

Portfolio Holder for Housing and Countryside Services



County Hall
Llandrindod Wells
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7 June 2017

For further information please contact

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NOTICE OF INTENDED PORTFOLIO HOLDER DELEGATED DECISION

The Portfolio Holder has received the following report for a decision to be taken under delegated authority. The decision will be taken on **13 June 2017** (i.e. 3 clear days after the date of this note). The decision will be published on the Council's website but will not be implemented until 5 clear days after the date of publication of the decision) to comply with the call-in process set out in Rule 7.37 of the Constitution.

1.	PROPOSED SUSPENSION OF THE RIGHT TO BUY AND RELATED RIGHTS WITHIN POWYS COUNTY SOCIAL HOUSING STOCK
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CYNGOR SIR POWYS COUNTY COUNCIL.**PORTFOLIO HOLDER DELEGATED DECISION
June 2017**

REPORT AUTHOR: County Councillor Jonathan Wilkinson, Portfolio Holder for Housing and Countryside Services

SUBJECT: Proposed Suspension of the Right to Buy and related rights within Powys County Social Housing Stock.

REPORT FOR: Decision

1. Summary

- 1.1. On the 6th October 2015 Cabinet gave approval for the Housing Service to commence a consultation exercise in respect of a proposal to suspend the Right to Buy and related rights for social housing tenants for a period of 5 years and for the Portfolio Holder for Property, Buildings and Housing using delegated authority, to submit the application to suspend the Right to Buy and related rights for a period of 5 years to the Welsh Government, subject to the outcome of the consultation exercise.
- 1.2. Following the decision by Cabinet a consultation exercise was undertaken by the Council's Communication team. Information was published on the council's website and instructions on how to take part and links to the webpage promoted via a mix of channels including issuing a press release to all the local media, inviting tenants on the Tenant 100 panel to take part, posting it on both the council's and the Housing department's Facebook page and inviting members of the Citizens Panel to comment. The outcome of the consultation was in favour of the of the proposal to suspend the Right to Buy by almost 2 to 1, and on 26th January 2016, the Portfolio Holder for Property, Buildings and Housing using delegated authority, submitted the application to the Welsh Government.
- 1.3. Following feedback from the Welsh Government, in particular that the application to suspend the Right to Buy also needed to include all related rights, such as the Right to Acquire, Cabinet approved a report enabling Officers to undertake a further round of consultation.
- 1.4. The final report of the consultation is attached at Appendix A (and combines the initial consultation and the later consultation) and demonstrates positive support for the proposal from respondents. 56% of respondents were in favour of the suspension, as opposed to 34%

who were not in favour of the proposal. The results of the consultation are summarised below:

- 160 responses were received in total from residents interested in the council's plan to seek a five year suspension on the current Right to Buy scheme and related rights.
- 89 residents supported the proposal, 55 objected to the proposal and 16 were unsure
- the reasons provided by the 55 residents who objected to the proposal are set out in Appendix 2 of the consultation report (attached as Appendix A to this report).

2. **Proposal**

- 2.1 That in the light of the outcome of the consultation exercise the Portfolio Holder for Property, Buildings and Housing now exercise her delegated authority and instruct officers to prepare the final document for submission.

3. **Powys One Plan**

- 3.1 The suspension of the Right to Buy and related rights will assist the Council in meeting its statutory duties.

4. **Options Considered/Available**

- 4.1 Apply to suspend the Right to Buy and related rights
- 4.2 Continue to permit the exercise of the Right to Buy and related rights by doing nothing.

5. **Preferred Choice and Reasons**

- 5.1 Option 4.1 above, apply to suspend the Right to Buy and related rights. This will give the Council better control over the supply of social housing stock in the County and prevent the further diminution of stock over time as well as the increasing inappropriateness of the remaining stock.

6. **Sustainability and Environmental Issues/Equalities/Crime and Disorder/Welsh Language/Other Policies etc**

- 6.1 Suspending the Right to Buy and related rights across Powys would ensure that the supply of affordable housing in the County is preserved, reducing the loss of emerging households who are priced out of the housing market. It would also provide a more sustainable approach to the supply of housing for rent in the County.

7 Children and Young People's Impact Statement - Safeguarding and Wellbeing

7.1 This is a service specific matter.

8 Local Member(s)

8.1 The proposal is to extend the suspension across all of Powys and therefore may affect any and all members

9 Other Front Line Services

9.1 This is a service specific matter.

10 Support Services (Legal, Finance, Corporate Property, HR, ICT, BPU)

10.1 Finance – the Finance Business Partner notes the content of the report. Suspending the Right to Buy and related rights across Powys would ensure that the supply of affordable housing in the County is preserved, reducing the loss of emerging households who are priced out of the housing market. It would also provide a more sustainable approach to the supply of housing for rent in the county. Any decision will need to be reflected in the Business Plan.

In 2016/17 PCC sold 14 properties, of which 12 were 3 bedrooms at an average capital net receipt of £104k, prior to April 2015 and the Housing Revenue Account Subsidy reform subsidy, 75% of capital receipt had to go to the capital adjustment account. Now 100% can be utilised for capital only expenditure. The average discount received by a tenant is £10k. The council would be foregoing an average weekly rental for the 3 bedroom property of £95 and an average service charge of £2.50, £4,680 per annum.

