelling Community; help identify households living in bricks and mortar and on unauthorised sites and encampments; provide expert stakeholder input into the identification of local need; provide feedback on the emerging outputs from the study; and to share and promote the final outcomes to members of the Travelling Community. The first Steering Group meeting was held in June 2020, the second Steering Group Meeting was held in February 2021, and it is hoped that final Steering Group Meeting will be held in April/May 2021 following the sign-off of the GTAA Report. All meetings will be held online due to COVID-19.
- 4.5 The first Steering Group meeting discussed the background to the GTAA and clarified the purpose and the role of the Group. Means of communicating the GTAA were also discussed, together with opportunities to engage with households living in bricks and mortar. The second Steering Group meeting provided an opportunity for an update on the site fieldwork and the emerging outcomes of the assessment of need. The final Steering Group meeting is due to discuss sharing the GTAA Report, discussing how the study outcomes could be communicated to members of the Travelling Community and how to address the identified need in LDP Policies.
- 4.6 In addition to the Steering Group meetings conversations were held with a number of Steering Group members, and other Council Officers to gain views and information to support the wider assessment of need. These included Planning Officers, Site Managers, Education Officers, Enforcement Officers and Housing Officers. Contact was also made with representatives from the Showman’s Guild and Travelling Ahead: Gypsy, Roma and Traveller Advice and Advocacy Support.

Identify and Analyse Existing Data

- 4.7 A desk-based review was undertaken to collate and analyse a range of secondary data and other local intelligence that has been used to identify and support the assessment of current and future accommodation need including:
- » Planning records.
 - » Census data.
 - » Site records and waiting lists.
 - » Caravan counts.
 - » Records of unauthorised sites/encampments.
 - » Information on planning applications/appeals.
 - » Information on enforcement actions.

- » Existing GTAA's and other relevant local studies.
- » Existing national and local policy, guidance, and best practice.

Publicise the Accommodation Assessment

- 4.8 In order to get buy-in from members of the Travelling Community to ensure that they were able and willing to participate in the site and household interviews and provide accurate information, it was important that effective publicity and pre-notification was put in place. This was also very important in terms of identifying households living in bricks and mortar accommodation to interview as part of the study.
- 4.9 The approach to publicity was discussed with members of the Steering Group prior to the fieldwork commencing. Due to the geographic nature of Powys a number of approaches were discussed. It was agreed that site managers would communicate the study to households on the 3 public sites. It was also agreed that word-of-mouth communication between members of the Steering Group and colleagues would be an appropriate means of communication to seek to identify households living in bricks and mortar who are receiving services or support from the Council.

Conducting the Accommodation Assessment Surveys

Site Interviews

- 4.10 As this was an update of a GTAA that was completed in 2016 and as a result of travel and social distancing restrictions that were put in place in March 2020 due to COVID-19 a desk-based and telephone approach was used to update the site fieldwork.
- 4.11 Through the desk-based research and information from the Steering Group, ORS sought to identify all authorised and unauthorised sites, yards, and encampments in Powys, and sought to undertake a full demographic study of the residents on all pitches and plots – as required by the Welsh Government Guidance.
- 4.12 Contact details for site residents were obtained from members of the Steering Group and letters were sent of all households asking them to contact ORS to complete a telephone interview. In addition, for some sites, permission was obtained by Site Managers for telephone numbers to be shared with ORS to complete telephone interviews. Household interviews were completed with residents using the questions set out in the Welsh Government GTAA Guidance.
- 4.13 Through this approach ORS were able to complete with residents living on all occupied pitches in Powys, together with interviews with 4 households living in bricks and mortar (3 of whom have now moved to the new public site in Machynlleth so have not been included as components of need) – and with 3 households with local links to Powys who are currently living on a private site in a neighbouring local authority.

Bricks and Mortar Interviews

4.14 ORS worked closely with the Council to identify and encourage households living in bricks and mortar to participate in the GTAA. Contacts were identified through members of the Steering Group, speaking with people on existing sites and adverts on social media. Telephone interviews were completed with all contacts that were identified in compliance with the GTAA Guidance.

Calculate the Accommodation Needs of Gypsies, Travellers and Travelling Showpeople

4.15 The Welsh Government GTAA Guidance sets out a detailed methodology to assess current and future pitch needs. This approach has been followed for the purpose of this GTAA. As with any housing assessment, the underlying calculation is comprised of a relatively small number of factors. In this case, the key issue for residential pitches is to compare the supply of pitches available for occupation with the current and future population need. This information has been obtained from a combination of the desk-based research and the outcomes of the site and household interviews, together with additional information from members of the Steering Group and other local stakeholders. The key factors in each of these elements are set out below.

Current Residential Supply

- » Occupied local authority pitches.
- » Occupied authorised private pitches.
- » Vacant local authority pitches and available private pitches.
- » Pitches expected to be vacated in the near future.
- » New local authority pitches private pitches with planning permission.

Current Residential Demand

4.16 Total current residential demand is made up of the following components. It was important to make full use of the desk-based research and intelligence from members of the Steering Group to address issues of double counting (for example bricks and mortar households who are also on the waiting list for pitches):

- » Households on unauthorised encampments.
- » Households on unauthorised developments.

- » Concealed /over-crowded/doubled-up households².
- » Conventional housing – movement from bricks and mortar³.
- » New households to arrive from waiting lists/in-migration.

Future Demand

^{4.17} Total future demand is a result of the formation of new households during the study period. ORS has undertaken extensive research into the population and household growth of the Gypsy and Traveller community in England and Wales (see Appendix E). This was used to inform this element of the Welsh Government GTAA Guidance (see Paragraphs 203-209). Paragraph 203 sets out that the research completed by ORS suggests that an acceptable growth rate is usually within the range of 1.50% – 3.00% per annum and Paragraph 204 sets out that Local Authorities should analyse the demographic data provided by community members to consider their own local anticipated growth over the 5-year period.

^{4.18} In addition, information from the site interviews provides details of the gross number of new households expected to form within the first 5 years of the study (although it is important to net this off against supply that has been identified during the first 5 years of the study).

^{4.19} The estimate of new household formation for remaining years of the study has been completed by applying a net compound formation rate based on demographic evidence from the site interviews that were completed. The base for this calculation is the figure arrived at for the first 5 years of the study which includes all current authorised households, all households identified as current demand (including those not currently living on a pitch or plot), and new household formation for years 0-5 of the study identified from the site interviews. Further evidence to support the approach taken to calculate new household formation is set out in Chapter 6.

Final Outcomes

^{4.20} All of the components of supply and demand are presented in an easy-to-understand table as set out in the GTAA Guidance in Table 3. A separate table has been prepared for the current and future needs of Gypsies, Travellers and for Travelling Showpeople as their needs should be considered independently as their circumstances are different from that of the wider travelling community.

Transit Provision

^{4.21} The GTAA also includes an assessment of the need for any transit sites or temporary stopping places to meet the needs of members of the Travelling Community who either travel permanently or for part of the year. In order to investigate the potential need for transit provision when undertaking the GTAA, ORS have undertaken analysis of records of unauthorised sites and encampments that

² Following the guidance set out in Paragraphs 195-201 of the GTAA Guidance.

³ Following the guidance set out in Paragraphs 172-183 of the GTAA Guidance.

were identified during the desk-based research. Data from the Gypsy and Traveller Caravan Count has also been considered as supporting evidence.

Compliance with Engagement Checklist

4.22 The table below shows that this GTAA has been compliant with all of points set out in the Engagement Checklist in the Welsh Government GTAA Guidance.

Figure 10 – Engagement Checklist

	Task	Completed
1	<p>Visit every Gypsy, Traveller and Travelling Showperson household identified through the data analysis process up to 3 times, if necessary.</p> <p><i>Whilst it was not possible for ORS Researchers to visit every site in Powys due to COVID-19, it was possible to interview all resident households that were identified over the phone.</i></p>	✓
2	<p>Publish details of the GTAA process, including contact details to allow community members to request an interview, on the local authority website, Travellers Times website and the World's Fair publication. In addition adverts were placed by Welsh Government.</p> <p><i>Members of the Steering Group felt that face-to-face and word of mouth publicity would be more appropriate for the Travelling Community in Powys than using the Council's website. However, Worlds Fair ceased being published as a weekly newspaper in 2019 and Travellers Times no longer publish details of GTAAs on their Facebook pages.</i></p>	✓
3	<p>Consult relevant community support organisations, such as those in Annex 1.</p> <p><i>Engagement was sought with all organisations listed in Annex 1 of the GTAA Guidance. The only organisation that responded was Travelling Ahead and a telephone interview was completed with their Team Manager. A summary of the interview can be found in Appendix C.</i></p>	✓
4	<p>Develop a Local Authority waiting list for both pitches and housing, which is accessible and communicated to community members.</p> <p><i>There is a waiting list for Kings Meadow and Leighton Arches. There were households in need on the waiting list for Leighton Arches at the time the GTAA was completed.</i></p>	✓
5	<p>Endeavour to include Gypsies and Travellers on the GTAA Project Steering Group.</p> <p><i>Due to COVID-19 it was not possible to include members of the Gypsy and Traveller community on the Steering Group. However, through good community relations in Powys it was possible to complete interviews with Travellers living on all occupied pitches.</i></p>	✓
6	<p>Ensure contact details provided to the local authority by community members through the survey process are followed up and needs assessed.</p> <p><i>All contacts provided to and by the local authority were followed up telephone</i></p>	✓

	<i>interviews with members of the Travelling Community.</i>	
7	<p>Consider holding on-site (or nearby) GTAA information events to explain why community members should participate and encourage site residents to bring others who may not be known to the local authority.</p> <p><i>Due to COVID-19 it was not possible to hold any on-site information events. However, the Council's Site Managers were able to visit the sites to engage on a one-to-one basis with all households living on public sites to explain the purpose of the GTAA and to encourage them to participate and also to pass on information to friends and family.</i></p>	✓

5. Survey Findings

Background

- 5.1 The desk-based research, additional information from members of the Steering Group, and initial site interviews identified a total of 5 Gypsy and Traveller sites and no Travelling Showpeople yards in Powys.

Figure 11 - Sites in Powys (March 2021)

Site Name	Pitches	Status
Kings Meadow, Brecon	14	Public
Land Adjoining Cemetery, Machynlleth	5	Public
Leighton Arches, Welshpool	12	Public
Woodlands, Brecon	1	Private
Y Dolydd Workhouse, Llanfyllin	1	Tolerated

- 5.2 Interviews were attempted on the sites and yards between October 2020 and March 2021 and a total of 32 successful interviews were completed across all 5 of the sites – including 3 with households living in bricks and mortar who have now moved on to the new public site in Machynlleth. This represented an overall response rate of 100% of occupied pitches (there was 1 vacant pitch at Kings Meadow). In addition, one other face-to-face interview was conducted with a household living in bricks and mortar linked to the households living on the new site in Machynlleth, and three interviews were completed with Travellers living on a private site in Shropshire who are related to households living on Leighton Arches and who are on the waiting list for this site. No other contacts in bricks and mortar were identified despite the efforts from members of the steering group and the publicity, and due to COVID-19.

Figure 12 – Interviews completed in Powys (November 2015)

Site/Yard Name	Pitches	Interviews	Refusals
Kings Meadow, Brecon	14	13 ⁴	0
Land Adjoining Cemetery	5	5	0
Leighton Arches, Welshpool	12	12	0
Woodlands	1	1	0
Y Dolydd Workhouse, Llanfyllin	1	1	0
Bricks and Mortar	1	1	0
Shropshire	3	1	0

⁴ There was one vacant pitch on this site.

Interview Log

^{5.3} A copy of the Interview Log can be found in **Appendix B**.

Overview and Demographics of Residents

^{5.4} Information collected on the type of accommodation lived in by those who were interviewed shows that the vast majority of Gypsies and Travellers who were interviewed in Powys live on public sites, with the remainder living on small private and tolerated sites or in bricks and mortar.

^{5.5} Ethnicity data was captured from all of the households that were interviewed on the Gypsy and Traveller sites and for those living in bricks and mortar. The sites in Powys are occupied by a mixture of Irish Travellers and Romany Gypsies. Romany Gypsies made up the highest number (21) and proportion (62%) of those interviewed living on sites in Powys.

Figure 13 – Ethnicity of Households as % of Total Households Interviewed (March 2021)

Ethnicity - Sites	Number	%
Irish Traveller	13	38
Romany Gypsy	21	62
Total	34	100

^{5.6} In total the site interviews covered 88 residents living on Gypsy and Traveller sites, living in bricks and mortar, and living on a site in a neighbouring local authority. This was made up of 59 adults and 29 children aged under 18. This equates to 67% adults and 33% children and teenagers. Although not a direct comparison, data from the Census for Powys as a whole (the settled community and the Gypsy or Irish Traveller community) and for Gypsies or Irish Travellers has been compared to the site population. This shows a higher proportion of those aged under 18 in the Gypsy and Traveller population when compared to that of the Powys population as a whole. This is important when determining the new household growth rate that will be applied to the population when longer-term need is determined.

Figure 14 – Age and Gender of Household Members as % of Total Residents Interviewed (March 2021)

Age and Gender - Sites	Number ⁵	%
Male	43	51
Female	42	49
Under 18	29	33
18 and Over	59	67

⁵ It was not possible to determine the gender of 3 children living on sites.

Interview Summary

Public Sites

Kings Meadow, Brecon

- 5.7 Staff from ORS completed interviews with all residents living on the public site at Kings Meadow between October 2020 and March 2021. The site has planning consent for 14 pitches and one is currently vacant due to maintenance work being completed.
- 5.8 The site is occupied by Romany Gypsies and occupants comprised 20 adults and 7 children aged under 18.
- 5.9 There were no concealed or doubled-up household identified and two teenagers who will need a pitch in the next 2-5 years.
- 5.10 The majority of the households stated that they have enough sleeping areas on their pitches, and no family members wanted to be added to the waiting list.
- 5.11 Many of the residents are not satisfied with the site and all felt that there were repairs needed to the current day rooms on the pitches. A small number would also like some additional pitches on the site to address any future household need.
- 5.12 All of the households have lived on the site for over 5 years and all live on the site as a result of local connections through family or work, and none gave any reasons why they cannot continue to live on the site.
- 5.13 None of the households said that they have camped by the roadside, on an unauthorised encampment or on a transit site in the past year (possible as a result of COVID-19), and none felt that there is a need for additional transit provision across Wales in general.

Land Adjoining Cemetery, Machynlleth

- 5.14 Staff from ORS completed interviews with all residents due to move in March 2021 to the new public site at Land Adjoining Cemetery in February 2021 – 2 living on the roadside and 3 living in bricks and mortar. This is the new site that has been developed to meet need identified in the previous GTAA and has planning consent for 5 pitches and was completed and occupied in March 2021 following the completion of the GTAA fieldwork.
- 5.15 The site is occupied by Romany Gypsies and occupants will comprise 8 adults and 4 children aged under 18.
- 5.16 There were no concealed or doubled-up household identified and two teenagers who will need a pitch in the next 2-5 years.

- 5.17 The majority of the households stated that they will have enough sleeping areas on their pitches, and one additional family member identified a household living in bricks and mortar (also interviewed) who wanted to be added to the waiting list. This household is included as a component of need in the GTAA.
- 5.18 Many of the residents stated that they will be satisfied with the new site, although due to additional need from family members would like additional pitches on the site.
- 5.19 All of the households that were interviewed have local connections through family or work.
- 5.20 None of the households said that they have camped by the roadside, on an unauthorised encampment or on a transit site in the past year (possible as a result of COVID-19), and none felt that there is a need for additional transit provision across Wales in general.

Leighton Arches, Welshpool

- 5.21 Staff from ORS completed interviews with all residents living on the public site at Leighton Arches between October 2020 and November 2020. The site has planning consent for 12 pitches.
- 5.22 The site is occupied by Irish Travellers Gypsies and occupants comprised 20 adults and 10 children aged under 18.
- 5.23 There were 7 concealed or doubled-up household identified and two teenagers who will need a pitch in the next 1-2 years and 2-5 years.
- 5.24 A total of 7 households stated that they have enough sleeping areas on their pitches with 5 household stating they do not have enough sleeping areas. Several households have family members of the waiting list for a pitch of their own on the site, and one further family member wanted to be added to the waiting list.
- 5.25 Many of the residents are not satisfied with the site for the following reasons:
- » General repairs needed.
 - » Additional pitches needed to meet current need form over-crowding.
 - » Repairs needed to fencing.
 - » Pest control to deal with rats on the site.
 - » Improved streetlighting.
- 5.26 All of the households have lived on the site for over 5 years and all live on the site as a result of local connections through family or work, and none gave any reasons why they cannot continue to live on the site.

- 5.27 Two of the households said that they have camped by the roadside, on an unauthorised encampment or on a transit site in the past year, and both felt that there is a need for additional transit provision in Powys and in Welshpool specifically.
- 5.28 Three household members were identified who are currently living on a private site in a neighbouring local authority, who are related to households living on the site, and who are on the waiting list for a pitch on the site. These households were also interviewed to capture their basic needs and they have been included in the GTAA as in-migration.

Private Sites

Woodlands, Brecon

- 5.29 Staff from ORS completed an interview with residents living on this site in March 2021. The site has planning consent for one pitch. The household have lived on the site for less than a year, are satisfied with the site, and have no plans to move. There is no current or future need associated with the site.

Tolerated Sites

Y Dolydd Workhouse, Llanfyllin

- 5.30 Staff from ORS completed an interview with the household living on the the tolerated site at Y Dolydd Workhouse in December 2020. They are satisfied with the site and do not plan to move. There is no current or future need associated with the site.

Bricks and Mortar Interviews

- 5.31 As well as completing interviews with 3 households in bricks and mortar who are now living on the new public site in Machynlleth, interviewers were able to complete an interview with another household living in bricks and mortar in Machynlleth. They are related to the families who are now living on the new public site and they would also like to move onto the site to be with family members – see Paragraph 5.17.

6.

6. Assessing Accommodation Needs

- 6.1 This section focuses on the additional pitch provision which is needed by Powys County Council for a short-term period of 5 years and the full Local Development Plan period for BBNPA to 2033 and for Powys County Council to 2037. This includes both current unmet need and need which is likely to arise in the future. This time period allows for robust forecasts for future provision, based upon the evidence contained within this study and also from secondary data sources.
- 6.2 This section is based upon a combination of information from the on-site surveys, planning records, Steering Group members, and from other stakeholders. In many cases, the survey data is not used in isolation, but instead is used to validate information from planning records or other sources.
- 6.3 This section concentrates not only upon the total provision which is needed in the area, but also whether there is a need for any transit sites and/or emergency stopping place provision.
- 6.4 Welsh Government Guidance requires an assessment of current and future pitch needs and provides a prescribed framework for undertaking this calculation. This framework has been followed for the purpose of this GTAA.
- 6.5 As with any assessment of housing need the underlying calculation can be broken down into a relatively small number of factors. In this case, the key issue for residential pitches is to compare the supply that is available for occupation with the current and future needs of the households. The key factors in each of these elements are set out in the sections below.

Current Residential Supply

- » Occupied local authority pitches.
- » Occupied authorised private pitches.
- » Vacant local authority pitches and available private pitches.
- » Pitches expected to be vacated in the near future.
- » New local authority pitches private pitches with planning permission.

Current Residential Demand

- » Households on unauthorised encampments.
- » Households on unauthorised developments.
- » Concealed /over-crowded/doubled-up households⁶.
- » Conventional housing – movement from bricks and mortar⁷.
- » New households to arrive from waiting lists/in-migration.

Future Demand

^{6.6} Total future demand is a result of the formation of new households during the study period. Information from the site interviews provides details of the gross number of new households expected to form within the first 5 years of the study (although it is important to *net* this off against supply that has been identified during the first 5 years of the study). New household formation for the remainder of the study period have been based on demographic evidence from the site interviews.

Current Authorised Residential Supply

^{6.7} To assess the current Gypsy and Traveller provision it is important to understand the total number of existing pitches and their planning status. There are 3 authorised public sites in Powys and 1 small authorised private site. There is also one site which is tolerated for planning purposes. There is no public or private transit provision.

Figure 15 – Total number of authorised sites in Powys as of March 2021

Category	Sites	Pitches	Occupied
Private sites with permanent planning permission	1	1	1
Private sites with temporary planning permission	0	0	0
Public sites (Council and Registered Providers)	3	31	30 ⁸
Public transit provision	0	0	0
Private transit provision	0	0	0
Tolerated sites	1	1	1

^{6.8} The next stage of the process is to assess how much space is, or will become, available on existing sites in order to determine the supply of available pitches. The main ways of finding this is through:

⁶ Following the guidance set out in Paragraphs 195-201 of the GTAA Guidance

⁷ Following the guidance set out in Paragraphs 172-183 of the GTAA Guidance

⁸ There is one vacant pitch at Kings Meadow.

- » **Current vacant pitches** – There is one vacant pitch on a public site in Powys.
- » **Pitches expected to become vacant** – One household on a public site in Welshpool indicated that they are actively seeking to move to bricks and mortar in Powys.
- » **Pitches currently with planning permission** – There are no pitches on the public and private sites that planning permission and have not been implemented.

6.9 This gives a figure for **overall supply of 2 pitches**.

Figure 16 - Summary of Pitch Supply in Powys - March 2021

Category	Pitches
Current vacant pitches	1
Pitches expected to become vacant	0
Movement to bricks and mortar	1
Out-migration	0
Unimplemented pitches with planning consent	0
TOTAL SUPPLY	2

Current Residential Demand

6.10 The next stage of the process is to assess current need and determine how many households are currently seeking pitches in the area.

Current Unauthorised Sites

6.11 The study has identified no unauthorised sites in Powys.

Figure 17 - Summary of Unauthorised and Tolerated Pitches in Powys in March 2021

Site	Pitches
Unauthorised pitches	0
TOTAL	0

Concealed Households and Over-Crowded Pitches

6.12 The site interviews sought to identify concealed or doubled-up households on authorised sites that require a pitch immediately. Welsh Government Guidance defines concealed households as those which are unable to achieve their own authorised accommodation and are instead living within authorised accommodation (houses or pitches) assigned to another household. This may include adult children who have been unable to move home or different households occupying a single pitch. The site interviews identified the following:

- » 7 concealed or doubled-up households or single adults at Leighton Arches.

- » 6 teenagers who will be in need of a pitch of their own in the next 5 years. These will be included as a component of need as Future Households for years 1-5 of the GTAA.

6.13 Therefore, there are 7 concealed or doubled households or single adults that will be included as components of need in the GTAA.

Conventional Housing

6.14 Identifying households in bricks and mortar has been frequently highlighted as an issue with Gypsy and Traveller Accommodation Assessments. The 2011 UK Census of Population identified a total of just 37 Gypsy or Irish Traveller households in Powys living in bricks and mortar.

6.15 As noted earlier, ORS went to all possible lengths to identify Gypsies and Travellers living in bricks and mortar and worked with stakeholders, Council officers, and on-site interviewees to identify households to interview. As well as completing interviews with 3 household in bricks and mortar who are now living on the new public site in Machynlleth, this process resulted in 1 additional household to interview who stated that they had a need to move to the new public site in Machynlleth to be close to family members.

Figure 18 - Summary of Bricks and Mortar Need in Powys - March 2021

Site	Pitches
Existing households	1
TOTAL	1

New Households to Arrive

6.16 At the time of the GTAA there were no households on the waiting list for the public site at Kings Meadow and 8 households on the waiting list for the public site at Leighton Arches. There is no waiting list for the new public site at Land Adjoining Cemetery in Machynlleth.

6.17 Discussions with the Site Manager for Leighton Arches has identified that two of the households on the waiting list are currently doubled-up on the site, and that three are those who have been identified living on a private site in a neighbouring local authority. The Council have had no contact with the remaining three households since 2016 so have assumed that they are no longer in need of a pitch.

6.18 Therefore, there are **no additional households** in need of a pitch in Powys from the waiting list.

6.19 Assessments also need to consider in-migration (households requiring accommodation who move into the study area from outside) and out-migration (households moving away from the study area). Site surveys typically identify only small numbers of in-migrant and out-migrant households and the data is not normally robust enough to extrapolate long-term trends. At the national level, there is

zero net migration of Gypsies and Travellers across the UK, but this assessment has taken into account local migration effects on the basis of the best local evidence available.

6.20 Evidence drawn from household interviews in Powys has been carefully considered and has identified three households living on a private site in a neighbouring local authority with close links to residents on the public site at Leighton Arches and who are on the waiting list for this site.

6.21 Therefore, there are **three additional households** in need of a pitch in Powys from in-migration.

Additional Pitch Provision: Future Need

6.22 The next stage of the process is to assess future need and determine how many households are likely to be seeking pitches in the area in the future during the first 5 years of the assessment and for the longer 15 year plan period. There are two key components of future need.

- » Population and household growth.
- » Movement to and from sites and migration.

Population and Household Growth

6.23 Nationally, a household formation and growth rate of 3.00% net per annum has been commonly assumed and widely used in local Gypsy and Traveller Accommodation Assessments, even though there is no statistical evidence of households growing so quickly. The result has been to inflate both national and local requirements for additional pitches unrealistically. In this context, ORS has prepared a *Technical Note on Household Formation and Growth Rates*. The main conclusions are set out here and the full Technical Note can be found in **Appendix D**.

6.24 Those seeking to provide evidence of high annual net household growth rates for Gypsies and Travellers have sometimes sought to rely on increases in the number of caravans, as reflected in the Caravan Counts. However, Caravan Count data is unreliable and erratic – so the only proper way to project future population and household growth is through detailed demographic analysis.

6.25 The research undertaken by ORS has identified that in fact, the growth in the national Gypsy and Traveller population may be as low as 1.50% per annum – much less than the 3.00% per annum often assumed, but still greater than in the settled community. Even using extreme and unrealistic assumptions, it is hard to find evidence that net Gypsy and Traveller population and household growth rates are above 2.00% per annum nationally.

6.26 The often assumed 3.00% per annum net household growth rate is unrealistic and would require clear statistical evidence before being used for planning purposes. In practice, the best available evidence supports a national net household growth rate of 1.50% per annum for Gypsies and Travellers.

- 6.27 There are 2 measures of household growth that are used for the assessment of need in this study. Evidence of *gross* household formation (family growth) from Section D of the Household Survey, *netted off* against evidence of 1 year pitch turnover and pitches expected to become vacant, has been used for the first 5 year period. A compound *net* household formation rate has been used for the remaining years of the GTAA based on demographic evidence from the site surveys.
- 6.28 The site and bricks and mortar interviews identified **a total of 6 new households** as a result of family growth over the first 5 years of the assessment, and a no annual pitch turnover on the public sites.
- 6.29 The rate for years the remainder of the GTAA period has been calculated based on the overall demographic of the population. The Technical Note supports a national net growth rate for the Gypsy and Traveller population of 1.50% using a population base from the 2011 Census where, nationally, approximately 36% of the Gypsy and Traveller population were aged under 18. The site and household survey for Gypsies and Travellers in Powys indicates that approximately **33%** of the on-site and bricks and mortar population are children and teenagers aged under 18. Given that this lower than the rate used to calculate the national net growth rate ORS consider that it is appropriate to allow for longer-term projected household growth for the Gypsy and Traveller population in Powys to occur at an annual ***net growth rate of 1.40%***, using the total number of households at year 5 as the population base.

Overall Need for Powys and BBNPA

- 6.30 The Welsh Government Guidance requires 2 assessments of need – for the first 5 years of the study period, and for the full Local Development Plan period.
- 6.31 Following this approach, the overall estimated provision that is needed in Powys (including the BBNPA) for the first 5 years is for **15 pitches**.
- 6.32 The overall estimated provision that is needed up to 2033/37 (the remainder of the Powys and BBNPA LDP periods) is for **9 pitches**.

Figure 19 – Additional Pitches Needed in Powys from 2021-2033/37

Current Residential Supply		Number of Pitches	Notes
A.	Occupied Local Authority Pitches	31	3 public sites
B.	Occupied authorised private pitches/tolerated pitches	2	1 private site and 1 tolerated site
Total		33	
Planned Residential Supply		Number of Pitches	
C.	Vacant Local Authority pitches and available vacant pitches	1	1 vacant pitch
D.	Pitches expected to become vacant in near future	1	1 to bricks and mortar
E.	New Local Authority and private pitches with planning permission	0	No unimplemented pitches
Total		2	
Current Residential Demand		Pitch Demand	
F.	Unauthorised encampments	0	None
G.	Unauthorised developments	0	None
H.	Overcrowded pitches/Unsuitable accommodation	7	7 doubled-up households
I.	Conventional housing	1	1 household from bricks and mortar
J.	New households to arrive	3	3 in-migration
Total		11	
Current Households		Future Households (at year 5)	Future Households (years 6 to 13)
K.	43	49	58

L. Additional household pitch need	6	9
Unmet Need	Need Arising	Need Accommodated
M. Current residential demand –	11	
N. Future residential demand (year 5)	6	
O. Future residential demand (years 6 to 15)	9	
P. Planned residential supply		2
Q. Unmet need (5 year)	15	
R. Unmet need (to end of the Powys Local Development Plan period to 2037)	24	

6.33 Given that there is a need to plan for the provision of Gypsy and Traveller pitches for the Powys LDP to 2037 and for the Brecon Beacons National Park Authority LDP to 2033 the table below breaks down the 5-year need and the remaining need for Powys and the BBNPA. Due to data protection restrictions the sites where this need has been identified cannot be included in the GTAA Report but details have been provided to the Council and BBNPA to enable them to plan to meet this need.

Figure 20 - Summary of Need for Powys and the BBNPA

Site	5-Year Need	Remaining LDP Need to 2033/37
Powys (to 2037)	13	6
BBNPA (to 2033)	2	3
TOTAL	15	9

Transit/Emergency Stopping Site Provision

6.41 Transit sites serve a specific function of meeting the needs of Gypsy and Traveller households who are visiting an area or who are passing through. A transit site typically has a restriction on the length of stay of around 13 weeks and has a range of facilities such as water supply, electricity and amenity blocks. An alternative to a transit site is a temporary stopping place. This type of site also has restrictions on the length of time a Traveller can stay on it but has much more limited facilities with typically only a source of water and chemical toilets provided.

6.42 The Criminal Justice and Public Order Act 1994 is particularly important with regard to the issue of Gypsy and Traveller transit site provision. Section 62A of the Act allows the Police to direct trespassers to remove themselves, their vehicles, and their property from any land where a suitable pitch on a relevant caravan site is available within the same Local Authority area. A suitable pitch on a relevant caravan site is one which is situated in the same Local Authority area as the land on which the trespass has occurred, and which is managed by a Local Authority, a Registered Provider or other person or body as specified by order by the Secretary of State. Case law has confirmed that a suitable pitch must be somewhere where the household can occupy their caravan. Bricks and mortar

housing is not a suitable alternative to a pitch⁹. Therefore, a transit site both provides a place for households in transit to an area and also a mechanism for greater enforcement action against inappropriate unauthorised encampments.

6.43 In order to identify whether there is a need for the Council to provide transit accommodation analysis has been undertaken of the Caravan Count data, the assessment for transit provision that was undertaken as part of the 2016 Powys GTAA, and the outcomes from the household interviews.

6.44 Analysis of the number of authorised and unauthorised caravans that have been recorded in Powys in the Caravan Count show peaks in numbers of unauthorised caravans during July between 2010 and 2012 that have been attributed to caravans visiting the Royal Welsh Show in Builth Wells and it was recognised that this was a problem that needed to be addressed. As such planning permission was granted in December 2013 for a temporary transit site for 100 caravans at Builth Wells for the 2 week period in July when the Royal Welsh Show is held. This permission has now been extended to August 2023. As a result of this the Caravan Count data for July now shows a peak in numbers of authorised caravans using the new transit facility, and a significant decrease in the number of unauthorised caravans.

6.45 The 2016 Powys GTAA recognised that there are occasional instances of unauthorised encampments in the Brecon area, but that these are normally Irish Travellers passing through for work purposes. There are other localised instances of Travellers temporarily visiting Powys to attend weddings or other events, but no further evidence of any long-term or permanent accommodation needs. It subsequently recommended that there was not a need for the Council to provide a Transit site in Powys, and that the Council should consider management-based approaches to dealing with any encampments that do occur.

6.46 The outcomes from the household interviews for this GTAA indicate that only 2 of the 25 households that responded to this question felt that there was a need for more transit provision in Wales.

6.47 As such it is again recommended that there is **not a need for the Council to provide a transit site** in Powys due to the low numbers of unauthorised encampments, and that the Council should continue to monitor the number of unauthorised encampments and consider the use of short-term toleration, negotiated stopping arrangements or temporary stopping places to deal with short-term transient stops.

Need for Travelling Showpeople Plots

6.48 Given that there have been no Travelling Showpeople identified as living in Powys, no assessment of need has been undertaken. The Council should however monitor any future approaches for planning permission from Travelling Showpeople and have in place appropriate criteria-based development plan policies to deal with any future applications.

⁹ <https://www.travellerstimes.org.uk/features/lawyers-opinion-police-powers-and-unauthorised-camps-travellers-motor-vehicles-and>

7. Conclusions

Gypsy and Traveller Future Pitch Provision

- 7.1 Based upon the evidence presented in this study the estimated additional pitch provision needed for Gypsies and Travellers in Powys (including the areas of the BBNPA) for the first 5 years of the study period is for **15 pitches** and need by 2037, the end of the Powys replacement LDP period, is for a further **9 pitches**. This gives a total need for the whole period and across Powys for **24 additional pitches**.
- 7.2 The table below breaks down this need for Powys County Council to 2037, and for BBNPA to 2033. These figures should be seen as the projected amount of provision which is necessary to meet the statutory obligations towards identifiable needs of the population arising in the area. These figures include movement from conventional housing, and new household formation – less identified supply for the first year.

Figure 21 - Summary of Need for Powys and the BBNPA

Site	5-Year Need	Remaining LDP Need to 2033/37
Powys (to 2037)	13	6
BBNPA (to 2033)	2	3
TOTAL	15	9

Travelling Showpeople

- 7.3 Given that there have been no Travelling Showpeople identified as living in Powys, no assessment of need has been undertaken. The Council should however monitor any future approaches for planning permission from Travelling Showpeople and have in place appropriate criteria-based development plan policies to deal with any future applications.

Transit Sites

- 7.4 The granting of planning permission for a temporary transit site to 2023 to address historic numbers of unauthorised caravans at the Royal Welsh Show has had a significant impact of the number of unauthorised caravans recorded in Powys.
- 7.5 The 2016 Powys GTAA recognised that there are occasional instances of unauthorised encampments in the Brecon area, but that these are normally Irish Travellers passing through for work purposes. There are other localised instances of Travellers temporarily visiting Powys to attend weddings or

other events, but no further evidence of any long-term or permanent accommodation needs. It subsequently recommended that there was not a need for the Council to provide a Transit site in Powys, and that the Council should consider management-based approaches to dealing with any encampments that do occur.

- 7.6 The outcomes from the household interviews for this GTAA indicate that only 2 of the 25 households that responded to this question felt that there was a need for more transit provision in Wales.
- 7.7 As such it is again recommended that there is **not a need for the Council to provide a transit site** in Powys due to the low numbers of unauthorised encampments, and that the Council should continue to monitor the number of unauthorised encampments and consider the use of short-term toleration, negotiated stopping arrangements or temporary stopping places to deal with short-term transient stops.

Addressing Identified Need

- 7.8 In general terms need identified in a GTAA should be seen as need for additional pitches. Welsh Government Guidance on Designing Gypsy and Traveller Sites (2015) recommends that as a minimum a pitch should be capable of accommodating an amenity block, a mobile home, a touring caravan, and parking for two vehicles. However, this guidance relates only to public sites provided by Local Authorities and there are currently no public sites in Bridgend.
- 7.9 Given that the majority of need identified in Powys is from households living on public sites, or from households related to those living on public sites, it is recommended that the Council should seek to meet the need on additional public pitches and a number of approaches should be considered before seeking to identify and develop a new public site.
- 7.10 The first approach to consider is in relation to concealed or doubled-up households and teenagers who will be in need of a pitch of their own in the next 5 years. In the short to medium term, it is likely that the accommodation needs of these individuals could be met through additional touring caravans or smaller mobile homes on existing sites which are, generally, each equivalent to the provision of a pitch, as opposed to full new formally set out pitches.
- 7.11 The second approach to consider is for public sites occupied by larger extended family groups. Sites like these are often able to meet their overall accommodation needs through intensification and redesign including shared facilities such as amenity blocks.
- 7.12 Also, in relation to future need through new household formation, it is likely that this need could be met through the natural turnover of pitches.
- 7.13 Finally, it is recognised that the Council are starting the process of reviewing their adopted Local Development Plan that sets out how overall housing need will be addressed. The replacement Powys LDP (LDP2) is expected to cover the period 2022-2037. The Brecon Beacons National Park Authority are already in the process of reviewing their adopted Local Development Plan covering the

period to 2033. The findings of this report should be considered as part of future housing mix and type within the context of the assessment of overall housing need in relation to Gypsies, Travellers and Travelling Showpeople.

Appendix A: Sites and Yards in Powys (March 2021)

Site/Yard	Operational Pitches/Plots	Unauthorised Pitches/Plots
Public Sites		
Kings Meadow, Brecon	14	
Land Adjoining Cemetery, Machynlleth	5	
Leighton Arches, Welshpool	12	-
Private Sites with Permanent Permission		
Woodlands, Brecon	1	-
Private Sites with Temporary Permission		
None	-	-
Tolerated Sites		
Y Dolydd Workhouse, Llanfyllin	1	-
Unauthorised Sites		
None	-	-
TOTAL PITCHES	33	0
Public Transit Sites		
None	-	-
Private Transit Sites		
None	-	-
Private Travelling Showpeople Yards		
None	-	-
Tolerated Travelling Showpeople Yards		
None	-	-
Unauthorised Travelling Showpeople Yards		
None	-	-

Appendix B: Interview Log

Address	Type of tenure	Engagement attempts	Engagement techniques	Completed or refusal?	Reason for refusal?
1 Kings Meadow	Public site	04/03/2021	Site Manager	Complete	n/a
2 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
3 Kings Meadow	Public site	04/03/2021	Site Manager	Complete	n/a
4 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
5 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
6 Kings Meadow	Public site	04/03/2021	Site Manager	Complete	n/a
7 Kings Meadow	Public site	04/03/2021	Site Manager	Complete	n/a
8 Kings Meadow	Public site	10/11/2020	Phone	Complete	n/a
9 Kings Meadow	Public site	Vacant	Vacant	Vacant	n/a
10 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
11 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
12 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
13 Kings Meadow	Public site	10/11/2020	Phone	Complete	n/a
14 Kings Meadow	Public site	10/11/2020	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
1 Leighton Arches	Public site	20/10/2020	Phone	Complete	n/a
2 Leighton Arches	Public site	09/11/2020	Phone	Complete	n/a
3 Leighton Arches	Public site	20/11/2020	Phone	Complete	n/a
4 Leighton Arches	Public site	05/11/2020	Phone	Complete	n/a
4a Leighton Arches	Public site	05/11/2020	Phone	Complete	n/a
4b Leighton Arches	Public site	09/12/2020	Phone	Complete	n/a
5 Leighton Arches	Public site	13/10/2020	Phone	Complete	n/a
6 Leighton Arches	Public site	13/10/2020	Phone	Complete	n/a
7 Leighton Arches	Public site	10/11/2020	Phone	Complete	n/a
8 Leighton Arches	Public site	10/11/2020	Phone	Complete	n/a
9 Leighton Arches	Public site	06/11/2020	Phone	Complete	n/a
10 Leighton Arches	Public site	09/11/2020	Phone	Complete	n/a
Woodlands	Private site	03/03/2021	Phone	Complete	n/a

Y Dolydd Workhouse	Tolerated site	07/12/2020	Phone	Complete	n/a
Machynlleth	Bricks and mortar	23/03/2021	Phone	Complete	n/a
Shropshire	In-migration	20/11/2020	Phone	Complete	n/a
Shropshire	In-migration	20/11/2020	Phone	Complete	n/a
Shropshire	In-migration	20/11/2020	Phone	Complete	n/a

Appendix C: Interview Summary – Travelling Ahead

ORS interviewed a representative from Travelling Ahead¹⁰ in November 2020.

Travelling Ahead are an organisation which provides support, advice and advocacy for Gypsy, Traveller and Roma families across Wales. They have helped to raise awareness of Accommodation Assessments across Wales to ensure that the Travelling community are represented and were able to offer assistance to ORS in engaging with Travelling Community in Powys for the latest Assessment.

Much of the work Travelling Ahead do involves accommodation issues which arise for people on sites, in homes, living roadside, or those affected by homelessness. Members of the organisation therefore have links with the communities living at the Local Authority sites in Powys, families living in bricks and mortar accommodation in the area, and also with those who travel through and set-up short term encampments in the area. **The following matters were highlighted during the discussion with ORS and relate to existing matters Powys.**

- » Irish Traveller residents at the Leighton Arches site in Welshpool have discussed issues of overcrowding, indicating a need for accommodation amongst that community within Powys.
- » There are issues relating to the postal delivery to sites. For example, the Leighton Arches site in Welshpool does not receive post at all, and residents have to travel to a sorting office to retrieve their mail. Travelling Ahead became aware of this following their attempt to distribute information relating to COVID procedures at the start of the first national lockdown. After speaking with residents on the Leighton Arches site it became apparent that the residents did not receive the documents. This is believed to be an issue that needs remedying urgently.
- » It is believed that Powys would benefit from having a form of culturally appropriate transit accommodation in the area. Such accommodation would provide safe places to stay for families travelling through the area who would currently be required to stop in unsafe and/or unsuitable locations, potentially harming health, and wellbeing.
- » In addition, further culturally appropriate flexible/temporary accommodation is needed to accommodate individuals and/or families from the area that have been displaced from existing sites and would otherwise be homeless. The lack of any culturally appropriate flexible/temporary accommodation results in situations which can again become harmful to health and wellbeing. Those living in unsafe environments must either continue living within that environment or will be forced to stay in unsafe and/or unsuitable locations. Travelling Ahead have previously contacted Powys County Council to propose locations for culturally appropriate

¹⁰ <https://www.tgpcymru.org.uk/what-we-do/travelling-ahead-wales-gypsy-roma-and-traveller-advice-and-advocacy-service/>

transit and flexible/temporary accommodation, but the Council were said to not be able to make anything happen at those times. It was hoped that the updated GTAA would be a good opportunity to raise the issue once more.

- » The need to ensure quality and sustainable standards of new accommodation, which is fit for purpose, was also highlighted. It was believed that there are currently numerous issues relating to deficiencies of sustainability at one of the sites in the area. This was said to be impacting the health of residents and the overall quality of life on the site. Meaningful consultation with residents at all stages of site development, and then management of all sites, is required to head off and address potential issues to ensure the provision of sites deliver their overall objective, which is to benefit Gypsy and Traveller communities.

Appendix D: Technical Note on Household Formation and Growth Rates

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol



Opinion Research Services

Excellent research for the public, voluntary and private sectors



Powys County Council
Gypsy and Traveller
Accommodation Assessment

Final Report
September 2021



Opinion Research Services, The Strand, Swansea SA1 1AF
Steve Jarman, Michael Bayliss, Gill Craddock, and Lee Craddock
Enquiries: 01792 535300 - info@ors.org.uk - www.ors.org.uk

© Copyright September 2021

Contains public sector information licensed under the Open Government Licence v3.0

Contains OS Data © Crown Copyright (2021)

Contents

1. Executive Summary.....	6
Introduction and Methodology	6
Key Demographic Findings	6
Pitch Needs – Gypsies and Travellers	7
Plot Needs - Travelling Showpeople	7
Transit Sites	7
2. Background and Policy Context	8
The Study.....	8
Legislation and Guidance.....	8
Welsh Government Circular 005/2018.....	8
Well-being of Future Generations (Wales) Act 2015	9
Housing (Wales) Act 2014	9
Mobile Homes (Wales) Act 2013	10
Welsh Government Designing and Managing Gypsy and Traveller Sites Guidance.....	11
Powys Local Development Plan (2011-2026), Adopted 2018	11
Brecon Beacons National Park Local Development Plan (2007-22), Adopted 2013	12
Review of The Brecon Beacons National Park Local Development Plan (2007-2022)	13
Definition of Key Terms	14
3. Analysis of Existing Data.....	18
Current and Previous GTAAs	18
Powys GTAA 2016	18
Caravan Count Data.....	21
Sites and Yards in Powys	23
4. Methodology.....	25
Project Steering Group	25
Identify and Analyse Existing Data	26
Publicise the Accommodation Assessment	26
Conducting the Accommodation Assessment Surveys	27
Site Interviews	27
Bricks and Mortar Interviews	27
Calculate the Accommodation Needs of Gypsies, Travellers and Travelling Showpeople	27
Current Residential Supply	27
Current Residential Demand	28

Future Demand	28
Final Outcomes.....	28
Transit Provision.....	29
Compliance with Engagement Checklist.....	29
5. Survey Findings.....	31
Background	31
Interview Log.....	31
Overview and Demographics of Residents	32
Interview Summary	32
Public Sites	32
Kings Meadow, Brecon	32
Land Adjoining Cemetery, Machynlleth	33
Leighton Arches, Welshpool.....	33
Private Sites.....	34
Woodlands, Brecon	34
Tolerated Sites.....	34
Y Dolydd Workhouse, Llanfyllin.....	34
Bricks and Mortar Interviews	35
6. Assessing Accommodation Needs.....	36
Current Residential Supply	36
Current Residential Demand	36
Future Demand	37
Current Authorised Residential Supply.....	37
Current Residential Demand	38
Current Unauthorised Sites	38
Concealed Households and Over-Crowded Pitches.....	38
Conventional Housing	38
New Households to Arrive.....	39
Additional Pitch Provision: Future Need.....	39
Population and Household Growth	39
Overall Need for Powys and BBNPA	41
Need for Travelling Showpeople Plots.....	43
7. Conclusions	44
Gypsy and Traveller Future Pitch Provision	44
Travelling Showpeople	44

Transit Sites	44
Addressing Identified Need	45
Appendix A: Sites and Yards in Powys (March 2021).....	46
Appendix B: Interview Log.....	47
Appendix C: Interview Summary – Travelling Ahead.....	49
Appendix D: Technical Note on Household Formation and Growth Rates.....	51

1. Executive Summary

Introduction and Methodology

- 1.1 The primary objective of the (2021) Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy and Traveller¹ accommodation in Powys. The GTAA provides a robust and credible evidence base which can be used to aid in the understanding of, and the provision of Traveller pitches and plots, and potential transit provision, for the Powys Local Development Plan period to 2037 and for the Brecon Beacons National Park Authority (BBNPA) Local Development Plan period to 2033. The outcomes of this GTAA will replace the outcomes of the previous GTAA that was published in 2016.
- 1.2 The GTAA has sought to understand the accommodation needs of the Gypsy and Traveller population in Powys through a combination of desk-based research, stakeholder engagement and engagement with members of the Travelling Community. In addition, a range of local stakeholders were invited to sit on a Project Steering Group.
- 1.3 A total of 30 interviews were completed with Gypsies and Travellers living on public, private, and tolerated sites in Powys, representing a response rate of 100% of occupied households as there was a vacant pitch on one of the public sites. In addition, a total of 4 interviews were completed with Travellers living in bricks and mortar, and 3 interviews were completed with households living on a site in an adjacent local authority who have close family links to Travellers living in Powys. No Travelling Showpeople yards were identified in Powys.
- 1.4 The baseline date for the study is **March 2021**.

Key Demographic Findings

- 1.5 Ethnicity data was captured from all of the households that were interviewed on the Gypsy and Traveller sites. The sites in Powys are occupied by a mixture of Romany Gypsies and Irish Travellers.
- 1.6 In total the site interviews covered 88 residents living on Gypsy and Traveller sites, in bricks and mortar or as a result of in-migration. This was made up of 59 adults and 29 children and teenagers aged under 18. This equates to 67% adults and 33% children and teenagers. Demographic information showed a mixed range of ages across the sites, though a higher proportion of the site population were younger when compared to the overall population (the settled community and the Gypsy or Irish Traveller community) of Powys (2011 Census).

¹ See Chapter 2 for the planning definition of a Traveller in Wales.

Pitch Needs – Gypsies and Travellers

- 1.7 The Welsh Government Guidance requires 2 assessments of need – for the first 5 years of the GTAA period (2021-2026), and for the full Local Development Plan period (to 2033 for the BBNPA and to 2037 for Powys County Council).
- 1.8 Based upon the evidence presented in this study the estimated additional pitch provision needed for Gypsies and Travellers in Powys (including the BBNPA) for the first 5 years of the GTAA Study period is for **15 pitches** and need for the remainder of the Development Plan periods is for a further **9 pitches**. This gives a total need to the end of the development plan periods for **24 additional pitches**. These figures should be seen as the projected amount of provision which is necessary to meet the statutory obligations towards identifiable needs of the population arising in the area. These figures are made up from a combination of doubled-up households; movement from bricks and mortar; in-migration; and new household formation – less identified current residential supply.
- 1.9 When broken down by the need for Powys County Council and the areas of the Brecon Beacons National Park that are in Powys the need is as follows. Details of where this need is arising from will be provided to the Council and BBNPA:
- » **Powys County Council:** 5-year need = 13 pitches and need to 2037 = 6 pitches
 - » **Brecon Beacons National Park:** 5-year need = 2 pitches and need to 2033 = 3 pitches
- 1.10 A detailed breakdown which sets out the components that make up this identified need, together with any other issues that have been taken into consideration can be found in **Chapter 6** of this report.

Plot Needs - Travelling Showpeople

- 1.11 There were no Travelling Showpeople identified living in Powys so there is no current or future need for additional plots over the Local Plan periods. The Council should however monitor any future approaches for planning permission from Travelling Showpeople and have in place appropriate criteria-based development plan policies to deal with any future applications.

Transit Sites

- 1.12 Discussions with local stakeholders confirmed that there are occasional instances of unauthorised encampments in Powys, but that these are normally Travellers passing through for work purposes. There have been other localised instances of Travellers temporarily visiting Powys to attend weddings or other events, but no further evidence of any long-term or permanent accommodation needs.
- 1.13 The outcomes from the household interviews showed that only two of the households that were interviewed felt that there was a need for more transit provision in Wales, with these households suggesting that some provision is needed in Welshpool and in Powys in general.
- 1.14 As such it is recommended that **there is not a need for the Council to provide a transit site** in Powys due to the low numbers of unauthorised encampments. However the Council should continue to monitor the number of unauthorised encampments and consider the use of short-term toleration, negotiated stopping arrangements or temporary stopping places to deal with short-term transient stops. This management-based approach should also include consideration about whether to provide toilets, water and refuse facilities.

2. Background and Policy Context

The Study

- 2.1 Opinion Research Services (ORS) were appointed by Powys County Council (the Council) in April 2020 to complete a robust and up-to-date assessment of accommodation for Gypsies and Travellers residing and resorting in Powys for the Local Development Plan period. The Housing Authority Area for Powys is considered in two Local Development Plans: The County Council’s own Powys LDP plus the BBNPA LDP.
- 2.2 The study provides an evidence base to enable the Council to comply with their requirements towards Gypsies and Travellers under Part 3 of the Housing (Wales) Act 2014. The Act requires Local Authorities to undertake a GTAA at least every 5 years, although Local Authorities have flexibility to undertake GTAA’s more frequently if a material change in the level of need in the area has been identified. The Council published a GTAA in 2016 (covering the period up to 2031. Welsh Government wrote to all Local Planning Authorities in September 2019 to confirm those undertaking an LDP Review must ensure the GTAA establishes an evidence base for Gypsy and Traveller needs across the entire plan period. Welsh Government also confirmed that this may necessitate undertaking of a new GTAA (and providing appropriate site allocations, where relevant) prior to the statutory Deposit consultation to ensure plans can be found sound through the examination process and are able to be adopted. For Powys, the BBNPA commenced a review of their adopted LDP (2007-2022) in late 2017, whilst the current Powys LDP (2011-2026) will be subject to its four-year review by 2022. Replacement LDP2 for the BBNPA is expected to cover the 15-year period 2018-2033 and Replacement LDP2 for the Powys Local Planning Authority area is expected to cover the period 2022- 2037.
- 2.3 This GTAA therefore provides an assessment of need for Gypsy and Traveller accommodation in Powys to fulfil these requirements, updating the previous GTAA published in 2016. It is a robust and credible evidence base which can be used to aid in the understanding of, and the provision of Traveller pitches and plots, and also to support the Powys and BBNPA replacement Local Development Plans with their respective plan period end dates of 2037 and 2033.
- 2.4 We would note at the outset that the study covers the needs of Gypsies (including English, Scottish, Welsh and Romany Gypsies), Irish Travellers, New (Age) Travellers, and Travelling Showpeople, but for ease of reference we have referred to the study as a Gypsy and Traveller Accommodation Assessment (GTAA).
- 2.5 The baseline date for the study is **March 2021**.

Legislation and Guidance

Welsh Government Circular 005/2018

- 2.6 Welsh Government Circular 005/2018 provides updated guidance on the planning aspects of identifying sustainable sites for Gypsies and Travellers. It also outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim. It supersedes advice contained in Circular 30/2007 “Planning for gypsy and traveller caravan sites”, Circular 78/91 “Travelling Showpeople” and Circular 76/94 “Gypsy Sites Policy and Unauthorised Camping”.
- 2.7 The Circular include guidance on a range of issues relating to Gypsies and Travellers including:
 - » Definition of Travellers

- » Gypsies and Travellers – A Context
- » Duty to Provide Sites
- » Providing the Evidence Base
- » Regional Working
- » Development Plans
- » Major Development Projects
- » Designated Areas
- » Planning Applications
- » Enforcement
- » Appeals
- » Human Rights and Equality of Opportunity
- » Monitoring Planning Applications

Well-being of Future Generations (Wales) Act 2015

2.8 In relation to Gypsies and Travellers, Welsh Government Circular 005/2018 sets out that:

7. The Well-being of Future Generations (Wales) Act 2015 sets a framework for local authorities across Wales to ensure the ‘sustainable development principle’ (meeting the needs of the present without compromising the ability of future generations to meet their own needs) is met. Section 4 of the Act puts in place a number of well-being goals which authorities are to seek to achieve in order to meet this principle. These goals include achieving ‘a Wales of cohesive communities’, containing attractive, viable, safe and well-connected communities, and ‘a Wales of vibrant culture and thriving Welsh language’, containing a society that promotes and protects culture, heritage and the Welsh language.

