

## Appendix 1: Homes in Powys Allocation Policy Consultation Summary



This report contains the findings from the Powys Common Allocation Scheme survey conducted online from 13<sup>th</sup> September 2021 to 6<sup>th</sup> December 2021.

The survey was advertised to stakeholders via external communications channels including press, email, and regular social media posts.

There were 274 respondents in total.

*Please note: Not all questions were answered by all respondents.*

### Background

All social housing options available in Powys are offered through one Common Housing Register and a Common Allocations Scheme.

The Common Housing Register is operated and managed by Powys County Council on behalf of [Homes in Powys](#), a partnership of all social landlords offering homes across the county.

Following a review in December 2020, the Council and its partners have recommended changes to the Common Allocation Scheme. A summary of the proposals, together with the reasoning behind each recommendation, is now available for consultation.

### Survey results

#### Proposed change:

Awarding priority to applicants to whom we have accepted a section 75 homeless duty

#### Why this change is needed:

Under the Code of Guidance priority can be given to certain additional preference groups, of which homelessness is one. As a result of the pandemic, and the acceptance of everyone as priority need, there has been a huge increase in homeless applications and the number of applicants in temporary accommodation.

In addition to this, it has recently been announced that the Welsh Government will be introducing revised homeless legislation with regard to priority need and intentional homelessness. This means in effect that the ‘Everyone In’ approach will continue, suggesting that the increased service demand experienced since March 2020 will continue.

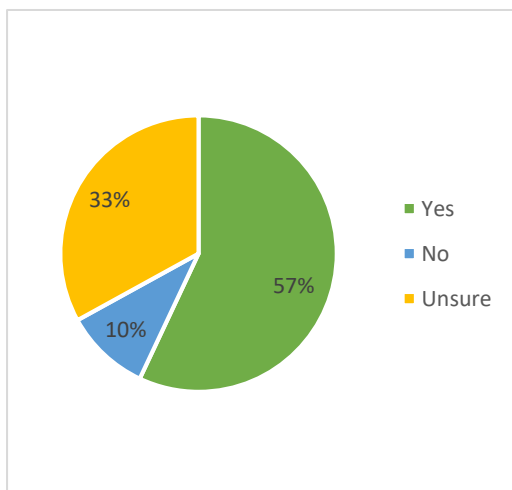
As a result, it is proposed to introduce a new Band 2 category which will give priority to those applicants who are owed a Section 75 (S75) homeless duty. These are cases where we have not been able to prevent or relieve the homelessness and they are deemed to be priority need.

It is hoped that this will increase move on from temporary accommodation (TA) and enable the TA that has been used from the Housing Revenue Account (HRA) and Registered Social Landlord (RSL) stock to be let as permanent and secure accommodation. This will also help to ensure that stays in bed and breakfast will be reduced to a minimum.

It should be noted that if those applicants owed the S75 duty are deemed to be “not ready to move” they will remain in Band 5.

**Q1. Do you agree with the above proposal?**

Yes	155
No	26
Unsure	88



**Q1. Comment:**

Screen Name Redacted	For homeless people that have mental health issues, allocating homes should be where appropriate, regular and easy access to support is already established. Placing them in isolated rural villages may not be the best option for them nor the neighbours who don't know they have issues.
9/13/2021 09:37 AM	

Screen Name Redacted 9/13/2021 10:38 AM	There needs to be more scrutiny/regulation to prevent the manipulation of the 'Everybody In' approach to prevent current pressures on temporary accommodation/B&B. It needs to be recognized that there will be no move on from temporary accommodation for those once temporarily housed due to the housing crisis in Powys and the lack of available & affordable PRS.
Screen Name Redacted 9/13/2021 11:23 AM	You will just have people presenting as homeless and sitting on the list till they get a S75 and then jump above the people who have been waiting years. It's a cheat's way of getting housing quicker
Screen Name Redacted 9/13/2021 01:14 PM	This will only get worse - build the new council houses in Powys faster!
Screen Name Redacted 9/13/2021 03:21 PM	I can only support this idea if there is an increase in housing stock. Long term general needs applicants will find themselves totally unable to access properties. Families are living in hardship renting privately and finding little support until rent arrears build up already.
Screen Name Redacted 9/13/2021 04:26 PM	I have no issues with giving priority to those who are in priority need, but I object to those being given priority that is intentionally homeless. If someone has a choice and chooses to be homeless, then that takes away from those in need. if "intentionally homeless" includes those who leave due to social/domestic violence or other safety/wellbeing reasons, then please discount "no" and change to "yes" but again, if "intentionally homeless" does NOT include these categories, then my answer remains "No" - I do not agree with the above proposal.
Screen Name Redacted 9/13/2021 04:43 PM	Unless they were born in the UK THEN NO
Screen Name Redacted 9/13/2021 04:44 PM	I think it's a waste of time and people who are living in houses that no longer meet their needs like 4 beds for 1 person should be made to move for families that need bigger houses. I also think the benefit cap is a joke. People on benefits are finding it hard enough without having to pay 40 odd pound a week in rent when they are a single parent!
Screen Name Redacted 9/13/2021 04:48 PM	Priority should be given to people that have grown up in the local area, whether homeless or not.
Screen Name Redacted 9/13/2021 05:03 PM	I hope this has not moved us from band1 and the top of the list for a bungalow I can't take anymore from the Tennant above.

Screen Name Redacted 9/13/2021 05:29 PM	I don't understand the system or the jargon (too much of it) enough to comment on this e.g. How will it affect others on the priority listing, what is the definition of homelessness? If it means that more people will get housed and more housing built then yes, I am in support.
Screen Name Redacted 9/13/2021 05:44 PM	My only comment is about people who have been needing a permanent home who have been on the housing register for years and are still not getting their needs met?
Screen Name Redacted 9/13/2021 05:54 PM	Understandable in a pandemic however a lot of the public were furloughed that still enabled people to pay rent through benefits and also they had an increase in benefits though the pandemic (£20 a week) In certain situations yes homeless people should take priority but I don't believe with the help and schemes the government gave this should be one of them. I worked throughout the pandemic some days even 7 days and what have the working sociality been given a income tax increase and higher NI contribution.
Screen Name Redacted 9/13/2021 05:57 PM	This could be a great idea. However if made homeless from non payment of rent,or antisocial behaviour, then I don't think applicants should be given the same rights as genuine homeless due to housing crisis.
Screen Name Redacted 9/13/2021 06:30 PM	Another of young people but them self in this situation so they can get a house and sometimes get a 2 / 3 bed house with no kids. if they were housed ton 1 bed then yes
Screen Name Redacted 9/13/2021 08:17 PM	I've been on the housing list for nearly 3 years, housing prices are to expensive in Crickhowell to rent privately or to buy. This will not help me as I'm in band 4 and will be pushed down even further. I've lived in crickhowell all my life and I feel people who are not from crickhowell aregetting allocated homes in the area.
Screen Name Redacted 9/13/2021 09:35 PM	I support the idea behind it, but as long Powys County Council does not build enough (accessible) new houses in every area, this won't work.
Screen Name Redacted 9/13/2021 10:09 PM	How will you stop this being abused
Screen Name Redacted 9/13/2021 10:44 PM	People who have been on list for years will never get a chance
Screen Name Redacted 9/14/2021 08:59 AM	Although I understand the need for the change I do not agree with it in principle as i believe it is not consistent with being fair for all applicants on the CHR and could be manipulated
Screen Name Redacted 9/14/2021 09:29 AM	This needs to be reviewed to take in to consideration people like ourselves that would like to move in to a council or housing association property
Screen Name Redacted 9/14/2021 09:29 AM	We are in Band 4 and we are not sure what that means as it has never been explained.

Screen Name Redacted 9/14/2021 09:48 AM	Circumstances leading up to the applicant becoming homeless should first be investigated and assistance provided to resolve any issues and enable the applicant to return home if possible. If that is not possible and there is a social tenant in the home that was left then circumstances should be checked to determine whether they still qualify for said social housing or could be downsized.
Screen Name Redacted 9/14/2021 10:01 AM	homeless should be cat 1 not cat 2
Screen Name Redacted 9/14/2021 10:10 AM	This prioritisation is fine for people of working age but does not take into account non home owning pensioners on lower incomes forced to rent privately.
Screen Name Redacted 9/14/2021 11:18 AM	but as long as they are not immigrants
Screen Name Redacted 9/14/2021 11:19 AM	lots of people like myself are under occupying their home and need a home where i am not penalised through the universal credit scheme. my work is seasonal and earnings are greatly reduced through the winter season and receive no help with the shortfall like many of us.
Screen Name Redacted 9/14/2021 11:31 AM	UNSURE due to the impact of those waiting to be homed who are considered not homeless as they are in accommodation that is not fit of their needs and is having a impact on their welfare .. e.g damp .. living with a parent who needs them moved or they need there own space .. accommodation to small or not suitable to their needs eg due to disability or child sharing bedroom but under the age the council say they need their own room .. no garden in flat with children etc The housing stock is limited now .. but everyone does deserve a tenants and its no health having too rely on temporary accommodation
Screen Name Redacted 9/14/2021 12:05 PM	Not everyone who is in the situation is there own fault so that's not fair
Screen Name Redacted 9/14/2021 12:26 PM	I agree
Screen Name Redacted 9/14/2021 01:05 PM	Homeless people should be No.1 priority and should be houser before anyone else
Screen Name Redacted 9/14/2021 01:38 PM	Anything that makes the process easier & less stressful for the tenant is a step in the right direction.
Screen Name Redacted 9/14/2021 02:22 PM	What about those in appaling accomodation injurous to health but not technically homeless as is common in Powys
Screen Name Redacted	I am facing homlessness myself following the breakdown of my marriage. He owns the house and is selling it. I was placed on

<p>9/14/2021 03:15 PM</p>	<p>Powys list immediately but due to COVID, and my needs for a 2 bedroom adapted bungalow, the availability of suitable accommodation has not been forthcoming as it mainly consists of elderly residents. These residents have been cared for in the home as opposed to being moved to carehome facilities due to COVID. This has caused untold stress as I have tried desperately to find private accommodation but none are suitable for my disabled needs. It is stressful and worrying living in this limbo as I am renting the house from my ex month by month - but every few weeks he gets very vocal about selling it from under me! the stress adds to my ill health.</p>
<p>Screen Name Redacted 9/14/2021 03:50 PM</p>	<p>Private Renting is unattainable. People on low incomes but work can not afford private renting. This will lead to low income families like myself living from pay check to pay check. I'm unable to live with my partner because we have not got the room in our parents houses and this result in my partner missing out seeing his son grow up day to day. If private renting wasn't so expensive maybe more people would go down that road</p>
<p>Screen Name Redacted 9/14/2021 03:54 PM</p>	<p>It seems only right that people who are homeless should have priority.</p>
<p>Screen Name Redacted 9/14/2021 05:08 PM</p>	<p>Homeless should always be priority</p>
<p>Screen Name Redacted 9/14/2021 05:48 PM</p>	<p>Totally agree that homeless are to come first in whatever circumstances</p>
<p>Screen Name Redacted 9/14/2021 06:12 PM</p>	<p>Freeing up housing stock as permanent residencies should help more people. However, more homes are needed to meet demand especially in rural areas.</p>
<p>Screen Name Redacted 9/14/2021 11:46 PM</p>	<p>I agree the homeless should be rehomed, no one deserves to be on the streets.</p>
<p>Screen Name Redacted 9/15/2021 12:04 AM</p>	<p>We in Knighton have experienced severe problems from people who have been homeless and have been rehoused, but without any support in place to address mental health and severe behavioural issues. This creates anxiety, insecurity in established communities.</p>
<p>Screen Name Redacted 9/15/2021 11:08 AM</p>	<p>I believe this is a brilliant idea</p>
<p>Screen Name Redacted 9/15/2021 12:17 PM</p>	<p>The change seems to imply that anyone regarded as Homeless will have to pass through Temporary Accommodation</p>
<p>Screen Name Redacted 9/15/2021 12:20 PM</p>	<p>that seems sensible</p>



Screen Name Redacted 9/15/2021 02:56 PM	I agree that homeless people should be top priority. However there should be exceptions that children who are not homeless but on the housing list should take priority over a single person homeless in a b&b.
Screen Name Redacted 9/15/2021 03:22 PM	its as it should be
Screen Name Redacted 9/15/2021 03:24 PM	I have been waiting a long time and feel changes may mean I die waiting
Screen Name Redacted 9/15/2021 04:06 PM	Unable to comment without a copy of the relevant section 75. Also, your first paragraph , line 3 , I think that the phrase "everyone as priority need" is potentially misleading and requires further qualification.
Screen Name Redacted 9/15/2021 06:42 PM	I would be interested in a clarification of the term " not ready to move". There are currently 56 days prior to eviction that the Council then have a duty of care. Does this mean that this window will be reduced to a much shorter time frame?
Screen Name Redacted 9/16/2021 01:52 PM	Those who declare "intentional homelessness" need thorough investigation.
Screen Name Redacted 9/16/2021 05:14 PM	We are currently in a holiday caravan because our son who we were living with has downsized meaning there was not enough room for us the caravan we live in is our brothers not ours it is only an 11 month park we have been looking for rentals without success
Screen Name Redacted 9/16/2021 06:40 PM	These are necessary for these people
Screen Name Redacted 9/16/2021 09:35 PM	its fair
Screen Name Redacted 9/17/2021 09:22 PM	Homeless should be priority
Screen Name Redacted 9/18/2021 08:35 PM	So long as they have lived in Powys and not coming in from other Counties
Screen Name Redacted 9/19/2021 05:26 PM	The people in the town including myself are desperate to be allocated a property yet they will choose someone who doesn't live in the area over someone like yawl with health needs and have lived here all my life
Screen Name Redacted 9/19/2021 09:12 PM	people who are homeless should be moved out of temporary accommodation as soon as possible. Being in secure accommodation helps people to be able rebuild lives.
Screen Name Redacted	How many people are homeless in Powys

9/21/2021 03:03 PM	
Screen Name Redacted 9/22/2021 09:46 AM	Plenty of local people need housing
Screen Name Redacted 9/22/2021 08:16 PM	I understand homeless people warrant support but so do local applicants, as demand outweighs supply. If people from local families were given precedence this will enable them to remain and work in the area, thus boosting the local economy.
Screen Name Redacted 9/24/2021 01:40 PM	Would this be immigrants or our own homeless & Veterans?
Screen Name Redacted 9/24/2021 08:07 PM	Having been homeless and under Section 75 for over 12 months I was somewhat surprised that we were not a priority. We are living in a very small one bedroom flat, with very high rent, which our GP has stated that it is inappropriate for our needs and yet in 12 months have only been offered one property that did not in any way meet our needs. Living in Llanidoes we were also horrified to find out that the priority for housing people in the new builds did not include us, however does include at least one person from Birmingham and one from Telford. Surely homeless locals with friends and family here should be first?
Screen Name Redacted 9/26/2021 09:11 AM	I need more information to give an informed answer
Screen Name Redacted 9/27/2021 11:45 AM	I think with the everybody in policy ,there is a chance that this will be abused to get to the top of the list
Screen Name Redacted 9/28/2021 07:08 AM	I understand the need but would be be vetted as to their history. I'd be anxious about the type of person due to previous domestic violence. Would you survey locals to check out due to safe guarding.
Screen Name Redacted 10/05/2021 10:18 AM	Only if the homeless are native to Powys
Screen Name Redacted 10/08/2021 04:19 PM	I think evictions are up due to Covid and I think 6 months should be enough time for families to be offered suitable accommodation
Screen Name Redacted 10/11/2021 05:35 PM	concerned it could cause a block on any other type of applicants being rehoused due to the volume of homeless cases that could go into Band 2 taking priority.
Screen Name Redacted 10/18/2021 02:10 PM	if you are genuinely homeless that you should be ready to move at all times so I am in agreement with this
Screen Name Redacted	It's important stays in bed and breakfast are kept to a minimum and the correct accommodation it sort



10/29/2021 03:26 PM	
Screen Name Redacted 11/02/2021 12:17 PM	What does "not ready to move" mean? What band will those who have had s.21 be in?
Screen Name Redacted 11/17/2021 04:06 PM	This still does not help the fact that there is insufficient housing stock.
Screen Name Redacted 11/19/2021 05:54 PM	NEED to have above a Summary of what each Band denotes. You Mention Bznd 2 & 5... ??
Screen Name Redacted 11/24/2021 12:04 PM	Anything to stop homelessness
Screen Name Redacted 11/24/2021 12:15 PM	I feel this is a necessary step in order to manage the increased demand and move on from TA, allowing A stock to be returned in order to house people permanently.
Screen Name Redacted 11/30/2021 06:15 PM	first priority should be homeless
Screen Name Redacted 11/30/2021 11:31 PM	What is section 75 homeless duty? What does "everyone in" approach mean? You say "a huge increase in homeless applications" - give me the stats. etc. etc. This opening section is unreadable to all but people working in or otherwise involved in the sector. We, the people outside of this silo, can only give judged and meaningful opinions if we understand the question.
Screen Name Redacted 12/06/2021 06:02 PM	We should be taking care of people who have paid taxes and contributed to society...e.g homeless veterans,etc
	Agree with proposal, however, will there be a time limit for applicants to remain in Band 2 status? Also, what support interventions are to be put in place for those applicants placed in Band 2. Similarly for Band 5 applicants, what form of support intervention will they receive?
	I personally do not think it will be a good idea to have a band 2 for homeless. My main concern would be around single persons accommodation. In my opinion I see less effort being put in to find alternative suitable accommodation in the PRS and that we would not be getting a sustainable mix of tenancies in social housing, my thoughts in particular are thinking about trying to manage the new build 1 bed properties which will inevitably end up being filled with homeless applicants,. Many of these applicants are in need of high levels of support and I think it is fair to say that in a lot of cases are not ready to even manage a tenancy successfully. I understand more work needs to be done in getting them ready to or putting them in the band 4 if they are not. The introduce of

	<p>band 2 I feel will lead to less work being carried out in these areas as they will have a priority over other household types who struggle to find accommodation with in the town.</p> <p>The band 3 housing need is a lot more fairer for people getting housed. We have in previous year had similar additional points for homelessness and it was a management nightmare.</p> <p>This may not be an issue for barcud as their asb policies are more robust than ours. With the impending restructure and the vast changed front line staff look to be going through I am not sure this implementation in policy is very well times</p> <p>I don't think we can have a situation like the "bell" for example in one bed properties.</p> <p>The only positive I could see is potentially for families to avoid use of temp if there is a family accommodation available.</p> <p>There are many instances where duty can be discharged for un reasonable behaviour or non-engagement, if these applicant are housed quicker we will not establish this pattern of behaviour prior to been allocated a tenancy and less opportunity to discharge.</p>
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**Proposed change:**

Reduce the priority on the waiting list of those applicants who fall into Band 2 under S75 homeless duty, if they refuse a homeless final offer

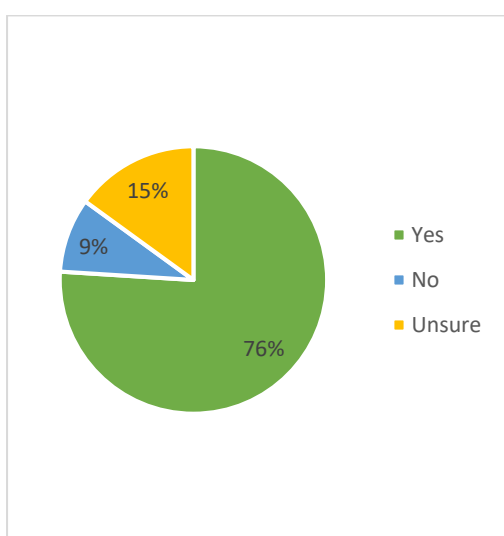
**Why this change is needed:**

If an applicant, who has been placed in Band 2 under S75 homeless duty, refuses a reasonable offer they will be demoted to Band 3 (subject to an assessment of housing need) with a new effective date.

This has been brought in to make homeless applicants aware that there are consequences to their decisions and to ensure fairness to other applicants on the waiting list.