A property sold under the RTB, if repurchased the value is much higher than sale value and works may need to be undertaken to meet WHQS.

10.2 Legal - the Professional Lead Legal supports the recommendation in this report now that the consultation process has been completed

11 Local Service Board/Partnerships/Stakeholders etc

11.1 The views of the housing services key stakeholders have been sought via the Strategic Housing Forum.

12 Corporate Communications

12.1 The Housing Services in liaison with Communications Team will issue a press release, once approval has been granted by the Welsh Government suspending the Right to Buy and related rights.

13 Statutory Officers

13.1 The Strategic Director Resources (S151 Officer) notes the comments made by finance.

13.2 The Solicitor to the Council (Monitoring Officer) has commented as follows: "I note the legal comment and have nothing to add to the report."

Recommendation:	Reason for Recommendation:
That the Portfolio Holder for Property, Buildings and Housing authorise officers to proceed with submission of the application to suspend the Right to Buy and related rights.	To comply with the Cabinet decision to proceed subject to the results of the attached consultation process report.

Relevant Policy (ies):			
Within Policy:	Y	Within Budget:	Y

Relevant Local Member(s):	All
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Person(s) To Implement Decision:	Dafydd Evans, Service Manager Housing Solutions
Date By When Decision To Be Implemented:	April 2017

Contact Officer Name:	Tel:	Fax:	Email:
Dafydd Evans	01597 827464		Dafydd.evans@powys.gov.uk

Background Papers used to prepare Report:

Cabinet Report 6th October 2015 "Application to suspend the Right to Buy across Powys."

Welsh Government letter 24th June 2016 "Application to suspend the Right to Buy in Powys"

Consultation report – Appendix A below.

The Housing (Wales) Measure 2011

APPENDIX A

Findings from the Right to Buy Survey

February 2017

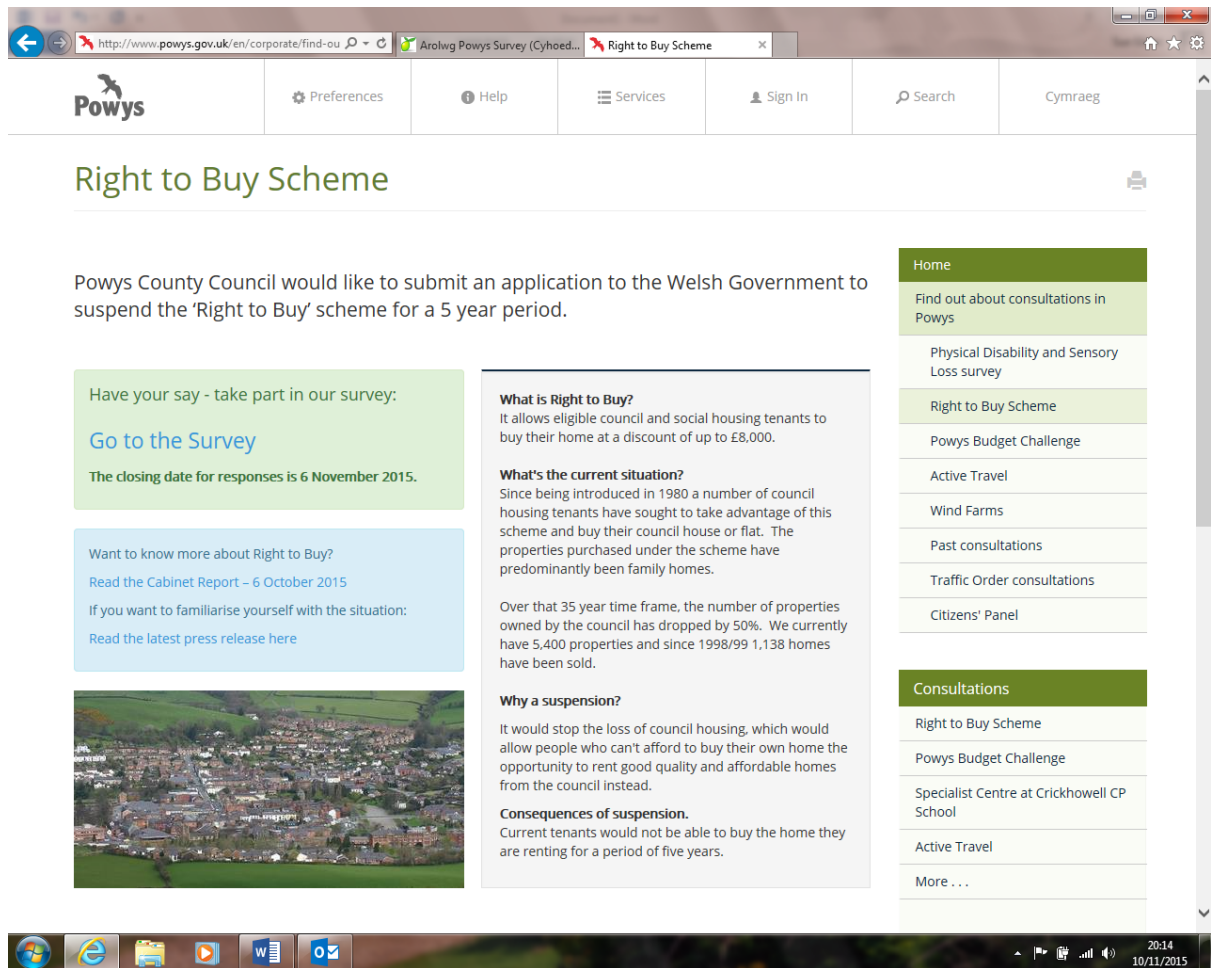
Introduction:

The council is looking to submit an application to the Welsh Government to suspend the current *Right to Buy* and related rights for a period of five years and wanted to capture the views of interested tenants and other residents on their plans.