8. Housing is a fundamental issue that affects the lives of people across Wales, including our Gypsy and Traveller communities. The Welsh Government seeks to ensure a wide choice of accommodation is available to meet the needs of all members of the community. It is reflective of the Government’s commitment to ensure equality of opportunity for all sections of the community and in this instance, Gypsies and Travellers should have equal access to culturally appropriate accommodation as all other members of the community.

Housing (Wales) Act 2014

2.9 Part 3 of the Housing (Wales) Act 2014 (the Act) sets out that a *local housing authority must, in each review period, carry out an assessment of the accommodation needs of Gypsies and Travellers residing in or resorting to its area.*

2.10 Section 102 of the Act requires that local authorities must prepare a report which they must submit to Welsh Ministers for approval that:

- » details how the assessment was carried out.
- » contains a summary of:
 - the consultation it carried out in connection with the assessment, and

- the responses (if any) it received to that consultation.
 - » details the accommodation needs identified by the assessment.
- 2.11 Once approved the local housing authority must publish the assessment.
- 2.12 If need is identified in the GTAA report, Section 103 of the Act requires that a local authority must exercise its powers in Section 56 of the Mobile Homes (Wales) Act 2013 so far as may be necessary to meet those needs.
- 2.13 Section 106 of the Act sets out that local authorities should have regard to any guidance given by Welsh Ministers. Guidance on Undertaking Gypsy and Traveller Accommodation Assessments was published by Welsh Government in May 2015 and this Guidance still remains in place in 2020.
- 2.14 The GTAA Guidance covers the following issues:
- » Why a specific GTAA is required?
 - » What should be produced?
 - » Who needs to be consulted?
 - » What data sources need to be reviewed?
 - » Understanding the culture of Gypsy and Traveller communities.
 - » How to identify and communicate with Gypsies and Travellers?
 - » How to design, manage and undertake a GTAA?
 - » Support with partnership working and working regionally.
 - » Exploring specialist surveys, techniques, and questions to be used.
 - » How accommodation 'need' is assessed?
 - » Submitting reports to Welsh Ministers.
 - » How to make provision for identified need?
- 2.15 Section 108 of the Act sets out that:
- » **Accommodation needs** - includes, but is not limited to, needs with respect to the provision of sites on which mobile homes may be stationed.
 - » **Gypsies and Travellers** – means persons of a nomadic habit of life, whatever their race or origin, including persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently, and members of an organised group of travelling show people or circus people (whether or not travelling together as such), and all other persons with a cultural tradition of nomadism or of living in a mobile home.
 - » **Mobile home** - has the meaning given by section 60 of the Mobile Homes (Wales) Act 2013.

Mobile Homes (Wales) Act 2013

- 2.16 The GTAA Guidance sets out the requirement that local authorities have to meet a legal duty to exercise their functions to provide mobile home pitches to meet any identified needs. These are set out in Section 60 of the Mobile Homes (Wales) Act 2013.

2.17 In this Act “mobile home” means:

- » *Any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle designed or adapted for human habitation but does not include any railway rolling stock which is for the time being on rails forming part of a railway system, or any tent.*
- » *A structure designed or adapted for human habitation which is composed of not more than 2 sections separately constructed and designed to be assembled on a site by means of bolts, clamps, or other devices, and is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer).*

Welsh Government Designing and Managing Gypsy and Traveller Sites Guidance

2.18 As well as publishing guidance on undertaking GTAA's in May 2015 the Welsh Government also published additional guidance on designing and managing Gypsy and Traveller sites in order to assist local authorities in meeting need for Gypsies and Travellers. These two documents are intended as a guide to assist Local Authorities in providing appropriate services at reasonable cost to the public purse for Gypsies and Travellers living on residential sites in Wales. They contain practical guidance to assist local authorities to ensure sites are fit-for-purpose, and how best to manage public Traveller sites. The guidance is not statutory. However, it is anticipated by Welsh Government that the guidance will help local authorities and others in the development, improvement and management of Gypsy and Traveller sites, and will form part of the consideration of the Welsh Government in assessing applications for Sites Capital Grant funding in relation to Gypsy and Traveller sites.

Powys Local Development Plan (2011-2026), Adopted 2018

2.19 The Powys Local Development Plan (2011-2026) was adopted by Powys County Council on the 17th of April 2018 and became operative immediately. It is applicable to all of Powys except the area of the Brecon Beacons National Park. The adopted LDP supersedes and replaces the earlier Powys Unitary Development Plan (2001-2016).

2.20 The Plan includes 2 Policies dealing with Gypsies and Travellers – Policy H10 Gypsy and Traveller Sites and Caravans and Policy H11 Gypsy and Traveller Site Provision.

Policy H10 - Gypsy and Traveller Sites and Caravans

Proposals for permanent or temporary (transient or transit) Gypsy and Travellers sites and caravans, to meet a proven, unmet local need, will be permitted where sites are situated in a sustainable location which has access to educational, community, social, health and other services and facilities. The provision of new ancillary buildings associated with the use of the site will only be permitted where it can be demonstrated the need cannot reasonably be accommodated through the re-use of other existing buildings in the vicinity.

4.6.27 Proposals for gypsy and traveller sites or accommodation will be supported where they meet the needs of persons defined as Gypsy and Travellers by the Housing (Wales) Act 2014.

4.6.28 Sites should be constructed in accordance with the standards set out for Gypsy and Traveller sites and should also satisfy the criteria of the Development Management Policies to ensure acceptable design, security, landscaping, and screening to limit any adverse visual impact

Policy H11 - Gypsy and Traveller Site Provision

In order to meet the defined need for 7 Gypsy and Traveller Pitches, land is allocated at the following locations:

P42 HC1	Land adjacent to the Cemetery, Newtown Road, Machynlleth	5 Pitches
P57 HC2	Land at Leighton Arches, Welshpool	2 Pitches

4.6.29 The Gypsy and Traveller Accommodation Needs Assessment 2008 identified a need for 14 pitches in South Powys. A permanent site on the edge of Brecon, within the BBNP, was acquired by the County Council and construction completed in 2014 to meet this need. There is also an existing permanent site in Welshpool. The 2008 Assessment was updated in 2014. The updated Assessment 2014 led to the need being identified for a permanent site in Machynlleth and the Council commenced action to meet this need in accordance with statutory requirements.

4.6.30 The Council undertook a Gypsy and Traveller Accommodation Assessment (GTAA) in 2016 in accordance with the Housing (Wales) Act 2014. This confirmed the need in Machynlleth and identified the need for 5 pitches to be provided by 2021, which is to be met by allocation P42 HC1 which benefits from planning permission. The north eastern extent of the allocation remains within the C2 Flood Risk extent (Development Advice Maps) although this land will not be occupied for residential purposes. It also identified a future need in Welshpool for 2 pitches by 2026 which the Council will provide at Leighton Arches (P57 HC2). The GTAA acknowledged that a further need for 3 pitches in Brecon, within the BBNP, was being addressed by the Council on the existing public site.

Brecon Beacons National Park Local Development Plan (2007-22), Adopted 2013

^{2.21} In addition to the development plans that are in place, or are being prepared for Powys, there are also areas for which the Brecon Beacons National Park Authority has planning responsibility for. As such there are also specific Gypsy and Traveller policies in their LDP which was adopted in 2013.

6.4 Sites for Gypsy and Travellers

6.4.1 There are currently no permanent Gypsy and Traveller sites within the National Park. A need has been identified in South Powys for a permanent Gypsy and Traveller Site. The NPA has been working with Powys County Council under the auspices of the Gypsy and Traveller Working Group to identify a suitable site. A site has been identified adjacent to Brecon Enterprise Park and on 27th March 2012 planning permission was granted for the provision of 14 units and associated infrastructure. This site is allocated for a permanent Gypsy and Traveller Site under Policy 30. The extent of the site is shown on the Brecon Inset Map. Proposals for the site will be determined against Policy 31.

6.4.2 Policy 31 sets out the criteria against which Gypsy and Traveller caravan sites will be considered. This will apply to the allocated site, but also to future sites that may be proposed to meet a further need that arises over the LDP period.

6.4.3 It is the responsibility of the constituent Unitary Authorities to monitor provision of Gypsy and Traveller Sites and if a need arises for additional sites, or extensions to existing ones, the constituent Unitary Authority and the National Park Authority will work with the relevant bodies and organisations to provide suitable additional land and/or accommodation.

6.4.4 The NPA will use the Gypsy Traveller ‘Draft Site Design Guidance’, Welsh Assembly Government, May 2008 to help guide the application of the criteria set out in the Policy 31.

6.4.5 The potential for negative effects on Natura 2000 sites is unlikely but remains dependant on the scale and location of the site.

6.4.6 The NPA will support proposals which are located within or, as an exception to normal planning policies, adjacent to a defined settlement.

Policy 30 - Gypsy and Traveller Site

Land is allocated adjacent to Brecon Enterprise Park for the provision of a permanent Gypsy and Traveller Site. The allocation is shown on the Brecon Inset Map. Proposals for the site will be considered under Policy 31

Policy 31 - Sites for Gypsies and Travellers

Gypsy and Travellers’ caravan sites will be permitted where:

- a) The proposed site will not adversely affect wildlife, habitats, landforms, archaeological and cultural features.
- b) The proposed development will not adversely affect the character, amenity, and natural beauty of the National Park and shall be adequately screened. Any buildings required to facilitate the use (such as amenity buildings and site offices) shall be designed in appropriate local materials.
- c) The proposed site will be provided with a satisfactory level of services; and
- d) The proposed site will have an adequate means of access, and traffic to or from the site will not adversely affect highway safety.

Review of The Brecon Beacons National Park Local Development Plan (2007-2022)

^{2.22} In December 2017, the Authority commenced the Review of its Local Development Plan. This review concluded that the Authority should produce a replacement Local Development Plan which is referred as Local Development Plan 2 or LDP2. The current Local Development Plan remains in force and will do until such a time as Local Development Plan 2 is adopted.

^{2.23} Unfortunately, due to COVID-19 and the associated restrictions in movement, the National Park Authority had to pause Local Development Plan 2 production and their Delivery Agreement has been amended which will be consulted upon prior to agreement with Welsh Government, hopefully in early 2021.

Definition of Key Terms

2.24 The 2015 GTAA Guidance contains common definitions that have been used in the Guidance and that will also be used in the GTAA Report. These are set out in the table below:

<p>Gypsies and Travellers</p>	<p>(a) Persons of a nomadic habit of life, whatever their race or origin, including:</p> <p>(1) Persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently, and</p> <p>(2) Members of an organized group of travelling show people or circus people (whether or not travelling together as such); and</p> <p>(b) All other persons with a cultural tradition of nomadism or of living in a mobile home.</p> <p>Source: Section 108, Housing (Wales) Act 2014</p>
<p>Residential site</p>	<p>A permanent residential site can be privately owned or owned by the Local Authority. This site will be designated for use as a Gypsy and Traveller site indefinitely. Residents on these sites can expect to occupy their pitches for as long as they abide by the terms of their pitch agreements, under the Mobile Homes (Wales) Act 2013.</p> <p>Working space may also be provided on, or near, sites for activities carried out by community members.</p>
<p>Temporary residential site</p>	<p>These sites are residential sites which only have planning permission or a site licence for a limited period. Residents on these sites can expect to occupy their pitches for the duration of the planning permission or site licence (or as long as they abide by the terms of their pitch agreements, under the Mobile Homes (Wales) Act 2013 – whichever is sooner).</p>
<p>Transit site</p>	<p>Transit sites are permanent facilities designed for temporary use by occupiers. These sites must be designated as such and provide a route for Gypsies and Travellers to maintain a nomadic way of life. Individual occupiers are permitted to</p>

	<p>reside on the site for a maximum of 3 months at a time.</p> <p>Specific terms under the Mobile Homes (Wales) Act 2013 apply on these sites. Working space may also be provided on, or near, sites for activities carried out by community members</p>
Temporary Stopping Place	<p>Also known as a ‘stopping place’, ‘Atchin Tan’, or ‘green lane’, amongst other names. These are intended to be short-term in nature to assist Local Authorities where a need for pitches is accepted, however, none are currently available. Pro-actively identified temporary stopping places can be used to relocate inappropriately located encampments, whilst alternative sites are progressed.</p> <p>Temporary stopping places must make provision for waste disposal, water supply and sanitation at a minimum.</p>
Residential pitch	<p>Land on a mobile home site where occupiers are entitled to station their mobile homes indefinitely (unless stated in their pitch agreement). Typically includes an amenity block, space for a static caravan and touring caravan and parking.</p>
Transit pitch	<p>Land on a mobile home site where occupiers are entitled to station their mobile homes for a maximum of 3 months.</p> <p>Transit pitches can exist on permanent residential sites; however, this is not recommended.</p>
Unauthorised encampment	<p>Land occupied without the permission of the owner or without the correct land use planning permission. Encampments may be tolerated by the Local Authority, whilst alternative sites are developed.</p>
Unauthorised development	<p>Land occupied by the owner without the necessary land use planning permission.</p>
Current residential supply	<p>The number of authorised pitches which are available and occupied within the Local Authority or partnership area. This includes pitches on Local Authority or private sites.</p>

<p>Current residential demand</p>	<p>Those with a need for authorised pitches for a range of reasons, including:</p> <p>An inability to secure an authorised pitch leading to occupation of unauthorised encampments.</p> <p>An inability to secure correct planning permission for an unauthorised development.</p> <p>Households living in overcrowded conditions and want a pitch.</p> <p>Households in conventional housing demonstrating cultural aversion.</p> <p>New households expected to arrive from elsewhere.</p>
<p>Future residential demand</p>	<p>The expected level of new household formation which will generate additional demand within the 5-year period of the accommodation assessment and longer LDP period.</p>
<p>Overall residential pitch need</p>	<p>The ultimate calculation of unmet accommodation need which must be identified through the Gypsy and Traveller accommodation assessment process. This figure can be found by adding the immediate residential need to the future residential demand. The overall residential need will capture the needs across the 5-year period within which the accommodation assessment is considered to be robust.</p>
<p>Planned residential pitch supply</p>	<p>The number of authorised pitches which are vacant and available to rent on Local Authority or private sites. It also includes pitches which will be vacated in the near future by households moving to conventional housing or in other circumstances. Additional pitches which are due to open or private sites likely to achieve planning permission shortly should be included as planned residential supply.</p>
<p>Household</p>	<p>In this guidance this refers to individuals from the same family who live together on a single pitch / house / encampment.</p>
<p>Concealed or 'doubled-up' household</p>	<p>This refers to households which are unable to achieve their own authorised accommodation</p>

	<p>and are instead living within authorised accommodation (houses or pitches) assigned to another household.</p> <p>This may include adult children who have been unable to move home or different households occupying a single pitch.</p>
Household growth	<p>In this guidance household growth is defined by the number of new households arising from households which are already accommodated in the area.</p>

3. Analysis of Existing Data

- 3.1 The purpose of this section of the GTAA is to set out current information relating to the Gypsy and Traveller population in Powys including previous assessments of need, socio-demographic data, caravan count data and the current provision of accommodation.

Current and Previous GTAAs

Powys GTAA 2016

- 3.2 The most recent GTAA for Powys was completed by ORS and published in June 2016. Based upon the evidence presented in the study the estimated additional pitch provision needed for Gypsies and Travellers in Powys for the first 5 years of the GTAA plan period was for 5 pitches, and for the remainder of the GTAA plan period was for a further 2 pitches. This gave a total need for the whole GTAA plan period of 7 pitches.
- 3.1 It was recommended that there was not a need for the Council to provide a permanent transit site in Powys, and that the Council should continue to monitor the number of unauthorised encampments and consider the use of short-term toleration, negotiated stopping arrangements or temporary stopping places to deal with short-term transient stops. This management-based approach should also include consideration about whether to provide toilets, water and refuse facilities.
- 3.2 Given that there were no Travelling Showpeople identified as living in Powys, no assessment of need was been undertaken. However, it was recommended that the Council should monitor any future approaches for planning permission from Travelling Showpeople and have in place appropriate criteria-based development plan policies to deal with any future applications.

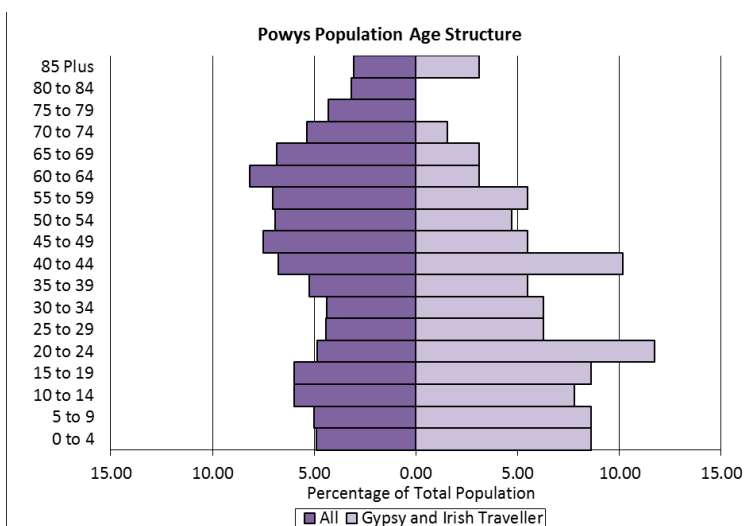
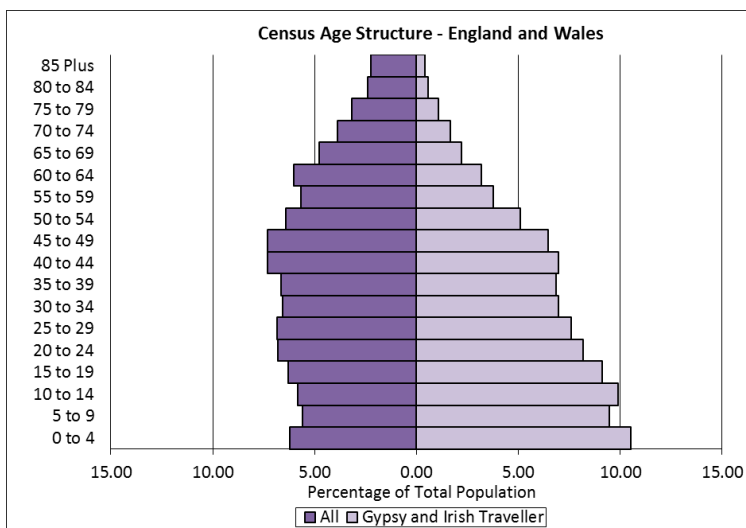
Population Data – 2011 Census

- 3.3 Analysis of 2011 Census data relating to the Gypsy and Traveller population identified a total of 52 households and 128 individuals who identified themselves as Gypsies or Irish Travellers living in Powys – representing less than 0.1% of the population as a whole. It is likely that this could be an under-estimate given the accepted lower than average levels of response to the Census from the members of the Gypsy and Traveller community. The 2021 Census may provide a better understanding of the Gypsy and Traveller population through the inclusion of Roma in the question about ethnicity.
- 3.4 Despite the likely under-estimate of the population of Gypsies and Irish Travellers, data from the 2011 Census does identify some significant demographic differences when compared to the population as a whole. These are important in terms of explaining the higher rate of new household formation for Gypsy and Traveller households compared with the settled population. In summary the Census shows that nationally for England and Wales:
- » Just under half of Gypsy or Irish Traveller households had dependent children (45%), compared to 29% for England and Wales as a whole.
 - » The median age of Gypsies or Irish Travellers was 26 years compared to the national median of 39 years.
 - » Just 6% of the Gypsy or Irish Traveller population were aged 65 years and over compared to a national figure of 16%.

- » Gypsies or Irish Travellers below 20 years of age accounted for 39% of the population compared to a national figure of 24%.
- » Gypsies or Irish Travellers below 10 years of age accounted for 20% of the population compared to a national figure of 12%.
- » Gypsies or Irish Travellers had the lowest proportion of people rating their health as good or very good at 70% compared to a national figure of 81%.

3.5 The charts below show the age structure for the whole population (All) and the Gypsy or Irish Traveller population in England and Wales, and in Powys. This shows that there is a higher proportion of Gypsy or Irish Traveller children and younger adults, and significantly lower proportions of those aged 50 and over. This is due to higher birth rates and lower life expectancy for the Gypsy and Traveller population.

Figure 1 - Comparison of Census Age Structure (2011 Census)



3.6 When household composition data from the 2011 Census is compared between the overall population for Powys and those who identified themselves as Gypsies or Irish Travellers there are further differences. Again this shows that there are significantly fewer Gypsy and Traveller households of those aged 65 and over, as well as showing a higher proportion of lone parent households.

Figure 2 - Comparison of Housing Composition in Powys (2011 Census)

Household Composition	All Households (%)	Gypsy or Irish Traveller (%)
One person household	31.5	44.2
Aged 65 and over	15.8	9.6
One family only	63.3	42.3
Ages 65 and over	11.0	1.9
Married or civil partnership	33.9	21.2
Cohabiting couple	9.4	5.8
Lone parent	9.0	13.5
Other household types	5.2	13.5

- 3.7 When accommodation type data from the 2011 Census is compared between the overall population for Powys and those who identified themselves as Gypsies or Irish Travellers there are also further differences. This shows a significantly lower proportion of Gypsies or Irish Travellers living in detached properties and a much higher proportion living in flats, maisonettes or apartments, or mobile/temporary accommodation (or on Traveller sites).

Figure 3 - Comparison of Accommodation Type in Powys (2011 Census)

Accommodation Type	All Households (%)	Gypsy or Irish Traveller (%)
Whole house or bungalow: Total	93.9	61.6
Whole house or bungalow: Detached	50.4	20.0
Whole house or bungalow: Semi-detached	25.7	21.6
Whole house or bungalow: Terraced (including end-terrace)	17.8	20.0
Flat, maisonette or apartment, or mobile accommodation	6.1	38.4

- 3.8 When tenure type data from the 2011 Census is compared between the overall population for Powys and those who identified themselves as Gypsies or Irish Travellers there are again differences. This shows a lower proportion of Gypsy or Irish Traveller households that are owned outright or owned with a mortgage or through shared ownership – and a higher proportion of households that are socially rented, or privately rented.

Figure 4 - Comparison of Tenure Type in Powys (2011 Census)

Tenure	All Households (%)	Gypsy or Irish Traveller (%)
Owned or shared ownership: Total	69.0	59.6
Owned outright	43.9	36.5
Owned with a mortgage or loan or shared ownership	25.1	23.1
Social rented: Total	14.0	19.2
Rented from council (Local Authority)	9.2	9.6
Other social rented	4.8	9.6
Private rented or living rent free: Total	17.0	21.2
Private landlord or letting agency	12.9	19.2
Other private rented or living rent free	4.1	1.9

- 3.9 When economic activity status data from the 2011 Census is compared between the overall population for Powys and those who identified themselves as Gypsies or Irish Travellers there are further differences. This shows that a far lower proportion of Gypsy or Irish Traveller households that are economically active and in employment; that a higher proportion are economically inactive due to looking after home or family, long-term sickness; and a lower proportion are economically inactive due to retirement. Interestingly in Powys a lower proportion of Gypsies and Travellers are self-employed, but this could be explained by the rural nature of the Powys economy and prevalence of farming.

Figure 5 - Comparison of Economic Activity Status in Powys (2011 Census)

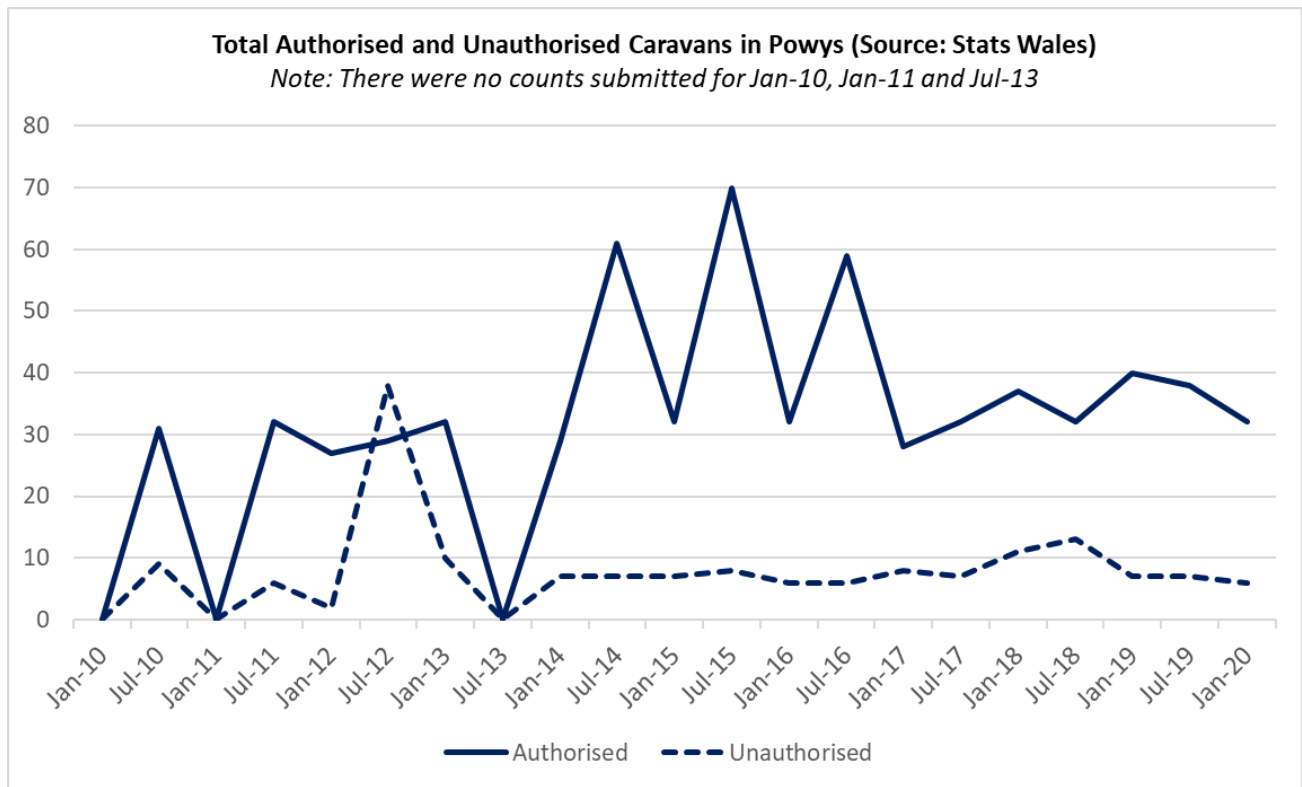
Economic Activity	All Households (%)	Gypsy or Irish Traveller (%)
Economically active: Total	61.6	44.1
In employment: Total	58.7	37.6
Employee: Total	41.3	25.8
Self-employed: Total	15.8	11.8
Unemployed: Total	2.9	6.5
Economically inactive: Total	38.4	55.9
Looking after home or family	2.8	18.3
Long-term sick or disabled	3.8	11.8
Retired	27.0	10.8

Caravan Count Data

- 3.10 Another source of published information on the Gypsy and Traveller population is the bi-annual Gypsy and Traveller Caravan Count which is conducted by each Local Authority in Wales on a specific date in January and July of each year and reported to Welsh Government. This is a physical count of the number of *caravans* on both authorised and unauthorised sites across Wales.
- 3.11 As this count is of caravans *and not* households, it makes it very difficult to interpret and use for a study such as this because it does not count pitches, resident households, or household demographics. The count is merely a ‘snapshot in time’ conducted by the Local Authority on a specific day, and therefore any unauthorised sites or encampments which occur on other dates are not recorded. Likewise any caravans that are away from sites on the day of the count will not be included. The count also does not seek to determine the ethnic status of the occupiers of caravans.
- 3.12 However, the data captured in the Caravan Count does give an indication of the number of sites, and authorised and unauthorised caravans in each local authority, and can be useful in supporting the determination of any transit needs and identifying year on year trends to support an assessment of need.
- 3.13 The latest Gypsy and Traveller Caravan County data for Wales is from January 2020 and was published in April 2020.
- 3.14 Figure 6 shows data for the number of authorised and unauthorised caravans that have been recorded in Powys for period January 2010 to January 2020. This shows a gradual increase in the number of authorised caravans, and a gradual decrease in the number of unauthorised caravans. Peaks in the number of unauthorised caravans recorded in July 2010, July 2011 and July 2012 are as a result of large number of caravans at the Royal Welsh Show in Builth Wells. A temporary 2-week transit permission for 100 pitches was subsequently granted and this explains the peaks in the number of authorised caravans recorded in July 2014,

July 2015, and July 2016. However, it is unclear why there have not been similar peaks recorded in July 2017, July 2018, and July 2019.

Figure 6 - Comparison of the Number of Caravans in Powys



Current Accommodation Provision

- 3.15 One of the main considerations of this study is provide evidence to support the provision of pitches and plots to meet the current and future accommodation needs of Gypsies and Travellers in Powys. A pitch is an area which is large enough for one household to occupy and typically contains enough space for one or two caravans but can vary in size. A site is a collection of pitches which form a development exclusively for Gypsies and Travellers. For Travelling Showpeople, the most common descriptions used are a plot for the space occupied by one household and a yard for a collection of plots which are typically exclusively occupied by Travelling Showpeople.
- 3.16 The public and private provision of mainstream housing is also largely mirrored when considering Gypsy and Traveller accommodation. One common form of a Gypsy and Traveller site is a publicly-provided residential site, which is provided by a Local Authority or by a Housing Association. Pitches on public sites can usually be obtained through signing up to a waiting list, and the costs of running the sites are met from the rent paid by the tenants (similar to social housing).
- 3.17 The alternatives to public residential sites are private residential sites and yards for Gypsies and Travellers. These result from individuals or families buying areas of land and then obtaining planning permission to live on them. Households can also rent pitches on some private sites that are run on a commercial basis. Therefore, these two forms of accommodation are the equivalent to private ownership and renting for those who live in bricks and mortar housing. Generally the majority of Travelling Showpeople yards are privately owned and managed.

- 3.18 The Gypsy and Traveller population also has other forms of sites due to its mobile nature. Transit sites tend to contain many of the same facilities as a residential site, except that there is a restricted period of residence which can vary from a period of weeks to a period of months. An alternative to a transit site is an emergency stopping place. This type of site also has restrictions on the length of time someone can stay on it but has much more limited facilities. Another alternative is a Negotiated Stopping Agreement that allows Gypsy and Traveller families to set up short-term camps as long as they agree to certain conditions. These are designed to accommodate, for a temporary period, Gypsies and Travellers whilst they travel. A number of authorities also operate an accepted encampments policy where short-term stopovers are tolerated without enforcement action.
- 3.19 Further considerations for the Gypsy and Traveller population are unauthorised developments and encampments. Unauthorised developments occur on land which is owned by the Gypsies and Travellers or with the approval of the landowner, but for which they do not have planning permission to use for residential purposes. Unauthorised encampments occur on land which is not owned by the Gypsies and Travellers – for example laybys or car parks.

Sites and Yards in Powys

- 3.20 In Powys there are 3 public sites which whilst having planning permission for 31 pitches, one of which is due to become operational in Machynlleth in March 2021 with 5 pitches to meet need identified in the previous GTAA. There is one small private site with permanent planning permission for 1 pitch, and 1 small site that is tolerated for planning purposes with 1 pitch. There is also a temporary public transit site on land close to the Royal Welsh Show in Builth Wells. This provides a total of 100 short-term pitches for a 2-week period each July up until 31st August 2023 and was put in place to address annual instances of unauthorised encampments by Gypsies and Travellers and the Royal Welsh Show – as can be seen in the Caravan Count data.
- 3.21 Two of the public sites (Machynlleth and Welshpool) are in the Powys LPA area, and the other public site (Brecon) is in the BBNP planning area.
- 3.22 Despite efforts to identify them, no Travelling Showpeople yards were found in Powys. This is consistent with findings from both the 2008, 2014 and 2016 GTAAs for Powys.
- 3.23 Further details can be found in Chapter 5 and **Appendix A**.

Figure 7 - Total amount of provision in Powys (March 2021)

Category	Sites/Yards	Pitches/Plots
Private with permanent planning permission	1	1
Private sites with temporary planning permission	0	0
Public sites	3	31
Public transit provision (seasonal)	1	100
Private transit provision	0	0
Tolerated sites	1	1
Unauthorised sites	0	0
Travelling Showpeople yards	0	0

Figure 8 - Sites and Yards in Powys (March 2021)

Site Name	Pitches/Plots	Status
Kings Meadow, Brecon	14	Public
Land adjoining the Cemetery, Machynlleth	5	Public
Leighton Arches, Welshpool	12	Public
Woodlands, Brecon	1	Private
Y Dolydd Workhouse, Llanfyllin	1	Tolerated
Ysgiog Field, Builth Wells	100	Temporary Transit

Map 1 - Indicative Location of Sites in Powys (March 2021)



4. Methodology

4.1 This section sets out the methodology that has been followed to deliver the outputs for this study. The Welsh Government GTAA Guidance issued under Section 106 of the Housing (Wales) Act sets out the requirements for the GTAA and the methodology and calculation of need that has been followed has sought to address these and allow for a full and robust GTAA to be completed. The study has been undertaken by Opinion Research Service and the approach taken covers the following core areas of work:

- » Setting up a Project Steering Group.
- » Identifying and analyse existing data sources.
- » Publicising the accommodation assessment.
- » Conducting the accommodation assessment surveys.
- » Calculating the accommodation needs of Gypsies and Travellers.

4.2 The stages below provide a summary of the methodology that was used to complete this study.

Project Steering Group

4.3 The Welsh Government GTAA Guidance requires that a Project Steering Group be established to ensure that the study is informed by all available local knowledge and expertise. The Council set up and managed the Steering Group and the individuals who attended the meetings of the Powys GTAA Steering Group were:

Figure 9 – Powys GTAA Steering Group Membership

Name	Organisation	Role
	Brecon Beacons NPA	
	Brecon Beacons NPA	
Adrian Humpage	Powys County Council	Principle Planning Policy Officer
Ceri Davies	Powys County Council	Housing Management and Options Team Leader
Dafydd Evans	Powys County Council	Service Manager, Housing Solutions
Helen Gwalchmai	Powys County Council	Housing Management and Options Team Leader
Julie Heighway	Powys County Council	Resources Team Leader (Housing)
Kimberly Caruana	Powys County Council	Affordable Housing Development lead
Kirstie Gallacher	Powys County Council	Housing Management and Options Team Leader
Michael Bayliss	Opinion Research Services	Consultant
Steve Evans	Powys County Council	Housing Management and Options Team Leader
Steve Jarman	Opinion Research Services	Consultant
Tanya Dearing	Powys County Council	Planning Policy Officer
Terry Flynn	Powys County Council	Team Leader, Housing Strategy

4.4 As set out in the GTAA Guidance the key responsibilities of the Steering Group were to agree on the aims and objectives of the study; promote the benefits of the study to members of the Travelling Community; help identify households living in bricks and mortar and on unauthorised sites and encampments; provide expert stakeholder input into the identification of local need; provide feedback on the emerging outputs from the study; and to share and promote the final outcomes to members of the Travelling Community. The first Steering Group meeting was held in June 2020, the second Steering Group Meeting was held in February

2021, and it is hoped that final Steering Group Meeting will be held in April/May 2021 following the sign-off of the GTAA Report. All meetings will be held online due to COVID-19.

- 4.5 The first Steering Group meeting discussed the background to the GTAA and clarified the purpose and the role of the Group. Means of communicating the GTAA were also discussed, together with opportunities to engage with households living in bricks and mortar. The second Steering Group meeting provided an opportunity for an update on the site fieldwork and the emerging outcomes of the assessment of need. The final Steering Group meeting is due to discuss sharing the GTAA Report, discussing how the study outcomes could be communicated to members of the Travelling Community and how to address the identified need in LDP Policies.
- 4.6 In addition to the Steering Group meetings conversations were held with a number of Steering Group members, and other Council Officers to gain views and information to support the wider assessment of need. These included Planning Officers, Site Managers, Education Officers, Enforcement Officers and Housing Officers. Contact was also made with representatives from the Showman’s Guild and Travelling Ahead: Gypsy, Roma and Traveller Advice and Advocacy Support.

Identify and Analyse Existing Data

- 4.7 A desk-based review was undertaken to collate and analyse a range of secondary data and other local intelligence that has been used to identify and support the assessment of current and future accommodation need including:
- » Planning records.
 - » Census data.
 - » Site records and waiting lists.
 - » Caravan counts.
 - » Records of unauthorised sites/encampments.
 - » Information on planning applications/appeals.
 - » Information on enforcement actions.
 - » Existing GTAA’s and other relevant local studies.
 - » Existing national and local policy, guidance, and best practice.

Publicise the Accommodation Assessment

- 4.8 In order to get buy-in from members of the Travelling Community to ensure that they were able and willing to participate in the site and household interviews and provide accurate information, it was important that effective publicity and pre-notification was put in place. This was also very important in terms of identifying households living in bricks and mortar accommodation to interview as part of the study.
- 4.9 The approach to publicity was discussed with members of the Steering Group prior to the fieldwork commencing. Due to the geographic nature of Powys a number of approaches were discussed. It was agreed that site managers would communicate the study to households on the 3 public sites. It was also agreed that word-of-mouth communication between members of the Steering Group and colleagues would be an appropriate means of communication to seek to identify households living in bricks and mortar who are receiving services or support from the Council.

Conducting the Accommodation Assessment Surveys

Site Interviews

- 4.10 As this was an update of a GTAA that was completed in 2016 and as a result of travel and social distancing restrictions that were put in place in March 2020 due to COVID-19 a desk-based and telephone approach was used to update the site fieldwork.
- 4.11 Through the desk-based research and information from the Steering Group, ORS sought to identify all authorised and unauthorised sites, yards, and encampments in Powys, and sought to undertake a full demographic study of the residents on all pitches and plots – as required by the Welsh Government Guidance.
- 4.12 Contact details for site residents were obtained from members of the Steering Group and letters were sent of all households asking them to contact ORS to complete a telephone interview. In addition, for some sites, permission was obtained by Site Managers for telephone numbers to be shared with ORS to complete telephone interviews. Household interviews were completed with residents using the questions set out in the Welsh Government GTAA Guidance.
- 4.13 Through this approach ORS were able to complete with residents living on all occupied pitches in Powys, together with interviews with 4 households living in bricks and mortar (3 of whom have now moved to the new public site in Machynlleth so have not been included as components of need) – and with 3 households with local links to Powys who are currently living on a private site in a neighbouring local authority.

Bricks and Mortar Interviews

- 4.14 ORS worked closely with the Council to identify and encourage households living in bricks and mortar to participate in the GTAA. Contacts were identified through members of the Steering Group, speaking with people on existing sites and adverts on social media. Telephone interviews were completed with all contacts that were identified in compliance with the GTAA Guidance.

Calculate the Accommodation Needs of Gypsies, Travellers and Travelling Showpeople

- 4.15 The Welsh Government GTAA Guidance sets out a detailed methodology to assess current and future pitch needs. This approach has been followed for the purpose of this GTAA. As with any housing assessment, the underlying calculation is comprised of a relatively small number of factors. In this case, the key issue for residential pitches is to compare the supply of pitches available for occupation with the current and future population need. This information has been obtained from a combination of the desk-based research and the outcomes of the site and household interviews, together with additional information from members of the Steering Group and other local stakeholders. The key factors in each of these elements are set out below.

Current Residential Supply

- » Occupied local authority pitches.
- » Occupied authorised private pitches.

- » Vacant local authority pitches and available private pitches.
- » Pitches expected to be vacated in the near future.
- » New local authority pitches private pitches with planning permission.

Current Residential Demand

4.16 Total current residential demand is made up of the following components. It was important to make full use of the desk-based research and intelligence from members of the Steering Group to address issues of double counting (for example bricks and mortar households who are also on the waiting list for pitches):

- » Households on unauthorised encampments.
- » Households on unauthorised developments.
- » Concealed /over-crowded/doubled-up households².
- » Conventional housing – movement from bricks and mortar³.
- » New households to arrive from waiting lists/in-migration.

Future Demand

4.17 Total future demand is a result of the formation of new households during the study period. ORS has undertaken extensive research into the population and household growth of the Gypsy and Traveller community in England and Wales (see Appendix E). This was used to inform this element of the Welsh Government GTAA Guidance (see Paragraphs 203-209). Paragraph 203 sets out that the research completed by ORS suggests that an acceptable growth rate is usually within the range of 1.50% – 3.00% per annum and Paragraph 204 sets out that Local Authorities should analyse the demographic data provided by community members to consider their own local anticipated growth over the 5-year period.

4.18 In addition, information from the site interviews provides details of the gross number of new households expected to form within the first 5 years of the study (although it is important to net this off against supply that has been identified during the first 5 years of the study).

4.19 The estimate of new household formation for remaining years of the study has been completed by applying a net compound formation rate based on demographic evidence from the site interviews that were completed. The base for this calculation is the figure arrived at for the first 5 years of the study which includes all current authorised households, all households identified as current demand (including those not currently living on a pitch or plot), and new household formation for years 0-5 of the study identified from the site interviews. Further evidence to support the approach taken to calculate new household formation is set out in Chapter 6.

Final Outcomes

4.20 All of the components of supply and demand are presented in an easy-to-understand table as set out in the GTAA Guidance in Table 3. A separate table has been prepared for the current and future needs of Gypsies,

² Following the guidance set out in Paragraphs 195-201 of the GTAA Guidance.

³ Following the guidance set out in Paragraphs 172-183 of the GTAA Guidance.

Travellers and for Travelling Showpeople as their needs should be considered independently as their circumstances are different from that of the wider travelling community.

Transit Provision

- 4.21 The GTAA also includes an assessment of the need for any transit sites or temporary stopping places to meet the needs of members of the Travelling Community who either travel permanently or for part of the year. In order to investigate the potential need for transit provision when undertaking the GTAA, ORS have undertaken analysis of records of unauthorised sites and encampments that were identified during the desk-based research. Data from the Gypsy and Traveller Caravan Count has also been considered as supporting evidence.

Compliance with Engagement Checklist

- 4.22 The table below shows that this GTAA has been compliant with all of points set out in the Engagement Checklist in the Welsh Government GTAA Guidance.

Figure 10 – Engagement Checklist

	Task	Completed
1	<p>Visit every Gypsy, Traveller and Travelling Showperson household identified through the data analysis process up to 3 times, if necessary.</p> <p><i>Whilst it was not possible for ORS Researchers to visit every site in Powys due to COVID-19, it was possible to interview all resident households that were identified over the phone.</i></p>	✓
2	<p>Publish details of the GTAA process, including contact details to allow community members to request an interview, on the local authority website, Travellers Times website and the World's Fair publication. In addition adverts were placed by Welsh Government.</p> <p><i>Members of the Steering Group felt that face-to-face and word of mouth publicity would be more appropriate for the Travelling Community in Powys than using the Council's website. However, Worlds Fair ceased being published as a weekly newspaper in 2019 and Travellers Times no longer publish details of GTAA's on their Facebook pages.</i></p>	✓
3	<p>Consult relevant community support organisations, such as those in Annex 1.</p> <p><i>Engagement was sought with all organisations listed in Annex 1 of the GTAA Guidance. The only organisation that responded was Travelling Ahead and a telephone interview was completed with their Team Manager. A summary of the interview can be found in Appendix C.</i></p>	✓
4	<p>Develop a Local Authority waiting list for both pitches and housing, which is accessible and communicated to community members.</p> <p><i>There is a waiting list for Kings Meadow and Leighton Arches. There were households in need on the waiting list for Leighton Arches at the time the GTAA was completed.</i></p>	✓

<p>5</p>	<p>Endeavour to include Gypsies and Travellers on the GTAA Project Steering Group.</p> <p><i>Due to COVID-19 it was not possible to include members of the Gypsy and Traveller community on the Steering Group. However, through good community relations in Powys it was possible to complete interviews with Travellers living on all occupied pitches.</i></p>	<p>✓</p>
<p>6</p>	<p>Ensure contact details provided to the local authority by community members through the survey process are followed up and needs assessed.</p> <p><i>All contacts provided to and by the local authority were followed up telephone interviews with members of the Travelling Community.</i></p>	<p>✓</p>
<p>7</p>	<p>Consider holding on-site (or nearby) GTAA information events to explain why community members should participate and encourage site residents to bring others who may not be known to the local authority.</p> <p><i>Due to COVID-19 it was not possible to hold any on-site information events. However, the Council's Site Managers were able to visit the sites to engage on a one-to-one basis with all households living on public sites to explain the purpose of the GTAA and to encourage them to participate and also to pass on information to friends and family.</i></p>	<p>✓</p>

5. Survey Findings

Background

- 5.1 The desk-based research, additional information from members of the Steering Group, and initial site interviews identified a total of 5 Gypsy and Traveller sites and no Travelling Showpeople yards in Powys.

Figure 11 - Sites in Powys (March 2021)

Site Name	Pitches	Status
Kings Meadow, Brecon	14	Public
Land Adjoining Cemetery, Machynlleth	5	Public
Leighton Arches, Welshpool	12	Public
Woodlands, Brecon	1	Private
Y Dolydd Workhouse, Llanfyllin	1	Tolerated

- 5.2 Interviews were attempted on the sites and yards between October 2020 and March 2021 and a total of 32 successful interviews were completed across all 5 of the sites – including 3 with households living in bricks and mortar who have now moved on to the new public site in Machynlleth. This represented an overall response rate of 100% of occupied pitches (there was 1 vacant pitch at Kings Meadow). In addition, one other face-to-face interview was conducted with a household living in bricks and mortar linked to the households living on the new site in Machynlleth, and three interviews were completed with Travellers living on a private site in Shropshire who are related to households living on Leighton Arches and who are on the waiting list for this site. No other contacts in bricks and mortar were identified despite the efforts from members of the steering group and the publicity, and due to COVID-19.

Figure 12 – Interviews completed in Powys (November 2015)

Site/Yard Name	Pitches	Interviews	Refusals
Kings Meadow, Brecon	14	13 ⁴	0
Land Adjoining Cemetery	5	5	0
Leighton Arches, Welshpool	12	12	0
Woodlands	1	1	0
Y Dolydd Workhouse, Llanfyllin	1	1	0
Bricks and Mortar	1	1	0
Shropshire	3	1	0

Interview Log

- 5.3 A copy of the Interview Log can be found in **Appendix B**.

⁴ There was one vacant pitch on this site.

Overview and Demographics of Residents

- 5.4 Information collected on the type of accommodation lived in by those who were interviewed shows that the vast majority of Gypsies and Travellers who were interviewed in Powys live on public sites, with the remainder living on small private and tolerated sites or in bricks and mortar.
- 5.5 Ethnicity data was captured from all of the households that were interviewed on the Gypsy and Traveller sites and for those living in bricks and mortar. The sites in Powys are occupied by a mixture of Irish Travellers and Romany Gypsies. Romany Gypsies made up the highest number (21) and proportion (62%) of those interviewed living on sites in Powys.

Figure 13 – Ethnicity of Households as % of Total Households Interviewed (March 2021)

Ethnicity - Sites	Number	%
Irish Traveller	13	38
Romany Gypsy	21	62
Total	34	100

- 5.6 In total the site interviews covered 88 residents living on Gypsy and Traveller sites, living in bricks and mortar, and living on a site in a neighbouring local authority. This was made up of 59 adults and 29 children aged under 18. This equates to 67% adults and 33% children and teenagers. Although not a direct comparison, data from the Census for Powys as a whole (the settled community and the Gypsy or Irish Traveller community) and for Gypsies or Irish Travellers has been compared to the site population. This shows a higher proportion of those aged under 18 in the Gypsy and Traveller population when compared to that of the Powys population as a whole. This is important when determining the new household growth rate that will be applied to the population when longer-term need is determined.

Figure 14 – Age and Gender of Household Members as % of Total Residents Interviewed (March 2021)

Age and Gender - Sites	Number ⁵	%
Male	43	51
Female	42	49
Under 18	29	33
18 and Over	59	67

Interview Summary

Public Sites

Kings Meadow, Brecon

- 5.7 Staff from ORS completed interviews with all residents living on the public site at Kings Meadow between October 2020 and March 2021. The site has planning consent for 14 pitches and one is currently vacant due to maintenance work being completed.

⁵ It was not possible to determine the gender of 3 children living on sites.

- 5.8 The site is occupied by Romany Gypsies and occupants comprised 20 adults and 7 children aged under 18.
- 5.9 There were no concealed or doubled-up household identified and two teenagers who will need a pitch in the next 2-5 years.
- 5.10 The majority of the households stated that they have enough sleeping areas on their pitches, and no family members wanted to be added to the waiting list.
- 5.11 Many of the residents are not satisfied with the site and all felt that there were repairs needed to the current day rooms on the pitches. A small number would also like some additional pitches on the site to address any future household need.
- 5.12 All of the households have lived on the site for over 5 years and all live on the site as a result of local connections through family or work, and none gave any reasons why they cannot continue to live on the site.
- 5.13 None of the households said that they have camped by the roadside, on an unauthorised encampment or on a transit site in the past year (possible as a result of COVID-19), and none felt that there is a need for additional transit provision across Wales in general.

Land Adjoining Cemetery, Machynlleth

- 5.14 Staff from ORS completed interviews with all residents due to move in March 2021 to the new public site at Land Adjoining Cemetery in February 2021 – 2 living on the roadside and 3 living in bricks and mortar. This is the new site that has been developed to meet need identified in the previous GTAA and has planning consent for 5 pitches and was completed and occupied in March 2021 following the completion of the GTAA fieldwork.
- 5.15 The site is occupied by Romany Gypsies and occupants will comprise 8 adults and 4 children aged under 18.
- 5.16 There were no concealed or doubled-up household identified and two teenagers who will need a pitch in the next 2-5 years.
- 5.17 The majority of the households stated that they will have enough sleeping areas on their pitches, and one additional family member identified a household living in bricks and mortar (also interviewed) who wanted to be added to the waiting list. This household is included as a component of need in the GTAA.
- 5.18 Many of the residents stated that they will be satisfied with the new site, although due to additional need from family members would like additional pitches on the site.
- 5.19 All of the households that were interviewed have local connections through family or work.
- 5.20 None of the households said that they have camped by the roadside, on an unauthorised encampment or on a transit site in the past year (possible as a result of COVID-19), and none felt that there is a need for additional transit provision across Wales in general.

Leighton Arches, Welshpool

- 5.21 Staff from ORS completed interviews with all residents living on the public site at Leighton Arches between October 2020 and November 2020. The site has planning consent for 12 pitches.

- 5.22 The site is occupied by Irish Travellers Gypsies and occupants comprised 20 adults and 10 children aged under 18.
- 5.23 There were 7 concealed or doubled-up household identified and two teenagers who will need a pitch in the next 1-2 years and 2-5 years.
- 5.24 A total of 7 households stated that they have enough sleeping areas on their pitches with 5 household stating they do not have enough sleeping areas. Several households have family members of the waiting list for a pitch of their own on the site, and one further family member wanted to be added to the waiting list.
- 5.25 Many of the residents are not satisfied with the site for the following reasons:
- » General repairs needed.
 - » Additional pitches needed to meet current need form over-crowding.
 - » Repairs needed to fencing.
 - » Pest control to deal with rats on the site.
 - » Improved streetlighting.
- 5.26 All of the households have lived on the site for over 5 years and all live on the site as a result of local connections through family or work, and none gave any reasons why they cannot continue to live on the site.
- 5.27 Two of the households said that they have camped by the roadside, on an unauthorised encampment or on a transit site in the past year, and both felt that there is a need for additional transit provision in Powys and in Welshpool specifically.
- 5.28 Three household members were identified who are currently living on a private site in a neighbouring local authority, who are related to households living on the site, and who are on the waiting list for a pitch on the site. These households were also interviewed to capture their basic needs and they have been included in the GTAA as in-migration.

Private Sites

Woodlands, Brecon

- 5.29 Staff from ORS completed an interview with residents living on this site in March 2021. The site has planning consent for one pitch. The household have lived on the site for less that a year, are satisfied with the site, and have no plans to move. There is no current or future need associated with the site.

Tolerated Sites

Y Dolydd Workhouse, Llanfyllin

- 5.30 Staff from ORS completed an interview with the household living on the the tolerated site at Y Dolydd Workhouse in December 2020. They are satisfied with the site and do not plan to move. There is no current or future need associated with the site.

Bricks and Mortar Interviews

^{5.31} As well as completing interviews with 3 households in bricks and mortar who are now living on the new public site in Machynlleth, interviewers were able to complete an interview with another household living in bricks and mortar in Machynlleth. They are related to the families who are now living on the new public site and they would also like to move onto the site to be with family members – see Paragraph 5.17.

6. Assessing Accommodation Needs

- 6.1 This section focuses on the additional pitch provision which is needed by Powys County Council for a short-term period of 5 years and the full Local Development Plan period for BBNPA to 2033 and for Powys County Council to 2037. This includes both current unmet need and need which is likely to arise in the future. This time period allows for robust forecasts for future provision, based upon the evidence contained within this study and also from secondary data sources.
- 6.2 This section is based upon a combination of information from the on-site surveys, planning records, Steering Group members, and from other stakeholders. In many cases, the survey data is not used in isolation, but instead is used to validate information from planning records or other sources.
- 6.3 This section concentrates not only upon the total provision which is needed in the area, but also whether there is a need for any transit sites and/or emergency stopping place provision.
- 6.4 Welsh Government Guidance requires an assessment of current and future pitch needs and provides a prescribed framework for undertaking this calculation. This framework has been followed for the purpose of this GTAA.
- 6.5 As with any assessment of housing need the underlying calculation can be broken down into a relatively small number of factors. In this case, the key issue for residential pitches is to compare the supply that is available for occupation with the current and future needs of the households. The key factors in each of these elements are set out in the sections below.

Current Residential Supply

- » Occupied local authority pitches.
- » Occupied authorised private pitches.
- » Vacant local authority pitches and available private pitches.
- » Pitches expected to be vacated in the near future.
- » New local authority pitches private pitches with planning permission.