## Q2. Do you agree with this proposal?

Yes	206
No	25
Unsure	40



### Q2 Comment:

Screen Name Redacted 9/13/2021 10:38 AM	Communication from Powys needs to be much better with those who are homeless/in crisis and stakeholders surrounding the homeless client need to be better captured on the CHR so those 'offers' are not missed.  PRS landlords also make offers however some of these offers are being overlooked in preference of the CHR.
Screen Name Redacted 9/13/2021 11:23 AM	One offer then band 3. Should be one offer then discharge duty lose TA
Screen Name Redacted 9/13/2021 01:14 PM	There do need to be consequences which are understood by those looking to be housed, when turning down an offer without a very good reason.
Screen Name Redacted 9/13/2021 02:58 PM	Absolutely, if you're homeless you'd be happy with an offer of a home and should accept
Screen Name Redacted 9/13/2021 03:21 PM	If priority is given, it should be restricted to one offer

Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Yes a refusal should set you back
Screen Name Redacted 9/13/2021 04:43 PM	If refused offer nothing
Screen Name Redacted 9/13/2021 04:44 PM	People should have the right to choose where they live
Screen Name Redacted 9/13/2021 04:48 PM	If someone is homeless and refuses any property, they should go in to the lowest possible band.
Screen Name Redacted 9/13/2021 05:03 PM	What happens with band1
Screen Name Redacted 9/13/2021 05:29 PM	Yes but it depends on the definition of 'reasonable'. If you are offering someone a house that is not in their area and they have to move away, maybe taking school age children with them, then that is not acceptable.
Screen Name Redacted 9/13/2021 05:44 PM	This needs to be fair and equitable, but people with complex needs also need support to understand the consequences of their decision(s) not to accept housing when offered.
Screen Name Redacted 9/13/2021 05:57 PM	Good idea. I think of people are genuinely wanting to improve their situation, and they can prove to be a good tenant, I don't see why they couldn't move at a later date. Suitable accommodation is just that. So why refuse?
Screen Name Redacted 9/13/2021 06:36 PM	May need a little more investigation. I think everybody is entitled to reject on the grounds of distance from school if they don't drive and there's no public transport. Rejection on mental health support grounds Reject because they are recovering addict and need to be away from like minded individuals Escaping domestic violence or abuse All of the above reasons would be OK for rejection under the right set of circumstances providing they are genuine.
Screen Name Redacted 9/13/2021 07:00 PM	Unfair. Open to abuse
Screen Name Redacted 9/13/2021 09:35 PM	Powys County Council has not enough (accessible) homes in their portfolio. People with specific needs should have always the right to refuse an offer when their opinion is that their needs are not met.
Screen Name Redacted 9/13/2021 10:02 PM	For example, if a 3 bed home is offered to a family of 5 adults of couple + 3, with the suggestion that a dining room be used as a 4th bedroom and further suggested that meals be eaten in the lounge and this offer is

	declined as unsuitable, there should not be a demotion because the offer is unreasonable
Screen Name Redacted 9/14/2021 07:09 AM	I think you should stay under the effected date when you first apply for housing
Screen Name Redacted 9/14/2021 09:28 AM	This would depend on the appropriateness of the offer i.e. ready access to services and links to services/agencies who may be engaged with this person. Also consideration to be given on restrictions imposed elsewhere and possibly access to family/peer support
Screen Name Redacted 9/14/2021 09:29 AM	Because the property you offering them is a last resort & may not be person centred
Screen Name Redacted 9/14/2021 09:29 AM	None to add at this present time.
Screen Name Redacted 9/14/2021 10:01 AM	what happens when you have no housing in their preferred area,s and you offer homes out of area and they decline why punish
Screen Name Redacted 9/14/2021 10:10 AM	Homeless is homeless and housing offers if suitable should be accepted and not rejected.
Screen Name Redacted 9/14/2021 10:11 AM	Yes, if there seems no good reason for them to refuse, but absolutely not until the person has the opportunity to explain their concerns about the property offered or the area. There is no point putting a person into a home they would find difficult to manage or aggravates any health conditions, mental or physical, particularly if there is no support.
Screen Name Redacted 9/14/2021 11:31 AM	unless there is a very valid reason like ex near by or someone who has cause mental of physical harm in close vicinity
Screen Name Redacted 9/14/2021 12:02 PM	Where in principle I agree with the changes , I do have concerns this change could be detrimental to victims of domestic abuse i.e. victims are offered properties deemed unsafe close to the perpetrator or the perpetrators family, turning down the property will see them demoted to band 3
Screen Name Redacted 9/14/2021 12:26 PM	Yes
Screen Name Redacted 9/14/2021 01:05 PM	Of someone is homeless they arent really in a position to turn down properties
Screen Name Redacted 9/14/2021 01:35 PM	It is dependent on the suitability of the first offer
Screen Name Redacted 9/14/2021 01:38 PM	I agree to a point, but I hope this will not result in applicants being coerced into homes that are not suitable for them.
Screen Name Redacted	If a property is offered it should be taken

9/14/2021 02:01 PM	
Screen Name Redacted 9/14/2021 02:22 PM	Applicants are often moved away from family & support. This worsens situation. Single Mums can't work. older family lose support and a greater burden is placed on benefits & care services
Screen Name Redacted 9/14/2021 03:15 PM	<p>My concern with this ruling is what happened to me. I talked at length with a housing officer and explained my needs and that I care for my elderly mother who is a powys resident. I explained that after a break in at my previous home and another assault in that home after someone forcing entry, I was very nervous and needed security of my own garden that I could erect fencing and did not want a shared entrance as that was how the offenders had gained access to my flat from the shared entrance. I explained my needs but was offered by another officer a property in an area that I had said I did not want to live in. This second officer was very difficult and then said I had been struck off the list as I had refused a property - yet this property was not in my area of choice and I had expressly advised the first housing officer of my needs and wants. I appreciate that social housing is in great demand and the stock does not meet those demands. I also understand social housing is a great solution to help residents and is not an entitlement. However, being forced to take properties not in your area of choice, or a clash of personalities with your housing officer (through no fault of your own), can lead to situations where the applicant is unfairly prejudiced. I am 51 years old and have to move into 'an old aged bungalow' due to my disabilities. That in itself you can understand, is difficult to accept, but I cannot honestly face moving, and then moving again. I want to move into my forever home and settle and be a good tenant. Being forced to move somewhere knowing that I would request and immediate transfer is not the answer. Especially as one I am in a property deemed to be suitable for my needs I would have a very limited chance of gaining another property in another location. So this is my concern if applicants are moved down in category for refusing property. I think there should be strict guidelines in place and each case looked at individually. I appreciate housing officers have a difficult job to do, and are the front line for applicants to contact and therefore get some difficult and abusive clients. However, more compassion and understanding needs to be shown to each individual case as opposed to simply renting out stock properties.</p>
Screen Name Redacted 9/14/2021 03:54 PM	Its only fair.
Screen Name Redacted 9/14/2021 05:08 PM	as long as the offered property meets their needs
Screen Name Redacted 9/14/2021 06:12 PM	I agree if...they are to be housed somewhere that meets their needs as well as their families. I don't agree with forcing a family to move somewhere they are not familiar or have no connections to, unless they wish.
Screen Name Redacted 9/14/2021 11:46 PM	If anyone who is homeless gets given the chance of a home and the deny this chance then unfortunately for me they should go to the bottom of the list, there is 1000s of people on the streets who would love the



	opportunity of a warm bed and no a cold ally way and a home to call own.
Screen Name Redacted 9/15/2021 12:04 AM	If someone deemed homeless has made an informed decision to remain homeless surely their wish should be respected?
Screen Name Redacted 9/15/2021 11:08 AM	I agree yet dis agree as there may be a reason as to why they declined the offer such as accessability
Screen Name Redacted 9/15/2021 11:37 AM	Seems a fair process.
Screen Name Redacted 9/15/2021 12:17 PM	The fairness of the final offer is arbitrary and no right of appeal is indicated
Screen Name Redacted 9/15/2021 12:20 PM	that seems fair
Screen Name Redacted 9/15/2021 02:56 PM	I don't see the point in final offers because the home doesn't go to waist it just gets offered to the next person on the list. Why should people have to accept something that's not suitable for them, are they not in a horrible enough situation already?
Screen Name Redacted 9/15/2021 03:22 PM	correct
Screen Name Redacted 9/15/2021 04:06 PM	When my 6 month assured short hold tenancy terminated I was fortunate enough to be offered a council public sector tenancy which I immediately accepted over the telephone; it would never have occurred to me to refuse any offer and I remain grateful to this day particularly as I had 2 older dogs.
Screen Name Redacted 9/16/2021 10:35 AM	as long as the final offer is suitable for their needs
Screen Name Redacted 9/16/2021 09:33 PM	This may have an adverse effect on people who feel they are being offered something completely unsuited to their needs. In my own case, for example, being made to live in a flat would have an adverse effect on my mental health.
Screen Name Redacted 9/16/2021 09:35 PM	people should accept offers given to them as there is shortage in housing and increase in homelessness
Screen Name Redacted 9/17/2021 09:22 PM	If need they take a home on this climate
Screen Name Redacted 9/20/2021 02:09 PM	The housing offer needs to be suitable for the person/family's needs; disability access (even if no disability benefit is yet in place), near to local support, near to any family who need support, in a location which will limit access to/influence of substance misuse if this has been an issue to the applicant, affordable, in good repair. It is not fair to demote applicants

	who have turned down a property for concerns about any of the above if their needs have not been fully explored.
Screen Name Redacted 9/21/2021 03:03 PM	Why would you offer if not suitable for the person in the first place
Screen Name Redacted 9/24/2021 08:07 PM	Consequences? I simply don't understand why they are not made aware of them.
Screen Name Redacted 9/26/2021 09:11 AM	The decision should take into account the suitability of the property to the individual, for example, it's location.
Screen Name Redacted 9/27/2021 11:45 AM	Same as reason above re everyone in
Screen Name Redacted 9/28/2021 07:08 AM	Many homeless people don't want a permanent home. I think this gives them autonomy
Screen Name Redacted 10/01/2021 09:32 PM	Need to be sympathetic
Screen Name Redacted 10/11/2021 05:35 PM	an offer of social housing is a stepping stone to relieve a homeless situation and applicants only have to give 4 week's notice should they wish to move on compared to being tied into a 6 month's tenancy in private rent, also after 12 months they could explore mutual exchange options if no ASB and no rent arrears.
Screen Name Redacted 11/02/2021 12:17 PM	Subject to a Review of that decision and do not agree that the applicant has to have a new effective date.
Screen Name Redacted 11/10/2021 10:14 PM	To whom is it deemed 'reasonable?' It is down to the applicant to decide if an offer is reasonable and appropriate for them, not the person making the offer... someone who does not fully understand the applicant.
Screen Name Redacted 11/12/2021 11:22 AM	As long as the offer is reasonable then it's essentially "beggars can't be choosers"
Screen Name Redacted 11/13/2021 10:40 AM	Seems fair
Screen Name Redacted 11/16/2021 12:53 PM	There needs to be a firm definition of a reasonable offer to ensure consistency
Screen Name Redacted 11/17/2021 04:06 PM	The qualification for refusal needs to be carefully monitored.
Screen Name Redacted	If they have been offered a home - they must take it to free up where they are staying at that time. A scoring matrix could used if they do have

11/19/2021 05:54 PM	have justifiably reasons not to accept a new home. Schooling for Children, Transport, etc etc
Screen Name Redacted 11/19/2021 08:53 PM	Fairness is important
Screen Name Redacted 11/23/2021 09:55 AM	This entirely depends on their reason for refusal. Some reasons may be perfectly legitimate and should not be penalised such as; inadequate facilities or adaptations, no public transport links (and no car, meaning they cannot access employment)...
Screen Name Redacted 11/23/2021 11:59 AM	if they refuse because it is far from any support system they already have, then I do not believe this to be fair
Screen Name Redacted 11/24/2021 12:15 PM	Technically this could be very beneficial in supporting the development of consequential thinking. However, it would be really important to ensure that the reason as to the refusal has been thoroughly explored, with both the applicant and any support services - some times there is an underlying very valid reason for refusal but it is not always shared, or shared articulately enough, to make sense. I would like to see a multi-agency decision being made on this wherever possible - not to overturn Housing colleagues decisions, but to make sure that all facts are known and understood in the decision making process. In the majority of cases this will actually mean that Housing colleagues proposals are backed and will help to ensure that everyone is singing from the same hymn sheet which will be better for overall for supporting client's learning and decision making.
Screen Name Redacted 11/30/2021 06:15 PM	seems reasonable to me.
Screen Name Redacted 11/30/2021 11:31 PM	see previous
Screen Name Redacted 12/06/2021 06:02 PM	Look after our own first
	Agree with proposal providing there is evidence that accommodation being offered is suitable for need, affordable and that suitable support intervention has been considered / or is in place to ensure sustainability of new tenancy.

**Proposed change:**

When a first offer is refused unreasonably, the application effective date is amended to the date the offer was refused

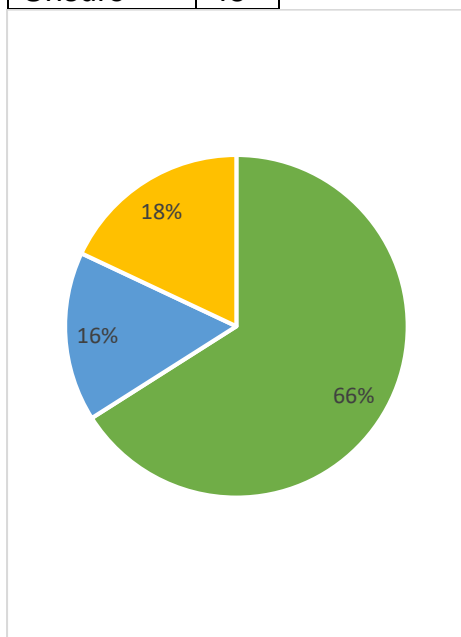
**Why this change is needed:**

Due to the high number of refusals we are experiencing when allocating (over 1200 in 20/21), there needs to be a repercussion to refusing a reasonable offer. Therefore, it is proposed that whilst the applicant will still be entitled to two reasonable offers, the effective date of the application will be amended to the date the first offer was unreasonably refused.

This should also help to ensure a cleaner waiting list and reduce allocation times.

**Q3. Do you agree with the above proposal?**

Yes	182
No	44
Unsure	48



**Q3 Comment:**

Screen Name Redacted 9/13/2021 09:37 AM	I am not sure what constitutes an unreasonable refusal or if there is any appeal process to affect the date.
Screen Name Redacted 9/13/2021 10:38 AM	Silly reasons are being given for refusal and these needs to be better researched.
Screen Name Redacted 9/13/2021 11:43 AM	How is reasonable 'defined?

Screen Name Redacted 9/13/2021 12:04 PM	If they are refusing a reasonable offer they should be removed from the list. Of they need somewhere and is suitable then they should not be given more choices if refused. Everyone should be given the 2 choices and if refused should not be considered any more.
Screen Name Redacted 9/13/2021 12:25 PM	What is a reasonable offer? How do you account for the applicant's preferences!
Screen Name Redacted 9/13/2021 12:30 PM	This should only be done after a face to face assessment and reports from others involved with the client. Complex needs are suffered by most experiencing impending homelessness, and due regard must be considered for people suffering with mental health.
Screen Name Redacted 9/13/2021 01:14 PM	If there can be 2 reasonable offers refused then it would be fairer to amend the date of application to the refusal of the second offer. Has there been a piece of work undertaken to investigate the high number of refusals? Is there a correlation between type of landlord/ location of property/ state of repair etc? I would expect to see a report on this.
Screen Name Redacted 9/13/2021 04:16 PM	Housing can be unsuitable for reasons outside of housing policy, a panel should go through them on a case by case basis then reduce need i.e location over wall colour are very different
Screen Name Redacted 9/13/2021 04:22 PM	Why are high numbers of refusals being experienced? Are people being picky or are they been offered appalling choices?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	If the properties were in decent order their would be less refusal people often refuse a property in a bad state I know this
Screen Name Redacted 9/13/2021 04:40 PM	Although I feel there needs to be some guidance notes available to all on the housing register of what would be deemed unreasonable refusal.
Screen Name Redacted 9/13/2021 04:43 PM	Put them to the bottom of the list
Screen Name Redacted 9/13/2021 04:44 PM	You can't force people to live miles away from friends and family
Screen Name Redacted 9/13/2021 04:48 PM	Definitely agree.
Screen Name Redacted 9/13/2021 05:03 PM	Us long has we don't get moved from band 1 and top of the list I have been suffering badly from noises above and on lots of medications because of this
Screen Name Redacted 9/13/2021 05:29 PM	Again need to be clear about what is reasonable and unreasonable. I don't see why if a house is offered to someone and they refuse, it just can't be offered to another person?

Screen Name Redacted 9/13/2021 05:44 PM	As long as the reasons for refusal are also deemed reasonable, ie, if it's based on need and trust, then the housing officer offering the property should know why it's being refused and make allowances for this.
Screen Name Redacted 9/13/2021 05:57 PM	Homes are very scarce, the housing crisis is real. Any suitable offered should be allocated, and if applicants refuse, they can't be very serious about needing a home. In my experience any home is better than none.
Screen Name Redacted 9/13/2021 06:36 PM	Providing it is an unreasonable excuse and not just Powys county council deciding it is.
Screen Name Redacted 9/13/2021 07:00 PM	Unfair. Open to abuse
Screen Name Redacted 9/13/2021 09:35 PM	It is the housing officer their responsibility that someone's needs are fully met. As long as the County Council does not have enough appropriate housing, the applicant should always have the right to refuse when their opinion is that it won't fit their needs.
Screen Name Redacted 9/13/2021 10:02 PM	As per comments to last question... There needs to be clarity around the definition of 'reasonable'
Screen Name Redacted 9/13/2021 10:09 PM	Unsure as I am not aware of your definition of unreasonably
Screen Name Redacted 9/14/2021 08:59 AM	As long as the property offered meets their requirements as per their application
Screen Name Redacted 9/14/2021 09:28 AM	In practice Yes, but this does depend on the definition of a reasonable offer
Screen Name Redacted 9/14/2021 09:29 AM	Again, this offer might not be considered to be person centred
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 09:56 AM	I appreciate the need to manage and challenge repeated refused offers of accommodation but how is this process conducted and recorded? Is it simply two strikes and out? Reasonable is a term that can be interpreted differently.
Screen Name Redacted 9/14/2021 10:01 AM	just a way of you meeting your deadlines more effectively
Screen Name Redacted 9/14/2021 10:10 AM	Complete agreement
Screen Name Redacted	You have to look more closely at what is being offered and whether or not it is truly appropriate.



9/14/2021 10:11 AM	
Screen Name Redacted 9/14/2021 11:31 AM	unless valid reason as stated in previous comment
Screen Name Redacted 9/14/2021 12:02 PM	The reasons why the offer was refused should be taken into consideration , but I do agree with changing the date.
Screen Name Redacted 9/14/2021 12:26 PM	I do
Screen Name Redacted 9/14/2021 12:28 PM	What are 2 reasonable offers? Do they meet the requirements of the applicant?
Screen Name Redacted 9/14/2021 12:42 PM	It is not (yet) clear in this questionnaire, who decides what is a 'reasonable offer' and what constitutes an 'unreasonable' refusal.
Screen Name Redacted 9/14/2021 01:05 PM	If people are being allocated houses and turning them down because it's not what they want when it meets their needs I definitely agree
Screen Name Redacted 9/14/2021 01:38 PM	Don't understand the explanation.
Screen Name Redacted 9/14/2021 02:01 PM	Surprised that that are many refusals when properties are scarce
Screen Name Redacted 9/14/2021 02:22 PM	The offers were clearly NOT reasonable. This number of refusals clearly indicates the system is not working
Screen Name Redacted 9/14/2021 02:32 PM	I agree except in the circumstance of probation license conditions and police conditions having an issue with the offered property or TA
Screen Name Redacted 9/14/2021 03:15 PM	PLease see comments in my previous entry as the reasoning applies to this rule also. A blanket policy of changing dates without each case being assessed individually is unfair.
Screen Name Redacted 9/14/2021 03:54 PM	That seems fair.
Screen Name Redacted 9/14/2021 08:42 PM	Your idea of a reasonable offer may not be the applicants idea of a reasonable offer. It has to be dealt with on a case by case level.
Screen Name Redacted 9/14/2021 11:22 PM	There may be valid reasons for refusing, but I generally agree with the proposed change.

Screen Name Redacted 9/14/2021 11:46 PM	Unfortunately I can see why many do refuse properties at first, second or third, being a single applicant only allows you to have a flat and not a house ive been told? So your being taken the privilege of having your own space of a garden or private spaces of a spare room for family to stay, or spaces that's safe for small children when they visit or pets to run freely, Simply because you don't have a family or children of your own you can't or arnt entitled to a house just a flat? I feel this discriminates abit myself.?
Screen Name Redacted 9/15/2021 12:17 PM	Surely the question is why are there 1200 refusals!
Screen Name Redacted 9/15/2021 12:20 PM	I would wonder why so many places have been rejected
Screen Name Redacted 9/15/2021 02:56 PM	How can anyone decide what is reasonable to someone else? Isn't it more productive to house people in places they will be happy and stay long term rather than ending up back in the list?
Screen Name Redacted 9/15/2021 03:22 PM	it depends on what is considered a reasonable offer
Screen Name Redacted 9/15/2021 04:06 PM	Depends upon the definition of "unreasonable" and how it is interpreted.
Screen Name Redacted 9/16/2021 10:35 AM	If you are having such a high number of refusals, it surely means that the properties being offered are not suitable. If you have empty houses that are being refused, shouldn't they be allocated as temporary housing instead?
Screen Name Redacted 9/16/2021 09:33 PM	This very much depends on the interpretation of the word "reasonable"
Screen Name Redacted 9/16/2021 09:35 PM	its fair
Screen Name Redacted 9/17/2021 12:17 PM	this contradicts 2 reasonable offers, the applicant can reapply for housing and the effective date wold be changed then anyway. You cannot have both??
Screen Name Redacted 9/17/2021 03:33 PM	Depends on individual persons circumstances and what is deemed to be unreasonable
Screen Name Redacted 9/18/2021 08:35 PM	If the accomodation fits their needs and they refuse it then this clause may make them think again.
Screen Name Redacted 9/19/2021 09:12 PM	People should understand that social housing may not be exactly where they want, or what they want, but is limited to availability.
Screen Name Redacted	It depends what a 'reasonable' offer is and if the applicant has a reasonable reason for refusing it.

9/20/2021 02:09 PM	
Screen Name Redacted 9/20/2021 05:09 PM	As long as you fully take into account a persons reasons for refusing and give them a proper chance to explain, as I know trying to speak to ones housing officer can take months into years
Screen Name Redacted 9/21/2021 03:03 PM	Of course
Screen Name Redacted 9/24/2021 01:40 PM	The homeless person(s) should only be made 1-offer, as they would then know when said first and only offer they refuse that is it, down the list they go. This would cut your waiting list and those who are homeless are more likely to accept said property, after all a roof over your head is better than nothing at all.
Screen Name Redacted 9/24/2021 08:07 PM	Will it be made clear what a reasonable offer is. We have had one offer in a year, we had clear reasons for turning it down. Also the next person who viewed the property, on the list below us was homed there so it should make no difference to the amount of people on the waiting list.
Screen Name Redacted 9/27/2021 11:45 AM	Without knowing what a reasonable offer or refusal is it's hard to comment. Who decides what is what
Screen Name Redacted 9/28/2021 07:08 AM	Help those who do want a home
Screen Name Redacted 10/01/2021 09:32 PM	It's cooking the books - unreasonable subjective unless decision maker has same life experience as person in need of a home
Screen Name Redacted 10/05/2021 10:18 AM	Disagree, because there might be genuine reasons for refusal. Eg. person is forced to refuse due to location - frail in need of a bungalow for example cannot be expected to live on a hill far from town, therefore taking away their independence.
Screen Name Redacted 10/11/2021 05:35 PM	yes think we need to be firmer as so many people are wanting an offer of social housing and some applicants are becoming very selective on what they want
Screen Name Redacted 11/02/2021 12:17 PM	Why are applicants are being further penalised. They understand that they are only entitled to two offers- which is already a penalty.
Screen Name Redacted 11/10/2021 10:14 PM	There should be no repercussions to refusing an offer.
Screen Name Redacted 11/12/2021 11:22 AM	The number of refusals seems to force something like this, so it seems reasonable.
Screen Name Redacted 11/13/2021 10:40 AM	Not sure I fully understand this

Screen Name Redacted 11/17/2021 04:06 PM	This is a lovely way to make statistics work for the government and not the people they are serving. Create another statistic to show those refusing and for how long. This would enable you to see how the housing stock or the method of offering the housing is NOT working for the people in need.
Screen Name Redacted 11/19/2021 05:54 PM	What's happens to a person for one reason or another refuses the 2 properties, are they allowed to stay where they are & blocking the system. If the Matrix/questionnaire has been followed above & it's deemed they have unreasonably turned down the 2 property options..... could you then downgrade the type of accommodation they are in, if that's stall possible??
Screen Name Redacted 11/23/2021 09:55 AM	as per previous question... analysis should be undertaken for refusal reasons and should be addressed first
Screen Name Redacted 11/23/2021 11:59 AM	What is the definition of reasonable offer?
Screen Name Redacted 11/24/2021 12:15 PM	It will be even more important to ensure that a multi-agency decision is reached wherever possible (as per my answer to number 5) as this will undoubtedly have consequences. If the person is working with other services it is crucial to ensure the bigger picture is considered and everyone has an input and is on the same page, otherwise I can see this leading to potential sources of tensions between services and lots of back and forth, lack of joined up thinking etc. We have had numerous examples of where partner agencies and Housing colleagues have almost been pitted against each other, not understanding of each others' points of view and time wasted with back and forth emails etc, and people becoming entrenched in their views. However, when people come together and are able to challenge, understand and reach an agreement this is often where the best support plans are created. If this process isn't built in to these proposed changes, I can foresee this being a source of tension among services going forward.
Screen Name Redacted 11/30/2021 06:15 PM	common sense I think.
Screen Name Redacted 11/30/2021 11:31 PM	see previous
	What is the definition of an offer being refused unreasonably i.e.an example of this? Will the applicant have recourse to an appeal if the effective date of application is subject to amendment?

**Proposed change:**

Simplifying how applicants are assessed for accessible housing

**Why this change is needed:**

Currently when allocating, a property is matched to an applicant based on the level of accessibility needs. Within the current policy there are five accessibility levels:

- Wheelchair accessible
- Partially wheelchair accessible
- Level access
- Minimal steps
- None of the above

The review has highlighted that the five accessibility levels have led to confusion and inconsistency when verifying applications and when allocating properties.