Members of the council's Tenants Liaison Forum were consulted on the proposals and felt this was a sensible move.

Housing Associations with stock in Powys were consulted and all indicated they wished to submit the application. They also advised tenants that they could respond to the consultation survey via the Council's website.

The details were then published on the council's website and instructions on how to take part and links to the webpage promoted via a mix of channels including the housing associations with stock in Powys, issuing a press release to all the local media, inviting tenants on the Tenant 100 panel to take part, posting it on both the council's and the Housing department's Facebook page and inviting members of the Citizens Panel who were tenants or renting privately to comment.



Above: A screen shot of the council website page which helped promote the survey.

Profile Summary:

160 responses were received from residents interested in the council’s plan to seek a five year suspension on the current *Right to Buy* and related rights.

Of these, 98 or 78% were social housing tenants in Powys, 19 (12%) were renting privately. 26% of respondents were owner occupiers, 22 respondents said they owned their property outright and 20 had a mortgage. One person said they were currently living with their parents.

Of the total respondents 5% (8) respondents had bought their home via the right to buy.

Respondent Type

Council housing tenant	81
Renting from a housing association or registered social landlord	17
Renting privately	19
Owner occupier outright (no mortgage)	22
Owner occupier (with mortgage)	20

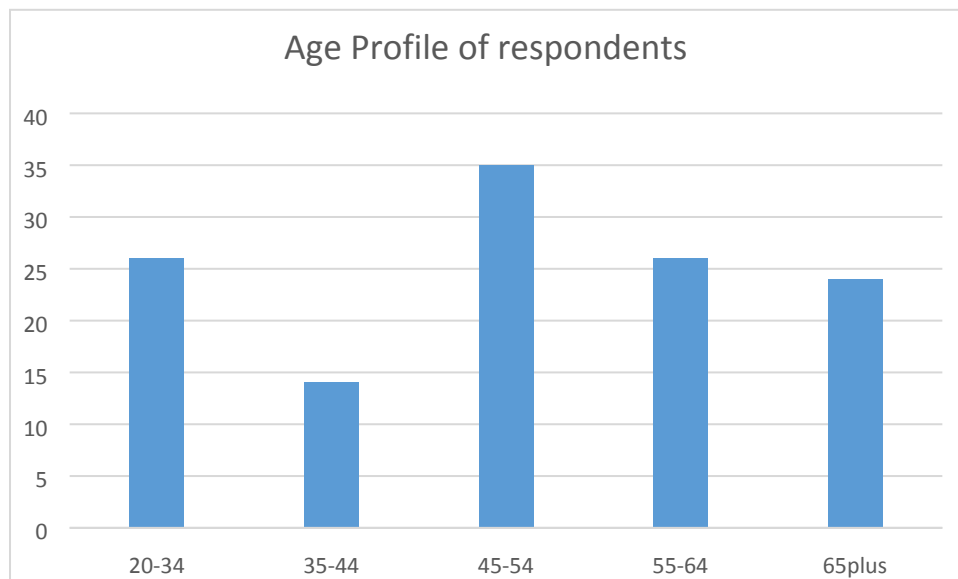
Other (living with parents)	1
TOTAL	160

In terms of the geographical spread of views received there was a good mix from across the county. With only 5 respondents not providing details of their location. The area to provide the highest number of responses was LD3 (Talgarth area).

Home Postcode

Postcode	Number	Postcode	Number	Postcode	Number
LD1	15	HR3	2	SY17	2
LD2	12	HR5	1	SY18	4
LD3	25	NP8	8	SY20	11
LD4	3	SA9	4	SY21	17
LD5	2	SA10	3	SY22	2
LD6	4	SA15	6	SY23	2
LD7	12	SY10	2	Unknown	5
LD8	6	SY16	13	Total	160

In terms of gender 56 or 35% respondents were male and 69 or 43% female. 27 or 17% respondents chose not to state their gender or age and 5% (8) uncompleted. The age profile of the respondents was as follows (35 records did not provide an answer not shown on the chart):



Respondents were asked if they had any illness, physical or mental health condition which was likely to last more than a year. 35 respondents said they did. Of these the main issues were that 11.25% of the 160 respondents (18) felt that their condition affected them a lot, 6.87% of all respondents (11) said a little and four stated not at all. When asked to clarify what condition they had 12.68% (21) had mobility issues and eleven stamina/breathing conditions.

The above profile data helps the service to understand more fully who has responded to the survey and whether any of the factors relating to respondents need further consideration in terms of the views given and the final decision of the future of the service.