Current Residential Demand

- » Households on unauthorised encampments.
- » Households on unauthorised developments.
- » Concealed /over-crowded/doubled-up households⁶.
- » Conventional housing – movement from bricks and mortar⁷.
- » New households to arrive from waiting lists/in-migration.

⁶ Following the guidance set out in Paragraphs 195-201 of the GTAA Guidance

⁷ Following the guidance set out in Paragraphs 172-183 of the GTAA Guidance

Future Demand

- 6.6 Total future demand is a result of the formation of new households during the study period. Information from the site interviews provides details of the gross number of new households expected to form within the first 5 years of the study (although it is important to *net* this off against supply that has been identified during the first 5 years of the study). New household formation for the remainder of the study period have been based on demographic evidence from the site interviews.

Current Authorised Residential Supply

- 6.7 To assess the current Gypsy and Traveller provision it is important to understand the total number of existing pitches and their planning status. There are 3 authorised public sites in Powys and 1 small authorised private site. There is also one site which is tolerated for planning purposes. There is no public or private transit provision.

Figure 15 – Total number of authorised sites in Powys as of March 2021

Category	Sites	Pitches	Occupied
Private sites with permanent planning permission	1	1	1
Private sites with temporary planning permission	0	0	0
Public sites (Council and Registered Providers)	3	31	30 ⁸
Public transit provision	0	0	0
Private transit provision	0	0	0
Tolerated sites	1	1	1

- 6.8 The next stage of the process is to assess how much space is, or will become, available on existing sites in order to determine the supply of available pitches. The main ways of finding this is through:
- » **Current vacant pitches** – There is one vacant pitch on a public site in Powys.
 - » **Pitches expected to become vacant** – One household on a public site in Welshpool indicated that they are actively seeking to move to bricks and mortar in Powys.
 - » **Pitches currently with planning permission** – There are no pitches on the public and private sites that planning permission and have not been implemented.

- 6.9 This gives a figure for **overall supply of 2 pitches**.

Figure 16 - Summary of Pitch Supply in Powys - March 2021

Category	Pitches
Current vacant pitches	1
Pitches expected to become vacant	0
Movement to bricks and mortar	1
Out-migration	0
Unimplemented pitches with planning consent	0
TOTAL SUPPLY	2

⁸ There is one vacant pitch at Kings Meadow.

Current Residential Demand

- 6.10 The next stage of the process is to assess current need and determine how many households are currently seeking pitches in the area.

Current Unauthorised Sites

- 6.11 The study has identified no unauthorised sites in Powys.

Figure 17 - Summary of Unauthorised and Tolerated Pitches in Powys in March 2021

Site	Pitches
Unauthorised pitches	0
TOTAL	0

Concealed Households and Over-Crowded Pitches

- 6.12 The site interviews sought to identify concealed or doubled-up households on authorised sites that require a pitch immediately. Welsh Government Guidance defines concealed households as those which are unable to achieve their own authorised accommodation and are instead living within authorised accommodation (houses or pitches) assigned to another household. This may include adult children who have been unable to move home or different households occupying a single pitch. The site interviews identified the following:
- » 7 concealed or doubled-up households or single adults at Leighton Arches.
 - » 6 teenagers who will be in need of a pitch of their own in the next 5 years. These will be included as a component of need as Future Households for years 1-5 of the GTAA.
- 6.13 Therefore, there are 7 concealed or doubled households or single adults that will be included as components of need in the GTAA.

Conventional Housing

- 6.14 Identifying households in bricks and mortar has been frequently highlighted as an issue with Gypsy and Traveller Accommodation Assessments. The 2011 UK Census of Population identified a total of just 37 Gypsy or Irish Traveller households in Powys living in bricks and mortar.
- 6.15 As noted earlier, ORS went to all possible lengths to identify Gypsies and Travellers living in bricks and mortar and worked with stakeholders, Council officers, and on-site interviewees to identify households to interview. As well as completing interviews with 3 household in bricks and mortar who are now living on the new public site in Machynlleth, this process resulted in 1 additional household to interview who stated that they had a need to move to the new public site in Machynlleth to be close to family members.

Figure 18 - Summary of Bricks and Mortar Need in Powys - March 2021

Site	Pitches
Existing households	1
TOTAL	1

New Households to Arrive

- 6.16 At the time of the GTAA there were no households on the waiting list for the public site at Kings Meadow and 8 households on the waiting list for the public site at Leighton Arches. There is no waiting list for the new public site at Land Adjoining Cemetery in Machynlleth.
- 6.17 Discussions with the Site Manager for Leighton Arches has identified that two of the households on the waiting list are currently doubled-up on the site, and that three are those who have been identified living on a private site in a neighbouring local authority. The Council have had no contact with the remaining three households since 2016 so have assumed that they are no longer in need of a pitch.
- 6.18 Therefore, there are **no additional households** in need of a pitch in Powys from the waiting list.
- 6.19 Assessments also need to consider in-migration (households requiring accommodation who move into the study area from outside) and out-migration (households moving away from the study area). Site surveys typically identify only small numbers of in-migrant and out-migrant households and the data is not normally robust enough to extrapolate long-term trends. At the national level, there is zero net migration of Gypsies and Travellers across the UK, but this assessment has taken into account local migration effects on the basis of the best local evidence available.
- 6.20 Evidence drawn from household interviews in Powys has been carefully considered and has identified three households living on a private site in a neighbouring local authority with close links to residents on the public site at Leighton Arches and who are on the waiting list for this site.
- 6.21 Therefore, there are **three additional households** in need of a pitch in Powys from in-migration.

Additional Pitch Provision: Future Need

- 6.22 The next stage of the process is to assess future need and determine how many households are likely to be seeking pitches in the area in the future during the first 5 years of the assessment and for the longer 15 year plan period. There are two key components of future need.
- » Population and household growth.
 - » Movement to and from sites and migration.

Population and Household Growth

- 6.23 Nationally, a household formation and growth rate of 3.00% net per annum has been commonly assumed and widely used in local Gypsy and Traveller Accommodation Assessments, even though there is no statistical evidence of households growing so quickly. The result has been to inflate both national and local requirements for additional pitches unrealistically. In this context, ORS has prepared a *Technical Note on Household Formation and Growth Rates*. The main conclusions are set out here and the full Technical Note can be found in **Appendix D**.
- 6.24 Those seeking to provide evidence of high annual net household growth rates for Gypsies and Travellers have sometimes sought to rely on increases in the number of caravans, as reflected in the Caravan Counts. However, Caravan Count data is unreliable and erratic – so the only proper way to project future population and household growth is through detailed demographic analysis.

- 6.25 The research undertaken by ORS has identified that in fact, the growth in the national Gypsy and Traveller population may be as low as 1.50% per annum – much less than the 3.00% per annum often assumed, but still greater than in the settled community. Even using extreme and unrealistic assumptions, it is hard to find evidence that net Gypsy and Traveller population and household growth rates are above 2.00% per annum nationally.
- 6.26 The often assumed 3.00% per annum net household growth rate is unrealistic and would require clear statistical evidence before being used for planning purposes. In practice, the best available evidence supports a national net household growth rate of 1.50% per annum for Gypsies and Travellers.
- 6.27 There are 2 measures of household growth that are used for the assessment of need in this study. Evidence of *gross* household formation (family growth) from Section D of the Household Survey, *netted off* against evidence of 1 year pitch turnover and pitches expected to become vacant, has been used for the first 5 year period. A compound *net* household formation rate has been used for the remaining years of the GTAA based on demographic evidence from the site surveys.
- 6.28 The site and bricks and mortar interviews identified **a total of 6 new households** as a result of family growth over the first 5 years of the assessment, and a no annual pitch turnover on the public sites.
- 6.29 The rate for years the remainder of the GTAA period has been calculated based on the overall demographic of the population. The Technical Note supports a national net growth rate for the Gypsy and Traveller population of 1.50% using a population base from the 2011 Census where, nationally, approximately 36% of the Gypsy and Traveller population were aged under 18. The site and household survey for Gypsies and Travellers in Powys indicates that approximately **33%** of the on-site and bricks and mortar population are children and teenagers aged under 18. Given that this lower than the rate used to calculate the national net growth rate ORS consider that it is appropriate to allow for longer-term projected household growth for the Gypsy and Traveller population in Powys to occur at an annual **net growth rate of 1.40%**, using the total number of households at year 5 as the population base.

Overall Need for Powys and BBNPA

- 6.30 The Welsh Government Guidance requires 2 assessments of need – for the first 5 years of the study period, and for the full Local Development Plan period.
- 6.31 Following this approach, the overall estimated provision that is needed in Powys (including the BBNPA) for the first 5 years is for **15 pitches**.
- 6.32 The overall estimated provision that is needed up to 2033/37 (the remainder of the Powys and BBNPA LDP periods) is for **9 pitches**.

Figure 19 – Additional Pitches Needed in Powys from 2021-2033/37

Current Residential Supply	Number of Pitches	Notes
A. Occupied Local Authority Pitches	31	3 public sites
B. Occupied authorised private pitches/tolerated pitches	2	1 private site and 1 tolerated site
Total	33	
Planned Residential Supply	Number of Pitches	
C. Vacant Local Authority pitches and available vacant pitches	1	1 vacant pitch
D. Pitches expected to become vacant in near future	1	1 to bricks and mortar
E. New Local Authority and private pitches with planning permission	0	No unimplemented pitches
Total	2	
Current Residential Demand	Pitch Demand	
F. Unauthorised encampments	0	None
G. Unauthorised developments	0	None
H. Overcrowded pitches/Unsuitable accommodation	7	7 doubled-up households
I. Conventional housing	1	1 household from bricks and mortar
J. New households to arrive	3	3 in-migration
Total	11	
Current Households	Future Households (at year 5)	Future Households (years 6 to 13)
K. 43	49	58
L. Additional household pitch need	6	9
Unmet Need	Need Arising	Need Accommodated
M. Current residential demand –	11	
N. Future residential demand (year 5)	6	
O. Future residential demand (years 6 to 15)	9	
P. Planned residential supply		2
Q. Unmet need (5 year)	15	
R. Unmet need (to end of the Powys Local Development Plan period to 2037)	24	

6.33 Given that there is a need to plan for the provision of Gypsy and Traveller pitches for the Powys LDP to 2037 and for the Brecon Beacons National Park Authority LDP to 2033 the table below breaks down the 5-year need and the remaining need for Powys and the BBNPA. Due to data protection restrictions the sites where this need has been identified cannot be included in the GTAA Report but details have been provided to the Council and BBNPA to enable them to plan to meet this need.

Figure 20 - Summary of Need for Powys and the BBNPA

Site	5-Year Need	Remaining LDP Need to 2033/37
Powys (to 2037)	13	6
BBNPA (to 2033)	2	3
TOTAL	15	9

Transit/Emergency Stopping Site Provision

6.41 Transit sites serve a specific function of meeting the needs of Gypsy and Traveller households who are visiting an area or who are passing through. A transit site typically has a restriction on the length of stay of around 13 weeks and has a range of facilities such as water supply, electricity and amenity blocks. An alternative to a transit site is a temporary stopping place. This type of site also has restrictions on the length of time a Traveller can stay on it but has much more limited facilities with typically only a source of water and chemical toilets provided.

6.42 The Criminal Justice and Public Order Act 1994 is particularly important with regard to the issue of Gypsy and Traveller transit site provision. Section 62A of the Act allows the Police to direct trespassers to remove themselves, their vehicles, and their property from any land where a suitable pitch on a relevant caravan site is available within the same Local Authority area. A suitable pitch on a relevant caravan site is one which is situated in the same Local Authority area as the land on which the trespass has occurred, and which is managed by a Local Authority, a Registered Provider or other person or body as specified by order by the Secretary of State. Case law has confirmed that a suitable pitch must be somewhere where the household can occupy their caravan. Bricks and mortar housing is not a suitable alternative to a pitch⁹. Therefore, a transit site both provides a place for households in transit to an area and also a mechanism for greater enforcement action against inappropriate unauthorised encampments.

6.43 In order to identify whether there is a need for the Council to provide transit accommodation analysis has been undertaken of the Caravan Count data, the assessment for transit provision that was undertaken as part of the 2016 Powys GTAA, and the outcomes from the household interviews.

6.44 Analysis of the number of authorised and unauthorised caravans that have been recorded in Powys in the Caravan Count show peaks in numbers of unauthorised caravans during July between 2010 and 2012 that have been attributed to caravans visiting the Royal Welsh Show in Builth Wells and it was recognised that this was a problem that needed to be addressed. As such planning permission was granted in December 2013 for a temporary transit site for 100 caravans at Builth Wells for the 2 week period in July when the Royal Welsh Show is held. This permission has now been extended to August 2023. As a result of this the Caravan

⁹ <https://www.travellerstimes.org.uk/features/lawyers-opinion-police-powers-and-unauthorised-camps-travellers-motor-vehicles-and>

Count data for July now shows a peak in numbers of authorised caravans using the new transit facility, and a significant decrease in the number of unauthorised caravans.

- 6.45 The 2016 Powys GTAA recognised that there are occasional instances of unauthorised encampments in the Brecon area, but that these are normally Irish Travellers passing through for work purposes. There are other localised instances of Travellers temporarily visiting Powys to attend weddings or other events, but no further evidence of any long-term or permanent accommodation needs. It subsequently recommended that there was not a need for the Council to provide a Transit site in Powys, and that the Council should consider management-based approaches to dealing with any encampments that do occur.
- 6.46 The outcomes from the household interviews for this GTAA indicate that only 2 of the 25 households that responded to this question felt that there was a need for more transit provision in Wales.
- 6.47 As such it is again recommended that there is **not a need for the Council to provide a transit site** in Powys due to the low numbers of unauthorised encampments, and that the Council should continue to monitor the number of unauthorised encampments and consider the use of short-term toleration, negotiated stopping arrangements or temporary stopping places to deal with short-term transient stops.

Need for Travelling Showpeople Plots

- 6.48 Given that there have been no Travelling Showpeople identified as living in Powys, no assessment of need has been undertaken. The Council should however monitor any future approaches for planning permission from Travelling Showpeople and have in place appropriate criteria-based development plan policies to deal with any future applications.

7. Conclusions

Gypsy and Traveller Future Pitch Provision

- 7.1 Based upon the evidence presented in this study the estimated additional pitch provision needed for Gypsies and Travellers in Powys (including the areas of the BBNPA) for the first 5 years of the study period is for **15 pitches** and need by 2037, the end of the Powys replacement LDP period, is for a further **9 pitches**. This gives a total need for the whole period and across Powys for **24 additional pitches**.
- 7.2 The table below breaks down this need for Powys County Council to 2037, and for BBNPA to 2033. These figures should be seen as the projected amount of provision which is necessary to meet the statutory obligations towards identifiable needs of the population arising in the area. These figures include movement from conventional housing, and new household formation – less identified supply for the first year.

Figure 21 - Summary of Need for Powys and the BBNPA

Site	5-Year Need	Remaining LDP Need to 2033/37
Powys (to 2037)	13	6
BBNPA (to 2033)	2	3
TOTAL	15	9

Travelling Showpeople

- 7.3 Given that there have been no Travelling Showpeople identified as living in Powys, no assessment of need has been undertaken. The Council should however monitor any future approaches for planning permission from Travelling Showpeople and have in place appropriate criteria-based development plan policies to deal with any future applications.

Transit Sites

- 7.4 The granting of planning permission for a temporary transit site to 2023 to address historic numbers of unauthorised caravans at the Royal Welsh Show has had a significant impact of the number of unauthorised caravans recorded in Powys.
- 7.5 The 2016 Powys GTAA recognised that there are occasional instances of unauthorised encampments in the Brecon area, but that these are normally Irish Travellers passing through for work purposes. There are other localised instances of Travellers temporarily visiting Powys to attend weddings or other events, but no further evidence of any long-term or permanent accommodation needs. It subsequently recommended that there was not a need for the Council to provide a Transit site in Powys, and that the Council should consider management-based approaches to dealing with any encampments that do occur.
- 7.6 The outcomes from the household interviews for this GTAA indicate that only 2 of the 25 households that responded to this question felt that there was a need for more transit provision in Wales.
- 7.7 As such it is again recommended that there is **not a need for the Council to provide a transit site** in Powys due to the low numbers of unauthorised encampments, and that the Council should continue to monitor the

number of unauthorised encampments and consider the use of short-term toleration, negotiated stopping arrangements or temporary stopping places to deal with short-term transient stops.

Addressing Identified Need

- 7.8 In general terms need identified in a GTAA should be seen as need for additional pitches. Welsh Government Guidance on Designing Gypsy and Traveller Sites (2015) recommends that as a minimum a pitch should be capable of accommodating an amenity block, a mobile home, a touring caravan, and parking for two vehicles. However, this guidance relates only to public sites provided by Local Authorities and there are currently no public sites in Bridgend.
- 7.9 Given that the majority of need identified in Powys is from households living on public sites, or from households related to those living on public sites, it is recommended that the Council should seek to meet the need on additional public pitches and a number of approaches should be considered before seeking to identify and develop a new public site.
- 7.10 The first approach to consider is in relation to concealed or doubled-up households and teenagers who will be in need of a pitch of their own in the next 5 years. In the short to medium term, it is likely that the accommodation needs of these individuals could be met through additional touring caravans or smaller mobile homes on existing sites which are, generally, each equivalent to the provision of a pitch, as opposed to full new formally set out pitches.
- 7.11 The second approach to consider is for public sites occupied by larger extended family groups. Sites like these are often able to meet their overall accommodation needs through intensification and redesign including shared facilities such as amenity blocks.
- 7.12 Also, in relation to future need through new household formation, it is likely that this need could be met through the natural turnover of pitches.
- 7.13 Finally, it is recognised that the Council are starting the process of reviewing their adopted Local Development Plan that sets out how overall housing need will be addressed. The replacement Powys LDP (LDP2) is expected to cover the period 2022-2037. The Brecon Beacons National Park Authority are already in the process of reviewing their adopted Local Development Plan covering the period to 2033. The findings of this report should be considered as part of future housing mix and type within the context of the assessment of overall housing need in relation to Gypsies, Travellers and Travelling Showpeople.

Appendix A: Sites and Yards in Powys (March 2021)

Site/Yard	Operational Pitches/Plots	Unauthorised Pitches/Plots
Public Sites		
Kings Meadow, Brecon	14	
Land Adjoining Cemetery, Machynlleth	5	
Leighton Arches, Welshpool	12	-
Private Sites with Permanent Permission		
Woodlands, Brecon	1	-
Private Sites with Temporary Permission		
None	-	-
Tolerated Sites		
Y Dolydd Workhouse, Llanfyllin	1	-
Unauthorised Sites		
None	-	-
TOTAL PITCHES	33	0
Public Transit Sites		
None	-	-
Private Transit Sites		
None	-	-
Private Travelling Showpeople Yards		
None	-	-
Tolerated Travelling Showpeople Yards		
None	-	-
Unauthorised Travelling Showpeople Yards		
None	-	-

Appendix B: Interview Log

Address	Type of tenure	Engagement attempts	Engagement techniques	Completed or refusal?	Reason for refusal?
1 Kings Meadow	Public site	04/03/2021	Site Manager	Complete	n/a
2 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
3 Kings Meadow	Public site	04/03/2021	Site Manager	Complete	n/a
4 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
5 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
6 Kings Meadow	Public site	04/03/2021	Site Manager	Complete	n/a
7 Kings Meadow	Public site	04/03/2021	Site Manager	Complete	n/a
8 Kings Meadow	Public site	10/11/2020	Phone	Complete	n/a
9 Kings Meadow	Public site	Vacant	Vacant	Vacant	n/a
10 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
11 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
12 Kings Meadow	Public site	17/11/2020	Phone	Complete	n/a
13 Kings Meadow	Public site	10/11/2020	Phone	Complete	n/a
14 Kings Meadow	Public site	10/11/2020	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
Land Adjoining Cemetery	Public site	23/02/2021	Phone	Complete	n/a
1 Leighton Arches	Public site	20/10/2020	Phone	Complete	n/a
2 Leighton Arches	Public site	09/11/2020	Phone	Complete	n/a
3 Leighton Arches	Public site	20/11/2020	Phone	Complete	n/a
4 Leighton Arches	Public site	05/11/2020	Phone	Complete	n/a
4a Leighton Arches	Public site	05/11/2020	Phone	Complete	n/a
4b Leighton Arches	Public site	09/12/2020	Phone	Complete	n/a
5 Leighton Arches	Public site	13/10/2020	Phone	Complete	n/a
6 Leighton Arches	Public site	13/10/2020	Phone	Complete	n/a
7 Leighton Arches	Public site	10/11/2020	Phone	Complete	n/a
8 Leighton Arches	Public site	10/11/2020	Phone	Complete	n/a
9 Leighton Arches	Public site	06/11/2020	Phone	Complete	n/a
10 Leighton Arches	Public site	09/11/2020	Phone	Complete	n/a

Woodlands	Private site	03/03/2021	Phone	Complete	n/a
Y Dolydd Workhouse	Tolerated site	07/12/2020	Phone	Complete	n/a
Machynlleth	Bricks and mortar	23/03/2021	Phone	Complete	n/a
Shropshire	In-migration	20/11/2020	Phone	Complete	n/a
Shropshire	In-migration	20/11/2020	Phone	Complete	n/a
Shropshire	In-migration	20/11/2020	Phone	Complete	n/a

Appendix C: Interview Summary – Travelling Ahead

ORS interviewed a representative from Travelling Ahead¹⁰ in November 2020.

Travelling Ahead are an organisation which provides support, advice and advocacy for Gypsy, Traveller and Roma families across Wales. They have helped to raise awareness of Accommodation Assessments across Wales to ensure that the Travelling community are represented and were able to offer assistance to ORS in engaging with Travelling Community in Powys for the latest Assessment.

Much of the work Travelling Ahead do involves accommodation issues which arise for people on sites, in homes, living roadside, or those affected by homelessness. Members of the organisation therefore have links with the communities living at the Local Authority sites in Powys, families living in bricks and mortar accommodation in the area, and also with those who travel through and set-up short term encampments in the area. **The following matters were highlighted during the discussion with ORS and relate to existing matters Powys.**

- » Irish Traveller residents at the Leighton Arches site in Welshpool have discussed issues of overcrowding, indicating a need for accommodation amongst that community within Powys.
- » There are issues relating to the postal delivery to sites. For example, the Leighton Arches site in Welshpool does not receive post at all, and residents have to travel to a sorting office to retrieve their mail. Travelling Ahead became aware of this following their attempt to distribute information relating to COVID procedures at the start of the first national lockdown. After speaking with residents on the Leighton Arches site it became apparent that the residents did not receive the documents. This is believed to be an issue that needs remedying urgently.
- » It is believed that Powys would benefit from having a form of culturally appropriate transit accommodation in the area. Such accommodation would provide safe places to stay for families travelling through the area who would currently be required to stop in unsafe and/or unsuitable locations, potentially harming health, and wellbeing.
- » In addition, further culturally appropriate flexible/temporary accommodation is needed to accommodate individuals and/or families from the area that have been displaced from existing sites and would otherwise be homeless. The lack of any culturally appropriate flexible/temporary accommodation results in situations which can again become harmful to health and wellbeing. Those living in unsafe environments must either continue living within that environment or will be forced to stay in unsafe and/or unsuitable locations. Travelling Ahead have previously contacted Powys County Council to propose locations for culturally appropriate transit and flexible/temporary accommodation, but the Council

¹⁰ <https://www.tgpcymru.org.uk/what-we-do/travelling-ahead-wales-gypsy-roma-and-traveller-advice-and-advocacy-service/>

were said to not be able to make anything happen at those times. It was hoped that the updated GTAA would be a good opportunity to raise the issue once more.

- » The need to ensure quality and sustainable standards of new accommodation, which is fit for purpose, was also highlighted. It was believed that there are currently numerous issues relating to deficiencies of sustainability at one of the sites in the area. This was said to be impacting the health of residents and the overall quality of life on the site. Meaningful consultation with residents at all stages of site development, and then management of all sites, is required to head off and address potential issues to ensure the provision of sites deliver their overall objective, which is to benefit Gypsy and Traveller communities.

Appendix D: Technical Note on Household Formation and Growth Rates



Technical Note

Gypsy and Traveller Household Formation and Growth Rates

June 2020

Opinion Research Services



As with all our studies, this research is subject to Opinion Research Services' Standard Terms and Conditions of Contract.

Any press release or publication of this research requires the advance approval of ORS. Such approval will only be refused on the grounds of inaccuracy or misrepresentation.

© Copyright June 2020

Contents

Contents	3
Household Growth Rates	4
Abstract and Conclusions	4
Introduction	4
Modelling Population and Household Growth Rates	4
Migration Effects	4
Population Profile.....	5
Birth and Fertility Rates.....	5
Death Rates	6
Modelling Outputs	6
Household Growth	6
Summary Conclusions	8

Household Growth Rates

Abstract and Conclusions

1. National and local household formation and growth rates are important components of Gypsy and Traveller accommodation assessments, but until 2013 little detailed work had been done to assess their likely scale. ORS undertook work in 2013 to assess the likely rate of demographic growth for the Gypsy and Traveller population and concluded that the figure could be as low 1.25% per annum, but that best available evidence supports a national net household growth rate of 1.50% per annum.
2. This analysis was produced as a separate document in 2013 and then updated in 2015 (www.opinionresearch.co.uk/formation2015) in light of comments from academics, planning agents and local authorities. The 2015 document was complex because there was still serious dispute as to the level of demographic growth for Gypsies and Travellers in 2015. However, ORS now consider these disputes have largely been resolved at Planning Appeals and Local Plan Examinations, so we consider that much of the supporting evidence is now no longer required to be in the document.
3. This current document represents a shortened re-statement to our findings in 2015 to allow for easier comprehension of the issues involved. It contains no new research and if reader wishes to see further details of the supporting information, they should review the more detailed 2015 report.

Introduction

4. Compared with the general population, the relative youthfulness of many Gypsy and Traveller populations means that their birth rates are likely to generate higher-than-average population growth, and proportionately higher *gross* household formation rates. However, while their *gross* rate of household growth might be high, Gypsy and Traveller communities' future accommodation needs are, in practice, affected by any reduction in the number of households due to dissolution and/or by movements in/out of the area and/or by transfers into other forms of housing. Therefore, the *net* rate of household growth is the *gross* rate of formation *minus* any reductions in households due to such factors.

Modelling Population and Household Growth Rates

5. The basic equation for calculating the rate of Gypsy and Traveller population growth seems simple: start with the base population and then calculate the average increase/decrease by allowing for births, deaths, in-/out-migration and household dissolution. Nevertheless, deriving satisfactory estimates is difficult because the evidence is often tenuous – so, in this context in 2013, ORS modelled the growth of the national Gypsy and Traveller population based on the most likely birth and death rates, and by using PopGroup (the leading software for population and household forecasting). To do so, we supplemented the available national statistical sources with data derived from our own surveys.

Migration Effects

6. Population growth is affected by national net migration and local migration (as Gypsies and Travellers move from one area to another). In terms of national migration, the population of Gypsies and Travellers is relatively fixed, with little international migration. It is in principle possible for Irish Travellers (based in Ireland) to move to the UK, but there is no evidence of this happening to a significant extent and the vast majority of Irish Travellers were born in the UK or are long-term residents.

Population Profile

7. The main source for the rate of Gypsy and Traveller population growth is the UK 2011 Census. The ethnicity question in the 2011 Census included for the first time 'Gypsy and Irish Traveller' as a specific category. While non-response bias probably means that the size of the population was underestimated, the age profile the Census provides is not necessarily distorted and matches the profile derived from ORS's extensive household surveys.

Table 1 - Age Profile for the Gypsy and Traveller Community in England (Source: UK Census of Population 2011)

Age Group	Number of People	Cumulative Percentage
Age 0 to 4	5,725	10.4
Age 5 to 7	3,219	16.3
Age 8 to 9	2,006	19.9
Age 10 to 14	5,431	29.8
Age 15	1,089	31.8
Age 16 to 17	2,145	35.7
Age 18 to 19	1,750	38.9
Age 20 to 24	4,464	47.1
Age 25 to 29	4,189	54.7
Age 30 to 34	3,833	61.7
Age 35 to 39	3,779	68.5
Age 40 to 44	3,828	75.5
Age 45 to 49	3,547	82.0
Age 50 to 54	2,811	87.1
Age 55 to 59	2,074	90.9
Age 60 to 64	1,758	94.1
Age 65 to 69	1,215	96.3
Age 70 to 74	905	97.9
Age 75 to 79	594	99.0
Age 80 to 84	303	99.6
Age 85 and over	230	100.0

Birth and Fertility Rates

8. The table above provides a way of understanding the rate of population growth through births. The table shows that surviving children aged 0-4 years comprise 10.4% of the Gypsy and Traveller population – which means that, on average, 2.1% of the total population was born each year (over the last 5 years). The same estimate is confirmed if we consider that those aged 0-14 comprise 29.8% of the Gypsy and Traveller population – which also means that almost exactly 2% of the population was born each year.
9. The total fertility rate (TFR) for the whole UK population is just below 2 – which means that on average each woman can be expected to have just less than two children who reach adulthood. We know of only one estimate of fertility rates of the UK Gypsy and Traveller community, in *'Ethnic identity and inequalities in*

Britain: The dynamics of diversity by Dr Stephen Jivraj and Professor Ludi Simpson (published May 2015). The authors use the 2011 Census data to estimate the TFR for the Gypsy and Traveller community as 2.75.

10. ORS used our own multiple survey data to investigate the fertility rates of Gypsy and Traveller women. The ORS data shows that on average Gypsy and Traveller women aged 32 years have 2.5 children (but, because the children of mothers above this age point tend to leave home progressively, full TFRs were not completed). On this basis it is reasonable to infer an average of 3 children per woman during her lifetime, which is broadly consistent with the estimate of 2.75 children per woman derived from the 2011 Census.

Death Rates

11. Although the above data imply an annual growth rate through births of about 2%, the death rate has also to be taken into account. Whereas the average life expectancy across the whole population of the UK is currently just over 80 years, a Sheffield University study found that Gypsy and Traveller life expectancy is about 10-12 years less than average (Parry et al (2004) *'The Health Status of Gypsies and Travellers: Report of Department of Health Inequalities in Health Research Initiative'*, University of Sheffield).
12. Therefore, in our population growth modelling we used a conservative estimate of average life expectancy as 72 years – which is entirely consistent with the lower-than-average number of Gypsies and Travellers aged over 70 years in the 2011 Census (and also in ORS's own survey data).

Modelling Outputs

13. If we assume a TFR of 3 and an average life expectancy of 72 years for Gypsies and Travellers, then the modelling, undertaken in PopGroup, projects the population to increase by 66% over the next 40 years – implying a population compound growth rate of 1.25% per annum. If we assume that Gypsy and Traveller life expectancy increases to 77 years by 2050, then the projected population growth rate rises to nearly 1.50% per annum. To generate an 'upper range' rate of population growth, we assumed an implausible TFR of 4 and an average life expectancy rising to 77 over the next 40 years – which then yields an 'upper range' growth rate of 1.90% per annum.

Household Growth

14. In addition to population growth influencing the number of households, the size of households also affects the number. Hence, population and household growth rates do not necessarily match directly, mainly due to the current tendency for people to live in smaller childless or single person households.
15. Because the Gypsy and Traveller population is relatively young and has many single parent households, a 1.25%-1.50% annual population growth could yield higher-than-average household growth rates, particularly if average household sizes fall or if younger-than-average households form. However, while there is evidence that Gypsy and Traveller households already form at an earlier age than in the general population, the scope for a more rapid rate of growth, through even earlier household formation, is limited.
16. Based on the 2011 Census, the table below compares the age of household representatives in English households with those in Gypsy and Traveller households – showing that the latter has many more household representatives aged under-25 years. In the general English population 3.60% of household representatives are aged 16-24, compared with 8.70% in the Gypsy and Traveller population. ORS's survey data shows that about 10% of Gypsy and Traveller households have household representatives aged under-25 years.

Table 2 - Age of Head of Household (Source: UK Census of Population 2011)

Age of household representative	All households in England		Gypsy and Traveller households in England	
	Number of households	Percentage of households	Number of households	Percentage households
Age 24 and under	790,974	3.6%	1,698	8.7%
Age 25 to 34	3,158,258	14.3%	4,232	21.7%
Age 35 to 49	6,563,651	29.7%	6,899	35.5%
Age 50 to 64	5,828,761	26.4%	4,310	22.2%
Age 65 to 74	2,764,474	12.5%	1,473	7.6%
Age 75 to 84	2,097,807	9.5%	682	3.5%
Age 85 and over	859,443	3.9%	164	0.8%
Total	22,063,368	100%	19,458	100%

17. The following table shows that the proportion of single person Gypsy and Traveller households is not dissimilar to the wider population of England; but there are more lone parents, fewer couples without children, and fewer households with non-dependent children amongst Gypsies and Travellers

Table 3 - Household Type (Source: UK Census of Population 2011)

Household Type	All households in England		Gypsy and Traveller households in England	
	Number of households	Percentage of households	Number of households	Percentage households
Single person	6,666,493	30.3%	5,741	29.5%
Couple with no children	5,681,847	25.7%	2345	12.1%
Couple with dependent children	4,266,670	19.3%	3683	18.9%
Couple with non-dependent children	1,342,841	6.1%	822	4.2%
Lone parent: Dependent children	1,573,255	7.1%	3,949	20.3%
Lone parent: All children non-dependent	766,569	3.5%	795	4.1%
Other households	1,765,693	8.0%	2,123	10.9%
Total	22,063,368	100%	19,458	100%

18. The key point, though, is that since 20% of Gypsy and Traveller households are lone parents with dependent children, and up to 30% are single persons, there is limited potential for further reductions in average household size to increase current household formation rates significantly – and there is no reason to think that earlier household formations or increasing divorce rates will in the medium term affect household formation rates. While there are differences with the general population, a 1.25%-1.50% per annum Gypsy and Traveller population growth rate is likely to lead to a household growth rate of 1.25%-1.50% per annum

Summary Conclusions

19. The best available evidence suggests that the net annual Gypsy and Traveller household growth rate is 1.50% per annum. Some local authorities might allow for a household growth rate of up to 2.50% per annum, to provide a 'margin' if their populations are relatively youthful; but in areas where on-site surveys indicate that there are fewer children in the Gypsy and Traveller population, lower estimates should be used.
20. The outcomes of this Technical Note can be used to provide an estimate of local new household formation rates by adjusting the upper national growth rate of 1.50% based on local demographic characteristics.
21. In addition, in certain circumstances where the numbers of households and children are higher or lower than national data has identified, or the population age structure is skewed by certain age groups, it may not be appropriate to apply a percentage rate for new household formation. In these cases, a judgement should be made on likely new household formation based on the age and gender of the children identified in local household interviews. This should be based on the assumption that 50% of households likely to form will stay in any given area and that 50% will pair up and move to another area, while still considering the impact of dissolution. This is based on evidence from over 140 GTAAs that ORS have completed across England and Wales involving over 4,300 household interviews.

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

CYNGOR SIR POWYS COUNTY COUNCIL
PORTFOLIO HOLDER DELEGATED DECISION
by
COUNTY COUNCILLOR MYFANWY ALEXANDER
PORTFOLIO HOLDER FOR ADULT SOCIAL CARE, WELSH LANGUAGE,
HOUSING AND CLIMATE CHANGE

MARCH, 2022

REPORT AUTHOR: Service Manager – Housing Communities

REPORT TITLE: Amendments to the ‘Homes in Powys’ Common Allocation Scheme

REPORT FOR: Decision

1.0 Purpose

- 1.1 This report requests approval of changes to the Council’s ‘Homes in Powys’ Common Allocation Scheme (CAS), which is used by the Council and housing associations to allocate social housing in Powys.
- 1.2 Approved changes will be introduced to take effect from April 1st, 2022. All live housing application registered with the ‘Homes in Powys’ Common Housing Register (CHR) on that date will be reviewed to make sure that offers of homes made after that date reflect the revisions made to the CAS. All subsequent applications will be accorded priority status in line with the revised CAS.

2.0 Background

- 2.1 Council and housing association homes in Powys are let via the ‘Homes in Powys’ CHR. The priority that is given to each applicant for housing is determined by the ‘Homes in Powys’ CAS, which is agreed between the Council and the eight housing associations with whom the Council works.
- 2.2 The Welsh Government’s Code of Guidance for the allocation of housing, and the provision of services and support to those who are homeless, allows local authorities in designing housing allocation policies to give priority to certain additional preference groups, of which homelessness is one. The extent to which a household has intentionally contributed to or not acted to prevent their homelessness is also considered when determining the extent of help and support to be offered to homeless households. This meant that not all homeless households would be entitled to the Council securing for them a permanent home.

- 2.3 However, as part of the response to the Covid-19 pandemic, the Welsh Government introduced changes to its code of guidance, referred to as 'Everyone In'. Since March 2020, all housing authorities have been required to dispense with intentionality and priority need considerations and in effect provide temporary accommodation (where needed) to each person presenting as homeless, with the majority likely to be entitled to permanent accommodation. The Welsh Government has indicated that these initially temporary arrangements are to be made permanent, with legislation being planned to be tabled during the current Senedd. This approach is being supported by the Welsh Government's 'Ending Homelessness Action Plan' and 'Rapid Re-Housing Transition Plan Guidance'.
- 2.4 There has, as a consequence of these changes, been a pronounced and likely ongoing increase in the need for temporary accommodation in Powys, with 192 Council and housing association properties currently being used to house people awaiting permanent housing. This in turn, to avoid people remaining in temporary accommodation for unreasonably long periods of time, means that where possible action needs to be taken to make access to permanent accommodation easier for those who are homeless.
- 2.5 Representatives from Housing Services and locally operating housing associations meet as the 'Homes in Powys' Working Group on a regular basis to review the operation of the CHR to improve the efficacy of the scheme, including where necessary considering changes and amendments to policy and procedures. The changes set out in this report are in part to accommodate the provisions of 'Everyone In'.
- 2.6 Appendix A to this report sets out recommended amendments to the CAS proposed by the Working Group, along with the reasons for the proposed amendments. To aid understanding of the changes, Appendix B is a copy of the current 'Homes in Powys' CAS with the proposed revisions shown as tracked changes.
- 2.7 The proposed amendments are designed to enhance access in Powys to as wide a range of affordable rented homes as practicable which meet the needs of households looking for an affordable and secure home. The changes will support social housing landlords to be better able to make the most effective use of the properties they manage in Powys. The amendments will make sure that 'Homes in Powys' remains in line with Welsh Government guidance in respect of the prevention of homelessness and will help to promote tenancy sustainability.
- 2.8 To help raise awareness of approved amendments, a summary leaflet will be shared with all Members of the Council and agencies who may be asked by households, for advice and assistance in housing matters.

In addition, approved changes will be widely publicised through the Council's and partner housing associations' websites and social media. Each new CHR applicant will be signposted to the revised policy as part of their initial application and further awareness will be raised with existing applicants as part of the proposed six-monthly application renewal process.

3.0 Advice

3.1. Consultation with Stakeholders

3.1.1 Stakeholder engagement in determining the nature of the proposed amendments benefited from an extensive consultation exercise, carried out between 13th September and 6th December 2021.

3.1.2 The consultation consisted of completion of an online survey, advertised to stakeholders, including members of the public, via external communication channels including press, email, and regular social media posts. At the end of the consultation period, 274 surveys had been returned.

3.1.3 A summary of the survey results is attached to this report as Appendix C. For each of the proposed amendments, the majority of respondents were in favour of their implementation. Overall, 88% of respondents were satisfied with the proposed amendments to the allocation policy. Appendix D to this report provides a summary of the individual responses received for each consultation question.

3.2 Awarding priority (Additional Preference) to Applicants owned a Section 75 Homeless Duty

3.2.1 The policy amendment with potentially the most far-reaching impact on determining which applicant is offered available social housing via the CAS, is the awarding of additional priority to Section 75 (S.75) Homeless Duty applicants¹. This applies to people for whom the Council has accepted a duty to help them find a home. In some cases, households will be accommodated in temporary accommodation until a more permanent home can be found. The majority of temporary accommodation in Powys is provided through fully furnished and managed Council and housing association homes. Typically, less than 11% of all households in temporary accommodation are living in bed-and-breakfast style premises.

3.2.2 Moving on from temporary accommodation for households to whom a duty is owed by virtue of S.75 is dependant upon the availability of

¹ The Section 75 Homeless Duty is set out in the Housing (Wales) Act 2014; it requires on the Council to secure accommodation for any household for whom the Council has accepted a duty to help find a home if a suitable home has not been found within 56 days of accepting the duty to help.

more permanent accommodation, which can be either social or privately-owned housing.

- 3.2.3 There is a shortage of housing in Powys suitable for smaller sized, working-age households across all tenures. Of all homes in Powys, 6% have one bedroom. Of all households registered with 'Homes in Powys' (as of 17th January 2022), 55.64% require a one-bedroom home and 79.6% of those residing in temporary accommodation. The mismatch between housing needs and availability of housing means that some households can remain living in temporary accommodation for longer than is desirable. The average time for a household to be living in temporary accommodation is 263.8 days (as of 17th January 2022).
- 3.2.4 A further complication is that the social security support for housing costs for temporary accommodation differ from those for permanent accommodation. In the case of the former the provisions of the spare room subsidy/bedroom tax do not apply. This means that households can be temporarily accommodated in housing for which they may not, if the housing were considered permanent, be eligible for sufficient social security payments to avoid a high risk of rent arrears. Such households would be considered to be under-occupying a permanent home. For those aged under 35, privately owned rented accommodation social security housing costs are limited to the cost of a single room in shared accommodation.
- 3.2.5 Under the terms of the current guidance from the Welsh Government, it is not acceptable to evict people from temporary accommodation if to do so would result in them becoming homeless. This means that some people are reluctant to leave temporary accommodation if to do so means moving to smaller accommodation, or not receiving as much help with housing costs as may be available while living in temporary accommodation. To help such people move to permanent accommodation means that high levels of officer support are needed to assist them to manage the transition.
- 3.2.6 In response to the changing guidance on homelessness and the disparities between available homes and people needing help due to being homeless, it is proposed to introduce a new Priority Band Two category to the CAS. This will give enhanced priority to those households who are owed a S.75 homeless duty. These are cases where it has been unable to prevent or relieve the homelessness with the applicant owed a 'final duty' by the Council to secure settled, affordable accommodation which is reasonably expected to last at least 6 months.
- 3.2.7 The aim of this change is to increase move on from temporary accommodation so that more social housing can be let as permanent and secure accommodation. The revision will also help to reduce any unavoidable use of bed-and-breakfast style accommodation.

- 3.2.8 Housing Services undertook a detailed analysis to assess the impact of this proposal. A recent analysis (17th January 2022) of all 168 S.75 homeless applicants registered with the Council, showed that 137 are currently in temporary accommodation provided by the Council or a housing association. Of these, if the revision is approved, 86 could be allocated what is currently temporary accommodation as a permanent home. At present, such households are considered within Priority Band Three along with all other applicants for a particular property. This approach was designed to help make sure that all types of housing need along with homelessness – for example currently living in accommodation that is unsuitable for their needs – are considered equitably. However, such is the demand for housing to help the homelessness, arising in part from ‘Everyone In’, that it is appropriate to revisit this element of the CAS.
- 3.2.9 Such a change would mean that the resources available to help those who could not be offered their current temporary accommodation as a permanent home move-on would be increased as officers could focus more attention on these clients.
- 3.2.10 All S.75 homeless applicants being awarded a Priority Band Two status would significantly increase the number of households (103 as of 20th January 2022) in this priority band and give them additional priority for re-housing compared to other households in identified housing need within Priority Band Three (currently 2246 as of 20th January 2022).
- 3.2.11 The question of fairness was a key concern identified in the recent consultation and resulted in a relatively low, compared to the other proposed policy amendments, approval rating of 57% for this proposed policy amendment. A number of respondents expressed concern that an outcome of this policy amendment, would be the risk of households presenting to the Council as being homeless to try and secure additional priority in the allocation of social housing.
- 3.2.12 To address these concerns and to help maintain fairness across all households who are registered with Homes in Powys, an associated policy amendment is proposed. For homeless households, who have been placed in Priority Band Two under the discharge of a S.75 homeless duty, a refusal of a reasonable offer will result in them being demoted to Priority Band Three (subject to an assessment of housing need). The application date for such cases would be that of the time the demotion took place, meaning that they would have, within Band Three, a lesser priority than those who registered at an earlier date. This will help to make sure that the award of additional priority encourages applicants to accept reasonable offers of suitable accommodation.
- 3.2.13 To make sure that the proposed changes, if approved, are delivering benefits to those registered with ‘Homes in Powys’, there will be ongoing monitoring of the impacts of the revisions. In addition, there

will be a detailed review after six months (in quarter three of 2022-2023) to fully understand whether or not the changes in respect of homelessness have had any 'unintended consequences'. Should any changes be deemed necessary, a report will be presented for consideration to the Portfolio Holder.

4.0 Resource Implications

- 4.1 There are no increases in the overall funding required to administer and operate 'Homes in Powys' arising from the recommendations in this report so there will be no financial implications for the Council arising from the recommendations in this report.
- 4.2 Should the recommendation in this report be agreed, the ICT system – Abritas - used to administer 'Homes in Powys' would need to be updated. This work would be carried out as part of ongoing system maintenance, provision for which is already included in housing budgets.
- 4.3 Training would need to be carried out for officers using the policy to make them aware of the changes, but this would be done internally with no extra cost to the service.
- 4.4 The Head of Finance (Section 151 Officer) notes the content of the report and that the recommendations can be supported from existing service budgets.

5. Legal implications

- 5.1 Under s.161 (7) of the 1996 Housing Act, when an alteration is made to a CAS that reflects a major change of policy, the Council must ensure that those likely to be affected by the change are notified of it within a reasonable period, and explain, in general terms, the effect of the change.
- 5.2 The Council's Legal Services team (Principal Solicitor – Housing) has commented: "Some of the amendments I would not class as major (there is no statutory definition of what is classed as a major change) but some of them do fundamentally alter who may be eligible for a property. Housing First represents a new addition to the Policy which could be classed major change. I do think the Authority could have been at risk of a judicial review if the consultation process carried out had not been undertaken".
- 5.3 The Head of Legal and Democratic Services (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report".

6. Data Protection

- 6.1 No changes to the processing of personal data arise from this report. Joint Data Control Agreement and Data Protection Impact Assessment are already in place.

7. Comment from local member(s)

- 7.1 This is a county wide matter and so applies to all local members.

8. Integrated Impact Assessment

- 8.1 An Equality Impact Assessment has been completed, a copy of which is attached to this report.

9. Recommendation

- 9.1 It is recommended that:

9.1.1 The proposed amendments to the 'Homes in Powys' Common Allocations Scheme, set out in Appendix A to this report, are approved and brought into effect on April 1st, 2022.

9.1.2 That in the third quarter of 2022-2023 a review of the impact of the changes introduced in respect of homeless households is undertaken, with any necessary changes arising from that review to be presented to the Portfolio Holder for consideration.

Contact Officer: Richard Batt (Service Manager – Housing Communities)
Tel: 07954028705
Email: Richard.Batt@Powys.gov.uk
Head of Service: Nina Davies (Head of Housing and Community Development)
Corporate Director: Nigel Brinn (Economy and Environment)

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

Appendix A: Summary of Proposed Amendments and Reasons for these Amendments

Proposed Amendment	Reasons for Amendment
<p>1: Awarding priority to applicants to whom we have accepted a section 75 homeless duty.</p>	<p>Under the Code of Guidance priority can be given to certain additional preference groups, of which homelessness is one. As a result of the pandemic, and the acceptance of everyone as priority need, there has been a huge increase in homeless applications and the number of applicants in temporary accommodation.</p> <p>In addition to this, it has recently been announced that the Welsh Government will be introducing revised homeless legislation with regard to priority need and intentional homelessness. This means in effect that the 'Everyone In' approach will continue, suggesting that the increased service demand experienced since March 2020 will continue.</p> <p>As a result, it is proposed to introduce a new Band 2 category which will give priority to those applicants who are owed a Section 75 (S75) homeless duty. These are cases where we have not been able to prevent or relieve the homelessness and they are deemed to be priority need.</p> <p>It is hoped that this will increase move on from temporary accommodation (TA) and enable the TA that has been used from the Housing Revenue Account (HRA) and Registered Social Landlord (RSL) stock to be let as permanent and secure accommodation. This will also help to ensure that stays in bed and breakfast will be reduced to a minimum.</p> <p>It should be noted that if those applicants owed the S75 duty are deemed to be "not ready to move" they will remain in Band 5.</p>
<p>2: Reduce the priority on the waiting list of those applicants who fall into Band 2 under S75 homeless duty, if they refuse a homeless final offer.</p>	<p>If an applicant, who has been placed in Band 2 under S75 homeless duty, refuses a reasonable offer they will be demoted to Band 3 (subject to an assessment of housing need) with a new effective date.</p> <p>This has been brought in to make homeless applicants aware that there are consequences to their decisions and to ensure fairness to other applicants on the waiting list.</p>
<p>3: When a first offer is refused unreasonably, the application effective date is amended to the date the offer was refused.</p>	<p>Due to the high number of refusals we are experiencing when allocating (over 1200 in 20/21), there needs to be a repercussion to refusing a reasonable offer. Therefore, it is proposed that whilst the applicant will still be entitled to two reasonable offers, the effective date of the application will be amended to the date the first offer was unreasonably refused.</p> <p>This should also help to ensure a cleaner waiting list and reduce allocation times.</p>
<p>4: Simplifying how applicants are assessed for accessible housing.</p>	<p>Currently when allocating, a property is matched to an applicant based on the level of accessibility needs. Within the current policy there are five accessibility levels:</p> <ul style="list-style-type: none"> • Wheelchair accessible • Partially wheelchair accessible • Level access • Minimal steps • None of the above

	<p>The review has highlighted that the five accessibility levels have led to confusion and inconsistency when verifying applications and when allocating properties.</p> <p>The proposal is to reduce it to three levels which keeps it simple and straightforward both for the allocating officers and for the surveyors when assessing the property. The proposed three levels are:</p> <ul style="list-style-type: none"> • Wheelchair accessible • Ground floor • None of the above <p>Additional questions will be asked on the application form to ascertain the level of accessibility needed.</p>
<p>5: Awarding priority to applicants who are currently overcrowding one-bedroom social housing.</p>	<p>From a demand perspective, one-bed accommodation is required more than any other property size, with approximately two thirds of applicants on the Common Housing Register requiring this size accommodation. Coupled with this is the limited amount of one-bed social accommodation in Powys.</p> <p>In order to free up more one-bed accommodation, it is proposed to introduce a new Band 2 category which will give priority to social housing tenants in Powys currently living in one-bed accommodation that are overcrowded.</p>
<p>6: Awarding priority to applicants currently under-occupying their social housing tenancies by two or more bedrooms.</p>	<p>Preference is currently given to Powys social housing tenants who wish to downsize to smaller sized accommodation, primarily to mitigate the impact of the Spare Room Subsidy ('Bedroom Tax') requirements on the affordability of their current home. The majority of these cases have now been addressed and a consequence of this is that allocations are being made to those who, although they want to downsize, can still afford to remain in their current property and these applicants are being allocated properties over those who are in higher "housing need" i.e: Band 3.</p> <p>Due to the limited stock of larger properties (four-bed+) in Powys, priority still needs to be awarded to those looking to downsize from this size of accommodation, hence it is proposed that applicants in this size property who are under-occupying by two or more bedrooms, will still be placed in Band 2.</p> <p>In recognition of the ongoing commitment to mitigate the impact of the Spare Room Subsidy on social housing tenants, Priority Band 2 status will still be awarded to those tenants who have fallen into rent arrears as a direct result.</p>
<p>7: Give all households the opportunity to apply for one bedroom extra than they need subject to an affordability assessment.</p>	<p>This would help to alleviate the difficulty of letting two bed flats and help to house the high proportion of single persons currently on the waiting list.</p> <p>The current policy could be classed as discriminatory to those who are in receipt of benefits through no fault of their own and who would be able to afford a larger property than needed.</p> <p>Powys County Council Tenancy Support Officers (TSO's), and their equivalent, are now in place who complete a financial assessment on each applicant at the offer stage – this is a much more robust system for assessing affordability.</p> <p>Only those who request the extra bedroom would be considered for it.</p> <p>The final decision will lie with the partner landlord and if they are not satisfied with regard to affordability, the offer will be withdrawn. This will not count as a reasonable offer.</p>

<p>8: Widening the group of applicants that will be considered for 'Housing First'</p>	<p>Housing First is a recovery orientated approach to ending homelessness that centres on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional support and services as needed. Welsh Government has made available additional funding to support a range of projects based on Housing First approaches and Powys County Council is one of the first local authorities in Wales to award priority to Housing First cases within its allocation policy.</p> <p>Whilst Housing First has been a qualifying criterion for Band 1 cases for a number of years, only a very small number of applicants have actually, been awarded Housing First status. On review, it was felt the wording was too prescriptive and after consultation with Welsh Government and our Housing Association partners the criteria has been revised to include a wider range of individuals who have complex and challenging housing needs.</p> <p>It is pertinent to note that there will still be a requirement before Housing First status is awarded that there is a package of intensive and guaranteed support in place, agreed and funded by all relevant agencies, with a commitment to provide the package for as long as it is needed by the applicant. Also due to the complex nature of Housing First cases they will be decided by a multi-agency panel consisting of professionals who work in the following areas: Housing, Health and Social Care, Mental Health, Substance Misuse, and the Police</p>
<p>9: Strengthening 'Housing First for Youth' (16–25-year-olds) considerations.</p>	<p>There will still be a requirement for Housing First for Youth applicants to be assessed using the same criteria as that used for other Housing First applicants. However, it is proposed to strengthen the requirement to give due regard to the causes and conditions of youth homelessness due to them being distinct from adults, and that the housing and support provision will be youth focused.</p>
<p>10: Removal of volunteering as a reason for a local connection.</p>	<p>It is proposed that volunteering be removed for the criteria used to determine an applicant's local connection. This is because, as identified in the review, it is difficult for officers to define and verify if stated volunteering meets the relevant criteria. In addition, a review revealed that out of 3,000 applicants on the Common Housing Register only a total of 45 applicants selected this as a local connection qualification.</p>
<p>11: Widening the group of applicants that will be considered for additional priority due to loss of tied accommodation.</p>	<p>It is proposed to widen the group of applicants who are awarded Band 1 status to also include Homes in Powys partner employees to whom a contractual duty is owed or who are occupying specific accommodation as part of their conditions of employment and who are leaving employment other than for disciplinary reasons and need to be considered for re-housing.</p>
<p>12: Re-designating older person accommodation as accessible homes</p>	<p>The review identified the need to clarify that, where appropriate, allocations should be accessibility based rather than aged based. Therefore, it is proposed that older persons' (over 60s) accommodation be re-designated as Accessible Homes and applicants under 60 may be allocated such accommodation if appropriate. In all allocations, consideration will still be given to the makeup of that community.</p>
<p>13: Expanding the group of applicants who can be considered for an additional bedroom above their housing need, to include full-time working applicants who are in receipt of the housing element of Universal Credit</p>	<p>Under the current policy, all applicants, regardless of which Priority Band their application falls in, and who are in receipt of housing benefit (partial or full) or the housing element of Universal Credit (UC), will only be eligible for properties in line with the Department of Work and Pensions' (DWP) property size criteria. This is because social security for housing costs, paid either as part of Universal Credit or Housing Benefit, is reduced if people have more bedrooms than social security rules say they need. Applicants who are working, not receiving social security housing support and can show that they can afford a larger property will have the option to apply for one bedroom above what the DWP criteria says they need.</p>

	Following the advice of the Council's Tenancy Support Officers it is recommended to allow those who are in receipt of the housing element of UC and working full-time hours (35 hours) to also be entitled to apply for one bedroom above what the DWP criteria says they need. This would still be subject to a Financial Well-being Assessment.
14: Strengthening applicant's responsibility to re-pay previous tenancy related debt as part of determining that they are 'Ready-to-Move'.	<p>The review highlighted that clarity was needed within the policy on when an applicant would be deemed to be "ready-to-move" with regards to rent arrears. It is therefore proposed that if an applicant has arrears that are the equivalent of two months+ of rent then they may be deemed as not ready to move and placed in Band 5 (the lowest priority band). If the arrears are less than this amount, consideration must be given to the adherence of any repayment plan and/or the regularity of repayments.</p> <p>The review also identified that a wider view should be taken regarding tenancy related debt and therefore it is proposed that 'Ready to Move' will also consider arrears relating to rechargeable repairs and 'Spend to Save' Loans (monies lent to households to help them secure a private rented sector tenancy e.g. payment of a tenancy deposit).</p>
15: Clarifying how amendment to tenancy requests will be dealt with.	In order to deal effectively with amendment to tenancy requests, i.e. adding or removing someone to or from the tenancy, a paragraph has been inserted to allow for these requests to be dealt with under the Common Allocations Scheme policy. Such requests will only be considered where current legislation does not allow for an assignment or succession to the tenancy and will be dealt with in accordance with current and appropriate guidance, which will follow the legislation of the Renting Homes Act (Wales) 2016 when it is implemented.
16: Clarification of special conditions applied by partner landlords when allocating their empty homes.	Whilst a Common Allocations Scheme has been agreed amongst each partner, due to varying priorities, each landlord has certain special conditions they may wish to impose when allocating their own properties. As a result, a table (contained as an appendix in the policy) will be put together to clarify what those nuances are and which landlord they apply to.
17: Clarification of when a household may qualify for a house.	Lack of stock in certain areas means houses are the only available option for certain households – there is an increase in children returning home rather than moving away and there may be older children who are still dependent due to disability. The policy should therefore be amended to allow the allocation of a house in these circumstances.
18: Removal of the example for when an offer may be withdrawn: "The property is required in an emergency".	Unable to qualify what may count as an "emergency" so proposal to remove this as an example to avoid confusion.
19: Clarification over when the effective date may be amended.	<p>The effective date of an application may be changed in the following circumstances:</p> <ul style="list-style-type: none"> • When an applicant is demoted to a lower band. Examples include former tenant arrears coming to light and an assessment that the applicant is not ready to move, homeless applicant in Band 2 refusing a suitable offer, refusal of suitable first offer. • When an applicant is promoted to a higher band. Examples include an applicant clearing their arrears and an assessment that the applicant is ready to move, move to Band 1 following panel meeting. • When there has been a significant delay in the applicant providing all necessary information needed to correctly verify the application.

