

Rhestr o dystiolaeth ysgrifenedig

Tystiolaeth a gafwyd i'r ymgynghoriad ar-lein ar y Mesur Arfaethedig ynghylch Tai (Cymru)

1. A ydych yn credu bydd y Mesur arfaethedig yn bodloni'r amcan a fwriedir, sef lleihau'r pwysau ar dai?
2. A oes gennych unrhyw bryderon am unrhyw un o ddarpariaethau'r Mesur arfaethedig?
3. Beth yw'r rhwystrau posibl ar gyfer gweithredu darpariaethau'r Mesur arfaethedig (os o gwbl) ac a yw'r Mesur arfaethedig yn eu hystyried?
4. Beth yw goblygiadau ariannol y Mesur arfaethedig ar gyfer sefydliadau, os o gwbl? Wrth ateb y cwestiwn hwn, efallai yr hoffech ystyried Adran 2 y Memorandwm Esboniadol (yr Asesiad Effaith Rheoleiddiol), sy'n amcangyfrif y costau a'r buddion sy'n gysylltiedig â gweithredu'r Mesur arfaethedig.
5. A oes gennych unrhyw sylwadau am ddarpariaethau'r Mesur arfaethedig ynghylch is-ddeddfwriaeth?

Enw / Trefnidiaeth	Cyfeirnod	Ymateb
Tanya Aicardi	HM1	<p>Q1 - No</p> <p>The take up for the right to buy is very poor the saving of 16,000 on an approx. cost of property being around 100,000 does not make it viable for most tenants. The impact of the right to buy is no longer significant enough to reduce housing pressure.</p> <p>Q2 - Removing the right to buy just takes away aspirations from our tenants and I find it a very depressing prospect.</p> <p>Q3 - Equality, removal of tenants choice</p> <p>Q4 - Since transfer our organisation has only sold 6 properties, this would have little impact on housing shortages, although it generated 600,000 plus to be reinvested. This could be used to replace the removal of the Social Housing Fund.</p> <p>Q5 - No</p>

David Jones, individual	HM2	<p>Q1 - Yes</p> <p>It will provide some slack in an otherwise very tight available housing market. This measure if in place for 5 years would help. The measure will also require the construction of affordable housing to continue to reasonably affordable levels during the period. The measure could then be revisited in 5 years if necessary to release some properties back to "right to buy" or to continue with the measure if deemed acceptable.</p> <p>Q2 - No</p> <p>Q3 - There should be none. The majority of people have no access to favourable right to buy initiatives. Many who have taken advantage of this could easily have afforded mortgages and have thus deprived those with genuine need the access to an affordable property!</p> <p>Q4 - It should be more financially beneficial to local authorities in the long term.</p> <p>Q5 - No</p>
S	HM3	<p>Q1 - No</p>
Pearl Press, The Pearls Trust	HM4	<p>Q1 - Yes</p> <p>Because it will preserve Local Authority housing stock.</p> <p>Q2 - No. I hold the opinion that social housing should not have been made available for council tenants to buy under the right to buy during the period of the conservative government.</p> <p>Q3 - In areas not under housing pressure, Local Authority housing would not be available under the right to buy. However, This is taken account of by the Local Authority applying for a suspension.</p> <p>Q4 - Although Local authorities would not have the revenue from the sale of council housing stock to invest in new housing, they can still collect the rents from these properties.</p> <p>Q5 - No</p>
Neil McKenzie, Friends of	HM5	<p>Q1 -Yes</p> <p>Help sustain provision of rented housing</p> <p>Q2 - local councils may delay unnecessarily the</p>

Plas Gogarth		return to free market right to buy
Gordon Sollis, Methodist Minister replying as an individual	HM6	<p>Q1 - No</p> <p>The pressure on housing seems to me to be about more individuals wanting to live independently right across the age range. It is also about relying on developers of private housing to include social, affordable housing in their developments. The main fault of the right to buy was that local authorities couldn't use the proceeds to replace the housing stock at the rate that it was being lost.</p>
Marie, individual	HM7	Q1 - No
Suzanne Gorst, HM Land Registry	HM8	<p>Q1 - Land Registry is not in a position to comment on this question.</p> <p>Q2 - Land Registry deals with applications for registration of right to buy ("RTB") transfers (which expression includes the preserved right to buy and the right to acquire, as in clause 2.5 of the Explanatory Memorandum). Land Registry is concerned to know what would be the effect of a RTB transfer which was entered into during a period of suspension? The proposed s.122B states that, while the direction has effect, the tenant may not claim to exercise the right to buy under section 122. However if for some reason (perhaps an error) a tenant did claim to exercise the right and a transfer was entered into as a consequence, what would be the effect of that transfer? This is a matter of importance to Land Registry because if we were to register a transfer which subsequently turned out to be invalid for some reason (for example, because the tenant was not entitled to claim to exercise the right to buy), there may be a mistake in the register and a claim to indemnity may potentially arise. However, it would be onerous and difficult for Land Registry caseworkers to investigate, in each application involving a RTB transfer, whether or not the property is affected by a suspension order.</p> <p>Q3 - No comment</p>