In relation to the geography, age, gender and disability there was only one issue which may need further consideration going forward in terms of this survey and future information.

Looking at the views of the 35 respondents who said they had health issues the majority were supportive of the proposal to suspend the Right to Buy scheme, eight objected and five were unsure. Of the five who were unsure three had learning difficulties which could explain why they were unable to support or object in this instance.

When communicating with tenants or would-be-tenants it is important that the service does its best to provide easy to read information and perhaps an option on occasions for tenants to contact someone if they are unsure about a document or policy that they've been sent.

Consideration of easy read versions of documents and policies is something the service are considering to address the information needs of tenants who may have learning difficulties, are dyslexic or have visual impairments as these tend to use a mix of words and pictures to aid understanding.

Topline Findings:

- In total **56%** (89) of respondents were in favour of the council's proposal to apply for a suspension, **34%** (55) respondents objected and 16 were not sure.
- Eight of the 160 respondents had bought their home via the Right to Buy scheme. Three of these objected, four were in favour and one unsure. Of those who objected they all felt that it was the only way for local residents to afford to buy a home.
- 47 out of the 55 respondents who objected were social housing tenants, 34 were Council tenants and 13 were housing association tenants.
- Of the 89 in favour, 40 were social housing tenants, 36 Council tenants and four were housing association tenants.
- Of those who were unsure eleven were council housing tenants.
- Of the 89 who supported the suspension 86 gave their reasons. The key points given were predominantly around protecting people who need housing and ensuring the current stock didn't dwindle any further. Some respondents felt strongly that there was a greater need for more social housing and that we needed to build more homes and that in Powys in particular there were few opportunities to find good quality affordable rented properties. The views are attached as **Appendix 1**.
- Of the 55 respondents who objected to the suspension 52 provided comments. The most frequent comments were that it wasn't fair to current and future tenants and that the Right to Buy was set up to allow people who wouldn't otherwise be able to get on the housing ladder to do so and that in the current economic climate this was important. The comments are attached as **Appendix 2**.
- Seven out of the 16 respondents who said they were not sure about the proposal gave some comments. These were mixed. One person expressed their view as follows "Concerned that if scheme is suspended that in 5 years' time the suspension would possibly be extended again." These comments are attached as **Appendix 3**.
- When looking at the demographics on who objected there were 47 social housing tenants (34 Council and 13 housing association) who objected, seven owner occupiers (three with a mortgage and four who owned their home outright) and one respondent who was renting privately.
- The breakdown for those supporting the proposal was 40 social housing tenants (36 Council tenants and 4 housing association tenants), 34 owner occupiers (18 who owned their property outright and sixteen with a mortgage), 14 who were renting in the private sector and one person who was living with their parents.
- Of the 16 respondents who were unsure eleven were council housing tenants, four were renting in the private sector and one was an owner occupier with a mortgage.

Next Steps:

The findings from the survey show that overall there is support for the council to move forward and apply for a suspension to the *Right to Buy* and related rights. However, the sample is small so further consideration will be given to the comments

and concerns captured. Those respondents who requested a copy of the final report can access on the Councils website in due course with the Cabinet report.

Appendices

Appendix 1 Comments by those supporting the proposal to seek a suspension.

Appendix 2 Comments by those objecting to the proposal to seek a suspension.

Appendix 3 Comments by respondents who were not sure about the proposal to seek a suspension.

Appendix 1 Comments of those supporting the suspension	
1.	I do not understand why you sell council houses off cheaply for the person to then sell them at a later date in the future and they make a huge profit. We have a huge demand for affordable housing in Presteigne (as I'm sure elsewhere in Powys) and a lack of housing stock as you've sold almost all of it off
2.	Right to Buy has been a disaster for the housing market and the Conservatives resurrecting as a flagship policy in England beggars belief. RTB would only be acceptable if all of the income could be used to build new homes.
3.	The need for council housing keeps growing and the stock of houses keeps going down. It doesn't make sense. It also isn't fair on those of us who try and save to buy our own house, we don't get a discount.
4.	lack of affordable housing puts most vulnerable in society in trouble
5.	PCC should keep it's housing and social housing, and in fact should be building more. There is a housing crisis and selling of the remaining council houses is not the answer.
6.	Social Housing is critical and must be kept for those who are vulnerable and in need (of which there is an ever increasing number). Such a scheme is immoral and irresponsible and I fully support the councils decision to suspend this 'right'.
7.	I think that it's time to re-invest in council housing stock and protect the few properties that we have left. We use council funds to bring them up to a certain standard and then if the tenant wants to buy the home they can and council tax payers are losing an asset. We either need to do a stock transfer so a RSL or other housing company can lever in money and do more to boost the housing stock we have in Powys or we need to invest in the current stock and suspending the right