The proposal is to reduce it to three levels which keeps it simple and straightforward both for the allocating officers and for the surveyors when assessing the property.

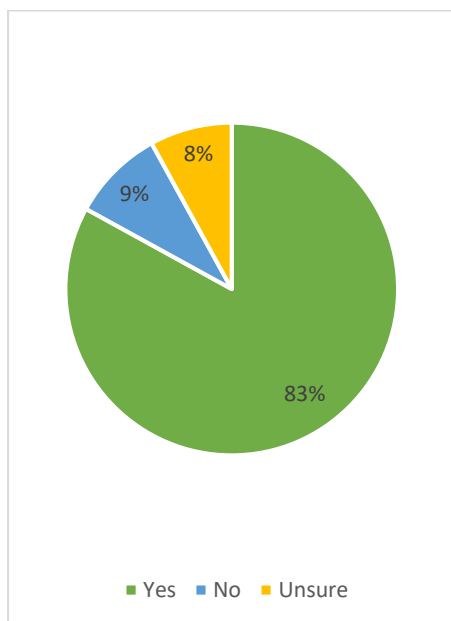
The proposed three levels are:

- Wheelchair accessible
- Ground floor
- None of the above

Additional questions will be asked on the application form to ascertain the level of accessibility needed.

**Q4. Do you agree with the above proposal?**

Yes	223
No	25
Unsure	22



**Q4 Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	Yes I agree this is confusing and Powys should be looking at the future needs of the client to provide a long term tenancy.
Screen Name Redacted 9/13/2021 11:23 AM	Much easier to understand.
Screen Name Redacted 9/13/2021 12:04 PM	As a wheelchair user myself and trying to get moved we are struggling to get somewhere for our needs. So by reducing it will be harder to move as more people will be in that list. If move people on list can be longer wait for those who need. E.g us in unsuitable home but other people then can be moved before us.
Screen Name Redacted 9/13/2021 01:14 PM	Unsure because it does not seem to cover flats? Ground floor does not account for other floors which may have level access , and that may be accessed by lift? I do not know if that applies to any properties in Powys but felt I should raise it.
Screen Name Redacted 9/13/2021 02:58 PM	Anything to make it simpler
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	What about if a property has lift access
Screen Name Redacted 9/13/2021 04:40 PM	As a disabled person I would need to see the proposed additional questions to make an informed decision
Screen Name Redacted	My daughter has no hands and has a wheelchair yet you offer me nothing



9/13/2021 04:43 PM	
Screen Name Redacted 9/13/2021 05:44 PM	Ground floor could still mean partially accessible to a wheel chair. This seriously needs to be considered as it should work for the person's disabilities or abilities...this is an absolute need, if housing is inaccessible for some people, then choose or prioritise accessible housing.
Screen Name Redacted 9/13/2021 05:53 PM	Good idea
Screen Name Redacted 9/13/2021 05:57 PM	I am disabled, and it's hard enough to get issued a suitable property in the right banding. Reducing the options will just increase stress for disabled people who may be in remission, recovery, or suffer from chronic illness, where the application forms do not have options for "invisible" illnesses. I need a lot of home aids but as the application forms don't account for some difficulties, likely to be assessed and offered accommodation that's not really suitable.
Screen Name Redacted 9/13/2021 06:04 PM	I agree with this as disabled people find it harder to be offered appropriate accessibility accommodation
Screen Name Redacted 9/13/2021 09:35 PM	This will only work when Powys County Council will increase the amount of accessible houses, by building new ones in every area.
Screen Name Redacted 9/13/2021 11:19 PM	So what happens to disabled people that do not use a wheelchair full time
Screen Name Redacted 9/14/2021 09:28 AM	Need to ensure that any property offered to a person with disabilities is DDA compliant. This is too simplistic.
Screen Name Redacted 9/14/2021 09:29 AM	The five steps provides more of a person centred approach & requires less money spent on risk assessments
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 09:56 AM	I agree with the definition 'wheelchair accessible' as I don't understand how we can advocate partial wheelchair accessibility. Steps and stairs are significant issues found within and outside properties. However there is also a need for an assessment of need required for other physically less able residents, those with sight impairment or additional needs. The question is very narrow. Should I assume the other questions to ascertain the level of accessibility is inclusive of these other needs.
Screen Name Redacted 9/14/2021 10:10 AM	None
Screen Name Redacted 9/14/2021 10:11 AM	Better assessment of the property to be offered, so the housing officer can give a rough description of accessibility to a prospective tenant. From experience, it is beneficial to know if there are any steps or sloping paths to the property, plus what the approaching footpaths are like. This is

	important also for people using public transport, who then have to walk to the property to view it.
Screen Name Redacted 9/14/2021 12:26 PM	Very important to ask if they are disabled or not or having trouble with stairs etc.
Screen Name Redacted 9/14/2021 12:42 PM	I think 'minimal steps' is a valid criteria. Whilst I could handle one or two steps I would not consider two flights of steps!
Screen Name Redacted 9/14/2021 01:05 PM	I feel this will simplify the whole process
Screen Name Redacted 9/14/2021 02:22 PM	There is great confusion between disability and older persons accommodation. Housing staff don't seem to be to differentiate. Much older persons accommodation is totally unsuitable for disability which covers all age groups. What is the obsession with wheelchairs?How many actually use one?
Screen Name Redacted 9/14/2021 03:15 PM	A two bedroomed house became available three doors down from my mother. (She has bought her ex council house and after a fall fracturing her pelvis in three places her care needs increased). I asked if I could apply for that house - I explained that I owned my own stair lift and would pay for it to be fitted, I explained that I would pay for the bathroom to be converted to a wet room and for ramps (there were only a couple of steps from the gate up to door level). I was told straight out that I would NEVER be considered for such a property as it would be given to a person with children. I questioned that as the lady living next door to this available property was in her 90s, living alone, with carers. I explained my reasoning behind it as it was so close to my mother and we had long term neighbours and friends as neighbours that would help support us. I explained that my current home is a house and has been adapted to suit my needs so why did that not apply in this case. I was told there was a single mother with a daughter who has family living in the area who had been on the list for a number of years desperately trying to move into the area. I understood that however, I was technically homeless - my ex was literally trying to sell the house I was staying in and was giving me no end of abuse as time was going on and I didnt have a social housing property. So my concern is that people could be disregarded and penalised for valid reasons. All properties should be considered where the situation warrants it.
Screen Name Redacted 9/14/2021 03:54 PM	More straightforward.
Screen Name Redacted 9/14/2021 06:12 PM	It's simpler.
Screen Name Redacted 9/14/2021 11:46 PM	Agree
Screen Name Redacted	again that makes sense

9/15/2021 12:20 PM	
Screen Name Redacted 9/15/2021 02:56 PM	I don't see the point in having partial wheelchair access but minimal steps needs to be kept or you will have people having so called reasonable refusals when they need to turn down a property as they can't physically walk up alot of streps and that is clearly not fair
Screen Name Redacted 9/15/2021 03:22 PM	its as it should be
Screen Name Redacted 9/16/2021 10:19 AM	Pensioners should be taken into consideration with regards stairs
Screen Name Redacted 9/16/2021 09:35 PM	decision should be made by thise in authority
Screen Name Redacted 9/17/2021 12:17 PM	The advert definition would have to be changed as it states Ground floor for a house - so this would pull everyone who needs ground floor to some into house shortlists?
Screen Name Redacted 9/20/2021 02:09 PM	The minimal steps level should remain, as some people may not be able to evidence needing wheelchair access or inability to manage steps at all, but may be able to manage some steps. This would increase the number of properties which could be offered to limited mobility people.
Screen Name Redacted 9/20/2021 05:09 PM	No because someone like me who would normally say ground floor could feasibly accept a second floor flat like prospect place as more suitable for other reasons, admittedly the stairs aren't the best idea but once I have climbed them to get in, I am on the level and don't need to use them till I go out.
Screen Name Redacted 9/20/2021 09:37 PM	Ground floor can still involve steps which a person with a walking aid will not be able to negotiate
Screen Name Redacted 9/21/2021 03:03 PM	Who does the accessing? What facts are made available to them
Screen Name Redacted 9/24/2021 08:07 PM	Ground floor does not necessarily mean accessible. Just because someone is not in a wheelchair does not mean that they do not require accessible homes. The majority of people in this country who are disabled, around 93%, are not wheelchair users, this is therefore discriminatory as many "ground floor" places have steps and no close parking.
Screen Name Redacted 9/27/2021 11:45 AM	It must also be remembered that the property must be accessible from the public highway,steps will obviously be a concern
Screen Name Redacted 10/01/2021 09:32 PM	Needs to be taylored to individual- not assessed on 3 criteria
Screen Name Redacted 10/02/2021 05:05 PM	Agree the combination of the two 'wheelchair' categories but there is a world of difference between 'ground floor' and 'level access'. I feel that the 'level access' category is needed

Screen Name Redacted 10/11/2021 05:35 PM	yes all for a simpler solution to avoid applicants being missed on eligible shortlists
Screen Name Redacted 11/02/2021 09:48 PM	For disabled applicants accessibility is not always about level access. There needs to be a box to alert the housing officer to other needs. I am in a property with no bath because it is ground floor, but does not meet the full needs of my disability
Screen Name Redacted 11/12/2021 11:22 AM	Either something is accessible or it isn't so simplification seems a good idea. I'd suggest changing the category "ground floor" for "accessible to those with limited walking ability" - it allows for the possibility of somewhere not on the ground floor but with a lift or other accessibility aids.
Screen Name Redacted 11/13/2021 10:40 AM	With accessibility issues you also need to consider parking. If someone has limited mobility and depends on their car for basic things (eg. has a blue badge) then they need to be in accommodation with parking. There is a serious issue in Crickhowell where disabled tenants with no off-street space are parking illegally and blocking roads and essential access. I agree the categories probably need to be simplified, just not sure if those are the best categories.
Screen Name Redacted 11/16/2021 12:53 PM	This is incredulous and demonstrates a lack of awareness of what constitutes accessibility.
Screen Name Redacted 11/19/2021 05:54 PM	Only consideration would be the Level Ground, as if a partial Wheelchair user has a lot of uphill to a property the new property still could be deemed unsuitable
Screen Name Redacted 11/30/2021 11:31 PM	Only highlights and addresses the housing needs of the very disabled, people who use wheelchairs. "Ground floor" tells me nothing about the access to the property, or if there are level changes in the property that a person with some physical difficulties might find difficult.
	We are assuming that such allocations would take account of Occupational Therapist recommendations which would identify suitability of property based on needs of the applicants. Does Powys CC maintain an Asset register of adapted properties?

**Proposed change:**

Awarding priority to applicants who are currently overcrowding one-bedroom social housing

**Why this change is needed:**

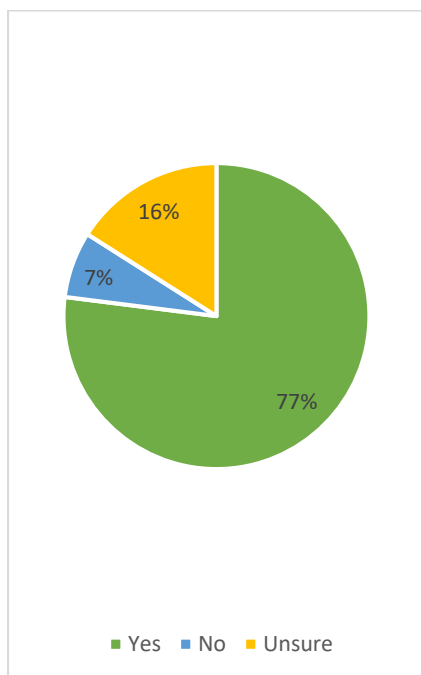
From a demand perspective, one-bed accommodation is required more than any other property size, with approximately two thirds of applicants on the Common Housing Register requiring this size accommodation.

Coupled with this is the limited amount of one-bed social accommodation in Powys.

In order to free up more one-bed accommodation, it is proposed to introduce a new Band 2 category which will give priority to social housing tenants in Powys currently living in one-bed accommodation that are overcrowded.

**Q5. Do you agree with this proposal?**

Yes	208
No	18
Unsure	42



**Q5 Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	I feel Band 2 will be manipulated when a client finds a friend. Powys need to look at 2 bed house 'shares' or build many more one bed flats to match the whole housing market need [ie not CHR need].
Screen Name Redacted 9/13/2021 01:14 PM	It will just move the log jam though as the availability of 2 bedroom properties is limited. Congratulations to Powys social landlords on the building of the flats in Newtown town centre.
Screen Name Redacted 9/13/2021 02:58 PM	Yes, but should also work the same the other end of the scale. I know of couples and single people living in 3 bed houses as their children have since grown up and left home
Screen Name Redacted 9/13/2021 04:16 PM	It means people waiting for 2/3 beds would be pushed further down the list and wait longer when it is not their fault.
Screen Name Redacted 9/13/2021 04:22 PM	Are you not just kicking the can down the road? Won't this measure cause the same problem with those needing 2 or 3 bed properties that will find they are taken by those who should have been given 1 bed? It seems the solution is more 1 bed accomodation .... Why aren't you addressing that?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:40 PM	As long as it is overcrowded due to children that are registered as actually living at the property full time.
Screen Name Redacted 9/13/2021 04:43 PM	Don't have so many kids having more children doesn't mean your entitled to a bigger house paid for by benefits
Screen Name Redacted	Far too many people in the Machynlleth area living in houses when their children have moved out and now have their own houses.



9/13/2021 04:48 PM	
Screen Name Redacted 9/13/2021 05:03 PM	I have been waiting to move from here 2 year's now and I am very poorly
Screen Name Redacted 9/13/2021 05:29 PM	They already have housing even if it is only one bed. Giving them priority could push homeless people even further down the list. Source/Build more one bed accomodation!
Screen Name Redacted 9/13/2021 05:44 PM	Overcrowding does not produce healthy/wellbeing and should be avoided if at all possible.
Screen Name Redacted 9/13/2021 05:57 PM	Overcrowding is a huge issue and if people need larger homes, then they sills be priority, getting up one bedroom homes for single people. Or couples. This I believe will help the housing crisis
Screen Name Redacted 9/13/2021 06:04 PM	I completely agree with this as their is a shortage of one bedroom accommodation
Screen Name Redacted 9/13/2021 06:36 PM	I don't see how it will free up one bed properties if there's no properties for them to move on into
Screen Name Redacted 9/13/2021 09:35 PM	This only works when there will be build more adequate houses.
Screen Name Redacted 9/14/2021 09:29 AM	This should be considered due to infection control & less risk of catching viruses like COVID for example
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 09:48 AM	In conjunction with this change those tenants in under-occupied properties must be given notice that they will be moved to appropriately sized accommodation to make larger social housing available for those who need it. Having been there for years should not guarantee future occupancy once it is under occupied and others need it.
Screen Name Redacted 9/14/2021 09:56 AM	Where will they be accommodated?
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 12:26 PM	Some people just need one bedroom others need more
Screen Name Redacted 9/14/2021 01:05 PM	If overcrowded one bed house holds are rehoused this then makes more one beds available which in turn helps solve other issues such as single persons requiring one beds who live in multi bedroom properties

Screen Name Redacted 9/14/2021 01:38 PM	Single parents need to stop having additional children.
Screen Name Redacted 9/14/2021 02:22 PM	Thank goodness. This should apply to all overcrowding which is a serious issue in all levels of social housing
Screen Name Redacted 9/14/2021 03:15 PM	I think all applicants should be assessed fairly. I know of people that have taken their grown up children to stay with them as they have lost jobs and cant afford to rent their own property. In some instances it is a one bedroom property and they have to sleep on the sofa. This has to be weighed up with other applicants and their circumstances. Some could be under mental /physical threat , homeless, disabled/ill etc. There should be no precedent sent for over crowding of one bedroomed properties as there is overcrowding in two bedroomed properties etc.
Screen Name Redacted 9/14/2021 03:54 PM	More efficient
Screen Name Redacted 9/14/2021 06:12 PM	This is unfair on those who are overcrowded but not in a 1 bedroom.
Screen Name Redacted 9/14/2021 08:42 PM	Why are they in 1 bed over crowded accommodation in the first place? Are you encouraging the already blatant 'have a baby, get a house' society we already have.
Screen Name Redacted 9/14/2021 11:22 PM	To allow one bed accommodation to be freed up.
Screen Name Redacted 9/14/2021 11:46 PM	Yes but don't just put young single applicants or couples in 1 bed properties, people grow and have families and then end up having to move in the end, so have to be rehomed from that one bed properly. So it makes sense to allocate the 2 beds in the first place.
Screen Name Redacted 9/15/2021 12:20 PM	makes sense
Screen Name Redacted 9/15/2021 03:22 PM	PC C HASNT ENOUGH HOUSING TO DO THIS ANYWAY
Screen Name Redacted 9/15/2021 04:06 PM	Please define over crowding. I live in a one bedroomed bungalow which is barely big enough for myself and tiny dog. For example my kitchen is so small that a fat person wouldn't even be able to access the sink and there is very little storage available, nor is there any space for a table. Most of my possessions are stored in my Mothers house. There is nowhere to put a Hoover, mop etc so I store them in my shower room and have to move them into the hall each time I wash . Perhaps older couples could be considered for a 2 bedroomed house ?
Screen Name Redacted 9/16/2021 09:35 PM	prioritising locals is fair

Screen Name Redacted 9/19/2021 08:36 PM	if it is too crowded, why not offer a two-bedroom accommodation?
Screen Name Redacted 9/19/2021 09:12 PM	There is a need for more one bedroom accommodation to be available
Screen Name Redacted 9/21/2021 03:03 PM	Build more one bedroom or take over empty properties
Screen Name Redacted 9/22/2021 08:16 PM	If I am correct, your question suggests that if a one bedroom property is overcrowded, then priority would be given to a 3rd person. How can that be if there are limited one bedroom properties available for them to move into.
Screen Name Redacted 9/24/2021 01:40 PM	Does this mean for "2-bed Flats" only, or do they include "2-Bed Bungalows"?
Screen Name Redacted 9/24/2021 08:07 PM	If someone has need of more than a one bed then they should be prioritized, especially when people need 1 beds. This is just common sense.
Screen Name Redacted 10/01/2021 09:32 PM	Instead of letting developers get away with executive housing to maximise profits - make them deliver on needs first - I.e. one bed accommodation- also how has PCC long term empty property fit for conversion whilst failing to meet such needs?
Screen Name Redacted 10/11/2021 05:35 PM	feel good evidence would be required to prove the overcrowding is genuine and maybe a qualifying period of time to prevent false applications
Screen Name Redacted 11/17/2021 04:06 PM	You are not dealing with the fundamental problem of the housing stock available
Screen Name Redacted 11/19/2021 05:54 PM	People need to move on if they are overcrowded.... what about Council properties that are under occupied??
Screen Name Redacted 11/19/2021 08:53 PM	Good idea. Move people on to free it up
Screen Name Redacted 11/30/2021 06:15 PM	not sure I understand the implications here.
	agreed that this makes best use of stock. Would landlords have the ability to effect internal management transfers, which would enable them to address identified overcrowding issues without recourse to the CHR?

**Proposed change:**

Awarding priority to applicants currently under-occupying their social housing tenancies by two or more bedrooms

**Why this change is needed:**

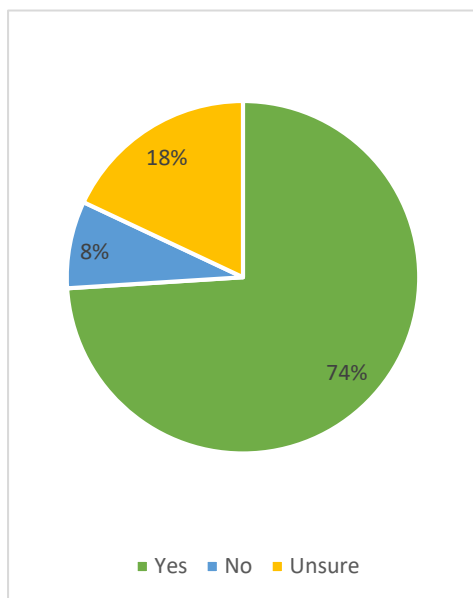
Preference is currently given to Powys social housing tenants who wish to downsize to smaller sized accommodation, primarily to mitigate the impact of the Spare Room Subsidy ('Bedroom Tax') requirements on the affordability of their current home. The majority of these cases have now been addressed and a consequence of this is that allocations are being made to those who, although they want to downsize, can still afford to remain in their current property and these applicants are being allocated properties over those who are in higher "housing need" i.e: Band 3.

Due to the limited stock of larger properties (four-bed+) in Powys, priority still needs to be awarded to those looking to downsize from this size of accommodation, hence it is proposed that applicants in this size property who are under-occupying by two or more bedrooms, will still be placed in Band 2.

In recognition of the ongoing commitment to mitigate the impact of the Spare Room Subsidy on social housing tenants, Priority Band 2 status will still be awarded to those tenants who have fallen into rent arrears as a direct result.

**Q6. Do you agree with this proposal?**

Yes	199
No	23
Unsure	48



**Q6 Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	Under-occupying in social housing is much cheaper than renting a suitable sized property in the PRS.
Screen Name Redacted 9/13/2021 12:04 PM	As long as those who need a property are given still first. As medically need over those want to downside. Those who medically need are only being put in band 3 so how fair if those to downside go in band 2.
Screen Name Redacted 9/13/2021 12:30 PM	There are a lot of points to consider in this above statement... it would be easier to answer if it were broken down.
Screen Name Redacted 9/13/2021 02:58 PM	Yes, but what about those who are not paying bedroom tax that are very happy living in a larger house 10+ years since their children moved out. We should make these people downsize. I do not understand why people think it is their right to have a council house for life
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.

Screen Name Redacted 9/13/2021 04:32 PM	We are taking about someone's home here Why downsize if you don't want to nice to have a spare room and for a caseworker in later life
Screen Name Redacted 9/13/2021 04:41 PM	I massively disagree with this one, as people with 3 bed houses (nice houses, suitable, nothing wrong with them) have been given priority over people like myself and others, who have babies and need safer living situations, with no stairs, no all in one kitchen and living rooms (as my baby keeps going for the oven etc) putting them at risk. A new estate was built, and it looks as though everyone who already had appropriate accommodation have been moved to a nicer house, simply because they have an extra room. It's laughable. And I won't be eligible for their old houses, as I only have one child. So can only get a 2 bed. Which you are giving to people who don't need them desperately.
Screen Name Redacted 9/13/2021 04:43 PM	If you don't need the extra bedroom they should be made to give up that property simple
Screen Name Redacted 9/13/2021 05:03 PM	How can a person say that he lives on his own when he has a girlfriend and a friend stopping with him seven nights a week
Screen Name Redacted 9/13/2021 05:29 PM	Again I am not convinced that that helps homeless people. Those people already have housing. If it directly helps house other people who do not yet have housing then yes. People who already have social housing are in a privileged position already.
Screen Name Redacted 9/13/2021 05:44 PM	As long as people are not made to move to other locations without consideration of their own needs/community and also that it's affordable.
Screen Name Redacted 9/13/2021 05:57 PM	I completely agree, if my home were to big and coating me too much. I would certainly be happy to downsize. This will free up homes for those who are over crowded, and in need of larger properties.
Screen Name Redacted 9/13/2021 06:04 PM	People living a house that is to big fir their requirements should be encourage to down sized and helped to facilitate this to free up accommodation for other families in need of accommodation of that size
Screen Name Redacted 9/13/2021 06:36 PM	I agree with the last part about rent arrears getting priority. I think if there is one or more spare bedrooms get them downsized free up larger properties
Screen Name Redacted 9/13/2021 09:35 PM	People on the waiting list for a smaller home should not have to pay bedroom tax.
Screen Name Redacted 9/13/2021 10:44 PM	Definitely as one person living in a 3/4 bed house is ridiculous when family's are waiting
Screen Name Redacted 9/14/2021 07:21 AM	I think this is unfair as I only need and can only afford one bedroom so that puts me much further down the list. I've worked hard not to be caught in the benefit trap and am penalised continually for NOT being on benefits other than PIP
Screen Name Redacted	None to add.