		<p>Q4 - If it was considered to be necessary for Land Registry to take steps to ascertain, in each case involving a RTB transfer, that the right had not been suspended, this would potentially involve additional processing costs (because additional investigations would be needed). In addition there are the potential indemnity implications mentioned above in the response to question 3.</p> <p>Q5 - Land Registry has no comment.</p>
<p>John Pritchard Shelter Cymru</p>	<p>HM9</p>	<p>Q1 - Yes We welcome the measure and the intention, as set out in paragraphs 3.8 – 3.11, to help maintain the remaining stock of affordable housing in pressured areas for rent by people in housing need. The measure will assist in relieving the housing pressure in some areas but only, as suggested in paragraph 3.8 of the explanatory memorandum, if local authorities and their partners actively put other plans in place to provide suitable homes. The impact assessment section of the explanatory memorandum touches on this and Shelter Cymru believes that it is imperative that housing providers and their partners work more effectively to e.g. make better use of existing stock such as empty properties, ensure that initiatives such as the Welsh Housing Investment Trust (WHIT) are fully exploited, and actively support and develop initiatives such as Community Land Trusts (CLT's) in order to provide affordable homes. The Assembly should also explore making better use of the private rented sector, including legislative reform, to ensure that this sector is more of a choice for people in housing need i.e. in terms of security, affordability and standards. We welcome the intention to make the Right to Buy (RTB) proposals flexible in terms of allowing local authorities to target suspension at types of properties and areas of pressure. Shelter Cymru's position remains that a future Welsh Government should have the powers to completely abolish the Right to Buy with the discount available to subsidise the scheme being more effectively invested in housing, including supporting schemes such as homebuy and shared equity. In terms of the regulation of Registered Social Landlords (RSL's) we agree with the need to create a more effective and transparent system of</p>

		<p>regulation that will help RSL's deliver more affordable homes. With the continued move towards large scale stock transfer, we believe that effective regulation of RSL's – while enabling them to flexibly increase their work in providing more affordable homes in Wales – is becoming ever more important. The principles in 3.18 appear good ones to underpin the regulatory system in terms of driving accountability, a citizen focused approach, maintain transparency, help deliver consistency, and retain independence. We believe that RSL's should, in general, be more active in working with local authorities to deliver homes for people in housing need and possibly this should be reflected in the new regulatory system. This would contribute towards accountability and deal with long running issues within the relationship between RSL's and the strategic role of Local Authorities. With stock transfer being the preferred method for delivering the Welsh Housing Quality Standard in many areas, it is important that RSL's continue to provide affordable homes and work more effectively with local authorities in enabling people who are homeless and in housing need to access decent homes. This would also reflect a finding of the previous consultation, as identified in the fifth bullet point in paragraph 4.13 of the explanatory memorandum.</p> <p>Q2 - We believe that the period of suspension should be determined by a realistic affordable homes action plan that local authorities should produce. As such, the length of suspension should be determined by local housing needs and the time within which the local authority proposes to meet those needs. In our view it would be better to give local authorities and their partners the opportunity to suspend the RTB for longer than five years if they could demonstrate that their plans might take longer. We therefore agree that it should be possible to review a period of suspension e.g. 3 or 4 years into the period a local authority might review the 5 year period and apply for an additional suspension. (3.38) Similarly (3.40) why, if the case merits it, should a period of suspension not be longer than 10 years? The effect of suspending the RTB on the individual business plans of RSL's (3.35) should be taken into account, but shouldn't outweigh the broader case for suspending the RTB in areas of housing</p>
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		<p>pressure.</p> <p>Q3- The major issue is the action that local authorities, their partners and the Assembly Government take to drive forward the provision of affordable homes during any period of suspension and how actively these plans are implemented. Making the best use of existing local stock, providing new homes and supporting local investment in homes will be crucial to delivering suitable homes while the RTB is suspended. Local Authorities and their partners currently have many of the powers required to deliver more affordable homes however, as housing is not usually seen as a high priority by decision makers at a corporate level in many areas, the required investment has not been provided. Making use of the powers in the Measure and making the provision of decent housing a corporate priority is therefore imperative.</p> <p>Q4 - There could be some less money available to spend on maintaining properties from the receipts of right to buy sales. Historically however, LA's have not generally spent the 25% of receipts to which they access on providing new homes. With the dwindling number of RTB sales this funding stream will also not be significant for many areas. Social landlords will have to identify alternative resources to provide continued maintenance of the stock that remains in RSL/LA control. In terms of more effective regulation of RSL's, we would hope that, as noted in the impact assessment (10.17), an improved regulatory system will provide additional confidence to lenders to increase investment in the sector.</p> <p>Q5 - We do not have any comment on the powers to make subordinate legislation with regard to the implementation of the measure as set out in the memorandum.</p>
<p>Martyn Jones Equalities Policy Advisor Age Cymru</p>	<p>HM10</p>	<p>Q1. We support in principle the power for Welsh Ministers to suspend the Right to Buy in areas of housing pressure. Suitable housing is a fundamental pillar of a successful community and older people must be supported to live safe, independent and active lives in the setting most appropriate to them. In Wales, 16 per cent of households with someone aged over 60 live in local authority or housing association owned properties.</p> <p>Suitable Housing Stock</p>