to buy would be a good move.
8. There are many young couples with children who cannot afford to buy even with a discount. The more houses which are sold in the right to buy scheme means less houses for those families who cannot afford to buy. Despite many promises these houses are never replaced and the Council housing stock just gets less and less. Let the Govt build more rentable properties and then no-one will object to the right to buy.
9. Lack of social housing
10. The more council houses/ flats which are sold, the less there will be for people who, for whatever reason can't or don't want to buy a house / flat of their own.
11. I believe in social housing and disagree with the Right to Buy scheme. Selling council or housing association housing stock reduces the amount of housing available to those who cannot afford to rent (or buy) private homes. I completely support all measures to reduce the amount of social housing being sold off. Wages are low in Powys and private rents are high, please apply to the Welsh Government for this suspension.
12. I feel very strongly that the right to buy provided a great opportunity for some but left us with insufficient housing stock to meet the present day need. I feel it was a very shortsighted measure and would support a longer suspension
13. There are not enough council houses
14. I wish to ensure that there should not be any further depletion of the council's housing stock
15. It would keep council owned houses for those that require homes, and would therefore benefit the people who cannot afford to Purchase a property. I am totally against the sale of council owned houses for that reason
16. Because, as I understand, the Council is not in a position to replace any properties that might be sold under this scheme. I think council houses should only be sold if they can be replaced with new properties. In five years, time the Council's finances may be in a more robust position.
17. Because, as I understand, the Council is not in a position to replace any properties that may be sold under the scheme. I believe that properties should only be sold if they can be replaced. Possibly, in five years from not the council's finances may be more robust.
18. Under Thatchers rule the right to buy came into being and as a result the housing available was greatly reduced, to this day local councils have been unable to keep up with housing demand. I totally support the suspension as more council housing is needed during these difficult times. If people can afford to buy what are they doing in council housing! I strongly believe that council housing should remain available for those that cannot afford to buy.
19. I have always felt that the right to buy scheme was wrong, particularly as the LA's were not able to use the funds raised to build replacement properties for the social housing supply
20. With the current shortage of housing and the conservative governments insistence that home ownership is the way to go, council and housing association homes are precious. I personally feel that we should be building more council houses as there will always be people who cannot afford to buy. They are already penalised by having a low wage, why should they have to pay high rents to a private landlord?
21. I have always thought the right to buy scheme was not good - mainly because it depletes the housing available to rent at a reasonable cost and forces people to rent from the private sector which is expensive, often not good and short term -

<p>or they become homeless. I own my house now but rented for many years and know how hard it can be. I think it would be great if Powys CC suspended the scheme - maybe other counties would follow its example!</p>
<p>22. Because the cost of buying your own property has escalated and mortgage payments are beyond a lot of young couples renting a council house or flat is the only way. Suspending the right to buy would make more houses available.</p>
<p>23. I would support the Suspension for AT LEAST 5 YEARS Owing to the fact that council houses are needed with more people requiring them all over Powys it is time you looked into the amount of council tenants living in 3 and 4 bedroom family homes with just 1 person living in them Move them out into smaller premises to release the property for families</p>
<p>24. In just the houses on our small estate of 14 now only 3 are still council tenants, I feel that this has stopped young people being able to live in affordable housing. It is said that the younger generation want to live in houses they can buy. I believe many would be happy to live in rented properties.</p>
<p>25. back in the 80's the government gave 'right to buy' which meant a shortage of council properties for those who cannot afford even the deposit. The situation is still a huge concern and its few and far between who can afford such costs especially with the job situation in the powys area</p>
<p>26. I am on a low income but not low enough to qualify for a council house (I assume.) Nevertheless I support that council houses should stay Council houses to enable persons/families on low income to be able to get decent accommodation for a fair price. The housing market is not allowing for that with rip-off prices for renting and rip-off prices for matchbox sized houses!</p>
<p>27. To prevent the further loss of affordable housing</p>
<p>28. Social housing is lacking in Powys and renting privately has become a very expensive proposition. Increasing rental prices and increasing council tax would make it impossible for low income earners to live in Powys.</p>
<p>29. So more housing for people to rent</p>
<p>30. Social housing should be an ongoing facility for Powys residents. Once it is sold, its gone. And social housing isn't intended for people who can afford to buy a house - even at a discounted price.</p>
<p>31. The purpose behind the building of council housing was to help people in need. It started after the war when there was a severe housing shortage. Now it has progressed where people think they can move into a subsidised house and then buy the property. This has led to people buying houses for as little as £8.000.00 and a few years latter selling for £80.000.00. I do not understand why the council is subsidising any one to get on to the housing ladder. It needs to stop to allow genuine claimants to get help while they get back on their feet</p>
<p>32. We need to retain a sufficient stock level</p>
<p>33. There is a severe lack of affordable rental property across the UK. Sufficient numbers of affordable social are not being built. Many hard working people can barely afford their rent; how are they expected to manage both a mortgage and the costs of property maintenance? The government is only interested in supporting big business and the profits of the wealthy so steps, like this suspension, must be taken to protect the ordinary, hard working citizens who continue to struggle under this government.</p>
<p>34. Although I would one day like to buy my home I am aware of the shortage of housing accomadation for all age groups. If we didn't sell this may alleviate the problem slightly</p>
<p>35. powys is short of housing stock and until there is more provision I don't think the</p>

