

BRO DDYFI - COMMUNITIES FIRST

THE COMMUNITY VIEW

Main issues as identified by local people (2005/06)

HOUSING

Issues within this main theme All 1 st Priorities	Action	By whom	Timescale
<p>More Affordable Housing should be built including:</p> <ul style="list-style-type: none"> □ Starter Homes □ Young People □ Expanding families <p>To rent, purchase or shared ownership</p>	<p>To inform and engage potential housing providers e.g. MWhA, CANTREF, PCC, CLT'S and Private Providers.</p>	<p>CF Housing Group</p>	<p>Short</p>
<p>No more council or housing Association houses should be sold.</p>	<p>Lobby County Councillors, Affordable Housing Task Group and WAG</p>	<p>CF Housing Group</p>	<p>Short</p>
<p>Lobby WAG to increase ability to fund Housing Associations to build.</p>	<p>Lobby WAG</p>	<p>PCC, CF Housing Group and RSL'S</p>	<p>Short</p>
<p>Affordable housing should be allowed near development boundaries (if geographically suitable) as well as adjacent to it</p>	<p>Lobby WAG & PCC Note: PCC already lobbied WAG and Rural Partnership for Wales</p>	<p>CF Housing Group</p>	<p>Short</p>
<p>More sheltered housing for elderly people who need self-contained units but with the use of communal lounge and dining area</p>	<p>Needs assessment - identify needs through Social Services Local Health Board</p>	<p>Chris Price to keep in touch with Cyril & Andy</p>	<p>Short</p>
<p>Provide information about the Home Buy scheme (via housing associations) whereby people with modest incomes are able to buy properties at a discounted price.</p>	<p>a) Promote as an option for sites previously identified for Affordable Housing. (New Build) b) Promote the rural home buy scheme</p>	<p>PCC & MWhA</p>	<p>Short</p>
<p>Housing needs surveys</p>	<p>CF Bro Ddyfi survey was carried out in 2004 + Ceinws survey 05</p>		<p>Short</p>
<p>Investigate Community Land Trust model.</p>	<p>Promote Affordable Housing section of CF website</p>	<p>CF + Housing Group members. Continue to support and assist the 'Heulfryn Regeneration Group'. Ecodyfi, Land for People, and others to look at forming one or more CLT's in the Bro Ddyfi area</p>	<p>Short</p>

Issues within this main theme All 1st Priorities	Action	By whom	Timescale
Affordable Housing			
Develop something on serviced plots at Llanwrin, Dolfach, and other identified sites	Feasibility study	MWHA	Short
Encourage affordable self build projects	To look at the possibility of a one day event on Self-build in Bro Ddyfi	CF Housing Group, Mid Wales Energy Agency, Ecodyfi, CAT, Architects and Builders	Short

Issues within this main theme All 1st Priorities	Action	By whom	Timescale
Other housing issues			
Financial help with Council Tax for low incomes (not savings)	Needs change of legislation	CF Housing Group to lobby MP	Short
More homes for locals			Short
Considering the appropriateness of applying disincentives for second home ownership through Council Tax mechanisms.	Consider lobbying		Medium
Restrict development within settlement boundaries to local need	Lobby PCC and Assembly		Long

Issues within this main theme All 1 st Priorities	Action	By whom	Timescale
Quality and design of housing, inc Eco/sustainable housing			
Developing innovative solutions for sustainable dwelling designs where appropriate (e.g. meeting Lifetime Homes standards, maximising energy efficiency and using local materials)	Encourage developers to maximise use of such measures	CF Housing Group	Short
Promoting and raising awareness of available home renovation grants and loans for house repairs and improvements, inc energy efficiency. Reduce fuel poverty and dampness.	ECODYFI convene Local energy fund, promote grants and explore possibility of an energy club.	PCC and HECA (Housing Energy Conservation Act), Ecodyfi - Age Concern, Social Housing Providers, Advice Beureau, PCC, Social Services Dept	Short
Sustainable 'green' housing project	Mid Wales Ecological Housing Project - developing potential scheme	Mid Wales Ecological Housing Project	Short
Developing (in association with local builders and other agencies e.g. CAT) of opportunities for training in sustainable building skills.	<ol style="list-style-type: none"> 1) RSL's to encourage builders to provide training opportunities 2) Explore demand for Self Build Training 	<ol style="list-style-type: none"> 1) RSL's, Powys Training and ELWA 2) CF Housing Group 	Short
Encouraging appropriate action (by the council and housing associations) to secure resources for housing improvements to the Welsh quality standard.	To Comply with Welsh Quality Standard	PCC and Housing Associations	Short
Improve appearance of Council estates	Tenants Panel to lobby PCC	PCC	Short
Increase use of traditional stone	All developers to have regard to PCC residential design guide	All developers	Medium

Issues within this main theme All 1 st Priorities	Action	By whom	Timescale
Special Needs housing			
Communal living accommodation for young people with special needs/disabilities			Short
Improve on existing and provide better disabled access	Developers to consider meeting Lifetime Homes Standard	CF Housing Group to lobby and encourage developers to meet Lifetime Homes Standard	Short
Communal Residential Homes			Short
Encouraging further development of outreach 'floating support' services to help support people in developing (and/or rediscovering) life skills (and maintaining their tenancies)			Short
Developing housing provision in a manner that fosters integration rather than segregation (e.g. by age and/or tenure of householder)			Short
Encouraging and supporting the operation of outreach 'Re-enablement' services to facilitate independent living of those leaving hospital or in need of special care (and/or for other people that qualify).			Short
The need for more Special Needs Housing			Short