		<p>Pressures on social housing supply can impact upon the provision of suitable accommodation for older members of the community. Older people have informed us through the 'Community Calculator' that they have particular concerns regarding the availability of specific types of property such as bungalows in particular. Indeed, some have raised the issue of the sale of council properties as problematic in itself. It is crucial that all registered social landlords maintain accurate and up to date records of housing stock to facilitate the allocation of suitable accommodation to older people.</p> <p>We want to see all new homes in Wales built to Lifetime Home standards, making them suitable to people of all ages. The Welsh Assembly Government committed in the 2001 Wales Housing Strategy, Better Homes for People in Wales, to ensuring that all new housing built by registered social landlords meets Lifetime Homes standards and we would like to see this commitment extended to all new housing in Wales.</p> <p>Adaptations</p> <p>We are also supportive of moves to provide Welsh Ministers with enhanced regulatory and intervention powers concerning the provision of housing by Registered Social Landlords. The majority of older people wish to continue to live independently at home even when they have care needs, and adaptations and maintenance services can greatly assist them to do so. Minor adaptations such as grab rails, stair rails and ramps can be equally as effective as more complex adaptations like stair lifts, level access showers and doorway widening as well as structural work. Access to services that support older people to live at home are crucial to their well-being and independence. Unfortunately, Age Cymru Information and Advice services are unable to signpost enquirers living in social housing to partner agencies such as Care and Repair as their remit covers homeowners only, so council tenants miss out on the expertise that they can offer in regard to helping people apply for financial assistance for repairs/adaptations and finding quality trades people.</p> <p>In evidence we provided to the Equality of Opportunity Committee of the National Assembly</p>
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		<p>for Wales in December 2008 we noted that our case studies indicate that waiting times adaptations remain extensive in many local authorities. Even for relatively simple and minor adaptations, such as the installation of a bath seat, the process frequently takes in the region of 6 – 9 months. In many cases people can be waiting approximately 3 months before even receiving an initial assessment and we are aware of one case where a social services department was operating an assessment waiting list of up to 9 months. It is unacceptable for older people in need to have to wait an extended period of time for basic adaptations that are essential for their safety, dignity and hygiene. In some circumstances the delay might have significant consequences for older people who may be at high risk of dangerous falls as a direct result of continuing to live in unsuitable or unsafe accommodation. Injuries from falls are by far the greatest cause of hospitalisation amongst older people and falls are the leading cause of death from injury in people over the age of 75. Falling is also the primary cause of over 40% of admissions to a nursing home (<i>National Service Framework for Older People</i>; Welsh Assembly Government, 2001). Therefore investing in these relatively modest preventative services can provide significant savings in expensive health and social care costs in the long-term.</p> <p>It is critical that these essential support services are provided swiftly and in a responsive way, regardless of tenure and location. In particular, the Welsh Assembly Government should seek to ensure that local authorities are required to make sufficient grant money available for repairs and adaptations in properties that they own to ensure that older tenants are living in safe and secure properties which meet their needs. We also believe that improved regulation of Registered Social Landlords (RSLs) may enable the Welsh Assembly Government to ensure that they also provide suitable adaptations and improvements for older tenants when required.</p> <p>Diverse Needs</p> <p>It is important that older people have access to a range of good-quality housing options which meet their needs as they get older and some older people may have distinct needs in relation to</p>
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		Government in the development of future work in this area.
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