	<p>The effective date will be amended to the date the Council were first made aware of the change in circumstances unless the decision was subject to a panel decision e.g. Band 1.</p>
<p>20: Reducing the renewal period for Common Housing Register applications from 12 months to 6 Months.</p>	<p>It is proposed that renewals are carried out on a 6 monthly basis instead of every 12 months. This will help to ensure applicants' contact details are kept up to date and those that have been rehoused or no longer wish to apply for housing are removed from the waiting list keeping it "clean" and helping to ensure allocations are made as efficiently as possible.</p>

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

Homes in Powys

Allocations Scheme - Policy Statement

Contents

1) Introduction	2
2) Stage One – Information, Advice and HR Application	3
3) Stage Two – Who can join the HR	5
4) Stage Three – Assessing and Prioritising Applications for Housing	13
5) Stage Four – Offering Homes to HR Members	30










Introduction

Powys County Council and eight housing associations are working together to make it easier for people to find a home in Powys. They are members of the Powys Housing Register partnership 'Homes in Powys'. All members of the partnership believe that communities can thrive and prosper if individuals, families and groups are treated fairly, with respect, and given access to rights and services. That is why 'Homes in Powys' offers people advice and help to find the right home for them. And that is why all the social housing in Powys is offered to people through one Housing Register (HR) and an easy-to-understand Allocations Scheme (AS) which is used to agree the allocation of both council and housing association homes.

The allocation of social housing is governed by the law but there is scope for local needs and priorities, and these are included in the Powys AS. We want to allow people to choose the area in which they want to be housed and say what type of housing they would like. However, we also have to manage the way homes are allocated because in many places there simply aren't enough social homes to meet demand.

This Policy Statement sets out who is eligible for social housing and what is taken into account when the 'Homes in Powys' partners decide who is offered the opportunity to rent a social home. It covers how applicants can apply for and be allocated social housing, the priority they will be given and the way in which any offer of social housing will be made.

'Homes in Powys' Members

-  Clwyd Alyn Housing Association
-  Grwp Cynefin
-  Melin Homes
-  Barcud
-  Newydd Housing Association
-  Pobl
-  Powys County Council
-  Wales & West Housing
-  Hafan Cymru

The HR and AS are provided and managed on behalf of 'Homes in Powys' partners by Powys County Council.

The AS has four stages:



-  Stage One: Information, Advice and HR Application
-  Stage Two: Who Can and Can't Join the HR
-  Stage Three: Assessing and Prioritising Applications for Housing
-  Stage Four: Offering Homes to HR Members

An index at the back of this Policy Statement will help people find information about those parts of the AS which are of particular interest.

Stage One – Information, Advice and HR Application

Housing Options Wizard

People who want help and advice in keeping or finding a place to live can:

-  Work with the online Housing Options Wizard at www.powys.gov.uk. The Wizard will produce a tailored set of recommendations for each applicant to help them improve their housing options.
-  Call 'Housing One' on 01597 827464 and, with help from a First Contact Officer (FCO), work through the Housing Options Wizard.

If the Housing Options Wizard suggests that the applicant may be eligible for more detailed advice and assistance because they are in danger of becoming homeless, the applicant should call 'Housing One' on 01597 827 464. The applicant will be able to arrange an appointment to complete an assessment with help from a Powys Housing Options Officer (HOO). A homeless case will be referred to an HOO based in the same area where the applicant is currently staying. The HOO will contact the applicant to complete enquiries to decide whether the Council owes the applicant a duty under the provisions of homelessness legislation.

People who are currently homeless, including for example those sleeping rough or of no fixed abode, can call Housing One' on 01597 827 464. They will be assigned an HOO to help them find somewhere to live.

Applying to join the HR

If the Housing Options Wizard recommends that social housing may be an option for the applicant, then the applicant will be able to complete an application to join the HR. That application can be completed on line at www.powys.gov.uk If an applicant doesn't have access to the internet or can't find anyone to help them complete an on-line application, then they can make their application by telephone on 01597 827 464 or contact any of the 'Homes in Powys' partners for help and assistance. All applications will be assessed and validated by a Powys County Council. This will help decide whether or not the applicant is able to register for social housing and if so, what their status will be on the HR. This means that the applicant may be contacted to discuss the details of the application.

The information will be used to decide:

- ✓ The Priority Band an application will be given.
- ✓ Any Local Connections that may give people priority for certain villages or towns.
- ✓ Area Preferences to help offers of housing match where people want to live.
- ✓ The size and type of home offered, including whether or not special facilities, for example wheel-chair access, are needed by the applicant or members of their household.

As well as assessing housing needs, information provided by applicants may be used to refer the applicant to relevant support services and agencies. This is to help the

applicant or improve the services offered by 'Homes in Powys' partners. When an applicant has requested that details are not shared with other agencies, we will not make a referral.

Renting Accommodation from a Private Landlord in Powys

A wide range of private landlords offer accommodation to rent across Powys. The properties available range from bedsits to detached houses, making for a wide choice of places to live. Rents vary across the county and most properties will be offered on flexible, assured short-hold tenancies. Powys County Council can help people who would prefer to rent from a private landlord find accommodation and give advice on what to look for, both in the property and the tenancy terms.

To find out how the Council can help you find and rent accommodation from a private landlord, visit the Council's website at www.powys.gov.uk or send an e-mail to the Private Sector Development Team: housing@powys.gov.uk. – [Does this need changing now to HOO?](#)



Buying an affordable home in Powys

There is a wide range of schemes to help people buy a home at an affordable price. These include 'Homebuy' which could reduce the cost of buying a home by up to 30% and 'Shared Ownership' which allows people to buy a share in a property and pay a low rent on the share they don't own. Tai Teg connects people who want to buy an affordable home with the developers and sellers who have such properties for sale.




Anyone who wants to consider buying a home at a genuinely affordable price should register with Tai Teg. That way when homes come up for sale, Tai Teg will be able to quickly contact people to discuss their options for buying a place to live.

To find out more – and to register for low cost home ownership – applicants should visit the website at www.taiteg.org.uk; write to the team at Tai Teg, PO Box 167, Caernarfon, LL55 9BP; telephone 0845 601 5605 or e-mail to: info@taiteg.org.uk

Stage Two – Who can join the HR

Evidence of Housing Needs

To help the Council complete the application assessment, applicants will need to provide:

-  Photo identification (for example, their passport or driving licence).
-  Their National Insurance Number.
-  Evidence of their right to live in the United Kingdom (for example birth certificate or passport, evidence of a current successful claim for social security or housing benefit or immigration papers confirming their rights to reside in the United Kingdom).

Further evidence may be needed to help inform the decision about whether or not to register an applicant on the HR and the type of housing for which they may be eligible. The officer working with the applicant will advise what information is required. The At-a-Glance Guide to Housing Application Information and Evidence below, gives examples of the kind of information that an applicant may be asked to provide.

This information will always be checked at the time the offer of a property is made. This is to make sure that the applicant is still eligible for the home they are being given an opportunity to rent. If an applicant does not provide the information requested, they may have the offer of a home withdrawn.

At-a-glance Guide to Housing Application Information and Evidence

Information	Evidence
Identity of applicant and other members of the family	Birth certificate Passport Immigration papers UK Driving Licence Official letter or other documents showing the applicant's National Insurance Number
Evidence that the applicant is eligible for social housing in the United Kingdom	Proof of nationality: passport, national identity papers Proof of immigration status: <ul style="list-style-type: none">○ Immigration Status (if applicable)○ Most recent letter from Home Office○ S.A.L.1 (Standard Acknowledgement Letter)○ S.A.L.2○ LS 96 forms for everyone on the application○ Applicants from the A8 countries must provide workers registration card

	<ul style="list-style-type: none"> ○ Application to EU Settlement Scheme ○ Share code to prove immigration status: View and prove your immigration status - GOV.UK (www.gov.uk) ○ Proof of receipt of housing benefit
Evidence that the applicant and other household members currently live where they say they do	<p>Electoral register entry Rent account Mortgage statement Tenancy agreement Utility bill Recent bill for Council Tax Pension book Evidence from employer or Job Centre Plus Full driving licence Recent bank statement</p>
Evidence that children being housed as part of the application are the responsibility of the applicant or a member of their household	<p>Child Benefit book Residence Order Evidence from Job Centre Plus, Social Services, Health and Education authorities Birth certificate(s) Proof of pregnancy (letter from GP or Anti-natal File stating Expected Date of Delivery)</p>
Medical circumstances	<p>Information about a medical condition from a recognised medical professional, detailing the impact that current housing conditions have on the applicant and the benefit of moving to alternative accommodation.</p>
Accessibility	<p>Evidence of any special accessibility needs from a recognised medical professional or an Occupational Therapist.</p>
Financial Status	<p>Details of all property currently owned in and outside of the United Kingdom Current mortgage statement (if currently buying a property). Income details including wages, social security payments, investment income and pensions. Current outgoings. Banking details.</p>

Communications	E-mail address (especially if the applicant may need to claim Universal Credit) Telephone number Contact address
Special Circumstances	Evidence and information relating directly to the special circumstances and housing needs.


People who are applying for help because they are either homeless or threatened with homelessness may need to provide additional information. This could include:

- ☞ Possession order from the Court.
- ☞ Bailiff's Warrant.
- ☞ Notice requiring or Seeking Possession from their landlord, for example a Section 21 Notice or a Section 8 Notice.
- ☞ Letter from employer terminating employment (if accommodation is provided with their job) accompanied by an employment contract.
- ☞ Letter from relative/friend, asking applicant to leave (this letter should be signed, addressed and dated, providing a phone number and giving formal notice to vacate the premises).
- ☞ Letter from solicitor/police/other organization relating to the housing needs of the applicant.
- ☞ Divorce papers (including property settlement and details of any custody matters).

Who can join the HR?



Anyone over the age of 16 can apply to join the HR as long as:

- 🏠 They are residents of the United Kingdom aged 16 and over.
- 🏠 They are British Nationals and, subject to any guidance that may be issued by the Government following Britain's departure from the European Union on March 29th, 2019 – does this need to be amended – Hilary?, European Economic Area Nationals (European Union countries plus Iceland, Norway and Liechtenstein) aged 16 and over who have been habitually resident in the United Kingdom, Channel Islands, Isle of Man or the Republic of Ireland (Travel Area). Any period of residence less than two years may have to be tested by us.
- 🏠 They are refugees or other persons who have been granted permission to remain in the United Kingdom.
- 🏠 Their current address – the one from which they are making their application - is their sole and principal place of residence. (This does not apply to people who are of no fixed abode).
- 🏠 They are not already registered for housing on the Powys HR either on their own or on someone else's housing application.
- 🏠 They are not specifically excluded from the HR because of national law governing access to social housing.

-  They are not specifically excluded from the HR because they are responsible in previous or current tenancies for serious breaches of tenancy conditions.

Applicants aged 16 or 17

Applicants aged 16 or 17 will be assessed with reference to their ability to manage a home. This may include a referral to Powys County Council's Children's Services team or other organisations who work with young and vulnerable people, for comment on the applicant's suitability. There are two ways a person under 18 can be given the right to occupy a property:

-  Any tenancy that is given to a person under 18 will be held in trust until their 18th birthday (after which they can legally hold a tenancy in their own right). This means that another suitable person (such as a parent, legal guardian, carer, social worker or relative) will be required to act as a guarantor and trustee and so be responsible for the property until the applicant reaches the age of 18.
-  A licence to occupy the property will be granted by the landlord.


Existing Tenants of a 'Homes in Powys' landlord

People who already have a tenancy with a 'Homes in Powys' landlords, including those who have an Introductory or Starter Tenancy (which can last for up to eighteen months), who want to transfer to a new home will have their application treated on the same basis as an applicant who does not currently live in a social rented home.

If an existing tenant of a 'Homes in Powys' landlord is in breach of their tenancy conditions, their priority for a new home may be reduced.

Applicants Who Own Residential Property

Applicants who currently own any residential property, including property in which they are not currently living, are able to join the HR. However, their priority for the allocation of a social home will depend upon the status of their current home and any other properties they own. People will be considered to have a housing need if any of the following situations apply:

-  The applicant owns property which does not meet their current housing needs or which they cannot move into. This includes:
 - Property that is not being physically suited to their health and mobility needs and is unable to be adapted to meet those needs within the resources available to the applicant. This will need to be supported by evidence from appropriately qualified agencies.
 - Property that is in such a poor state of repair, by reference to the Housing Health and Safety Rating System (HH&SRS), that the health and safety of the applicant and their household is at risk or harm from Category One Hazards and the applicant can access the resources

needed to remove the hazards. This will need to be supported by a formal HH&SRS and means assessment, undertaken by the Council's Private Sector Housing team. – Will this team still do this?

- Property is let on a secure tenancy (in most cases this will be for a tenancy let before January 1989) to another household. If property is let on an assured short-hold or similar tenancy, the applicant will be expected to take possession of such property for their own use.
- 🏠 The applicant is no longer able, for good reason (such as loss of employment due to redundancy or ill health) to maintain payments necessary to cover debt secured to purchase property in which they could reasonably be expected to live. This excludes all debt secured on the applicant's property for other expenditure not related to the property itself.
- 🏠 There is clear evidence that the applicant is at risk of domestic violence and unable to remain in their property due to a real and present risk to the health and safety of both the applicant and those included on their application.
- 🏠 The sale of the applicant's home or any other residential properties that they own or in which they have a legal interest anywhere in the world, will not release sufficient funds for them to buy, in a village or town in Powys where it is reasonable for them to live, either outright or with a mortgage, a home that meets their housing needs. Exceptions include:
 - The applicant has a legal interest in a property in which they are not allowed to live as a result of a legal ruling by a Court. One example would arise following a relationship breakdown in which residence in the family home is assigned by the Court to one or other of those in the former relationship.
 - The property is in a country where it is unsafe, due to conflict or natural disaster, for the applicant to arrange the sale of their property.
- 🏠 The applicant's income would be insufficient to allow them after the sale of their property, taking into account any capital they may receive from the sale of property, to rent a suitable private sector home in a village or town in Powys where it is reasonable for them to live.

Property owners who take up a social housing tenancy will be expected to sell their property before their Introductory or Starter Tenancy comes to an end. They will also be expected to occupy their social property as their only or principal home.

Joint Applicants

People can apply together to join the HR if they want to be joint tenants of a home offered them by a member of 'Homes in Powys'. However, all applicants who want to be joint tenants must be eligible to join the HR, be aged 16 or over and intend to occupy the property as their sole or principal home. Couples applying may only be offered a joint tenancy.

Debts or Money Owed to 'Homes in Powys' Landlords

All applicants are responsible for paying arrears of rent and rechargeable repair bills outstanding from any previous social housing tenancy. 'Homes in Powys' partners will share with other members of the partnership details of debts, including Spend to Save loans, owed by tenants who apply to join the HR. Each member of 'Homes in Powys' has its own arrangements to recover past debts, which may include previous debts being added to the rent and charges applicants will be expected to pay for a new social tenancy. This information can be found in 'Appendix A: Landlord-by-Landlord Special Allocation Conditions'.

Employees of 'Homes in Powys' Partners

Applications to join the HR are accepted from employees of 'Homes in Powys' members, elected members of Powys County Council and any of their close family members, provided they are eligible to apply. Board members of housing associations will need to consult with their association before submitting an application. Applicants will be asked to disclose any such relationship when applying to join the HR. These applications will be assessed and prioritised, according to the AS, by an officer not related to the applicant.

The following relations will be classed as a close family member:

- Spouse or civil partner
- law partner (including same sex partners)
- Parent
- Son/Daughter
- Brother/Sister
- Grandparent/Grandchild
- Aunt/Uncle
- Step & Half Relations
- Niece or nephew

Prison Leavers

Guidance contained in the Welsh Government's Prisoner Pathway will be taken into account when dealing with applications made by, or on behalf of, a person who is in prison, or youth detention accommodation. A person in prison does not need to make an application for housing in person. Applications can be made and will be accepted, within 66 days of release, by a third party on behalf of a person in custody, for example by a Prison Resettlement Officer, as part of a Resettlement Plan.

Who may not be able to join the HR?

People who by law cannot join the HR regardless of their housing need or circumstances are those who:

- ✗ Come under immigration rules that expressly forbid them from claiming housing help.
- ✗ For tax purposes, live outside the Travel Area, (United Kingdom, Channel Islands, the Isle of Man or the Republic of Ireland).

- ✗ Do not have the right to live in the United Kingdom.
- ✗ The Secretary of State has decided are not eligible for housing.

An applicant or a member of an applicant's family who, during a previous tenancy with any 'Homes in Powys' landlord, has been responsible for unacceptable behaviour may not be allowed to register on the HR. This behaviour includes:

- ✗ Non-payment of rent for any tenancy where the rent arrears were sufficiently high for the landlord to have secured an Outright Possession Order from a court.
- ✗ Breach of housing tenancy conditions sufficiently serious enough for the landlord to have secured an Outright Possession Order from a court.
- ✗ Using a property for illegal or immoral purposes which resulted in a criminal conviction for such activity.

The personal circumstances of an applicant will be taken into account when considering whether or not to exclude that person from the HR, including:

- ? Is/was the behaviour serious enough to make the applicant or a household member unsuitable to be a tenant?
- ? Whether or not the applicant or a household member is still behaving at the time of their application in a way that would make them unsuitable to be a tenant.
- ? Whether there are/ were specific circumstances surrounding the household attributing to the arrears e.g. fleeing domestic violence

Applicants who are excluded from the HR will have their housing application suspended but will be offered advice and guidance about their housing options. They will also be notified of the decision and the reasons for that decision in writing. Excluded applicants do have the right to re-apply for housing if they believe their behaviour or circumstances have changed and can provide proof of any changes.

Further details on asking for a review of the decision are covered in the Applicants Rights section below.

Effective Date of Application

The effective date of application will be the date an applicant applies unless one of the following exemptions apply:-

- Refusal of suitable first offer.
 - An applicant will be entitled to a further suitable offer but the effective application date will be amended to the date the first offer was unreasonably refused.
- An applicant is promoted to a higher band.
 - Examples include where an applicant is awarded a Band 1 status following a panel meeting to assess the particular housing need, a

homeless applicant where a Section 75 (Full) Homelessness Duty results will move from a Band 3 to a Band 2.

- An applicant is demoted to a lower band
 - Examples include former tenant arrears coming to light and an assessment that the applicant is not ready to move will be demoted to Band 5, a homeless applicant in Band 2 refusing a suitable offer will be demoted to Band 3.
- When there has been a significant delay in the applicant providing all necessary information needed to correctly verify the application.
 - In such circumstances, the effective date will be amended to the date all such necessary evidence was received.

Applicant's Obligations

Every applicant has an obligation to be honest and open about their situation and their housing circumstances. It is a criminal offence which may be punishable by a fine, for anyone to knowingly or recklessly give false information or to knowingly withhold information that is reasonably requested. Powys County Council will consider taking further action - including prosecution - against anyone who commits these offences. Any false or misleading statement may disqualify the applicant from further consideration for housing for a period of one year. If as a result of such illegal action an applicant becomes a tenant of an 'Homes in Powys' partner, they may have their tenancy terminated and further action - including criminal proceedings - taken against them.

Any changes to an application, for example if the people living with the applicant change or the applicant wants to change the areas in which they would like to live, should be notified promptly by the applicant to Powys County Council. This can be done by changing their application on line, calling 'Housing One' on 01597 827 464, sending an e-mail to housing@powys.gov.uk or a letter to Housing Applications, Housing Services, Powys County Council, County Hall, Llandrindod Wells, LD1 6LG.

At-a-glance guide to Changes in Circumstances

- **People**
 - Change of telephone number
 - Change of e-mail address
 - The applicant has added a joint applicant (for example a new partner)
 - The applicant has removed a joint applicant (for example following a divorce or relationship breakdown)
 - A household member is now pregnant
 - A household member has given birth to a baby
 - Someone has moved into the home and joined the applicant's household
 - Someone has moved out of the home and left the applicant's household
 - The applicant has changed their name

- A member of the applicant's household has died
- A pet has joined the applicant's household
- A pet has left the applicant's household
- **Property**
 - Change of address with details about the new address including number of bedrooms, type of property and tenure
 - The applicant has been served a notice to leave their home, by their current landlord or by the Courts
 - The applicant has inherited a property
 - Change of Local Connection
 - Change of Area Preference
- **Finance**
 - Change of employment
 - Change of social security entitlement
 - Increase or decrease in income, including wages, pension or social security payments

Keeping an application 'live'

Applicants will need to renew their application every six months. This is to make sure that the Council knows that applicants still want to be considered for social housing and that the applicant's details are up-to-date. An application can be renewed on line or by telephone.

The date for renewing the application will be six months after the original application was registered on the HR. Applicants will be reminded in good time of the need to renew their application via e-mail or letter. If the application has not been renewed 28 days after the renewal date, it will be closed down, with the applicant being advised accordingly.

Where there is a genuine reason for not renewing an application, it may be reinstated with the original effective date.

There is no limit on how long an applicant can remain on the HR, as long as they renew their application every six months. This is because in some cases, for example specific types of property or areas where there are few social homes, it can take an extremely long time for a suitable home to become available to rent. 'Homes in Powys' partners use the HR as a source of information to decide where to build new homes. Intelligence about instances people are willing to wait a long time for a social home is useful to steer investment to places where there is a need for homes but where there are currently none available.

An applicant whose application has been cancelled will need to re-apply to join the HR. If the applicant decides to re-apply at a later date, the date when the new application is made will be used to determine how long an applicant has been waiting for re-housing. The date of any cancelled application will not be taken into account when prioritising applicants for re-housing.

Once an applicant's original housing need has been met, for example they have been rehoused, their application will end. If the applicant wants to apply for housing again, they will need to make a fresh application.

Closure of Applications

Applications will be closed in the following circumstances:

- ✘ At the request of the applicant or their advocate.
- ✘ If there is no reply to review and reminder communications.
- ✘ If an applicant is suitably re-housed.
- ✘ If an executor or representative notifies the Council that the applicant has passed away.
- ✘ If an applicant has given false or misleading information on their application.
- ✘ If an applicant has withheld relevant information from their application.
- ✘ If an applicant has unreasonably refused two suitable offers of accommodation
- ✘ If an applicant is excluded from the housing register due to serious unacceptable behaviour or due to their immigration status, their application will be suspended

Stage Three – Assessing and Prioritising Applications for Housing

Social housing provided by 'Homes in Powys' partners will initially only be allocated to people who have been accepted onto the HR.

Accessibility and Adapted Homes

Every empty property will also be designated as having one of three Accessibility Levels. Details of these levels can be found below. This will be done by looking at the design and layout of the property and whether or not it has features such as a walk-in wet room or hand rails fitted to the path or stairs. This includes homes designed with older people in mind. By matching the accessibility needs of applicants with the design of each property, applicants can be offered a home which they can easily access.

Each applicant will be asked to say whether or not they or anyone living with them needs a home with level access or adaptations to accommodate any disabilities they may have. Examples include wheelchair access or a level access shower. If they do, the applicant will be advised to approach Assist for an assessment by an Occupational Therapist (OT) to decide what access arrangements or adaptations they need. Applicants will be responsible for securing an OT assessment as this is a matter of

personal interest to them as the request could require the sharing of sensitive information relating to their health. Only in the most exceptional of circumstances for the most vulnerable clients will a ‘Homes in Powys’ officer submit a request for an OT assessment. Following the OT’s assessment, the applicant will be awarded one or more of three Accessibility Levels, depending on their needs. Until they have had an OT assessment, they will be awarded an Accessibility Level based on the self-assessed information they have given. However, any formal offer of a home with an Accessibility Level of L1, will be conditional on the applicant securing a formal OT assessment to validate their accessibility needs.

Applicants who advise that they don’t need a home with special access will be assigned the General Needs Accessibility Level. Because a lot of the social housing in Powys does not have special access features, this means that people with the General Needs Accessibility Level can be considered for a much wider range of properties.

At-a-glance Guide to Accessibility







Applicant Need	Accessibility Level	Property Design
Wheelchair accessible property	L1	Main path no more than 1:15 gradient; access to one or more bedrooms, kitchen and living room with corridors and doors serving these areas to be of a suitable width; level access bathroom and toilet; wheelchair turning, storage, charging and transfer space; level or ramped access to exterior doors. <ul style="list-style-type: none"> • These properties will only be let to people with an L1 Accessibility Level unless there is no-one with an L1 level able to accept the property.
Ground floor	L2	No more than four steps to the front or back door of the property; limited gradient (max 1:12) to paths. <ul style="list-style-type: none"> • These properties will be offered first to people with an L2 Accessibility Level, then to people with a GN Accessibility Level
None of the above (General Need)	GN	Any property not otherwise designated as L1 or L2

Number of bedrooms

Every landlord decides the number of bedrooms in each home before allocation. This takes into account the size of the property and the occupancy levels intended by the designers.

All applicants, regardless of which Priority Band their application falls in, can apply for one bedroom extra than they need subject to a Financial Well-Being (Affordability) Assessment when a property is offered. This is to help make sure they can afford a larger property. If their circumstances have changed and they cannot afford the property, the offer will be withdrawn. If they can't afford the property, what do the officers do?

As a guide, one bedroom is generally allowed for:

-  Each adult couple.
-  Any other person aged 16 or over.
-  Two children of the same sex under the age of 16.
-  Two children under the age of 10 regardless of their sex.
-  Any other child.
-  A carer (who does not normally live with the family) if a family member needs overnight care.

Do we need this paragraph below in, if we are going to consider all applicants for one bedroom over what they require?

An additional bedroom may also be allowed in the following circumstances: The tenant and their partner need to sleep apart because of a medical condition AND one of them is receiving Middle or High Rate of DLA Care Component and Standard or Enhanced Rate Daily Living Component of PIP (on some rare occasions if it is a Mixed Age Couple it could also be Higher Rate of Attendance Allowance) AND medical evidence is provided explaining why they cannot sleep in the same room.

Applicants who are working, not receiving social security housing support (unless this is included as a Housing Element in their Universal Credit award and they are working full time hours) and can show that they can afford a larger property will have the option to apply for one bedroom above what the DWP criteria says they need.

* *Full-time hours means where the applicant (s) is working 35 **hours** or more per week.*

Households without children

Houses will normally be allocated to households with dependent children or those who are expecting a baby (except for one bedroomed houses). This is because there is across much of Powys a shortage of houses suitable for families with young children, who need space to play safely. A dependent child is defined as a person aged 0-15 in a household or someone aged 16-18 in full-time education and living in a family with his or her parent(s) or guardian(s). A young child is defined as being ten years old or younger.



Where there is a lack of suitable stock in the required area, households with non-dependent children or disabled dependents may also be eligible for a house.

In cases where there are no families with dependent children who are either eligible or want the house – such homes may be offered to households without children or households with grown-up children or other adult family members.

Households with children

Only children who are legally residing with the applicant are considered when deciding what homes can be offered to the applicant. Evidence used to validate this includes documentary evidence showing the receipt of relevant social security benefits including child benefit or a Court-awarded 50:50 custody arrangement between parents or guardians. Access to children is not taken into account when deciding what type of property will be offered to an applicant.

Wherever possible, households with at least one child under the age of ten years old will be offered a house. However, in some areas where there is a shortage of houses, maisonettes or flats - including those with communal entrances or hallways - may be offered to families with children aged ten or below. This will only happen when a flat or maisonette is suitable for the family, taking account of:

-  The type of entrance to the flat or maisonette, both through a communal area and stairway or a private entrance. This will include whether or not prams or pushchairs can be easily taken to and from the flat – excessive steps or stairs for example could make an upper floor flat unsuitable for a family with children.
-  The type of flooring in the flat or maisonette block and its sound proofing qualities, to reduce the risk of the noise of children playing causing problems for neighbours.

Similar consideration will be given when assessing whether a family with children living in a property above ground floor is in housing need and would benefit from a transfer to a house or a ground floor flat.

Households with Non-dependents

Non-dependants are people aged 18 or over who are not dependant on the applicant in the way that a child may rely on an adult. Examples include children who have grown-up but are still living at home and adult friends or relatives who live with the applicant but are not the applicant's partner.

At-a-Glance Guide to Household Type and Property Type – Should we take this out now?

Some 'Homes in Powys' landlords use a 'Best Fit' approach to matching people to the right-sized property, which in some cases may differ from the At-a-Glance guide. More details can be found in Appendix A.

Connections with Powys

People do not need to be resident in Powys to join the HR. However, if applicants are not resident in the county full time, they may have their priority for a new home reduced – details can be found below in the Priority Band guidance.

Area Preference

People can decide in which village areas and towns they wish to be housed. The village areas and towns are listed in ‘Appendix B – Social Housing in Powys’. People will be considered for homes in the selected areas but priority will be given to those with a Local Connection to the village or town.


Applicants can also give a preference for a village where there is no social housing but is one where they would like to live or with which they have a Local Connection. This information will be used to help ‘Homes in Powys’ partners decide where new social housing will be built – including places where there is a clear need but currently no social homes.






Local Connection

Local Connection gives an applicant extra priority, within each band, for homes in a particular village or town if the applicant has a clear connection and need to live there. If the availability of social housing in a particular village or town is below twenty units of the type and size of home for which the applicant is eligible, the applicant will be advised that they can, if they want to, add another Local Connection to one other village or town. The community they choose has to be adjacent to the village or town where they have their original Local Connection and has to have at least twenty or more suitable properties.

Details of what homes are available in the villages and towns in Powys can be found in ‘Appendix B – Social Housing in Powys’.

Applicants can have a Local Connection to more than one village or town. For an applicant to claim Local Connection, they will need to provide evidence that at least any one or more of the following conditions applies to them or a person in their household who will be living in the property:

-  Are living full time in the village or town and have been so for a period of at least twelve months at the time of application. The accommodation they are living in needs to be legally defined as residential accommodation and a place they can live in all year round. Living in a holiday park in a mobile home that under planning regulations cannot be lived in full time (52 weeks a year) would not be considered a full time home. However, a mobile home in a designated residential park, where occupancy is permitted for the full year, would be considered living full time in a village or town. For people who are asking for help because they are either homeless or threatened with homelessness, their last settled home will be used to see whether or not they have a local connection to a Powys community.

-  Are in full time education in the village or town and have been so for a period of at least twelve months at the time of application.
-  Have previously lived full time in the local village or town for a period of at least three consecutive years.
-  Are currently employed in the local village or town and have been so for a period of at least twelve months or have been employed for at least twelve months by a business or public service relocating to the village or town.
-  Need to provide full time care to a resident/or need to receive full time care from a resident in the local village or town who would otherwise be unable to provide or receive care because of the lack of affordable housing. Note the level of care provided/ received would mitigate the need for a care package to be put in place by the local authority
-  Have close relatives who have lived continuously in the area for the last five years and with whom the applicant has a meaningful and on-going relationship. Close relatives are defined as parents or children.

Clear evidence will need to be provided to justify a Local Connection. The At-a-glance Guide to Local Connection Evidence shows what sort of information an applicant will be asked to provide.

At-a-glance Local Connection Evidence Guide

Local Connection	Evidence
Living or having lived in the village or town	Electoral register entry Rent account Mortgage statement Tenancy agreement Utility bill Bill for Council Tax Pension book Full driving licence
Studying in the village or town	Confirmation of attendance from the educational establishment attended by the applicant or a member of their household.
Employment	Contract of employment from current employer. For those working on a 'zero hours' contract, evidence that the applicant has been working in the area for more than 20 hours per week for the previous twelve months.
Provide or receive care	Confirmation from Adult Social Care, Children's Service or an NHS agency of the care being needed and the ability of the applicant to provide the required care.

Family connections	Evidence of residence by defined family members and of a meaningful and ongoing relationship with the applicant.
--------------------	--

Priority Bands

Each applicant will be placed in one of five Priority Bands, depending on the type and urgency of their housing needs and requirements. It is the responsibility of the applicant to notify Powys County Council of any change in their circumstance so that their application can be re-assessed and if necessary, moved to a different Priority Band. The Council can also move an application between Priority bands if it becomes aware of new circumstances or facts that affect the application. If an applicant is moved to another band, the effective date of the application may also be changed -see “Effective Date of Application” section. This recognises the priority of applicants already in that band.

Being ‘Ready-to-Move’ is important for applicants to be offered a home. If applicants are not ‘Ready-to-Move’, they may find that their social housing options are reduced and they could be placed in the lowest Priority Band.

At-a-glance guide to being Ready-to-Move

- **Financial – Ready-to-Move**
 - Any current rent account with a landlord is not in arrears, including recharges.
 - There are no outstanding debts, for example former tenancy arrears, rechargeable repair bills, or Spend to Save loans, to a current or previous landlord or that any outstanding debts are covered by a repayment agreement, the terms of which have been fulfilled in their entirety by the applicant for a period of no less than twelve months.
 - The applicant is able to pay any ‘Start-of-Tenancy Rent’ that their landlord may require.
 - The applicant is able to manage the financial obligations arising from their new home, such as utility bills and Council Tax.
 - The applicant is able to cover the cost of removal expenses.
 - As a guide, if an applicant has arrears that are the equivalent of 2 months + of rent then they may be deemed as not ready to move and placed in Band 5. If the arrears are less than this amount, consideration must be given to the adherence of any repayment plan and/ or the regularity of repayments. It should be noted that this is guidance only and each application will be considered on a case by case basis taking into account all factors relating to the case.

- **Lifestyle – Ready-to-Move**





- If currently renting from a social landlord, their property has not been damaged by the applicant, is not in an unclean condition and that any garden is not overgrown and is clear of rubbish. The current property may be inspected once an application has been made to agree any work that the tenant needs to do to bring the property and garden up to standard.
 - Willing and able to comply with all tenancy conditions
 - Able to provide essential furniture, including kitchen goods.
 - The applicant can be 'boxed-up' and ready-to-go within seven days of an offer being made.
- **Financial – Not Ready-to-Move**
 - Current rent account in arrears , including recharges.
 - Outstanding debts owed to a current or previous landlord that are not covered by a repayment agreement that has been sustained in full for a period of at least twelve months. This includes rent arrears, repairs charges or Spend to Save loans.
 - Unable to pay any Rent-in Advance that may be requested by a 'Homes in Powys' landlord.
 - Unable to cover removal expenses, including for tenants clearing the current property of all rubbish and other belongings.
 - As a guide, if an applicant has arrears that are the equivalent of 2 months + of rent then they may be deemed as not ready to move and placed in Band 5. If the arrears are less than this amount, consideration must be given to the adherence of any repayment plan and/ or the regularity of repayments. It should be noted that this is guidance only and each application will be considered on a case by case basis taking into account all factors relating to the case.
 - **Lifestyle – Not Ready-to-Move**
 - There is outstanding damage to their current home, if that is rented from a 'Homes in Powys' landlord. This will include an overgrown or rubbish-filled garden.
 - Breached tenancy conditions at any time during the tenancy with a 'Home in Powys' landlord which have resulted in a Notice of Seeking Possession being served on the applicant.

Priority Band One

Applicants will only be allowed to join Priority Band One in the exceptional circumstances, set out below. Each case for Priority Band One will be considered individually and on its own merits by a panel of three Housing Managers or Team Leaders from 'Homes in Powys' partners. To join Priority Band One, applicants will






need to demonstrate specific, defined and evidenced housing needs that can be resolved only by a move to a different home.

Community Safety

-  Witnesses where a specific location or property is required and recommended by the Police and the UK Witness Protection Scheme to safeguard the safety of the witness. In such cases close liaison will take place between Powys County Council, the relevant partner landlords, the Police and other criminal justice partners to make sure that allocations will be made quickly and confidentially.
-  Victims of serious crime, as defined in the Serious Crime Act 2007, where a specific location or property is required and recommended by the Police to safeguard the victim from further criminal activity related to the original crime.
-  The housing of applicants who fall within the remit of the Multi-Agency Public Protection Arrangements (MAPPA) protocol where a specific location or property is required to make sure that the safety of the community is not jeopardised. These allocations will be made in accordance with the separate MAPPA scheme. All other MAPPA cases will be considered under homelessness policy and procedure.
-  Applicants or a member of their household who have participated in a criminal trial, as either a defendant or plaintiff who, to safeguard the safety of themselves or a member of their household, need to be moved to a new location. In such cases close liaison will take place between Powys County Council, the relevant partner landlords, the Police and other criminal justice partners to make sure that allocations will be made quickly and confidentially.

Extraordinary Medical Needs

People currently living in Powys who need to move because of evidenced urgent medical reasons, including where an applicant or a member of their household:

-  Has a condition that is expected to be terminal and re-housing is required due to unsuitable accommodation or to support the provision of suitable care and their current accommodation cannot be adapted to meet their needs.
-  Has a condition that is life threatening and the applicant's existing accommodation is a major contributory factor to that condition or is hindering recovery and the current property cannot be adapted to meet their needs.
-  Has an imminent planned discharge from hospital and there is no accommodation available to them that it is reasonable for them to occupy.
-  Would be unable to leave their accommodation or get to a safe place without assistance within two and a half minutes in the case of an emergency such as a fire, as assessed by a Fire Safety Officer, OT or medical specialist.
-  Has a medical need for extensive adaptations that cannot reasonably be made to their current home for substantial practicable, technical or financial reasons.

Housing First and Housing First for Youth

A Housing First allocation is designed specifically to help people who have extremely complex and challenging housing needs and to give a stable home from which to rebuild their lives. Housing First allocations will be made to quickly move these high need clients into independent and permanent housing with support and services provided as needed to sustain the tenancy.

When considering whether an applicant requires the enhanced Housing First service, the following criteria will be considered:

- 🏠 Number of homeless presentations
- 🏠 Temporary accommodation history
- 🏠 Sleeping rough history (including sofa surfing)
- 🏠 Level of housing and support needs including but not limited to: mental and physical health (including for example time in psychiatric hospitals), drug/alcohol dependency, criminal record (including for example time in prison), history of trauma
- 🏠 Previous and current multi-agency involvement

Applicants will only be awarded Housing First status if:

- 🏠 There is a package of intensive and guaranteed support in place, agreed and funded by all relevant agencies, with a commitment to provide the package for as long as it is needed by the applicant.
- 🏠 Dependent on the details of the individual case, supporting professional agencies, such as health, substance misuse, etc, support the status and have agreed to provide additional support where appropriate.
- 🏠 There is a named reputable and qualified support agency providing a [named] co-ordinating Key Worker, to help the person move into settled accommodation and thereafter to maintain access to continuing support for as long as it is needed by the applicant.
- 🏠 The applicant has a Local Connection to Powys.

Housing First for Youth (16-25 year olds) will be assessed on the same principles as above. However, when the above criteria are used to assess the needs of applicants aged between 16 and 25, the due regard will be paid to the causes and conditions of youth homelessness being distinct from adults, and the housing and support provision will be youth-focused.



Housing First cases will be decided by a multi-agency panel consisting of professionals who work in the following areas: Housing, Health and Social Care, Mental Health, Substance Misuse, and the Police

Tied/ Contractual Accommodation


- 🏠 The applicant is in tied accommodation provided by a 'Homes in Powys' partner in Powys and requires secure housing following the termination of their employment through redundancy, retirement or the termination by their employer of the duties that required them to have tied accommodation.
- 🏠 Homes in Powys partner employees to whom a contractual duty is owed to provide suitable alternative accommodation or to Homes in Powys partner employees who are occupying specific accommodation as part of their conditions of employment and who

are leaving employment other than for disciplinary reasons and need to be considered for re-housing.



Safeguarding and Social Care

-  Powys Social Services have carried out a statutory assessment and/or safeguarding assessment and there is a child or adult at risk in the household and a move to a new home will contribute to reducing the safeguarding risks to that person.
-  Foster carers who have been verified by Powys County Council's Children's Services as being in urgent need of an alternative home to allow them to meet identified foster care needs of a specific, named child.

Natural disaster


-  A tenant of a 'Homes in Powys' landlord whose home has been made uninhabitable by flood, fire or other natural disaster and it is not technically or financially possible for their home to be made habitable again within twelve months.




Redevelopment and regeneration

-  Existing tenants of one of the 'Homes in Powys' partners who need to move because their home in Powys is about to be demolished, redeveloped or subjected to major works.
-  Owner occupiers or private tenants who need to move because their home in Powys is to be demolished or redeveloped and has been subject to, or will be subject to, a compulsory purchase order arising from a wider development or regeneration scheme.

Housing Management Move

A Housing Management Move will be considered in the most exceptional of circumstance for existing tenants of one of the 'Homes in Powys partners who need to be moved to a different home as the *only* resolution to a social problem that if left unresolved will pose a serious threat to the health and safety of the applicant, their current neighbours or the local community. Such housing management problems, which will require a high level of evidence to be considered for Band One status, include:


-  Irreconcilable differences between neighbours, where one of the neighbours is an owner occupier or the tenant of a different landlord that that of the applicant *and* where there is no realistic possibility of legal action bringing the matter to a peaceful conclusion *and* where there is clear and present danger to the safety of the applicant *and/or* their neighbour.

-  Severe anti-social behaviour that presents a clear and present danger to the health and safety of the applicant, or their neighbours and community *and* that can *only* be resolved by a move to a different home *and* where there is no realistic possibility of legal action bringing the anti-social behaviour to an end.
-  Urgent social reasons which constitute a real and present threat or harm to life, evidenced by the Police or other criminal justice system agency.
-  People who are over occupying a home from 'Homes in Powys' landlord to such an extent that the health and safety of the household is severely compromised as a result of the over occupation, decided by reference to the definition of overcrowding in Section 324 of the Housing Act 1985 *and* whether or not all members of the household would be unable to safely leave their accommodation without assistance within two and a half minutes in the case of an emergency such as a fire, as assessed by a Fire Safety Officer, OT or medical specialist.






Priority Band Two

To join Priority Band Two an applicant must, be 'Ready-to-Move' and have the following housing needs:


Key Workers

-  Keyworkers are people who are needed to support the provision of essential public services and address skills shortages identified by industry and agriculture working in Powys. An applicant's income also needs to be too low to allow them to buy or rent a privately provided home in the town or village where they will be based for their work. This town or village will be considered to be a Local Connection for the applicant as long as the Key Worker status remains in force.



At-a-glance Guide to Key Workers

-  Any employer be they private, public or third sector can request Key Worker status for a position, trade or profession. For Key Worker status to be granted, there must be evidence of serious recruitment and retention matters, arising from a lack of suitable and accessible accommodation, that are adversely affecting the provision of public services or economic activity and prosperity in Powys.
-  Key Worker status for a trade of profession can apply to the whole of Powys or to particular communities.
-  The decision regarding what profession or trade will be considered as Key Workers, and in what communities, is taken each year by the Council, using information provided by locally operating employers and the Council's Economic Development team. This information is published on April 1st and applies for the following twelve months.
-  Allocations to applicants granted Key Worker status will be made to the village or town where their work is based. If a trade or profession loses its Key Worker status, any applicants given Key Worker priority because their work is in the Key Worker category, will lose that priority.
-  An applicant's income, to qualify for Key Worker status, will need to be below an 'income to property value' ratio of '1 to 3.5'. This calculation will use the annual gross salary of the applicant and the average property price will be for a home suitable for their needs in the village or town where their work is or will be.

Service Personnel

-  Service Personnel who have been seriously injured or disabled in Service and who have an urgent need for housing by reference to affordability, tenure security and property type and which can best be met by a social home with appropriate and necessary adaptations.

Under occupation



-  Social housing tenants in Powys currently living in a 4+ bed property and under occupying by 2 bedrooms or more.
-  Social housing tenants in Powys who are under occupying a home and are subject to the Under Occupation/Bedroom Tax social security rules set by the DWP, a result of which means they are in rent arrears, will be allowed to join Priority Band Two and move home:
 - Without clearing their current rent account subject to them agreeing a repayment plan for the rent arrears. Some 'Homes in Powys' partners will add any such debts to the applicant's new rent account – details can be found in Appendix A.
 - By agreeing to a repayment plan for any rechargeable repairs, and any other debts owed to a 'Homes in Powys' partner, for example to put right damage caused by the tenant or to clean the property, which are needed

to bring their property back up to standard. Some 'Homes in Powys' partners will add any such charges incurred during previous tenancies with them, to the applicant's new rent account – details can be found in Appendix A.

Overcrowding in 1 bed accommodation

-  Social housing tenants in Powys currently living in 1 bed accommodation who are overcrowded



Section 75 (Full) Homelessness Duty




-  Homeless households who are owed a Section 75 Homelessness Duty.
-  *If an applicant who has been placed in Band 2 under homeless grounds, refuses a reasonable offer they will be demoted to Band 3 (subject to an assessment of housing need) with a new effective date of application)*

Priority Band Three




For an applicant to join Priority Band Three, they will need to be 'Ready-to-Move' and have a clear 'Housing Need'. The term 'Housing Need' covers a wide range of situations but the law, including Part 2 of the Housing (Wales) Act 2014, the Housing Act 1996 and the Welsh Government's 'Code of Guidance for Local Authorities on Allocation of Accommodation and Homelessness 2016' help social landlords and the public understand better what is meant by the term 'Housing Need'.

'Housing Need' includes:

-  People who are homeless, as defined by Part 2 of the Housing (Wales) Act 2014. This includes people who are owed any duty by Powys County Council under:
 - Section 66 (Duty to help prevent a household from becoming homeless – this is the prevention duty that applies to households who are not yet homeless);
 - Section 73 (Duty to help to secure accommodation for homeless applicants – this is the first duty that applies to households who are already homeless) and
 - Section 75 (Duty to secure accommodation for applicants who are priority need and unintentionally homeless – this applies once the section 73 duty has ended).
-  People who are owed a duty by Powys County Council as set out in the Housing Act 1996 Act under:
 - Section 190(2) covers people who are eligible for assistance, homeless, in priority need and intentionally homeless;
 - Section 193(2) covers people who eligible for assistance, homeless, in priority need and not intentionally homeless;
 - Section 195(2) refers to the homelessness prevention duty owed to persons who are eligible for assistance and threatened with homelessness.

-  People occupying insanitary, unsafe or overcrowded housing or otherwise living in unsatisfactory housing conditions. A property will be considered insanitary or unsafe if a home visit and assessment by an Environmental Health Officer shows the property has Category One Hazards, which are set out in the Housing Health and Safety Rating System.
-  People who need to move on medical or welfare grounds (including grounds relating to a disability).
-  People who need to move to a particular locality in Powys, where failure to meet that need would cause hardship (to themselves or to members of their household). Examples could include applicants whose income or circumstances mean that they cannot buy or rent a home on the private market and so would be faced with hardship.

Care Leavers leaving the care of Powys County Council, will be allowed to join Priority Band Three provided that the Council's social services team confirm:

-  The applicant is ready for independent living.
-  The applicant has a structured and resourced pathways support plan in place to help them make the transition to independent living.
-  The applicant is currently engaging positively with their assigned support workers and agencies.

An applicant will only be considered to be a Care Leaver when they are first leaving care. For any subsequent applications for housing the applicant will no longer be classed as a Care Leaver.

Priority Band Four

Applicants who have no 'Housing Need', but are 'Ready-to-Move' and are not eligible to join Priority Bands One to Three, will be able to join Priority Band Four.

Priority Band Five

Applicants who have a housing need but are not 'Ready-to-Move' or eligible to join Priority Bands One to Four, will be able to join Priority Band Five.

Tenants who have been served by a 'Homes in Powys' landlord with a Notice of Seeking Possession for breaking their tenancy conditions will be placed into Priority Band Five. They will remain in Priority Band Five until their landlord confirms that they are no longer in breach of their tenancy agreement.

Free Allocation (Immediately Available)

Occasionally, there may be a property for which there are no eligible applicants in any of the five Priority Bands. In these instances, the size and property criteria may be relaxed. For example, applicants who can afford the rent may be allocated a property with two bedrooms above what they need. If there are still no suitable applicants the property will be advertised on the Powys County Council Facebook page and website,

by the property's 'Homes in Powys' landlord on their website or Facebook page and on any other suitable platforms, such as 'Right-Move', 'Your Move' and 'Gumtree' until applications are made for the property. Applicants who apply for the property will then be prioritised using the Powys AS as a guide to deciding who will be offered the home.

Advice to Applicants – Time on the HR

It is not reasonable or indeed practicable to be able to give applicants advice on how long they may have to wait for the offer of a home. This is because the AS considers many things, such as housing needs, as well as the length of time an applicant has been a member of the HR, and because it is not possible to predict when properties will become available. Any such information would be inaccurate and unreliable. 'Homes in Powys' partners will not therefore advise applicants how long they may have to wait for a social home.

Older Persons' Accommodation

Many 'Homes in Powys' partners have homes that have been designed and are managed with older people in mind. This includes, for example, properties in schemes supported by warden-style services or homes without steps to the doors. Applicants with evidenced medical/accessibility needs that can best be met by older persons' accommodation, irrespective of age, may also be offered a home more usually used for older people. Examples include where an applicant's accessibility needs match those of an available property in a development of older persons' accommodation.

Each partner landlord has its own approach to how it lets accommodation designed and managed with an eye to the needs of older people. Details can be found in Appendix A. However, in all cases offers of homes in schemes or developments aimed primarily at older people, for example sheltered schemes, will respect the make-up of these communities.

Homes with Planning Conditions

Some homes in Powys are now developed on sites where the planning permission required an Affordable Housing Scheme to be in place. An approved Affordable Housing Scheme sets out the details of who can and cannot occupy the homes. It is designed to make sure that affordable homes remain affordable and that homes built specifically for local people are generally lived in by people from the local area. The owner of these properties, in the case of rented homes the landlord, is responsible for making sure that they satisfy the requirements set out in an approved Affordable Housing Scheme. 'Homes in Powys' will only offer properties covered by an Affordable Housing Scheme to applicants who meet all the conditions of the Scheme.

In the past, properties were developed on sites in Powys that incorporated a Section 106 planning agreement setting out who is able to have a home on the development.






Section 106 agreements are still used by the Brecon Beacons National Park. A Section 106 agreement has the same effect on who can live in the homes as an Affordable Housing Scheme

Both Affordable Housing Scheme and Section 106 agreements are put in place by the Planning Authority when it is necessary to make sure that the homes are always occupied by local people who need an affordable home. They are legally binding on the landlord and cannot be ignored when deciding who can live in the properties. That is why any such properties will always be allocated according to the requirements set out in the planning conditions and not by reference to the AS.