current houses should be sold.
36. With immigration from England artificially boosting house prices we need homes which local people can afford to rent on local wages.
37. I have been waiting for 12 years and I was told I had no chance of having a bungalow or house to rent
38. There is a lack of affordable housing in Powys so I agree it should be suspended.
39. I do not and have never agreed with social housing being sold to tenants. Selling off council housing stock reduces the available properties for people who need them.
40. So there is more housing available for those who can't afford to buy.I would however like to point out that I know of at least 3 Council properties that have been empty for several months. Why/
41. There is a great need for more social housing
42. there are so many people on the waiting list for council housing that if people were allowed to purchase them then it would decrease the amount of housing for people in need
43. The 2015/16 Budget has been set unlawfully and is void because the use of reserves was not considered.Consequently all financial decisions are ultra vires until the Budget has been lawfully set.
44. Because it reduces homes for the needy. I think it is a very good idea.
45. I hope I have ticked the correct box as I do not and have never supported the Right to Buy. It has caused a great deal of hardship in reducing social housing. There will always be those who cannot buy a house and more social housing should be built not sold.
46. Owing to what the present employment situation.
47. I think council properties should be kept for renting only. There are a lot of people who will never be able to afford to buy a property. They must be catered for.
48. I appreciate that selling a property increases the council's funding surely to replace with new property costs more. We need to retain affordable rental properties for young couples who really try. Not to house addicts, ex offenders and those who claim to need property because as a couple they are no longer together and both need accommodation because of children, they claim for the state anyway. Those who really try are put to the bottom of the queue. Yes help those I have listed but not in houses that should be kept as rental for those who really try.
49. Lack of social housing in general and financial right of young people and pensioners accommodation in particular should never be sold off.
50. There is no longer enough council houses. The right to buy needs a break so more council houses can be built for people to rent. If people want to buy a house there is plenty on the market already to chose from. Council houses should stay as council houses.
51. I feel that council owned housing stock should be kept as such and kept available for reasonable rent to people who cannot or do not wish to buy their own home. The housing market is more buoyant now so there is more choice for those who are in a position to buy. The council should do what it does best - rent and maintain to a high standard (which seems to happen here) to the stock they have.
52. I don't know any details to be considered but I have to assume that all the pros and cons have been discussed and balanced up before forming this questionnaire. It should help the housing situation if only a little bit - as sales seem to have become less frequent anyway.

53. For the reasons outlined by the Council. I think that the scheme - despite honourable intentions - has been, and is open to abuse and contributes to a shortfall in social housing.
54. Social Renting should be available for all who want it.
55. It's important to retain some council housing stock so those unable to afford some of the private rents or a mortgage have a safe and reasonable maintained place to call home.
56. Powys needs affordable housing that local young people can access. We have enough older people who can afford their own properties but need young people to be able to stay in their own communities
57. the lack of social housing, for families in particular is a growing problem in a society where money is so tight and private rentals are both hard to come by and very over priced. suspending the right to buy scheme would ensure that more people in need could access the housing that they need.
58. Social housing in is huge demand. Council houses should never have been sold off on the cheap to such a high extent as now there are hardly any council houses left. Where are young people going to find a property to rent that they can afford? Private landlords charge a fortune for rent as the need outweighs the supply so there they can charge what they like! Suspending the scheme for 5 years is not going to effect anyone - they can wait 5 years or buy a house somewhere else and free up a council house for someone on the massive waiting list.
59. I believe that council housing should remain council housing... no one should be able to buy them as they not only provide an income to PCC but they are there for people who can't afford to buy homes to rent, I believe there should be a set maximum amount of years set per tenancy, this would encourage people to buy their own home and vacate for someone else
60. Current lack of housing supply dictates so.
61. Although some of my family are in council housing and could have purchased their house many years ago, they and I feel on principle that this should not be done, unless at market price with ALL of the funds raised invested in new rented housing. It did not take a genius to predict what was going to happen (and has happened). The shrinkage of social rented housing, a lot of private landlords (some of whom treat their tenants appallingly) and an overheated housing market.
62. People complain about a lack of affordable dwellings and dwellings for people in need. Therefore Council housing should be preserved for those people. Is it so bad that people may never have the opportunity to buy a dwelling? There should be a good supply of mixed tenure property.
63. I disagree with the right to buy, there is a lack of social housing in Powys this policy makes that worse. While I agree that everyone should have the right to own a property but that houses should be bought on the open market when you can afford to buy a property.
64. There would appear to be a chronic lack of affordable rentals available in this locality. The Council needs to concentrate on providing estates of basic quality housing available for a reasonable rent - not building small pockets of so called "affordable housing" in village locations finished to a far superior standard than private market houses. What incentive does this give people who strive to work and own their own property.
65. I think a right to buy extended to Housing Association property in particular and other social housing, diminishes the housing stock available for those in need.