9/14/2021 09:29 AM	
Screen Name Redacted 9/14/2021 09:48 AM	Absolutely right. Housing MUST be allocated on a NEED basis and frequent reviews should be performed to determine where there is no longer a need with adjustment enforced if that property is a better fit to a larger family.
Screen Name Redacted 9/14/2021 09:56 AM	Where will any resident wishing to downsize be accommodated? What is the current demand?
Screen Name Redacted 9/14/2021 10:10 AM	In Powys many single(widowed)pensioners are occupying multi bedroom council house despite living alone for decades because they do not wish to move preferring to live with subsidised rent and council tax until illness forces a move into care homes
Screen Name Redacted 9/14/2021 11:31 AM	so long as no one forced to move and they are happy with area they are offered and able to refuse the first and second offer to make sure it is the correct location of them and their needs
Screen Name Redacted 9/14/2021 12:26 PM	Some people can down size if needed like three to two bed
Screen Name Redacted 9/14/2021 12:28 PM	I am on the list to downsize from 3 to 2 bedroom. I am not a priority as i am housed but as i am paying my rent and not subjects bedroom tax there is no hurry to move me.
Screen Name Redacted 9/14/2021 01:05 PM	If people vacate properties with additional rooms that are not used or required then this th n frees up bigger properties for those who are over crowded
Screen Name Redacted 9/14/2021 02:01 PM	More larger properties needed for young families
Screen Name Redacted 9/14/2021 02:22 PM	Does anyone factor in the appalling expense of moving which probably puts many off.
Screen Name Redacted 9/14/2021 03:15 PM	Priority should be given to those homeless or facing physical/mental difficulties in their current environment. I accept that paying for an extra bedroom can put financial strain on some but to give them preference on a smaller property is not fair. That person could be up for a property against another applicant living in persecution or threat etc. and they should not be given priority over them.
Screen Name Redacted 9/14/2021 03:54 PM	Efficient
Screen Name Redacted 9/14/2021 05:48 PM	There are too many single people who are in properties unsuitable when there are families that are overcrowded for example we have a 2 bed property and are overcrowded as the rooms are too small
Screen Name Redacted 9/14/2021 08:42 PM	If they stopped claiming benefits and worked it would negate this need.
Screen Name Redacted	If you don't have a downsize available for them or you have a large list, and no one to fill your large house, makes sense to either reduce or scrap



9/14/2021 11:46 PM	the bedroom tax on that property until you can relocate them at a sensible time, win win they keep their home until relocation, other people on the list get a home and your larger house isn't sat empty because no one wants it because of the bedroom tax 🙄♀
Screen Name Redacted 9/15/2021 12:20 PM	not sure about this
Screen Name Redacted 9/15/2021 02:56 PM	I personally know of people who need to be financially better off but can't be because they are in a house too big and expensive and other who are overcrowded so yes this makes perfect sense
Screen Name Redacted 9/15/2021 03:22 PM	YOU HAVENT ENOUGH HOUSING FOR PEOPLE TO DOWNSIZE ESPECIALL IN THEIR HOME AREAS
Screen Name Redacted 9/16/2021 01:52 PM	When the family of tenants move then the requirement of the number of bedrooms changes and the tenant should then be moved to smaller accommodation.
Screen Name Redacted 9/16/2021 09:35 PM	every space should be utilised
Screen Name Redacted 9/19/2021 05:26 PM	I know of people in 3anf 4 bedroom houses claiming they live with family when they're living alone this needs to be looked at
Screen Name Redacted 9/19/2021 09:12 PM	It would be good to consider ways of requiring people underoccupying accommodation move on. Social housing should fit the current need of the family and this may mean moving house, to free up a larger home for families in more need.
Screen Name Redacted 9/21/2021 03:03 PM	Of course
Screen Name Redacted 9/22/2021 08:16 PM	I understand people want to downsize when some family members have left home and be placed in smaller properties but not at the expense of someone looking to access their first property
Screen Name Redacted 9/24/2021 01:40 PM	If you can afford it they is no problem, but there are those who *like my self* are desperate to move but unable to do as as there are others staying in bigger homes than needed just because they can afford the "Bed Room Tax"!  I say if you are on benefits you should 'NOT' stay in your home with the extra bedroom, as circumstances of finical reasons can and do change, then you are in a home of which you can no longer afford.
Screen Name Redacted 9/24/2021 08:07 PM	This actually makes sense, as long as they want to move. But in no way should they be pressured to.
Screen Name Redacted 9/27/2021 11:45 AM	If a tenant can afford to pay the bedroom tax This should not come into consideration. We can't be "told" how to spend our money.

Screen Name Redacted 9/28/2021 07:08 AM	Only if they want to
Screen Name Redacted 10/01/2021 09:32 PM	Just do it by negotiation and with some humanity and humility
Screen Name Redacted 10/11/2021 05:35 PM	although some families may be able to afford the bedroom tax, if they wish to downsize there is a huge demand for larger properties for families on the waiting list and feel this would keep allocations flowing rather than a blocking affect and hopefully relieve applicants from the debt they fall into if they can't afford a tenancy
Screen Name Redacted 11/02/2021 12:17 PM	This makes this issue too complex. Either the applicant is under occupying or not? Its a effective management of stock. Why do applicants have to fall into debt to be considered under occupying? Do applucanst for DHP still have to be registered on the W/L? Isnt this the issue?
Screen Name Redacted 11/19/2021 05:54 PM	Keeping up to date with tenants circumstances- I presume rent arrears us one tools, just wondering what other variables you use as tools to check under occupancy? How is this Managed & residents quantify who is living at an address at any one time eg. Kids gone to College/University etc or does age come into the scenario then, as to keeping a bedroom free for a student coming home from College??
Screen Name Redacted 11/30/2021 06:15 PM	don't understand sorry.
Screen Name Redacted 11/30/2021 11:31 PM	Not very clear of the question. Bedroom tax? Spare Room Subsidy? Perhaps I don't understand those.
	this suggested approach will improve better affordability for those that are currently under occupying and whom may be subject to welfare benefit reduction as a result

### **Proposed change:**

Give all households the opportunity to apply for one bedroom extra than they need subject to an affordability assessment

### **Why this change is needed:**

This would help to alleviate the difficulty of letting two bed flats and help to house the high proportion of single persons currently on the waiting list.

The current policy could be classed as discriminatory to those who are in receipt of benefits through no fault of their own and who would be able to afford a larger property than needed.

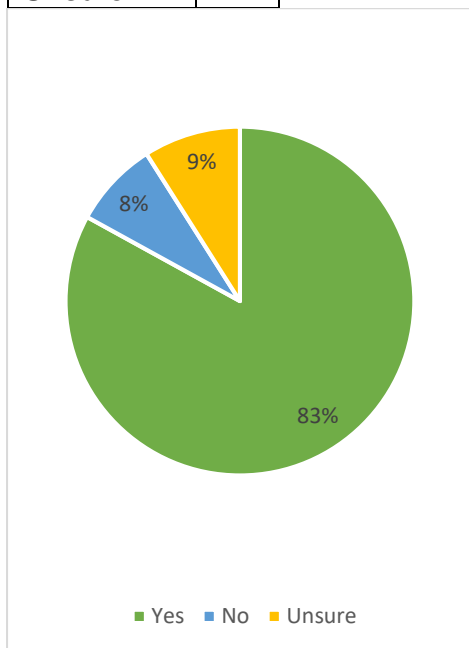
Powys County Council Tenancy Support Officers (TSO's), and their equivalent, are now in place who complete a financial assessment on each applicant at the offer stage – this is a much more robust system for assessing affordability.

Only those who request the extra bedroom would be considered for it.

The final decision will lie with the partner landlord and if they are not satisfied with regard to affordability, the offer will be withdrawn. This will not count as a reasonable offer.

**Q7. Do you agree with the above proposal?**

Yes	224
No	23
Unsure	24



**Q7 Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	Opportunity here for 2 bed house shares eg for younger clients who want to gain tenancy experience.
Screen Name Redacted 9/13/2021 12:04 PM	As long as those can afford it then should be allowed. I would be happy to pay extra for 3 bedroom to meet my need but as on housing benefit I am not allowed. So as long as it does not discriminate against those on housing benefit all should be allowed.
Screen Name Redacted 9/13/2021 12:30 PM	This is a robust idea, and I fully support it
Screen Name Redacted 9/13/2021 01:14 PM	This is well worded to explain the need without demonising those on benefit.
Screen Name Redacted 9/13/2021 03:21 PM	I support this for smaller properties, however larger properties which are needed for larger families must still be allocated on the basis of need rather than to give a spare bedroom.
Screen Name Redacted	These could alleviate the 1 bedroom problem and let out more 2 beds

9/13/2021 04:16 PM	
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	In shropshire older tenants have the choice of a two bed For a caseworker extra equipment and if they wish to have a visitor
Screen Name Redacted 9/13/2021 04:43 PM	How is that fair
Screen Name Redacted 9/13/2021 05:17 PM	This is a good idea, especially for new families who know they will be having another baby.
Screen Name Redacted 9/13/2021 05:29 PM	Seems reasonable, if the tenant can afford it although again not if it means that a family that needs the larger flat/house misses out. Why is there a difficulty letting 2-bed flats? My son and I are homeless and have been waiting for 8 months for one??
Screen Name Redacted 9/13/2021 05:57 PM	If a property has an extra bedroom for a single applicant, then I don't think this is a good idea. But for parents of opposite sex children, or grandparents who have their grandchildren stay over. This would be a great idea. As a lot of people are stuck in 2 bed property until the older child is over 10 years old, and can not be offered a 3 bed until that time, but if they were offered a 3 bed with affordability test, this would free up 2 beds and applicants could rent in a stable home for many more years. Moving every 4-6 years causes upset, upheaval from schools, friends, neighbourhoods, applicants like myself are looking for a forever home, where we can settle down with their children and families.
Screen Name Redacted 9/13/2021 06:04 PM	This gives everyone a fairer chance to be offered and accept suitable accom9dation
Screen Name Redacted 9/14/2021 08:48 AM	owing to health cannot share bed
Screen Name Redacted 9/14/2021 09:28 AM	Would it not be better to consider persons who may be sharing custody of children but are unable to have children staying overnight or at weekends, for which this may be suitable rather than on a purely monetary basis.
Screen Name Redacted 9/14/2021 09:29 AM	This gives families or couples the opportunity to have a spare bedroom so they have the facilities to have family & friends stay over for a night. Just like when people decide to rent or buy a property with an extra bedroom. This also stops discrimination
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 10:10 AM	This problem does not lie with prospective tenants,retired married low income couples are not considered eligible for two bedroomed properties(bungalows) at least in Presteigne ,conversely many property owners are ,who in my mind should not even be considered for social housing

Screen Name Redacted 9/14/2021 12:26 PM	Some people on there own need one bed because there is no one else to have another bedroom
Screen Name Redacted 9/14/2021 01:05 PM	If people can afford additional rooms, feel they are required and are willing to vacate properties if they are unable to afford the property after a change in circumstances i.e. loss of job etc then I agree
Screen Name Redacted 9/14/2021 01:38 PM	Its about need, not whether you can afford a larger property.
Screen Name Redacted 9/14/2021 02:01 PM	We would like an extra bedroom for visitors ie family and could afford this
Screen Name Redacted 9/14/2021 02:22 PM	The current system is putting intolerable strain on familys with special needs . My daughter had to split her family and send her eldest boy to live with his Dad because his Autism meant he could not share with his siblings who were suffering severe sleep deprivation. He misses his Mum terribly. Same sex siblings should never have to share. The overcrowding accepted in social housing is creating a return to Dickensian squalor
Screen Name Redacted 9/14/2021 03:15 PM	If there are two bedroomed properties available, and the applicant can afford to pay the extra monies, then they should be given the chance to do so. However, this should not be at the expense of someone needing the two bedroomed, or any size, property in emergency situations such as homelessness/persecution etc
Screen Name Redacted 9/14/2021 03:54 PM	Sensible option.
Screen Name Redacted 9/14/2021 08:42 PM	People who work and pay taxes should be offered larger accommodation if they can afford it.
Screen Name Redacted 9/14/2021 10:45 PM	I require a 3 bed due to having 3 children and a lady has a 3 bed and lives there alone. And continues to live there because she can afford the rent and is happy to pay bedroom tax. This is unfair and against social housing need. We are now over crowded because she can live in a 3 bed
Screen Name Redacted 9/14/2021 11:46 PM	I can see your point with this, but I think you need to look at the individual application, some applications work full time or part time so can afford the rent on the property and wish to have the extra bedroom. Where some through no fault can't afford it so it should be reviewed per application
Screen Name Redacted 9/15/2021 12:04 AM	I
Screen Name Redacted 9/15/2021 12:20 PM	that sounds right
Screen Name Redacted 9/15/2021 03:22 PM	YOU NEED A FULL LIST OF HOUSING BEFORE ANY SUCH DECISION IS MADE
Screen Name Redacted	As my family live 2 hours drive away I would require a 2nd bedroom to enable someone to stay should I need help or care

9/15/2021 03:24 PM	
Screen Name Redacted 9/15/2021 06:42 PM	Depending on their situation, it would allow for a longer term stay if the tenant had a child in the future
Screen Name Redacted 9/16/2021 10:35 AM	What people "need" and what is actually liveable (children sharing bedrooms etc) are two different things so if people can afford it, they absolutely should be given the chance to have a bigger house - unless they then get the bedroom tax for having an extra one!
Screen Name Redacted 9/16/2021 01:52 PM	Totally agree but a single person should never be allocated more than single bedroom accommodation which is currently the known practice
Screen Name Redacted 9/16/2021 09:35 PM	it does not discriminate
Screen Name Redacted 9/17/2021 09:22 PM	Some may need an extra room for people to stay with them to help with isolation and future care needs
Screen Name Redacted 9/19/2021 05:26 PM	I am currently awaiting a groundfloor property due to family a 2 bedroom would be perfect
Screen Name Redacted 9/20/2021 05:09 PM	Yes an extra room would be helpful for people like me as I have aids etc that take up room
Screen Name Redacted 9/21/2021 03:03 PM	If they are prepared to pay the bedroom tax of course let them have the extra room it could be for a nurse over night
Screen Name Redacted 9/24/2021 01:40 PM	If you are on benefits you should NOT be in a bigger home as finically circumstances change, and they would then be stuck in a home they can no longer afford. It would also make more homes available for those who have more than 1-child.
Screen Name Redacted 9/24/2021 06:13 PM	People still have adult children who like to come and stay especially if they live far away.
Screen Name Redacted 9/24/2021 08:07 PM	I have a son and family, he can't visit overnight as they cannot stay with us as there are few local places to stay. The system is unfair to those like me. Also having an extra room gives you a chance to continue hobbies as you then have space.
Screen Name Redacted 9/27/2021 11:45 AM	Good idea
Screen Name Redacted 10/01/2021 09:32 PM	Again why so prescriptive - do it through negotiation- also be clear on morals of joining waiting list if can meet housing needs in other ways.
Screen Name Redacted 10/11/2021 05:35 PM	I think it is a good idea but will involve more work regarding assessments

Screen Name Redacted 11/02/2021 09:48 PM	I had always requested an extra bedroom as could afford it, but was always refused due to benefits. If you still cannot request a 2 bedroom due to benefits, that would be hugely unfair. Those on disability have no choice but to be on benefits
Screen Name Redacted 11/17/2021 04:06 PM	As more people are working from home this enables a healthy work life balance.
Screen Name Redacted 11/19/2021 05:54 PM	Above ok - so long as a single parent with child/children aren't cast aside due to the above change. But I presume a family would be offered first due to a prioritising need?
Screen Name Redacted 11/19/2021 08:53 PM	Good idea
Screen Name Redacted 11/30/2021 06:15 PM	I think so.
Screen Name Redacted 11/30/2021 11:31 PM	Just too much info written in too much jargon - I really don't quite understand the question.
	Agreed this would address the issue highlighted, however affordability assessment should take account of long-term affordability and tenancy sustainability and include referral / signposting to include income maximisation support where required.

### **Proposed change:**

Widening the group of applicants that will be considered for 'Housing First'

### **Why this change is needed:**

Housing First is a recovery orientated approach to ending homelessness that centres on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional support and services as needed. Welsh Government has made available additional funding to support a range of projects based on Housing First approaches and Powys County Council is one of the first local authorities in Wales to award priority to Housing First cases within its allocation policy.

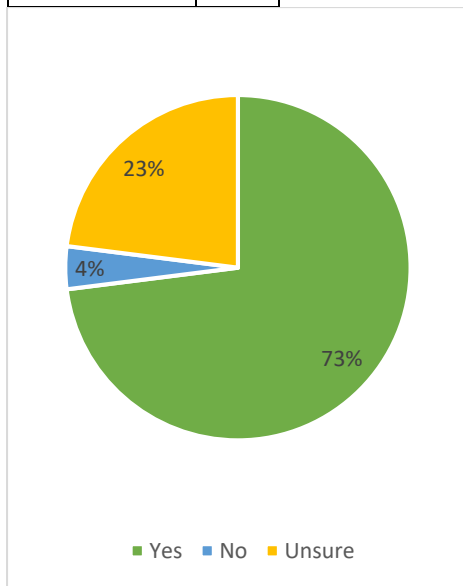


Whilst Housing First has been a qualifying criterion for Band 1 cases for a number of years, only a very small number of applicants have actually, been awarded Housing First status. On review, it was felt the wording was too prescriptive and after consultation with Welsh Government and our Housing Association partners the criteria has been revised to include a wider range of individuals who have complex and challenging housing needs.

It is pertinent to note that there will still be a requirement before Housing First status is awarded that there is a package of intensive and guaranteed support in place, agreed and funded by all relevant agencies, with a commitment to provide the package for as long as it is needed by the applicant. Also due to the complex nature of Housing First cases they will be decided by a multi-agency panel consisting of professionals who work in the following areas: Housing, Health and Social Care, Mental Health, Substance Misuse, and the Police.

**Q8. Do you agree with the above proposal?**

Yes	197
No	10
Unsure	64



**Q8 Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	Clients complex needs are already known pre tenancy, why can the support not be attached to any tenancy?
Screen Name Redacted 9/13/2021 12:04 PM	Yes maybe it can help those who need a home before other due to unsuitable housing.
Screen Name Redacted	There must be an increase in skilled housing officers that are able to identify additional and complex needs and signpost appropriately

9/13/2021 12:30 PM	
Screen Name Redacted 9/13/2021 01:14 PM	It seems wise to ensure that all packages of on-going support are agreed and funding in place before going ahead with this. It would be very disheartening to have a tenancy fail because necessary supports were not in place or inadequately funded.
Screen Name Redacted 9/13/2021 03:21 PM	Without further detail it is difficult to know.
Screen Name Redacted 9/13/2021 04:16 PM	Housing is a foundation for moving forward for vulnerable people
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	This priority should apply to women in refuges who go to bottom of the list Not with all housing associations though
Screen Name Redacted 9/13/2021 04:48 PM	Support local people in overcrowded accommodation, before homeless people from outside of the area.
Screen Name Redacted 9/13/2021 05:03 PM	Has I have lots of support workers helping me
Screen Name Redacted 9/13/2021 05:44 PM	Aim is to swiftly help people in need, so providing support as quickly as possible is the best way forward.
Screen Name Redacted 9/13/2021 05:57 PM	I like the idea that people from all backgrounds can get housing help. But maybe it would be a good idea to try sheltered housing before offering permanent housing, just to ensure they are fit tenants who will m pay their rent and respect the property.
Screen Name Redacted 9/13/2021 06:04 PM	I agree with this change as it heck=los the vulnerable to get into and keep their home and maintain their lives ect and can help identify issues before they get out of hand
Screen Name Redacted 9/13/2021 06:36 PM	It's all well and good making promises to provide packages but things change and they get stopped or reviewed and pulled away at the applicants cost and that is unfair
Screen Name Redacted 9/13/2021 09:35 PM	Everyone who is homeless should get full support.
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:56 AM	In theory this is exactly what is needed but in practice, I'm unsure if this multi agency panel is effective. What is the Panel's raison d'etre and how is the proposed intensive guaranteed process monitored and will it be

	open to challenge and scrutiny? How often will it meet? Will there be local representation including tenant representatives?
Screen Name Redacted 9/14/2021 10:10 AM	Maybe the higher costs involved should ve invested in building more social housing
Screen Name Redacted 9/14/2021 10:11 AM	Very much needed - and has been for a long time!
Screen Name Redacted 9/14/2021 11:18 AM	as long as it is for only wales residents
Screen Name Redacted 9/14/2021 12:02 PM	Given between 22 and 57% of homeless women have reported domestic violence as one of the immediate causes of their homelessness , it would be worth inviting someone from the DV sector to be part of the panel.
Screen Name Redacted 9/14/2021 12:26 PM	I completely agree when you sign up they will help you when you are the registrar
Screen Name Redacted 9/14/2021 01:05 PM	I definitely feel homel as people are priority for housing but I also feel other could qualify for housing first under certain circumstances
Screen Name Redacted 9/14/2021 01:38 PM	Don't understand.
Screen Name Redacted 9/14/2021 02:22 PM	Homeless is often the result of vulnerability.
Screen Name Redacted 9/14/2021 03:15 PM	However I think the scope should be widened to include applicants with not only substance abuse/police issues but also with health issues and circumstantial issues. If you scratch the surface of most applications you would find that many more would need, and appreciate, support services entailed in the Housing First applicants. I think more support should be offered to applicants and other services involved to help.
Screen Name Redacted 9/14/2021 03:54 PM	Its much fairer
Screen Name Redacted 9/15/2021 12:04 AM	There is urgent need for a fully-integrated approach to support - at the moment it seems there's a policy of 'dump and run', causeing massive disruption to fellow tenants, neighbourhoods, whole communities as it has done in Knighton.
Screen Name Redacted 9/15/2021 12:20 PM	I understand the priority for people with medical and mental problems
Screen Name Redacted 9/15/2021 03:22 PM	HOUSING AVAILABILITY NEEDS TO BE CHECKED 1ST
Screen Name Redacted	"Package of guaranteed support in place" :- the road to hell is paved with good intentions !