Local Lettings Policies

'Homes in Powys' partners may use Local Lettings Policies in particular communities or areas within the County. Such policies are used only in exceptional circumstances, for example as part of a regeneration led investment programme. They will only be introduced in consultation with the local communities, partners and agencies working in and around the area.

Any Local Lettings Policy in Powys will have a:

-  Clear definition of what is to be achieved by the Local Lettings Policy.
-  Clear evidence base to back up the need of the Local Lettings Policy.
-  Completed an equality and fairness impact assessment.
-  Clear time for the Local Lettings Policy to remain operational.
-  Date when the local lettings policy is to be reviewed.

When Local Lettings Policies are in place, all homes in the area covered by the policy will be allocated according to the relevant Local Letting Policy. However, all Local Lettings Policy must give reasonable preference to those applicants within the preference groups set out in the Housing (Wales) Act 2014 and cannot contravene legislation governing equal opportunities or discriminate against or in favour of protected groups.

Amending Existing Tenancies

Current tenants may request to add / remove a name/s to an existing sole / joint tenancy. Such requests will be considered in accordance with the appropriate current legislation. Where this request is agreed by all parties, but current legislation does not allow for an assignment or succession to the tenancy, such requests will be considered under the Homes in Powys Allocation Policy. Such allocations when made will result in a new tenancy being created and the existing tenancy being terminated.

Resettlement Passport

The Resettlement Passport is a tenancy skills course designed to improve the skills and confidence of vulnerable people taking on a tenancy. It is available online and offline. The opportunity to complete the Resettlement Passport will be shared with applicants,

especially those who are new to independent living such as people moving into their own home for the first time. The course is made up of ten units, offering people a chance to learn more about the things they need to know make a success of their tenancy. This includes social security benefits, budgeting, avoiding debt and how to get the best deal for services such as gas and electricity. Further details can be found on the Resettlement Passport website at www.resettlementpassport.org.uk or by calling Housing One on 01597 827464.

Deliberate Worsening of Housing Conditions




If an applicant deliberately does or fails to do something which worsens their housing conditions, their priority on the HR will be considered by a panel of three housing managers from across the Homes in Powys partnership who will have the option of reducing the application to Band Five for one year. This decision will only be taken after careful consideration of the case. After a year has passed, the applicant can ask for the case to be reassessed and the application may be reinstated into the appropriate band.

Examples of deliberately worsening housing conditions are:

- ✗ Giving up a suitable property that it was reasonable to continue to occupy.
- ✗ Creating overcrowding by allowing family and/or friends to move into a home which otherwise meets the applicant's housing need.
- ✗ Deliberately moving into a property, without good reason (for example an illegal eviction by a private landlord from their current home) that is unsuitable for their needs.
- ✗ Becoming unable to continue to occupy accommodation due to action that the applicant could have avoided, for example anti-social behaviour or causing damage to the property.

Stage Four – Offering Homes to HR Members

When a property becomes available for letting to a new tenant, to find out which applicant's housing needs are best met by that home, a shortlist of potential tenants is drawn up. This is based on:

-  The information held on the HR for the applicants including Accessibility Level, Local Connections and Area Preference, household details, the type of property for which they are eligible and any other relevant information
-  The type and location of the property that has become available
-  Any specific conditions set out by the property's landlord for the property. These can be found in Appendix A.

Then the 'Homes in Powys' cascade is followed. Applicants are considered in strict order according to the Powys AS, until an eligible applicant accepts the available property. Within each cascade Stage, applications are considered in date order, starting with the applicants that have been registered for the longest period of time.

There are very few social homes with four or more bedrooms in Powys. To make sure that these properties go to those with the largest households and who therefore need more space, the size of the household is also taken into account when deciding who should be offered a home. Larger households have a higher priority over smaller households for this type of home.

A three-bedroom parlour house – a property with two living rooms downstairs - will be considered in the same way as a four-bedroom house.

‘Homes in Powys’ Cascade

Cascade Stage A

- Accessibility – matching the accessibility requirements of applicants with the accessibility of the property

Cascade Stage B

- Band One – Local Connection
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage C

- Band One – No Local Connection
 - This will only apply to applicants who meet the Community Safety conditions as defined by the Powys AS.
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage D

- Band Two – Local Connection
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage E

- Band Two – No Local Connection
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage F

- Band Three – Local Connection
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage G

- Band Three – No Local Connection
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage H

- Band Four – Local Connection
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage I

- Band Four – No Local Connection
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage J

- Band Five – Local Connection
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage K

- Band Five – No Local Connection
 - If property has four or more bedrooms - by family size and date order.
 - If the property has three or less bedrooms - by date order only.

Cascade Stage L

- Free Allocation

Making an offer of a home

All the 'Homes in Powys' partners use the same computer system for managing the Powys HR so offers of homes can be made directly to applicants by any member of the partnership.

Communicating the offer of a home

Offers of a home will usually be made by telephone to the applicant. If there is no reply to a telephone call, it will be followed up by a text message and/or an e-mail.

How many offers will be made?

Households will be given two reasonable offers of a home. A reasonable offer is one that meets the needs and preferences of the applicant as set out in their HR application. Reasonable refusals of offers can be made without jeopardising the applicant receiving future offers. However, a second unreasonable refusal of an offer will mean the applicant's application being removed from the HR. If the applicant later wishes to apply for housing, they will need to submit a new application to join the HR.

For a **first offer** if the applicant does not make contact within two working days of the offer being made, the offer will be recorded as a refusal and the property offered to another applicant. A review letter and a text and/or an e-mail will be sent by the property's landlord to the applicant who did not respond, giving them seven days to contact the landlord making the offer. This is to help understand why there was no response. It also provides an opportunity to make sure that the applicant's details are up-to-date. If the applicant does contact the landlord, they will be able to explain why they did not respond to offer.

- ☞ If the reasons for not responding are not reasonable, then the offer will be considered the first of the two offers to which each applicant is entitled. Unreasonable reasons include not wanting to answer the telephone or not being able to find the time to respond to the offer.
- ☞ If the reason for not responding is reasonable, then the offer will not count towards the two offers to which each applicant is entitled. Reasonable reasons for not responding to an offer include being away on holiday with limited access to telephones and e-mails, in hospital or working away with limited access to communications. The applicant will still be entitled to two offers.
- ☞ **Where an applicant refuses a reasonable first offer they will be entitled to a further offer but the effective application date will be amended to the date the first offer was unreasonably refused.**

For a **second offer** if the applicant does not make contact within two working days, they will be sent a review letter and a text and/or an e-mail giving them seven days to contact the landlord making the offer to explain why they did not respond to offer.

- ☞ If the reasons for not responding are not reasonable, then the landlord will advise Powys County Council that the HR application is to be closed.
- ☞ If the reason for not responding is reasonable, then the offer will not count towards the two offers for which each applicant is entitled. Their HR application will remain live and the applicant will be eligible for one further offer of a home.

Accepting or refusing the offer of a home

Applicants can refuse the offer of a property and not jeopardise their status on the HR as long as the reasons for refusing a property are reasonable. A reasonable refusal will not count towards the two offers to which each applicant is entitled. However, if the reasons for refusing an offer are unreasonable, the offer will count towards the two to which each applicant is entitled.

Examples of Reasonable Refusals

- ✓ Former partners or ex-family members live in the immediate neighbourhood and there is evidence of a risk of conflict, unrest or distress to the applicant.
- ✓ The property is unsuitable due to evidenced medical conditions, such as access to the property that could not have been foreseen at the time of allocation and offer.

- ✓ Following a Financial Well-being Assessment, the applicant is unable to afford the property or pay any 'Start-of-Tenancy Rent' that may be expected by the landlord.
- ✓ The property would result in an unreasonably long journey to school for children living with the applicant and there is no available home-to-school transport.
- ✓ Unable to afford to live in the property due to the Benefit Cap.

Examples of Unreasonable Refusals

- ✗ Not liking the village or town if the applicant had included the settlement in their Area Preferences.
- ✗ Not liking the décor.
- ✗ Not liking the neighbours.
- ✗ Claiming that the property is too small (for example, a single person refusing a bedsit) if the size of the property is correct for the applicant and their households.
- ✗ There is no car parking at or near the property.
- ✗ Failing without good reason to provide the property's landlord with information requested to validate the applicant's HR application and ability to comply with the landlord's tenancy conditions.

Applicants who are homeless

Applicants who are owed a homelessness duty by the Council to be offered a home will have one offer, made under the terms of homelessness legislation, of a property that will solve their homelessness problems. Such an offer of accommodation will always try to suit the applicant's needs, including where they would like to live. Unfortunately, it may not always be possible to provide a property in a particular village or town.

Applicants who are homeless will need to consider carefully refusing an offer even if it is not where they want to live. Such a refusal could be considered unreasonable and if so, the Council will have discharged its duties, under the legislation covering housing for homeless people. However, the applicant will still be allowed to remain on the HR and will be eligible for one further offer of accommodation.

Note: *If an applicant who has been placed in Band 2 under homeless grounds, refuses a reasonable offer they will be demoted to Band 3 (subject to an assessment of housing need) with a new effective date of application)*

Overlooking applicants

'Homes in Powys' is designed to make sure that all applicants have their applications for a home treated fairly and equitably. Homes will be offered to those next in line for

a home and applicants will not be overlooked without good reason. There are two circumstances in which an application could be overlooked.

Mismatch Overlook

A 'Mismatch Overlook' happens when an applicant's circumstances are checked and considered when the offer of a home is to be made. If the applicant's circumstances have changed since making the application – for example the household has a dog yet the property being considered has a 'no dogs' clause or they are no longer able to manage stairs so need a ground floor home only – then the partner offering the home will record the issue as a 'Mismatch'. The reason for the 'Mismatch' will be recorded and the applicant's details updated to help make sure that future offers are ones the applicant can consider. If any applicant has too many 'Mismatches', they will be contacted to find out why their circumstances keep changing and why they are not keeping their application up to date. A 'Mismatch' will not be considered as one of the two offers to be made to each applicants.

Community Interest Overlook

A 'Community Interest Overlook' happens when an applicant's circumstances have not changed since they made their application but the partner offering the home has serious concerns about the impact on the wider community of the applicant living in that particular property.

A 'Community Interest Overlook' will happen only where there is clear evidence, supported by the Police, other criminal justice system agency or substantial evidence on the part of the 'Homes in Powys' landlord who wishes to overlook the applicant, that an allocation to the applicant may cause severe conflict or anti-social behaviour to an existing resident or to the community. Examples where an application for a property can be overlooked include:

- To prevent a convicted violent offender being rehoused in the vicinity of their victim or their victim's family.
- To prevent a perpetrator of domestic violence or abuse being rehoused in the vicinity of their victim, or their victim's family, evidenced by the victim having moved away from the perpetrator in the past or confirmation of the domestic violence or abuse from the Police, social services, relevant support agencies or other parts of the criminal justice system.
- The applicant has been evicted from social housing, owned by the landlord requesting the applicant be overlooked, for a breach of tenancy conditions relating to anti-social behaviour.
- The applicant, while living in the same estate or community where the property is located, has previously been convicted of a serious criminal offence, for example the sale and supply of drugs, sexual abuse or violence against people or animals, for which they received a custodial sentence, either served or suspended.

In such cases, the landlord will;

- advise the council of their decision.
- inform the applicant why their application has been overlooked and what the applicant may be able to do to prevent the situation happening again.

To make sure that the interests of both the applicant and the landlord are considered fairly, all 'Community Interest Overlook' cases will be considered monthly by a panel of three housing managers from three 'Homes in Powys' partners. The panel will look at each case and decide whether or not the 'Community Interest Overlook' was appropriate. In cases where the panel feels that the 'Community Interest Overlook' was not appropriate, the panel will agree the best way to make sure the applicant is not overlooked again. In cases where the panel agree with the decision to overlook an applicant, it will make recommendations on what should be done, by 'Homes in Powys' partners and other agencies, to help the applicant overcome or address the issues that led to them being overlooked.

Emergency Accommodation

The Head of Housing at Powys County Council has delegated powers, which are permitted under Section 3.67 of the Welsh Government's Code of Guidance, to make emergency offers of accommodation outside of the terms of the AS. This power will be used only in the most exceptional of circumstances and when it is used, a full report will be presented within three months to 'Homes in Powys' partners detailing why the action has been taken.

Validating Income and Eligibility

To help make sure that people are not at risk of falling into rent arrears and possibly losing their home in the future, at the point of offer, applicants will be asked to demonstrate they will be able to afford a property. For example, for prospective Powys County Council tenants, this may include completing a 'Financial Wellbeing Assessment' which may include an 'Income and Expenditure' form, being asked to provide proof of income and having a credit check carried out. Help will be offered by Tenancy Support Officers (TSOs) where needed to complete the 'Financial Wellbeing Assessment'. Similar approaches are used by the other 'Homes in Powys' landlords. Some applicants may be asked to get financial advice to help them better manage their money. This is to help reduce the risk of them falling into rent arrears or getting behind with their housing bills, which could lead to them losing their home.

To make sure that the applicant is still eligible for the property they are to be offered, they will be asked for proof of identification and any other information the landlord needs to confirm the housing and personal circumstances of the applicant. More details on what types of information may be requested are detailed above in the 'At-a-glance Guide to Housing Application Information and Evidence'. If the applicant does not without good reason provide the information requested by the landlord, then the offer will be withdrawn and will be considered an unreasonable refusal.

Applicants at the time a property is viewed will be asked to provide evidence that they have a bank account, such as a bank card or cheque book. This is so that wherever possible rent payments can be made by direct debit and that if the applicant needs to claim Universal Credit, there will be less risk of delays in them making such a claim. The property landlord will signpost applicants without a bank account to where they can get help to open one.

Start-of-Tenancy Rent

'Homes in Powys' landlords each have different requirements for 'Start-of-Tenancy Rent'. Details of these can be found in Appendix A. Applicants, when they are being made an offer, should make sure that they are able to make any up-front payments expected by their new landlord. If they cannot make the required payment, they should advise the landlord as quickly as possible so that the offer can be withdrawn and the property offered to another applicant.

When can an offer be withdrawn?

An offer can be with-drawn up to the point of tenancy agreement being signed. Examples of reasons why an offer may be withdrawn are:

- ✗ The applicant cannot afford the 'Start-of-Tenancy Rent' expected by the landlord.
- ✗ The property fails to become available, for example the current tenant decides to stay in the property.
- ✗ There is a concern for community safety, for example evidence is received from the Police or other agencies that offering the property to the applicant may result in serious distress to people living in the immediate vicinity of the property or to the applicant and their household.
- ✗ The applicant has withheld information that if known would have prevented the offer being made – in these cases the application will be reassessed and if necessary placed in a different Priority Band.
- ✗ Information becomes known about the applicant and their application that would have prevented the offer being made - in these cases the application will be reassessed and if necessary placed in a different Priority Band.
- ✗ The offer has been made in error.
- ✗ The household's circumstances change between the time the offer is made and the tenancy signed - in these cases the application will be reassessed and if necessary placed in a different Priority Band.
- ✗ The property is required for an emergency i.e. [a natural disaster resulting in the need for accommodation to accommodate a homeless household.](#)

Applicants Rights

Applicants have the following rights:

- ✓ To a copy of their housing application.
- ✓ To be notified and to request a review of any decision regarding eligibility to join the HR and the grounds for making that decision.

- ✓ To be informed on request, and request a review, of any facts used to make that decision.
- ✓ To receive information about how their application will be processed and what priority and effective date has been given to the application.
- ✓ To be informed on request, and request a review, of any facts used to make that decision
- ✓ To receive information on the likely availability of appropriate accommodation.

What can applicants do if they don't agree with decisions made about their applications for housing?

Applicants have the right to request a review of a decision regarding :

- Their eligibility to join the HR including immigration status and unacceptable behaviour
- Any facts which have been used to reach a decision in respect of the Priority Band in which the applicant has been placed.
- Any facts which have been used to reach a decision in respect of the effective date of their application
- The reasonableness of their refusal of an offer of accommodation

Requests for a review should be made in writing or by e-mail to Powys County Council, within 28 days of notification of the decision. Applicants' circumstances at the time of the review will be considered, particularly if they have changed from when the decision was first made.

An officer not involved in the original decision will consider the request for a review. Applicants will be informed of the outcome of the review within 14 days of the hearing or receipt of the written statements. If the applicant remains dissatisfied with the review decision they may apply for a judicial review or submit their case to the Ombudsman for investigation.

Complaints

Every 'Homes in Powys' partner has a procedure to deal with complaints about their work, staff and levels of service. If an applicant or anyone else affected is not satisfied with the service they receive from any member of 'Homes in Powys', they should submit a complaint to that partner. Details of how to contact each partner can be found on their websites.

Privacy Statement

Powys County Council will process data submitted by applicants in accordance with all current data protection legislation. Further information can be found at <https://customer.powys.gov.uk/privacy>.

Every 'Homes in Powys' partner also has its own privacy statement, available upon request from the partners or by visiting their websites.

Equality and Diversity

'Homes in Powys' partners are all committed to equal opportunities and do not discriminate either directly or indirectly on grounds of gender, sexual orientation, religion, colour, race, nationality, disability, age or ethnic origin. To make sure that we are respecting equal opportunities, applicants will be asked to answer monitoring questions.

'Homes in Powys' partners also believe that strong communities thrive and prosper if individuals and groups are treated fairly, with respect, and given equitable and good access to rights and services. All landlords in Powys are working to create an environment where this is possible and to put equality and diversity at the heart of everything that they do.

'Homes in Powys' will promote equality and diversity by:

- ✓ Building values of mutual respect where individuals have a sense of belonging and where individuals are encouraged to participate and gain full access to services to which they are entitled.
- ✓ Recognising that some individuals and certain communities are particularly disadvantaged and will require extra recognition and support to deal with their disadvantages.

'Homes in Powys' will work to:

- ✓ Improve social cohesion by promoting positive relationships and a sense of community and belonging - by reducing fear and tensions - particularly around race, disability, faith, generational, gender and sexuality issues - by promoting a vision in which individuals, groups and communities are properly valued.
- ✓ Promote citizenship rights and responsibilities. Partners will do this by ensuring that they do all they can in providing real leadership and compliance with duties and by acting to protect the rights of individuals and groups by ensuring that abuse, mistreatment or discrimination is recognised and properly dealt with.

Councillors

Councillors develop and approve Council policy but they cannot be involved in assessing housing applications or the allocation of housing. However, this does not prevent them from seeking or providing information on behalf of their constituents. 'Homes in Powys' members will work collaboratively with councillors in understanding and meeting housing needs.

Changing the Powys AS

Any major changes to the Powys AS will be subject to a full and detailed consultation process for all those potentially affected. Results of the consultation will be presented

to Powys County Council and partner housing associations. Any major policy changes will need to be approved by Powys County Council and 'Homes in Powys' partners.

For any minor policy changes, decisions will be delegated to the Powys County Council Portfolio Holder with responsibility for Housing. Minor changes to procedure will be delegated to the Powys Head of Housing. 'Homes in Powys' partners will be asked for consent prior to all such changes.

Legal Matters

The Powys Allocations Scheme has been designed to all the legal responsibilities of all members of the 'Homes in Powys' partnership. It has been developed in accordance with the Housing Act 1996 (Part 6), the Homelessness Act 2002, the Housing (Wales) Act 2014, the Social Services and Well-being (Wales) Act 2014, the Well-being of Future Generations Act (Wales) 2015 and the Code of Guidance for Local Authorities: Allocation of Accommodation and Homelessness (Welsh Government, 2016). It also pays regard to the rules and regulations that govern the social security system.

- Anti-social Behaviour, Crime and Policing Act 2014
- Armed Forces Covenant
- Data Protection Act 1998
- Data Protection Act 2018
- Equalities Act 2010
- Freedom of Information Act 2000
- General Data Protection Regulation (GDPR)
- Homelessness Act 2002
- Housing Act 1985
- Housing Act 1996
- Housing (Wales) Act 2014
- Human Rights Act 1998
- Immigration Status Act 2014
- Localism Act 2011
- Race Relations Act 1976
- Serious Crime Act 2007
- Sex Discrimination Act 1975
- Social Services and Well-being (Wales) Act 2014
- Welfare Reform Act 2012
- Well-being of Future Generations Act (Wales) 2015

The Housing (Wales) Act 2014 can be found at <http://www.legislation.gov.uk/anaw/2014/7/contents> The Housing Act 1996 can be found at <http://www.legislation.gov.uk/ukpga/1996/52/contents>

The Homelessness Act 2002 can be found at <http://www.legislation.gov.uk/ukpga/2002/7/contents>

The Welsh Government's Code of Guidance for Local Authorities on Allocation of Accommodation and Homelessness can be found on their website at <http://gov.wales/topics/housing-and-regeneration/services-and-support/managing-social-housing/allocate/?lang=en>

Powys Housing Services website can be found at <http://www.powys.gov.uk>

The Powys Allocations Scheme is consistent with all relevant Powys County Council strategic plans, in particular the 'Powys Housing Strategy', 'Vision 2025' and 'Love Where You Live'.

Powys County Council and its partners are under a duty to protect the public funds it administers, and to this end may use the information you have provided as part of any application to join the HR for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes.

We will process data submitted by you in accordance with data protection legislation. For further information, please read Powys County Council's Privacy Notice. <https://customer.powys.gov.uk/privacy>

Index

Accessibility and Adapted Homes	13
Advice to Applicants – Time on the HR	28
Affordable Home Ownership	4
Applicant’s Obligations	11
Area Preference	17
Assessing and Prioritising Applications for Housing	13
Cancelling Applications	13
Debts or Money Owed to ‘Homes in Powys’ Landlords	9
Households with children	16
Households without children	15
Housing Management and Options Officer	3
Housing Need	26
Housing One	3
Housing Options Wizard	3
Information, Advice and HR Application	3
Introductory or Starter Tenancies	8
Joint Applicants	9
Keeping an application ‘live’	12
Key Workers	24
Local Connection	18
Number of bedrooms	14
Offer of a home	32
Offering Homes to HR Members	30
Older Persons’ Accommodation	28
Planning Conditions	28
Priority Bands	19
Property Owners	8
Ready-to-Move	20
Reasonable refusals of an offer	32
Resettlement Passport	29
Shared Ownership	4
Start-of-Tenancy Rent	36
Unreasonable refusals of an offer	32
Who Can and Can’t Join the HR	6
Who may be able to join the HR	6
Who may not be able to join the HR	6

Appendix A: Landlord-by-Landlord Special Allocation Conditions

Tudalen 268

	Clwyd Alyn (part of the Pennaf Group)	Grwp Cynefin	Melin Homes	Barcud	Newydd	Pobl Group (including Gwalia)	Powys County Council	Wales and West Housing	Hafan Cymru
Best Fit. To avoid people under occupying a home, priority will be given to households who 'best fit' a property. This will be decided by matching the number of people in the household with the number of people for whom the home has been designed to accommodate.	Yes	Yes	Yes	Yes	Yes	Yes	Housing in line with DWP property size criteria for Universal Credit/housing benefit support	Yes	Yes
Flats and Children. Households with children may be offered	Yes, if older children. Generally, would not offer to	Yes children older than 10 years old	Yes	Yes	Yes	Yes	Yes	Yes	Yes

accommodation above ground floor.	applicant with baby/toddler but each case looked at individually								
Households without children	Households without children will not be allocated a house unless the appropriate list is exhausted, hard to let and meet affordability checks	Would consider if applicant had access. This would be subject to an affordability check	Will consider applicants with access to children, subject to affordability, for two bedroom properties	No restriction	Households without children will generally not be allocated a house unless it is a hard to let	Will consider households with access to children subject to affordability. Will also consider households without children if property is very hard to let subject to affordability.	Households without children will generally not be allocated a house unless it is a hard to let.	Will be allocated in line with bedroom requirements	Will consider applicants with access to children, subject to affordability, for two or more bedroom properties
Introductory or Starter Tenancy; New tenants to the landlord will be offered an Introductory or Starter Tenancy for period of between one year and eighteen	Offer Assured Tenancy	All tenancies commence on an Assured Tenancy	Starter Tenancy	Assured shorthold	Starter	Starter Tenancy AST	Introductory Tenancy	Starter Tenancy	Starter Tenancy

months. Conversion to a secure or assured tenancy will be agreed if there are no breaches of the terms of the Introductory Tenancy.									
Older Person's / Accessible Homes. Homes designed for older people are let in accordance with a landlord and/or scheme specific lettings policy for this type of property	Yes, would look to reduce age limit to 50 once 55+ list exhausted	Yes, over 55's	Age criteria for homes designed for older people is 55+	Yes	Over 50 years old with a medical need that demonstrates a need for older person housing, 55+ without a medical need	Age criteria for homes designed for older people 55+	Households with a medical need that demonstrates a need for older person/ accessible housing, 60+ without a medical need. 'Extra Care Lite' properties let by Lettings Panel.	55 and over or 50 with a medical condition that would benefit from living in retirement accommodation	Yes
Pets: Applicants should contact the landlord with homes in the areas where they would like to	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Pets allowed	Yes

live to check what type of pets are allowed in those specific properties.									
Reasonable Offer Limit	After 2 reasonable offers refused , 3 rd offer will result in the applicant being suspended for 12 months	2 reasonable offers will be made as per policy	2 reasonable offers will be made as per the CHR policy. Melin's own allocation policy currently under review.	2 reasonable offers will be made as per policy	CHR guidance	2 reasonable offers will be made as per policy	2 reasonable offers will be made as per policy	2 reasonable offers will be made as per policy	Two reasonable offers to Hafan Cymru property. Then a twelve month period of no offers.
Start-of-Tenancy Rent.	Yes	We request one week's rent in advance where possible. And future payments made in advance	Yes	Yes – except in exceptional circumstances	Flexible – we don't take a week in advance if HB or UC. Housing Officer makes the decision following a full financial assessment.	1 weeks rent in advance is payable except in exceptional circumstances	Start-of-Tenancy Rent is expected, the amount - one week up to one month - depending on the payment cycle agreed with the tenant. In exceptional circumstances, this requirement	Yes – Payment terms will be individually tailored and based on an agreed payment cycle	No pre-payment is required.

							may be dropped.		
Under 18 years old	Guarantor required until 18	Deed of Trust and Guarantor if applicant is younger than 18.	Tenancy held by a Trustee until resident is 18	Licence to Occupy	Tenancy held in trust until the occupier is 18 years old.	Tenancy held in trust until occupier turns 18	Tenancy held in trust until the occupier is 18 years old	Guarantee for a future tenancy under the terms of a licence	License to occupy with a rent guarantor.

Appendix B – Social Housing in Villages and Towns in Powys

Powys County Council regularly undertakes a Local Housing Market Analysis (LHMA). This is to provide intelligence on housing markets and needs to shape the County's planning policies and inform investment decisions by developers and landlords. There are nine LHMA areas in Powys, based on natural market trends.

LHMA Areas	Villages and Towns
LHM ₁ – Welshpool Triangle	Ardleen, Baulsey, Berriew, Castle Caereinion, Dolanog, Foel, Forden, Four Crosses, Guilsfield, Llanbryn-mair, Llandrinio, Llanerfyl, Llanfair Caereinion, Llanfechain, Llanfihngangel, Llanfyllin, Llangadfan, Llangedwyn, Llangyniew, Llangynog, Llanrhaedr, Llansantffraid, Llansilin, Llanwyddyn, Llanymynech, Meifod, Middletown, Montgomery, Penybontfawr, Penybontllan'emrys, Pontrobert, Pool Quay, Trewern, Welshpool
LHM ₂ – Machynlleth Border	Aberhosan, Ceinws, Cemmaes, Cemmaes Road, Llanwrin, Machynlleth, Penegoes
LHM ₃ – Newtown and Llanidloes	Aberhafesp, Abermule, Adfa, Bettws, Caersws, Carno, Cefn Coch, Churchstoke, Clatter, Kerry, Llandinam, Llandyssil, Llangurig, Llanidloes, Manafon, Mochdre, Newtown, Sarn, Trefeglwys, Tregynon
LHM ₄ – Knighton and Presteigne Border	Beguildy, Dolau, Evenjobb, Felindre, Gladestry, Knighton, Knucklas, Llanbadarn Fynydd, Llanbister, Llanbister Road, Llanddewi, Llangunllo, Lloiney, New Radnor, Norton, Old Radnor, Presteigne
LHM ₅ – Llandrindod Wells and Rhayader	Crossgates, Cwmdauddwr, Howey, Llandrindod Wells, Llanyre, Nantmel, Newbridge-on-Wye, Pant-y-dwr, Rhayader
LHM ₆ – Builth Wells and Llanwrtyd Wells	Aberedw, Beulah, Builth Wells, Cilmery, Garth, Llanelwedd, Llangammarch Wells, Llanwrthwl, Llanwrtyd Wells

LHM7 – Brecon, Talgarth and Hay	Boughrood, Brecon, Bronllys, Bwlch, Clyro, Cradoc, Cray, Cwmdu, Defynnog, Erwood, Felinfach, Glasbury, Glyntawe, Gwernyfed, Hay, Libanus, Llanddew, Llandefalle, Llanfaes, Llanfihangel, Llanfilo, Llanfrynfach, Llangorse, Llangynidr, Llanhamlach, Llanigon, Llanspyddid, Llyswen, Pencelli, Pennorth, Pontfaen, Pwllgloyw, Scethrog, Sennybridge, Talgarth, Talybont on Usk, Trallong, Trecastle, Trefecca, Tretower, Velindre
LHM8 – Ystradgynlais Border	Abercrave, Coelbren, Cwmgiedd, Glanrhyd, Gurnos, Lower Cwmtwrch, Penrhos, Pont Neath Vaughan, Upper Cwmtwrch, Yniswen, Ystradgynlais
LHM9 – Crickhowell Border	Crickhowell, Glangrwyney, Llanbedr, Llangattock

Appendix C: Summary of consultation replies received for each proposed policy amendment

Proposed Policy Amendment	Percentage/ Number who agree	Percentage/ Number who disagree	Percentage/ Number who are unsure	Total Replies
1: Awarding priority to applicants to whom we have accepted a section 75 homeless duty.	57% (155)	10% (26)	33% (88)	269
2: Reduce the priority on the waiting list of those applicants who fall into Band 2 under S75 homeless duty, if they refuse a homeless final offer.	76% (206)	9% (25)	15% (40)	271
3: When a first offer is refused unreasonably, the application effective date is amended to the date the offer was refused.	66% (182)	16% (44)	18% (48)	274
4: Simplifying how applicants are assessed for accessible housing.	83% (223)	9% (25)	8% (22)	270
5: Awarding priority to applicants who are currently overcrowding one-bedroom social housing.	77% (208)	7% (18)	16% (42)	268
6: Awarding priority to applicants currently under-occupying their social housing tenancies by two or more bedrooms.	74% (199)	8% (23)	18% (48)	270
7: Give all households the opportunity to apply for one bedroom extra than they need subject to an affordability assessment.	83% (224)	8% (23)	9% (24)	271
8: Widening the group of applicants that will be considered for 'Housing First'	73% (197)	4% (10)	23% (64)	271
9: Strengthening 'Housing First for Youth' (16–25-year-olds) considerations.	70% (187)	10% (28)	20% (54)	269
10: Removal of volunteering as a reason for a local connection.	57% (153)	10% (26)	33% (90)	269
11: Widening the group of applicants that will be considered for additional priority due to loss of tied accommodation.	60% (162)	13% (35)	27% (73)	270
12: Re-designating older person accommodation as accessible homes	82% (220)	11% (31)	7% (19)	270
13: Expanding the group of applicants who can be considered for an additional bedroom above	65% (176)	16% (43)	19% (51)	270

their housing need, to include full-time working applicants who are in receipt of the housing element of Universal Credit				
14: Strengthening applicant's responsibility to re-pay previous tenancy related debt as part of determining that they are 'Ready-to-Move'	74% (198)	10% (27)	16% (43)	268
15: Clarifying how amendment to tenancy requests will be dealt with.	70% (188)	2% (6)	28% (73)	267
16: Clarification of special conditions applied by partner landlords when allocating their empty homes.	81% (215)	2% (6)	17% (46)	267
17: Clarification of when a household may qualify for a house.	86% (229)	4% (12)	10% (26)	267
18: Removal of the example for when an offer may be withdrawn: "The property is required in an emergency".	71% (190)	9% (23)	20% (55)	268
19: Clarification over when the effective date may be amended.	66% (175)	9% (25)	25% (65)	265
20: Reducing the renewal period for Common Housing Register applications from 12 months to 6 Months.	80% (217)	11% (30)	9% (24)	271

Appendix 1: Homes in Powys Allocation Policy Consultation Summary



This report contains the findings from the Powys Common Allocation Scheme survey conducted online from 13th September 2021 to 6th December 2021.

The survey was advertised to stakeholders via external communications channels including press, email, and regular social media posts.

There were 274 respondents in total.

Please note: Not all questions were answered by all respondents.

Background

All social housing options available in Powys are offered through one Common Housing Register and a Common Allocations Scheme.

The Common Housing Register is operated and managed by Powys County Council on behalf of [Homes in Powys](#), a partnership of all social landlords offering homes across the county.

Following a review in December 2020, the Council and its partners have recommended changes to the Common Allocation Scheme. A summary of the proposals, together with the reasoning behind each recommendation, is now available for consultation.

Survey results

Proposed change:

Awarding priority to applicants to whom we have accepted a section 75 homeless duty

Why this change is needed:

Under the Code of Guidance priority can be given to certain additional preference groups, of which homelessness is one. As a result of the pandemic, and the acceptance of everyone as priority need, there has been a huge increase in homeless applications and the number of applicants in temporary accommodation.

In addition to this, it has recently been announced that the Welsh Government will be introducing revised homeless legislation with regard to priority need and intentional homelessness. This means in effect that the ‘Everyone In’ approach will continue, suggesting that the increased service demand experienced since March 2020 will continue.

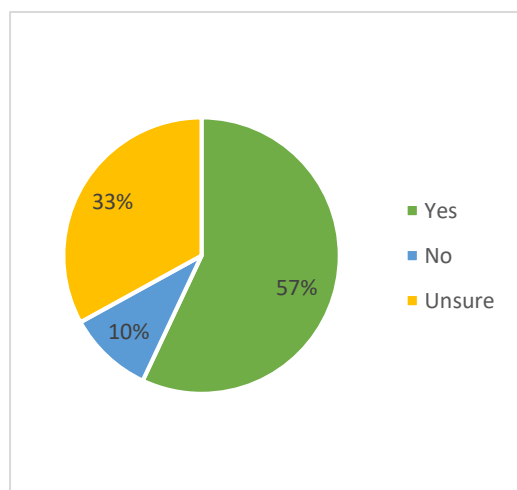
As a result, it is proposed to introduce a new Band 2 category which will give priority to those applicants who are owed a Section 75 (S75) homeless duty. These are cases where we have not been able to prevent or relieve the homelessness and they are deemed to be priority need.

It is hoped that this will increase move on from temporary accommodation (TA) and enable the TA that has been used from the Housing Revenue Account (HRA) and Registered Social Landlord (RSL) stock to be let as permanent and secure accommodation. This will also help to ensure that stays in bed and breakfast will be reduced to a minimum.

It should be noted that if those applicants owed the S75 duty are deemed to be “not ready to move” they will remain in Band 5.

Q1. Do you agree with the above proposal?

Yes	155
No	26
Unsure	88



Q1. Comment:

Screen Name Redacted	For homeless people that have mental health issues, allocating homes should be where appropriate, regular and easy access to support is already established. Placing them in isolated rural villages may not be the best option for them nor the neighbours who don't know they have issues.
9/13/2021 09:37 AM	

Screen Name Redacted 9/13/2021 10:38 AM	There needs to be more scrutiny/regulation to prevent the manipulation of the 'Everybody In' approach to prevent current pressures on temporary accommodation/B&B. It needs to be recognized that there will be no move on from temporary accommodation for those once temporarily housed due to the housing crisis in Powys and the lack of available & affordable PRS.
Screen Name Redacted 9/13/2021 11:23 AM	You will just have people presenting as homeless and sitting on the list till they get a S75 and then jump above the people who have been waiting years. It's a cheat's way of getting housing quicker
Screen Name Redacted 9/13/2021 01:14 PM	This will only get worse - build the new council houses in Powys faster!
Screen Name Redacted 9/13/2021 03:21 PM	I can only support this idea if there is an increase in housing stock. Long term general needs applicants will find themselves totally unable to access properties. Families are living in hardship renting privately and finding little support until rent arrears build up already.
Screen Name Redacted 9/13/2021 04:26 PM	I have no issues with giving priority to those who are in priority need, but I object to those being given priority that is intentionally homeless. If someone has a choice and chooses to be homeless, then that takes away from those in need. if "intentionally homeless" includes those who leave due to social/domestic violence or other safety/wellbeing reasons, then please discount "no" and change to "yes" but again, if "intentionally homeless" does NOT include these categories, then my answer remains "No" - I do not agree with the above proposal.
Screen Name Redacted 9/13/2021 04:43 PM	Unless they were born in the UK THEN NO
Screen Name Redacted 9/13/2021 04:44 PM	I think it's a waste of time and people who are living in houses that no longer meet their needs like 4 beds for 1 person should be made to move for families that need bigger houses. I also think the benefit cap is a joke. People on benefits are finding it hard enough without having to pay 40 odd pound a week in rent when they are a single parent!
Screen Name Redacted 9/13/2021 04:48 PM	Priority should be given to people that have grown up in the local area, whether homeless or not.
Screen Name Redacted 9/13/2021 05:03 PM	I hope this has not moved us from band1 and the top of the list for a bungalow I can't take anymore from the Tennant above.

Screen Name Redacted 9/13/2021 05:29 PM	I don't understand the system or the jargon (too much of it) enough to comment on this e.g. How will it affect others on the priority listing, what is the definition of homelessness? If it means that more people will get housed and more housing built then yes, I am in support.
Screen Name Redacted 9/13/2021 05:44 PM	My only comment is about people who have been needing a permanent home who have been on the housing register for years and are still not getting their needs met?
Screen Name Redacted 9/13/2021 05:54 PM	Understandable in a pandemic however a lot of the public were furloughed that still enabled people to pay rent through benefits and also they had an increase in benefits though the pandemic (£20 a week) In certain situations yes homeless people should take priority but I don't believe with the help and schemes the government gave this should be one of them. I worked throughout the pandemic some days even 7 days and what have the working sociality been given a income tax increase and higher NI contribution.
Screen Name Redacted 9/13/2021 05:57 PM	This could be a great idea. However if made homeless from non payment of rent,or antisocial behaviour, then I don't think applicants should be given the same rights as genuine homeless due to housing crisis.
Screen Name Redacted 9/13/2021 06:30 PM	Another of young people but them self in this situation so they can get a house and sometimes get a 2 / 3 bed house with no kids. if they were housed ton 1 bed then yes
Screen Name Redacted 9/13/2021 08:17 PM	I've been on the housing list for nearly 3 years, housing prices are to expensive in Crickhowell to rent privately or to buy. This will not help me as I'm in band 4 and will be pushed down even further. I've lived in crickhowell all my life and I feel people who are not from crickhowell aregetting allocated homes in the area.
Screen Name Redacted 9/13/2021 09:35 PM	I support the idea behind it, but as long Powys County Council does not build enough (accessible) new houses in every area, this won't work.
Screen Name Redacted 9/13/2021 10:09 PM	How will you stop this being abused
Screen Name Redacted 9/13/2021 10:44 PM	People who have been on list for years will never get a chance
Screen Name Redacted 9/14/2021 08:59 AM	Although I understand the need for the change I do not agree with it in principle as i believe it is not consistent with being fair for all applicants on the CHR and could be manipulated
Screen Name Redacted 9/14/2021 09:29 AM	This needs to be reviewed to take in to consideration people like ourselves that would like to move in to a council or housing association property
Screen Name Redacted 9/14/2021 09:29 AM	We are in Band 4 and we are not sure what that means as it has never been explained.

Screen Name Redacted 9/14/2021 09:48 AM	Circumstances leading up to the applicant becoming homeless should first be investigated and assistance provided to resolve any issues and enable the applicant to return home if possible. If that is not possible and there is a social tenant in the home that was left then circumstances should be checked to determine whether they still qualify for said social housing or could be downsized.
Screen Name Redacted 9/14/2021 10:01 AM	homeless should be cat 1 not cat 2
Screen Name Redacted 9/14/2021 10:10 AM	This prioritisation is fine for people of working age but does not take into account non home owning pensioners on lower incomes forced to rent privately.
Screen Name Redacted 9/14/2021 11:18 AM	but as long as they are not immigrants
Screen Name Redacted 9/14/2021 11:19 AM	lots of people like myself are under occupying their home and need a home where i am not penalised through the universal credit scheme. my work is seasonal and earnings are greatly reduced through the winter season and receive no help with the shortfall like many of us.
Screen Name Redacted 9/14/2021 11:31 AM	UNSURE due to the impact of those waiting to be homed who are considered not homeless as they are in accommodation that is not fit of their needs and is having a impact on their welfare .. e.g damp .. living with a parent who needs them moved or they need there own space .. accommodation to small or not suitable to their needs eg due to disability or child sharing bedroom but under the age the council say they need their own room .. no garden in flat with children etc The housing stock is limited now .. but everyone does deserve a tenants and its no health having too rely on temporary accommodation
Screen Name Redacted 9/14/2021 12:05 PM	Not everyone who is in the situation is there own fault so that's not fair
Screen Name Redacted 9/14/2021 12:26 PM	I agree
Screen Name Redacted 9/14/2021 01:05 PM	Homeless people should be No.1 priority and should be houser before anyone else
Screen Name Redacted 9/14/2021 01:38 PM	Anything that makes the process easier & less stressful for the tenant is a step in the right direction.
Screen Name Redacted 9/14/2021 02:22 PM	What about those in appaling accomodation injurous to health but not technically homeless as is common in Powys
Screen Name Redacted	I am facing homlessness myself following the breakdown of my marriage. He owns the house and is selling it. I was placed on

9/14/2021 03:15 PM	Powys list immediately but due to COVID, and my needs for a 2 bedroom adapted bungalow, the availability of suitable accommodation has not been forthcoming as it mainly consists of elderly residents. These residents have been cared for in the home as opposed to being moved to carehome facilities due to COVID. This has caused untold stress as I have tried desperately to find private accommodation but none are suitable for my disabled needs. It is stressful and worrying living in this limbo as I am renting the house from my ex month by month - but every few weeks he gets very vocal about selling it from under me! the stress adds to my ill health.
Screen Name Redacted 9/14/2021 03:50 PM	Private Renting is unattainable. People on low incomes but work can not afford private renting. This will lead to low income families like myself living from pay check to pay check. I'm unable to live with my partner because we have not got the room in our parents houses and this result in my partner missing out seeing his son grow up day to day. If private renting wasn't so expensive maybe more people would go down that road
Screen Name Redacted 9/14/2021 03:54 PM	It seems only right that people who are homeless should have priority.
Screen Name Redacted 9/14/2021 05:08 PM	Homeless should always be priority
Screen Name Redacted 9/14/2021 05:48 PM	Totally agree that homeless are to come first in whatever circumstances
Screen Name Redacted 9/14/2021 06:12 PM	Freeing up housing stock as permanent residencies should help more people. However, more homes are needed to meet demand especially in rural areas.
Screen Name Redacted 9/14/2021 11:46 PM	I agree the homeless should be rehomed, no one deserves to be on the streets.
Screen Name Redacted 9/15/2021 12:04 AM	We in Knighton have experienced severe problems from people who have been homeless and have been rehoused, but without any support in place to address mental health and severe behavioural issues. This creates anxiety, insecurity in established communities.
Screen Name Redacted 9/15/2021 11:08 AM	I believe this is a brilliant idea
Screen Name Redacted 9/15/2021 12:17 PM	The change seems to imply that anyone regarded as Homeless will have to pass through Temporary Accommodation
Screen Name Redacted 9/15/2021 12:20 PM	that seems sensible

Screen Name Redacted 9/15/2021 02:56 PM	I agree that homeless people should be top priority. However there should be exceptions that children who are not homeless but on the housing list should take priority over a single person homeless in a b&b.
Screen Name Redacted 9/15/2021 03:22 PM	its as it should be
Screen Name Redacted 9/15/2021 03:24 PM	I have been waiting a long time and feel changes may mean I die waiting
Screen Name Redacted 9/15/2021 04:06 PM	Unable to comment without a copy of the relevant section 75. Also, your first paragraph , line 3 , I think that the phrase "everyone as priority need" is potentially misleading and requires further qualification.
Screen Name Redacted 9/15/2021 06:42 PM	I would be interested in a clarification of the term " not ready to move". There are currently 56 days prior to eviction that the Council then have a duty of care. Does this mean that this window will be reduced to a much shorter time frame?
Screen Name Redacted 9/16/2021 01:52 PM	Those who declare "intentional homelessness" need thorough investigation.
Screen Name Redacted 9/16/2021 05:14 PM	We are currently in a holiday caravan because our son who we were living with has downsized meaning there was not enough room for us the caravan we live in is our brothers not ours it is only an 11 month park we have been looking for rentals without success
Screen Name Redacted 9/16/2021 06:40 PM	These are necessary for these people
Screen Name Redacted 9/16/2021 09:35 PM	its fair
Screen Name Redacted 9/17/2021 09:22 PM	Homeless should be priority
Screen Name Redacted 9/18/2021 08:35 PM	So long as they have lived in Powys and not coming in from other Counties
Screen Name Redacted 9/19/2021 05:26 PM	The people in the town including myself are desperate to be allocated a property yet they will choose someone who doesn't live in the area over someone like yawl with health needs and have lived here all my life
Screen Name Redacted 9/19/2021 09:12 PM	people who are homeless should be moved out of temporary accommodation as soon as possible. Being in secure accommodation helps people to be able rebuild lives.
Screen Name Redacted	How many people are homeless in Powys

9/21/2021 03:03 PM	
Screen Name Redacted 9/22/2021 09:46 AM	Plenty of local people need housing
Screen Name Redacted 9/22/2021 08:16 PM	I understand homeless people warrant support but so do local applicants, as demand outweighs supply. If people from local families were given precedence this will enable them to remain and work in the area, thus boosting the local economy.
Screen Name Redacted 9/24/2021 01:40 PM	Would this be immigrants or our own homeless & Veterans?
Screen Name Redacted 9/24/2021 08:07 PM	Having been homeless and under Section 75 for over 12 months I was somewhat surprised that we were not a priority. We are living in a very small one bedroom flat, with very high rent, which our GP has stated that it is inappropriate for our needs and yet in 12 months have only been offered one property that did not in any way meet our needs. Living in Llanidoes we were also horrified to find out that the priority for housing people in the new builds did not include us, however does include at least one person from Birmingham and one from Telford. Surely homeless locals with friends and family here should be first?
Screen Name Redacted 9/26/2021 09:11 AM	I need more information to give an informed answer
Screen Name Redacted 9/27/2021 11:45 AM	I think with the everybody in policy ,there is a chance that this will be abused to get to the top of the list
Screen Name Redacted 9/28/2021 07:08 AM	I understand the need but would be be vetted as to their history. I'd be anxious about the type of person due to previous domestic violence. Would you survey locals to check out due to safe guarding.
Screen Name Redacted 10/05/2021 10:18 AM	Only if the homeless are native to Powys
Screen Name Redacted 10/08/2021 04:19 PM	I think evictions are up due to Covid and I think 6 months should be enough time for families to be offered suitable accommodation
Screen Name Redacted 10/11/2021 05:35 PM	concerned it could cause a block on any other type of applicants being rehoused due to the volume of homeless cases that could go into Band 2 taking priority.
Screen Name Redacted 10/18/2021 02:10 PM	if you are genuinely homeless that you should be ready to move at all times so I am in agreement with this
Screen Name Redacted	It's important stays in bed and breakfast are kept to a minimum and the correct accommodation it sort

10/29/2021 03:26 PM	
Screen Name Redacted 11/02/2021 12:17 PM	What does "not ready to move" mean? What band will those who have had s.21 be in?
Screen Name Redacted 11/17/2021 04:06 PM	This still does not help the fact that there is insufficient housing stock.
Screen Name Redacted 11/19/2021 05:54 PM	NEED to have above a Summary of what each Band denotes. You Mention Bznd 2 & 5... ??
Screen Name Redacted 11/24/2021 12:04 PM	Anything to stop homelessness
Screen Name Redacted 11/24/2021 12:15 PM	I feel this is a necessary step in order to manage the increased demand and move on from TA, allowing A stock to be returned in order to house people permanently.
Screen Name Redacted 11/30/2021 06:15 PM	first priority should be homeless
Screen Name Redacted 11/30/2021 11:31 PM	What is section 75 homeless duty? What does "everyone in" approach mean? You say "a huge increase in homeless applications" - give me the stats. etc. etc. This opening section is unreadable to all but people working in or otherwise involved in the sector. We, the people outside of this silo, can only give judged and meaningful opinions if we understand the question.
Screen Name Redacted 12/06/2021 06:02 PM	We should be taking care of people who have paid taxes and contributed to society...e.g homeless veterans,etc
	Agree with proposal, however, will there be a time limit for applicants to remain in Band 2 status? Also, what support interventions are to be put in place for those applicants placed in Band 2. Similarly for Band 5 applicants, what form of support intervention will they receive?
	I personally do not think it will be a good idea to have a band 2 for homeless. My main concern would be around single persons accommodation. In my opinion I see less effort being put in to find alternative suitable accommodation in the PRS and that we would not be getting a sustainable mix of tenancies in social housing, my thoughts in particular are thinking about trying to manage the new build 1 bed properties which will inevitably end up being filled with homeless applicants,. Many of these applicants are in need of high levels of support and I think it is fair to say that in a lot of cases are not ready to even manage a tenancy successfully. I understand more work needs to be done in getting them ready to or putting them in the band 4 if they are not. The introduce of

	<p>band 2 I feel will lead to less work being carried out in these areas as they will have a priority over other household types who struggle to find accommodation with in the town.</p> <p>The band 3 housing need is a lot more fairer for people getting housed. We have in previous year had similar additional points for homelessness and it was a management nightmare.</p> <p>This may not be an issue for barcud as their asb policies are more robust than ours. With the impending restructure and the vast changed front line staff look to be going through I am not sure this implementation in policy is very well times</p> <p>I don't think we can have a situation like the "bell" for example in one bed properties.</p> <p>The only positive I could see is potentially for families to avoid use of temp if there is a family accommodation available.</p> <p>There are many instances where duty can be discharged for un reasonable behaviour or non-engagement, if these applicant are housed quicker we will not establish this pattern of behaviour prior to been allocated a tenancy and less opportunity to discharge.</p>
--	---

Proposed change:

Reduce the priority on the waiting list of those applicants who fall into Band 2 under S75 homeless duty, if they refuse a homeless final offer

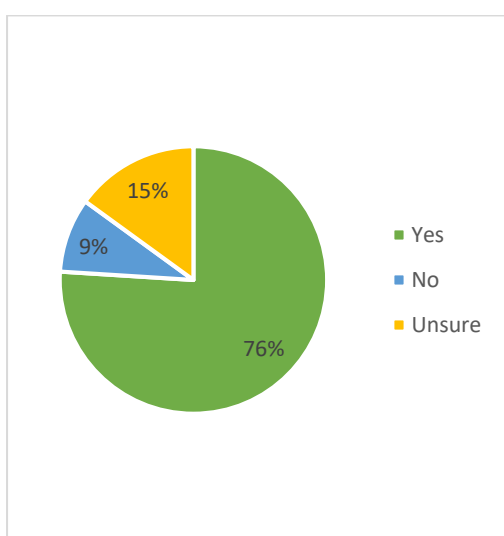
Why this change is needed:

If an applicant, who has been placed in Band 2 under S75 homeless duty, refuses a reasonable offer they will be demoted to Band 3 (subject to an assessment of housing need) with a new effective date.

This has been brought in to make homeless applicants aware that there are consequences to their decisions and to ensure fairness to other applicants on the waiting list.

Q2. Do you agree with this proposal?

