


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

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

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

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

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

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

**"Increasing supply and improving housing conditions"**

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



Please tell us why:

Housing Team Response:

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

Agreed.

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

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

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

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

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

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

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



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

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

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



Please tell us why:

Housing Team Response:

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

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

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

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

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

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

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

**"Supporting people in their own homes and communities"**

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



Please tell us why:

Housing Team Response

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

Agreed.

Another leading question.

Agree.

Noted.

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

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

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

Public engagement has been undertaken to achieve this.

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

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

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

Noted.



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

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



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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

The Census figures also reflect this.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

The Strategy aims to address housing needs.

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

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

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

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

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

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



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

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

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

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

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

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

Noted.

Other strategies are in existence in Ceredigion:

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

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