There is nothing wrong with renting one's home instead of buying and people should be given the choice on a fair basis. With less social housing available for rent, rental prices will inevitably increase placing those in need in an even more vulnerable position and at the mercy of private landlords.
66. Preservation of affordable council rental properties
67. There is not enough social housing as it is there should never have been a right to buy in the first place
68. There is not enough social housing as it stands presently and to sell off any more would just add to the problem. The homeless situation is extremely dire and every single property currently in the social housing stock must remain so.
69. To ensure affordable housing for younger people.
70. I support a suspension due to there not being enough council houses today, because people have been allowed to buy them in the past .
71. Affordable housing is needed homes to rent should be available
72. I am opposed to the discounted sale of resources owned by the community.
73. I am very concerned about the younger members of our community. Many cannot afford to buy a property and their only option is renting. Many of the "cheaper" properties that come on the market are purchased as buy to lets which are then let for rents that prohibit a young family from saving to even attempt to buy themselves
74. I believe that the system is being abused by buy to let purchasers. Once a property has been sold the council has no influence as to subsequent buyers and this is the point at which it is possible for it to be purchased by a private landlord. The rent charged will be unaffordable by a local working family or subsidised through housing benefits. I have always believed that the right to buy was inappropriate but in the current position I would idealistically hope that councils would build or renovate properties using their own employees, providing local jobs and homes at affordable rents for local people.
75. To keep the current housing stock
76. It would give Powys County Council more housing stock and be better positioned to help with house the needy and homeless and give the council a better opportunity to build much needed affordable homes,
77. Because it would mean a lot more houses for rent
78. It is important to have a good supply of affordable housing available, and right to buy reduces this supply.
79. with no new council houses being built , we need to keep as many council houses.
80. I fully support the suspension of right to buy schemes as I am concerned about the lack of affordable housing in Wales. I am a housing association tenant and although it would be nice to own my home, I recognize that this is removing much needed homes from my community and I would never apply for this reason.
81. To retain authority and Housing Association property for the rental market and help recreate the incentive for the building of new housing stock in the knowledge that it does not have to be sold off at less than market value.
82. It's important to maintain a sustainable approach to the supply of affordable housing for rent.
83. Don't agree with Right to Buy as it undermines long term housing societal needs for short term individual gains
84. Given the challenging economic environment I see a need for the council to maintain (and increase) the stock of housing available for people who need homes but can't get a mortgage. There are few jobs in the area that provide the security for people to be able to get a mortgage, too many 2 year fixed term

contracts/seasonal work. Housing stock is needed to keep young people in the area given the ratio between house prices and income.
85. I feel that right to buy schemes have significantly reduced the availability of social housing to those most in need. Also in the past there has been abuse of the scheme with purchasers buying their council house at a considerable discount, and later selling on the open market for a large profit.
86. The council needs to maintain its stock of properties

Appendix 2 - Comments of those opposing the suspension
1. majority of housing stock is old and has been paid for through renting over and over again, if Powys are starting a building programme for new houses why not generate money from the old stock by selling on.
2. I object because some tenants have made a home and personally myself I believe I should have a rights to buy with discount of being a council tenant for some years
3. shortage of council and social housing.
4. This was a great way for us to purchase our home we have lived in for the last 7 years
5. As a tenant I feel the scheme gives me an opportunity to buy the house i have lived in for a long time, also makes it mite affordable with the discount
6. Why Should Tenants that have been Renting long term not be entitled to buy their property?
7. The right to buy is so important especially in the current climate. All that needs to happen is that the council allocates those funds to build more social housing.
8. It is unfair for the people who have lived in council or housing Associations for a long time to stop their right to buy. The council and housing associations have neglected the building of new houses for a long time.
9. I believe that the Right to Buy scheme gives more people the opportunity to buy a home, and increases their stake in the local community.
10. Personally we are happy where we live and have been living their for last 10 years. We would like the chance to buy the property outright, not part of the current housing association shared ownership scheme.
11. Discrimination against tenants for 5 years.
12. It is unfair to current tenants
13. This is not right. You are taking away my right to better my self and the hope that I might buy my own home. This council is so wrong making this a problem. People's rights should not stop in one area where there is plenty of housing to meet the needs. Powys has many to let's at a good price.
14. I object to this application because we applied for the right to acquire our home last year and was informed we would be able to after being tenants in the property we are currently living in, on the understanding of that we have been saving and also making vast improvements on the property with expecting to be able to claim the right to acquire. I can't see how suspending it would benifit anyone.
15. We have been tenants of a housing association for 5 years, and we would appreciate the opportunity to buy our family home, and to finally get on to the property ladder.
16. I believe that all families should have the right to buy their own home,Being from the generation having great difficulties obtaining enough money to afford a mortgage due to rising costs,the right the buy schemes seemed like an accessible way forward.Surely all it would take is a change in terms of sale such as,should you need to sell a property,councils buy them back therefore are not losing housing stock. Once again low earners are getting penalised by people at the top.
17. I should have the right to buy my home the same as previous tenants. You are discriminating against me.
18. I feel that it is the only option for some people to buy a property I also feel that once we allow Powys council to do this we as the people will lose our rights. You should not have the right to suspend this scheam.
19. council housing is a trap. no assistance to move. buying gives mobility