9/15/2021 04:06 PM	
Screen Name Redacted 9/16/2021 09:35 PM	no comment
Screen Name Redacted 9/19/2021 05:26 PM	You need to look at local needs before anything else
Screen Name Redacted 9/19/2021 09:12 PM	Housing First is a great concept, as people need to feel secure in accommodation to be able to start to address other issues. No one should be homeless in a compassionate modern society.
Screen Name Redacted 9/21/2021 03:03 PM	It depends on the number of homeless people. There will always be homelessness
Screen Name Redacted 9/22/2021 08:16 PM	There are also people who may fall through cracks in the system, and they too should be considered after careful and scrupulous assessment.
Screen Name Redacted 9/24/2021 01:40 PM	It sounds the same as before with very little changes so if you are working you have first refusal, no changes there.
Screen Name Redacted 9/24/2021 08:07 PM	With multiple disabilities and specific housing needs why would I not agree with this. We are homeless due to no choice of our own, our landlady simply gave us a section 21 notice.
Screen Name Redacted 10/11/2021 05:35 PM	a lot of applicants require intense support due to mental health issues etc but it feels a catch 22 situation in being able to find suitable move on options due to the lack of one bed properties in certain areas and the different social provider policies can be restricting i.e no pets
Screen Name Redacted 11/19/2021 05:54 PM	SUPPORT & HELP with their circumstances to improve with Health & Wellbeing is paramount to their recovery and integrating better within society.
Screen Name Redacted 11/19/2021 08:53 PM	Great idea
Screen Name Redacted 11/24/2021 12:15 PM	Dedicated Housing First support for adults is an absolute must to make this work. Also an increase in capacity for the Youth project will be necessary.
Screen Name Redacted 11/30/2021 06:15 PM	I think it covers most sensible approach.
Screen Name Redacted 11/30/2021 11:31 PM	I think its yes, but not sure. Too many long words and jargon.
	important that support package is reviewed periodically to ensure this is meeting the needs of the individual. Circumstances may change very quickly as the individual adapts to living independently.

**Proposed change:**

Strengthening Housing First for Youth (16–25-year-olds) considerations

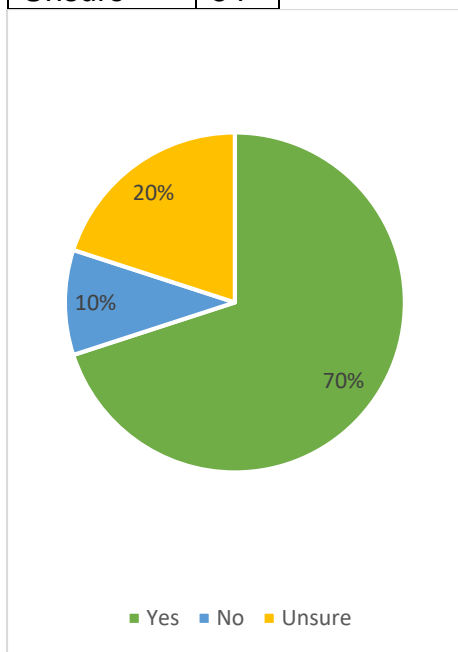
**Why this change is needed:**

There will still be a requirement for Housing First for Youth applicants to be assessed using the same criteria as that used for other Housing First applicants. However, it is proposed to strengthen the requirement to give due regard to the causes and

conditions of youth homelessness due to them being distinct from adults, and that the housing and support provision will be youth focused.

**Q9. Do you agree with the above proposal?**

Yes	187
No	28
Unsure	54



**Q9. Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	The tenancy support is not strong enough in Powys. Young people need to learn how to manage an tenancy and budget as hey would learning skills to hold down a job.
Screen Name Redacted 9/13/2021 12:30 PM	Anything that means additional and complex needs are taken into consideration and acted on will ensure that Wales continues to be at the forefront of creative homelessness solutions
Screen Name Redacted 9/13/2021 01:14 PM	Seems sensible
Screen Name Redacted 9/13/2021 02:58 PM	Just because you're 22 you may not have family to rely on
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Take a leaf from connectus Housing and investigate the granary in ludlow
Screen Name Redacted	My hard working son needs affordable housing but has been told he needs to have a child disgusting

9/13/2021 04:43 PM	
Screen Name Redacted 9/13/2021 04:48 PM	Only if they've grown up in the area.
Screen Name Redacted 9/13/2021 05:29 PM	Yes, young people need all the help and support they can get and definitely should be a priority. Although now I re-read your words it could be construed that you want to weaken youth access ('due regard to causes and conditions of your homelessness' - what does that means?). Poorly written.
Screen Name Redacted 9/13/2021 05:57 PM	I think this change is necessary to improve lives of young adults and teens who are facing homelessness, however I do believe vulnerability is a factor and supportive sold be a bit part of the application process
Screen Name Redacted 9/13/2021 06:04 PM	I agree strongly with this as many young people do not know how to run their household bills and expenses or how to engage With help in the first place at the rise of financial problems and in some cases with issues of mental health and their equilibrium
Screen Name Redacted 9/13/2021 07:39 PM	This is discrimination against older age groups!
Screen Name Redacted 9/14/2021 08:59 AM	don't think age should be a factor in how much support a person needs
Screen Name Redacted 9/14/2021 09:28 AM	Agree with proposal but the wording is incorrect as after 18 a person is a Young Adult not a Youth.
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:48 AM	Remedial assistance must first be offered to resolve any issues causing the young person to wish to leave the family home if that is the case.
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 10:11 AM	Another much-needed proposal. I hope that all support people involved, will be thoroughly vetted to protect vulnerable young people, especially in learning home management and budgeting skills, so they can stay healthy and safe.
Screen Name Redacted 9/14/2021 01:05 PM	I feel some youths would benefit from housing first but same as previous statement I feel like other people would qualify under certain circumstances
Screen Name Redacted 9/14/2021 02:22 PM	Yes but please put an end to the ghastly projects so many young people are dumped in
Screen Name Redacted	Youth homelessness have different needs than adults and some come from backgrounds that require far more social support and services to help. This may be a solution in doing that.



9/14/2021 03:15 PM	
Screen Name Redacted 9/14/2021 03:54 PM	Its good to give consideration to those younger people.
Screen Name Redacted 9/14/2021 11:46 PM	Agreed
Screen Name Redacted 9/15/2021 12:04 AM	With necessary specialist support - ie substance abuse, mental health outreach, etc.
Screen Name Redacted 9/15/2021 12:20 PM	seems right
Screen Name Redacted 9/15/2021 03:22 PM	THINK THINK
Screen Name Redacted 9/15/2021 06:42 PM	Economic considerations accepted, it would likely be beneficial for at least the youngest applicants to be afforded support with budgeting and homeskills as well as counseling or schemes to support wellbeing and socioeconomic potential in collaboration with other organisations.
Screen Name Redacted 9/16/2021 01:52 PM	Nowadays minor family arguements seem to involve youngsters moving away from their parent, who would still be prepared to keep them At home and this should be taken into consideration before any allocation is made.
Screen Name Redacted 9/16/2021 09:35 PM	it is fair to help young people
Screen Name Redacted 9/21/2021 03:03 PM	Of course
Screen Name Redacted 9/22/2021 08:16 PM	If mature enough to live alone they should be given the same chance.
Screen Name Redacted 9/24/2021 08:07 PM	Young people need housing, and affordable housing at that.
Screen Name Redacted 10/01/2021 09:32 PM	Taylor the support to the individual- not their 'age' -may cohort
Screen Name Redacted 10/11/2021 05:35 PM	housing for anyone under the age of 35 is so hard due to the LHA of £50 per week in powys so really only have the option of relying on social housing from an affordability point compared to private rented options
Screen Name Redacted 11/02/2021 09:48 PM	Youth need a lot more support and more programs to occupy thier time to build skills and confidence. Shared living with resident volunteers who act as mentors is a brilliant way to help youth

Screen Name Redacted 11/16/2021 12:53 PM	What evidence is that a 25 year old had any more need than a 27 year old for example?
Screen Name Redacted 11/17/2021 04:06 PM	The RAF is the only force that has single person accomadation from day one and they have the highest suicide rate and these are directly linked. Living in shared houses and accomadation is vital for life skills. This needs to be looked at with fresh eyes.
Screen Name Redacted 11/19/2021 05:54 PM	Great..... Supported Lodges etc. Do you have any complexes, similar to a Sheltered Accommodation Housing Association for the elderly - where young Adults could live independently in 1/2 bedroom accommodation with maybe 1/2/3 Wardens offering support on a daily basis, who living within the housing development too. This could be exactly the same as Student accommodation within a university, 6 rooms = 1 kitchen, living space. This would be almost the next step after short-stay in Supported lodging with a family. ONLY thinking outside the box?
Screen Name Redacted 11/19/2021 08:53 PM	Incredibly important to improve life chances of young people
Screen Name Redacted 11/24/2021 12:15 PM	This is already in place? If it is a case of formalising what is currently already happening then I am in agreement. As project manager for the Youth project I would appreciate being consulted with directly on these proposals.
Screen Name Redacted 11/30/2021 06:15 PM	well due.
Screen Name Redacted 11/30/2021 11:31 PM	Youth applicants - are these people aged 16 to 25 who need to be housed? Youth homelessness - 16 to 25 year olds who need housing.
	within the context of support, this should ensure the immediate, medium and long term support needs of the individual and take account of health, wellbeing, education / learning and identification of employment opportunities

**Proposed change:**

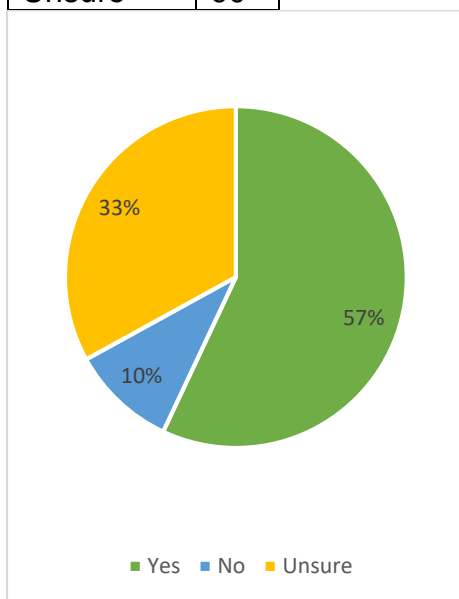
Removal of volunteering as a reason for a local connection

**Why this change is needed:**

It is proposed that volunteering be removed for the criteria used to determine an applicant's local connection. This is because, as identified in the review, it is difficult for officers to define and verify if stated volunteering meets the relevant criteria. In addition, a review revealed that out of 3,000 applicants on the Common Housing Register only a total of 45 applicants selected this as a local connection qualification.

**Q10. Do you agree with the above proposal?**

Yes	153
No	26
Unsure	90



**Q10. Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	No comment
Screen Name Redacted 9/13/2021 12:30 PM	This question ought to remain (and be expanded upon) on the Common Housing Register - volunteering can be a lifeline to people unable to manage paid work. Parts of Powys border on two other counties, and this geographic detail must be considered. In Machynlleth, we regularly travel between Powys, Ceredigion & Gwynedd
Screen Name Redacted 9/13/2021 01:14 PM	Time to tighten up your 3 rd sector communications then. It is surely possible to devise a system of checks? This should be an easy fix, labour intensive in set-up perhaps but something that PAVO could advise on? Otherwise it just seems like a cost/labour saving exercise rather than addressing the issue of people who volunteer in a location having a connection.
Screen Name Redacted 9/13/2021 03:21 PM	The small number of applicants for which this applies goes to show that there is a time and effort requirement for volunteers which is not something every applicant can or will give. Recognition of community work is highly important.

Screen Name Redacted 9/13/2021 04:16 PM	Volunteering is a keystone of our community and after covid this could increase. Volunteers often don't recognise themselves thus and therefore more education in the community is needed not removing.
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Good idea
Screen Name Redacted 9/13/2021 04:48 PM	Local connection should be having lived in the area for at least 10 years during their lifetime.
Screen Name Redacted 9/13/2021 06:04 PM	Completely agree
Screen Name Redacted 9/13/2021 09:35 PM	Volunteers are often needed for the charities, without them the council should subsidise the extra required paid staff which charities need instead.
Screen Name Redacted 9/14/2021 09:28 AM	Unsure why this has been applied if it only affects a few and we must not underestimate the work of volunteers
Screen Name Redacted 9/14/2021 09:29 AM	This offers the opportunity to free up more housing for those who need it that actual live in the area. But at the same time, this provides the opportunity for those that don't live in the area that volunteer to move closer to that area to save travel costs
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 01:05 PM	Some people rely on volunteer work for mental health and some people view volunteering as a job
Screen Name Redacted 9/14/2021 02:01 PM	I suppose local connection should still be a consideration
Screen Name Redacted 9/14/2021 02:22 PM	Seems sensible but what is local need ? It appears to have made mobility extremely difficult
Screen Name Redacted 9/14/2021 03:15 PM	If someone is giving their time free in the local community, and needs social housing in the same area, than that should be a valid reason. Someone who volunteers does not get paid for their services and so maybe travelling from their current home, into the local community, could be the difference between them being able to volunteer or not. AS more and more social services are being hit by funding cuts, and with the after

	effects of the COVID pandemic, more and more organisations rely on volunteers. IT is also beneficial for the applicant's mental health to volunteer to feel worth and usefulness.
Screen Name Redacted 9/14/2021 03:54 PM	I'm not really sure what this means.
Screen Name Redacted 9/14/2021 11:46 PM	This depends of what the circumstances of what the applicant is volunteering for?
Screen Name Redacted 9/15/2021 12:20 PM	sounds fair
Screen Name Redacted 9/15/2021 02:56 PM	Volunteer work is extremely important for people to gain experience to better their careers and people with mental health issues find volunteering important for socialising and learning skills. I know people who were unemployed buy got their careers started by volunteering first and were able to stop claiming benefits .
Screen Name Redacted 9/15/2021 03:22 PM	YOUR NOT THINKING
Screen Name Redacted 9/15/2021 04:06 PM	I don't know how many criteria are needed to satisfy "local connection"
Screen Name Redacted 9/16/2021 09:35 PM	i believe that volunteering is local connection and needed in our communities. it is good and varried ground for local connection
Screen Name Redacted 9/17/2021 09:22 PM	People can volunteer anywhere
Screen Name Redacted 9/18/2021 08:35 PM	Yes totally, Powys housing stock should be for people living or residing in Powys
Screen Name Redacted 9/20/2021 02:09 PM	If it could be verified by the volunteering recipient organisation that an applicant was regularly attending a particular locality and there was benefit to both from doing so, it should still be regarded as a relevant factor to their housing application.
Screen Name Redacted 9/21/2021 03:03 PM	The figures speak for themselves
Screen Name Redacted 9/24/2021 08:07 PM	People could travel miles to make this their reason for a local connection. Maybe only 45/3000 but still 1.5%. Don't even know why this was on there.
Screen Name Redacted 9/26/2021 09:11 AM	It's a small percentage but shouldn't take priority over other local connections such as family and work.
Screen Name Redacted	Powys is the volunteer capital of Wales and I think it is churlish to remove this

9/27/2021 11:45 AM	
Screen Name Redacted 10/01/2021 09:32 PM	Just ask what it is they do - some may put volunteering for something else - again work with the individual- the right to reside is at the UK level - not linked to 'local connection'
Screen Name Redacted 10/11/2021 05:35 PM	yes very hard to obtain required information
Screen Name Redacted 11/02/2021 12:17 PM	This is not a reason to remove this criteria, its supports community cohesion. If it applies to such a small group what is the issue?
Screen Name Redacted 11/10/2021 10:14 PM	If volunteering creates a local link/connection then it should stay as an option regardless of how few people choose it. If they volunteer then they volunteer.... nothing else to assess, what other criteria does volunteering have to meet? Perhaps give more information so we can understand the question better.
Screen Name Redacted 11/17/2021 04:06 PM	Create a volunteer register for all local charities. Then if someone is claiming that they are volunteering this can be confirmed by the Charity to the local authority. It is an important criteria if used correctly.
Screen Name Redacted 11/19/2021 05:54 PM	Didn't know it existed defo delete
Screen Name Redacted 11/19/2021 08:53 PM	Simplyfy things
Screen Name Redacted 11/23/2021 11:59 AM	Volunteers are needed now more than ever, and are providing key services across Powys, therefore I disagree with this change. PCC could work with PAVO to verify volunteering.
Screen Name Redacted 11/30/2021 06:15 PM	good sense
	local connection should be based on the applicant's true and evidenced local connection with the area – do not feel that volunteering should determine an applicant's local connection eligibility

**Proposed change:**

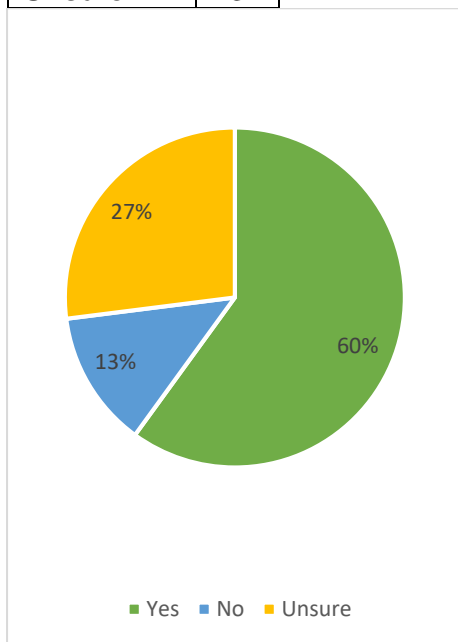
Widening the group of applicants that will be considered for additional priority due to loss of tied accommodation

**Why this change is needed:**

It is proposed to widen the group of applicants who are awarded Band 1 status to also include Homes in Powys partner employees to whom a contractual duty is owed or who are occupying specific accommodation as part of their conditions of employment and who are leaving employment other than for disciplinary reasons and need to be considered for re-housing.

**Q11. Do you agree with the above proposal?**

Yes	162
No	35
Unsure	73



**Q11. Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	There will be very few of these applications
Screen Name Redacted 9/13/2021 12:30 PM	There are many farming communities in the area, and losing one's house & job at the same time has an effect on people's mental health
Screen Name Redacted 9/13/2021 01:14 PM	Are we assuming that such persons ( aside from those to whom a contractual duty is owed) cannot afford private renting on the open market?
Screen Name Redacted	If you have accommodation with your employment you should be planning for what happens when your job finishes



9/13/2021 02:58 PM	
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:48 PM	Absolutely not.
Screen Name Redacted 9/13/2021 05:57 PM	Everyone goes through difficulties and this could be the one thing that child be a game changer for some applicants. Great idea
Screen Name Redacted 9/13/2021 06:04 PM	This is essential to those applicants
Screen Name Redacted 9/13/2021 09:35 PM	Everyone who is homeless should be able to live where they want to.
Screen Name Redacted 9/14/2021 09:28 AM	Depends on circumstances. In case of redundancy yes but in case of a resignation No.
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:48 AM	If someone considers leaving employment that also provides accommodation they should first ensure that they are able to afford private accommodation or secure employment that also includes accommodation.
Screen Name Redacted 9/14/2021 10:10 AM	If change of employment is voluntary I see no need to prioritize this group .
Screen Name Redacted 9/14/2021 02:01 PM	Anyone could take on a live in job then expect to be housed if the job does not work out
Screen Name Redacted 9/14/2021 02:22 PM	I know from family the nightmare of losing any employment related housing.
Screen Name Redacted 9/14/2021 03:15 PM	I think all applicants should be assessed on their individual merits. Whether they are in tied housing as employees should make no difference and they should not be given preferential treatment over others. EAcH case should be assessed as per their needs and grading issued based on their individual circumstances. There are currently many many people facing homelessness as they can no longer afford to pay mortgages as they have lost jobs through COVID . At least those employed by Powys have a roof over their heads and as an employer Powys will have to be more understanding , compassionate and patient in them finding suitable alternative accomodation.
Screen Name Redacted	This seems only fair.

9/14/2021 03:54 PM	
Screen Name Redacted 9/14/2021 08:42 PM	It needs to be looked at on a case by case basis. Why give up a job with accommodation unless you have already secured alternative employment and accommodation yourself?
Screen Name Redacted 9/14/2021 11:46 PM	I'm unsure of this
Screen Name Redacted 9/15/2021 12:20 PM	not sure about this
Screen Name Redacted 9/15/2021 06:42 PM	It is unfair for a person unhappy in their employment or maybe even finding better employment to be tied because they have no way of affording or being able to change their residence.
Screen Name Redacted 9/16/2021 10:35 AM	I read this as PCC employees get higher priority than anyone else in similar circumstances?
Screen Name Redacted 9/16/2021 09:35 PM	its good
Screen Name Redacted 9/19/2021 09:12 PM	this amounts to being made homeless, so should be a priority
Screen Name Redacted 9/21/2021 03:03 PM	People know that tied is time related and should make provision
Screen Name Redacted 9/24/2021 08:07 PM	Depends on the reason, this is a difficult one
Screen Name Redacted 10/01/2021 09:32 PM	Surely the employer / business has a moral obligation here to help persons get ready to leave tied accommodation - I.e. by paying a sufficient wage may start?!?
Screen Name Redacted 10/11/2021 05:35 PM	this would go some way to hopefully relieve homelessness and the need for temporary accommodation
Screen Name Redacted 11/02/2021 12:17 PM	Consider how this reflects on applicant with s.75 duty, who has a priority e.g. Vulnerable, DV & mental health.
Screen Name Redacted 11/30/2021 06:15 PM	safety net needed to be provided.
Screen Name Redacted 11/30/2021 11:31 PM	Would a time served condition be included in any policy?

	clarity on the wording contractual duty and specific property needs to be clearly explained within the policy to avoid any ambiguity and to manage applicants' expectations
	I don't think people moving for jobs should be pushed up the housing list. Your job should not give you priority

**Proposed change:**

Re-designating older person accommodation as accessible homes

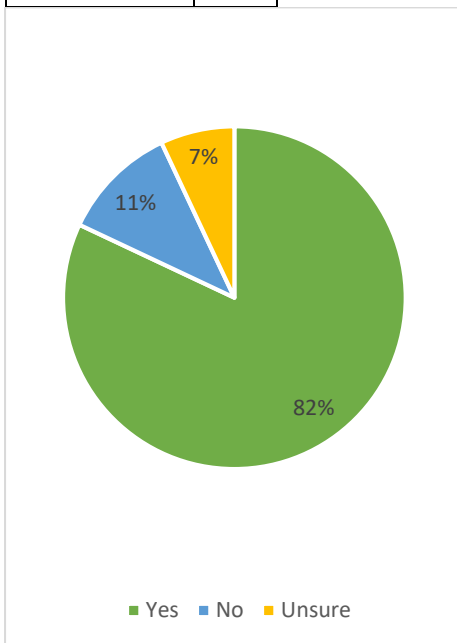
**Why this change is needed:**

The review identified the need to clarify that, where appropriate, allocations should be accessibility based rather than aged based.

Therefore, it is proposed that older persons' (over 60s) accommodation be re-designated as Accessible Homes and applicants under 60 may be allocated such accommodation if appropriate. In all allocations, consideration will still be given to the makeup of that community.