Yes	206
No	25
Unsure	40



Q2 Comment:

Screen Name Redacted 9/13/2021 10:38 AM	Communication from Powys needs to be much better with those who are homeless/in crisis and stakeholders surrounding the homeless client need to be better captured on the CHR so those 'offers' are not missed. PRS landlords also make offers however some of these offers are being overlooked in preference of the CHR.
Screen Name Redacted 9/13/2021 11:23 AM	One offer then band 3. Should be one offer then discharge duty lose TA
Screen Name Redacted 9/13/2021 01:14 PM	There do need to be consequences which are understood by those looking to be housed, when turning down an offer without a very good reason.
Screen Name Redacted 9/13/2021 02:58 PM	Absolutely, if you're homeless you'd be happy with an offer of a home and should accept
Screen Name Redacted 9/13/2021 03:21 PM	If priority is given, it should be restricted to one offer

Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Yes a refusal should set you back
Screen Name Redacted 9/13/2021 04:43 PM	If refused offer nothing
Screen Name Redacted 9/13/2021 04:44 PM	People should have the right to choose where they live
Screen Name Redacted 9/13/2021 04:48 PM	If someone is homeless and refuses any property, they should go in to the lowest possible band.
Screen Name Redacted 9/13/2021 05:03 PM	What happens with band1
Screen Name Redacted 9/13/2021 05:29 PM	Yes but it depends on the definition of 'reasonable'. If you are offering someone a house that is not in their area and they have to move away, maybe taking school age children with them, then that is not acceptable.
Screen Name Redacted 9/13/2021 05:44 PM	This needs to be fair and equitable, but people with complex needs also need support to understand the consequences of their decision(s) not to accept housing when offered.
Screen Name Redacted 9/13/2021 05:57 PM	Good idea. I think of people are genuinely wanting to improve their situation, and they can prove to be a good tenant, I don't see why they couldn't move at a later date. Suitable accommodation is just that. So why refuse?
Screen Name Redacted 9/13/2021 06:36 PM	May need a little more investigation. I think everybody is entitled to reject on the grounds of distance from school if they don't drive and there's no public transport. Rejection on mental health support grounds Reject because they are recovering addict and need to be away from like minded individuals Escaping domestic violence or abuse All of the above reasons would be OK for rejection under the right set of circumstances providing they are genuine.
Screen Name Redacted 9/13/2021 07:00 PM	Unfair. Open to abuse
Screen Name Redacted 9/13/2021 09:35 PM	Powys County Council has not enough (accessible) homes in their portfolio. People with specific needs should have always the right to refuse an offer when their opinion is that their needs are not met.
Screen Name Redacted 9/13/2021 10:02 PM	For example, if a 3 bed home is offered to a family of 5 adults of couple + 3, with the suggestion that a dining room be used as a 4th bedroom and further suggested that meals be eaten in the lounge and this offer is

	declined as unsuitable, there should not be a demotion because the offer is unreasonable
Screen Name Redacted 9/14/2021 07:09 AM	I think you should stay under the effected date when you first apply for housing
Screen Name Redacted 9/14/2021 09:28 AM	This would depend on the appropriateness of the offer i.e. ready access to services and links to services/agencies who may be engaged with this person. Also consideration to be given on restrictions imposed elsewhere and possibly access to family/peer support
Screen Name Redacted 9/14/2021 09:29 AM	Because the property you offering them is a last resort & may not be person centred
Screen Name Redacted 9/14/2021 09:29 AM	None to add at this present time.
Screen Name Redacted 9/14/2021 10:01 AM	what happens when you have no housing in their preferred area,s and you offer homes out of area and they decline why punish
Screen Name Redacted 9/14/2021 10:10 AM	Homeless is homeless and housing offers if suitable should be accepted and not rejected.
Screen Name Redacted 9/14/2021 10:11 AM	Yes, if there seems no good reason for them to refuse, but absolutely not until the person has the opportunity to explain their concerns about the property offered or the area. There is no point putting a person into a home they would find difficult to manage or aggravates any health conditions, mental or physical, particularly if there is no support.
Screen Name Redacted 9/14/2021 11:31 AM	unless there is a very valid reason like ex near by or someone who has cause mental of physical harm in close vicinity
Screen Name Redacted 9/14/2021 12:02 PM	Where in principle I agree with the changes , I do have concerns this change could be detrimental to victims of domestic abuse i.e. victims are offered properties deemed unsafe close to the perpetrator or the perpetrators family, turning down the property will see them demoted to band 3
Screen Name Redacted 9/14/2021 12:26 PM	Yes
Screen Name Redacted 9/14/2021 01:05 PM	Of someone is homeless they arent really in a position to turn down properties
Screen Name Redacted 9/14/2021 01:35 PM	It is dependent on the suitability of the first offer
Screen Name Redacted 9/14/2021 01:38 PM	I agree to a point, but I hope this will not result in applicants being coerced into homes that are not suitable for them.
Screen Name Redacted	If a property is offered it should be taken

9/14/2021 02:01 PM	
Screen Name Redacted 9/14/2021 02:22 PM	Applicants are often moved away from family & support. This worsens situation. Single Mums can't work. older family lose support and a greater burden is placed on benefits & care services
Screen Name Redacted 9/14/2021 03:15 PM	My concern with this ruling is what happened to me. I talked at length with a housing officer and explained my needs and that I care for my elderly mother who is a powys resident. I explained that after a break in at my previous home and another assault in that home after someone forcing entry, I was very nervous and needed security of my own garden that I could erect fencing and did not want a shared entrance as that was how the offenders had gained access to my flat from the shared entrance. I explained my needs but was offered by another officer a property in an area that I had said I did not want to live in. This second officer was very difficult and then said I had been struck off the list as I had refused a property - yet this property was not in my area of choice and I had expressly advised the first housing officer of my needs and wants. I appreciate that social housing is in great demand and the stock does not meet those demands. I also understand social housing is a great solution to help residents and is not an entitlement. However, being forced to take properties not in your area of choice, or a clash of personalities with your housing officer (through no fault of your own), can lead to situations where the applicant is unfairly prejudiced. I am 51 years old and have to move into 'an old aged bungalow' due to my disabilities. That in itself you can understand, is difficult to accept, but I cannot honestly face moving, and then moving again. I want to move into my forever home and settle and be a good tenant. Being forced to move somewhere knowing that I would request and immediate transfer is not the answer. Especially as one I am in a property deemed to be suitable for my needs I would have a very limited chance of gaining another property in another location. So this is my concern if applicants are moved down in category for refusing property. I think there should be strict guidelines in place and each case looked at individually. I appreciate housing officers have a difficult job to do, and are the front line for applicants to contact and therefore get some difficult and abusive clients. However, more compassion and understanding needs to be shown to each individual case as opposed to simply renting out stock properties.
Screen Name Redacted 9/14/2021 03:54 PM	Its only fair.
Screen Name Redacted 9/14/2021 05:08 PM	as long as the offered property meets their needs
Screen Name Redacted 9/14/2021 06:12 PM	I agree if...they are to be housed somewhere that meets their needs as well as their families. I don't agree with forcing a family to move somewhere they are not familiar or have no connections to, unless they wish.
Screen Name Redacted 9/14/2021 11:46 PM	If anyone who is homeless gets given the chance of a home and the deny this chance then unfortunately for me they should go to the bottom of the list, there is 1000s of people on the streets who would love the

	opportunity of a warm bed and no a cold ally way and a home to call own.
Screen Name Redacted 9/15/2021 12:04 AM	If someone deemed homeless has made an informed decision to remain homeless surely their wish should be respected?
Screen Name Redacted 9/15/2021 11:08 AM	I agree yet dis agree as there may be a reason as to why they declined the offer such as accessability
Screen Name Redacted 9/15/2021 11:37 AM	Seems a fair process.
Screen Name Redacted 9/15/2021 12:17 PM	The fairness of the final offer is arbitrary and no right of appeal is indicated
Screen Name Redacted 9/15/2021 12:20 PM	that seems fair
Screen Name Redacted 9/15/2021 02:56 PM	I don't see the point in final offers because the home doesn't go to waist it just gets offered to the next person on the list. Why should people have to accept something that's not suitable for them, are they not in a horrible enough situation already?
Screen Name Redacted 9/15/2021 03:22 PM	correct
Screen Name Redacted 9/15/2021 04:06 PM	When my 6 month assured short hold tenancy terminated I was fortunate enough to be offered a council public sector tenancy which I immediately accepted over the telephone; it would never have occurred to me to refuse any offer and I remain grateful to this day particularly as I had 2 older dogs.
Screen Name Redacted 9/16/2021 10:35 AM	as long as the final offer is suitable for their needs
Screen Name Redacted 9/16/2021 09:33 PM	This may have an adverse effect on people who feel they are being offered something completely unsuited to their needs. In my own case, for example, being made to live in a flat would have an adverse effect on my mental health.
Screen Name Redacted 9/16/2021 09:35 PM	people should accept offers given to them as there is shortage in housing and increase in homelessness
Screen Name Redacted 9/17/2021 09:22 PM	If need they take a home on this climate
Screen Name Redacted 9/20/2021 02:09 PM	The housing offer needs to be suitable for the person/family's needs; disability access (even if no disability benefit is yet in place), near to local support, near to any family who need support, in a location which will limit access to/influence of substance misuse if this has been an issue to the applicant, affordable, in good repair. It is not fair to demote applicants

	who have turned down a property for concerns about any of the above if their needs have not been fully explored.
Screen Name Redacted 9/21/2021 03:03 PM	Why would you offer if not suitable for the person in the first place
Screen Name Redacted 9/24/2021 08:07 PM	Consequences? I simply don't understand why they are not made aware of them.
Screen Name Redacted 9/26/2021 09:11 AM	The decision should take into account the suitability of the property to the individual, for example, it's location.
Screen Name Redacted 9/27/2021 11:45 AM	Same as reason above re everyone in
Screen Name Redacted 9/28/2021 07:08 AM	Many homeless people don't want a permanent home. I think this gives them autonomy
Screen Name Redacted 10/01/2021 09:32 PM	Need to be sympathetic
Screen Name Redacted 10/11/2021 05:35 PM	an offer of social housing is a stepping stone to relieve a homeless situation and applicants only have to give 4 week's notice should they wish to move on compared to being tied into a 6 month's tenancy in private rent, also after 12 months they could explore mutual exchange options if no ASB and no rent arrears.
Screen Name Redacted 11/02/2021 12:17 PM	Subject to a Review of that decision and do not agree that the applicant has to have a new effective date.
Screen Name Redacted 11/10/2021 10:14 PM	To whom is it deemed 'reasonable?' It is down to the applicant to decide if an offer is reasonable and appropriate for them, not the person making the offer... someone who does not fully understand the applicant.
Screen Name Redacted 11/12/2021 11:22 AM	As long as the offer is reasonable then it's essentially "beggars can't be choosers"
Screen Name Redacted 11/13/2021 10:40 AM	Seems fair
Screen Name Redacted 11/16/2021 12:53 PM	There needs to be a firm definition of a reasonable offer to ensure consistency
Screen Name Redacted 11/17/2021 04:06 PM	The qualification for refusal needs to be carefully monitored.
Screen Name Redacted	If they have been offered a home - they must take it to free up where they are staying at that time. A scoring matrix could used if they do have

11/19/2021 05:54 PM	have justifiably reasons not to accept a new home. Schooling for Children, Transport, etc etc
Screen Name Redacted 11/19/2021 08:53 PM	Fairness is important
Screen Name Redacted 11/23/2021 09:55 AM	This entirely depends on their reason for refusal. Some reasons may be perfectly legitimate and should not be penalised such as; inadequate facilities or adaptations, no public transport links (and no car, meaning they cannot access employment)...
Screen Name Redacted 11/23/2021 11:59 AM	if they refuse because it is far from any support system they already have, then I do not believe this to be fair
Screen Name Redacted 11/24/2021 12:15 PM	Technically this could be very beneficial in supporting the development of consequential thinking. However, it would be really important to ensure that the reason as to the refusal has been thoroughly explored, with both the applicant and any support services - some times there is an underlying very valid reason for refusal but it is not always shared, or shared articulately enough, to make sense. I would like to see a multi-agency decision being made on this wherever possible - not to overturn Housing colleagues decisions, but to make sure that all facts are known and understood in the decision making process. In the majority of cases this will actually mean that Housing colleagues proposals are backed and will help to ensure that everyone is singing from the same hymn sheet which will be better for overall for supporting client's learning and decision making.
Screen Name Redacted 11/30/2021 06:15 PM	seems reasonable to me.
Screen Name Redacted 11/30/2021 11:31 PM	see previous
Screen Name Redacted 12/06/2021 06:02 PM	Look after our own first
	Agree with proposal providing there is evidence that accommodation being offered is suitable for need, affordable and that suitable support intervention has been considered / or is in place to ensure sustainability of new tenancy.

Proposed change:

When a first offer is refused unreasonably, the application effective date is amended to the date the offer was refused

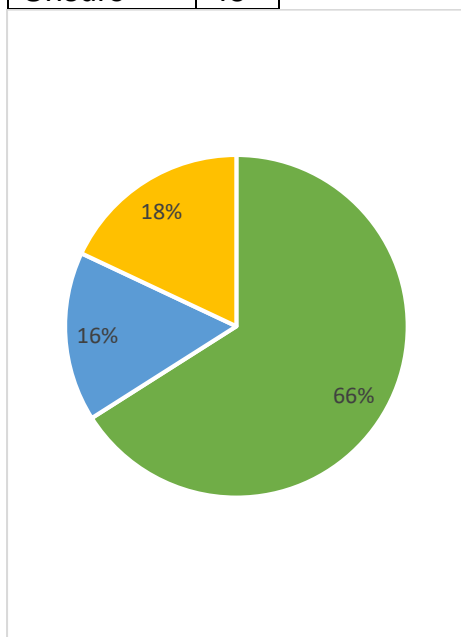
Why this change is needed:

Due to the high number of refusals we are experiencing when allocating (over 1200 in 20/21), there needs to be a repercussion to refusing a reasonable offer. Therefore, it is proposed that whilst the applicant will still be entitled to two reasonable offers, the effective date of the application will be amended to the date the first offer was unreasonably refused.

This should also help to ensure a cleaner waiting list and reduce allocation times.

Q3. Do you agree with the above proposal?

Yes	182
No	44
Unsure	48



Q3 Comment:

Screen Name Redacted 9/13/2021 09:37 AM	I am not sure what constitutes an unreasonable refusal or if there is any appeal process to affect the date.
Screen Name Redacted 9/13/2021 10:38 AM	Silly reasons are being given for refusal and these needs to be better researched.
Screen Name Redacted 9/13/2021 11:43 AM	How is reasonable 'defined?

Screen Name Redacted 9/13/2021 12:04 PM	If they are refusing a reasonable offer they should be removed from the list. Of they need somewhere and is suitable then they should not be given more choices if refused. Everyone should be given the 2 choices and if refused should not be considered any more.
Screen Name Redacted 9/13/2021 12:25 PM	What is a reasonable offer? How do you account for the applicant's preferences!
Screen Name Redacted 9/13/2021 12:30 PM	This should only be done after a face to face assessment and reports from others involved with the client. Complex needs are suffered by most experiencing impending homelessness, and due regard must be considered for people suffering with mental health.
Screen Name Redacted 9/13/2021 01:14 PM	If there can be 2 reasonable offers refused then it would be fairer to amend the date of application to the refusal of the second offer. Has there been a piece of work undertaken to investigate the high number of refusals? Is there a correlation between type of landlord/ location of property/ state of repair etc? I would expect to see a report on this.
Screen Name Redacted 9/13/2021 04:16 PM	Housing can be unsuitable for reasons outside of housing policy, a panel should go through them on a case by case basis then reduce need i.e location over wall colour are very different
Screen Name Redacted 9/13/2021 04:22 PM	Why are high numbers of refusals being experienced? Are people being picky or are they been offered appalling choices?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	If the properties were in decent order their would be less refusal people often refuse a property in a bad state I know this
Screen Name Redacted 9/13/2021 04:40 PM	Although I feel there needs to be some guidance notes available to all on the housing register of what would be deemed unreasonable refusal.
Screen Name Redacted 9/13/2021 04:43 PM	Put them to the bottom of the list
Screen Name Redacted 9/13/2021 04:44 PM	You can't force people to live miles away from friends and family
Screen Name Redacted 9/13/2021 04:48 PM	Definitely agree.
Screen Name Redacted 9/13/2021 05:03 PM	Us long has we don't get moved from band 1 and top of the list I have been suffering badly from noises above and on lots of medications because of this
Screen Name Redacted 9/13/2021 05:29 PM	Again need to be clear about what is reasonable and unreasonable. I don't see why if a house is offered to someone and they refuse, it just can't be offered to another person?

Screen Name Redacted 9/13/2021 05:44 PM	As long as the reasons for refusal are also deemed reasonable, ie, if it's based on need and trust, then the housing officer offering the property should know why it's being refused and make allowances for this.
Screen Name Redacted 9/13/2021 05:57 PM	Homes are very scarce, the housing crisis is real. Any suitable offered should be allocated, and if applicants refuse, they can't be very serious about needing a home. In my experience any home is better than none.
Screen Name Redacted 9/13/2021 06:36 PM	Providing it is an unreasonable excuse and not just Powys county council deciding it is.
Screen Name Redacted 9/13/2021 07:00 PM	Unfair. Open to abuse
Screen Name Redacted 9/13/2021 09:35 PM	It is the housing officer their responsibility that someone's needs are fully met. As long as the County Council does not have enough appropriate housing, the applicant should always have the right to refuse when their opinion is that it won't fit their needs.
Screen Name Redacted 9/13/2021 10:02 PM	As per comments to last question... There needs to be clarity around the definition of 'reasonable'
Screen Name Redacted 9/13/2021 10:09 PM	Unsure as I am not aware of your definition of unreasonably
Screen Name Redacted 9/14/2021 08:59 AM	As long as the property offered meets their requirements as per their application
Screen Name Redacted 9/14/2021 09:28 AM	In practice Yes, but this does depend on the definition of a reasonable offer
Screen Name Redacted 9/14/2021 09:29 AM	Again, this offer might not be considered to be person centred
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 09:56 AM	I appreciate the need to manage and challenge repeated refused offers of accommodation but how is this process conducted and recorded? Is it simply two strikes and out? Reasonable is a term that can be interpreted differently.
Screen Name Redacted 9/14/2021 10:01 AM	just a way of you meeting your deadlines more effectively
Screen Name Redacted 9/14/2021 10:10 AM	Complete agreement
Screen Name Redacted	You have to look more closely at what is being offered and whether or not it is truly appropriate.

9/14/2021 10:11 AM	
Screen Name Redacted 9/14/2021 11:31 AM	unless valid reason as stated in previous comment
Screen Name Redacted 9/14/2021 12:02 PM	The reasons why the offer was refused should be taken into consideration , but I do agree with changing the date.
Screen Name Redacted 9/14/2021 12:26 PM	I do
Screen Name Redacted 9/14/2021 12:28 PM	What are 2 reasonable offers? Do they meet the requirements of the applicant?
Screen Name Redacted 9/14/2021 12:42 PM	It is not (yet) clear in this questionnaire, who decides what is a 'reasonable offer' and what constitutes an 'unreasonable' refusal.
Screen Name Redacted 9/14/2021 01:05 PM	If people are being allocated houses and turning them down because it's not what they want when it meets their needs I definitely agree
Screen Name Redacted 9/14/2021 01:38 PM	Don't understand the explanation.
Screen Name Redacted 9/14/2021 02:01 PM	Surprised that that are many refusals when properties are scarce
Screen Name Redacted 9/14/2021 02:22 PM	The offers were clearly NOT reasonable. This number of refusals clearly indicates the system is not working
Screen Name Redacted 9/14/2021 02:32 PM	I agree except in the circumstance of probation license conditions and police conditions having an issue with the offered property or TA
Screen Name Redacted 9/14/2021 03:15 PM	PLease see comments in my previous entry as the reasoning applies to this rule also. A blanket policy of changing dates without each case being assessed individually is unfair.
Screen Name Redacted 9/14/2021 03:54 PM	That seems fair.
Screen Name Redacted 9/14/2021 08:42 PM	Your idea of a reasonable offer may not be the applicants idea of a reasonable offer. It has to be dealt with on a case by case level.
Screen Name Redacted 9/14/2021 11:22 PM	There may be valid reasons for refusing, but I generally agree with the proposed change.

Screen Name Redacted 9/14/2021 11:46 PM	Unfortunately I can see why many do refuse properties at first, second or third, being a single applicant only allows you to have a flat and not a house ive been told? So your being taken the privilege of having your own space of a garden or private spaces of a spare room for family to stay, or spaces that's safe for small children when they visit or pets to run freely, Simply because you don't have a family or children of your own you can't or arnt entitled to a house just a flat? I feel this discriminates abit myself.?
Screen Name Redacted 9/15/2021 12:17 PM	Surely the question is why are there 1200 refusals!
Screen Name Redacted 9/15/2021 12:20 PM	I would wonder why so many places have been rejected
Screen Name Redacted 9/15/2021 02:56 PM	How can anyone decide what is reasonable to someone else? Isn't it more productive to house people in places they will be happy and stay long term rather than ending up back in the list?
Screen Name Redacted 9/15/2021 03:22 PM	it depends on what is considered a reasonable offer
Screen Name Redacted 9/15/2021 04:06 PM	Depends upon the definition of "unreasonable" and how it is interpreted.
Screen Name Redacted 9/16/2021 10:35 AM	If you are having such a high number of refusals, it surely means that the properties being offered are not suitable. If you have empty houses that are being refused, shouldn't they be allocated as temporary housing instead?
Screen Name Redacted 9/16/2021 09:33 PM	This very much depends on the interpretation of the word "reasonable"
Screen Name Redacted 9/16/2021 09:35 PM	its fair
Screen Name Redacted 9/17/2021 12:17 PM	this contradicts 2 reasonable offers, the applicant can reapply for housing and the effective date wold be changed then anyway. You cannot have both??
Screen Name Redacted 9/17/2021 03:33 PM	Depends on individual persons circumstances and what is deemed to be unreasonable
Screen Name Redacted 9/18/2021 08:35 PM	If the accomodation fits their needs and they refuse it then this clause may make them think again.
Screen Name Redacted 9/19/2021 09:12 PM	People should understand that social housing may not be exactly where they want, or what they want, but is limited to availability.
Screen Name Redacted	It depends what a 'reasonable' offer is and if the applicant has a reasonable reason for refusing it.

9/20/2021 02:09 PM	
Screen Name Redacted 9/20/2021 05:09 PM	As long as you fully take into account a persons reasons for refusing and give them a proper chance to explain, as I know trying to speak to ones housing officer can take months into years
Screen Name Redacted 9/21/2021 03:03 PM	Of course
Screen Name Redacted 9/24/2021 01:40 PM	The homeless person(s) should only be made 1-offer, as they would then know when said first and only offer they refuse that is it, down the list they go. This would cut your waiting list and those who are homeless are more likely to accept said property, after all a roof over your head is better than nothing at all.
Screen Name Redacted 9/24/2021 08:07 PM	Will it be made clear what a reasonable offer is. We have had one offer in a year, we had clear reasons for turning it down. Also the next person who viewed the property, on the list below us was homed there so it should make no difference to the amount of people on the waiting list.
Screen Name Redacted 9/27/2021 11:45 AM	Without knowing what a reasonable offer or refusal is it's hard to comment. Who decides what is what
Screen Name Redacted 9/28/2021 07:08 AM	Help those who do want a home
Screen Name Redacted 10/01/2021 09:32 PM	It's cooking the books - unreasonable subjective unless decision maker has same life experience as person in need of a home
Screen Name Redacted 10/05/2021 10:18 AM	Disagree, because there might be genuine reasons for refusal. Eg. person is forced to refuse due to location - frail in need of a bungalow for example cannot be expected to live on a hill far from town, therefore taking away their independence.
Screen Name Redacted 10/11/2021 05:35 PM	yes think we need to be firmer as so many people are wanting an offer of social housing and some applicants are becoming very selective on what they want
Screen Name Redacted 11/02/2021 12:17 PM	Why are applicants are being further penalised. They understand that they are only entitled to two offers- which is already a penalty.
Screen Name Redacted 11/10/2021 10:14 PM	There should be no repercussions to refusing an offer.
Screen Name Redacted 11/12/2021 11:22 AM	The number of refusals seems to force something like this, so it seems reasonable.
Screen Name Redacted 11/13/2021 10:40 AM	Not sure I fully understand this

Screen Name Redacted 11/17/2021 04:06 PM	This is a lovely way to make statistics work for the government and not the people they are serving. Create another statistic to show those refusing and for how long. This would enable you to see how the housing stock or the method of offering the housing is NOT working for the people in need.
Screen Name Redacted 11/19/2021 05:54 PM	What's happens to a person for one reason or another refuses the 2 properties, are they allowed to stay where they are & blocking the system. If the Matrix/questionnaire has been followed above & it's deemed they have unreasonably turned down the 2 property options..... could you then downgrade the type of accommodation they are in, if that's stall possible??
Screen Name Redacted 11/23/2021 09:55 AM	as per previous question... analysis should be undertaken for refusal reasons and should be addressed first
Screen Name Redacted 11/23/2021 11:59 AM	What is the definition of reasonable offer?
Screen Name Redacted 11/24/2021 12:15 PM	It will be even more important to ensure that a multi-agency decision is reached wherever possible (as per my answer to number 5) as this will undoubtedly have consequences. If the person is working with other services it is crucial to ensure the bigger picture is considered and everyone has an input and is on the same page, otherwise I can see this leading to potential sources of tensions between services and lots of back and forth, lack of joined up thinking etc. We have had numerous examples of where partner agencies and Housing colleagues have almost been pitted against each other, not understanding of each others' points of view and time wasted with back and forth emails etc, and people becoming entrenched in their views. However, when people come together and are able to challenge, understand and reach an agreement this is often where the best support plans are created. If this process isn't built in to these proposed changes, I can foresee this being a source of tension among services going forward.
Screen Name Redacted 11/30/2021 06:15 PM	common sense I think.
Screen Name Redacted 11/30/2021 11:31 PM	see previous
	What is the definition of an offer being refused unreasonably i.e.an example of this? Will the applicant have recourse to an appeal if the effective date of application is subject to amendment?

Proposed change:

Simplifying how applicants are assessed for accessible housing

Why this change is needed:

Currently when allocating, a property is matched to an applicant based on the level of accessibility needs. Within the current policy there are five accessibility levels:

- Wheelchair accessible
- Partially wheelchair accessible
- Level access
- Minimal steps
- None of the above

The review has highlighted that the five accessibility levels have led to confusion and inconsistency when verifying applications and when allocating properties.

The proposal is to reduce it to three levels which keeps it simple and straightforward both for the allocating officers and for the surveyors when assessing the property.

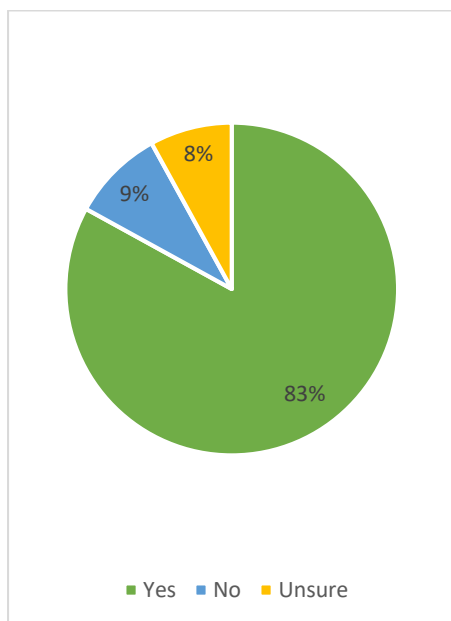
The proposed three levels are:

- Wheelchair accessible
- Ground floor
- None of the above

Additional questions will be asked on the application form to ascertain the level of accessibility needed.

Q4. Do you agree with the above proposal?

Yes	223
No	25
Unsure	22



Q4 Comment:

Screen Name Redacted 9/13/2021 10:38 AM	Yes I agree this is confusing and Powys should be looking at the future needs of the client to provide a long term tenancy.
Screen Name Redacted 9/13/2021 11:23 AM	Much easier to understand.
Screen Name Redacted 9/13/2021 12:04 PM	As a wheelchair user myself and trying to get moved we are struggling to get somewhere for our needs. So by reducing it will be harder to move as more people will be in that list. If move people on list can be longer wait for those who need. E.g us in unsuitable home but other people then can be moved before us.
Screen Name Redacted 9/13/2021 01:14 PM	Unsure because it does not seem to cover flats? Ground floor does not account for other floors which may have level access , and that may be accessed by lift? I do not know if that applies to any properties in Powys but felt I should raise it.
Screen Name Redacted 9/13/2021 02:58 PM	Anything to make it simpler
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	What about if a property has lift access
Screen Name Redacted 9/13/2021 04:40 PM	As a disabled person I would need to see the proposed additional questions to make an informed decision
Screen Name Redacted	My daughter has no hands and has a wheelchair yet you offer me nothing

9/13/2021 04:43 PM	
Screen Name Redacted 9/13/2021 05:44 PM	Ground floor could still mean partially accessible to a wheel chair. This seriously needs to be considered as it should work for the person's disabilities or abilities...this is an absolute need, if housing is inaccessible for some people, then choose or prioritise accessible housing.
Screen Name Redacted 9/13/2021 05:53 PM	Good idea
Screen Name Redacted 9/13/2021 05:57 PM	I am disabled, and it's hard enough to get issued a suitable property in the right banding. Reducing the options will just increase stress for disabled people who may be in remission, recovery, or suffer from chronic illness, where the application forms do not have options for "invisible" illnesses. I need a lot of home aids but as the application forms don't account for some difficulties, likely to be assessed and offered accommodation that's not really suitable.
Screen Name Redacted 9/13/2021 06:04 PM	I agree with this as disabled people find it harder to be offered appropriate accessibility accommodation
Screen Name Redacted 9/13/2021 09:35 PM	This will only work when Powys County Council will increase the amount of accessible houses, by building new ones in every area.
Screen Name Redacted 9/13/2021 11:19 PM	So what happens to disabled people that do not use a wheelchair full time
Screen Name Redacted 9/14/2021 09:28 AM	Need to ensure that any property offered to a person with disabilities is DDA compliant. This is too simplistic.
Screen Name Redacted 9/14/2021 09:29 AM	The five steps provides more of a person centred approach & requires less money spent on risk assessments
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 09:56 AM	I agree with the definition 'wheelchair accessible' as I don't understand how we can advocate partial wheelchair accessibility. Steps and stairs are significant issues found within and outside properties. However there is also a need for an assessment of need required for other physically less able residents, those with sight impairment or additional needs. The question is very narrow. Should I assume the other questions to ascertain the level of accessibility is inclusive of these other needs.
Screen Name Redacted 9/14/2021 10:10 AM	None
Screen Name Redacted 9/14/2021 10:11 AM	Better assessment of the property to be offered, so the housing officer can give a rough description of accessibility to a prospective tenant. From experience, it is beneficial to know if there are any steps or sloping paths to the property, plus what the approaching footpaths are like. This is

	important also for people using public transport, who then have to walk to the property to view it.
Screen Name Redacted 9/14/2021 12:26 PM	Very important to ask if they are disabled or not or having trouble with stairs etc.
Screen Name Redacted 9/14/2021 12:42 PM	I think 'minimal steps' is a valid criteria. Whilst I could handle one or two steps I would not consider two flights of steps!
Screen Name Redacted 9/14/2021 01:05 PM	I feel this will simplify the whole process
Screen Name Redacted 9/14/2021 02:22 PM	There is great confusion between disability and older persons accommodation. Housing staff don't seem to be to differentiate. Much older persons accommodation is totally unsuitable for disability which covers all age groups. What is the obsession with wheelchairs?How many actually use one?
Screen Name Redacted 9/14/2021 03:15 PM	A two bedroomed house became available three doors down from my mother. (She has bought her ex council house and after a fall fracturing her pelvis in three places her care needs increased). I asked if I could apply for that house - I explained that I owned my own stair lift and would pay for it to be fitted, I explained that I would pay for the bathroom to be converted to a wet room and for ramps (there were only a couple of steps from the gate up to door level). I was told straight out that I would NEVER be considered for such a property as it would be given to a person with children. I questioned that as the lady living next door to this available property was in her 90s, living alone, with carers. I explained my reasoning behind it as it was so close to my mother and we had long term neighbours and friends as neighbours that would help support us. I explained that my current home is a house and has been adapted to suit my needs so why did that not apply in this case. I was told there was a single mother with a daughter who has family living in the area who had been on the list for a number of years desperately trying to move into the area. I understood that however, I was technically homeless - my ex was literally trying to sell the house I was staying in and was giving me no end of abuse as time was going on and I didnt have a social housing property. So my concern is that people could be disregarded and penalised for valid reasons. All properties should be considered where the situation warrants it.
Screen Name Redacted 9/14/2021 03:54 PM	More straightforward.
Screen Name Redacted 9/14/2021 06:12 PM	It's simpler.
Screen Name Redacted 9/14/2021 11:46 PM	Agree
Screen Name Redacted	again that makes sense

9/15/2021 12:20 PM	
Screen Name Redacted 9/15/2021 02:56 PM	I don't see the point in having partial wheelchair access but minimal steps needs to be kept or you will have people having so called reasonable refusals when they need to turn down a property as they can't physically walk up alot of streps and that is clearly not fair
Screen Name Redacted 9/15/2021 03:22 PM	its as it should be
Screen Name Redacted 9/16/2021 10:19 AM	Pensioners should be taken into consideration with regards stairs
Screen Name Redacted 9/16/2021 09:35 PM	decision should be made by thise in authority
Screen Name Redacted 9/17/2021 12:17 PM	The advert definition would have to be changed as it states Ground floor for a house - so this would pull everyone who needs ground floor to some into house shortlists?
Screen Name Redacted 9/20/2021 02:09 PM	The minimal steps level should remain, as some people may not be able to evidence needing wheelchair access or inability to manage steps at all, but may be able to manage some steps. This would increase the number of properties which could be offered to limited mobility people.
Screen Name Redacted 9/20/2021 05:09 PM	No because someone like me who would normally say ground floor could feasibly accept a second floor flat like prospect place as more suitable for other reasons, admittedly the stairs aren't the best idea but once I have climbed them to get in, I am on the level and don't need to use them till I go out.
Screen Name Redacted 9/20/2021 09:37 PM	Ground floor can still involve steps which a person with a walking aid will not be able to negotiate
Screen Name Redacted 9/21/2021 03:03 PM	Who does the accessing? What facts are made available to them
Screen Name Redacted 9/24/2021 08:07 PM	Ground floor does not necessarily mean accessible. Just because someone is not in a wheelchair does not mean that they do not require accessible homes. The majority of people in this country who are disabled, around 93%, are not wheelchair users, this is therefore discriminatory as many "ground floor" places have steps and no close parking.
Screen Name Redacted 9/27/2021 11:45 AM	It must also be remembered that the property must be accessible from the public highway,steps will obviously be a concern
Screen Name Redacted 10/01/2021 09:32 PM	Needs to be taylored to individual- not assessed on 3 criteria
Screen Name Redacted 10/02/2021 05:05 PM	Agree the combination of the two 'wheelchair' categories but there is a world of difference between 'ground floor' and 'level access'. I feel that the 'level access' category is needed

Screen Name Redacted 10/11/2021 05:35 PM	yes all for a simpler solution to avoid applicants being missed on eligible shortlists
Screen Name Redacted 11/02/2021 09:48 PM	For disabled applicants accessibility is not always about level access. There needs to be a box to alert the housing officer to other needs. I am in a property with no bath because it is ground floor, but does not meet the full needs of my disability
Screen Name Redacted 11/12/2021 11:22 AM	Either something is accessible or it isn't so simplification seems a good idea. I'd suggest changing the category "ground floor" for "accessible to those with limited walking ability" - it allows for the possibility of somewhere not on the ground floor but with a lift or other accessibility aids.
Screen Name Redacted 11/13/2021 10:40 AM	With accessibility issues you also need to consider parking. If someone has limited mobility and depends on their car for basic things (eg. has a blue badge) then they need to be in accommodation with parking. There is a serious issue in Crickhowell where disabled tenants with no off-street space are parking illegally and blocking roads and essential access. I agree the categories probably need to be simplified, just not sure if those are the best categories.
Screen Name Redacted 11/16/2021 12:53 PM	This is incredulous and demonstrates a lack of awareness of what constitutes accessibility.
Screen Name Redacted 11/19/2021 05:54 PM	Only consideration would be the Level Ground, as if a partial Wheelchair user has a lot of uphill to a property the new property still could be deemed unsuitable
Screen Name Redacted 11/30/2021 11:31 PM	Only highlights and addresses the housing needs of the very disabled, people who use wheelchairs. "Ground floor" tells me nothing about the access to the property, or if there are level changes in the property that a person with some physical difficulties might find difficult.
	We are assuming that such allocations would take account of Occupational Therapist recommendations which would identify suitability of property based on needs of the applicants. Does Powys CC maintain an Asset register of adapted properties?

Proposed change:

Awarding priority to applicants who are currently overcrowding one-bedroom social housing

Why this change is needed:

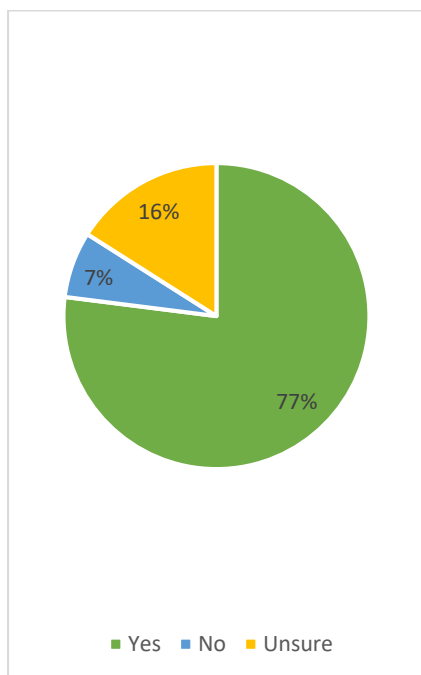
From a demand perspective, one-bed accommodation is required more than any other property size, with approximately two thirds of applicants on the Common Housing Register requiring this size accommodation.

Coupled with this is the limited amount of one-bed social accommodation in Powys.

In order to free up more one-bed accommodation, it is proposed to introduce a new Band 2 category which will give priority to social housing tenants in Powys currently living in one-bed accommodation that are overcrowded.

Q5. Do you agree with this proposal?

Yes	208
No	18
Unsure	42



Q5 Comment:

Screen Name Redacted 9/13/2021 10:38 AM	I feel Band 2 will be manipulated when a client finds a friend. Powys need to look at 2 bed house 'shares' or build many more one bed flats to match the whole housing market need [ie not CHR need].
Screen Name Redacted 9/13/2021 01:14 PM	It will just move the log jam though as the availability of 2 bedroom properties is limited. Congratulations to Powys social landlords on the building of the flats in Newtown town centre.
Screen Name Redacted 9/13/2021 02:58 PM	Yes, but should also work the same the other end of the scale. I know of couples and single people living in 3 bed houses as their children have since grown up and left home
Screen Name Redacted 9/13/2021 04:16 PM	It means people waiting for 2/3 beds would be pushed further down the list and wait longer when it is not their fault.
Screen Name Redacted 9/13/2021 04:22 PM	Are you not just kicking the can down the road? Won't this measure cause the same problem with those needing 2 or 3 bed properties that will find they are taken by those who should have been given 1 bed? It seems the solution is more 1 bed accomodation Why aren't you addressing that?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:40 PM	As long as it is overcrowded due to children that are registered as actually living at the property full time.
Screen Name Redacted 9/13/2021 04:43 PM	Don't have so many kids having more children doesn't mean your entitled to a bigger house paid for by benefits
Screen Name Redacted	Far too many people in the Machynlleth area living in houses when their children have moved out and now have their own houses.

9/13/2021 04:48 PM	
Screen Name Redacted 9/13/2021 05:03 PM	I have been waiting to move from here 2 year's now and I am very poorly
Screen Name Redacted 9/13/2021 05:29 PM	They already have housing even if it is only one bed. Giving them priority could push homeless people even further down the list. Source/Build more one bed accomodation!
Screen Name Redacted 9/13/2021 05:44 PM	Overcrowding does not produce healthy/wellbeing and should be avoided if at all possible.
Screen Name Redacted 9/13/2021 05:57 PM	Overcrowding is a huge issue and if people need larger homes, then they sills be priority, getting up one bedroom homes for single people. Or couples. This I believe will help the housing crisis
Screen Name Redacted 9/13/2021 06:04 PM	I completely agree with this as their is a shortage of one bedroom accommodation
Screen Name Redacted 9/13/2021 06:36 PM	I don't see how it will free up one bed properties if there's no properties for them to move on into
Screen Name Redacted 9/13/2021 09:35 PM	This only works when there will be build more adequate houses.
Screen Name Redacted 9/14/2021 09:29 AM	This should be considered due to infection control & less risk of catching viruses like COVID for example
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 09:48 AM	In conjunction with this change those tenants in under-occupied properties must be given notice that they will be moved to appropriately sized accommodation to make larger social housing available for those who need it. Having been there for years should not guarantee future occupancy once it is under occupied and others need it.
Screen Name Redacted 9/14/2021 09:56 AM	Where will they be accommodated?
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 12:26 PM	Some people just need one bedroom others need more
Screen Name Redacted 9/14/2021 01:05 PM	If overcrowded one bed house holds are rehoused this then makes more one beds available which in turn helps solve other issues such as single persons requiring one beds who live in multi bedroom properties

Screen Name Redacted 9/14/2021 01:38 PM	Single parents need to stop having additional children.
Screen Name Redacted 9/14/2021 02:22 PM	Thank goodness. This should apply to all overcrowding which is a serious issue in all levels of social housing
Screen Name Redacted 9/14/2021 03:15 PM	I think all applicants should be assessed fairly. I know of people that have taken their grown up children to stay with them as they have lost jobs and cant afford to rent their own property. In some instances it is a one bedroom property and they have to sleep on the sofa. This has to be weighed up with other applicants and their circumstances. Some could be under mental /physical threat , homeless, disabled/ill etc. There should be no precedent sent for over crowding of one bedroomed properties as there is overcrowding in two bedroomed properties etc.
Screen Name Redacted 9/14/2021 03:54 PM	More efficient
Screen Name Redacted 9/14/2021 06:12 PM	This is unfair on those who are overcrowded but not in a 1 bedroom.
Screen Name Redacted 9/14/2021 08:42 PM	Why are they in 1 bed over crowded accommodation in the first place? Are you encouraging the already blatant 'have a baby, get a house' society we already have.
Screen Name Redacted 9/14/2021 11:22 PM	To allow one bed accommodation to be freed up.
Screen Name Redacted 9/14/2021 11:46 PM	Yes but don't just put young single applicants or couples in 1 bed properties, people grow and have families and then end up having to move in the end, so have to be rehomed from that one bed properly. So it makes sense to allocate the 2 beds in the first place.
Screen Name Redacted 9/15/2021 12:20 PM	makes sense
Screen Name Redacted 9/15/2021 03:22 PM	PC C HASNT ENOUGH HOUSING TO DO THIS ANYWAY
Screen Name Redacted 9/15/2021 04:06 PM	Please define over crowding. I live in a one bedroomed bungalow which is barely big enough for myself and tiny dog. For example my kitchen is so small that a fat person wouldn't even be able to access the sink and there is very little storage available, nor is there any space for a table. Most of my possessions are stored in my Mothers house. There is nowhere to put a Hoover, mop etc so I store them in my shower room and have to move them into the hall each time I wash . Perhaps older couples could be considered for a 2 bedroomed house ?
Screen Name Redacted 9/16/2021 09:35 PM	prioritising locals is fair

Screen Name Redacted 9/19/2021 08:36 PM	if it is too crowded, why not offer a two-bedroom accommodation?
Screen Name Redacted 9/19/2021 09:12 PM	There is a need for more one bedroom accommodation to be available
Screen Name Redacted 9/21/2021 03:03 PM	Build more one bedroom or take over empty properties
Screen Name Redacted 9/22/2021 08:16 PM	If I am correct, your question suggests that if a one bedroom property is overcrowded, then priority would be given to a 3rd person. How can that be if there are limited one bedroom properties available for them to move into.
Screen Name Redacted 9/24/2021 01:40 PM	Does this mean for "2-bed Flats" only, or do they include "2-Bed Bungalows"?
Screen Name Redacted 9/24/2021 08:07 PM	If someone has need of more than a one bed then they should be prioritized, especially when people need 1 beds. This is just common sense.
Screen Name Redacted 10/01/2021 09:32 PM	Instead of letting developers get away with executive housing to maximise profits - make them deliver on needs first - I.e. one bed accommodation- also how has PCC long term empty property fit for conversion whilst failing to meet such needs?
Screen Name Redacted 10/11/2021 05:35 PM	feel good evidence would be required to prove the overcrowding is genuine and maybe a qualifying period of time to prevent false applications
Screen Name Redacted 11/17/2021 04:06 PM	You are not dealing with the fundamental problem of the housing stock available
Screen Name Redacted 11/19/2021 05:54 PM	People need to move on if they are overcrowded.... what about Council properties that are under occupied??
Screen Name Redacted 11/19/2021 08:53 PM	Good idea. Move people on to free it up
Screen Name Redacted 11/30/2021 06:15 PM	not sure I understand the implications here.
	agreed that this makes best use of stock. Would landlords have the ability to effect internal management transfers, which would enable them to address identified overcrowding issues without recourse to the CHR?

Proposed change:

Awarding priority to applicants currently under-occupying their social housing tenancies by two or more bedrooms

Why this change is needed:

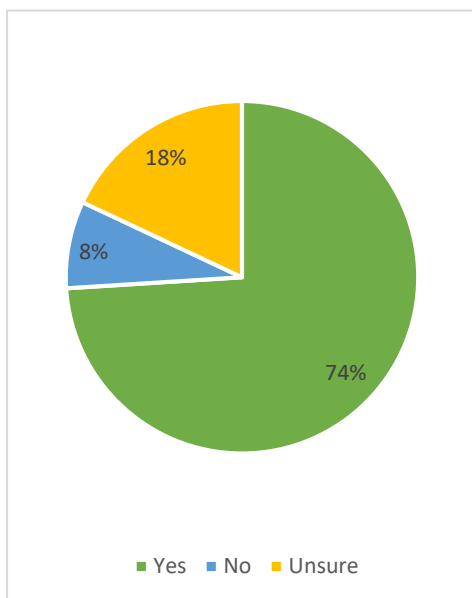
Preference is currently given to Powys social housing tenants who wish to downsize to smaller sized accommodation, primarily to mitigate the impact of the Spare Room Subsidy ('Bedroom Tax') requirements on the affordability of their current home. The majority of these cases have now been addressed and a consequence of this is that allocations are being made to those who, although they want to downsize, can still afford to remain in their current property and these applicants are being allocated properties over those who are in higher "housing need" i.e: Band 3.

Due to the limited stock of larger properties (four-bed+) in Powys, priority still needs to be awarded to those looking to downsize from this size of accommodation, hence it is proposed that applicants in this size property who are under-occupying by two or more bedrooms, will still be placed in Band 2.

In recognition of the ongoing commitment to mitigate the impact of the Spare Room Subsidy on social housing tenants, Priority Band 2 status will still be awarded to those tenants who have fallen into rent arrears as a direct result.

Q6. Do you agree with this proposal?

Yes	199
No	23
Unsure	48



Q6 Comment:

Screen Name Redacted 9/13/2021 10:38 AM	Under-occupying in social housing is much cheaper than renting a suitable sized property in the PRS.
Screen Name Redacted 9/13/2021 12:04 PM	As long as those who need a property are given still first. As medically need over those want to downside. Those who medically need are only being put in band 3 so how fair if those to downside go in band 2.
Screen Name Redacted 9/13/2021 12:30 PM	There are a lot of points to consider in this above statement... it would be easier to answer if it were broken down.
Screen Name Redacted 9/13/2021 02:58 PM	Yes, but what about those who are not paying bedroom tax that are very happy living in a larger house 10+ years since their children moved out. We should make these people downsize. I do not understand why people think it is their right to have a council house for life
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.

Screen Name Redacted 9/13/2021 04:32 PM	We are taking about someone's home here Why downsize if you don't want to nice to have a spare room and for a caseworker in later life
Screen Name Redacted 9/13/2021 04:41 PM	I massively disagree with this one, as people with 3 bed houses (nice houses, suitable, nothing wrong with them) have been given priority over people like myself and others, who have babies and need safer living situations, with no stairs, no all in one kitchen and living rooms (as my baby keeps going for the oven etc) putting them at risk. A new estate was built, and it looks as though everyone who already had appropriate accommodation have been moved to a nicer house, simply because they have an extra room. It's laughable. And I won't be eligible for their old houses, as I only have one child. So can only get a 2 bed. Which you are giving to people who don't need them desperately.
Screen Name Redacted 9/13/2021 04:43 PM	If you don't need the extra bedroom they should be made to give up that property simple
Screen Name Redacted 9/13/2021 05:03 PM	How can a person say that he lives on his own when he has a girlfriend and a friend stopping with him seven nights a week
Screen Name Redacted 9/13/2021 05:29 PM	Again I am not convinced that that helps homeless people. Those people already have housing. If it directly helps house other people who do not yet have housing then yes. People who already have social housing are in a privileged position already.
Screen Name Redacted 9/13/2021 05:44 PM	As long as people are not made to move to other locations without consideration of their own needs/community and also that it's affordable.
Screen Name Redacted 9/13/2021 05:57 PM	I completely agree, if my home were to big and coating me too much. I would certainly be happy to downsize. This will free up homes for those who are over crowded, and in need of larger properties.
Screen Name Redacted 9/13/2021 06:04 PM	People living a house that is to big fir their requirements should be encourage to down sized and helped to facilitate this to free up accommodation for other families in need of accommodation of that size
Screen Name Redacted 9/13/2021 06:36 PM	I agree with the last part about rent arrears getting priority. I think if there is one or more spare bedrooms get them downsized free up larger properties
Screen Name Redacted 9/13/2021 09:35 PM	People on the waiting list for a smaller home should not have to pay bedroom tax.
Screen Name Redacted 9/13/2021 10:44 PM	Definitely as one person living in a 3/4 bed house is ridiculous when family's are waiting
Screen Name Redacted 9/14/2021 07:21 AM	I think this is unfair as I only need and can only afford one bedroom so that puts me much further down the list. I've worked hard not to be caught in the benefit trap and am penalised continually for NOT being on benefits other than PIP
Screen Name Redacted	None to add.

9/14/2021 09:29 AM	
Screen Name Redacted 9/14/2021 09:48 AM	Absolutely right. Housing MUST be allocated on a NEED basis and frequent reviews should be performed to determine where there is no longer a need with adjustment enforced if that property is a better fit to a larger family.
Screen Name Redacted 9/14/2021 09:56 AM	Where will any resident wishing to downsize be accommodated? What is the current demand?
Screen Name Redacted 9/14/2021 10:10 AM	In Powys many single(widowed)pensioners are occupying multi bedroom council house despite living alone for decades because they do not wish to move preferring to live with subsidised rent and council tax until illness forces a move into care homes
Screen Name Redacted 9/14/2021 11:31 AM	so long as no one forced to move and they are happy with area they are offered and able to refuse the first and second offer to make sure it is the correct location of them and their needs
Screen Name Redacted 9/14/2021 12:26 PM	Some people can down size if needed like three to two bed
Screen Name Redacted 9/14/2021 12:28 PM	I am on the list to downsize from 3 to 2 bedroom. I am not a priority as i am housed but as i am paying my rent and not subjects bedroom tax there is no hurry to move me.
Screen Name Redacted 9/14/2021 01:05 PM	If people vacate properties with additional rooms that are not used or required then this th n frees up bigger properties for those who are over crowded
Screen Name Redacted 9/14/2021 02:01 PM	More larger properties needed for young families
Screen Name Redacted 9/14/2021 02:22 PM	Does anyone factor in the appalling expense of moving which probably puts many off.
Screen Name Redacted 9/14/2021 03:15 PM	Priority should be given to those homeless or facing physical/mental difficulties in their current environment. I accept that paying for an extra bedroom can put financial strain on some but to give them preference on a smaller property is not fair. That person could be up for a property against another applicant living in persecution or threat etc. and they should not be given priority over them.
Screen Name Redacted 9/14/2021 03:54 PM	Efficient
Screen Name Redacted 9/14/2021 05:48 PM	There are too many single people who are in properties unsuitable when there are families that are overcrowded for example we have a 2 bed property and are overcrowded as the rooms are too small
Screen Name Redacted 9/14/2021 08:42 PM	If they stopped claiming benefits and worked it would negate this need.
Screen Name Redacted	If you don't have a downsize available for them or you have a large list, and no one to fill your large house, makes sense to either reduce or scrap

9/14/2021 11:46 PM	the bedroom tax on that property until you can relocate them at a sensible time, win win they keep their home until relocation, other people on the list get a home and your larger house isn't sat empty because no one wants it because of the bedroom tax 🙄♀
Screen Name Redacted 9/15/2021 12:20 PM	not sure about this
Screen Name Redacted 9/15/2021 02:56 PM	I personally know of people who need to be financially better off but can't be because they are in a house too big and expensive and other who are overcrowded so yes this makes perfect sense
Screen Name Redacted 9/15/2021 03:22 PM	YOU HAVENT ENOUGH HOUSING FOR PEOPLE TO DOWNSIZE ESPECIALL IN THEIR HOME AREAS
Screen Name Redacted 9/16/2021 01:52 PM	When the family of tenants move then the requirement of the number of bedrooms changes and the tenant should then be moved to smaller accommodation.
Screen Name Redacted 9/16/2021 09:35 PM	every space should be utilised
Screen Name Redacted 9/19/2021 05:26 PM	I know of people in 3anf 4 bedroom houses claiming they live with family when they're living alone this needs to be looked at
Screen Name Redacted 9/19/2021 09:12 PM	It would be good to consider ways of requiring people underoccupying accommodation move on. Social housing should fit the current need of the family and this may mean moving house, to free up a larger home for families in more need.
Screen Name Redacted 9/21/2021 03:03 PM	Of course
Screen Name Redacted 9/22/2021 08:16 PM	I understand people want to downsize when some family members have left home and be placed in smaller properties but not at the expense of someone looking to access their first property
Screen Name Redacted 9/24/2021 01:40 PM	If you can afford it they is no problem, but there are those who *like my self* are desperate to move but unable to do as as there are others staying in bigger homes than needed just because they can afford the "Bed Room Tax"! I say if you are on benefits you should 'NOT' stay in your home with the extra bedroom, as circumstances of finical reasons can and do change, then you are in a home of which you can no longer afford.
Screen Name Redacted 9/24/2021 08:07 PM	This actually makes sense, as long as they want to move. But in no way should they be pressured to.
Screen Name Redacted 9/27/2021 11:45 AM	If a tenant can afford to pay the bedroom tax This should not come into consideration. We can't be "told" how to spend our money.

Screen Name Redacted 9/28/2021 07:08 AM	Only if they want to
Screen Name Redacted 10/01/2021 09:32 PM	Just do it by negotiation and with some humanity and humility
Screen Name Redacted 10/11/2021 05:35 PM	although some families may be able to afford the bedroom tax, if they wish to downsize there is a huge demand for larger properties for families on the waiting list and feel this would keep allocations flowing rather than a blocking affect and hopefully relieve applicants from the debt they fall into if they can't afford a tenancy
Screen Name Redacted 11/02/2021 12:17 PM	This makes this issue too complex. Either the applicant is under occupying or not? Its a effective management of stock. Why do applicants have to fall into debt to be considered under occupying? Do applucanst for DHP still have to be registered on the W/L? Isnt this the issue?
Screen Name Redacted 11/19/2021 05:54 PM	Keeping up to date with tenants circumstances- I presume rent arrears us one tools, just wondering what other variables you use as tools to check under occupancy? How is this Managed & residents quantify who is living at an address at any one time eg. Kids gone to College/University etc or does age come into the scenario then, as to keeping a bedroom free for a student coming home from College??
Screen Name Redacted 11/30/2021 06:15 PM	don't understand sorry.
Screen Name Redacted 11/30/2021 11:31 PM	Not very clear of the question. Bedroom tax? Spare Room Subsidy? Perhaps I don't understand those.
	this suggested approach will improve better affordability for those that are currently under occupying and whom may be subject to welfare benefit reduction as a result

Proposed change:

Give all households the opportunity to apply for one bedroom extra than they need subject to an affordability assessment

Why this change is needed:

This would help to alleviate the difficulty of letting two bed flats and help to house the high proportion of single persons currently on the waiting list.