20. being able to buy my bungalow would enable me to renovate it to an acceptable standard and move on to England .Iam trapped as we are
21. Build more houses
22. Discrimination
23. I as a Wales & West tenent chose to rent so I may one day be able to afford to buy my property and believe that everyone deserves the right to buy so they may have a legacy to pass on to there children. 2, it will maintain the building of new properties to rent and buy for local people. 3, it gives people hope that one day they will be able to better themselves. 4, it allows for more investment in house building in the area. 5, with this expansion comes more jobs and prosperity for people in our area.
24. You'rr using this scheme to block peoples aspirations to own their home as a cover for your dismal failure to build any housing. However, I wouldn't trust you clowns to build a house, you can't even empty rubbish bins without making a mess of it.
25. people should have the right ,if you want to preserve housing stock then build more.
26. I want the same oppotunity as others have had to buy my home
27. There should be equality of oppotunities which has been exercised for many years by people living in council housing. There is a need for more housing and I feel that tenants should have the right to buy their home even if it is sold to them at market value.
28. Within the next few years my changing circumstanes would have enabled me the option of buying the home I have been living in and made my own.
29. This will allow the council to increase rent year upon year when tenants who may have rented 10 years or more the same house could get a better rate through a mortgage
30. As A council tenant myself ; I was exploring the idea of right to but as an affordable option. As i will be a first time buyer and a single working mum, i have estimated 2 years until I have a acceptable amount as a deposit. If the new proposals were to be accepted I would have to wait a further 5 years op top of this. With the current financial situation, affordable housing is needed now more than ever.
31. my circumstances may change in 5 years
32. Buying a council house is the only way many people in this area can get on the property ladder. It will start off as a suspension and then will probably be stopped altogether.House prices are too high for local peple here.
33. Right to buy gives a first time buyer a realistic chance to get on the property ladder. Not only does it benefit the buyer, it would also provide finance for the council to reinvest in building some new social houses.
34. I believed the rent to but was a good idea. The fact that now I'm paying rent on a house that will never be mine doesn't really want me to stay in my accommodation. The scheme was put into place the same and the government help to by why change something that is working. Some people may never be able to afford to buy their houses I understand but why penalise someone who was in the same situation but then curvumstances changed. I've lived in my home a few years and never thought I would be able to buy a house untill both my husband and I worked full time. A lot of people that are housing tenants are those claiming housing benefit!
35. I object beacause people that live in there house and are waiting to be able to buy there house wouldn't be able too

36. discrimination towards present tenants
37. Because the law should be the same across the UK
38. This scheme helps people to become home owners with a stake in the local community
39. I think this is unfair and current tenants must have this options for the right to buy schemes. The schemes for the right to buy should be available to all Powys County Council Tenants and should stay in place for tenants who wishes to apply into the schemes
40. Prevents home ownership in current financial crisis pcc needs to explore selling off all housing stock to a social housing provider
41. it penalises existing tenants who may have spent their own money on their council homes in the hope they would be able to purchase at some time in the future. could the scheme be suspended for new tenancies so they would know from the start of their tenancy
42. It's taking our rights away as council tenants. The new conservative government want the right to buy so the local authorities should comply with this. Councils aren't doing enough maintenance and repairs and new housing should be built and the old sold off
43. I would like to buy my home at some point in the future - We have spend a lot of money renovating our home as always thought we would buy it one day.
44. I feel that local residents can only afford to buy council houses in this region because the private housing market is so expensive. I also feel that once these council houses are sold then the money should go towards building other council houses in the area. There are not enough council houses in Powys.
45. When we moved into our council property the garden was in a very poor state, it has cost us around £7000 to change it into a garden that the family can use. we had permission to make these changes. We also had permission and have changed the out buildings into a utility room at about £5000. We made these changes as we were planing on applying to buy the house in 2017. if the 5 year suspension goes ahead then this will not be an option for us as we will be to old for a mortgage, we love our home and the place we live
46. I think that if a person or family have lived in their property more than 10yrs it means that they are happy and like the area which they live also the money used from the sale, reinvest into new properties,its about time the council start rebuilding new homes as to be honest I've not seen any benefits from the money already generated from the right to buy so far
47. Change should be made so that ALL money raised from house sales should be restricted to spend on new social housing builds, and ability for housing co-ops to be offered seed money via this
48. If you have lived in your council house for a while , you should have the same rights as tenants who have already bought their home.
49. As I would like to buy my home
50. Reduces access to much needed council housing stock in the absence of funding to build any more.
51. My objections and concerns are that if the council were to go ahead with the scheme is if you were to sell more council homes this would make it very hard for people who could not afford to buy their property. When Glwyd sold off council homes a few years ago there were no more homes being built to replace the ones that were sold so in our village there are not many council homes for people to rent.
52. We take pride in our home as much as we can considering all circumstances and

would like to be supported in the purchase/investing in the property. We are concerned that it will leave us less (give us less incentive) to be enthusiastic about our home.

Appendix 3 - Comments of those who were unsure
1. Concerned that if scheme is suspended that in 5 years time the suspension would possibly be extended again
2. i think its fair depending on the buyers situation, say a young couple wanting to buy it to live in not for someone with a bit of money to buy to either sell or rent out privately.
3. It's possible that 1st time buyers who currently live in council property may miss an opportunity to purchase a house
4. Has the Council assessed the occupation of its larger houses on a regular basis as often families need of large houses lessens as children leave home, the elderly pass away, families split up etc. and with housing at such a premium surely redistribution according to need is essential
5. I would like more information as to why they want to suspend it.
6. I appreciate the need for social housing but as there his a huge housing shortage, wouldn't it make more sense to build more homes council properties?
7. Although right to buy is a brilliant way for people to get on the home owning ladder it also has pitfalls. In the village there are at least 3 families in council houses whose previous homes have been repossessed. So they are back in council houses and their homes have been sold on the open market.