**Q12. Do you agree with the above proposal?**

Yes	220
No	31
Unsure	19



**Q12. Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	Reduce the need to DHG applications and moving the clients again in the future. Powys needs to be better at providing sustainable tenancies.
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Screen Name Redacted 9/13/2021 12:04 PM	Completely agree as a person under 60 and needing an accessible home it is needed. As currently most of the accessible homes are few and far between making homes for 60 plus accessible and allowing this younger to join based on their needs would help.
Screen Name Redacted 9/13/2021 01:14 PM	I can see the rationale but wonder what effect having potentially younger and noisier tenants will have on a predominantly older group of tenants/ the effect on younger tenants of being in a much older community? I recognise that this is a generalisation but wanted to ask the question.
Screen Name Redacted 9/13/2021 02:58 PM	Possibly. Need further information to say absolutely. In principle it seems OK but would it work?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Don't consider this mixing older and younger together Just does not work and here are the reasons 1. Noise 2. younger people going about All hours of night older people Need quiet. Don't even consider this option
Screen Name Redacted 9/13/2021 04:40 PM	As a disabled person imaged 38 I feel this would be a great benefit, age should not be a factor if you have a particular housing need due to disability.
Screen Name Redacted 9/13/2021 04:43 PM	More needed
Screen Name Redacted 9/13/2021 05:44 PM	I agree this is a good idea as long as priority is also given to older, vulnerable people who need accommodation quickly and who have prior needs/locality needs. Mixed housing is also good as it opens up communities to have families, others but care needs to be taken about the make up of a community for sure, not just lip service to this. This needs to be monitored and especially put into any judgement criteria.
Screen Name Redacted 9/13/2021 05:57 PM	I agree. Accessible homes where older people were priority allocated could be a way of recreation of communities. Plus save a lot of funding adapting currently unsuitable Accessible properties to people who need the adaptations
Screen Name Redacted 9/13/2021 06:04 PM	There is a staggering lack of accessible home available from social housing leading to many frail, ill or disabled people living in houses that may have some adaptations being made to their exhausting properties but that that property not still being suitable for them to cope in. Their needs to be more adaptable housing that allows the sick, frail and disabled accommodation that allows these demography to live a more comfortable life in a more suitable property for their condition that they are living with
Screen Name Redacted 9/13/2021 09:35 PM	Make sure that enough new accessible homes will be built, because many of the older person accommodation are old and very expensive to change.
Screen Name Redacted 9/13/2021 11:19 PM	Been on housing list for long time. No sign of house

Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:48 AM	The opposite should also be introduced i.e. if an over-60's tenant doesn't need accessible accommodation but there are people waiting who do then that over-60's person should be encouraged to accept alternative suitable accommodation to free up the accessible property for someone who needs it, regardless of age.
Screen Name Redacted 9/14/2021 09:56 AM	I would wish for more information. Older person accommodation is perceived as a more stable environment with possibly more peer support than other sites. Accessibility and support tends to be more evident and in my view this change needs careful consideration.
Screen Name Redacted 9/14/2021 10:01 AM	pensioners need a quiet place( not screaming families all around ) we have enough problems and you wish to add to the stress
Screen Name Redacted 9/14/2021 10:10 AM	Older persons accommodation is extremely limited and the available properties are at this present time already being distributed under the proposed new change
Screen Name Redacted 9/14/2021 12:09 PM	there is many disabled people that need bungalows but can't get as its 50 plus housing
Screen Name Redacted 9/14/2021 12:26 PM	Older people might need to rehome because of facilities and accessible like wheelchair or a disability
Screen Name Redacted 9/14/2021 01:15 PM	over 60s with disability shod be allocated bungalows and not people who do not have disability.
Screen Name Redacted 9/14/2021 02:01 PM	Some waiting on the housing list who are over 60 are living on a pension so finding other properties more suitable would not be affordable
Screen Name Redacted 9/14/2021 02:22 PM	The fantasy that just because a property is for older people that it is disability suited should cease.
Screen Name Redacted 9/14/2021 03:15 PM	I very much agree with this proposal as it affects me. As I have said, I am 51 years old, and need accessible accomodation due to my disabilities and ill health. It is difficult to accept the stigma of living in 'an old aged complex', especially when most bungalows are one bedroomed. I need two as I have full time carer. But not only that at 51 years of age I would like to have a little more room to store my power chair, scooter etc. so a larger home is better suited. It is assumed that someone applying for 'an old aged property' should only have a small property - this may be true for older people but younger ones that would like a nice home to welcome family , children, grandchildren etc. should not be discriminated against. By widening the criteria to accessible homes it does broaden the options somewhat and hopefully in time remove the stigma of an old aged complex.
Screen Name Redacted	This is much fairer.

9/14/2021 03:54 PM	
Screen Name Redacted 9/14/2021 11:46 PM	Yes agreed.
Screen Name Redacted 9/15/2021 12:04 AM	This will mean the end of sheltered housing - ie accommodation for those over 60. Everyone in the sheltered housing here is appalled that their chosen accommodation for their old age (somewhere relatively quiet) might be changed - we've chosen to go into sheltered housing because we want peace and quiet!
Screen Name Redacted 9/15/2021 12:20 PM	seem right
Screen Name Redacted 9/15/2021 03:22 PM	AGE CONCERN NEEDS CONSULTING
Screen Name Redacted 9/15/2021 04:06 PM	Yes allocation based on need as opposed to age would provide a more balanced community.
Screen Name Redacted 9/16/2021 09:35 PM	its a fair approach
Screen Name Redacted 9/19/2021 05:26 PM	I am not exactly old but need aids due to ill health
Screen Name Redacted 9/19/2021 09:12 PM	It's not just older people who need accessible accommodation
Screen Name Redacted 9/20/2021 05:09 PM	Yes definetly as I was told if I got PIP I could be eligible for a bungalow which would be the ideal solution for me, but sadly since this early last year I have not managed to get an answer on the subject so have no idea
Screen Name Redacted 9/20/2021 09:37 PM	Not all older persons accommodation is accessible e.g. 1st floor flats with no lift, front doors that cannot be opened by people in wheelchairs
Screen Name Redacted 9/21/2021 03:03 PM	The elderly should be helped to have as much independence and dignity as possible
Screen Name Redacted 9/24/2021 08:07 PM	All homes should be accessible. However young people should be able to turn this down with an acceptable reason of not wanting to live in a community of old people
Screen Name Redacted 9/27/2021 11:45 AM	I agree with this however it must be remembered that younger people have young friends and the effects on the older tenants must be taken into account
Screen Name Redacted 10/01/2021 09:32 PM	How will you consider the make up of the community?!?

Screen Name Redacted 10/11/2021 05:35 PM	yes agree that these types of accommodation should be considered on accessibility
Screen Name Redacted 10/26/2021 08:18 AM	Definitely not.
Screen Name Redacted 11/02/2021 12:17 PM	Can this include applicants with mental health issues that need quiet areas eg more rural locations
Screen Name Redacted 11/17/2021 04:06 PM	Having worked in the local care community the people under 60 needing care, all needed accessible homes. More to the point the ambulance service need this to be safely able to help people.
Screen Name Redacted 11/19/2021 05:54 PM	Health & well being drives the housing need not age x
Screen Name Redacted 11/30/2021 06:15 PM	very sensible
Screen Name Redacted 11/30/2021 11:31 PM	Accessible Homes - accessible suggests easy access into and around the home. Would people with normal physical abilities (i.e. people in their 60s with other needs) not be considered for this sort of accommodation?
	is the proposed redesignation solely applicable to Powys CC housing stock and is the suggestion that all partners should apply the same principle?



**Proposed change:**

Expanding the group of applicants who can be considered for an additional bedroom above their housing need, to include full-time working applicants who are in receipt of the housing element of Universal Credit

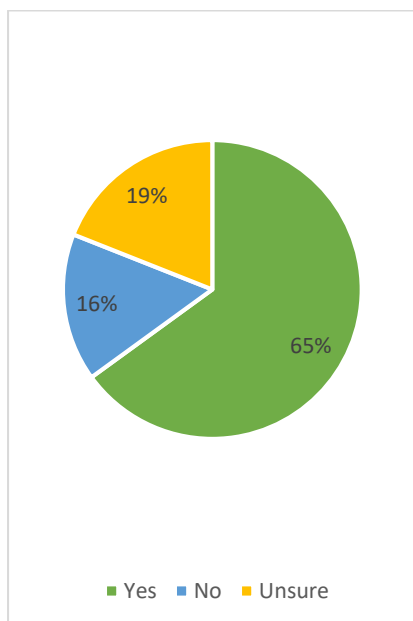
**Why this change is needed:**

Under the current policy, all applicants, regardless of which Priority Band their application falls in, and who are in receipt of housing benefit (partial or full) or the housing element of Universal Credit (UC), will only be eligible for properties in line with the Department of Work and Pensions' (DWP) property size criteria. This is because social security for housing costs, paid either as part of Universal Credit or Housing Benefit, is reduced if people have more bedrooms than social security rules say they need. Applicants who are working, not receiving social security housing support and can show that they can afford a larger property will have the option to apply for one bedroom above what the DWP criteria says they need.

Following the advice of the Council's Tenancy Support Officers it is recommended to allow those who are in receipt of the housing element of UC and working full-time hours (35 hours) to also be entitled to apply for one bedroom above what the DWP criteria says they need. This would still be subject to a Financial Well-being Assessment.

**Q13. Do you agree with the above proposal?**

Yes	176
No	43
Unsure	51



**Q13. Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	By giving permission for an additional bedroom - Powys is taking the need away from another client.
Screen Name Redacted 9/13/2021 12:04 PM	Discrimination against those who cannot work. I am on full disability and not able to work but I do have the means to pay for extra bedroom but not allowed as on housing.how does it make it fair to those who cannot work due to disability.
Screen Name Redacted 9/13/2021 02:58 PM	And you wonder why we have a housing shortage? No one should have more bedrooms than they need regardless of what they can afford. If they can afford large houses then you need to ask yourself do they need social housing?
Screen Name Redacted 9/13/2021 03:21 PM	Only for smaller hard to let properties.
Screen Name Redacted 9/13/2021 04:16 PM	Common sense approach at last would reduce the housing pressures for some areas in powys
Screen Name Redacted 9/13/2021 04:26 PM	The extra bedroom should be based on need (i.e. frequent visits of children potentially from previous relationships under 18) and also for proven home working, not for those working full-time hours. THis just allows applicants with more money to apply, not those in need.
Screen Name Redacted 9/13/2021 04:32 PM	This will not work Just because you can afford an extra bedroom go private I thought their was a lack of housing
Screen Name Redacted 9/13/2021 04:40 PM	Even though I only need a two bedroom, it would be nice to have the option of a third bedroom for my carer to sleep in when I severely ill due to my disability
Screen Name Redacted	Make them work like the rest of us

9/13/2021 04:43 PM	
Screen Name Redacted 9/13/2021 04:48 PM	Absolutely - The applicant could be paying additional pension contributions for example, so would be eligible for additional universal credit, but also pass an affordability check.
Screen Name Redacted 9/13/2021 05:29 PM	Providing they are not taking that size accomodation away from another homeless family
Screen Name Redacted 9/13/2021 05:57 PM	Early access to homes that may be deemed too large for a family could be a great idea. Where growing families want to expand before baby arrives. Current law doesn't allow allocation until after a baby is born. Leaving little time to set up home.
Screen Name Redacted 9/13/2021 06:04 PM	This should also be rolled out in accessible homes as my people who require an accessible housing need an extra roof to cater for equipment storage, medicine, dressings ect that they need just to live with their condition or disability which can include a hoist, electric wheelchair strage shelving that is required to hold medical supplies that person may need, medical anti decubitus chairs ect
Screen Name Redacted 9/13/2021 06:36 PM	Because if they don't need it they don't need it
Screen Name Redacted 9/14/2021 09:28 AM	Please see previous answer on additional bedrooms based on monetary basis
Screen Name Redacted 9/14/2021 09:29 AM	It is only fair that a couple like us who are in full-time employment be considered for this as it is also affordable for us. Plus we pay our rent & council tax our of our income. Which is a less burden on the social system. This is also equal rights & opportunity
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:48 AM	This should only be permitted if there is no current need to house a family in a property of the larger size and it can be determined that there will be no need in the foreseeable future. If people can afford a larger property they should be encouraged to do so in the private market instead of occupying social housing.
Screen Name Redacted 9/14/2021 09:56 AM	Where are these one bedroom residences?
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 10:11 AM	Depends why they feel they need an extra bedroom.
Screen Name Redacted 9/14/2021 12:26 PM	People with benefits might need more support and might need smaller property

Screen Name Redacted 9/14/2021 01:05 PM	If people are able to afford it then this should be an option as some additional needs are not accepted by the council and housing associations but are still additional needs to housing applicants
Screen Name Redacted 9/14/2021 02:22 PM	Thank God for some sense at last. Why cannot all Social Housing providers band together to lobby against this blatant discrimination against familys in need.
Screen Name Redacted 9/14/2021 03:15 PM	Again this should not be offered at the detriment of those in more need
Screen Name Redacted 9/14/2021 03:54 PM	More sensible.
Screen Name Redacted 9/14/2021 08:42 PM	If they can afford to pay extra for another room then their benefits should be cut
Screen Name Redacted 9/14/2021 11:46 PM	Considering your highly doubtful to be considered for anything other than a flat as I was told on the phone, if you don't have a child or a family even if you do work, I think its abit unfair that there is decisions been made that anyone who claims WDP or universal Credits can apply for an extra bedroom in a property? This seems to feel like abit of a punishment of where you live because you don't have a partner or a child?. You can work hard and pay your own rent for a flat, but can have a council house and spare room if your a single tenant but if you claim WDP or Universal Credits and have a child or family you get a house and the extra bedroom too 🙄♀ I don't think I agree with this unfortunately I believe in equal rights.
Screen Name Redacted 9/15/2021 12:20 PM	not sure
Screen Name Redacted 9/15/2021 12:20 PM	I suppose this should depend on a number of factors such as why they are not able to afford or source private rentals or mortgages. I feel it acceptable if analysed on a case by case basis.
Screen Name Redacted 9/16/2021 01:52 PM	Properties should only be allocated to the actual need of the applicant.
Screen Name Redacted 9/16/2021 09:35 PM	good approach
Screen Name Redacted 9/19/2021 09:12 PM	This would help alleviate the difficulties faced by parents who have split but share parenting
Screen Name Redacted 9/20/2021 02:09 PM	So long as the financial assessment is thorough and realistic, based on an actual costings budget.
Screen Name Redacted	This proposal will lead to rent arrears and evictions

9/20/2021 09:37 PM	
Screen Name Redacted 9/21/2021 03:03 PM	Not fully aware of the criteria required to qualify
Screen Name Redacted 9/24/2021 08:07 PM	So many people are low paid these days, especially in Powys, top ups such as UC are a necessity these days for so many that this is a must
Screen Name Redacted 9/26/2021 09:11 AM	Only if there were empty larger homes, due to the current policy, and allocating a home with an extra bedroom would free up space for others to be homed in an appropriate property.
Screen Name Redacted 10/11/2021 05:35 PM	yes feel this would make a difference to the waiting lists as at times we can struggle to allocate 3 bed roomed properties and this means that the two bed list can be extremely high
Screen Name Redacted 11/02/2021 12:17 PM	Please refer to previous comments
Screen Name Redacted 11/02/2021 09:48 PM	This seems unfair and excludes disabled people on benefits who could genuinely use a spare room for an occasional carer or for equipment but don't meet the spare room requirement.
Screen Name Redacted 11/10/2021 10:14 PM	Spare rooms should NOT be a luxury.
Screen Name Redacted 11/17/2021 04:06 PM	Benefits are a safety net for those who need them and as such if they are able to afford an additional bedroom then they should not be receiving that level of benefit.
Screen Name Redacted 11/30/2021 06:15 PM	nice to be able to have family visit.
	Agree with the principle, however this would need to be carefully managed and where appropriate subject to an affordability, welfare benefit and income maximisation assessment. There would have to be a specific need identified for an additional bedroom over and above what is deemed suitable in terms of property size

**Proposed change:**

Strengthening applicant's responsibility to re-pay previous tenancy related debt as part of determining that they are 'Ready-to-Move'

**Why this change is needed:**

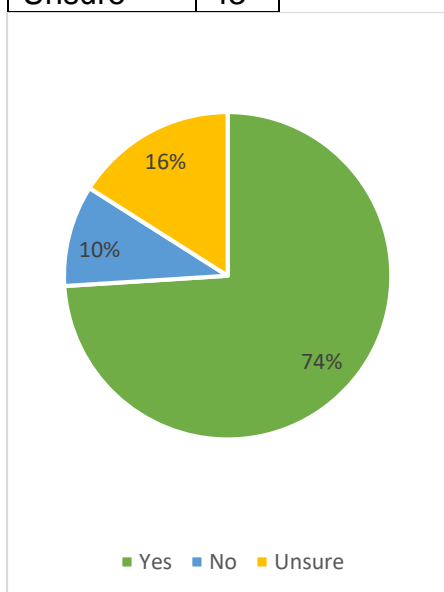
The review highlighted that clarity was needed within the policy on when an applicant would be deemed to be "ready-to-move" with regards to rent arrears. It is therefore proposed that if an applicant has arrears that are the equivalent of two months+ of rent then they may be deemed as not ready to move and placed in Band 5 (the lowest priority band). If the arrears are less than this amount, consideration must be given to the adherence of any repayment plan and/or the regularity of repayments.

The review also identified that a wider view should be taken regarding tenancy related debt and therefore it is proposed that 'Ready to Move' will also consider arrears relating to rechargeable repairs and 'Spend to Save' Loans (monies lent to households to help them secure a private rented sector tenancy e.g. payment of a tenancy deposit).

**Q14. Do you agree with the above proposal?**

Yes	198
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No	27
Unsure	43



#### Q14. Comment:

Screen Name Redacted 9/13/2021 10:38 AM	This needs to go a step further and HMOO needs to gather evidence from existing PRS tenancies to ensure a client is not abandoning a PRS tenancy to escape current rent arrears.
Screen Name Redacted 9/13/2021 12:04 PM	If in arrears should not be able to move as they are not ready. They are in debt and should be made to pay back before moved.
Screen Name Redacted 9/13/2021 12:25 PM	Seems rather punitive. Maybe allow a repayment plan to tenants who are in up to 3 months arrears through no fault of their own.
Screen Name Redacted 9/13/2021 01:14 PM	Are tenants signposted to agencies that can help with debt management/ budgetting?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:32 PM	Good idea
Screen Name Redacted 9/13/2021 04:43 PM	Why move someone if they have arrears
Screen Name Redacted 9/13/2021 04:48 PM	Agree. Priority for local people with good payment history / credit rating.
Screen Name Redacted	As long as the support is in place for tenants to understand and be supported to pay their housing allowance or rent as a priority where other concerns are being dealt with (such as trauma, alcohol issues, etc).



9/13/2021 05:44 PM	
Screen Name Redacted 9/13/2021 05:57 PM	A Rent account needs to be clear before a move can take place. It's not fair on applicants who keep up rent payments, and who do not need the help, to be over looked, by a tenant who already has arrears and may not keep up repayments on a larger home.
Screen Name Redacted 9/13/2021 06:04 PM	Renter who get into rent debt need to be more supported and help to understand why they are getting into debt and helped to learn (teacher if necessary ) how to get out of this type of debt and how to prevent getting into debt in the first place
Screen Name Redacted 9/13/2021 06:36 PM	Depends on why they have defaulted or owe money. If it is because of a genuine reason or through no fault of their own they shouldn't be punished
Screen Name Redacted 9/13/2021 09:35 PM	This will increase poverty and will only give more problems and will be on the long run more expensive.
Screen Name Redacted 9/14/2021 09:28 AM	How does this fit with the Housing First and Homelessness commitments?
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 10:01 AM	zero arrears means you are ready, if you are working why have arrears
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 10:11 AM	If they are proving they can and will pay any arrears, then fine. Obviously, ensuring that the arrears are not caused by lack of appropriate Housing Benefit, should be checked first.
Screen Name Redacted 9/14/2021 01:05 PM	If people want to be rehoused arrears should be replayed asap as a requirement. People need to show willing. Start ina new property with a clean slate
Screen Name Redacted 9/14/2021 01:35 PM	Sometimes, particularly in the case of downsizing, it is cheaper to write off debt than chase it
Screen Name Redacted 9/14/2021 01:38 PM	People need to be responsible for their own debts & there be consequences for their actions.
Screen Name Redacted 9/14/2021 02:22 PM	Given the state of private renting where huge rents & short tenancies are causing such financial strain the view that these tenants are at fault is not sustainable
Screen Name Redacted 9/14/2021 03:15 PM	I believe this ruling to be prejudiced. Each case should be investigated and assessed. THere could be mitigating circumstances for the arrears - relationship ending, gambling by a partner, losing job, etc etc. I agree that a reasonable repayment agreement be in place for the applicant to

	continue the application process as the local authorities cannot just write off unpaid monies. However, compassion should be shown and each case discussed and agreed upon individually.
Screen Name Redacted 9/14/2021 03:54 PM	Much better.
Screen Name Redacted 9/15/2021 12:20 PM	seems a fair change
Screen Name Redacted 9/15/2021 02:56 PM	I have a relative that is in a 3 bedroom house with her daughter, she hasn't been able to work due to a heart condition and fell into rent arrears due to poor benefit management and was not fault of her own. She wants to move to a smaller house so that she can afford to pay her arrears. She cannot pay her arrears while living in a house that's too big and expensive for her income. It's counter productive. Her 3 bedroom could be available for a family who really needs it. Why should she be punished and forced to live in poverty and her housing people still not getting their arrears ?
Screen Name Redacted 9/16/2021 01:52 PM	Unnecessary Debt only places an additional burden on Powys CD and to those of us who pay income tax.
Screen Name Redacted 9/16/2021 09:35 PM	if they cant pay the previous house, it means that they will struggle to look after the new property
Screen Name Redacted 9/17/2021 09:22 PM	The money needs to be re payed but what if there us a need to move? If the need is related to disability, antisocial behaviour or family need then debt should not hold that person back when it's come as part of losing income re covid or no fault...
Screen Name Redacted 9/19/2021 05:26 PM	Ia being turned down as I owe a debt but at the moment cant afford to pay as I pay for help with the upkeep of my private rent house
Screen Name Redacted 9/19/2021 09:12 PM	People should bot be allowed to get away with unpaid rent debt
Screen Name Redacted 9/20/2021 09:34 AM	Agreed with the proposal, but you need an exact figure, not two months rent plus. This could mean anywhere between £700 to £1100. Much better to say if rent arrears over £1,000 they are not ready to move and put in Band 5
Screen Name Redacted 9/20/2021 02:09 PM	Will the applicant have been offered LA support to clear the arrears via DHP or been referred for debt advice?
Screen Name Redacted 9/21/2021 03:03 PM	Whenever possible they should clear arrears
Screen Name Redacted 9/24/2021 01:40 PM	After the main lockdown many people are in debt no fault of their own, this scheme of helping people "Save to Move" is a good idea.
Screen Name Redacted	Everyone in will make this impossible to implement