The current policy could be classed as discriminatory to those who are in receipt of benefits through no fault of their own and who would be able to afford a larger property than needed.

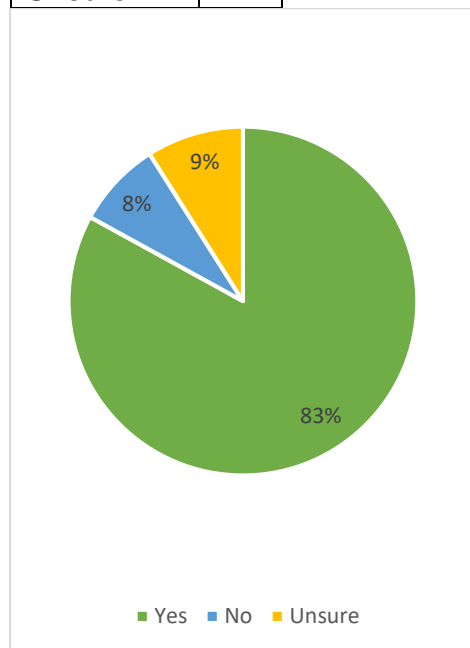
Powys County Council Tenancy Support Officers (TSO's), and their equivalent, are now in place who complete a financial assessment on each applicant at the offer stage – this is a much more robust system for assessing affordability.

Only those who request the extra bedroom would be considered for it.

The final decision will lie with the partner landlord and if they are not satisfied with regard to affordability, the offer will be withdrawn. This will not count as a reasonable offer.

Q7. Do you agree with the above proposal?

Yes	224
No	23
Unsure	24



Q7 Comment:

Screen Name Redacted 9/13/2021 10:38 AM	Opportunity here for 2 bed house shares eg for younger clients who want to gain tenancy experience.
Screen Name Redacted 9/13/2021 12:04 PM	As long as those can afford it then should be allowed. I would be happy to pay extra for 3 bedroom to meet my need but as on housing benefit I am not allowed. So as long as it does not discriminate against those on housing benefit all should be allowed.
Screen Name Redacted 9/13/2021 12:30 PM	This is a robust idea, and I fully support it
Screen Name Redacted 9/13/2021 01:14 PM	This is well worded to explain the need without demonising those on benefit.
Screen Name Redacted 9/13/2021 03:21 PM	I support this for smaller properties, however larger properties which are needed for larger families must still be allocated on the basis of need rather than to give a spare bedroom.
Screen Name Redacted	These could alleviate the 1 bedroom problem and let out more 2 beds

9/13/2021 04:16 PM	
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	In shropshire older tenants have the choice of a two bed For a caseworker extra equipment and if they wish to have a visitor
Screen Name Redacted 9/13/2021 04:43 PM	How is that fair
Screen Name Redacted 9/13/2021 05:17 PM	This is a good idea, especially for new families who know they will be having another baby.
Screen Name Redacted 9/13/2021 05:29 PM	Seems reasonable, if the tenant can afford it although again not if it means that a family that needs the larger flat/house misses out. Why is there a difficulty letting 2-bed flats? My son and I are homeless and have been waiting for 8 months for one??
Screen Name Redacted 9/13/2021 05:57 PM	If a property has an extra bedroom for a single applicant, then I don't think this is a good idea. But for parents of opposite sex children, or grandparents who have their grandchildren stay over. This would be a great idea. As a lot of people are stuck in 2 bed property until the older child is over 10 years old, and can not be offered a 3 bed until that time, but if they were offered a 3 bed with affordability test, this would free up 2 beds and applicants could rent in a stable home for many more years. Moving every 4-6 years causes upset, upheaval from schools, friends, neighbourhoods, applicants like myself are looking for a forever home, where we can settle down with their children and families.
Screen Name Redacted 9/13/2021 06:04 PM	This gives everyone a fairer chance to be offered and accept suitable accommodation
Screen Name Redacted 9/14/2021 08:48 AM	owing to health cannot share bed
Screen Name Redacted 9/14/2021 09:28 AM	Would it not be better to consider persons who may be sharing custody of children but are unable to have children staying overnight or at weekends, for which this may be suitable rather than on a purely monetary basis.
Screen Name Redacted 9/14/2021 09:29 AM	This gives families or couples the opportunity to have a spare bedroom so they have the facilities to have family & friends stay over for a night. Just like when people decide to rent or buy a property with an extra bedroom. This also stops discrimination
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 10:10 AM	This problem does not lie with prospective tenants,retired married low income couples are not considered eligible for two bedroomed properties(bungalows) at least in Presteigne ,conversely many property owners are ,who in my mind should not even be considered for social housing

Screen Name Redacted 9/14/2021 12:26 PM	Some people on there own need one bed because there is no one else to have another bedroom
Screen Name Redacted 9/14/2021 01:05 PM	If people can afford additional rooms, feel they are required and are willing to vacate properties if they are unable to afford the property after a change in circumstances i.e. loss of job etc then I agree
Screen Name Redacted 9/14/2021 01:38 PM	Its about need, not whether you can afford a larger property.
Screen Name Redacted 9/14/2021 02:01 PM	We would like an extra bedroom for visitors ie family and could afford this
Screen Name Redacted 9/14/2021 02:22 PM	The current system is putting intolerable strain on familys with special needs . My daughter had to split her family and send her eldest boy to live with his Dad because his Autism meant he could not share with his siblings who were suffering severe sleep deprivation. He misses his Mum terribly. Same sex siblings should never have to share. The overcrowding accepted in social housing is creating a return to Dickensian squalor
Screen Name Redacted 9/14/2021 03:15 PM	If there are two bedroomed properties available, and the applicant can afford to pay the extra monies, then they should be given the chance to do so. However, this should not be at the expense of someone needing the two bedroomed, or any size, property in emergency situations such as homelessness/persecution etc
Screen Name Redacted 9/14/2021 03:54 PM	Sensible option.
Screen Name Redacted 9/14/2021 08:42 PM	People who work and pay taxes should be offered larger accommodation if they can afford it.
Screen Name Redacted 9/14/2021 10:45 PM	I require a 3 bed due to having 3 children and a lady has a 3 bed and lives there alone. And continues to live there because she can afford the rent and is happy to pay bedroom tax. This is unfair and against social housing need. We are now over crowded because she can live in a 3 bed
Screen Name Redacted 9/14/2021 11:46 PM	I can see your point with this, but I think you need to look at the individual application, some applications work full time or part time so can afford the rent on the property and wish to have the extra bedroom. Where some through no fault can't afford it so it should be reviewed per application
Screen Name Redacted 9/15/2021 12:04 AM	I
Screen Name Redacted 9/15/2021 12:20 PM	that sounds right
Screen Name Redacted 9/15/2021 03:22 PM	YOU NEED A FULL LIST OF HOUSING BEFORE ANY SUCH DECISION IS MADE
Screen Name Redacted	As my family live 2 hours drive away I would require a 2nd bedroom to enable someone to stay should I need help or care

9/15/2021 03:24 PM	
Screen Name Redacted 9/15/2021 06:42 PM	Depending on their situation, it would allow for a longer term stay if the tenant had a child in the future
Screen Name Redacted 9/16/2021 10:35 AM	What people "need" and what is actually liveable (children sharing bedrooms etc) are two different things so if people can afford it, they absolutely should be given the chance to have a bigger house - unless they then get the bedroom tax for having an extra one!
Screen Name Redacted 9/16/2021 01:52 PM	Totally agree but a single person should never be allocated more than single bedroom accommodation which is currently the known practice
Screen Name Redacted 9/16/2021 09:35 PM	it does not discriminate
Screen Name Redacted 9/17/2021 09:22 PM	Some may need an extra room for people to stay with them to help with isolation and future care needs
Screen Name Redacted 9/19/2021 05:26 PM	I am currently awaiting a groundfloor property due to family a 2 bedroom would be perfect
Screen Name Redacted 9/20/2021 05:09 PM	Yes an extra room would be helpful for people like me as I have aids etc that take up room
Screen Name Redacted 9/21/2021 03:03 PM	If they are prepared to pay the bedroom tax of course let them have the extra room it could be for a nurse over night
Screen Name Redacted 9/24/2021 01:40 PM	If you are on benefits you should NOT be in a bigger home as finically circumstances change, and they would then be stuck in a home they can no longer afford. It would also make more homes available for those who have more than 1-child.
Screen Name Redacted 9/24/2021 06:13 PM	People still have adult children who like to come and stay especially if they live far away.
Screen Name Redacted 9/24/2021 08:07 PM	I have a son and family, he can't visit overnight as they cannot stay with us as there are few local places to stay. The system is unfair to those like me. Also having an extra room gives you a chance to continue hobbies as you then have space.
Screen Name Redacted 9/27/2021 11:45 AM	Good idea
Screen Name Redacted 10/01/2021 09:32 PM	Again why so prescriptive - do it through negotiation- also be clear on morals of joining waiting list if can meet housing needs in other ways.
Screen Name Redacted 10/11/2021 05:35 PM	I think it is a good idea but will involve more work regarding assessments

Screen Name Redacted 11/02/2021 09:48 PM	I had always requested an extra bedroom as could afford it, but was always refused due to benefits. If you still cannot request a 2 bedroom due to benefits, that would be hugely unfair. Those on disability have no choice but to be on benefits
Screen Name Redacted 11/17/2021 04:06 PM	As more people are working from home this enables a healthy work life balance.
Screen Name Redacted 11/19/2021 05:54 PM	Above ok - so long as a single parent with child/children aren't cast aside due to the above change. But I presume a family would be offered first due to a prioritising need?
Screen Name Redacted 11/19/2021 08:53 PM	Good idea
Screen Name Redacted 11/30/2021 06:15 PM	I think so.
Screen Name Redacted 11/30/2021 11:31 PM	Just too much info written in too much jargon - I really don't quite understand the question.
	Agreed this would address the issue highlighted, however affordability assessment should take account of long-term affordability and tenancy sustainability and include referral / signposting to include income maximisation support where required.

Proposed change:

Widening the group of applicants that will be considered for 'Housing First'

Why this change is needed:

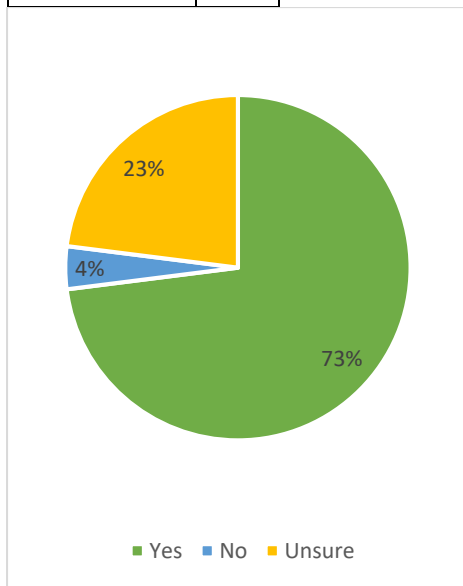
Housing First is a recovery orientated approach to ending homelessness that centres on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional support and services as needed. Welsh Government has made available additional funding to support a range of projects based on Housing First approaches and Powys County Council is one of the first local authorities in Wales to award priority to Housing First cases within its allocation policy.

Whilst Housing First has been a qualifying criterion for Band 1 cases for a number of years, only a very small number of applicants have actually, been awarded Housing First status. On review, it was felt the wording was too prescriptive and after consultation with Welsh Government and our Housing Association partners the criteria has been revised to include a wider range of individuals who have complex and challenging housing needs.

It is pertinent to note that there will still be a requirement before Housing First status is awarded that there is a package of intensive and guaranteed support in place, agreed and funded by all relevant agencies, with a commitment to provide the package for as long as it is needed by the applicant. Also due to the complex nature of Housing First cases they will be decided by a multi-agency panel consisting of professionals who work in the following areas: Housing, Health and Social Care, Mental Health, Substance Misuse, and the Police.

Q8. Do you agree with the above proposal?

Yes	197
No	10
Unsure	64



Q8 Comment:

Screen Name Redacted 9/13/2021 10:38 AM	Clients complex needs are already known pre tenancy, why can the support not be attached to any tenancy?
Screen Name Redacted 9/13/2021 12:04 PM	Yes maybe it can help those who need a home before other due to unsuitable housing.
Screen Name Redacted	There must be an increase in skilled housing officers that are able to identify additional and complex needs and signpost appropriately

9/13/2021 12:30 PM	
Screen Name Redacted 9/13/2021 01:14 PM	It seems wise to ensure that all packages of on-going support are agreed and funding in place before going ahead with this. It would be very disheartening to have a tenancy fail because necessary supports were not in place or inadequately funded.
Screen Name Redacted 9/13/2021 03:21 PM	Without further detail it is difficult to know.
Screen Name Redacted 9/13/2021 04:16 PM	Housing is a foundation for moving forward for vulnerable people
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	This priority should apply to women in refuges who go to bottom of the list Not with all housing associations though
Screen Name Redacted 9/13/2021 04:48 PM	Support local people in overcrowded accommodation, before homeless people from outside of the area.
Screen Name Redacted 9/13/2021 05:03 PM	Has I have lots of support workers helping me
Screen Name Redacted 9/13/2021 05:44 PM	Aim is to swiftly help people in need, so providing support as quickly as possible is the best way forward.
Screen Name Redacted 9/13/2021 05:57 PM	I like the idea that people from all backgrounds can get housing help. But maybe it would be a good idea to try sheltered housing before offering permanent housing, just to ensure they are fit tenants who will m pay their rent and respect the property.
Screen Name Redacted 9/13/2021 06:04 PM	I agree with this change as it heck=los the vulnerable to get into and keep their home and maintain their lives ect and can help identify issues before they get out of hand
Screen Name Redacted 9/13/2021 06:36 PM	It's all well and good making promises to provide packages but things change and they get stopped or reviewed and pulled away at the applicants cost and that is unfair
Screen Name Redacted 9/13/2021 09:35 PM	Everyone who is homeless should get full support.
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:56 AM	In theory this is exactly what is needed but in practice, I'm unsure if this multi agency panel is effective. What is the Panel's raison d'etre and how is the proposed intensive guaranteed process monitored and will it be

	open to challenge and scrutiny? How often will it meet? Will there be local representation including tenant representatives?
Screen Name Redacted 9/14/2021 10:10 AM	Maybe the higher costs involved should ve invested in building more social housing
Screen Name Redacted 9/14/2021 10:11 AM	Very much needed - and has been for a long time!
Screen Name Redacted 9/14/2021 11:18 AM	as long as it is for only wales residents
Screen Name Redacted 9/14/2021 12:02 PM	Given between 22 and 57% of homeless women have reported domestic violence as one of the immediate causes of their homelessness , it would be worth inviting someone from the DV sector to be part of the panel.
Screen Name Redacted 9/14/2021 12:26 PM	I completely agree when you sign up they will help you when you are the registrar
Screen Name Redacted 9/14/2021 01:05 PM	I definitely feel homel as people are priority for housing but I also feel other could qualify for housing first under certain circumstances
Screen Name Redacted 9/14/2021 01:38 PM	Don't understand.
Screen Name Redacted 9/14/2021 02:22 PM	Homeless is often the result of vulnerability.
Screen Name Redacted 9/14/2021 03:15 PM	However I think the scope should be widened to include applicants with not only substance abuse/police issues but also with health issues and circumstantial issues. If you scratch the surface of most applications you would find that many more would need, and appreciate, support services entailed in the Housing First applicants. I think more support should be offered to applicants and other services involved to help.
Screen Name Redacted 9/14/2021 03:54 PM	Its much fairer
Screen Name Redacted 9/15/2021 12:04 AM	There is urgent need for a fully-integrated approach to support - at the moment it seems there's a policy of 'dump and run', causeing massive disruption to fellow tenants, neighbourhoods, whole communities as it has done in Knighton.
Screen Name Redacted 9/15/2021 12:20 PM	I understand the priority for people with medical and mental problems
Screen Name Redacted 9/15/2021 03:22 PM	HOUSING AVAILABILITY NEEDS TO BE CHECKED 1ST
Screen Name Redacted	"Package of guaranteed support in place" :- the road to hell is paved with good intentions !

9/15/2021 04:06 PM	
Screen Name Redacted 9/16/2021 09:35 PM	no comment
Screen Name Redacted 9/19/2021 05:26 PM	You need to look at local needs before anything else
Screen Name Redacted 9/19/2021 09:12 PM	Housing First is a great concept, as people need to feel secure in accommodation to be able to start to address other issues. No one should be homeless in a compassionate modern society.
Screen Name Redacted 9/21/2021 03:03 PM	It depends on the number of homeless people. There will always be homelessness
Screen Name Redacted 9/22/2021 08:16 PM	There are also people who may fall through cracks in the system, and they too should be considered after careful and scrupulous assessment.
Screen Name Redacted 9/24/2021 01:40 PM	It sounds the same as before with very little changes so if you are working you have first refusal, no changes there.
Screen Name Redacted 9/24/2021 08:07 PM	With multiple disabilities and specific housing needs why would I not agree with this. We are homeless due to no choice of our own, our landlady simply gave us a section 21 notice.
Screen Name Redacted 10/11/2021 05:35 PM	a lot of applicants require intense support due to mental health issues etc but it feels a catch 22 situation in being able to find suitable move on options due to the lack of one bed properties in certain areas and the different social provider policies can be restricting i.e no pets
Screen Name Redacted 11/19/2021 05:54 PM	SUPPORT & HELP with their circumstances to improve with Health & Wellbeing is paramount to their recovery and integrating better within society.
Screen Name Redacted 11/19/2021 08:53 PM	Great idea
Screen Name Redacted 11/24/2021 12:15 PM	Dedicated Housing First support for adults is an absolute must to make this work. Also an increase in capacity for the Youth project will be necessary.
Screen Name Redacted 11/30/2021 06:15 PM	I think it covers most sensible approach.
Screen Name Redacted 11/30/2021 11:31 PM	I think its yes, but not sure. Too many long words and jargon.
	important that support package is reviewed periodically to ensure this is meeting the needs of the individual. Circumstances may change very quickly as the individual adapts to living independently.

Proposed change:

Strengthening Housing First for Youth (16–25-year-olds) considerations

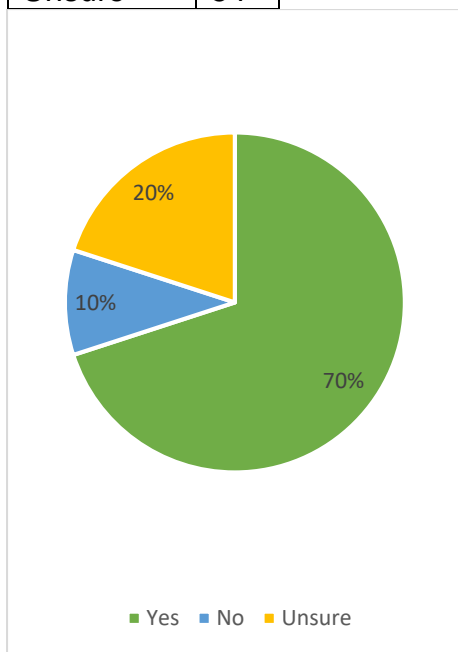
Why this change is needed:

There will still be a requirement for Housing First for Youth applicants to be assessed using the same criteria as that used for other Housing First applicants. However, it is proposed to strengthen the requirement to give due regard to the causes and

conditions of youth homelessness due to them being distinct from adults, and that the housing and support provision will be youth focused.

Q9. Do you agree with the above proposal?

Yes	187
No	28
Unsure	54



Q9. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	The tenancy support is not strong enough in Powys. Young people need to learn how to manage an tenancy and budget as hey would learning skills to hold down a job.
Screen Name Redacted 9/13/2021 12:30 PM	Anything that means additional and complex needs are taken into consideration and acted on will ensure that Wales continues to be at the forefront of creative homelessness solutions
Screen Name Redacted 9/13/2021 01:14 PM	Seems sensible
Screen Name Redacted 9/13/2021 02:58 PM	Just because you're 22 you may not have family to rely on
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Take a leaf from connectus Housing and investigate the granary in ludlow
Screen Name Redacted	My hard working son needs affordable housing but has been told he needs to have a child disgusting

9/13/2021 04:43 PM	
Screen Name Redacted 9/13/2021 04:48 PM	Only if they've grown up in the area.
Screen Name Redacted 9/13/2021 05:29 PM	Yes, young people need all the help and support they can get and definitely should be a priority. Although now I re-read your words it could be construed that you want to weaken youth access ('due regard to causes and conditions of your homelessness' - what does that means?). Poorly written.
Screen Name Redacted 9/13/2021 05:57 PM	I think this change is necessary to improve lives of young adults and teens who are facing homelessness, however I do believe vulnerability is a factor and supportive sold be a bit part of the application process
Screen Name Redacted 9/13/2021 06:04 PM	I agree strongly with this as many young people do not know how to run their household bills and expenses or how to engage With help in the first place at the rise of financial problems and in some cases with issues of mental health and their equilibrium
Screen Name Redacted 9/13/2021 07:39 PM	This is discrimination against older age groups!
Screen Name Redacted 9/14/2021 08:59 AM	don't think age should be a factor in how much support a person needs
Screen Name Redacted 9/14/2021 09:28 AM	Agree with proposal but the wording is incorrect as after 18 a person is a Young Adult not a Youth.
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:48 AM	Remedial assistance must first be offered to resolve any issues causing the young person to wish to leave the family home if that is the case.
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 10:11 AM	Another much-needed proposal. I hope that all support people involved, will be thoroughly vetted to protect vulnerable young people, especially in learning home management and budgeting skills, so they can stay healthy and safe.
Screen Name Redacted 9/14/2021 01:05 PM	I feel some youths would benefit from housing first but same as previous statement I feel like other people would qualify under certain circumstances
Screen Name Redacted 9/14/2021 02:22 PM	Yes but please put an end to the ghastly projects so many young people are dumped in
Screen Name Redacted	Youth homelessness have different needs than adults and some come from backgrounds that require far more social support and services to help. This may be a solution in doing that.

9/14/2021 03:15 PM	
Screen Name Redacted 9/14/2021 03:54 PM	Its good to give consideration to those younger people.
Screen Name Redacted 9/14/2021 11:46 PM	Agreed
Screen Name Redacted 9/15/2021 12:04 AM	With necessary specialist support - ie substance abuse, mental health outreach, etc.
Screen Name Redacted 9/15/2021 12:20 PM	seems right
Screen Name Redacted 9/15/2021 03:22 PM	THINK THINK
Screen Name Redacted 9/15/2021 06:42 PM	Economic considerations accepted, it would likely be beneficial for at least the youngest applicants to be afforded support with budgeting and homeskills as well as counseling or schemes to support wellbeing and socioeconomic potential in collaboration with other organisations.
Screen Name Redacted 9/16/2021 01:52 PM	Nowadays minor family arguements seem to involve youngsters moving away from their parent, who would still be prepared to keep them At home and this should be taken into consideration before any allocation is made.
Screen Name Redacted 9/16/2021 09:35 PM	it is fair to help young people
Screen Name Redacted 9/21/2021 03:03 PM	Of course
Screen Name Redacted 9/22/2021 08:16 PM	If mature enough to live alone they should be given the same chance.
Screen Name Redacted 9/24/2021 08:07 PM	Young people need housing, and affordable housing at that.
Screen Name Redacted 10/01/2021 09:32 PM	Taylor the support to the individual- not their 'age' -may cohort
Screen Name Redacted 10/11/2021 05:35 PM	housing for anyone under the age of 35 is so hard due to the LHA of £50 per week in powys so really only have the option of relying on social housing from an affordability point compared to private rented options
Screen Name Redacted 11/02/2021 09:48 PM	Youth need a lot more support and more programs to occupy thier time to build skills and confidence. Shared living with resident volunteers who act as mentors is a brilliant way to help youth

Screen Name Redacted 11/16/2021 12:53 PM	What evidence is that a 25 year old had any more need than a 27 year old for example?
Screen Name Redacted 11/17/2021 04:06 PM	The RAF is the only force that has single person accomadation from day one and they have the highest suicide rate and these are directly linked. Living in shared houses and accomadation is vital for life skills. This needs to be looked at with fresh eyes.
Screen Name Redacted 11/19/2021 05:54 PM	Great..... Supported Lodges etc. Do you have any complexes, similar to a Sheltered Accommodation Housing Association for the elderly - where young Adults could live independently in 1/2 bedroom accommodation with maybe 1/2/3 Wardens offering support on a daily basis, who living within the housing development too. This could be exactly the same as Student accommodation within a university, 6 rooms = 1 kitchen, living space. This would be almost the next step after short-stay in Supported lodging with a family. ONLY thinking outside the box?
Screen Name Redacted 11/19/2021 08:53 PM	Incredibly important to improve life chances of young people
Screen Name Redacted 11/24/2021 12:15 PM	This is already in place? If it is a case of formalising what is currently already happening then I am in agreement. As project manager for the Youth project I would appreciate being consulted with directly on these proposals.
Screen Name Redacted 11/30/2021 06:15 PM	well due.
Screen Name Redacted 11/30/2021 11:31 PM	Youth applicants - are these people aged 16 to 25 who need to be housed? Youth homelessness - 16 to 25 year olds who need housing.
	within the context of support, this should ensure the immediate, medium and long term support needs of the individual and take account of health, wellbeing, education / learning and identification of employment opportunities

Proposed change:

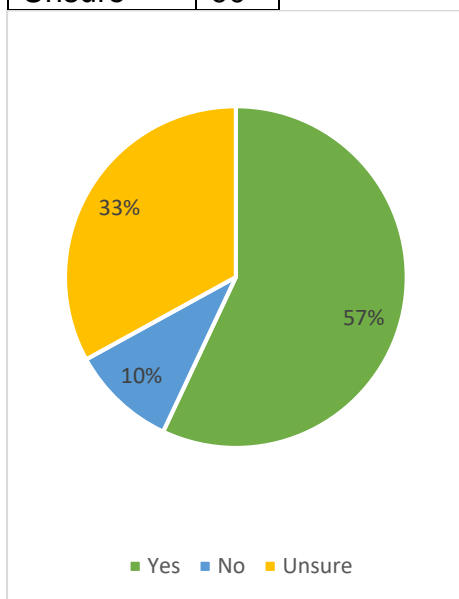
Removal of volunteering as a reason for a local connection

Why this change is needed:

It is proposed that volunteering be removed for the criteria used to determine an applicant’s local connection. This is because, as identified in the review, it is difficult for officers to define and verify if stated volunteering meets the relevant criteria. In addition, a review revealed that out of 3,000 applicants on the Common Housing Register only a total of 45 applicants selected this as a local connection qualification.

Q10. Do you agree with the above proposal?

Yes	153
No	26
Unsure	90



Q10. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	No comment
Screen Name Redacted 9/13/2021 12:30 PM	This question ought to remain (and be expanded upon) on the Common Housing Register - volunteering can be a lifeline to people unable to manage paid work. Parts of Powys border on two other counties, and this geographic detail must be considered. In Machynlleth, we regularly travel between Powys, Ceredigion & Gwynedd
Screen Name Redacted 9/13/2021 01:14 PM	Time to tighten up your 3 rd sector communications then. It is surely possible to devise a system of checks? This should be an easy fix, labour intensive in set-up perhaps but something that PAVO could advise on? Otherwise it just seems like a cost/labour saving exercise rather than addressing the issue of people who volunteer in a location having a connection.
Screen Name Redacted 9/13/2021 03:21 PM	The small number of applicants for which this applies goes to show that there is a time and effort requirement for volunteers which is not something every applicant can or will give. Recognition of community work is highly important.

Screen Name Redacted 9/13/2021 04:16 PM	Volunteering is a keystone of our community and after covid this could increase. Volunteers often don't recognise themselves thus and therefore more education in the community is needed not removing.
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Good idea
Screen Name Redacted 9/13/2021 04:48 PM	Local connection should be having lived in the area for at least 10 years during their lifetime.
Screen Name Redacted 9/13/2021 06:04 PM	Completely agree
Screen Name Redacted 9/13/2021 09:35 PM	Volunteers are often needed for the charities, without them the council should subsidise the extra required paid staff which charities need instead.
Screen Name Redacted 9/14/2021 09:28 AM	Unsure why this has been applied if it only affects a few and we must not underestimate the work of volunteers
Screen Name Redacted 9/14/2021 09:29 AM	This offers the opportunity to free up more housing for those who need it that actual live in the area. But at the same time, this provides the opportunity for those that don't live in the area that volunteer to move closer to that area to save travel costs
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 01:05 PM	Some people rely on volunteer work for mental health and some people view volunteering as a job
Screen Name Redacted 9/14/2021 02:01 PM	I suppose local connection should still be a consideration
Screen Name Redacted 9/14/2021 02:22 PM	Seems sensible but what is local need ? It appears to have made mobility extremely difficult
Screen Name Redacted 9/14/2021 03:15 PM	If someone is giving their time free in the local community, and needs social housing in the same area, than that should be a valid reason. Someone who volunteers does not get paid for their services and so maybe travelling from their current home, into the local community, could be the difference between them being able to volunteer or not. AS more and more social services are being hit by funding cuts, and with the after

	effects of the COVID pandemic, more and more organisations rely on volunteers. IT is also beneficial for the applicant's mental health to volunteer to feel worth and usefulness.
Screen Name Redacted 9/14/2021 03:54 PM	I'm not really sure what this means.
Screen Name Redacted 9/14/2021 11:46 PM	This depends of what the circumstances of what the applicant is volunteering for?
Screen Name Redacted 9/15/2021 12:20 PM	sounds fair
Screen Name Redacted 9/15/2021 02:56 PM	Volunteer work is extremely important for people to gain experience to better their careers and people with mental health issues find volunteering important for socialising and learning skills. I know people who were unemployed buy got their careers started by volunteering first and were able to stop claiming benefits .
Screen Name Redacted 9/15/2021 03:22 PM	YOUR NOT THINKING
Screen Name Redacted 9/15/2021 04:06 PM	I don't know how many criteria are needed to satisfy "local connection"
Screen Name Redacted 9/16/2021 09:35 PM	i believe that volunteering is local connection and needed in our communities. it is good and varried ground for local connection
Screen Name Redacted 9/17/2021 09:22 PM	People can volunteer anywhere
Screen Name Redacted 9/18/2021 08:35 PM	Yes totally, Powys housing stock should be for people living or residing in Powys
Screen Name Redacted 9/20/2021 02:09 PM	If it could be verified by the volunteering recipient organisation that an applicant was regularly attending a particular locality and there was benefit to both from doing so, it should still be regarded as a relevant factor to their housing application.
Screen Name Redacted 9/21/2021 03:03 PM	The figures speak for themselves
Screen Name Redacted 9/24/2021 08:07 PM	People could travel miles to make this their reason for a local connection. Maybe only 45/3000 but still 1.5%. Don't even know why this was on there.
Screen Name Redacted 9/26/2021 09:11 AM	It's a small percentage but shouldn't take priority over other local connections such as family and work.
Screen Name Redacted	Powys is the volunteer capital of Wales and I think it is churlish to remove this

9/27/2021 11:45 AM	
Screen Name Redacted 10/01/2021 09:32 PM	Just ask what it is they do - some may put volunteering for something else - again work with the individual- the right to reside is at the UK level - not linked to 'local connection'
Screen Name Redacted 10/11/2021 05:35 PM	yes very hard to obtain required information
Screen Name Redacted 11/02/2021 12:17 PM	This is not a reason to remove this criteria, its supports community cohesion. If it applies to such a small group what is the issue?
Screen Name Redacted 11/10/2021 10:14 PM	If volunteering creates a local link/connection then it should stay as an option regardless of how few people choose it. If they volunteer then they volunteer.... nothing else to assess, what other criteria does volunteering have to meet? Perhaps give more information so we can understand the question better.
Screen Name Redacted 11/17/2021 04:06 PM	Create a volunteer register for all local charities. Then if someone is claiming that they are volunteering this can be confirmed by the Charity to the local authority. It is an important criteria if used correctly.
Screen Name Redacted 11/19/2021 05:54 PM	Didn't know it existed defo delete
Screen Name Redacted 11/19/2021 08:53 PM	Simplyfy things
Screen Name Redacted 11/23/2021 11:59 AM	Volunteers are needed now more than ever, and are providing key services across Powys, therefore I disagree with this change. PCC could work with PAVO to verify volunteering.
Screen Name Redacted 11/30/2021 06:15 PM	good sense
	local connection should be based on the applicant's true and evidenced local connection with the area – do not feel that volunteering should determine an applicant's local connection eligibility

Proposed change:

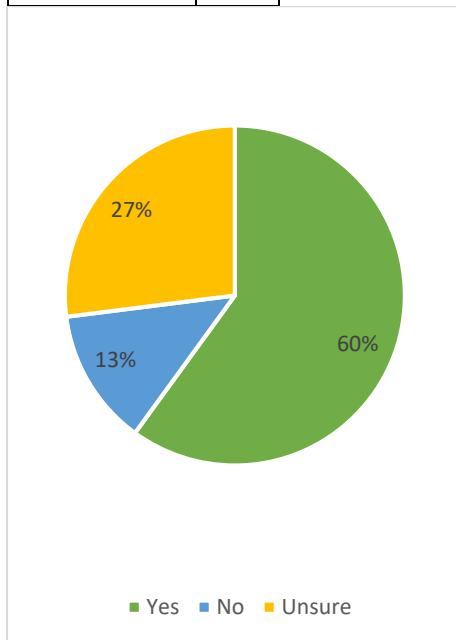
Widening the group of applicants that will be considered for additional priority due to loss of tied accommodation

Why this change is needed:

It is proposed to widen the group of applicants who are awarded Band 1 status to also include Homes in Powys partner employees to whom a contractual duty is owed or who are occupying specific accommodation as part of their conditions of employment and who are leaving employment other than for disciplinary reasons and need to be considered for re-housing.

Q11. Do you agree with the above proposal?

Yes	162
No	35
Unsure	73



Q11. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	There will be very few of these applications
Screen Name Redacted 9/13/2021 12:30 PM	There are many farming communities in the area, and losing one's house & job at the same time has an effect on people's mental health
Screen Name Redacted 9/13/2021 01:14 PM	Are we assuming that such persons (aside from those to whom a contractual duty is owed) cannot afford private renting on the open market?
Screen Name Redacted	If you have accommodation with your employment you should be planning for what happens when your job finishes

9/13/2021 02:58 PM	
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:48 PM	Absolutely not.
Screen Name Redacted 9/13/2021 05:57 PM	Everyone goes through difficulties and this could be the one thing that child be a game changer for some applicants. Great idea
Screen Name Redacted 9/13/2021 06:04 PM	This is essential to those applicants
Screen Name Redacted 9/13/2021 09:35 PM	Everyone who is homeless should be able to live where they want to.
Screen Name Redacted 9/14/2021 09:28 AM	Depends on circumstances. In case of redundancy yes but in case of a resignation No.
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:48 AM	If someone considers leaving employment that also provides accommodation they should first ensure that they are able to afford private accommodation or secure employment that also includes accommodation.
Screen Name Redacted 9/14/2021 10:10 AM	If change of employment is voluntary I see no need to prioritize this group .
Screen Name Redacted 9/14/2021 02:01 PM	Anyone could take on a live in job then expect to be housed if the job does not work out
Screen Name Redacted 9/14/2021 02:22 PM	I know from family the nightmare of losing any employment related housing.
Screen Name Redacted 9/14/2021 03:15 PM	I think all applicants should be assessed on their individual merits. Whether they are in tied housing as employees should make no difference and they should not be given preferential treatment over others. EAcH case should be assessed as per their needs and grading issued based on their individual circumstances. There are currently many many people facing homelessness as they can no longer afford to pay mortgages as they have lost jobs through COVID . At least those employed by Powys have a roof over their heads and as an employer Powys will have to be more understanding , compassionate and patient in them finding suitable alternative accomodation.
Screen Name Redacted	This seems only fair.

9/14/2021 03:54 PM	
Screen Name Redacted 9/14/2021 08:42 PM	It needs to be looked at on a case by case basis. Why give up a job with accommodation unless you have already secured alternative employment and accommodation yourself?
Screen Name Redacted 9/14/2021 11:46 PM	I'm unsure of this
Screen Name Redacted 9/15/2021 12:20 PM	not sure about this
Screen Name Redacted 9/15/2021 06:42 PM	It is unfair for a person unhappy in their employment or maybe even finding better employment to be tied because they have no way of affording or being able to change their residence.
Screen Name Redacted 9/16/2021 10:35 AM	I read this as PCC employees get higher priority than anyone else in similar circumstances?
Screen Name Redacted 9/16/2021 09:35 PM	its good
Screen Name Redacted 9/19/2021 09:12 PM	this amounts to being made homeless, so should be a priority
Screen Name Redacted 9/21/2021 03:03 PM	People know that tied is time related and should make provision
Screen Name Redacted 9/24/2021 08:07 PM	Depends on the reason, this is a difficult one
Screen Name Redacted 10/01/2021 09:32 PM	Surely the employer / business has a moral obligation here to help persons get ready to leave tied accommodation - I.e. by paying a sufficient wage may start?!?
Screen Name Redacted 10/11/2021 05:35 PM	this would go someway to hopefully relieve homelessness and the need for temporary accommodation
Screen Name Redacted 11/02/2021 12:17 PM	Consider how this reflects on applicant with s.75 duty, who has a priority e.g. Vulnerable, DV & mental health.
Screen Name Redacted 11/30/2021 06:15 PM	safety net needed to be provided.
Screen Name Redacted 11/30/2021 11:31 PM	Would a time served condition be included in any policy?

	clarity on the wording contractual duty and specific property needs to be clearly explained within the policy to avoid any ambiguity and to manage applicants' expectations
	I don't think people moving for jobs should be pushed up the housing list. Your job should not give you priority

Proposed change:

Re-designating older person accommodation as accessible homes

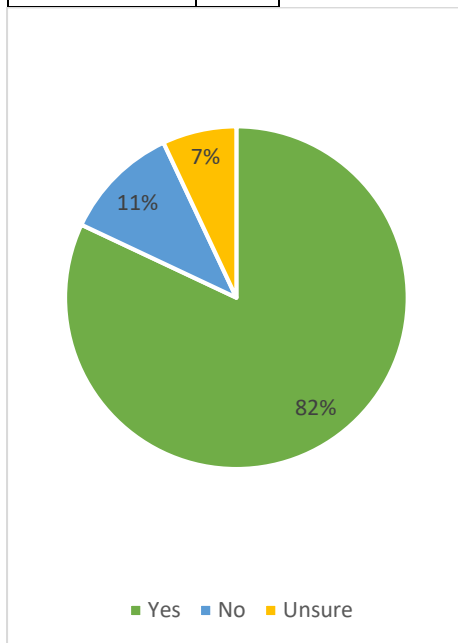
Why this change is needed:

The review identified the need to clarify that, where appropriate, allocations should be accessibility based rather than aged based.

Therefore, it is proposed that older persons' (over 60s) accommodation be re-designated as Accessible Homes and applicants under 60 may be allocated such accommodation if appropriate. In all allocations, consideration will still be given to the makeup of that community.

Q12. Do you agree with the above proposal?

Yes	220
No	31
Unsure	19



Q12. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	Reduce the need to DHG applications and moving the clients again in the future. Powys needs to be better at providing sustainable tenancies.
--	--

Screen Name Redacted 9/13/2021 12:04 PM	Completely agree as a person under 60 and needing an accessible home it is needed. As currently most of the accessible homes are few and far between making homes for 60 plus accessible and allowing this younger to join based on their needs would help.
Screen Name Redacted 9/13/2021 01:14 PM	I can see the rationale but wonder what effect having potentially younger and noisier tenants will have on a predominantly older group of tenants/ the effect on younger tenants of being in a much older community? I recognise that this is a generalisation but wanted to ask the question.
Screen Name Redacted 9/13/2021 02:58 PM	Possibly. Need further information to say absolutely. In principle it seems OK but would it work?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Don't consider this mixing older and younger together Just does not work and here are the reasons 1. Noise 2. younger people going about All hours of night older people Need quiet. Don't even consider this option
Screen Name Redacted 9/13/2021 04:40 PM	As a disabled person imaged 38 I feel this would be a great benefit, age should not be a factor if you have a particular housing need due to disability.
Screen Name Redacted 9/13/2021 04:43 PM	More needed
Screen Name Redacted 9/13/2021 05:44 PM	I agree this is a good idea as long as priority is also given to older, vulnerable people who need accommodation quickly and who have prior needs/locality needs. Mixed housing is also good as it opens up communities to have families, others but care needs to be taken about the make up of a community for sure, not just lip service to this. This needs to be monitored and especially put into any judgement criteria.
Screen Name Redacted 9/13/2021 05:57 PM	I agree. Accessible homes where older people were priority allocated could be a way of recreation of communities. Plus save a lot of funding adapting currently unsuitable Accessible properties to people who need the adaptations
Screen Name Redacted 9/13/2021 06:04 PM	There is a staggering lack of accessible home available from social housing leading to many frail, ill or disabled people living in houses that may have some adaptations being made to their exhausting properties but that that property not still being suitable for them to cope in. Their needs to be more adaptable housing that allows the sick, frail and disabled accommodation that allows these demography to live a more comfortable life in a more suitable property for their condition that they are living with
Screen Name Redacted 9/13/2021 09:35 PM	Make sure that enough new accessible homes will be built, because many of the older person accommodation are old and very expensive to change.
Screen Name Redacted 9/13/2021 11:19 PM	Been on housing list for long time. No sign of house

Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:48 AM	The opposite should also be introduced i.e. if an over-60's tenant doesn't need accessible accommodation but there are people waiting who do then that over-60's person should be encouraged to accept alternative suitable accommodation to free up the accessible property for someone who needs it, regardless of age.
Screen Name Redacted 9/14/2021 09:56 AM	I would wish for more information. Older person accommodation is perceived as a more stable environment with possibly more peer support than other sites. Accessibility and support tends to be more evident and in my view this change needs careful consideration.
Screen Name Redacted 9/14/2021 10:01 AM	pensioners need a quiet place(not screaming families all around) we have enough problems and you wish to add to the stress
Screen Name Redacted 9/14/2021 10:10 AM	Older persons accommodation is extremely limited and the available properties are at this present time already being distributed under the proposed new change
Screen Name Redacted 9/14/2021 12:09 PM	there is many disabled people that need bungalows but can't get as its 50 plus housing
Screen Name Redacted 9/14/2021 12:26 PM	Older people might need to rehome because of facilities and accessible like wheelchair or a disability
Screen Name Redacted 9/14/2021 01:15 PM	over 60s with disability shod be allocated bungalows and not people who do not have disability.
Screen Name Redacted 9/14/2021 02:01 PM	Some waiting on the housing list who are over 60 are living on a pension so finding other properties more suitable would not be affordable
Screen Name Redacted 9/14/2021 02:22 PM	The fantasy that just because a property is for older people that it is disability suited should cease.
Screen Name Redacted 9/14/2021 03:15 PM	I very much agree with this proposal as it affects me. As I have said, I am 51 years old, and need accessible accomodation due to my disabilities and ill health. It is difficult to accept the stigma of living in 'an old aged complex', especially when most bungalows are one bedroomed. I need two as I have full time carer. But not only that at 51 years of age I would like to have a little more room to store my power chair, scooter etc. so a larger home is better suited. It is assumed that someone applying for 'an old aged property' should only have a small property - this may be true for older people but younger ones that would like a nice home to welcome family , children, grandchildren etc. should not be discriminated against. By widening the criteria to accessible homes it does broaden the options somewhat and hopefully in time remove the stigma of an old aged complex.
Screen Name Redacted	This is much fairer.

9/14/2021 03:54 PM	
Screen Name Redacted 9/14/2021 11:46 PM	Yes agreed.
Screen Name Redacted 9/15/2021 12:04 AM	This will mean the end of sheltered housing - ie accommodation for those over 60. Everyone in the sheltered housing here is appalled that their chosen accommodation for their old age (somewhere relatively quiet) might be changed - we've chosen to go into sheltered housing because we want peace and quiet!
Screen Name Redacted 9/15/2021 12:20 PM	seem right
Screen Name Redacted 9/15/2021 03:22 PM	AGE CONCERN NEEDS CONSULTING
Screen Name Redacted 9/15/2021 04:06 PM	Yes allocation based on need as opposed to age would provide a more balanced community.
Screen Name Redacted 9/16/2021 09:35 PM	its a fair approach
Screen Name Redacted 9/19/2021 05:26 PM	I am not exactly old but need aids due to ill health
Screen Name Redacted 9/19/2021 09:12 PM	It's not just older people who need accessible accommodation
Screen Name Redacted 9/20/2021 05:09 PM	Yes definetly as I was told if I got PIP I could be eligible for a bungalow which would be the ideal solution for me, but sadly since this early last year I have not managed to get an answer on the subject so have no idea
Screen Name Redacted 9/20/2021 09:37 PM	Not all older persons accommodation is accessible e.g. 1st floor flats with no lift, front doors that cannot be opened by people in wheelchairs
Screen Name Redacted 9/21/2021 03:03 PM	The elderly should be helped to have as much independence and dignity as possible
Screen Name Redacted 9/24/2021 08:07 PM	All homes should be accessible. However young people should be able to turn this down with an acceptable reason of not wanting to live in a community of old people
Screen Name Redacted 9/27/2021 11:45 AM	I agree with this however it must be remembered that younger people have young friends and the effects on the older tenants must be taken into account
Screen Name Redacted 10/01/2021 09:32 PM	How will you consider the make up of the community?!?

Screen Name Redacted 10/11/2021 05:35 PM	yes agree that these types of accommodation should be considered on accessibility
Screen Name Redacted 10/26/2021 08:18 AM	Definitely not.
Screen Name Redacted 11/02/2021 12:17 PM	Can this include applicants with mental health issues that need quiet areas eg more rural locations
Screen Name Redacted 11/17/2021 04:06 PM	Having worked in the local care community the people under 60 needing care, all needed accessable homes. More to the point the ambulance service need this to be safely able to help people.
Screen Name Redacted 11/19/2021 05:54 PM	Health & well being drives the housing need not age x
Screen Name Redacted 11/30/2021 06:15 PM	very sensible
Screen Name Redacted 11/30/2021 11:31 PM	Accessible Homes - accessible suggests easy access into and around the home. Would people with normal physical abilities (i.e. people in their 60s with other needs) not be considered for this sort of accommodation?
	is the proposed redesignation solely applicable to Powys CC housing stock and is the suggestion that all partners should apply the same principle?

Proposed change:

Expanding the group of applicants who can be considered for an additional bedroom above their housing need, to include full-time working applicants who are in receipt of the housing element of Universal Credit

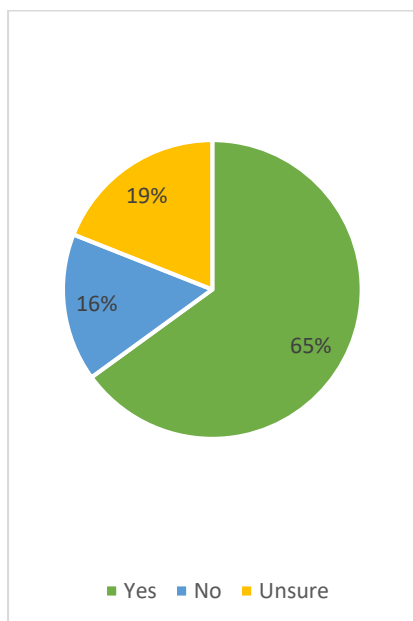
Why this change is needed:

Under the current policy, all applicants, regardless of which Priority Band their application falls in, and who are in receipt of housing benefit (partial or full) or the housing element of Universal Credit (UC), will only be eligible for properties in line with the Department of Work and Pensions' (DWP) property size criteria. This is because social security for housing costs, paid either as part of Universal Credit or Housing Benefit, is reduced if people have more bedrooms than social security rules say they need. Applicants who are working, not receiving social security housing support and can show that they can afford a larger property will have the option to apply for one bedroom above what the DWP criteria says they need.

Following the advice of the Council's Tenancy Support Officers it is recommended to allow those who are in receipt of the housing element of UC and working full-time hours (35 hours) to also be entitled to apply for one bedroom above what the DWP criteria says they need. This would still be subject to a Financial Well-being Assessment.

Q13. Do you agree with the above proposal?

Yes	176
No	43
Unsure	51



Q13. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	By giving permission for an additional bedroom - Powys is taking the need away from another client.
Screen Name Redacted 9/13/2021 12:04 PM	Discrimination against those who cannot work. I am on full disability and not able to work but I do have the means to pay for extra bedroom but not allowed as on housing.how does it make it fair to those who cannot work due to disability.
Screen Name Redacted 9/13/2021 02:58 PM	And you wonder why we have a housing shortage? No one should have more bedrooms than they need regardless of what they can afford. If they can afford large houses then you need to ask yourself do they need social housing?
Screen Name Redacted 9/13/2021 03:21 PM	Only for smaller hard to let properties.
Screen Name Redacted 9/13/2021 04:16 PM	Common sense approach at last would reduce the housing pressures for some areas in powys
Screen Name Redacted 9/13/2021 04:26 PM	The extra bedroom should be based on need (i.e. frequent visits of children potentially from previous relationships under 18) and also for proven home working, not for those working full-time hours. THis just allows applicants with more money to apply, not those in need.
Screen Name Redacted 9/13/2021 04:32 PM	This will not work Just because you can afford an extra bedroom go private I thought their was a lack of housing
Screen Name Redacted 9/13/2021 04:40 PM	Even though I only need a two bedroom, it would be nice to have the option of a third bedroom for my carer to sleep in when I severely ill due to my disability
Screen Name Redacted	Make them work like the rest of us

9/13/2021 04:43 PM	
Screen Name Redacted 9/13/2021 04:48 PM	Absolutely - The applicant could be paying additional pension contributions for example, so would be eligible for additional universal credit, but also pass an affordability check.
Screen Name Redacted 9/13/2021 05:29 PM	Providing they are not taking that size accomodation away from another homeless family
Screen Name Redacted 9/13/2021 05:57 PM	Early access to homes that may be deemed too large for a family could be a great idea. Where growing families want to expand before baby arrives. Current law doesn't allow allocation until after a baby is born. Leaving little time to set up home.
Screen Name Redacted 9/13/2021 06:04 PM	This should also be rolled out in accessible homes as my people who require an accessible housing need an extra roof to cater for equipment storage, medicine, dressings ect that they need just to live with their condition or disability which can include a hoist, electric wheelchair strage shelving that is required to hold medical supplies that person may need, medical anti decubitus chairs ect
Screen Name Redacted 9/13/2021 06:36 PM	Because if they don't need it they don't need it
Screen Name Redacted 9/14/2021 09:28 AM	Please see previous answer on additional bedrooms based on monetary basis
Screen Name Redacted 9/14/2021 09:29 AM	It is only fair that a couple like us who are in full-time employment be considered for this as it is also affordable for us. Plus we pay our rent & council tax our of our income. Which is a less burden on the social system. This is also equal rights & opportunity
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:48 AM	This should only be permitted if there is no current need to house a family in a property of the larger size and it can be determined that there will be no need in the foreseeable future. If people can afford a larger property they should be encouraged to do so in the private market instead of occupying social housing.
Screen Name Redacted 9/14/2021 09:56 AM	Where are these one bedroom residences?
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 10:11 AM	Depends why they feel they need an extra bedroom.
Screen Name Redacted 9/14/2021 12:26 PM	People with benefits might need more support and might need smaller property

Screen Name Redacted 9/14/2021 01:05 PM	If people are able to afford it then this should be an option as some additional needs are not accepted by the council and housing associations but are still additional needs to housing applicants
Screen Name Redacted 9/14/2021 02:22 PM	Thank God for some sense at last. Why cannot all Social Housing providers band together to lobby against this blatent discrimination against familys in need.
Screen Name Redacted 9/14/2021 03:15 PM	Again this should not be offered at the detriment of those in more need
Screen Name Redacted 9/14/2021 03:54 PM	More sensible.
Screen Name Redacted 9/14/2021 08:42 PM	If they can afford to pay extra for another room then their benefits should be cut
Screen Name Redacted 9/14/2021 11:46 PM	Considering your highly doubtful to be considered for anything other than a flat as I was told on the phone, if you don't have a child or a family even if you do work, I think its abit unfair that there is decisions been made that anyone who claims WDP or universal Credits can apply for an extra bedroom in a property? This seems to feel like abit of a punishment of where you live because you don't have a partner or a child?. You can work hard and pay your own rent for a flat, but can have a council house and spare room if your a single tenant but if you claim WDP or Universal Credits and have a child or family you get a house and the extra bedroom too 🙄♀ I don't think I agree with this unfortunately I believe in equal rights.
Screen Name Redacted 9/15/2021 12:20 PM	not sure
Screen Name Redacted 9/15/2021 12:20 PM	I suppose this should depend on a number of factors such as why they are not able to afford or source private rentals or mortgages. I feel it acceptable if analysed on a case by case basis.
Screen Name Redacted 9/16/2021 01:52 PM	Properties should only be allocated to the actual need of the applicant.
Screen Name Redacted 9/16/2021 09:35 PM	good approach
Screen Name Redacted 9/19/2021 09:12 PM	This would help alleviate the difficulties faced by parents who have split but share parenting
Screen Name Redacted 9/20/2021 02:09 PM	So long as the financial assessment is thorough and realistic, based on an actual costings budget.
Screen Name Redacted	This proposal will lead to rent arrears and evictions

9/20/2021 09:37 PM	
Screen Name Redacted 9/21/2021 03:03 PM	Not fully aware of the criteria required to qualify
Screen Name Redacted 9/24/2021 08:07 PM	So many people are low paid these days, especially in Powys, top ups such as UC are a necessity these days for so many that this is a must
Screen Name Redacted 9/26/2021 09:11 AM	Only if there were empty larger homes, due to the current policy, and allocating a home with an extra bedroom would free up space for others to be homed in an appropriate property.
Screen Name Redacted 10/11/2021 05:35 PM	yes feel this would make a difference to the waiting lists as at times we can struggle to allocate 3 bed roomed properties and this means that the two bed list can be extremely high
Screen Name Redacted 11/02/2021 12:17 PM	Please refer to previous comments
Screen Name Redacted 11/02/2021 09:48 PM	This seems unfair and excludes disabled people on benefits who could genuinely use a spare room for an occasional carer or for equipment but don't meet the spare room requirement.
Screen Name Redacted 11/10/2021 10:14 PM	Spare rooms should NOT be a luxury.
Screen Name Redacted 11/17/2021 04:06 PM	Benefits are a safety net for those who need them and as such if they are able to afford an additional bedroom then they should not be receiving that level of benefit.
Screen Name Redacted 11/30/2021 06:15 PM	nice to be able to have family visit.
	Agree with the principle, however this would need to be carefully managed and where appropriate subject to an affordability, welfare benefit and income maximisation assessment. There would have to be a specific need identified for an additional bedroom over and above what is deemed suitable in terms of property size

Proposed change:

Strengthening applicant's responsibility to re-pay previous tenancy related debt as part of determining that they are 'Ready-to-Move'

Why this change is needed:

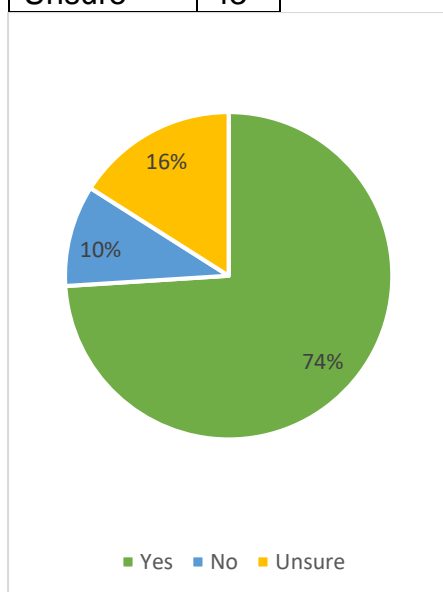
The review highlighted that clarity was needed within the policy on when an applicant would be deemed to be "ready-to-move" with regards to rent arrears. It is therefore proposed that if an applicant has arrears that are the equivalent of two months+ of rent then they may be deemed as not ready to move and placed in Band 5 (the lowest priority band). If the arrears are less than this amount, consideration must be given to the adherence of any repayment plan and/or the regularity of repayments.