9/27/2021 11:45 AM	
Screen Name Redacted 10/01/2021 09:32 PM	Why punish people in this way - help them - wiping off debt probably would save via preventative adverse experiences associated with debt...
Screen Name Redacted 10/11/2021 05:35 PM	some applicants fail to take responsibility for their debts and feel the council will bail them out, for example I helped one tenant clear £4,500 in arrears via a DHP and avoid court and within 6 months they have gone straight back to £3k of arrears
Screen Name Redacted 11/02/2021 12:17 PM	This is exclusion via the back door and it is a block to applicant that are homeless. They could be blocking TA or they will end up TA because of the band they are in, it is a barrier. Each case should be considered individually and not in one sweeping statement.
Screen Name Redacted 11/02/2021 09:48 PM	This needs to be expanded to consider those moving to a smaller property or less rent, otherwise they are stuck in a financial trap
Screen Name Redacted 11/07/2021 08:07 AM	Totally agree with this, I feel Tenant's need to take responsibility for their arrears.
Screen Name Redacted 11/07/2021 11:31 AM	Would depend on circumstance for debt to arise
Screen Name Redacted 11/10/2021 10:14 PM	I don't understand why rent arrears would mean a person can't move. Surely they would just move owing rent. They all pay through Housing First so they ought to be able to take the payment plan with them and you can sort out which monies go to the old landlord and which to the new (I am assuming you Housing First are not the landlords merely agents)
Screen Name Redacted 11/17/2021 04:06 PM	We are all responsible for our debts to others.
Screen Name Redacted 11/19/2021 05:54 PM	If a tenant is in arrears and resident in an under occupied property - this is blocking that house to be allocated to a more suitable resident. Could a financial adviser come up with a financial plan to repay their debt on a perhaps longer term, so the house can be released and they are downsized?
Screen Name Redacted 11/19/2021 08:53 PM	Absolutely <u>100</u>
Screen Name Redacted 11/24/2021 12:15 PM	I would appreciate a conversation to understand this more fully and the arguments for. This certainly would need to not apply to Housing First clients .  My instinct is that this will likely increase people's instability and debt accrual, exacerbating their issues and keeping them trapped in homelessness and poverty. More systematic, robust, assertive budgeting delivered in a trauma-informed way (based on relationship building and trust) would likely be more productive, alongside clearing people's debt and providing them with a clean slate. I think often the clean slate has been provided but the work to really support the individual and get under

	the issues properly hasn't always been undertaken - it takes time, resource, skilled and well trained staff to do this well.
Screen Name Redacted 11/30/2021 06:15 PM	absolutely
Screen Name Redacted 11/30/2021 11:31 PM	Potential to discriminate against people experiencing, for example, mental ill health or domestic abuse, who have moved on from their difficult situations and have residual debt to pay off from that situation.
	Important to consider if within two months rent owing the applicant has been keeping to an agreement. Also, important to determine what has caused the arrears – could this be benefit recall, financial hardship. There should be discretion around the two-month period of debt and the particular factors that relate to this.
	I believe all tenancy related debt should be paid before any accommodation can be allocated

**Proposed change:**

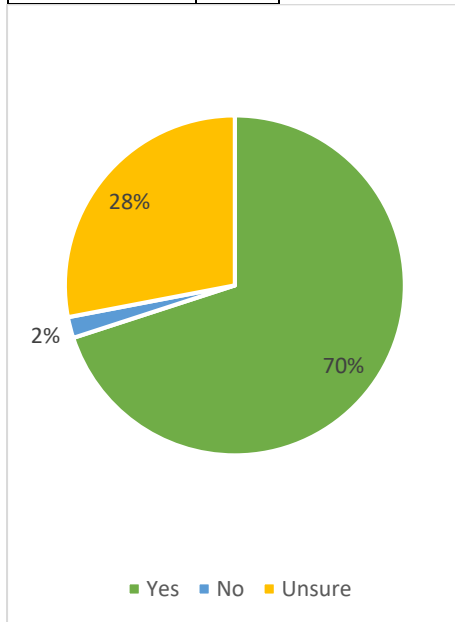
Clarifying how amendment to tenancy requests will be dealt with

**Why this change is needed:**

In order to deal effectively with amendment to tenancy requests, i.e. adding or removing someone to or from the tenancy, a paragraph has been inserted to allow for these requests to be dealt with under the Common Allocations Scheme policy. Such requests will only be considered where current legislation does not allow for an assignment or succession to the tenancy and will be dealt with in accordance with current and appropriate guidance, which will follow the legislation of the Renting Homes Act (Wales) 2016 when it is implemented

**Q15. Do you agree with the above proposal?**

Yes	188
No	6
Unsure	73



**Q15. Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	No comment
Screen Name Redacted 9/13/2021 12:30 PM	I don't understand this question
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 05:57 PM	Today's society sees a loud of changing in relationships and family ties. This can also include domestic abuse, so making it easy to take a joint applicant off the tenancy sold be made easier, where mediation can not resolve issues. This may also help with regards to social housing, and number of bedrooms needed.
Screen Name Redacted 9/13/2021 06:04 PM	I have no comment I completely agree
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 10:01 AM	if people give up homes to move in with a new partner then this should also be their permanant home

Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 01:05 PM	I am unsure of what this staement is saying
Screen Name Redacted 9/14/2021 02:22 PM	Not clear what this means but if it stops vulnerable adults losing the home they shared with an aged parent I agree
Screen Name Redacted 9/14/2021 03:54 PM	Only right.
Screen Name Redacted 9/15/2021 12:20 PM	not sure
Screen Name Redacted 9/16/2021 09:35 PM	its effective
Screen Name Redacted 9/17/2021 09:22 PM	Spouses married should be easily allowed when a request us made
Screen Name Redacted 9/21/2021 03:03 PM	After due consideration it would be sensible
Screen Name Redacted 9/24/2021 08:07 PM	This is particularly important in Domestic Abuse situations
Screen Name Redacted 10/01/2021 09:32 PM	As simple as possible - you can't manage falling in love or helping a friend in need
Screen Name Redacted 10/11/2021 05:35 PM	yes any process that simplifies the current procedure will be of help
Screen Name Redacted 11/19/2021 05:54 PM	Presume this is to do with eg. A mother & son living in the same house, tenancy in Mum names and due to age wanting to add the son?
Screen Name Redacted 11/19/2021 08:53 PM	If thus simplifies and prevents people being removed from a home when it's their home for many years as in succession.
Screen Name Redacted 11/30/2021 11:31 PM	Have no understanding of amended tenancy requests. Can tenants ask for some change in the contract, like being allowed to knock down walls?
	Agree this should follow the legislation of the Renting Homes Act ( Wales) when implemented. All such requests should be considered as appropriate to the presenting circumstances and should only take place following

	investigation by landlord and confirmed understanding and acceptance by residents.
	I do not fully understand this proposal

**Proposed change:**

Clarification of special conditions applied by partner landlords when allocating their empty homes

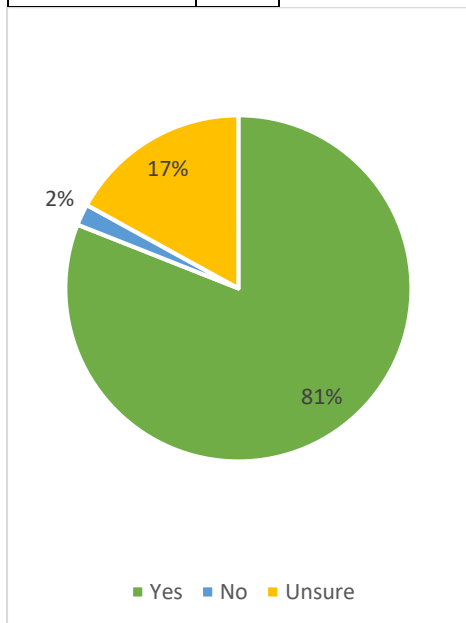
**Why this change is needed:**



Whilst a Common Allocations Scheme has been agreed amongst each partner, due to varying priorities, each landlord has certain special conditions they may wish to impose when allocating their own properties. As a result, a table (contained as an appendix in the policy) will be put together to clarify what those nuances are and which landlord they apply to.

**Q16. Do you agree with the above proposal?**

Yes	215
No	6
Unsure	46



**Q16. Comment:**

Screen Name Redacted 9/13/2021 11:43 AM	This would not represent a Common Allocations Scheme.
Screen Name Redacted 9/13/2021 12:30 PM	There must be a robust and legal reason for not homing people - if it is good enough for Powys then all other landlords must toe the line
Screen Name Redacted 9/13/2021 01:14 PM	It may help applicants understand why they will not be taken by a particular landlord so in that sense it may help with the rate of refusals. However, the word common in respect of the housing register suggests that there would not be different priorities?
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 05:57 PM	The housing law should be the same across the field. So it's clear and consistent.
Screen Name Redacted	This is important so that homes are offered in a proper requirement to the landlords conditions so that there can be no discrepancies or miss understanding by incoming tenants

9/13/2021 06:04 PM	
Screen Name Redacted 9/14/2021 09:29 AM	None.
Screen Name Redacted 9/14/2021 09:56 AM	Haven't seen the appendix
Screen Name Redacted 9/14/2021 10:10 AM	none
Screen Name Redacted 9/14/2021 11:31 AM	where does this leave a tenant f offered a property but is unhappy with the conditions of the partner landlord special conditions will they have the choice to refuse that property with that landlord and no be penalized
Screen Name Redacted 9/14/2021 01:05 PM	Different landlords have different rules that n ed to be followed. These are the owners/managers of properties it is their job to keep places safe and livable for everyone . This will help clarify what will and will not be tolerated from a tenant by the landlords.
Screen Name Redacted 9/14/2021 02:22 PM	Hope this will result in flexibility
Screen Name Redacted 9/14/2021 03:15 PM	I appreciate each landlord have their own rules. However, it would be easier if they were limited as far as possible. My making all properties within the same set or rules should help allocations be decided much easier and quicker and reduce waiting times. Some landlords dont allow dogs, some allow cats, etc etc. There are strict tenancy rules in place and the tenant has to abide by these. Thereofre irrespective of whether they have a dog or a cat etc., they are responsible for their conduct and upkeep of their home. Therefore the landlord has security of ability for recourse without any extra rules in place.
Screen Name Redacted 9/14/2021 03:54 PM	That seems the right thing to do.
Screen Name Redacted 9/14/2021 08:42 PM	They must be reasonable special conditions though
Screen Name Redacted 9/15/2021 12:20 PM	seems fair
Screen Name Redacted 9/16/2021 09:35 PM	its effective
Screen Name Redacted 9/19/2021 09:12 PM	all landlords should work to the same allocations policies
Screen Name Redacted	It would help to select the most suitable person to the most suitable property

9/21/2021 03:03 PM	
Screen Name Redacted 9/24/2021 08:07 PM	All special conditions should be clarified
Screen Name Redacted 9/27/2021 11:45 AM	I believe that a common housing register means common policies,for all partners
Screen Name Redacted 10/01/2021 09:32 PM	Should not partner with any landlord who is not RSL
Screen Name Redacted 10/11/2021 05:35 PM	yes this would be helpful as it is not currently clear and a lot of applicants do not know and don't understand why they are overlooked by different providers
Screen Name Redacted 11/02/2021 12:17 PM	Need more information as this could wide implications.
Screen Name Redacted 11/24/2021 12:15 PM	I'd like to understand this a little further, it sounds as if there is inconsistency and we should potentially be aiming for more equality?
Screen Name Redacted 11/30/2021 06:15 PM	would prefer uniformity.
Screen Name Redacted 11/30/2021 11:31 PM	?
	agree with principle – have not had sight of appendix as referred to.
	Fully agree as it is their private property

**Proposed change:**

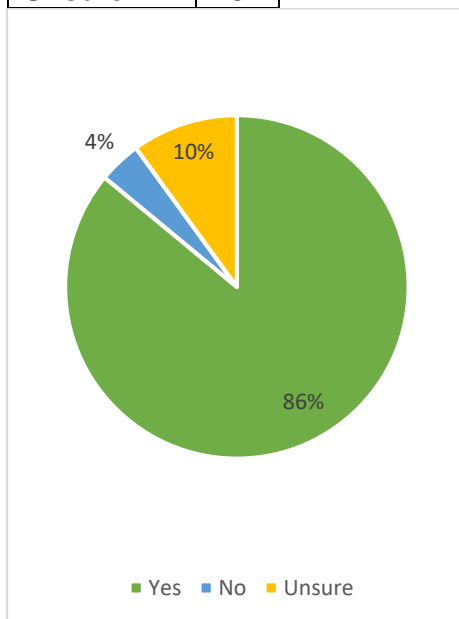
Clarification on when a household may qualify for a house

**Why this change is needed:**

Lack of stock in certain areas means houses are the only available option for certain households – there is an increase in children returning home rather than moving away and there may be older children who are still dependent due to disability. The policy should therefore be amended to allow the allocation of a house in these circumstances.

**Q17. Do you agree with the above proposal?**

Yes	229
No	12
Unsure	26



**Q17. Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	This is on par with homeowners.
Screen Name Redacted 9/13/2021 01:14 PM	Returning children is a fact of life in today's economy.
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:43 PM	I've been waiting on housing options for nine long years and offered nothing with a disabled child
Screen Name Redacted 9/13/2021 04:43 PM	This would be very helpful

<p>Screen Name Redacted 9/13/2021 06:04 PM</p>	<p>Their are a significant lack of properties being allocated to families with adult disabled and learning disabled adults being offered Many social landlords fail to realise that many disabled children may need to live the rest of their lives within their own families Many of these children often share bedrooms with other siblings and have done so for years which means you could have say a family of six or four and within that family all the adult children share a bedroom with another siblings with both of them being in total agreement and comfortable to share a bedroom together This ability would also help with the disabled persons mental health and the ability to cope with their life wether or not the disability is physical, learning or mental health issues It is far more important to have a stable secure life with their family if that is their wish or they simply can not undertake life with out the support of family rather than forcing them into situation that they cannot cope with rather than allowing older or adult siblings to co cohabit a bedroom together often something that they have done since they were a small child like many households from when their children are younger</p>
<p>Screen Name Redacted 9/14/2021 09:29 AM</p>	<p>None.</p>
<p>Screen Name Redacted 9/14/2021 09:48 AM</p>	<p>The reason behind children returning home must be thoroughly investigated to ensure it isn't solely to enable the parent(s) to secure a house and the housing agreement should include agreement that they will be downsized if/when the size of the household reduces again. Social housing should never be considered a permanent provision.</p>
<p>Screen Name Redacted 9/14/2021 09:48 AM</p>	<p>none</p>
<p>Screen Name Redacted 9/14/2021 11:31 AM</p>	<p>this is extremely important ..</p>
<p>Screen Name Redacted 9/14/2021 11:31 AM</p>	<p>If people are given a chance rough time scale of when they may be allocated a property this will save the council and housing associations time as the won't have tenants ring and ail to find out when they will be allocated a property. This will also give tenants time to clear arrears or start getting ready for moves etc</p>
<p>Screen Name Redacted 9/14/2021 11:31 AM</p>	<p>Family experience shows you can no longer expect young people to move out. Inter generational housing prevents unemployment need for social care. This should apply to people caring for extended family in all circumstances</p>
<p>Screen Name Redacted 9/14/2021 11:31 AM</p>	<p>AS I have said in my earlier notes, all applicants should be considered on merit for each property. There should not be a blanket refusal policy for certain properties etc.</p>
<p>Screen Name Redacted 9/14/2021 11:31 AM</p>	<p>That is much fairer.</p>
<p>Screen Name Redacted 9/14/2021 08:42 PM</p>	<p>If a child is old enough to work they should support themselves and have their own accommodation. Where there is a disabled child they would surely be living there all along and have their own room already.</p>

Screen Name Redacted 9/14/2021 08:42 PM	not sure
Screen Name Redacted 9/14/2021 08:42 PM	very fair
Screen Name Redacted 9/21/2021 03:03 PM	The number of people should indicate the size of the property if possible
Screen Name Redacted 9/21/2021 03:03 PM	It would be discriminatory if this wasn't
Screen Name Redacted 9/21/2021 03:03 PM	yes more and more households now include their grown up children as it is too difficult and expensive for them to move out on their own
Screen Name Redacted 11/17/2021 04:06 PM	As long as everyone living in the home is registered as living there and all benefits allocated appropriately.
Screen Name Redacted 11/19/2021 05:54 PM	Yes, policy needs to allow for changes to family circumstances
Screen Name Redacted 11/19/2021 05:54 PM	Makes sense
Screen Name Redacted 11/30/2021 11:31 PM	This reads that the proposal is to offer tenants houses that meet their need.
	Agreed this would provide additional flexibility and support for applicants who are experiencing such circumstances.

**Proposed change:**

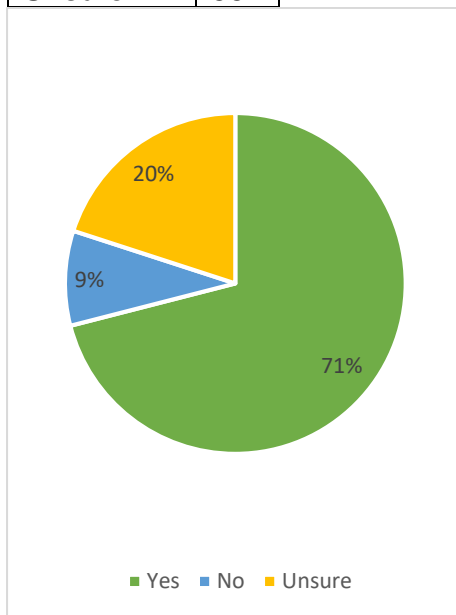
Removal of the example for when an offer may be withdrawn: “The property is required in an emergency”

**Why this change is needed:**

Unable to qualify what may count as an “emergency” so proposal to remove this as an example to avoid confusion.

**Q18. Do you agree with the above proposal?**

Yes	190
No	23
Unsure	55



**Q18. Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	Surely a property such as this could be required in a pandemic/prison leaver?
Screen Name Redacted 9/13/2021 10:38 AM	Clears the confusion.
Screen Name Redacted 9/13/2021 04:26 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 04:26 PM	I thought this already took place apart from the huge disappointment to the Tennant to be offered a property only to have it snatched away is purely discusting
Screen Name Redacted 9/13/2021 04:26 PM	I agree
Screen Name Redacted	No. It's quite easy to clarify.



9/13/2021 04:26 PM	Emergency is classed as somebody In more need than the applicant. Rehoused through fire, flooding, domestic violence, sexual abuse,
Screen Name Redacted 9/13/2021 04:26 PM	None.
Screen Name Redacted 9/13/2021 04:26 PM	It's not possible to always define an emergency but it can be clear that some needs are far more urgent than others. Hence maybe the wording needs amendment rather than removal to ensure that offers can be withdrawn I'd a more urgent case suddenly arises.
Screen Name Redacted 9/13/2021 04:26 PM	none
Screen Name Redacted 9/13/2021 04:26 PM	need to make very what would be an emergency and what would be put in place if ever the situation arose
Screen Name Redacted 9/13/2021 04:26 PM	People need be told that an offer has been withdrawn because of an emergency as people may think that the council or housing associations may have withdrawn the offer for other reasons
Screen Name Redacted 9/13/2021 04:26 PM	The person offered the house is frequently an emergency . Persons in emergency accommodation should never have their offer passed to another.
Screen Name Redacted 9/13/2021 04:26 PM	This should be removed as an emergency could mean many things to many people. There should be clear criteria set down for housing officers to follow and ensure a fair and non biased allocation process
Screen Name Redacted 9/13/2021 04:26 PM	More straightforward.
Screen Name Redacted 9/13/2021 04:26 PM	sounds right
Screen Name Redacted 9/13/2021 04:26 PM	Emergency is far too subjective.
Screen Name Redacted 9/13/2021 04:26 PM	it will give people equal opportunity
Screen Name Redacted 9/13/2021 04:26 PM	it is unfair to allocate a property and then withdraw the offer
Screen Name Redacted 9/13/2021 04:26 PM	Several occasions when a property may be required in an emergency i.e. fire damage, domestic abuse, flooding
Screen Name Redacted	An emergency is an emergency

9/13/2021 04:26 PM	
Screen Name Redacted 9/13/2021 04:26 PM	Exactly as said above
Screen Name Redacted 9/13/2021 04:26 PM	Also should be a review into each and every time this clause has ever been used
Screen Name Redacted 9/13/2021 04:26 PM	unsure as this option may be required at times.. i.e urgent decant ... maybe it could be described as Management discretion decision ?
Screen Name Redacted 9/13/2021 04:26 PM	So long as a valid reasonnis given at the time.
Screen Name Redacted 9/13/2021 04:26 PM	Emergency us dealt with on priority listing and the Matrix completion
Screen Name Redacted 9/13/2021 04:26 PM	simple
	Agreed this will avoid confusion

**Proposed change:**

Clarification over when the effective date may be amended

**Why this change is needed:**

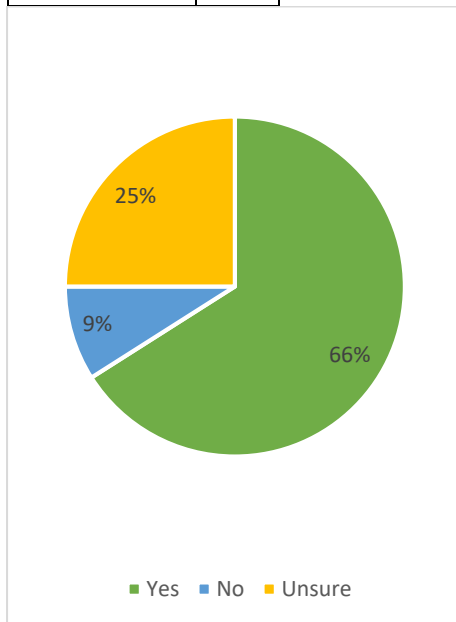
The effective date of an application may be changed in the following circumstances:

- When an applicant is demoted to a lower band. Examples include former tenant arrears coming to light and an assessment that the applicant is not ready to move, homeless applicant in Band 2 refusing a suitable offer, refusal of suitable first offer.
- When an applicant is promoted to a higher band. Examples include an applicant clearing their arrears and an assessment that the applicant is ready to move, move to Band 1 following panel meeting.
- When there has been a significant delay in the applicant providing all necessary information needed to correctly verify the application.

The effective date will be amended to the date the Council were first made aware of the change in circumstances unless the decision was subject to a panel decision e.g. Band 1.

**Q19. Do you agree with the above proposal?**

Yes	175
No	25
Unsure	65



**Q19. Comment:**

Screen Name Redacted 9/13/2021 09:37 AM	Regardless of the reason the original date indicates when the need raised. Consider a sub section with reasons rather than keep on denoting those that are still in need but possibly need more help completing meeting your criteria.
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Screen Name Redacted 9/13/2021 09:37 AM	'When there has been a significant delay in the applicant providing all necessary information needed to correctly verify the application'. - Client possibly needs some support where this is happening
Screen Name Redacted 9/13/2021 09:37 AM	These examples highlight the assessment needs of those with complex issues - more powers need to go to those dealing face to face with clients
Screen Name Redacted 9/13/2021 09:37 AM	If 2 offers are permitted then the effective date should be amended to the date the 2nd offer was refused.
Screen Name Redacted 9/13/2021 09:37 AM	Nothing further to add.
Screen Name Redacted 9/13/2021 09:37 AM	I need to move from here badly
Screen Name Redacted 9/13/2021 09:37 AM	I agree
Screen Name Redacted 9/13/2021 09:37 AM	That's a totally unfair thing to do. That's like saying I'll only pay your wages this week when I think your work is to a high enough standard and it's one persons judgement against another. It's a punishment for something that may be out of their control. They may have a delay in obtaining documents which is out of their control and it's your judgement over theirs which is unfair
Screen Name Redacted 9/13/2021 09:37 AM	This needs to be clearly communicated with any applicant that it affects.
Screen Name Redacted 9/13/2021 09:37 AM	None.
Screen Name Redacted 9/13/2021 09:37 AM	if a person has been on a waiting list for a long time and they refuse a property they consider not right for them, you then want to zero their waiting time and they go to bottom of que ???? why
Screen Name Redacted 9/13/2021 09:37 AM	none
Screen Name Redacted 9/13/2021 09:37 AM	Yes and no depending on circumstances. Not all information required may not have been received or delays in acquiring information required. But if tenants have arrears or are promoted to a higher band then I agree
Screen Name Redacted 9/13/2021 09:37 AM	It is not always cost-effective to chase arrears
Screen Name Redacted 9/13/2021 09:37 AM	Who is making these decisions? Whose is overseeing decisions & monitoring the pressure that often tantamount to bullying to accept unsuitable property
Screen Name Redacted	I think this rule is ambiguous. A blanket refusal of a suitable offer is open to interpretation by the housing officer - they could assume it is a suitable property whilst the applicant (who would have to live there) does

9/13/2021 09:37 AM	not. Why should the applicant then be punished and have its application date changed etc due to decision made by the officer. IF there were clear guidelines and criteria in place for points system, and a better defined catchment area especially in Ystradgynlais, with a more workable relationship between applicant and officer, then any delays/issues etc could be avoided.
Screen Name Redacted 9/13/2021 09:37 AM	Very sensible.
Screen Name Redacted 9/13/2021 09:37 AM	Moving down a band or not providing information i agree with but if someone clears their arrears and moves up a band they should not be penalised. There should be no change to the effective date in that circumstance.
Screen Name Redacted 9/13/2021 09:37 AM	not sure
Screen Name Redacted 9/13/2021 09:37 AM	What constitutes a “ significant delay “ and what criteria would be used to justify or negate the effects of any delay ?
Screen Name Redacted 9/13/2021 09:37 AM	Tenant arrears should be a yardstick when considering the allocation of future tenancies.
Screen Name Redacted 9/13/2021 09:37 AM	no comment
Screen Name Redacted 9/13/2021 09:37 AM	I don't even understand what this means!
Screen Name Redacted 9/13/2021 09:37 AM	Circumstances change when lives change
Screen Name Redacted 9/13/2021 09:37 AM	I think the everyone in policy will effect point one
Screen Name Redacted 9/13/2021 09:37 AM	Too much scope to mess this up 'when council first made aware'
Screen Name Redacted 9/13/2021 09:37 AM	yes feel we need to be spot on with dates to ensure the fair banding of applications
Screen Name Redacted 9/13/2021 09:37 AM	The applicant is in need and the date should not be moved.
Screen Name Redacted 9/13/2021 09:37 AM	tenant will be forever changing positions.
	Agree with broader principle but concerned that former tenant arrears may be a factor as well as reference to clearance of current arrears. Would like

	to think that both should be subject to repayment, managed, and supported re-payment plans where necessary and that these should not adversely impact on the status of application
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**Proposed change:**

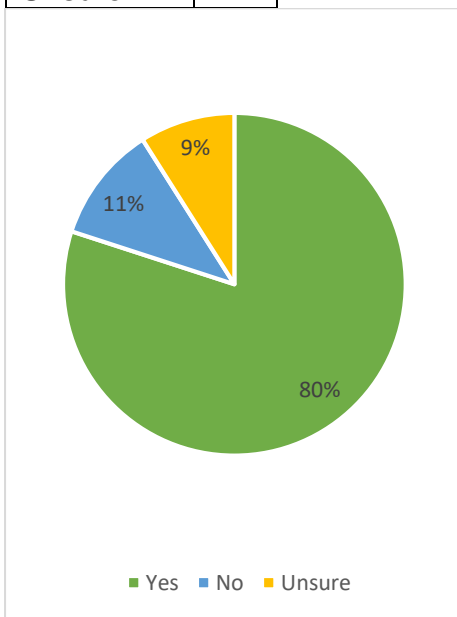
Reducing the renewal period for Common Housing Register applications from 12 months to 6 Months

**Why this change is needed:**

It is proposed that renewals are carried out on a 6 monthly basis instead of every 12 months. This will help to ensure applicants' contact details are kept up to date and those that have been rehoused or no longer wish to apply for housing are removed from the waiting list keeping it "clean" and helping to ensure allocations are made as efficiently as possible.

**Q20. Do you agree with the above proposal?**

Yes	217
No	30
Unsure	24



**Q20. Comment:**

Screen Name Redacted 9/13/2021 10:38 AM	Communication needs to be better from PCC and often supporting organizations contacts or second contacts are not uploaded on the application. 6 months may focus the mind!
Screen Name Redacted 9/13/2021 12:25 PM	Are not applicants who have been rehoused automatically removed from the waiting list?

Screen Name Redacted 9/13/2021 12:25 PM	ok
Screen Name Redacted 9/13/2021 02:29 PM	How many reminders will be sent in relation to this to ensure that the applicant does not unintentionally be taken off the register without realising
Screen Name Redacted 9/13/2021 02:29 PM	Nothing further to add.
Screen Name Redacted 9/13/2021 02:29 PM	This would be time consuming and add to costs.
Screen Name Redacted 9/13/2021 02:29 PM	Once a year is enough Think of the work involved every six months totally crazy
Screen Name Redacted 9/13/2021 02:29 PM	Hiw are you going to keep track on how long someone has been on the register with a housing need.
Screen Name Redacted 9/13/2021 02:29 PM	But hope this does not jeopardize our move
Screen Name Redacted 9/13/2021 02:29 PM	But everyone needs to be contacted about renewal not just removed
Screen Name Redacted 9/13/2021 02:29 PM	12 months is a long time in these times so anything that can be swiftly progressed/updated is good.
Screen Name Redacted 9/13/2021 02:29 PM	Yes I absolutely agree.
Screen Name Redacted 9/13/2021 06:04 PM	This I completely agree with as this makes people more up to date with their application and can update any changes that need to be made on the application for housing
Screen Name Redacted 9/13/2021 09:35 PM	For disabled and chonical ill people it can be very hard that they have to renew more often, as well for people with mental health problems.
Screen Name Redacted 9/14/2021 09:28 AM	Will this be undertaken by Housing Officers in conjunction with applicants as there is an inherent danger that some will fall off the radar.
Screen Name Redacted 9/14/2021 09:29 AM	We haven't been even contact after 12 months. So 6 months would be better due to people's change in circumstances
Screen Name Redacted 9/14/2021 09:29 AM	None.

Screen Name Redacted 9/14/2021 09:48 AM	Applications should also include a condition that if the applicant's circumstances change during the 6 month period they are required to proactively inform PCC and not wait to be asked.
Screen Name Redacted 9/14/2021 10:10 AM	Unnescessary red tape
Screen Name Redacted 9/14/2021 11:31 AM	to many people fall off the list
Screen Name Redacted 9/14/2021 12:26 PM	It needs to be six months as people are struggling to find homes
Screen Name Redacted 9/14/2021 12:28 PM	Does this mean i have to renew my application every 6 months?
Screen Name Redacted 9/14/2021 01:05 PM	I agree with this statement but I do think it's up to applicant to keep contact information up to date as it uses council and housing associations time chasing applicant that haven't kept contact information up to date
Screen Name Redacted 9/14/2021 02:22 PM	I would only support this if there was a high level of support . applying is already a nightmare for computer illiterate and vulnerable persons I have dyspraxia. I am now tired and shaking with the effort of completing this survey. Just another tactic to bully people off the list
Screen Name Redacted 9/14/2021 03:15 PM	I have been on the housing list since September 2020 and have updated details on my application a few times and renewed it. I have never been contacted by anyone to confirm the changes have been accepted, or that my application renewal has been processed. It is all well and good reducing the renewal period to 6 months but there has to be some interaction and feedback from Powys Housing to the applicant. The areas for applications should also be changed as when I put Ystradgynlais down on my initial application I was offered a place in Min Yr Rhos (despite me telling my housing officer that I could not live further out than Ystrad town). I was down graded when I refused the bungalow as unknown to me, as it was never explained, Min Yr Rhos is actually classed as Ystrad town centre!!! So I had to remove this area thus limiting my choices even more.
Screen Name Redacted 9/14/2021 03:54 PM	This seems more efficient.
Screen Name Redacted 9/15/2021 12:04 AM	Anything that increases efficiency is welcome!
Screen Name Redacted 9/15/2021 12:17 PM	It's a bureaucratic mess and given the lengths of time for allocation an unnecessary change requiring additional staff time to review the 100% increase in paperwork.
Screen Name Redacted 9/15/2021 12:20 PM	this sounds right
Screen Name Redacted 9/15/2021 04:06 PM	Jolly good idea

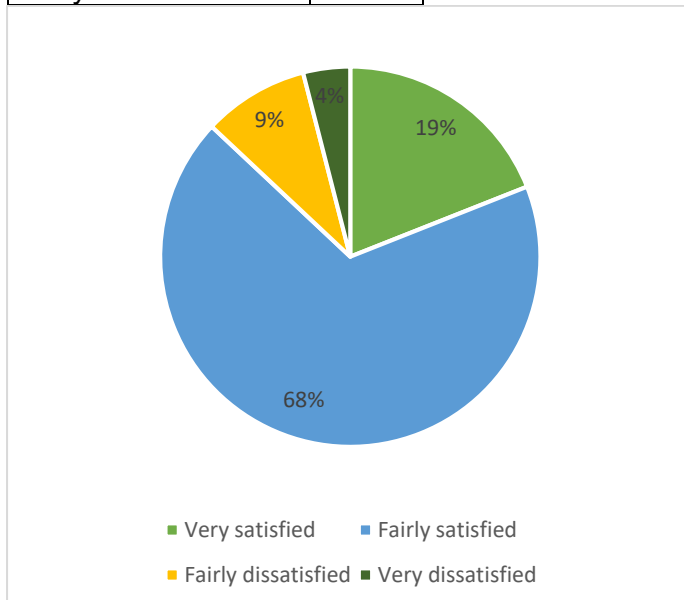


Screen Name Redacted 9/16/2021 09:35 PM	shorter evaluation will be better
Screen Name Redacted 9/19/2021 09:12 PM	Peoples circumstances change, and they may forget to update them. This would ensure they are updated more regularly.
Screen Name Redacted 9/20/2021 05:09 PM	No this makes it difficult for a lot of people who struggle with reading writing and getting online
Screen Name Redacted 9/21/2021 03:03 PM	Up to date information is essential
Screen Name Redacted 9/24/2021 01:40 PM	Those who are serious about moving will re-apply every 6 months, instead of those who are just wanting to relocate.
Screen Name Redacted 9/24/2021 08:07 PM	Makes sense
Screen Name Redacted 10/01/2021 09:32 PM	Should be live register
Screen Name Redacted 10/02/2021 05:05 PM	On the condition that it does not result in a slow-down of the system due to the increased workload
Screen Name Redacted 10/11/2021 05:35 PM	yes as find a lot of applications have changed when working through shortlisting and this can be very time consuming
Screen Name Redacted 11/02/2021 12:17 PM	Applicants who in need frequently do not renew at the 12 month stage not deliberately but for other reasons. e.g mental Health & homelessness, This has discriminates against those who are more vulnerable than others
Screen Name Redacted 11/02/2021 09:48 PM	This would be more difficult for disabled/more vulnerable residents. Have an option to tick longer time frame
Screen Name Redacted 11/17/2021 04:06 PM	there would need to be clear communication.
Screen Name Redacted 11/19/2021 05:54 PM	12 months is Far far too long, 6 months I believe is too, Development of current system - could a App/Text/Email online survey software application be designed that every 2 months a survey is sent out being short & sweet. Completed forms are self analysed by the software and reports can be run off of those with changes to be amended.....  Not sure of the current procedure? But people that have found alternative accommodation could automatically come out of the system due to the completion of their bi-monthly survey.
Screen Name Redacted 11/19/2021 08:53 PM	If this can be done easily sounds like a good idea

Screen Name Redacted 11/30/2021 06:15 PM	that was how it used to be a few years ago.
	Agree this will ensure the effectiveness of CHR as described.

**Q21. Overall how satisfied are you with the proposed changes to the Common Allocation Scheme policy?**

Very satisfied	52
Fairly satisfied	182
Fairly dissatisfied	23
Very dissatisfied	10



**Q21. Comments:**

Screen Name Redacted 9/13/2021 10:38 AM	This document has not been tested against other housing options in Powys and does not promote collaborative working with those options.
Screen Name Redacted 9/13/2021 01:14 PM	There is a tension between the need to prioritise effectively and the preferences of potential tenants. While I agree that there needs to be a consequence following the refusal of a suitable offer I think the effective date should be altered to the refusal of a second suitable property as this is permitted within the rules. I think a piece of work needs to be done to look at the high rate of refusals to see if there is an issue with particular landlords or letting type/ state of repair/ reputation of particular estates/ schools or whatever. The WHQS has certainly brought standards up within the council's properties. It may be that an appendix with the 'nuances' for priority from different landlords will help potential tenants understand why they may not meet the

	<p>requirements and mean that they do not turn down a suitable property in the hopes of one they will not be allocated.</p> <p>Overall I am reasonably satisfied with the amendments proposed.</p>
<p>Screen Name Redacted 9/13/2021 02:58 PM</p>	<p>Most are common sense and should be applied, but I still think there needs to be more consideration to people living in larger houses where circumstances have changed since allocation. We have people requested larger houses due to having children but we do not apply the same approach when these children have grown up. I know of an 80+ year old living in a large 3 bed house council house that she's had for 40+ years. We should be reviewing these people and encouraging them to move. I know of a couple in their 50's living in a large 3 bed house that they were allocated 25+ years ago, when they had a family. This needs addressing</p>
<p>Screen Name Redacted 9/13/2021 04:26 PM</p>	<p>There are still high concerns amongst families renting within Powys that Landlords have preferential access to Powys Housing Council officials. I have heard of a number of examples where environmental health teams refuse to go to certain landlords properties when requested by tenants to give an unbiased view of housing standards disputes. A number of properties that have been classified as two or three bedrooms do not have these bedrooms available and tenants that raise this issue are not contacted back or are given a brush off by Powys Housing Department. An independent department should be set up to handle these questions without any hint of preference for the Landlord or Tenant which I firmly believe is not the case for a number of established landlords with a number of properties that are receiving unfair favouritism from Powys Housing Department.</p>
<p>Screen Name Redacted 9/13/2021 04:32 PM</p>	<p>You want to get a bidding and points system running with banding like other councils do</p> <p>I have been on powys housing waiting list twice in my life time and not even a sniff of a property .you need to up your game I was once offered a place in knucklass painted out in black.with a rusted out radiator and in a shocking state of repair</p> <p>No wonder people don't want the places and refuse,</p> <p>Wales &amp; west housing advertise their properties on gumtree.</p> <p>It needs to be told like it is look at St Edwards Close in knighton for instance dreadfull.</p>
<p>Screen Name Redacted 9/13/2021 04:43 PM</p>	<p>It's all rubbish houses go to the wrong people no one cares about disabled children my daughter has been let down big time</p>
<p>Screen Name Redacted 9/13/2021 04:48 PM</p>	<p>Local houses for local people - too much overcrowding and under-occupying, whilst people from outside of the area are housed.</p>
<p>Screen Name Redacted 9/13/2021 05:44 PM</p>	<p>I think the proposed changes make sense given where we are with the need for social housing, however, I think a final caution is to ensure that the change is managed appropriately and sensitively for people who may now be most affected AND that the council monitor the impact of the changes during the next 2 years to ensure best practice/support for people. Also, don't lose sight of the individual in this, it's good to change the system but only if people are able to live better and have a better sense of wellbeing.</p>
<p>Screen Name Redacted</p>	<p>However, I have been on the waiting list for over 12 months. I am living with my parents, they have stressed that I need to be out in a month. Where does this leave me with this new scheme?</p>

9/13/2021 05:53 PM	
Screen Name Redacted 9/13/2021 05:57 PM	Some very good ideas and plans. I look forward to hearing which plans go ahead.
Screen Name Redacted 9/13/2021 06:36 PM	Nothing In their about priority workers
Screen Name Redacted 9/13/2021 09:35 PM	It needs to go back.
Screen Name Redacted 9/13/2021 11:19 PM	U can do these surveys. But will anything get done . I've been on housing waiting list for a long time . Due to disability I haven't had a bath or shower for 3 yrs due to not being able to get down stairs . I phone get told your on waiting list. Can't get out of house except without help I'm like a prisoner in my own house
Screen Name Redacted 9/14/2021 09:29 AM	Working class people like ourselves need to be considered more for social housing. We too have requirements & needs. Especially after this pandemic when we would like to move, settle down somewhere but the private rental market is becoming expensive & suitable property to meet our needs is hard to come by.
Screen Name Redacted 9/14/2021 09:29 AM	None to add.
Screen Name Redacted 9/14/2021 10:01 AM	reading this only proves the councils are only trying to help themselves with the government guidelines,try sorting out the tennants that sub-let or the tennants that have flats whilst on benefits but live with partners but stating they are carers
Screen Name Redacted 9/14/2021 10:10 AM	Financial Status needs to be taken into consideration when allocating to house owning applicants who are selling or have recently sold their properties
Screen Name Redacted 9/14/2021 11:31 AM	but think there are a few things that still need looking at
Screen Name Redacted 9/14/2021 12:26 PM	I agree with everything and I'm pleased for the service today I hope the housing list be much quicker .
Screen Name Redacted 9/14/2021 01:38 PM	To be honest, I think you will only understand the wording of the explanations if you are employed by PCC. Policy & procedures need to be easier to understand !!
Screen Name Redacted 9/14/2021 02:22 PM	Not enough supervision of how criteria applied by housing offocers
Screen Name Redacted 9/14/2021 03:15 PM	I think more thought should be given to catchment areas, individual needs etc. More detailed guidelines for applications points system etc.
Screen Name Redacted	It all sounds much fairer & efficient.

9/14/2021 03:54 PM	
Screen Name Redacted 9/14/2021 06:12 PM	Build more social housing. Especially in more rural town areas.
Screen Name Redacted 9/14/2021 08:42 PM	I think people who are working and not claiming any benefits and no children should be awarded extra consideration to show society the right way of doing things. People with full time jobs and no dependants should not be penalised by being put to the bottom of the list just because they are not a drain but are contributing to society and paying their own way in life.
Screen Name Redacted 9/14/2021 10:53 PM	Local houses for local people.
Screen Name Redacted 9/14/2021 11:46 PM	I still think they have some work with how they allocate their single applicants, not all single applicants want a one/two bed flat, some wish to find a nice happy ever home which they could settle into for years to come.
Screen Name Redacted 9/15/2021 12:04 AM	Deeply concerned that the nature of sheltered housing be changed to include people under the age of 60
Screen Name Redacted 9/15/2021 12:20 PM	most of this seems to make things clearer for everyone
Screen Name Redacted 9/15/2021 02:33 PM	More priority should be given to those who are living in overcrowded homes, waiting for accommodation.
Screen Name Redacted 9/15/2021 03:22 PM	A LOT MORE THINKING IS NEEDED
Screen Name Redacted 9/15/2021 04:06 PM	<p>It would helpful if a copy of the relevant Housing Act could be attached to allow the person completing the proposal survey to actually understand the questions.</p> <p>Sorry, feeling unwell so not spent enough attention and time on this questionnaire.</p> <p>Kindest regards,</p> <p>Madeleine Hyde-Thomson. Three Cocks.</p> <p>Unfortunately the only answer to the housing situation is to build more houses and alter current tenancy law in favour of landlords who are reluctant to rent out properties because of the potential financial consequences of having to evict tenants for rent arrears etc.</p> <p>Maybe the amount of housing benefit available for single people of any age , living in privately rented accommodation, could be increased on condition that any housing/ council tax benefit be paid directly to the landlord.</p>

Screen Name Redacted 9/16/2021 10:19 AM	Please ensure that pensioners with pension credit get top priority for bungalow residency.
Screen Name Redacted 9/16/2021 09:35 PM	satisfied
Screen Name Redacted 9/21/2021 03:03 PM	Without knowing the number of persons involved and the number of properties available it is impossible to unequivocally make a judgement
Screen Name Redacted 9/24/2021 08:07 PM	<p>I feel that Powys County Council (PCC), need to keep in more regular contact with those on the housing register, especially those in emergency housing. I personally feel neglected and to be told that I have no chance of getting a new build when my needs are so high. I feel that having had only one offer in a year, especially when we were told we were a priority is a scandal. Paying higher rent because you are 'homeless' is also wrong and unfair. We are desperate to move somewhere else. We have pets and no-one seemed aware when we were offered a property that had no access for cats! Some things need to change, this is only a start.</p> <p>Perhaps a further start could be with prioritising local people over those with a vague connection to the area.</p>
Screen Name Redacted 9/27/2021 11:45 AM	The allocation policy needed changing, but I think there are issues with some changes that need further investigation, as WG policies will require further adjustments.
Screen Name Redacted 10/09/2021 01:03 PM	I don't feel that you have covered all basis as I have been waiting well over 12 months to move due to safety reasons and I'm not being looked after I have been treated to be stab and police have supported me and nothing its not good enough
Screen Name Redacted 10/11/2021 05:35 PM	shame that all the providers have different policies and that the waiting list is not operating all together on a same policy as a lot of applicants are overlooked because of pets with certain providers putting more allocation pressures on PCC for rehousing
Screen Name Redacted 10/29/2021 03:26 PM	Newydd fully supports the proposed changes to the Common Allocation Scheme policy
Screen Name Redacted 11/02/2021 12:16 PM	Tessa Colquhoun Shelter Cymru I completed in conjunction with Sarah Ifans, please see her response for our joint comments. We would welcome the opportunity to discuss in more detail
Screen Name Redacted 11/02/2021 12:17 PM	<p>Some changes seem are important, others reflect badly on the more vulnerable.</p> <p>Sarah Ifans, Shelter Cymru- we would welcome the opportunity to discuss the proposals.</p>
Screen Name Redacted 11/02/2021 09:48 PM	There are not many changes in aid of disabled residents
Screen Name Redacted 11/10/2021 10:14 PM	It seems to me that the changes have nothing to do with what is best for the applicants and everything to do with bureaucracy.

<p>Screen Name Redacted 11/17/2021 04:06 PM</p>	<p>I am concerned that a number of these changes are to put people back at the beginning of the queue. This will not allow the data to show the real situation. These changes are not dealing with the fundamental lack of housing stock within Powys.</p>
<p>Screen Name Redacted 11/19/2021 05:54 PM</p>	<p>Sorry I've written quite a bit - hope there is something to pick up on to help streamline and develop the Housing Service Area going forward.</p> <p>Questionnaire is Far Far too long though - to read thoroughly and comment accordingly I doubt many will persevere and carry on til the end, but I maybe wrong.</p> <p>It's taken me ages.....</p> <p>If there are any points, you feel are worthy of further discussion - please get in touch - 07929 485342.</p>
<p>Screen Name Redacted 11/19/2021 08:53 PM</p>	<p>These changes seem to make sense all round and clean up old policy that wasn't working making it up to date and right for powys residents now.</p>
<p>Screen Name Redacted 11/24/2021 12:15 PM</p>	<p>Please see comments where I think the proposals could have a detrimental effect. I'll aim to have a conversation with Housing colleagues as soon as is possible.</p>
<p>Screen Name Redacted 11/30/2021 11:31 PM</p>	<p>Rather frustrated by the impossibility of understanding the jargon. Who were you aiming at when this was written - your colleagues or we, the people, in all our variety?</p>
	<p>A task that cannot create perfection</p>
	<p>Please it should be considered not to mix non-smokers with heavy smokers (health) or non-drinkers with heavy drinkers (stress). The stress of living by smokers and drinkers on own well being goes from being happy to worry. I know that this is not easy but if a block of happy over 60's together happy days</p>
	<p>Why do you not look at getting a list of empty properties with private landlords and let them help elivate the lack of properties available i.e. have a common housing register for all the above parties and private landlords.</p>
	<p>I have had some feedback about how some people are struggling accessing the online system for applying to the common housing register for example, accessing ICT, visual impairment etc. then asking OT Team to support with applying.</p>