The review also identified that a wider view should be taken regarding tenancy related debt and therefore it is proposed that 'Ready to Move' will also consider arrears relating to rechargeable repairs and 'Spend to Save' Loans (monies lent to households to help them secure a private rented sector tenancy e.g. payment of a tenancy deposit).

Q14. Do you agree with the above proposal?

Yes	198
-----	-----

No	27
Unsure	43



Q14. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	This needs to go a step further and HMOO needs to gather evidence from existing PRS tenancies to ensure a client is not abandoning a PRS tenancy to escape current rent arrears.
Screen Name Redacted 9/13/2021 12:04 PM	If in arrears should not be able to move as they are not ready. They are in debt and should be made to pay back before moved.
Screen Name Redacted 9/13/2021 12:25 PM	Seems rather punitive. Maybe allow a repayment plan to tenants who are in up to 3 months arrears through no fault of their own.
Screen Name Redacted 9/13/2021 01:14 PM	Are tenants signposted to agencies that can help with debt management/ budgetting?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Good idea
Screen Name Redacted 9/13/2021 04:43 PM	Why move someone if they have arrears
Screen Name Redacted 9/13/2021 04:48 PM	Agree. Priority for local people with good payment history / credit rating.
Screen Name Redacted	As long as the support is in place for tenants to understand and be supported to pay their housing allowance or rent as a priority where other concerns are being dealt with (such as trauma, alcohol issues, etc).

9/13/2021 05:44 PM	
Screen Name Redacted 9/13/2021 05:57 PM	A Rent account needs to be clear before a move can take place. It's not fair on applicants who keep up rent payments, and who do not need the help, to be over looked, by a tenant who already has arrears and may not keep up repayments on a larger home.
Screen Name Redacted 9/13/2021 06:04 PM	Renter who get into rent debt need to be more supported and help to understand why they are getting into debt and helped to learn (teacher if necessary) how to get out of this type of debt and how to prevent getting into debt in the first place
Screen Name Redacted 9/13/2021 06:36 PM	Depends on why they have defaulted or owe money. If it is because of a genuine reason or through no fault of their own they shouldn't be punished
Screen Name Redacted 9/13/2021 09:35 PM	This will increase poverty and will only give more problems and will be on the long run more expensive.
Screen Name Redacted 9/14/2021 09:28 AM	How does this fit with the Housing First and Homelessness commitments?
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 10:01 AM	zero arrears means you are ready, if you are working why have arrears
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 10:11 AM	If they are proving they can and will pay any arrears, then fine. Obviously, ensuring that the arrears are not caused by lack of appropriate Housing Benefit, should be checked first.
Screen Name Redacted 9/14/2021 01:05 PM	If people want to be rehoused arrears should be replayed asap as a requirement. People need to show willing. Start in a new property with a clean slate
Screen Name Redacted 9/14/2021 01:35 PM	Sometimes, particularly in the case of downsizing, it is cheaper to write off debt than chase it
Screen Name Redacted 9/14/2021 01:38 PM	People need to be responsible for their own debts & there be consequences for their actions.
Screen Name Redacted 9/14/2021 02:22 PM	Given the state of private renting where huge rents & short tenancies are causing such financial strain the view that these tenants are at fault is not sustainable
Screen Name Redacted 9/14/2021 03:15 PM	I believe this ruling to be prejudiced. Each case should be investigated and assessed. There could be mitigating circumstances for the arrears - relationship ending, gambling by a partner, losing job, etc etc. I agree that a reasonable repayment agreement be in place for the applicant to

	continue the application process as the local authorities cannot just write off unpaid monies. However, compassion should be shown and each case discussed and agreed upon individually.
Screen Name Redacted 9/14/2021 03:54 PM	Much better.
Screen Name Redacted 9/15/2021 12:20 PM	seems a fair change
Screen Name Redacted 9/15/2021 02:56 PM	I have a relative that is in a 3 bedroom house with her daughter, she hasn't been able to work due to a heart condition and fell into rent arrears due to poor benefit management and was not fault of her own. She wants to move to a smaller house so that she can afford to pay her arrears. She cannot pay her arrears while living in a house that's too big and expensive for her income. It's counter productive. Her 3 bedroom could be available for a family who really needs it. Why should she be punished and forced to live in poverty and her housing people still not getting their arrears ?
Screen Name Redacted 9/16/2021 01:52 PM	Unnecessary Debt only places an additional burden on Powys CD and to those of us who pay income tax.
Screen Name Redacted 9/16/2021 09:35 PM	if they cant pay the previous house, it means that they will struggle to look after the new property
Screen Name Redacted 9/17/2021 09:22 PM	The money needs to be re payed but what if there us a need to move? If the need is related to disability, antisocial behaviour or family need then debt should not hold that person back when it's come as part of losing income re covid or no fault...
Screen Name Redacted 9/19/2021 05:26 PM	Ia being turned down as I owe a debt but at the moment cant afford to pay as I pay for help with the upkeep of my private rent house
Screen Name Redacted 9/19/2021 09:12 PM	People should bot be allowed to get away with unpaid rent debt
Screen Name Redacted 9/20/2021 09:34 AM	Agreed with the proposal, but you need an exact figure, not two months rent plus. This could mean anywhere between £700 to £1100. Much better to say if rent arrears over £1,000 they are not ready to move and put in Band 5
Screen Name Redacted 9/20/2021 02:09 PM	Will the applicant have been offered LA support to clear the arrears via DHP or been referred for debt advice?
Screen Name Redacted 9/21/2021 03:03 PM	Whenever possible they should clear arrears
Screen Name Redacted 9/24/2021 01:40 PM	After the main lockdown many people are in debt no fault of their own, this scheme of helping people "Save to Move" is a good idea.
Screen Name Redacted	Everyone in will make this impossible to implement

9/27/2021 11:45 AM	
Screen Name Redacted 10/01/2021 09:32 PM	Why punish people in this way - help them - wiping off debt probably would save via preventative adverse experiences associated with debt...
Screen Name Redacted 10/11/2021 05:35 PM	some applicants fail to take responsibility for their debts and feel the council will bail them out, for example I helped one tenant clear £4,500 in arrears via a DHP and avoid court and within 6 months they have gone straight back to £3k of arrears
Screen Name Redacted 11/02/2021 12:17 PM	This is exclusion via the back door and it is a block to applicant that are homeless. They could be blocking TA or they will end up TA because of the band they are in, it is a barrier. Each case should be considered individually and not in one sweeping statement.
Screen Name Redacted 11/02/2021 09:48 PM	This needs to be expanded to consider those moving to a smaller property or less rent, otherwise they are stuck in a financial trap
Screen Name Redacted 11/07/2021 08:07 AM	Totally agree with this, I feel Tenant's need to take responsibility for their arrears.
Screen Name Redacted 11/07/2021 11:31 AM	Would depend on circumstance for debt to arise
Screen Name Redacted 11/10/2021 10:14 PM	I don't understand why rent arrears would mean a person can't move. Surely they would just move owing rent. They all pay through Housing First so they ought to be able to take the payment plan with them and you can sort out which monies go to the new landlord and which to the old (I am assuming you Housing First are not the landlords merely agents)
Screen Name Redacted 11/17/2021 04:06 PM	We are all responsible for our debts to others.
Screen Name Redacted 11/19/2021 05:54 PM	If a tenant is in arrears and resident in an under occupied property - this is blocking that house to be allocated to a more suitable resident. Could a financial adviser come up with a financial plan to repay their debt on a perhaps longer term, so the house can be released and they are downsized?
Screen Name Redacted 11/19/2021 08:53 PM	Absolutely <u>100</u>
Screen Name Redacted 11/24/2021 12:15 PM	I would appreciate a conversation to understand this more fully and the arguments for. This certainly would need to not apply to Housing First clients . My instinct is that this will likely increase people's instability and debt accrual, exacerbating their issues and keeping them trapped in homelessness and poverty. More systematic, robust, assertive budgeting delivered in a trauma-informed way (based on relationship building and trust) would likely be more productive, alongside clearing people's debt and providing them with a clean slate. I think often the clean slate has been provided but the work to really support the individual and get under

	the issues properly hasn't always been undertaken - it takes time, resource, skilled and well trained staff to do this well.
Screen Name Redacted 11/30/2021 06:15 PM	absolutely
Screen Name Redacted 11/30/2021 11:31 PM	Potential to discriminate against people experiencing, for example, mental ill health or domestic abuse, who have moved on from their difficult situations and have residual debt to pay off from that situation.
	Important to consider if within two months rent owing the applicant has been keeping to an agreement. Also, important to determine what has caused the arrears – could this be benefit recall, financial hardship. There should be discretion around the two-month period of debt and the particular factors that relate to this.
	I believe all tenancy related debt should be paid before any accommodation can be allocated

Proposed change:

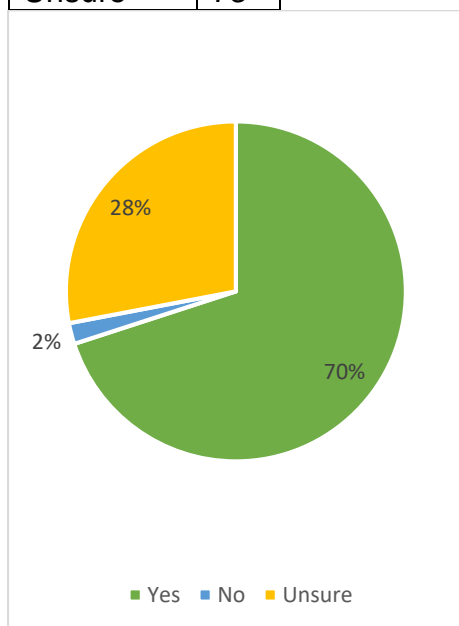
Clarifying how amendment to tenancy requests will be dealt with

Why this change is needed:

In order to deal effectively with amendment to tenancy requests, i.e. adding or removing someone to or from the tenancy, a paragraph has been inserted to allow for these requests to be dealt with under the Common Allocations Scheme policy. Such requests will only be considered where current legislation does not allow for an assignment or succession to the tenancy and will be dealt with in accordance with current and appropriate guidance, which will follow the legislation of the Renting Homes Act (Wales) 2016 when it is implemented

Q15. Do you agree with the above proposal?

Yes	188
No	6
Unsure	73



Q15. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	No comment
Screen Name Redacted 9/13/2021 12:30 PM	I don't understand this question
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 05:57 PM	Today's society sees a loud of changing in relationships and family ties. This can also include domestic abuse, so making it easy to take a joint applicant off the tenancy sold be made easier, where mediation can not resolve issues. This may also help with regards to social housing, and number of bedrooms needed.
Screen Name Redacted 9/13/2021 06:04 PM	I have no comment I completely agree
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 10:01 AM	if people give up homes to move in with a new partner then this should also be their permanant home

Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 01:05 PM	I am unsure of what this staement is saying
Screen Name Redacted 9/14/2021 02:22 PM	Not clear what this means but if it stops vulnerable adults losing the home they shared with an aged parent I agree
Screen Name Redacted 9/14/2021 03:54 PM	Only right.
Screen Name Redacted 9/15/2021 12:20 PM	not sure
Screen Name Redacted 9/16/2021 09:35 PM	its effective
Screen Name Redacted 9/17/2021 09:22 PM	Spouses married should be easily allowed when a request us made
Screen Name Redacted 9/21/2021 03:03 PM	After due consideration it would be sensible
Screen Name Redacted 9/24/2021 08:07 PM	This is particularly important in Domestic Abuse situations
Screen Name Redacted 10/01/2021 09:32 PM	As simple as possible - you can't manage falling in love or helping a friend in need
Screen Name Redacted 10/11/2021 05:35 PM	yes any process that simplifies the current procedure will be of help
Screen Name Redacted 11/19/2021 05:54 PM	Presume this is to do with eg. A mother & son living in the same house, tenancy in Mum names and due to age wanting to add the son?
Screen Name Redacted 11/19/2021 08:53 PM	If thus simplifies and prevents people being removed from a home when it's their home for many years as in succession.
Screen Name Redacted 11/30/2021 11:31 PM	Have no understanding of amended tenancy requests. Can tenants ask for some change in the contract, like being allowed to knock down walls?
	Agree this should follow the legislation of the Renting Homes Act (Wales) when implemented. All such requests should be considered as appropriate to the presenting circumstances and should only take place following

	investigation by landlord and confirmed understanding and acceptance by residents.
	I do not fully understand this proposal

Proposed change:

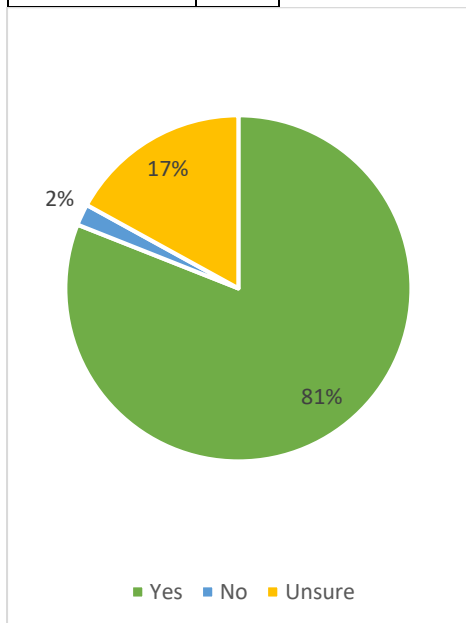
Clarification of special conditions applied by partner landlords when allocating their empty homes

Why this change is needed:

Whilst a Common Allocations Scheme has been agreed amongst each partner, due to varying priorities, each landlord has certain special conditions they may wish to impose when allocating their own properties. As a result, a table (contained as an appendix in the policy) will be put together to clarify what those nuances are and which landlord they apply to.

Q16. Do you agree with the above proposal?

Yes	215
No	6
Unsure	46



Q16. Comment:

Screen Name Redacted 9/13/2021 11:43 AM	This would not represent a Common Allocations Scheme.
Screen Name Redacted 9/13/2021 12:30 PM	There must be a robust and legal reason for not homing people - if it is good enough for Powys then all other landlords must toe the line
Screen Name Redacted 9/13/2021 01:14 PM	It may help applicants understand why they will not be taken by a particular landlord so in that sense it may help with the rate of refusals. However, the word common in respect of the housing register suggests that there would not be different priorities?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 05:57 PM	The housing law should be the same access the field. So it's clear and consistent.
Screen Name Redacted	This is important so that homes are offered in a proper requirement to the landlords conditions so that there can be no discrepancies or miss understanding by incoming tenants

9/13/2021 06:04 PM	
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:56 AM	Haven't seen the appendix
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 11:31 AM	where does this leave a tenant f offered a property but is unhappy with the conditions of the partner landlord special conditions will they have the choice to refuse that property with that landlord and no be penalized
Screen Name Redacted 9/14/2021 01:05 PM	Different landlords have different rules that n ed to be followed. These are the owners/managers of properties it is their job to keep places safe and livable for everyone . This will help clarify what will and will not be tolerated from a tenant by the landlords.
Screen Name Redacted 9/14/2021 02:22 PM	Hope this will result in flexibility
Screen Name Redacted 9/14/2021 03:15 PM	I appreciate each landlord have their own rules. However, it would be easier if they were limited as far as possible. My making all properties within the same set or rules should help allocations be decided much easier and quicker and reduce waiting times. Some landlords dont allow dogs, some allow cats, etc etc. There are strict tenancy rules in place and the tenant has to abide by these. Thereofre irrespective of whether they have a dog or a cat etc., they are responsible for their conduct and upkeep of their home. Therefore the landlord has security of ability for recourse without any extra rules in place.
Screen Name Redacted 9/14/2021 03:54 PM	That seems the right thing to do.
Screen Name Redacted 9/14/2021 08:42 PM	They must be reasonable special conditions though
Screen Name Redacted 9/15/2021 12:20 PM	seems fair
Screen Name Redacted 9/16/2021 09:35 PM	its effective
Screen Name Redacted 9/19/2021 09:12 PM	all landlords should work to the same allocations policies
Screen Name Redacted	It would help to select the most suitable person to the most suitable property

9/21/2021 03:03 PM	
Screen Name Redacted 9/24/2021 08:07 PM	All special conditions should be clarified
Screen Name Redacted 9/27/2021 11:45 AM	I believe that a common housing register means common policies,for all partners
Screen Name Redacted 10/01/2021 09:32 PM	Should not partner with any landlord who is not RSL
Screen Name Redacted 10/11/2021 05:35 PM	yes this would be helpful as it is not currently clear and a lot of applicants do not know and don't understand why they are overlooked by different providers
Screen Name Redacted 11/02/2021 12:17 PM	Need more information as this could wide implications.
Screen Name Redacted 11/24/2021 12:15 PM	I'd like to understand this a little further, it sounds as if there is inconsistency and we should potentially be aiming for more equality?
Screen Name Redacted 11/30/2021 06:15 PM	would prefer uniformity.
Screen Name Redacted 11/30/2021 11:31 PM	?
	agree with principle – have not had sight of appendix as referred to.
	Fully agree as it is their private property

Proposed change:

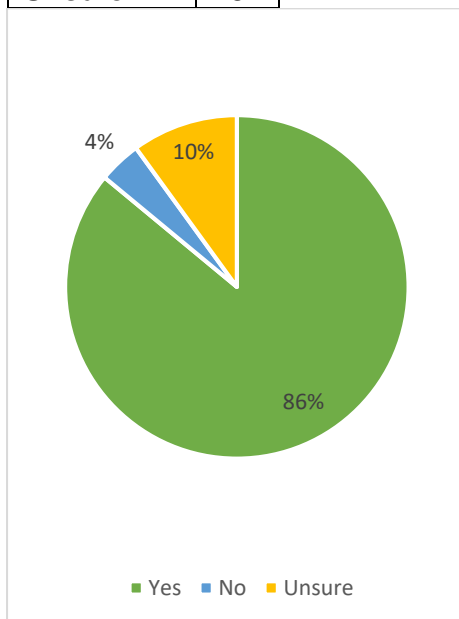
Clarification on when a household may qualify for a house

Why this change is needed:

Lack of stock in certain areas means houses are the only available option for certain households – there is an increase in children returning home rather than moving away and there may be older children who are still dependent due to disability. The policy should therefore be amended to allow the allocation of a house in these circumstances.

Q17. Do you agree with the above proposal?

Yes	229
No	12
Unsure	26



Q17. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	This is on par with homeowners.
Screen Name Redacted 9/13/2021 01:14 PM	Returning children is a fact of life in today's economy.
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:43 PM	I've been waiting on housing options for nine long years and offered nothing with a disabled child
Screen Name Redacted 9/13/2021 04:43 PM	This would be very helpful

Screen Name Redacted 9/13/2021 06:04 PM	<p>Their are a significant lack of properties being allocated to families with adult disabled and learning disabled adults being offered</p> <p>Many social landlords fail to realise that many disabled children may need to live the rest of their lives within their own families</p> <p>Many of these children often share bedrooms with other siblings and have done so for years which means you could have say a family of six or four and within that family all the adult children share a bedroom with another siblings with both of them being in total agreement and comfortable to share a bedroom together</p> <p>This ability would also help with the disabled persons mental health and the ability to cope with their life wether or not the disability is physical, learning or mental health issues</p> <p>It is far more important to have a stable secure life with their family if that is their wish or they simply can not undertake life with out the support of family rather than forcing them into situation that they cannot cope with rather than allowing older or adult siblings to co cohabit a bedroom together often something that they have done since they were a small child like many households from when their children are younger</p>
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:48 AM	The reason behind children returning home must be thoroughly investigated to ensure it isn't solely to enable the parent(s) to secure a house and the housing agreement should include agreement that they will be downsized if/when the size of the household reduces again. Social housing should never be considered a permanent provision.
Screen Name Redacted 9/14/2021 09:48 AM	none
Screen Name Redacted 9/14/2021 11:31 AM	this is extremely important ..
Screen Name Redacted 9/14/2021 11:31 AM	If people are given a chance rough time scale of when they may be allocated a property this will save the council and housing associations time as the won't have tenants ring and ail to find out when they will be allocated a property. This will also give tenants time to clear arrears or start getting ready for moves etc
Screen Name Redacted 9/14/2021 11:31 AM	Family experience shows you can no longer expect young people to move out. Inter generational housing prevents unemployment need for social care. This should apply to people caring for extended family in all circumstances
Screen Name Redacted 9/14/2021 11:31 AM	AS I have said in my earlier notes, all applicants should be considered on merit for each property. There should not be a blanket refusal policy for certain properties etc.
Screen Name Redacted 9/14/2021 11:31 AM	That is much fairer.
Screen Name Redacted 9/14/2021 08:42 PM	If a child is old enough to work they should support themselves and have their own accommodation. Where there is a disabled child they would surely be living there all along and have their own room already.

Screen Name Redacted 9/14/2021 08:42 PM	not sure
Screen Name Redacted 9/14/2021 08:42 PM	very fair
Screen Name Redacted 9/21/2021 03:03 PM	The number of people should indicate the size of the property if possible
Screen Name Redacted 9/21/2021 03:03 PM	It would be discriminatory if this wasn't
Screen Name Redacted 9/21/2021 03:03 PM	yes more and more households now include their grown up children as it is too difficult and expensive for them to move out on their own
Screen Name Redacted 11/17/2021 04:06 PM	As long as everyone living in the home is registered as living there and all benefits allocated appropriately.
Screen Name Redacted 11/19/2021 05:54 PM	Yes, policy needs to allow for changes to family circumstances
Screen Name Redacted 11/19/2021 05:54 PM	Makes sense
Screen Name Redacted 11/30/2021 11:31 PM	This reads that the proposal is to offer tenants houses that meet their need.
	Agreed this would provide additional flexibility and support for applicants who are experiencing such circumstances.

Proposed change:

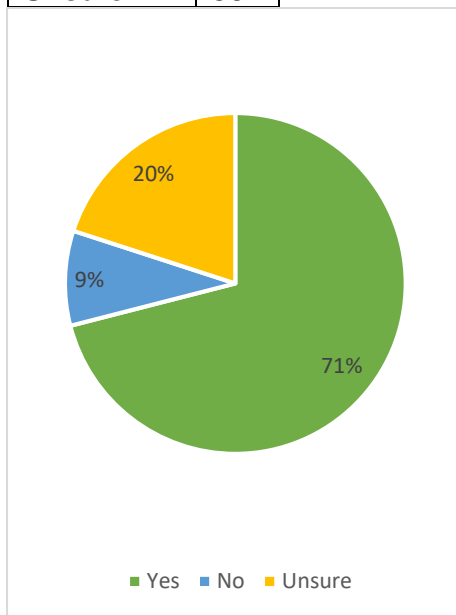
Removal of the example for when an offer may be withdrawn: “The property is required in an emergency”

Why this change is needed:

Unable to qualify what may count as an “emergency” so proposal to remove this as an example to avoid confusion.

Q18. Do you agree with the above proposal?

Yes	190
No	23
Unsure	55



Q18. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	Surely a property such as this could be required in a pandemic/prison leaver?
Screen Name Redacted 9/13/2021 10:38 AM	Clears the confusion.
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:26 PM	I thought this already took place apart from the huge disappointment to the Tennant to be offered a property only to have it snatched away is purely discusting
Screen Name Redacted 9/13/2021 04:26 PM	I agree
Screen Name Redacted	No. It's quite easy to clarify.

9/13/2021 04:26 PM	Emergency is classed as somebody In more need than the applicant. Rehoused through fire, flooding, domestic violence, sexual abuse,
Screen Name Redacted 9/13/2021 04:26 PM	None.
Screen Name Redacted 9/13/2021 04:26 PM	It's not possible to always define an emergency but it can be clear that some needs are far more urgent than others. Hence maybe the wording needs amendment rather than removal to ensure that offers can be withdrawn I'd a more urgent case suddenly arises.
Screen Name Redacted 9/13/2021 04:26 PM	none
Screen Name Redacted 9/13/2021 04:26 PM	need to make very what would be an emergency and what would be put in place if ever the situation arose
Screen Name Redacted 9/13/2021 04:26 PM	People need be told that an offer has been withdrawn because of an emergency as people may think that the council or housing associations may have withdrawn the offer for other reasons
Screen Name Redacted 9/13/2021 04:26 PM	The person offered the house is frequently an emergency . Persons in emergency accommodation should never have their offer passed to another.
Screen Name Redacted 9/13/2021 04:26 PM	This should be removed as an emergency could mean many things to many people. There should be clear criteria set down for housing officers to follow and ensure a fair and non biased allocation process
Screen Name Redacted 9/13/2021 04:26 PM	More straightforward.
Screen Name Redacted 9/13/2021 04:26 PM	sounds right
Screen Name Redacted 9/13/2021 04:26 PM	Emergency is far too subjective.
Screen Name Redacted 9/13/2021 04:26 PM	it will give people equal opportunity
Screen Name Redacted 9/13/2021 04:26 PM	it is unfair to allocate a property and then withdraw the offer
Screen Name Redacted 9/13/2021 04:26 PM	Several occasions when a property may be required in an emergency i.e. fire damage, domestic abuse, flooding
Screen Name Redacted	An emergency is an emergency

9/13/2021 04:26 PM	
Screen Name Redacted 9/13/2021 04:26 PM	Exactly as said above
Screen Name Redacted 9/13/2021 04:26 PM	Also should be a review into each and every time this clause has ever been used
Screen Name Redacted 9/13/2021 04:26 PM	unsure as this option may be required at times.. i.e urgent decant ... maybe it could be described as Management discretion decision ?
Screen Name Redacted 9/13/2021 04:26 PM	So long as a valid reasonnis given at the time.
Screen Name Redacted 9/13/2021 04:26 PM	Emergency us dealt with on priority listing and the Matrix completion
Screen Name Redacted 9/13/2021 04:26 PM	simple
	Agreed this will avoid confusion

Proposed change:

Clarification over when the effective date may be amended

Why this change is needed:

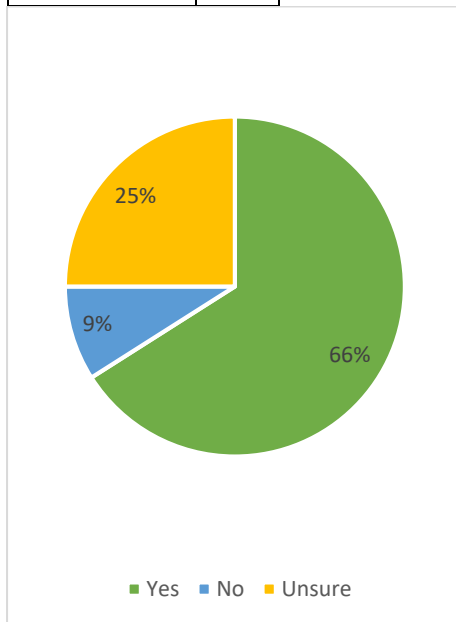
The effective date of an application may be changed in the following circumstances:

- When an applicant is demoted to a lower band. Examples include former tenant arrears coming to light and an assessment that the applicant is not ready to move, homeless applicant in Band 2 refusing a suitable offer, refusal of suitable first offer.
- When an applicant is promoted to a higher band. Examples include an applicant clearing their arrears and an assessment that the applicant is ready to move, move to Band 1 following panel meeting.
- When there has been a significant delay in the applicant providing all necessary information needed to correctly verify the application.

The effective date will be amended to the date the Council were first made aware of the change in circumstances unless the decision was subject to a panel decision e.g. Band 1.

Q19. Do you agree with the above proposal?

Yes	175
No	25
Unsure	65



Q19. Comment:

Screen Name Redacted 9/13/2021 09:37 AM	Regardless of the reason the original date indicates when the need raised. Consider a sub section with reasons rather than keep on denoting those that are still in need but possibly need more help completing meeting your criteria.
--	--

Screen Name Redacted 9/13/2021 09:37 AM	'When there has been a significant delay in the applicant providing all necessary information needed to correctly verify the application'. - Client possibly needs some support where this is happening
Screen Name Redacted 9/13/2021 09:37 AM	These examples highlight the assessment needs of those with complex issues - more powers need to go to those dealing face to face with clients
Screen Name Redacted 9/13/2021 09:37 AM	If 2 offers are permitted then the effective date should be amended to the date the 2nd offer was refused.
Screen Name Redacted 9/13/2021 09:37 AM	Nothing further to add.
Screen Name Redacted 9/13/2021 09:37 AM	I need to move from here badly
Screen Name Redacted 9/13/2021 09:37 AM	I agree
Screen Name Redacted 9/13/2021 09:37 AM	That's a totally unfair thing to do. That's like saying I'll only pay your wages this week when I think your work is to a high enough standard and it's one persons judgement against another. It's a punishment for something that may be out of their control. They may have a delay in obtaining documents which is out of their control and it's your judgement over theirs which is unfair
Screen Name Redacted 9/13/2021 09:37 AM	This needs to be clearly communicated with any applicant that it affects.
Screen Name Redacted 9/13/2021 09:37 AM	None.
Screen Name Redacted 9/13/2021 09:37 AM	if a person has been on a waiting list for a long time and they refuse a property they consider not right for them, you then want to zero their waiting time and they go to bottom of que ??? why
Screen Name Redacted 9/13/2021 09:37 AM	none
Screen Name Redacted 9/13/2021 09:37 AM	Yes and no depending on circumstances. Not all information required may not have been received or delays in acquiring information required. But if tenants have arrears or are promoted to a higher band then I agree
Screen Name Redacted 9/13/2021 09:37 AM	It is not always cost-effective to chase arrears
Screen Name Redacted 9/13/2021 09:37 AM	Who is making these decisions? Whose is overseeing decisions & monitoring the pressure that often tantamount to bullying to accept unsuitable property
Screen Name Redacted	I think this rule is ambiguous. A blanket refusal of a suitable offer is open to interpretation by the housing officer - they could assume it is a suitable property whilst the applicant (who would have to live there) does

9/13/2021 09:37 AM	not. Why should the applicant then be punished and have its application date changed etc due to decision made by the officer. IF there were clear guidelines and criteria in place for points system, and a better defined catchment area especially in Ystradgynlais, with a more workable relationship between applicant and officer, then any delays/issues etc could be avoided.
Screen Name Redacted 9/13/2021 09:37 AM	Very sensible.
Screen Name Redacted 9/13/2021 09:37 AM	Moving down a band or not providing information i agree with but if someone clears their arrears and moves up a band they should not be penalised. There should be no change to the effective date in that circumstance.
Screen Name Redacted 9/13/2021 09:37 AM	not sure
Screen Name Redacted 9/13/2021 09:37 AM	What constitutes a “ significant delay “ and what criteria would be used to justify or negate the effects of any delay ?
Screen Name Redacted 9/13/2021 09:37 AM	Tenant arrears should be a yardstick when considering the allocation of future tenancies.
Screen Name Redacted 9/13/2021 09:37 AM	no comment
Screen Name Redacted 9/13/2021 09:37 AM	I don't even understand what this means!
Screen Name Redacted 9/13/2021 09:37 AM	Circumstances change when lives change
Screen Name Redacted 9/13/2021 09:37 AM	I think the everyone in policy will effect point one
Screen Name Redacted 9/13/2021 09:37 AM	Too much scope to mess this up 'when council first made aware'
Screen Name Redacted 9/13/2021 09:37 AM	yes feel we need to be spot on with dates to ensure the fair banding of applications
Screen Name Redacted 9/13/2021 09:37 AM	The applicant is in need and the date should not be moved.
Screen Name Redacted 9/13/2021 09:37 AM	tenant will be forever changing positions.
	Agree with broader principle but concerned that former tenant arrears may be a factor as well as reference to clearance of current arrears. Would like

	to think that both should be subject to repayment, managed, and supported re-payment plans where necessary and that these should not adversely impact on the status of application
--	--

Proposed change:

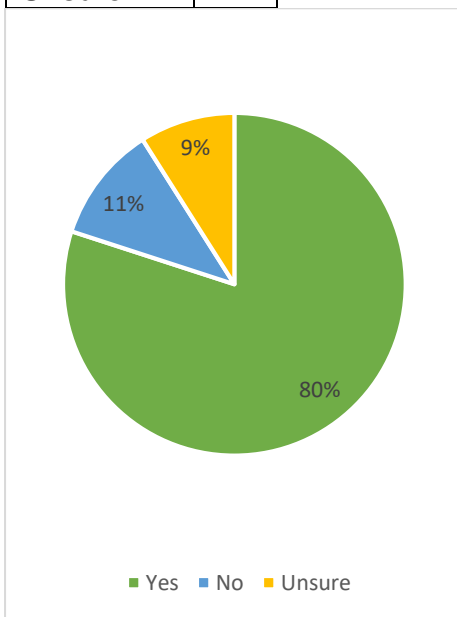
Reducing the renewal period for Common Housing Register applications from 12 months to 6 Months

Why this change is needed:

It is proposed that renewals are carried out on a 6 monthly basis instead of every 12 months. This will help to ensure applicants' contact details are kept up to date and those that have been rehoused or no longer wish to apply for housing are removed from the waiting list keeping it "clean" and helping to ensure allocations are made as efficiently as possible.

Q20. Do you agree with the above proposal?

Yes	217
No	30
Unsure	24



Q20. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	Communication needs to be better from PCC and often supporting organizations contacts or second contacts are not uploaded on the application. 6 months may focus the mind!
Screen Name Redacted 9/13/2021 12:25 PM	Are not applicants who have been rehoused automatically removed from the waiting list?

Screen Name Redacted 9/13/2021 12:25 PM	ok
Screen Name Redacted 9/13/2021 02:29 PM	How many reminders will be sent in relation to this to ensure that the applicant does not unintentionally be taken off the register without realising
Screen Name Redacted 9/13/2021 02:29 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 02:29 PM	This would be time consuming and add to costs.
Screen Name Redacted 9/13/2021 02:29 PM	Once a year is enough Think of the work involved every six months totally crazy
Screen Name Redacted 9/13/2021 02:29 PM	Hiw are you going to keep track on how long someone has been on the register with a housing need.
Screen Name Redacted 9/13/2021 02:29 PM	But hope this does not jeopardize our move
Screen Name Redacted 9/13/2021 02:29 PM	But everyone needs to be contacted about renewal not just removed
Screen Name Redacted 9/13/2021 02:29 PM	12 months is a long time in these times so anything that can be swiftly progressed/updated is good.
Screen Name Redacted 9/13/2021 02:29 PM	Yes I absolutely agree.
Screen Name Redacted 9/13/2021 06:04 PM	This I completely agree with as this makes people more up to date with their application and can update any changes that need to be made on the application for housing
Screen Name Redacted 9/13/2021 09:35 PM	For disabled and chronical ill people it can be very hard that they have to renew more often, as well for people with mental health problems.
Screen Name Redacted 9/14/2021 09:28 AM	Will this be undertaken by Housing Officers in conjunction with applicants as there is an inherent danger that some will fall off the radar.
Screen Name Redacted 9/14/2021 09:29 AM	We haven't been even contact after 12 months. So 6 months would be better due to people's change in circumstances
Screen Name Redacted 9/14/2021 09:29 AM	None.

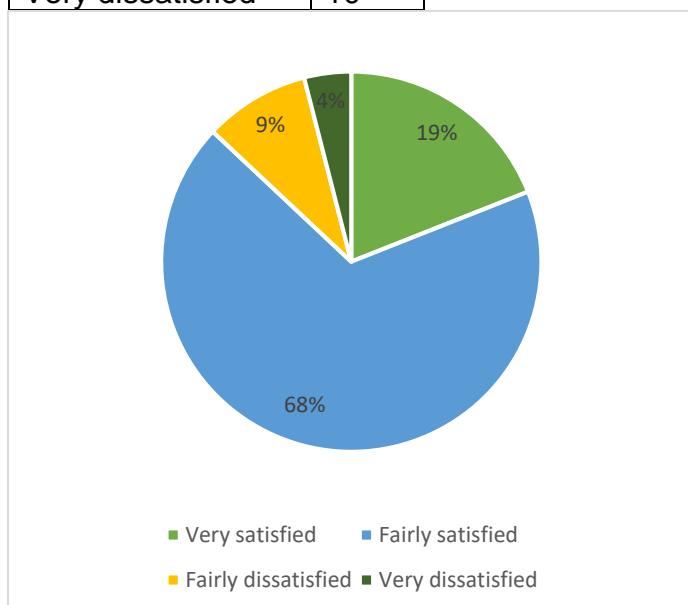
Screen Name Redacted 9/14/2021 09:48 AM	Applications should also include a condition that if the applicant's circumstances change during the 6 month period they are required to proactively inform PCC and not wait to be asked.
Screen Name Redacted 9/14/2021 10:10 AM	Unnescessary red tape
Screen Name Redacted 9/14/2021 11:31 AM	to many people fall off the list
Screen Name Redacted 9/14/2021 12:26 PM	It needs to be six months as people are struggling to find homes
Screen Name Redacted 9/14/2021 12:28 PM	Does this mean i have to renew my application every 6 months?
Screen Name Redacted 9/14/2021 01:05 PM	I agree with this statement but I do think it's up to applicant to keep contact information up to date as it uses council and housing associations time chasing applicant that haven't kept contact information up to date
Screen Name Redacted 9/14/2021 02:22 PM	I would only support this if there was a high level of support . applying is already a nightmare for computer illiterate and vulnerable persons I have dyspraxia. I am now tired and shaking with the effort of completing this survey. Just another tactic to bully people off the list
Screen Name Redacted 9/14/2021 03:15 PM	I have been on the housing list since September 2020 and have updated details on my application a few times and renewed it. I have never been contacted by anyone to confirm the changes have been accepted, or that my application renewal has been processed. It is all well and good reducing the renewal period to 6 months but there has to be some interaction and feedback from Powys Housing to the applicant. The areas for applications should also be changed as when I put Ystradgynlais down on my initial application I was offered a place in Min Yr Rhos (despite me telling my housing officer that I could not live further out than Ystrad town). I was down graded when I refused the bungalow as unknown to me, as it was never explained, Min Yr Rhos is actually classed as Ystrad town centre!!! So I had to remove this area thus limiting my choices even more.
Screen Name Redacted 9/14/2021 03:54 PM	This seems more efficient.
Screen Name Redacted 9/15/2021 12:04 AM	Anything that increases efficiency is welcome!
Screen Name Redacted 9/15/2021 12:17 PM	It's a bureaucratic mess and given the lengths of time for allocation an unnecessary change requiring additional staff time to review the 100% increase in paperwork.
Screen Name Redacted 9/15/2021 12:20 PM	this sounds right
Screen Name Redacted 9/15/2021 04:06 PM	Jolly good idea

Screen Name Redacted 9/16/2021 09:35 PM	shorter evaluation will be better
Screen Name Redacted 9/19/2021 09:12 PM	Peoples circumstances change, and they may forget to update them. This would ensure they are updated more regularly.
Screen Name Redacted 9/20/2021 05:09 PM	No this makes it difficult for a lot of people who struggle with reading writing and getting online
Screen Name Redacted 9/21/2021 03:03 PM	Up to date information is essential
Screen Name Redacted 9/24/2021 01:40 PM	Those who are serious about moving will re-apply every 6 months, instead of those who are just wanting to relocate.
Screen Name Redacted 9/24/2021 08:07 PM	Makes sense
Screen Name Redacted 10/01/2021 09:32 PM	Should be live register
Screen Name Redacted 10/02/2021 05:05 PM	On the condition that it does not result in a slow-down of the system due to the increased workload
Screen Name Redacted 10/11/2021 05:35 PM	yes as find a lot of applications have changed when working through shortlisting and this can be very time consuming
Screen Name Redacted 11/02/2021 12:17 PM	Applicants who in need frequently do not renew at the 12 month stage not deliberately but for other reasons. e.g mental Health & homelessness, This has discriminates against those who are more vulnerable than others
Screen Name Redacted 11/02/2021 09:48 PM	This would be more difficult for disabled/more vulnerable residents. Have an option to tick longer time frame
Screen Name Redacted 11/17/2021 04:06 PM	there would need to be clear communication.
Screen Name Redacted 11/19/2021 05:54 PM	12 months is Far far too long, 6 months I believe is too, Development of current system - could a App/Text/Email online survey software application be designed that every 2 months a survey is sent out being short & sweet. Completed forms are self analysed by the software and reports can be run off of those with changes to be amended..... Not sure of the current procedure? But people that have found alternative accommodation could automatically come out of the system due to the completion of their bi-monthly survey.
Screen Name Redacted 11/19/2021 08:53 PM	If this can be done easily sounds like a good idea

Screen Name Redacted 11/30/2021 06:15 PM	that was how it used to be a few years ago.
	Agree this will ensure the effectiveness of CHR as described.

Q21. Overall how satisfied are you with the proposed changes to the Common Allocation Scheme policy?

Very satisfied	52
Fairly satisfied	182
Fairly dissatisfied	23
Very dissatisfied	10



Q21. Comments:

Screen Name Redacted 9/13/2021 10:38 AM	This document has not been tested against other housing options in Powys and does not promote collaborative working with those options.
Screen Name Redacted 9/13/2021 01:14 PM	There is a tension between the need to prioritise effectively and the preferences of potential tenants. While I agree that there needs to be a consequence following the refusal of a suitable offer I think the effective date should be altered to the refusal of a second suitable property as this is permitted within the rules. I think a piece of work needs to be done to look at the high rate of refusals to see if there is an issue with particular landlords or letting type/ state of repair/ reputation of particular estates/ schools or whatever. The WHQS has certainly brought standards up within the council's properties. It may be that an appendix with the 'nuances' for priority from different landlords will help potential tenants understand why they may not meet the

	<p>requirements and mean that they do not turn down a suitable property in the hopes of one they will not be allocated.</p> <p>Overall I am reasonably satisfied with the amendments proposed.</p>
<p>Screen Name Redacted 9/13/2021 02:58 PM</p>	<p>Most are common sense and should be applied, but I still think there needs to be more consideration to people living in larger houses where circumstances have changed since allocation. We have people requested larger houses due to having children but we do not apply the same approach when these children have grown up. I know of an 80+ year old living in a large 3 bed house council house that she's had for 40+ years. We should be reviewing these people and encouraging them to move. I know of a couple in their 50's living in a large 3 bed house that they were allocated 25+ years ago, when they had a family. This needs addressing</p>
<p>Screen Name Redacted 9/13/2021 04:26 PM</p>	<p>There are still high concerns amongst families renting within Powys that Landlords have preferential access to Powys Housing Council officials. I have heard of a number of examples where environmental health teams refuse to go to certain landlords properties when requested by tenants to give an unbiased view of housing standards disputes. A number of properties that have been classified as two or three bedrooms do not have these bedrooms available and tenants that raise this issue are not contacted back or are given a brush off by Powys Housing Department. An independent department should be set up to handle these questions without any hint of preference for the Landlord or Tenant which I firmly believe is not the case for a number of established landlords with a number of properties that are receiving unfair favouritism from Powys Housing Department.</p>
<p>Screen Name Redacted 9/13/2021 04:32 PM</p>	<p>You want to get a bidding and points system running with banding like other councils do</p> <p>I have been on powys housing waiting list twice in my life time and not even a sniff of a property .you need to up your game I was once offered a place in knucklass painted out in black.with a rusted out radiator and in a shocking state of repair</p> <p>No wonder people don't want the places and refuse,</p> <p>Wales & west housing advertise their properties on gumtree.</p> <p>It needs to be told like it is look at St Edwards Close in knighton for instance dreadfull.</p>
<p>Screen Name Redacted 9/13/2021 04:43 PM</p>	<p>It's all rubbish houses go to the wrong people no one cares about disabled children my daughter has been let down big time</p>
<p>Screen Name Redacted 9/13/2021 04:48 PM</p>	<p>Local houses for local people - too much overcrowding and under-occupying, whilst people from outside of the area are housed.</p>
<p>Screen Name Redacted 9/13/2021 05:44 PM</p>	<p>I think the proposed changes make sense given where we are with the need for social housing, however, I think a final caution is to ensure that the change is managed appropriately and sensitively for people who may now be most affected AND that the council monitor the impact of the changes during the next 2 years to ensure best practice/support for people. Also, don't lose sight of the individual in this, it's good to change the system but only if people are able to live better and have a better sense of wellbeing.</p>
<p>Screen Name Redacted</p>	<p>However, I have been on the waiting list for over 12 months. I am living with my parents, they have stressed that I need to be out in a month. Where does this leave me with this new scheme?</p>

9/13/2021 05:53 PM	
Screen Name Redacted 9/13/2021 05:57 PM	Some very good ideas and plans. I look forward to hearing which plans go ahead.
Screen Name Redacted 9/13/2021 06:36 PM	Nothing In their about priority workers
Screen Name Redacted 9/13/2021 09:35 PM	It needs to go back.
Screen Name Redacted 9/13/2021 11:19 PM	U can do these surveys. But will anything get done . I've been on housing waiting list for a long time . Due to disability I haven't had a bath or shower for 3 yrs due to not being able to get down stairs . I phone get told your on waiting list. Can't get out of house except without help I'm like a prisoner in my own house
Screen Name Redacted 9/14/2021 09:29 AM	Working class people like ourselves need to be considered more for social housing. We too have requirements & needs. Especially after this pandemic when we would like to move, settle down somewhere but the private rental market is becoming expensive & suitable property to meet our needs is hard to come by.
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 10:01 AM	reading this only proves the councils are only trying to help themselves with the government guidelines,try sorting out the tennants that sub-let or the tennants that have flats whilst on benefits but live with partners but stating they are carers
Screen Name Redacted 9/14/2021 10:10 AM	Financial Status needs to be taken into consideration when allocating to house owning applicants who are selling or have recently sold their properties
Screen Name Redacted 9/14/2021 11:31 AM	but think there are a few things that still need looking at
Screen Name Redacted 9/14/2021 12:26 PM	I agree with everything and I'm pleased for the service today I hope the housing list be much quicker .
Screen Name Redacted 9/14/2021 01:38 PM	To be honest, I think you will only understand the wording of the explanations if you are employed by PCC. Policy & procedures need to be easier to understand !!
Screen Name Redacted 9/14/2021 02:22 PM	Not enough supervision of how criteria applied by housing offocers
Screen Name Redacted 9/14/2021 03:15 PM	I think more thought should be given to catchment areas, individual needs etc. More detailed guidelines for applications points system etc.
Screen Name Redacted	It all sounds much fairer & efficient.

9/14/2021 03:54 PM	
Screen Name Redacted 9/14/2021 06:12 PM	Build more social housing. Especially in more rural town areas.
Screen Name Redacted 9/14/2021 08:42 PM	I think people who are working and not claiming any benefits and no children should be awarded extra consideration to show society the right way of doing things. People with full time jobs and no dependants should not be penalised by being put to the bottom of the list just because they are not a drain but are contributing to society and paying their own way in life.
Screen Name Redacted 9/14/2021 10:53 PM	Local houses for local people.
Screen Name Redacted 9/14/2021 11:46 PM	I still think they have some work with how they allocate their single applicants, not all single applicants want a one/two bed flat, some wish to find a nice happy ever home which they could settle into for years to come.
Screen Name Redacted 9/15/2021 12:04 AM	Deeply concerned that the nature of sheltered housing be changed to include people under the age of 60
Screen Name Redacted 9/15/2021 12:20 PM	most of this seems to make things clearer for everyone
Screen Name Redacted 9/15/2021 02:33 PM	More priority should be given to those who are living in overcrowded homes, waiting for accommodation.
Screen Name Redacted 9/15/2021 03:22 PM	A LOT MORE THINKING IS NEEDED
Screen Name Redacted 9/15/2021 04:06 PM	<p>It would helpful if a copy of the relevant Housing Act could be attached to allow the person completing the proposal survey to actually understand the questions.</p> <p>Sorry, feeling unwell so not spent enough attention and time on this questionnaire.</p> <p>Kindest regards,</p> <p>Madeleine Hyde-Thomson. Three Cocks.</p> <p>Unfortunately the only answer to the housing situation is to build more houses and alter current tenancy law in favour of landlords who are reluctant to rent out properties because of the potential financial consequences of having to evict tenants for rent arrears etc.</p> <p>Maybe the amount of housing benefit available for single people of any age , living in privately rented accommodation, could be increased on condition that any housing/ council tax benefit be paid directly to the landlord.</p>

Screen Name Redacted 9/16/2021 10:19 AM	Please ensure that pensioners with pension credit get top priority for bungalow residency.
Screen Name Redacted 9/16/2021 09:35 PM	satisfied
Screen Name Redacted 9/21/2021 03:03 PM	Without knowing the number of persons involved and the number of properties available it is impossible to unequivocally make a judgement
Screen Name Redacted 9/24/2021 08:07 PM	<p>I feel that Powys County Council (PCC), need to keep in more regular contact with those on the housing register, especially those in emergency housing. I personally feel neglected and to be told that I have no chance of getting a new build when my needs are so high. I feel that having had only one offer in a year, especially when we were told we were a priority is a scandal. Paying higher rent because you are 'homeless' is also wrong and unfair. We are desperate to move somewhere else. We have pets and no-one seemed aware when we were offered a property that had no access for cats! Some things need to change, this is only a start.</p> <p>Perhaps a further start could be with prioritising local people over those with a vague connection to the area.</p>
Screen Name Redacted 9/27/2021 11:45 AM	The allocation policy needed changing, but I think there are issues with some changes that need further investigation, as WG policies will require further adjustments.
Screen Name Redacted 10/09/2021 01:03 PM	I don't feel that you have covered all basis as I have been waiting well over 12 months to move due to safety reasons and I'm not being looked after I have been treated to be stab and police have supported me and nothing its not good enough
Screen Name Redacted 10/11/2021 05:35 PM	shame that all the providers have different policies and that the waiting list is not operating all together on a same policy as a lot of applicants are overlooked because of pets with certain providers putting more allocation pressures on PCC for rehousing
Screen Name Redacted 10/29/2021 03:26 PM	Newydd fully supports the proposed changes to the Common Allocation Scheme policy
Screen Name Redacted 11/02/2021 12:16 PM	Tessa Colquhoun Shelter Cymru I completed in conjunction with Sarah Ifans, please see her response for our joint comments. We would welcome the opportunity to discuss in more detail
Screen Name Redacted 11/02/2021 12:17 PM	<p>Some changes seem are important, others reflect badly on the more vulnerable.</p> <p>Sarah Ifans, Shelter Cymru- we would welcome the opportunity to discuss the proposals.</p>
Screen Name Redacted 11/02/2021 09:48 PM	There are not many changes in aid of disabled residents
Screen Name Redacted 11/10/2021 10:14 PM	It seems to me that the changes have nothing to do with what is best for the applicants and everything to do with bureaucracy.

Screen Name Redacted 11/17/2021 04:06 PM	I am concerned that a number of these changes are to put people back at the beginning of the queue. This will not allow the data to show the real situation. These changes are not dealing with the fundamental lack of housing stock within Powys.
Screen Name Redacted 11/19/2021 05:54 PM	<p>Sorry I've written quite a bit - hope there is something to pick up on to help streamline and develop the Housing Service Area going forward.</p> <p>Questionnaire is Far Far too long though - to read thoroughly and comment accordingly I doubt many will persevere and carry on til the end, but I maybe wrong.</p> <p>It's taken me ages.....</p> <p>If there are any points, you feel are worthy of further discussion - please get in touch - 07929 485342.</p>
Screen Name Redacted 11/19/2021 08:53 PM	These changes seem to make sense all round and clean up old policy that wasn't working making it up to date and right for powys residents now.
Screen Name Redacted 11/24/2021 12:15 PM	Please see comments where I think the proposals could have a detrimental effect. I'll aim to have a conversation with Housing colleagues as soon as is possible.
Screen Name Redacted 11/30/2021 11:31 PM	Rather frustrated by the impossibility of understanding the jargon. Who were you aiming at when this was written - your colleagues or we, the people, in all our variety?
	A task that cannot create perfection
	Please it should be considered not to mix non-smokers with heavy smokers (health) or non-drinkers with heavy drinkers (stress). The stress of living by smokers and drinkers on own well being goes from being happy to worry. I know that this is not easy but if a block of happy over 60's together happy days
	Why do you not look at getting a list of empty properties with private landlords and let them help elivate the lack of properties available i.e. have a common housing register for all the above parties and private landlords.
	I have had some feedback about how some people are struggling accessing the online system for applying to the common housing register for example, accessing ICT, visual impairment etc. then asking OT Team to support with applying.

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol